

Hi Cory,

I think I've enclosed what you need although it may not be in the form you were looking for. I realized what you were saying is the application forms that were submitted to Land Use. I never actually had these because we paid our surveyor, David Waldner (RMCS Surveying and Engineering) to submit to site plan and all associated material. What I'm sending is excerpts from the Land Use Site Plan approval forms. Please let me know if you need any additional information.

I'd also like to note that several things have changed since the submission. By the time you come out next Friday I should have a final set of drawings we can go over. Heather Stroud (the site plan coordinator) is aware of the changes. Following is a list of pertinent changes.

1. The exterior siding will be Hardy plank.
2. The size has been reduced by 150 square feet.
3. The driveway will begin from the existing driveway up from Ramona approximately 1000 feet before curving east onto the new property.

Regards,

Mike Kerzee



Land Use Department

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

February 4, 2003

Mike Kerzee and Caroline Knight
61 Ramona Lane
Golden, CO 80403

Dear Mike Kerzee and Caroline Knight:

This letter certifies that in accordance with section 4-800 of the Boulder County Land Use Code, the Boulder County Land Use Director has Approved with Conditions the site plan for the following, effective February 4, 2003.

Docket SPR-03-003: KERZEE/KNIGHT Residence Site Plan Review

Request: Site Plan Review for the construction of a 3,135 sq.ft. residence (Above Grade=2,322 Sq. Ft./Below Grade=803 Sq. Ft./Finished Floor Area=1,828 Sq. Ft./Unfinished Floor Area=1,297 Sq. Ft.) AND a 720 sq.ft. detached garage (Above Grade=720 sq.ft. / Below Grade=0 sq.ft.)

Location: At 77 Ramona Rd, Lot 3, Cedar Ridge Estates subdivision in Section 36, T1S, R72W

Zoning: Forestry (F)

Applicant: Mike Kerzee and Caroline Knight

This is a Conditional Approval made by the Land Use Director, and is not final until a 14-day referral period has transpired. During the next 14 days, the Board of County Commissioners (BOCC) may choose to call this docket up for a public hearing. If no hearing is required, this letter will serve as the final determination. Building, grading and access permits will be subject to any and all conditions of approval.

If the BOCC should decide to modify the Land Use Director's approval, or determines that further review is necessary, a public hearing will be held. Upon completion of the public hearing and approval by the BOCC, if a building, grading or access permit has been applied for, it will continue in the process and permits may be issued subject to any and all conditions of approval.

In the event that you wish to appeal any conditions of the Land Use Director's determination, you are entitled to appeal the determination to the BOCC. You must file an appeal for this purpose with the Land Use Department in writing no later than 14 days after the date of this letter. If an appeal is requested, the BOCC will review the Land Use Director's determination at a public meeting.

Paul Danish
County Commissioner

Ronald K. Stewart
County Commissioner

Tom Mayer
County Commissioner

	Description	Approved
Height:	Approximately 30 feet from existing grade	1/30/2003
Size:	3,125 sq. ft. residence and 710 sq. ft. detached garage	1/30/2003
Location:	As shown on the site plan	1/30/2003
Exterior colors:	Sherwin Williams "cider mill" stained siding	1/30/2003
Exterior materials:	cedar siding with asphalt shingle roof* (see item 1D below)	1/30/2003
Lighting plan:	Lighting locations as indicated on elevations	1/30/2003
Lighting fixture:	Kichler model number 9236	1/30/2003

B. SIZE

Information submitted with the application materials indicates that a 3,125 sq. ft. residence and 710 sq. ft. detached garage are proposed. This information also indicates that the size of the residence is as follows: 1,147 sq. ft. basement, 1,172 sq. ft. first story, 656 sq. ft. second story, and 150 sq. ft. of covered deck. This will result in 1,828 sq. ft. of finished floor area and 1,297 sq. ft. of unfinished floor area. The proposed size is approved as submitted in the application documents.

