

WILDFIRE MITIGATION PLAN

For James Luckow
2808 Ridge Rd
Docket: SPRW - 07 - 062
Inspection date: 9/7/2007

**Colorado
State**
FOREST
SERVICE
Boulder District
5625 Ute Highway
Longmont, CO 80503
(303) 823-5774
FAX: (303) 823-5768

Prepared for:

James Luckow
2808 Ridge Rd
Nederland, CO 80466
Phone: 303-258-7938

Prepared by:

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Forester - Boulder District
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PURPOSE OF A WILDFIRE MITIGATION PLAN

The purpose of a Wildfire Mitigation Plan is to give guidelines for reducing wildfire hazards around a home or other structures through fuels reduction. It is a document to inform urban interface home owners of the dangers and responsibilities of living in the interface. This plan will help outline the initial and ongoing fuels reduction needed to create and maintain an effective wildfire defensible space. However, having a wildfire mitigation plan, implementation of a defensible space thinning, and following all the recommendations as outlined in this plan **does not guarantee that your home will survive a wildland fire; however, in combination they will give your home the best potential probability to survive a wildland fire.**

SITE LOCATION AND PROPERTY DESCRIPTION

The property is located in Section 9, Township 15, and Range 72W, lot 56 of St Anton Highlands. The property is located within the Nederland Fire Protection District (303-258-9161). A 3,420 sq.ft residence already exist on the site. A 1,500 sq.ft. detached garage is proposed for the site. The lot is 11.34 acres in size and has a modest ~2-15 percent slope with a southwest aspect. The site is at ~8,300 feet in elevation and located on a midslope which is relatively dry and moist. Ridge Rd to the west and Boulder Canyon Rd to the south create a small natural barrier that may help slow the spread of a surface fire on the site.

CONSTRUCTION DESIGN AND MATERIALS

The proposed garage will have a moderately complex design with a simple roofline and will be oriented with a southwest aspect. **The overall design of the structure greatly influences how it will withstand a wildfire. Complex building forms create heat traps, areas where the walls and roof members intersect on another where eddies form and hot air and embers from a fire can collect. It is important to keep these areas clear of combustibles such as needles and brush.**

The roofing material will consist of class-A asphalt shingles. **Falling embers and fire brands from a wildfire can land on a roof and ignite the roof, either by directly heating the roofing material, or by igniting light fuels (pine needles) that have collected on the roof. It is recommended to place screening over gutters and/or make a yearly check to keep them clear of leaves and needles.**

The exterior wall material is to be cement board. Soffits and fascia are to be ¼" thick cement board. The structure will have 9 small to medium sized windows with the primary viewing direction being toward the west side of the structure. Windows will be double glazed with Low-E coating and tempered glass where required. Frames are to be made of aluminum clad wood. Exterior doors are to be 1¾", fire-rated, and made of steel. **All operable windows must be provided with screening that is constructed of either aluminum, galvanized steel, copper or of an approved material that when exposed to flame for 15 seconds, will not burn through or melt, and remains intact. Windows are one of the weakest parts of a structure with regards to wildfire. They often crack and fail before the structure itself ignites, providing a direct path for embers and radiant heat to reach the interior. It is best to minimize the number of windows, especially on the downhill side of the structure. Fire typically burns up hill faster and will create a great deal of radiant heat.**

UTILITIES

The propane tank is set on a pad of crushed rock overlaying a weedbarrier ~50 ft to the northwest of the residence. Utilities for the property are buried from a pole. The septic field is located ~80 ft to the west of the residence. A well is located ~30 ft to the southwest.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

Access the property from Boulder by heading west up Boulder Canyon, head north on Hwy 72, turn right on Ridge Rd, end at 2808 Ridge Rd.

The existing driveway will create minimal amount of site disturbance and soil compaction and will require the removal of no trees. The driveway is ~12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12 percent. The

driveway is approximately 806 feet long a hammerhead or "Y" turn-around already exists 50 feet from the proposed house. Since the driveway is greater than 400 ft., one pull-out already exist along the driveway.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

The water source will be from a community cistern. Contact the Nederland Fire Protection District (303-258-9161) for more information and specific details.

FUELS REDUCTION

All trees to be removed are marked with blue spray paint. All trees that are to remain within zones 1 and 2 will be unmarked and need to be pruned to a height of 8ft or 1/3 the height of the tree, whichever is less. Harvested wood that remains on site will be stacked at least 30 feet from the house and at the same elevation when possible. Slash from the harvest will be hauled off site. Note that if you decide to burn piles, you must obtain a valid Open Burning Permit from the Boulder County Environmental Health Department (303-441-1180) and notify your local fire protection district Nederland Fire Protection District (303-258-9161).

FOREST COMPONENT AND HEALTH

The site has a dominant overstory consisting of ponderosa pine (*Pinus ponderosa*) with a ponderosa pine, Douglas-fir (*Pseudotsuga menziesii*) and quaking aspen (*Populus tremuloides*) component. The understory consists of a sparse cover of native grasses, forbs and shrubs. The forested area is best represented by Fuel Model 8. Fuel Model 8 is represented by closed canopy stands of ponderosa pine and mixed conifer. Understory may consist of small trees and shrubs, grasses and moderate concentrations of down, dead woody litter. High amounts of needle litter may be present. This model can exist from foothills to subalpine.

There were no current signs of insect or disease problems on the property at the time of the inspection.

DEFENSIBLE SPACE MANAGEMENT

There are three defensible space zones to be created around the structure(s) on the site. Please note that it is possible that one or more of these zones will cross over the subject property onto adjacent properties. Property boundaries must be respected; mitigation work is not required beyond immediate boundaries. However, landowners are encouraged to contact and work with neighbors if property lines limit the ability to mitigate within the prescribed area. **Defensible space is a benefit, not only to the individual but also to the community as a whole.**

Zone 1 - Starts at the foundation and extends out 15 feet in all directions from the outside edge of the structure(s). Zone 1 is broken down into three segments:

Zone 1A - Consists of the structure(s) themselves and the area immediately adjacent to and surrounding the structure(s) on all sides. A five-foot wide, non-flammable strip should be created using gravel over a weed barrier material. This strip will also extend back under, and out to, two feet past the drip line of any decks.

Zone 1B - Extends out from Zone 1A. In this zone, all highly flammable vegetation should be removed. Any large dead woody material on the ground should also be removed. Firewise plants should be used for landscaping and re-vegetation. Grasses should be irrigated when possible and mowed to a maximum height of 6 to 8 inches twice per growing season to a distance of 30 feet from the structure.

Zone 1C - This zone extends out from Zone 1B to 15 feet from the house. All understory trees (ladder fuels) should be removed as marked. These are small seedling and sapling size trees that can be ladders for fire to get in the crowns of the larger trees. A few of the larger, healthy trees can to be retained for screening. All remaining trees in this zone should be pruned to a height of 10 feet. They must be well spaced so that the crowns are not touching (10 foot minimum crown spacing). No trees should overhang the house or decks, unless approved by Boulder County or CSFS as "part of the structure" with additional fuels reduction around those trees to insure the defensible space integrity. Trees should be at least 15 feet away from the house on all sides, and a minimum of 20 feet from chimneys.

Zone 2 - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned areas near the house to the existing forest setting. It extends down slope between 100-170 feet depending upon slope steepness. Zone 2 also extends on either side of the structure a minimum of 100 feet and behind the house between 70-100 feet assuming no boundary restrictions. Tree spacing begins as in Zone 1C and gradually decreases as you approach the outer edge of the zone. Thinning and crown spacing becomes greater in areas of steep slopes. Ladder fuels and poor quality, suppressed and/or diseased trees, 6 to 8 inches in diameter, make up the majority of the removals. The remaining

mature trees should be pruned to a height of 10 feet at the intersection of Zones 1 and 2 with limbing reduced in height to 6 feet as you approach Zone 3. If there are any questions pertaining to slope and the changes in thinning spacing and distance regulations please refer to <http://www.ext.colostate.edu/pubs/natres/pubnatr.html> and find the *Quick Facts 6.302 Creating Wildfire Defensible Space*.

Zone 3 - This zone extends out from Zone 2 to the edge of the property. It may extend out to areas that are not part of the immediate mitigation efforts. In this zone, a few thicker clumps of trees are acceptable, as well as some unpruned trees near the outer edge. Thinning in this zone adds some protection, but is aimed more at forest health. Trees that are of poor quality or form, or have insect or disease infestations, should be removed. Slash in this zone can be lopped and scattered and/or piled for wildlife use.

- Thin suppressed trees and trees with disease and insect infestations and retain the larger, healthier trees.
- Snags can be retained for wildlife.
- Some slash in this zone can be lopped and scattered and/or piled for wildlife enhancement and shelter.
- Large amounts of slash should be disposed of by chipping, hauling to an approved site, or burning.
- For burning permits, check with your local fire protection district.

MAINTENANCE AND RECOMMENDATIONS

As detailed in fact sheet 6.302, *Creating Wildfire Defensible Zones*, an important factor that determines a structure's ability to survive wildfire is defensible space. Defensible space is a maintained area around a structure where fuels (flammable materials) are modified to slow the possible spread of wildfire to the structure, as well as from the structure to the surrounding areas. Defensible space provides a place where structure protection and fire suppression operations may occur. Wildfire hazard mitigation work breaks up fuel continuity, potentially decreasing a wildfire's intensity, and for more effectiveness should be completed beyond a home's defensible space, zone 1 and 2, area into zone 3.

