



*Knowledge to Go Places*

November 13, 2003

Mason Hayes  
3084 Sugarloaf Rd  
Boulder, CO 80302

Boulder District  
5625 Ute Highway  
Longmont, Colorado 80503-9130  
(303) 823-5774

Dear Mason Hayes,

Upon your request the Colorado State Forest Service has completed your Wildfire Mitigation Plan per Boulder County Land Use regulations for your property located at 75 Coyote Court, Nederland CO 80466. We have submitted a copy of this plan to the Land Use Department, Mr. Eric Philips.

The next step in this process is to have all trees marked by the State Forest Service with blue spray paint removed from your building site. Once trees have been removed please call for an appointment of inspection. Either Boulder County Land Use or the Colorado State Forest Service must inspect all Site Plan Review properties before final plan approval is granted.

Since your property needs no tree removal to be in compliance with County Land Use regulations there is no need for an inspection. We have already sent the inspection approval letter to Boulder County Land Use.

We have enclosed an invoice for our services and would like payment within one month of the date it was written.

We thank you for your compliance and look forward to assisting you in the future. If you have any questions regarding the Site Plan Review process please contact Eric Philips at 303-441-3930 or if you have question regarding the Wildfire Mitigation plan or forest health please call Cory Secher at 303-823-5774.

Sincerely,

A handwritten signature in black ink, appearing to read "Cory Secher".

Cory Secher  
Forester



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Boulder District  
5625 Ute Highway  
Longmont, Colorado 80503-9130  
(303) 823-5774

November 11, 2003

Mason Hayes  
3084 Sugarloaf Rd  
Boulder, CO 80302

Docket Number: 96-057

Dear Mason Hayes,

This letter is to notify you that the inspection of your wildfire mitigation around your property located at 75 Coyote Court, Nederland CO 80466, for your Site Plan Review requirements were satisfactory. A letter has been sent to County Land Use Department informing them of our completed inspection. Please contact County Land Use Department at 303-441-3930 for the next step in this process.

If you have any questions please contact me at 303-823-5774 or by email at [csecher@lamar.colostate.edu](mailto:csecher@lamar.colostate.edu).

Sincerely,

A handwritten signature in black ink, appearing to read "Cory Secher".

Cory Secher  
Forester



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Boulder District  
5625 Ute Highway  
Longmont, Colorado 80503-9130  
(303) 823-5774

November 13, 2003

Eric Philips  
Boulder County Land Use Dept.  
P.O. Box 471  
Boulder, CO 80306

Dear Eric,

This letter is to inform you that Mason Hayes, SPR# 96-057, has completed his fire mitigation work on his property located at 75 Coyote Court, Nederland CO 80466. The Colorado State Forest Service has inspected Mason Hayes work accomplishment on August 7, 2003 and is satisfied with the results.

If you have any questions please contact us at 303-823-5774 or by email at [csecher@lamar.colostate.edu](mailto:csecher@lamar.colostate.edu).

Sincerely,

A handwritten signature in black ink, appearing to read "Cory Secher".

Cory Secher  
Forester

# WILDFIRE MITIGATION PLAN



Docket SPR- # 96-057

Inspection date: 11/10/03

*Knowledge to Go Places*

## Prepared for:

Mason Hayes  
3084 Sugarloaf Rd  
Boulder, CO 80302  
Phone: 303-258-3257

## Prepared by:

Cory Secher - Forester  
Boulder District  
Phone: (303) 823-5774  
E-mail: csecher@lamar.colostate.edu

Boulder District  
5625 Ute Highway  
Longmont, Colorado 80503-9130  
(303) 823-5774

## SITE LOCATION AND PROPERTY DESCRIPTION

The property is located at 75 Coyote Court, Nederland CO 80466. Access to the property is from Primos Rd. The legal description is Section 28, Township 1N, and Range 72W Lot 14, Silver Springs. The fire protection district is the Sugarloaf fire protection district (303-440-4963). There will be 1 structure(s) located on site, including a single residence. The lot is 1 acre(s) in size and has a 15-20% percent slope with a Northern aspect. The building site is at 8,000 feet in elevation. The proposed building site is mid-slope and it is a relatively low moisture site. There are no natural fire barriers that may help stop or slow the spread of a surface/crown fire on the site.