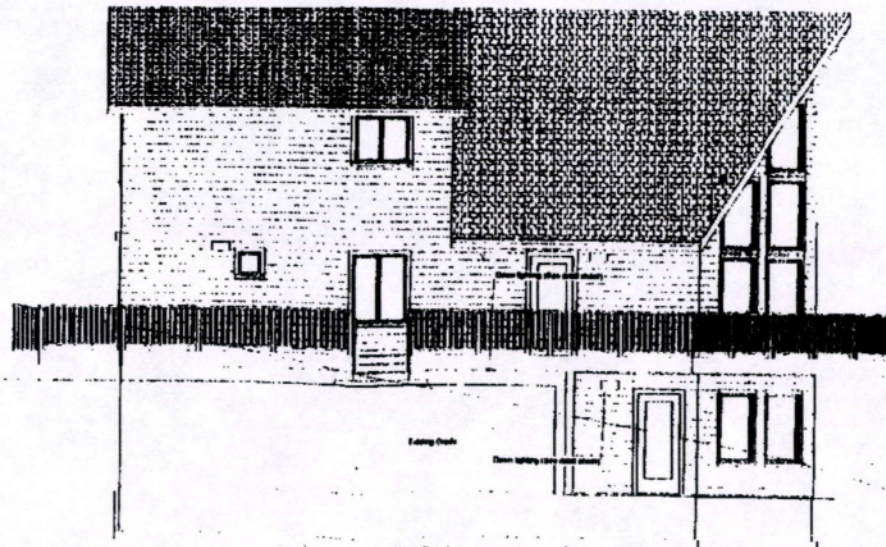
C. LOCATION: SETBACK SURVEY NEEDED

The site plan submitted with the application materials indicate that the footprint of the proposed garage is within 20 percent of the minimum required 25-foot side yard setback (See Article 4-1403(E)(2)(b) of the Land Use Code) and also appears to be within 20 percent of the minimum required 55-foot supplemental setback from the centerline of State Highway 72, which is a minor arterial (see Article 7-1403(B)(3)(d)). Therefore, a Setback Survey Verification Form is required. This form will be provided at the time a building permit is processed.

The Setback Survey Verification Form must be completed by a licensed surveyor and submitted to the Land Use Department *prior to the foundation form inspection.*

D. EXTERIOR MATERIALS

The wildfire hazard in this area is considerable, as this property and surrounding area is very heavily forested and the size of this lot does not allow for adequate defensible space to be achieved around the structures



East Elevation

RWCS Surveying and Engineering
4538 N. Broadway, Suite 101
Boulder CO 80304

Mike Kozak/Caroline Knight Residence
Lot 32 Cedar Ridge Subdivision
Boulder County, Colorado

Scale 1/4" = 1'-0"
Date: 11/14/2002

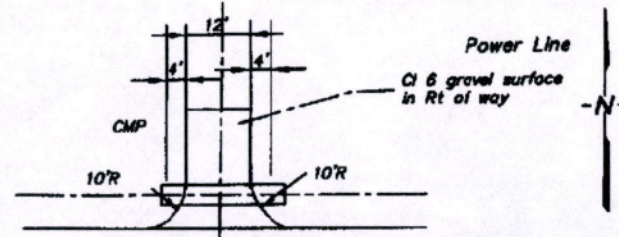
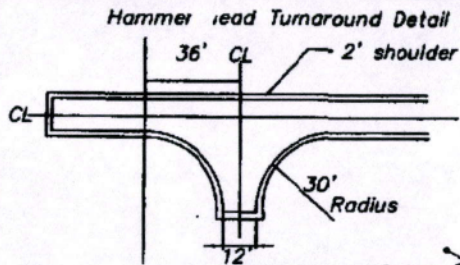
Revised:
Rev 12/19/2002

Title: **East Elevation**

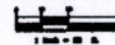
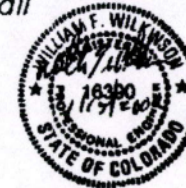
A3