In addition to the above recommendations, several other measures can be taken to make your home more fire safe and add an additional measure of safety for your family. While not required through site plan review, the following measures should be undertaken to maintain the home and defensible space in the future.

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- Establish an escape route and safety zone with the aid of your local fire protection district
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- Do not stack fresh cut wood against live trees – this could invite unwanted insects
- When possible, maintain an irrigated green space; mow grasses 6" to 8" high
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Have an emergency evacuation plan in place (included in wildfire mitigation plan)
- Be aware of fire danger; your nearest fire danger sign is located at your fire station or check the Boulder Fire Weather website at www.crh.noaa.gov/bou
- Keep driveways and property address marked with reflective easy to see signs
- Maintain screens on foundations, soffit vents, roof vents, and attic openings
- Get rid of unnecessary accumulations of debris and trash from yards
- Keep tools such as shovels, rakes, ladders, and axes available and ready for use
- Clean debris from the roof and gutters at least two times annually
- Check screens and maintain spark arresters on chimneys annually
- Avoid storing combustibles under decks such as wood piles, scrap lumber, and fuels

DEFINITIONS

Aspect – Exposure. The direction a slope faces.

Canopy – The cover of branches and foliage formed collectively by crowns of adjacent trees.

Crown – Branches and foliage of a tree.

Dominant fuel type – Matter that would carry a fire, found on the ground.

Duff – a layer of accumulated dead organic matter (pine needles).

Eddies – Small wind occurrences that are separate from normal wind flows.

Fuel Model – A number system that identifies the types of fuels found on the property that will directly influence fire behavior.

Fire danger - An assessment of both fixed and variable factors of the fire environment, which determine the ease of ignition, rate of spread, difficulty of control, and the fire impact.

Fire hazard - The potential fire behavior for a fuel type, regardless of the fuel type's weather-influenced fuel moisture content or its resistance to fireguard construction. Assessment is based on physical fuel characteristics, such as fuel arrangement, fuel load, condition of herbaceous vegetation, and presence of elevated fuels.

Fire management - The activities concerned with the protection of people, property and forest areas from wildfire and the use of prescribed burning for the attainment of forest management and other land use objectives, all conducted in a manner that considers environmental, social and economic criteria.

Fire risk - The probability or chance of fire starting determined by the presence and activities of causative agents.

Fuel continuity – The proximity of fuels to each other. Helps determine if a fire can sustain itself.

Forest health - A forest condition that is naturally resilient to damage; characterized by biodiversity, it contains sustained habitat for timber, fish, wildlife, and humans, and meets present and future resource management objectives.

Ladder fuels - Fuels that provide vertical continuity between the surface fuels and crown fuels in a forest stand, thus contributing to the ease of torching and crowning.

Limb (verb) –To remove the branches from a tree.

Noxious weeds - Any weed so designated by the Weed Control Regulations and identified on a regional district noxious weed control list.

Overstory – The tree species that forms the uppermost forest layer (dominant and co-dominant).

Slash – The residue left on the ground as a result of forest and other vegetation being altered by forest practices or other land use activities.

Snag – Standing dead tree, often used by wildlife such as woodpeckers, owls, and other various mammals.

Understory – Plants that grow underneath the overstory species.

Wildland urban interface – a popular term used to describe an area where various structures (most notably private homes) and human developments meet or are intermingled with forest and other vegetative fuel types.



Annual fire safety checklist

- Thin trees and brush properly within defensible space.
- Remove trash and debris from defensible space.
- Remove needles and pine cones from window wells.
- Remove trees growing through a porch or other portions of a structure.
- Clear leaves and debris from the roof and gutters of structures.
- Remove branches that overhang a chimney or roof.
- Stack firewood uphill from a home or on a contour away from the home.
- Use noncombustible roof materials.
- Place shutters, fire curtains or heavy drapes on windows.
- Place screens on foundation and eave vents.
- Enclose sides of stilt foundations and decks.
- Remove any combustibles from under decks, porches or entrances ways.
- Use a chimney screen or spark arrester in fireplaces.
- Clear vegetation from around fire hydrants, cisterns, propane tanks, etc.
- Place placards on garages if storing flammable materials inside.
- Make sure that an outdoor water supply is available with a hose, nozzle and pump.
- Post address signs that are clearly visible from the street or road.
- Make sure that driveways are wide enough for fire trucks and equipment.
- Check with appropriate highway agencies to make sure load limits are posted on bridges and for the appropriate protocol for posting load limits for bridges on private property.
- Install and test smoke detectors.
- Practice a family fire drill and evacuation plan.

Evacuation tips

- If a wildfire is threatening your area, listen to the radio for updated reports and evacuation information.
- Confine pets to one room and make plans to take care of them in the event of evacuation.
- Arrange for temporary housing with a friend or relative whose home is outside the threatened area. Leave a note in a prominent place in your home that says where and how you can be contacted.
- If your home is threatened by wildfire, you will be contacted and advised by law enforcement officers to evacuate. If you are not contacted or you decide to stay and help defend your home, evacuate pets and family members who are not needed to protect your home.
- Remove important documents, mementos, etc. from the possible fire area.
- Choose an evacuation route away from the fire if possible. Watch for changes in the speed and direction of the fire and smoke.

Take a disaster supply kit containing:

- Drinking water.
- A change of clothing and footwear for each family member.
- Blanket or sleeping bag for each person.
- First-aid kit and prescription medications.
- Emergency tools including a battery-powered radio, flashlight and extra batteries.

- Extra set of car keys and credit cards, cash or traveler's checks.
- Extra pairs of eyeglasses or other special items for infants, elderly or disabled family members.

Defending your home

Whether you choose to stay to defend your home or to evacuate, complete as many of the following preparations as possible.

- DO NOT JEOPARDIZE YOUR LIFE. NO MATERIAL ITEM IS WORTH A LIFE.
- Wear fire-resistant clothing and protective gear.
- Remove combustible materials from around structures.
- Close or cover outside vents and shutters.
- Position garden hoses to reach the entire house, but do not turn the water on until it is needed. Hoses should have an adjustable nozzle.
- Place large, full water containers around the house. Soak burlap sacks, small rugs or large rags in the containers.
- Place a ladder against the roof of the house on the opposite side of the approaching wildfire. Place a garden hose near the ladder, prepared as described previously.
- Place portable pumps near available water supplies, such as pools, hot tubs, creeks, etc.
- Close all windows and doors. Do not lock them.
- Close all inside doors.
- Turn on a light in each room and all outside lights. Leave them on even during daylight hours.
- Fill tubs, sinks and similar containers with water.
- Shut off gas supplies to structures at outside meters. Shut off propane supplies at the outside meter of the tank.
- Remove curtains made of lace, nylon or other light materials. Close blinds, heavy drapes and fire resistant window covers.
- Move overstuffed furniture into the center of the house, away from windows and sliding doors.
- Cars should be parked in the garage, facing out. Close the windows of the vehicle but do not lock the doors. Leave the keys in the ignition.
- Close the garage door but leave it unlocked. Disconnect automatic garage door openers.

For additional copies of these checklists, visit www.colostate.edu and search for wildfire, view the Colorado State Cooperative Extension fact sheet on [Forest Home Fire Safety](#), or contact the local Cooperative Extension office usually listed under the county government section of your local phone book.

(Information provided by Colorado State University Cooperative Extension and the Colorado State Forest Service.)

Safety Zone Guidelines

A Safety Zone is an area that in the event of a wildland fire you could survive the passing fire without the aid of a fire shelter. A natural safety zone could be an area already burned clean by the fire (in the black), rock areas where flashy fuels are absent, or large bodies of water. A manmade safety zones could be pre-constructed sites such as clear cuts. It should be close enough to your home to consider escape time to reach the safety zone. They should not be located upslope or downwind of the fire or in heavy fuels.

1. Avoid locations that are downwind from the fire.
2. Avoid locations that are in chimneys, saddles, or narrow canyons.
3. Avoid locations that require a steep uphill escape route.

4. Take advantage of heat barriers such as lee side of ridges, large rocks, or solid structures.
5. Burn out safety zones prior to flame front approach.
6. For radiant heat only, the distance separation between you and the flames must be at least four times the maximum flame height. This distance must be maintained on all sides, if the fire has ability to burn completely around the safety zone. Convective heat from wind and/or terrain influences will increase this distance requirement.