The site has a dominant overstory consisting of Ponderosa pine with mixed conifers such as Lodgepole pine and Limber pine component. The area is predominantly fuel model 9 with an understory consisting of grasses and shrubs. There were signs of Dwarf mistletoe and old Mountain Pine beetle activity, however these trees were marked and removed.

## CONSTRUCTION DESIGN AND MATERIALS

The proposed house has a relatively simple design with a simple roofline and is oriented with a South aspect.

The roofing material will consist of asphalt shingles. The exterior wall material is to be cedar siding. Soffits are to be 3/4" thick plywood.

There are 30 medium sized windows with the primary viewing direction being toward the South-west side of the structure. Windows will be double glazed low e-coating with frames made of vinyl. Exterior doors are to be 1-3/4", fire-rated, and made of steel.

The deck(s) will be made with wood and supported by timber posts and steel beams. The deck(s) will be open and isolated from the surrounding landscape with gravel over a polyester weed barrier.

The propane tank will be set on a pad of crushed rock overlaying a fiberglass weedbarrier approximately 40 feet from the structure, and be at the same elevation as the house.

## DEFENSIBLE SPACE ZONES

There are three defensible space zones to be created around the structure(s) on the site.

**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 three-foot wide, non-flammable strip will be created using gravel over a polyester 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 is to be removed. Any large dead woody material on the ground will also be removed. Firewise plants will be used for landscaping and re-vegetation. Grasses will be irrigated when possible and mowed to a maximum height of 6 to 8 inches.

**Zone 1C** - This zone extends out from Zone 1B to 15 feet from the house. All understory trees (ladder fuels) will 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 are to be retained for screening. All remaining trees in this zone will be pruned to a height of 10 feet. They must be well spaced so that the crowns are not touching (10 foot crown spacing). No trees will overhang the house or decks. Trees should be at least 15 feet away from the house on all side.

**Zone 2** - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned area near the house to the existing forest setting. It extends down slope for 100 feet to either side for 100 feet and behind the house for

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. 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 will be pruned to a height of 8 feet at the intersection of Zones 1 and 2 with limbing reduced in height to 6 feet as you approach Zone 3.

**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 should 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.

### **EMERGENCY ACCESS**

The proposed driveway will create some additional site disturbance and soil compaction and will require the removal of only a few trees. The driveway is to be (12) feet wide with a vertical clearance of (13'6"). Grade is (12%), with a maximum of (14%). The driveway is 100 feet which is less than regulation requires therefore no turn around is needed (see plan for details). The driveway is less than 400 feet therefore no pull-outs are required either.

### **WATER SUPPLY / UTILITIES / SEPTIC FIELD**

The water source will be from a Well which is located 50 feet from the structure. Vegetation within 10 feet of the tank will be kept cleared. Utilities for the property will be buried in a trench. The septic field is located approximately 30 feet to the South of the structure.

### **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 area.

**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. The boundaries for zones 1 and 2 will be marked with red flagging. If the property is less than 1 acre it may not have zones marked due to boundary interference. Harvested wood that remains on site will be stacked at least 30 feet from the house. Slash from the harvest will be hauled. Note that before burning piles, you must obtain a valid Open Burning Permit from the Boulder County Environmental Health Department and notify your local Fire Protection District (Sugarloaf fire protection district (303-440-4963)).

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
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- 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
- Be aware of fire danger; fire danger signs are posted at the entrance of most major canyons
- Keep driveways and property address marked with visible signage
- Check the 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 and axes, available and ready for use
- Clean debris from the roof and gutters at least two times a year
- Check screens and maintain spark arresters on chimneys
- Check to make sure address markers are clearly visible
- Avoid storing combustibles under decks

## **INSPECTION**

Inspection was conducted on 11/10/03.

## **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.

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

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

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

Snag – Standing dead tree, often used by wildlife such as woodpeckers, owls, and sometimes squirrels.