SITE PLAN -- LOT 3, CEDAR - RIDGE ESTATES SUBDIVISION

LOCATED IN NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH,
RANGE 72 WEST OF THE 6TH P.M., BOULDER COUNTY, COLORADO

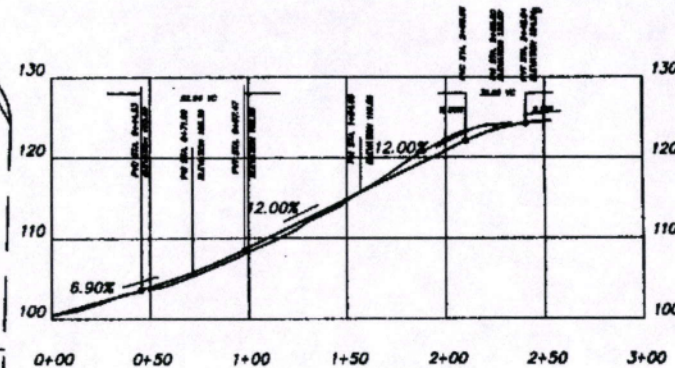
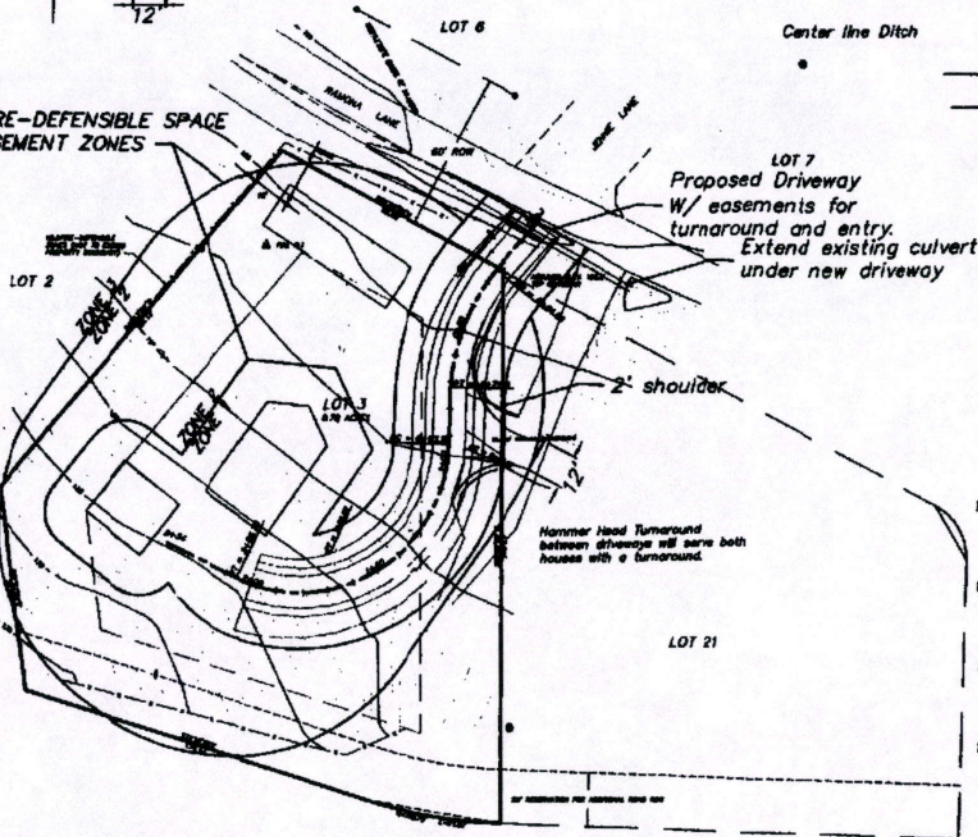