Calculations Assuming No Slope and No Wind

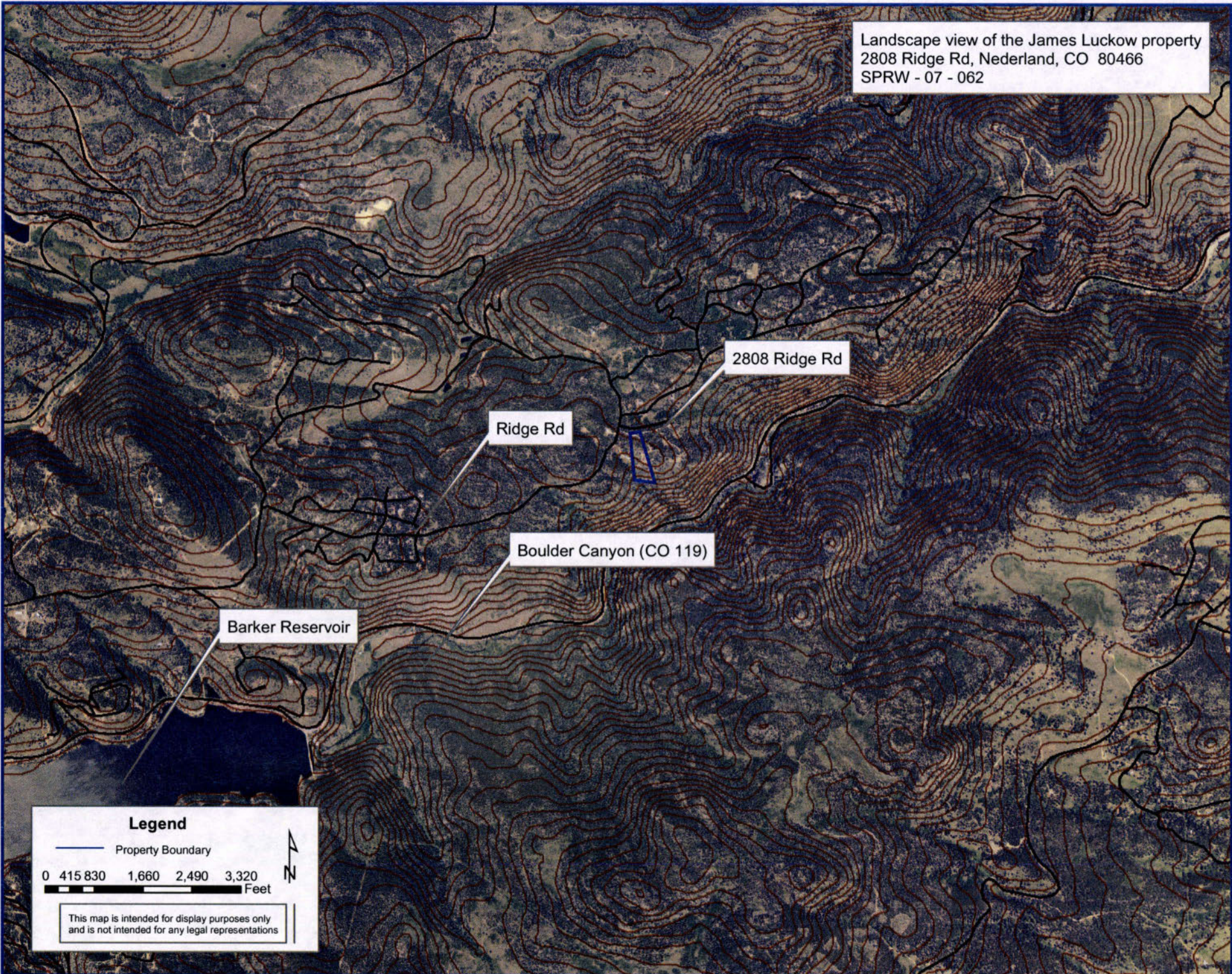
| <u>Flame Heights</u> | <u>Distance separation</u> | <u>Area in Acres</u> |
|----------------------|----------------------------|----------------------|
| 10 feet | 40 feet | 1/10 acre |
| 20 feet | 80 feet | 1/2 acre |
| 50 feet | 200 feet | 3 acres |
| 75 feet | 300 feet | 7 acres |
| 100 feet | 400 feet | 12 acres |
| 200 feet | 800 feet | 50 acres |

Note: Distance separation is the radius from the center of the safety zone to the nearest fuels. When fuels are present that will allow the fire to burn on all sides of the safety zone this distance must be doubled in order to maintain effective separation in front, to the sides, and behind the person.

Area in Acres is calculated to allow for distance separation on all sides for a three person family and a vehicle. One acre is approximately the size of a football field or exactly 208 feet x 208 feet.

Example: Given a fire with 10 foot flame heights (no wind or slope). You would need a minimum of 40 feet between you and the flames. So your total safety zone should be 80 feet x 80 feet. If you are settled into the middle of the safety zone you will have a minimum distance of 40 feet to each edge of the zone.

Landscape view of the James Luckow property
2808 Ridge Rd, Nederland, CO 80466
SPRW - 07 - 062



Ridge Rd

2808 Ridge Rd

Boulder Canyon (CO 119)

Barker Reservoir

Legend

— Property Boundary

0 415 830 1,660 2,490 3,320 Feet

This map is intended for display purposes only
and is not intended for any legal representations









Property of James Luckow
2808 Ridge Rd, Nederland, CO 80466
SPRW - 07 - 062

Ridge Rd

New detached garage

Existing Residence

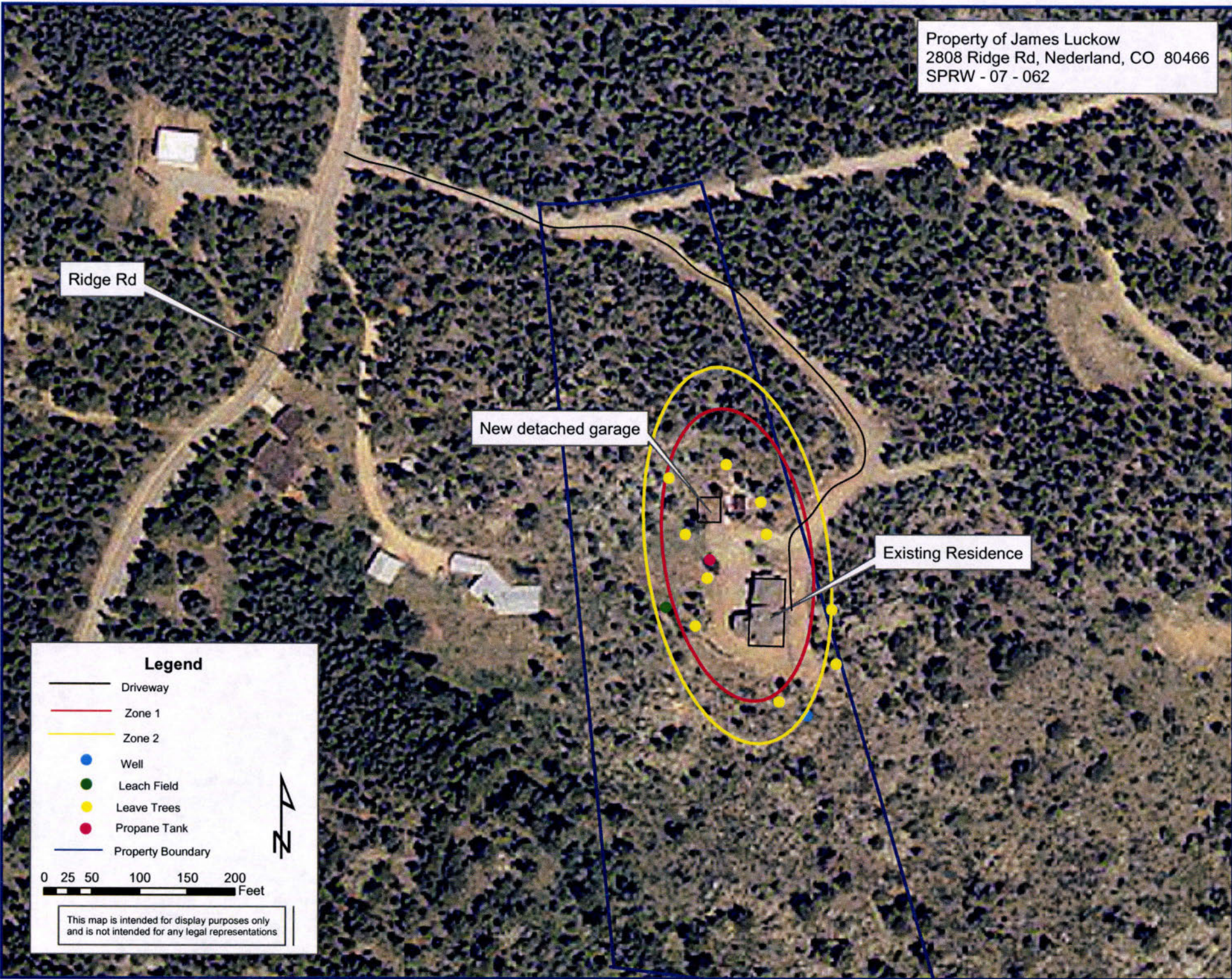
Legend

-  Driveway
-  Zone 1
-  Zone 2
-  Well
-  Leach Field
-  Leave Trees
-  Propane Tank
-  Property Boundary



0 25 50 100 150 200 Feet

This map is intended for display purposes only
and is not intended for any legal representations





Land Use Department

Courthouse Annex

2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930
<http://www.bouldercounty.us/lu/>

MEMORANDUM

TO: AGENCIES, ADJACENT PROPERTY OWNERS AND INTERESTED PARTIES

FROM: Robin Kerns, Staff Planner

SUBJECT: Request to waive Site Plan Review for a 1,500 sq. ft. detached garage at 2808 Ridge Road.

DOCKET: SPRW-07-062: LUCKOW Detached Garage

DATE: August 8, 2007

The purpose of this memorandum is to inform interested parties that the above listed address is under consideration by the Land Use Director for a waiver from the Site Plan Review process for a **1,500 sq. ft. detached garage at 2808 Ridge Road.**

In May of 2000, the Site Plan Review regulations were revised in order to allow for certain accessory structures to be waived from the full Site Plan Review process that would normally be required to approve their construction. In the plains, accessory structures up to 5,000 square feet are eligible to be waived from Site Plan Review; in the mountainous areas of the county, accessory structures up to 2,000 square feet are eligible to be waived from Site Plan Review.

