

WILDFIRE MITIGATION PLAN

For: Bette Rittinger
78 Aspen Ct., Nederland, CO 80466
Docket: SPR - 08 - 006
Inspection date: 2/8/2010

Prepared for:
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78 Aspen Ct.
Nederland, CO 80466
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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 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 14, Township 1S, Range 72W, Boulder County, Colorado. It is located within the High County Fire Protection District. The lot is 7 acres in size and has a modest ~0-10 percent slope with a south aspect. The site is at ~8,500 feet in elevation and located on a midslope which is relatively dry. County Road 68 to the north and Aspen Meadows Road to the south will create a small natural barrier that may help slow the spread of a surface fire on the site.

CURRENT AND FUTURE PLANS FOR THE SITE

Currently the property has the following structures located on it; a 1064 sq. ft. house, a 600 sq. ft. detached garage, a 900 sq. ft. barn, a 264 sq. ft. loafing shed, a 160 sq. ft. storage shed and a 1036 sq. ft. barn. There are no future construction plans for the site. For the purposes of this mitigation plan only the barns and sheds will be discussed.

CONSTRUCTION DESIGN AND MATERIALS

All four structures have a simple design with a simple roofline and are oriented with a southwest to south aspect. Buffer material around all structures is of bare ground. **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 with one another creating eddies where 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 on all structures consists of metal and/or asphalt material. **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 gutters and roofs clear of leaves and needles.**

The exterior wall material on all of the structures is wood. Few windows are present on the structures. Exterior doors are made of wood and/or metal. **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 uphill faster and will create a great deal of radiant heat.**

UTILITIES

The propane tank is located more than 50 feet away from the main structure. Utilities for the structures are buried and run in from the main structure. The septic field is located ~ 75 feet to the southeast of the main structure. A well is located ~ 50 feet to the north of the main structure. **Propane tanks above ground must not have anything combustible around them (such as firewood, or wooden fencing) or above them (such as overhanging tree limbs). Slash pile and wood piles should be at least 30 feet from the tank. Maintain a 10-foot vegetation free zone around the propane tank.**

DIRECTIONS AND EVACUATION ROUTES TO AND FROM PROPERTY

To reach the property from Boulder, head west on Magnolia Road to County Road 68 south to Pine Glade Road. Follow Pine Glade Road to Aspen Meadows Road and then east onto Aspen Ct. Emergency evacuation from this property is dependent on the location of a fire at a given time. Two main evacuation routes could be east on Magnolia Road to the city of Boulder or west on Magnolia Road to the Peak To Peak Hwy.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

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 ~200 feet in length and creates a complete circle around the main structure. **On longer driveways, pull-outs and turn-arounds are essential for emergency vehicles to be able to turn around or pass safely on any road or driveway.**

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

The emergency water source will be from a community cistern. The landowner will be making a contribution to the community cistern fund. Contact the High County Fire Protection District (303-582-5768) 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 6 ft or 1/3 the height of the tree, whichever is less. If the property is less than 1 acre it may not have zones marked due to boundary interference. Harvested wood that remains on site should be stacked at least 30 feet from the house and at the same elevation when possible. Slash from the harvest will be hauled. 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.

FOREST COMPONENT AND HEALTH

The site has a dominant overstory consisting of ponderosa pine (*Pinus ponderosa*) with a ponderosa pine, Douglas-fir (*Pseudotsuga menziesii*), limber pine (*Pinus flexilis*), lodgepole pine (*Pinus contorta*) and quaking aspen (*Populus tremuloides*) component. The understory consists of a sparse cover of native grasses, forbes and shrubs. The forested area is best represented by Fuel Model 9. Fuel Model 9 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 signs of dwarf mistletoe (*Arceuthobium spp.*) noted 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) and the area immediately adjacent to and surrounding the structure(s) on all sides. **A five-foot wide, non-flammable strip must be created using 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 to 10 feet from the structure. **In this zone, all highly flammable vegetation such as ground juniper should be removed.** Ground juniper contains a high oil content. This in combination with the dead material that builds up underneath the shrub produces very flammable vegetation. Any large dead woody material on the ground must 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 structure. **All understory trees (ladder fuels) must 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 must 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 must 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 retaining the larger, healthier trees. Snags, 2 to 4 per acre, can be retained for wildlife. Slash in this zone can be lopped and scattered and/or piled for wildlife use. Large amounts of slash should be disposed of by chipping, hauling to an approved site, or burning. Burn permits can be obtained from Boulder County.

OTHER DEFENSIBLE SPACE 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.

- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around wood piles
- When possible, create and maintain an irrigated green space in zone 1 and/or 2; keep grasses mowed at least 6" to 8" in height
- Place and maintain screens and spark arresters on chimneys
- Place and maintain screens on soffit vents, roof vents, and attic openings
- Place shutters, fire curtains or heavy drapes on windows.
- Enclose sides of stilt foundations and decks.
- Place placards on garages if storing flammable materials inside.
- Install and test smoke detectors.
- Remove unnecessary accumulations of debris and trash from yards
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Keep tools such as shovels, rakes, ladders, and axes available and ready for use
- Create reflective easy to see signs for driveways and property addresses
- Avoid storing combustibles under decks such as wood piles, scrap lumber, and fuels
- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- 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
- Establish an escape route and safety zone with the aid of your local fire protection district
- 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.