Ramona Lane Access Detail



LEGEND
1. 1" = 20' SCALE
2. 1" = 20' SCALE
3. 1" = 20' SCALE

WILDFIRE-DEFENSIBLE SPACE
MANAGEMENT ZONES



RMCS Surveying and Engineering
4636 No. Broadway, Suite 101
Boulder CO 80304

Mike Kerzee/Caroline Knight Residence
TBD Ramona Dr.
Cedar Ridge Subdivision

DESIGNED BY: WFW	CHECKED BY: WFW	DATE: 12/10/2000
DRAWN BY: WFW	CHECKED BY: WFW	DATE: 12/10/2000
SCALE: 1" = 20'	SCALE: 1" = 20'	SCALE: 1" = 20'

Site Plan

1 of 1



Knowledge to Go Places

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

April 8, 2003

Mike Kerzee
61 Ramona Rd.
Golden, CO. 80403

Dear Mike Kerzee,

Enclosed is a copy of your Wildfire Mitigation Site Plan Review for the building address of 77 Ramona Rd., Golden, CO. 80403. The Site Plan Review Number is SPR#03-003 for the construction of your house and detached garage. If you have any questions regarding your fire protection district please contact the Coal Creek fire protection district (303-642-3121).

If you have any questions regarding the SPR process or any concerns about forest management issues, please feel free to contact me at 303.823.5774.

Sincerely,

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

Cory Secher
Forester

WILDFIRE MITIGATION PLAN



Knowledge to Go Places

Docket SPR- # 03-003

Inspection date: 4/7/03

Prepared for:

Mike Kerzee
61 Ramona Rd.
Golden, CO. 80403
Phone: 303-642-1736

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 77 Ramona Rd., Golden, CO. 80403. Access to the property is from Highway 72. The legal description is Section 36, Township 15, and Range 72W lot 3 Cedar Ridge Estates. The fire protection district is the Coal Creek fire protection district (303-642-3121). There will be 2 structure(s) located on site, including a house and detached garage. The lot is 1 acre(s) in size and has a 8-12 percent slope with a Northern aspect. It is at 8,774 feet in elevation. The proposed building site is mid-slope and it is a relatively moist site. Highway 72 is 150 feet South of structure creating natural 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 Lodgepole pine with a Douglas fir and Ponderosa pine component. The area is predominantly fuel model 8 with an understory consisting of grasses, forbs, and shrubs. No sign of insects and disease was noticed, with the exception of a few lodgepole pine that contained witches broom.

CONSTRUCTION DESIGN AND MATERIALS

The proposed house has a relatively simple design with a simple roofline and is oriented with a Northern aspect. The roofing material will consist of asphalt. The exterior wall material is to be cement hard plank. Soffits are to be 3/4" thick cement board hard plank.

There are 26 medium sized windows with the primary viewing direction being toward the North-east side of the structure. Windows will be double glazed with low e-coating with frames made of aluminum clad wood. Exterior doors are to be 1-3/4", fire-rated, and made of wood and steel.

The deck(s) will be made with wood and composite materials and supported by timber posts. The deck(s) will be open and isolated from the surrounding landscape with crushed rock over a fiberglass weed barrier.

The propane tank will be set on a pad of crushed rock overlaying a fiberglass weed barrier approximately 50 feet East of the house, 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 crushed rock over a fiberglass 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 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 190 feet long therefore 1 hammerhead turn-around will be present (see plan for details). The driveway is less than 400 feet therefore no pull-outs are required

WATER SUPPLY / UTILITIES / SEPTIC FIELD

The water source will be from a well that is 50 feet South-east of the house. 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 45 feet North of the house.

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 chipped. 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 (Coal Creek fire protection district (303-642-3121)).

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

PAYMENT

Inspection was conducted on 4/7/03.

Payment for marking the timber, consultation, and written plan was received on 4/7/03, for the amount of \$200. Payment for the final inspection was received on 4/7/03, for the amount of \$50. Payment in full has been received.

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.

August 22, 2003

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

Dear Eric,

This letter is to inform you that Mike Kerzee, SPR# 03-003, has completed his fire mitigation work on his property located at 77 Ramona Rd., Golden, CO. 80403. The Colorado State Forest Service has inspected Mike Kerzee 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.