In June of 2003, these regulations were expanded in order to allow Site Plan Review waivers for additions under 2,000 square feet and grading involving less than 500 cubic yards of earthwork. Waivers from Site Plan Review may be granted if the Land Use Department does not find the proposal to be in conflict with the standards listed in Article 4-806 of the Boulder County Land Use Code.

Article 4-802(C) requires that adjacent property owners be notified of the request to waive Site Plan Review and be given seven days to respond. The project, even if waived from Site Plan Review, is still subject to the applicable building permits and building code requirements.

The Board of County Commissioners and the Land Use Department appreciate any comments that you may have regarding this proposal. Please direct any written or verbal comments to the Land Use Department by **August 15, 2007.**

If you have any questions or comments, feel free to contact this office at (303) 441-3930.

cc: applicant, AGENT



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471
 Boulder, Colorado 80302
 Phone: 303-441-3930 • Fax: 303-441-4856
 Email: planner@co.boulder.co.us •
 http://www.co.boulder.co.us/lu/

Office Hours: Monday – Friday 8:00 AM to 4:30 PM

489371, CK#3467, \$260.00, RS

| | |
|----------------------------|---------|
| Shaded Area for Staff Only | |
| Intake Stamp | P A I D |
| AUG 02 2007 | |
| BOULDER COUNTY LAND USE | |

Application Form

| | | | |
|--|--------------------------|---|-----------------------|
| Project Number | | Project Name | |
| * No Application Deadline | | * Application Deadline: First Wednesday of the Month | |
| <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Other: | | <input type="checkbox"/> Variance <input type="checkbox"/> Appeal <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Location and Extent <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Final Plat <input type="checkbox"/> Road Name Change <input type="checkbox"/> Special Use/SSDP <input type="checkbox"/> Extension of Approval <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Rezoning | |
| Location(s)/Street Address(es) 2808 RIDGE RD. | | | |
| NEDERLAND, CO 80466 | | | |
| Subdivision Name ST. ANTONS HIGHLANDS | | | |
| Lot(s) 56 | Block(s) | Section(s) 9 | Township(s) 15 |
| Area in Acres 11.3 | Existing Zoning F | Existing Use of Property RESIDENTIAL | Range(s) 72W |
| Proposed Water Supply EXISTING WELL | | Proposed Sewage Disposal Method EXISTING SEPTIC & LEACHFIELD | |

Applicants:

| | | | |
|---|-----------------|--|---|
| Applicant/Property Owner JAMES LUCKOW | | Email Address jim@nednet.net | |
| Street Address 2808 RIDGE RD. | | CELL 720 350 1234 | |
| City NEDERLAND | State CO | Zip Code 80466 | Phone 303.258.7938 Fax 303 444 9712 |
| Applicant/Property Owner | | Email Address | |
| City | State | Zip Code | Phone Fax |
| Agent/Consultant Burr Wilcox Burr's Construction Company | | Email Address burrconstruction@nednet.net | |
| Street Address P.O. Box 1273 | | | |
| City Nederland | State CO | Zip Code 80464 | Phone 303 258 7186 Fax 303 258 0277 |
| Agent/Consultant | | Email Address | |
| City | State | Zip Code | Phone Fax |

Certification: (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed attach additional sheet signed and dated.

| | |
|--|---------------------|
| Signature of Property Owner <i>[Signature]</i> | Date 7/27/07 |
| Signature of Property Owner | Date |
| Other Signature <i>[Signature]</i> | Date 7/27/07 |

* Only if the Land Use Director waives the landowner signature requirement for good cause shown under the applicable provisions of the Land Use Code.



Boulder County Land Use Department Planning Publications

Site Plan Review Waiver Fact Sheet

Each section of this Fact Sheet is required to be completed, even if the information is duplicated elsewhere in the application. Completed Fact Sheets cut application review time, and assist staff in expediting determinations. Please make duplicates of this page if the project involves more than two structures. **Please note:** If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq. ft., then the project will trigger a full SPR prior to issuance of a building permit.

Project Identification

Project Name:
Luckow

Property Address/Location:
2808 Ridge Rd

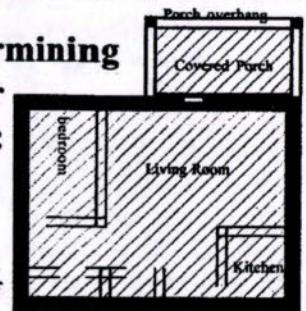
Current Owner:
Jim Luckow

Size of Property in Acres:
11.34

Determining Floor Area:

Area:

Floor area is measured in terms of square



feet as everything within the inside of the outside walls and includes covered porches, garages and basements. The shaded area on the diagram above indicates the area counted as square feet.

Please note: If existing walls and/or roof are removed and new walls/roof are constructed, the associated floor area due to the new walls and/or roof is considered new construction and must be included in the calculation of floor area for Site Plan Review & shown on the Fact Sheet.

If a Limited Impact Special Use Review is required, then call 303-441-3930 and ask for a new Preapplication conference for the Limited Impact Review.

This document prepared by:
 Boulder County Land Use Dept.
 Courthouse Annex, 13th & Spruce St.
 PO Box 471; Boulder, CO 80306
 Phone: 303-441-3930
 Fax: 303-441-4856
Web Site:
<http://www.co.boulder.co.us/lu/>
 or <http://www.bouldercounty.us/lu>
 E-mail: planner@co.boulder.co.us
Office Hours:
 Monday through Friday
 8:00 AM to 4:30 PM

Structure Information

TYPE OF STRUCTURE: Detached Garage
 (e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: NA sq/ft **DEMOLISH:** _____ sq/ft
 (Finished + Unfinished sq.ft. - always include garage if attached)

Is new floor area proposed in areas where demolition will occur?
 Yes _____ No _____
 If Yes, please be sure this area is included in the table below.

STRUCTURE #1

| PROPOSED FLOOR AREA <small>(new construction only)</small> | | | |
|---|-------------------|------------|-------------------------|
| | Finished | Unfinished | Total |
| Basement | sq/ft | sq/ft | sq/ft |
| 1st Floor | sq/ft | sq/ft | sq/ft |
| 2nd Floor | sq/ft | sq/ft | sq/ft |
| Garage | | | |
| <input checked="" type="checkbox"/> Detached | <u>1500</u> sq/ft | sq/ft | <u>1500</u> sq/ft |
| <input type="checkbox"/> Attached | | | |
| Covered Deck | | sq/ft | sq/ft |
| Total | sq/ft | sq/ft | <u>1500</u>sq/ft |

Height above existing grade: 21' Appr.
~~17'~~

Exterior wall:
 - Material: Hardie
 - Color: Gray

Roofing:
 - Material: Composite
 - Color: Gray

When completed, this structure will have a total of 0 bedrooms.

STRUCTURE #2

TYPE OF STRUCTURE: _____
 (e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: _____ sq/ft **DEMOLISH:** _____ sq/ft
 (Finished + Unfinished sq.ft. - always include garage if attached)

| PROPOSED FLOOR AREA <small>(new construction only)</small> | | | |
|---|----------|------------|-------|
| | Finished | Unfinished | Total |
| Basement | sq/ft | sq/ft | sq/ft |
| 1st Floor | sq/ft | sq/ft | sq/ft |
| 2nd Floor | sq/ft | sq/ft | sq/ft |
| Garage | | | |
| <input type="checkbox"/> Detached | sq/ft | sq/ft | sq/ft |
| <input type="checkbox"/> Attached | | | |
| Covered Deck | | sq/ft | sq/ft |
| Total | sq/ft | sq/ft | sq/ft |

Height above existing grade: _____

Exterior wall:
 - Material: _____
 - Color: _____

Roofing:
 - Material: _____
 - Color: _____

When completed, this structure will have a total of _____ bedrooms.

Please note: If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq.ft., then the project will trigger a full SPR prior to issuance of a building permit.

Earth Work / Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the *Boulder County Land Use Code*. Please fill in all applicable boxes.

Note that applicants must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review.

Also, note that all areas of earthwork must be represented on the site plan.

| | Cut | Fill | Total |
|--------------------------|-----|------|-------|
| Driveway & Parking Areas | | | |
| Berms | | | |
| Other Grading: | | | |
| Total | | | Box 1 |

If the total in Box 1 is more than 500 cubic yards, then a Limited Impact Special Review is required.

| | Cut | Fill | Total |
|------------|-----|------|-------|
| Foundation | 75 | 50 | 125 |

Material cut from foundation excavation to be removed from the property. Excess material will be transported to the following location:

Ø

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application. If more room is needed, feel free to attach a separate sheet.

Grading Calculation Note

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify that a Limited Impact Review (LU) is not required. ALU is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint). If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

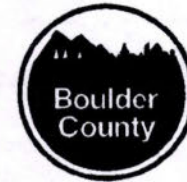
Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

.....
 • **Is your property gated and locked?** If
 • county personnel cannot access
 • the property, then it could cause
 • delays in reviewing your
 • application.

Signature *[Handwritten Signature]* Date 7/27/07

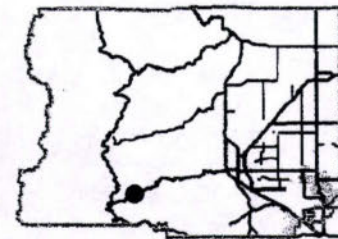
Boulder County Land Use Department PreApp - Vicinity Map



This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.