*Wildfire mitigation plan* – A plan to reduce wildfire hazards around a home or other structure through fuels reduction and landowner awareness.

**SITE PLAN REVIEW**  
**FIELD DATA FORM**

Inspection Date: 11/10/03

Landowner name: MASON HAYES

Mailing address: 3084 Sugarloaf Rd

City, State, Zip: Boulder CO 80302

Site address: 75 Coyote Ct Nederland CO 80466

Phone number: site (303) 258-3257 (720) 320 8558 cell

Road access: Primos to Nyltschank to Coyote (Name of access road)

Docket Number: 96-059 SPR (SPR, LU, Etc.) BP 01-1736

Section: ZB

Township: 1N

Range: 72W

Legal Discription: Lot 14, Silver Springs

FPD: Sugarloaf

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

Dominant overstory: Pine ?

Co-dominant overstory: Fir ?

Fuel model type: ?

Slash disposal: Hauled (Chipped/hauled/burned/lop-scatter)

Aspect: Down (Direction of slope)

Slope: ~ 25%

Elevation: ~ 8000 ft (feet)

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

Site moisture: Dry

Natural fire barrier: Driveway / Lawn Field

Insect & Disease Diagnosis: some ~~beet~~ mistletoe, beetle kill cleared 03

Lot size (acres): 1 (Acres)

Number of Structures: 1

Type of Structures: House (House/barn/garage)

Driveway length: ~ 100 ft (<> 150 ft. OR <> 400 ft)

Driveway trees removed: few (few/many)

Home buffer material: \_\_\_\_\_

House design: Simple (simple/complex)

Roof Design: Simple (simple/complex)

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

Soffit type: Plywood (Plywood/hardboard/cement board)

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

Windows (#): 30

Windows Size: Med (small/medium/large)

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

Windows Aspect: All (Viewing direction)

Window Construction: E Glass (Tempered glass/e-coating)

Door Material: Steel (Wood/steel/fiberglass/composit)

Deck material: Wood (Wood/composite materials)

Deck Description: Open (Enclosed/open)

Deck support type: Wood Posts/Steel Beam (Timber posts/logs/steel/concrete/stone)

Deck buffer material: Gravel (Crushed rock/gravel)

Deck weed barrier: Poly (Fiberglass/polyester)

Structure SQR. FT.: 2600 ft

Utility Location: 75 ft to Remote Stand / Line buried (Pole Xft from house/buried in trench)

Structure aspect: South (Predominant facing direction - view)

Leech field: 30' from House (Distance from house, propane, septic NSEW)

Cistern or Well: 50' from House (Distance from house, propane, septic NSEW)

Cistern size: NA (gallons)

Propane Tank location: level w/ house 240 ft away (Level w/house & >50ft from cistern)



# Land Use Department

Courthouse Annex  
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

May 14, 1996

*1st Letter 3-18-97*

Robert E. Thompson  
3880 Ridge Road  
Nederland, CO 80466

Dear Applicant:

This letter certifies that the Board of County Commissioners, County of Boulder, State of Colorado, was has reviewed your application:

Docket SPR-96-057: THOMPSON Residence/Garage and Workshop Envelope

Request: Site Plan Review for the construction of a 5120 sq. ft. residence/garage and workshop envelope  
Location: At 75 Coyote Court, in Section 28, T1N, R72W  
Zoning: Forestry (F)  
Applicant: Robert E. Thompson

The Board of County Commissioners APPROVED WITH CONDITIONS the request.