Sincerely,

Cory Secher
Forester

SITE PLAN REVIEW
FIELD DATA FORM

Inspection Date: 4-7-03

Landowner name: Mike Kerue

Mailing address: 61 Ramona Rd.

City, State. Zip: Golden Co 80403

Site address: 77 Ramona Rd

Phone number: 303 642 1736

Road access: HWY 7 (Name of access road)

Docket Number: SPR-03-003 (SPR, LU, Etc.)

Section: 36

Township: 15

Range: 72 W

Legal Discription: Lot 3 Cedar Ridge Estates

FPD: ✓

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

Dominant overstory: Lodgepole

Co-dominant overstory: "

Fuel model type: ✓

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

Aspect: North (Direction of slope)

Slope: 8°-12°

Elevation: 8774 (feet)

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

Site moisture: _____ good

Natural fire barrier: road HWY 72

Insect & Disease Diagnosis: _____

Lot size (acres): .7 (Acres)

Number of Structures: 2

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

Driveway length: 190 (< > 150 ft. OR < > 400 ft) 1 hammerhead

Driveway trees removed: (few)/many

Home buffer material: Crushed Rock

House design: _____ (simple/complex)

Roof Design: _____ (simple/complex)

} ★ Enc 22's

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

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

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

Windows (#): 26

Windows Size: _____ (small/medium/large)

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

Windows Aspect: North East (Viewing direction)

Window Construction: _____ (Tempered glass/e-coating)

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

Deck material: wood/composite (Wood/composite materials)

Deck Description: _____ (Enclosed/open)

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

Deck buffer material: _____ (Crushed rock/gravel)

Deck weed barrier: _____ (Fiberglass/polyester)

Structure SQR. FT.: 3,800

Utility Location: _____ (Pole Xft from house/buried in trench)

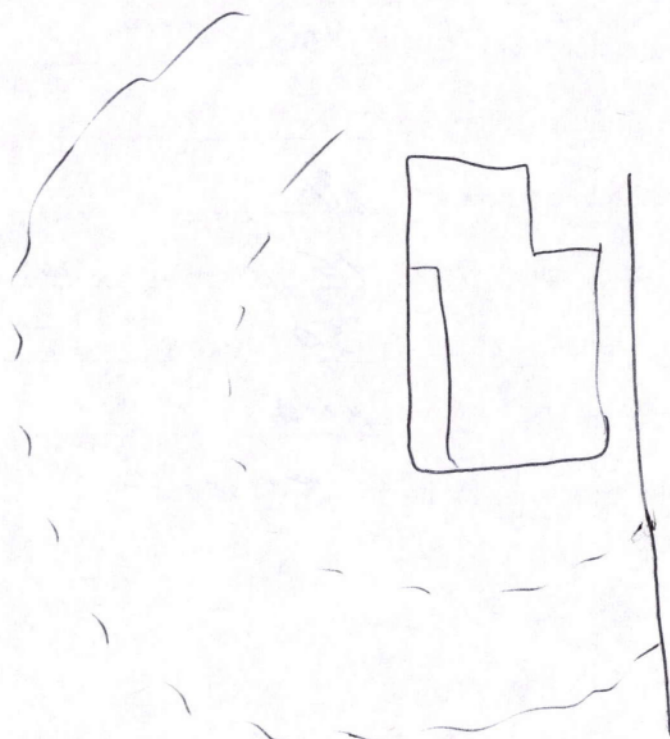
Structure aspect: N (Predominant facing direction – view)

Leech field: 45, (have) north (Distance from house/propane/septic NSEW)

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

Cistern size: N/A (gallons)

Propane Tank location: 50, east of house (Level w/house & >50ft from cistern)



August 22, 2003

Mike Kerzee
61 Ramona Rd.
Golden, CO. 80403

Docket Number: 03-003

Dear Mike Kerzee,

This letter is to notify you that the inspection of your wildfire mitigation around your property located at 77 Ramona Rd., Golden, CO. 80403, for your Site Plan Review requirements was 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.

Sincerely,

Cory Secher
Forester