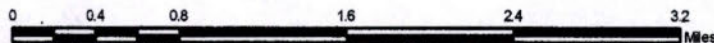
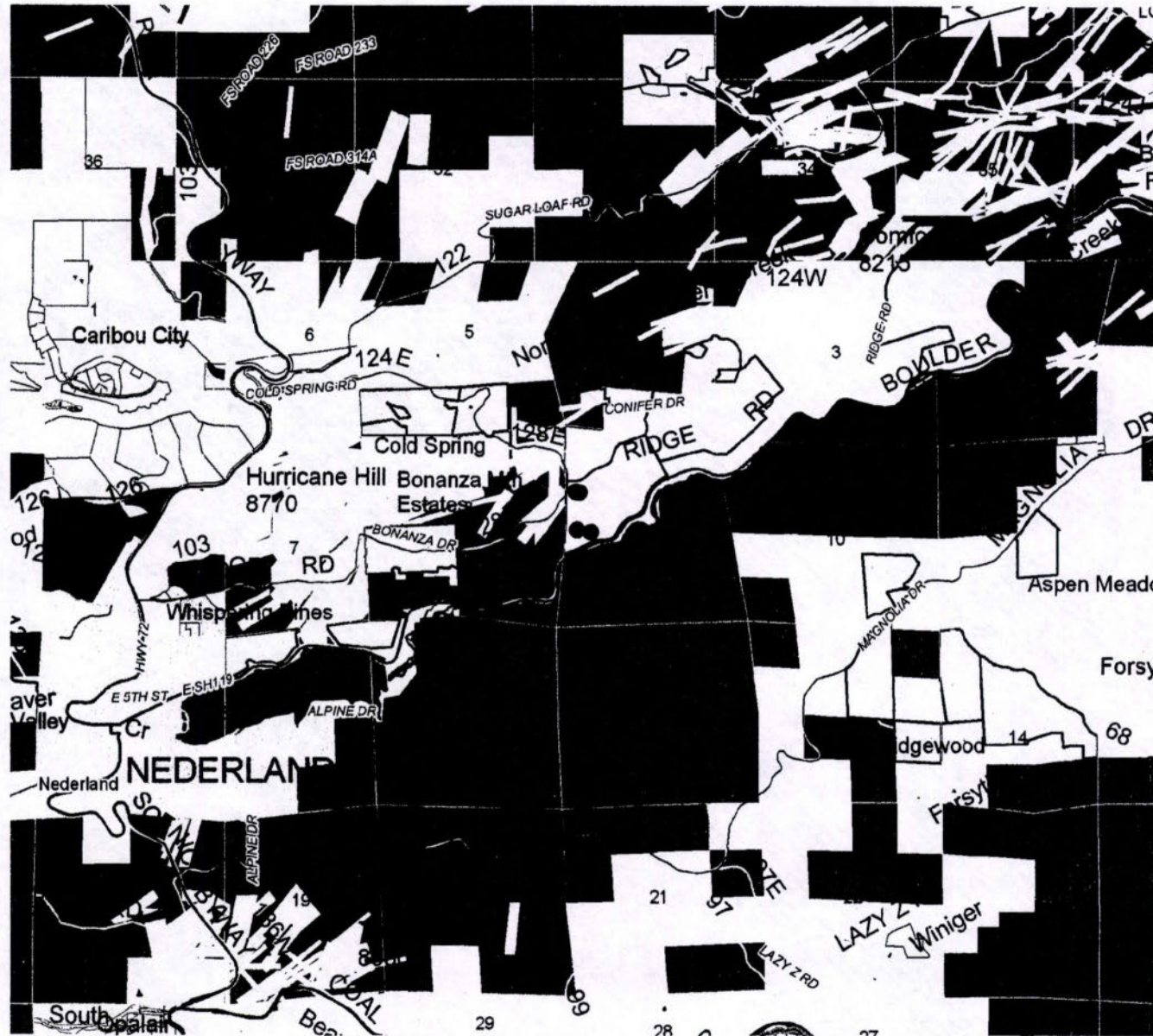
Legend

- Open Space
- Federal
- State
- Local
- Conservation Easements
- Gravel resources
- Utilities and other
- Subdivision
- Lots
- Nupud
- Floodplain
- FO Zoning District
- Map Location

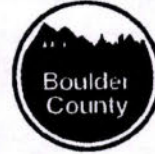


This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The area depicted here is approximate. More site-specific studies may be required to draw accurate conclusions.

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Boulder County Land Use Department PreApp - Location Map



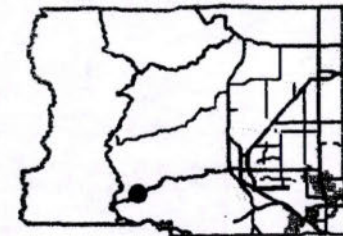
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Legend

Archeologically Sensitive Travel Routes

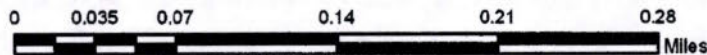
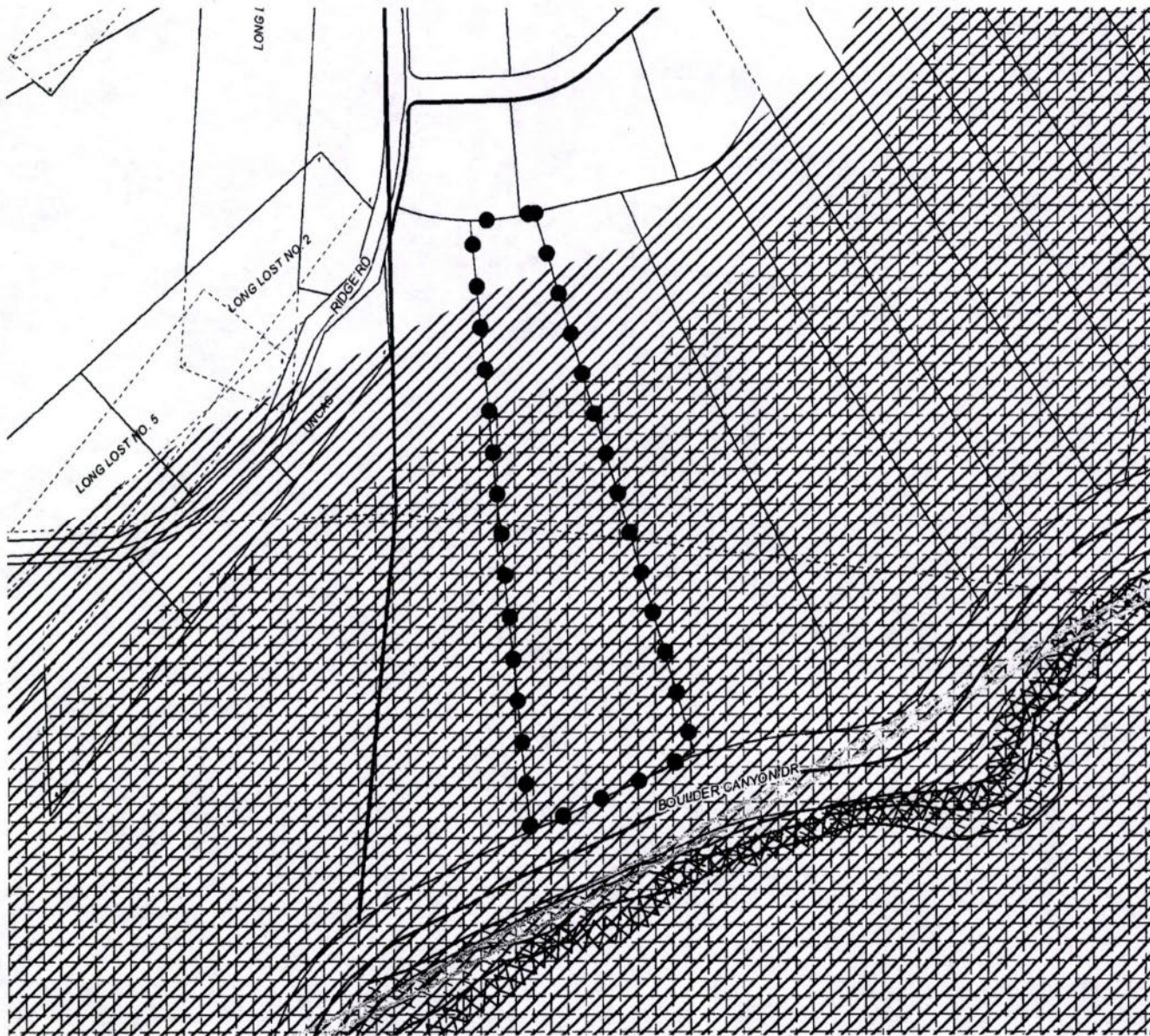
-  Municipalities
-  Archeologically Sensitive Areas
-  Open Corridors, Roadside
-  Open Corridors, Streamside
-  Overland Habitat Connectors
-  Stream Habitat Connectors
-  Significant Riparian Corridors
-  Critical Wildlife Habitats
-  Rare Plant Areas
-  Floodplain - FO Zoning District
-  Environmental Conservation Areas
-  Natural Landmarks and Areas
-  Significant Natural Communities
- Significant Agricultural Lands**
-  National Importance
-  Statewide Importance
-  Local Importance