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.
- 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 at least 30 feet away from structures.
- Clear weeds and grass from around wood piles.
- Check and maintain screens on soffit vents, roof vents, and attic openings.
- Remove any combustibles from under decks, porches or entrances ways.
- Clear vegetation from around fire hydrants, cisterns, propane tanks, etc.
- Make sure that an outdoor water supply is available with a hose, nozzle and pump.
- Make sure address signs are still clearly visible from the street or road.
- Make sure that driveways are wide enough for fire trucks and equipment.
- 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 at <http://www.ext.colostate.edu/PUBS/NATRES/06304.html>, 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.

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.

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.

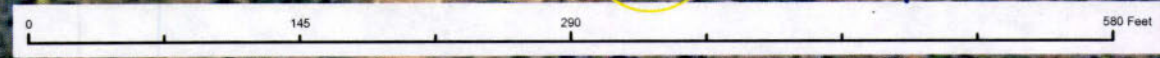
Wildland urban interface – a popular term used to describe an area where various structures (most notably private homes) and human developments meet or are intermingled with forest and other vegetative fuel types.

Property of
Bette Rittinger
78 Aspen Grove Ct.
SPR - 08 - 006



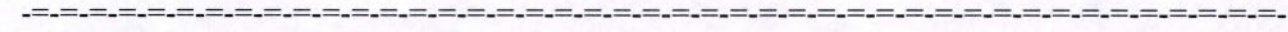
Legend

-  Zone 1
-  Zone 2
-  Driveway
-  Property Boundary
-  Septic field
-  Well
-  Large leaf trees
-  House
-  Detached Garage
-  Horse Barn
-  Barn/shed
-  Barn #1
-  Barn #2
-  Loafing shed



DIRECTIONS FOR FILLING OUT FORM:

Any **Bolded** categories will be filled in by the CSFS representative at the time of initial site visit and tree marking for the defensible space. If you have any questions about this form please contact Nicole Palestro at 303-823-5774.



Wildfire Mitigation Plan
FIELD DATA FORM

Inspection Date: 2-8-2010

Landowner name: Bette Rittinger

Mailing address: 78 Aspen Grove Ct PoBox 807

City, State, Zip: Nederland Co 80466



Site address: _____

Phone number: _____

Road access: _____ (Directions from main access road)

Docket Number: SPR 08-006 (SPR, LU, Etc.)

Section: 14

Township: 15

Range: 72W

Elevation: _____ (feet)

Lot size (acres): _____ (Acres)

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

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

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

Existing Structures: _____ (House/barn/garage/etc.)

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

Structure aspect: _____ (Main entrance direction)

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

House design: _____ (simple/complex)

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

Roof Design: _____ (simple/complex)

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

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

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

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

Windows Size: _____ (On average: small/medium/large)

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

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

Window wells: _____ (Number and location if present)

Door Material: _____ (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)

Garage if detached: _____ (Total square feet)

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

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

Cistern size: _____ (gallons)

Cistern: _____ (Distance from house, and direction)

Cistern Type: _____ (Domestic Cistern or Fire Cistern)

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

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

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

Water supply: _____ (Well or main line)

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

Propane or natural gas: _____

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 inspecting forester

FPD: _____

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

Dominant overstory: _____

Co-dominant overstory: _____

Fuel model type: _____

Aspect: _____ (Direction of slope)

Slope: _____

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

Site moisture: _____

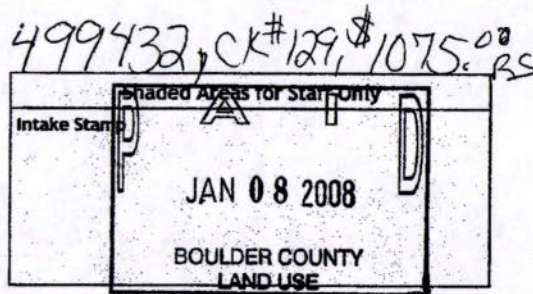
Natural fire barrier: _____

Insect & Disease Diagnosis: _____



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



Application Form

Project Number		Project Name	
* No Application Deadline		* Application Deadline: First Wednesday of the Month	* Application Deadline: Second Wednesday of the Month
<input type="checkbox"/> Limited Impact Special Use <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Extension of Approval <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other: _____		<input type="checkbox"/> Variance <input type="checkbox"/> Appeal	<input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP <input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change
Location(s)/Street Address(es) 78 ASPEN GROVE CT., NEDERLAND 80466			
Subdivision Name ASPEN MEADOWS			
Lot(s) 2	Block(s) UNIT 5	Section(s) 14	Township(s) T. 15.
Area in Acres 1 1/2	Existing Zoning F.	Existing Use of Property ALPACA RANCH	Range(s) R. 72W. OF 6PM
Proposed Water Supply WELL	Proposed Sewage Disposal Method SEPTIC		