Conditions of approval are as follows:

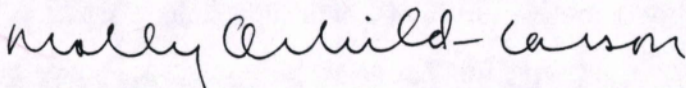
- 1) Project must comply with the Boulder County Fire Fighters Association requests.
- 2) Move residence/garage and workshop envelope to the east of the existing trees to reduce the disturbance to the steep slopes and the removal of trees. Submit a revised site plan for review and approval by the Land Use Department prior to the issuance of a building permit.
- 3) The following measures are required to minimize wildfire hazard:
  - a. A wildfire mitigation plan must be developed and implemented for the property. The Colorado State Forest Service will be notified by this department to develop the plan. They will conduct an initial review of the site, develop a mitigation plan, and inspect the property after actual mitigation has been completed by the applicant. Existing vegetation for screening must be preserved as much as possible while still meeting safety requirements. Prior to issuance of a Certificate of Occupancy, this department must receive a letter from the State Forest Service stating that wildfire mitigation has been completed.
  - b. Exterior wall material must be non-combustible for a minimum of three feet above the finished grade.

All measures must be completed prior to final construction approval or the issuance of any Temporary Certificate of Occupancy by the Building Inspector. This includes removal of all cuttings, debris, and scrap lumber.

- 4) Areas under all decks extending two feet beyond the dripline are to be covered with crushed rock or other non-flammable ground cover, and kept free of vegetation. Storage of flammable materials in these areas is not allowed. In addition, the wildfire mitigation plan shall account for the hazard posed by the overhanging decks, and appropriately modify downhill vegetation.
- 5) Revegetate all disturbed areas and areas of cut and fill, using native plants and grasses. Erosion control devices (matting, retaining walls, etc.) will be required on slopes of  $1\frac{1}{2} : 1$  or steeper. A revegetation plan that shows the location, type, and quantity of seed or other plantings and any erosion control devices must be submitted to and approved by this department prior to the issuance of a building permit. The revegetation plan must be implemented prior to final approval of construction. If weather is not conducive to seeding and/or planting, an irrevocable letter of credit must be provided to assure completion of revegetation within six months.
- 6) All utility service lines are to be routed through areas that are already disturbed or proposed to be disturbed (e.g., along driveway). This will minimize ground disturbance and thus reduce restoration.
- 7) All exterior colors are to blend with the surrounding natural environment as much as possible. Samples are to be submitted to and approved by staff prior to issuance of building permit.
- 8) Details for all exterior lighting must be submitted to and approved by this department prior to issuance of a building permit. Exterior lighting must be down lighting or low wattage lighting (40 watts or less) and minimize glare as much as possible. Details submitted must indicate location of all exterior fixtures on site and on structures, and must include cut sheets (manufacturer's specifications with picture or diagram) of all fixtures.

Permits may be issued upon completion of Building Department review and will be subject to any conditions of approval. Conditions are to be completed, inspected, and approved prior to release of the Certificate of Occupancy.

Sincerely,



Molly Orkild-Larson, Planner  
Land Use Department

Colorado  
State  
FOREST  
SERVICE

Boulder District  
936 Lefthand Canyon Drive  
Boulder, Colorado 80302  
(303) 442-0428

Dear Building Applicant,

The Colorado State Forest Service has received your site plan review package from the Boulder County Land Use Department. In cooperation with this department, the State Forest Service is to develop a wildfire mitigation plan for you. The purpose of this letter is to make you aware of the mitigation plan process.

Before your site plan review package can be approved, you must meet the requirements of the wildfire mitigation plan we develop for your property. Only after you complete the work specified in this plan will you be eligible to receive a certificate of occupancy (C.O.).

After you receive this letter, you will need to contact our office to schedule an appointment for me to make a site visit on your property. We are currently scheduling appointments for Wednesday and Thursday of each week from 9:00 a.m. to 4:00 p.m. I encourage you to schedule an appointment as soon as possible, as it often takes several weeks to complete this portion of your site plan review. Upon our appointment, I will determine what, if any, mitigation work is needed. This work may entail some thinning and pruning of vegetation around the building site. During the visit, trees that need to be removed and pruned will be marked. A written plan will be mailed to you and the county describing what work needs to be done.

After the work has been completed please contact us and I will visit your site again to make the final inspection. To schedule an appointment please call the Colorado State Forest Service at 303-442-0428.

Sincerely,

*Richard C. Gray*  
Richard C. Gray  
Forester

Builder Name:

Thompson  
1st Notice date 3-18-97  
2nd Notice date 5-13-97  
SPR - 96-057