Map Location

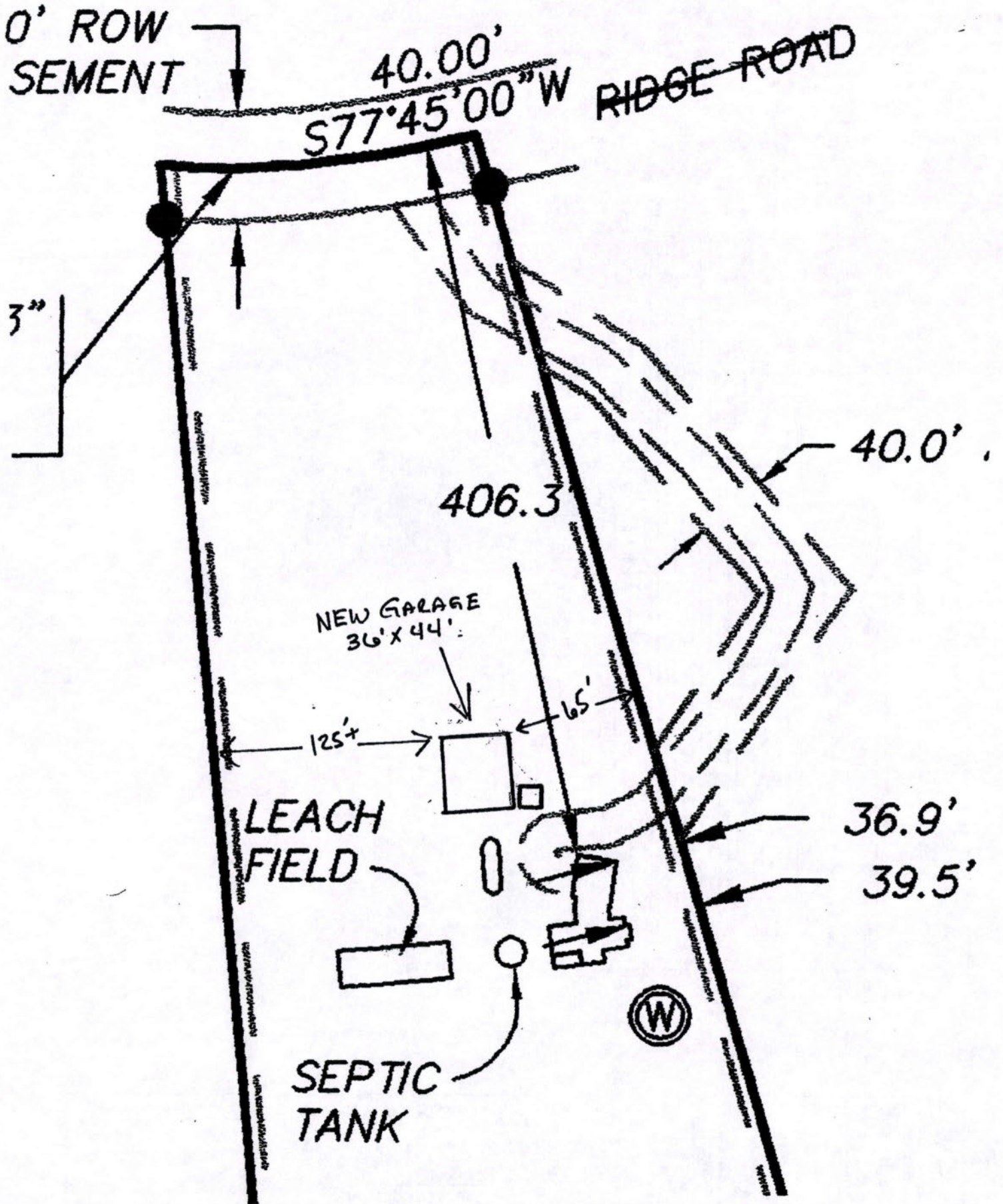


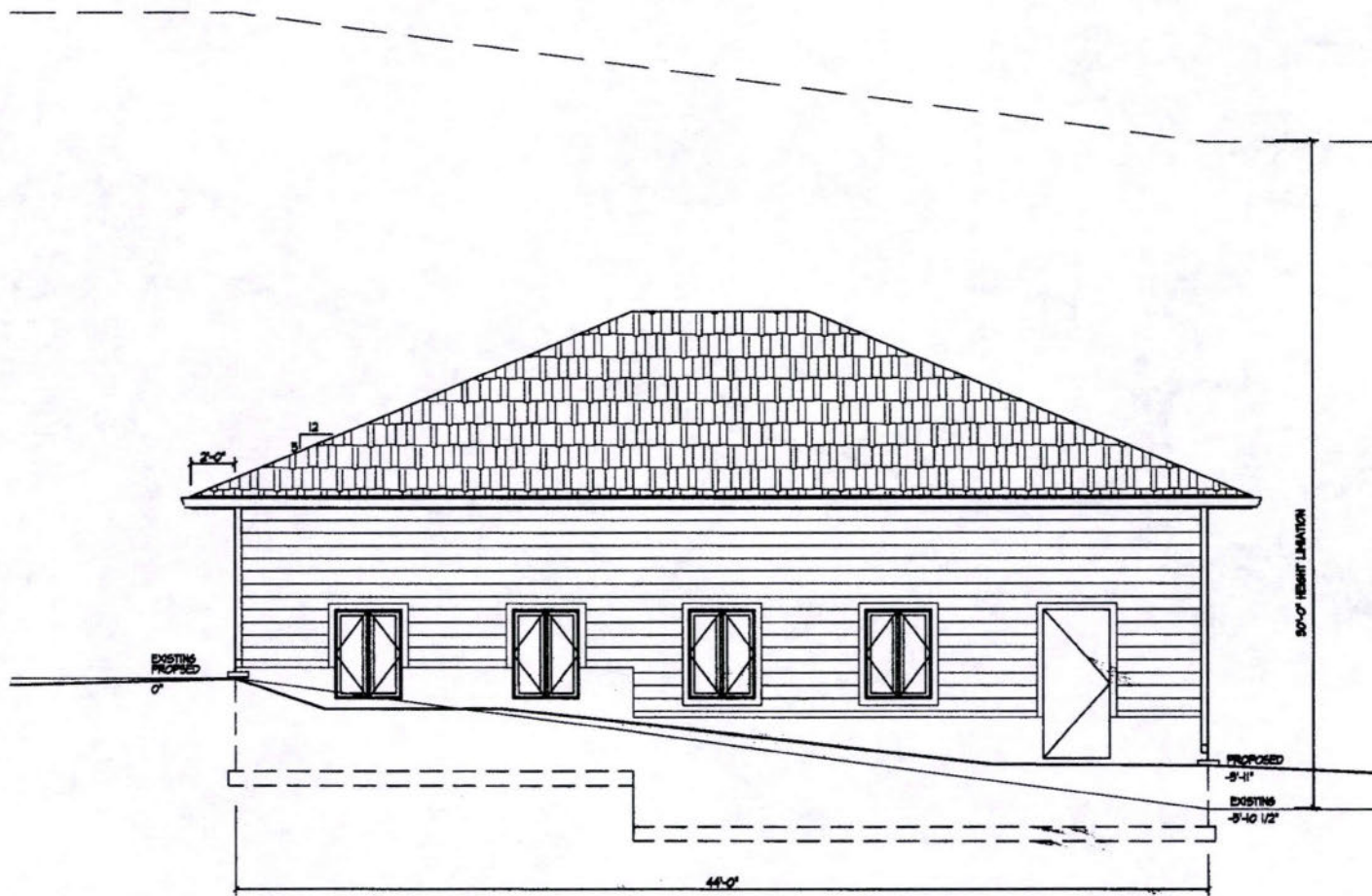
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Site Plan





1
A5 PROPOSED WEST ELEVATION
1/8" = 1'-0"

LUCKOW GARAGE

2008 RIDGE ROAD
NEDERLAND, COLORADO

| DATE | BY |
|----------|--------------|
| 07/20/07 | STEVEN BERRY |

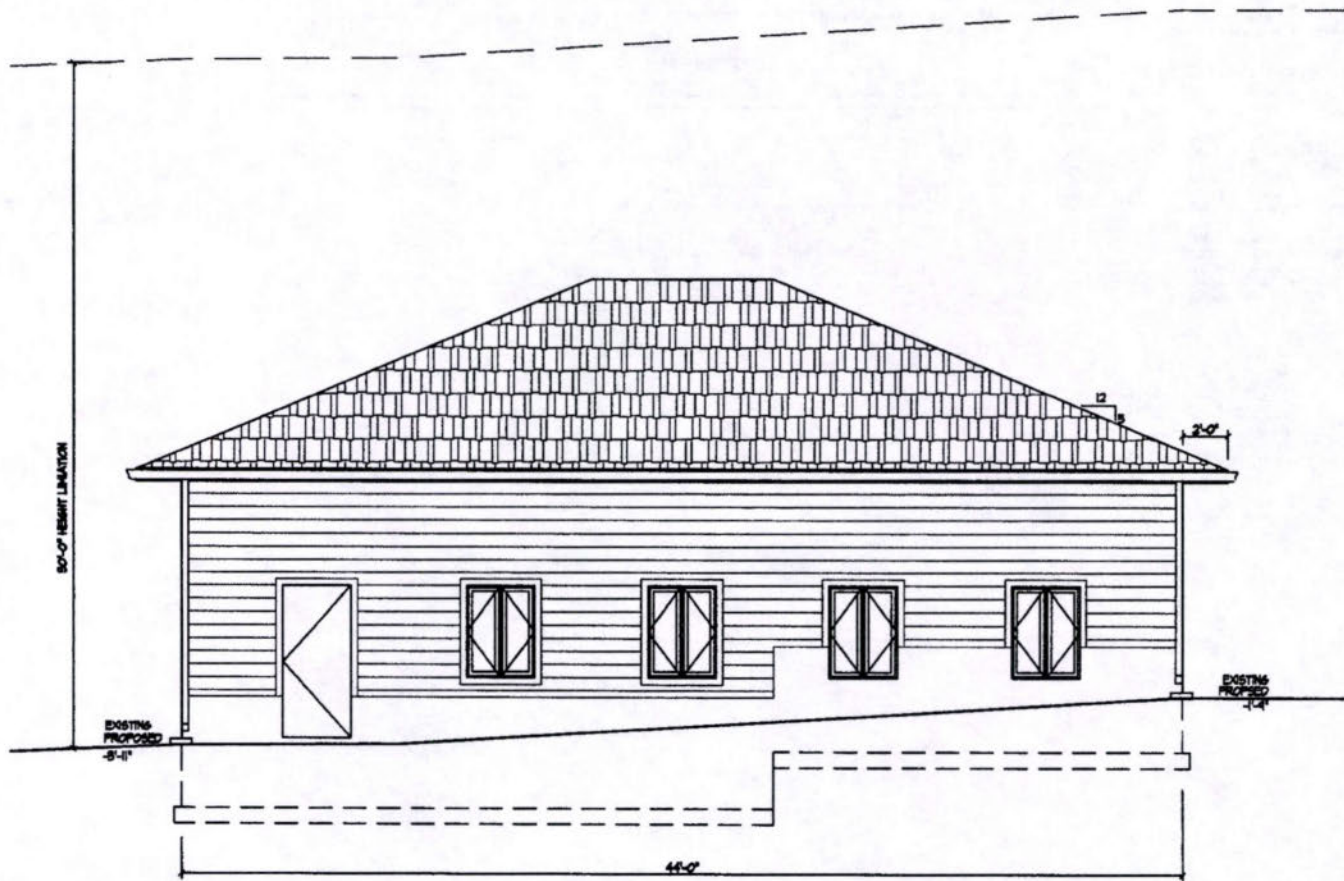


STEVEN BERRY ARCHITECT
1010 1/2 ST. N.
DENVER, CO 80202
303.733.8888
www.sbaa.com

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CONCRETE FOUNDATION AND
FOUNDATION SHALL BE AS SHOWN
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DISCLOSED PERIODICALLY
CONSULT THE ARCHITECT
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WEST ELEVATION

A5



LUCKOW GARAGE

2808 RIDGE ROAD
 NEDERLAND, COLORADO

| | |
|----------|-----------------|
| DATE | ISSUE |
| 02/20/07 | SEE PLAN REVIEW |



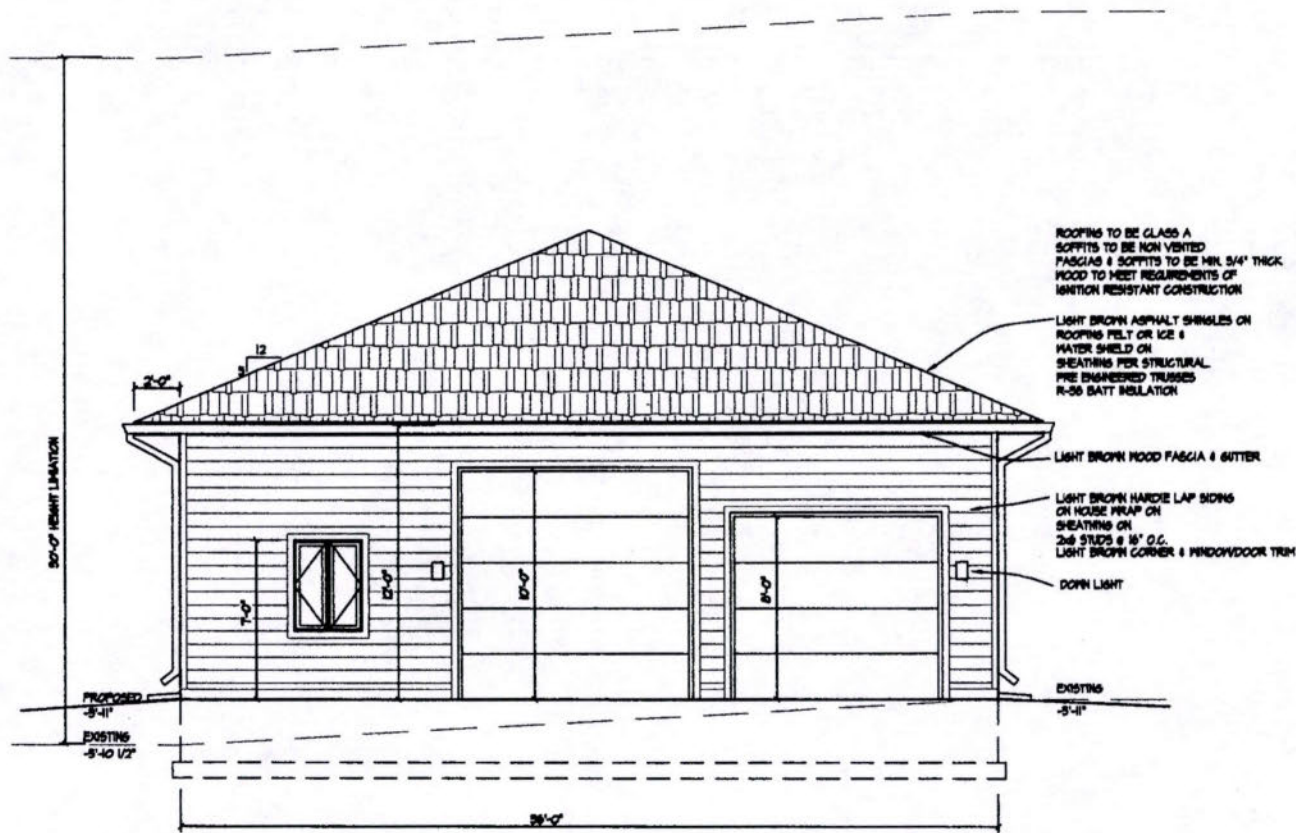
JEFFREY ANDREW ANOSTRY
 ARCHITECT
 1000 1/2 AVENUE
 FARMINGTON, CO 80424
 303.666.1234
 jeffrey@jeffreyanostry.com

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EAST ELEVATION

A4

1
 A4 PROPOSED EAST ELEVATION
 1/8" = 1'-0"



ROOFING TO BE CLASS A
SCOFFITS TO BE NON VENTED
FASCIAS & SOFFITS TO BE MIN. 5/4" THICK
HOOD TO MEET REQUIREMENTS OF
IGNITION RESISTANT CONSTRUCTION

LIGHT BROWN ASPHALT SHINGLES ON
ROOFING FELT OR ICE &
WATER SHIELD ON
SHEATHING PER STRUCTURAL
PRE ENGINEERED TRUSSES
R-30 BATT INSULATION

LIGHT BROWN HOOD FASCIA & GUTTER

LIGHT BROWN HARDIE LAP SIDING
ON HOUSE WRAP ON
SHEATHING ON
2x6 STUDS @ 16" O.C.
LIGHT BROWN CORNER & WINDOW/DOOR TRIM

DOWN LIGHT

30'-0" HEIGHT LIMITATION

PROPOSED
-5'-4"

EXISTING
-5'-4 1/2"

EXISTING
-5'-4"

36'-0"

1
A3 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

LUCKOW GARAGE

2808 RIDGE ROAD
NEDERLAND, COLORADO

| DATE | REVISION |
|----------|----------------|
| 07/20/07 | REVISED DESIGN |



BERNARD B. BARNHART ARCHITECT
1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
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FAX: 303.733.1112
WWW.BBBA.COM

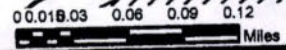
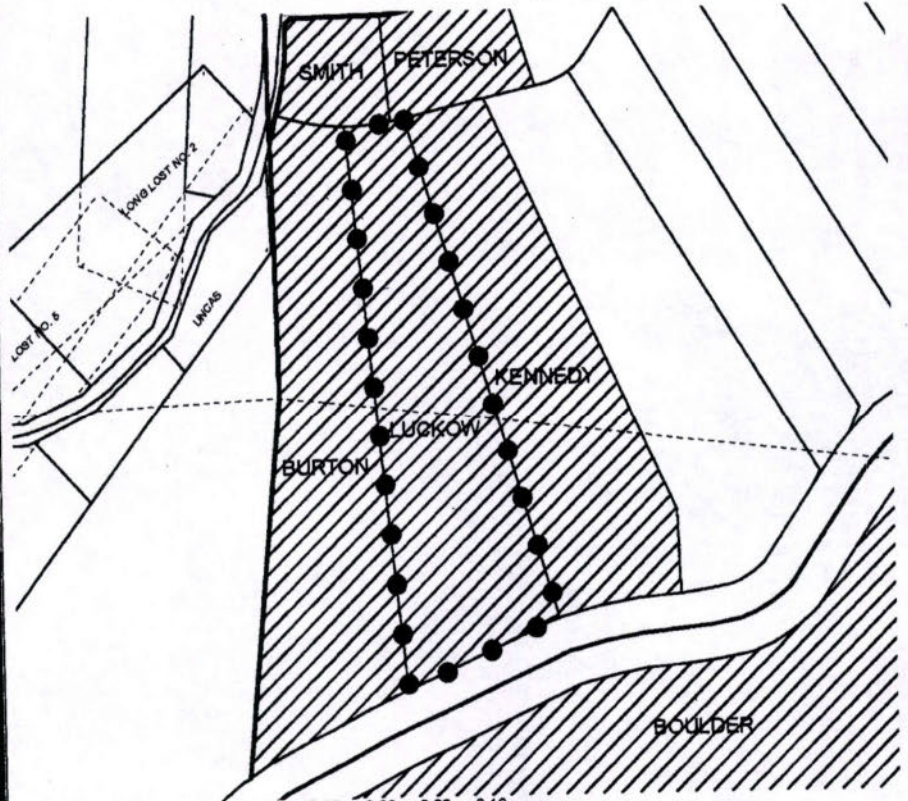
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SOUTH ELEVATION

A3

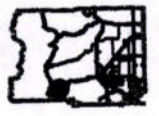
Boulder County Land Use Department
Surrounding Property Owners



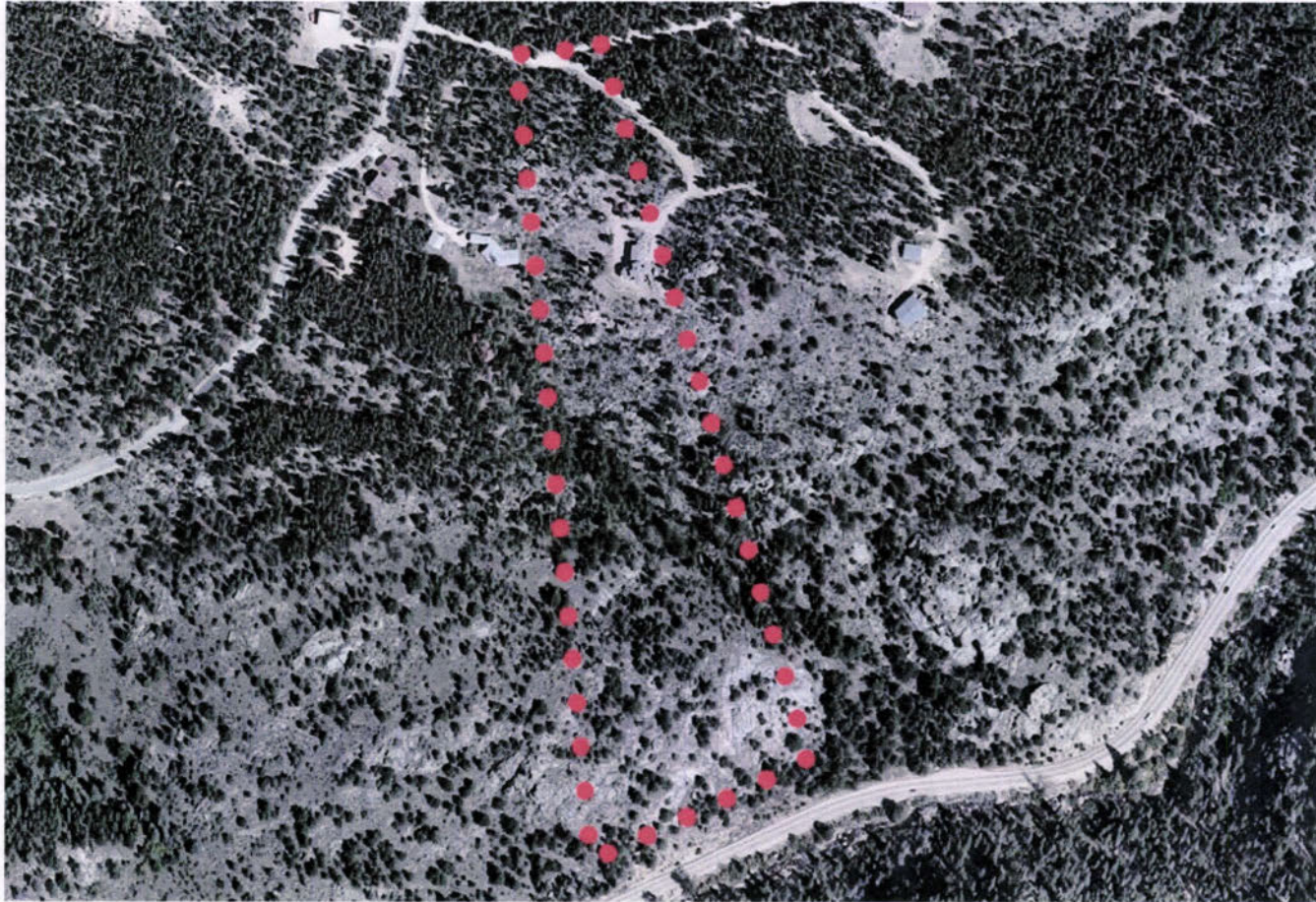
Legend

- Subject Parcel
- ▨ Surrounding Properties

Map Location



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DIRECTIONS FOR FILLING OUT FORM:

Please fill out the data form as completely as possible. You may email it to Matthew Jedra at mjedra@lamar.colostate.edu or fax it to 303-823-5768, or bring it to the scheduled appointment.

Any **Bolded** categories will be filled in by the Colorado State Forest Service (CSFS) representative at the time of initial site visit. If you have any questions about this form please contact Matthew Jedra at 303-823-5774.

Wildfire Mitigation Plan
FIELD DATA FORM

Inspection Date: 9/7/07

Landowner name: James Luckow

Mailing address: 2808 Ridge Rd

City, State, Zip: Nederland Co 80466

Site address: 2808 Ridge Rd

Phone number: 303 258 7938

Road access: _____

Docket Number: PRW 07-062

Section: 9

Township: 15

Range: 72W

Legal Description: _____

Contact Info
 Burr's Construction
 Burr Wilcox
 P.O. Box 1273
 Nederland Co 80466
 303 258 7786
 303 810 2349

(Directions from main access road)

(SPR, LU, Etc.)

Elevation: _____ (feet)

Lot size: 11.34 (Acres)

Driveway length: 806 (Actual length in feet from road to home)

Driveway trees removed: _____ (few/many/none)

House design: simple (simple/complex)

Home buffer material: _____ (Stone/crushed gravel/decorative stone)

Roof Design: simple (simple/complex)

Roof material: Asphalt shingles (Asphalt shingles/concrete tiles/metal)

Soffits type: Cement board (Plywood/hardboard/cement board)

Siding material: Cement board (Cement/hardboard/log/stucco/stone/wood)

Windows (#): 9 (approximate number of windows)

Windows Size: 3°/4° (On average: small/medium/large)

Windows Frames: aluminum clad (Wood/aluminum/aluminum clad)

Windows Aspect: West/East (Dominant viewing direction)

Sliding Glass Doors: ∅ (Location and Number)

Window Construction: e coating (Tempered glass/e-coating/etc.)

Window wells: ∅ (Number and location if present)

Door Material: steel (Wood/steel/fiberglass/composite)

Deck material: ∅ (Wood/composite materials)

Deck Description: ∅ (Enclosed/open underneath or overhead)

Deck support type: ∅ (Timber posts/logs/steel/concrete/stone)

Deck buffer material: ∅ (Crushed rock/gravel)

Deck weed barrier: ∅ (Fiberglass/polyester)

Number of Structures: 3 (All structures to be present)

Existing Structures: House + Shed (House/barn/garage/etc.)

New Structure: Garage (House/Barn/new addition/etc..)

Structure SQR. FT.: 1500 (Total square feet of structure)

Utility Location: _____ (Pole/buried: Direction from structure)

Structure aspect: _____ (Dominant facing direction/view)

Garage if detached: 1500 (Total square feet)

Out buildings: 120 (Total square feet of sheds,cabins,ect...)

Leach field: _____ (Distance from house, and direction)

Cistern size: 6 (gallons)

Cistern: 6 (Distance from house, and direction)

Cistern Type: 6 (Domestic Cistern or Fire Cistern)

Making a donation to community cistern : Yes (Yes or No)

Have you talked to the local fire department : Yes (Yes or No)

Are you required to have a sprinkler system : NO (Yes or No)

Water supply: well (Well or main line)

Well (if applicable): _____ (Distance from house, and direction)

Propane or natural gas: Propane

Propane Tank location: _____ (Distance from house and direction)

Slash disposal: _____ (Chipped/hailed/burned/lop-scatter)

Can you provide a copy of a map with locations : _____ (Yes or No)

This part will be filled out by the CSFS inspecting forester

FPD: _____

Dominant fuel type: BFS (Grass/forbs/shrubs/slash/etc)

Dominant overstory: PPO

Co-dominant overstory: PPO DR

Fuel model type: 8

Aspect: _____ (Direction of slope)

Slope: 2-15

Building site: Mid-Slope (Chimney/saddle/valley/ridge/mid-slope)

Site moisture: Dry-Moist

Natural fire barrier: _____

Insect & Disease Diagnosis: NA