Applicants:

Applicant/Property Owner BETTE B. RITTINGER		Email Address BBR438@aol.com	
Street Address 78 ASPEN GROVE CT.			
City NEDERLAND	State CO	Zip Code 80466	Phone 303/545-2187 Fax
Applicant/Property Owner/Agent/Consultant ABOVE		Email Address BBR438@aol.com	
Street Address			
City	State	Zip Code	Phone Fax
Agent/Consultant BOB TATGE, ENGINEER		Email Address	
Street Address 1528 RANCH ELSIE RD.			
City GOLDEN	State CO	Zip Code 80403	Phone 303-642-7438 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 1/15/08	Signature of Property Owner	Date
Other Signature	Date	Other Signature	Date

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



Site Plan Review Fact Sheet

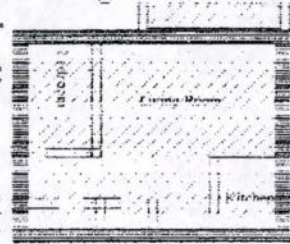
Each section of this Fact Sheet is required to be completed, even if the information is duplicated elsewhere in the application. Completed Fact Sheets cut application review time, and assist staff in expediting determinations. Please make duplicates of this page if the project involves more than two structures.

Determine Information

Project Name: **RITTINGER BARN**
 Property Address/Location: **78 ASPEN GROVE CT NEDERLAND, CO**
 Current Owner: **BETIE B. RITTINGER**
 Size of Property in Acres: **7 1/2 A.**

Determining Floor 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 80308
 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: **BARN (AS BUILT)**
 (e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: **1036** sq/ft DEMOLISH: _____ sq/ft
 (Finished + Unfinished sq.ft. - always include garage if attached)

Is new floor area proposed in areas where demolition is will occur?

Yes _____ No

If Yes, please be sure this area is included in the table below.

	PROPOSED FLOOR AREA (new construction only)		
	Finished	Unfinished	Total
Basement	/	/	/
1st Floor	/	1036	1036
2nd Floor	/	/	/
Garage □ Detached □ Attached	/	/	/
Covered STORAGE	/	288	288
Total	/	1324	1324

Height above existing grade: **15'**

Exterior wall:
- Material: **WOOD**

Color: **NATURAL CEDAR**

Roofing:
- Material: **ROLLED ASPHALT & METAL**

Color: **NATURAL CEDAR GREEN**

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

STRUCTURE #1:

TYPE OF STRUCTURE: **BARN (AS BUILT)**
 (e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: **900** sq/ft DEMOLISH: _____ sq/ft
 (Finished + Unfinished sq.ft. - always include garage if attached)

	PROPOSED FLOOR AREA (new construction only)		
	Finished	Unfinished	Total
Basement	/	/	/
1st Floor	/	900	900
2nd Floor	/	/	/
Garage □ Detached □ Attached	/	/	/
Covered STORAGE	/	240	240
Total	/	1140	1140

Height above existing grade: **15'**

Exterior wall:
- Material: **WOOD**

Color: **NATURAL CEDAR**

Roofing:
- Material: **METAL**

Color: **GREEN**

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

STRUCTURE #2:

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			

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

Narrative

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.

AS BUILT THE HORSE BARN WAS HERE WHEN I BOUGHT THE PROPERTY, + USED FOR HORSES, AS I USE IT, THE ALPACA BARN WAS BUILT BY A METAL BARN BUILDER I MET AT THE DENVER STOCK SHOW. (THIS SINCE OUT OF BUSINESS). HE TOLD ME THAT IF HE PUT IT ON THE SITE OF THE CHICKEN COOP (WHICH I TORE DOWN), + KEPT THE DIMENSIONS TO 30 X 30', NO PERMITS WERE NEEDED. THIS BARN HOUSES MY FEMALE ALPACAS + THEIR BABIES, MY PRESENT BUSINESS + LIVELIHOOD. THE OLD HEN HOUSE IS THE RECORD-KEEPING OFFICE.

Grading

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. A LU 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.

Signature Patte B. Rubin Date 1/5/08

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



Site Plan Review 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.

Project Identification

Project Name:
RITTINGER SHEDS

Property Address/Location:
78 ASPEN GROVE CT
NEDERLAND, CO

Current Owner:
BETTE B. RITTINGER

Size of Property in Acres:
7 1/2 A.

Determining Floor 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.

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Boulder County Land Use Dept.
Courthouse Annex, 13th & Spruce St.
PO Box 471; Boulder, CO 80306
Phone: 303-441-3930
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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

built

STRUCTURE #1:

TYPE OF STRUCTURE: LOADING SHED (AS BUILT)
(e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: 264 sq/ft **DEMOLISH:** _____ sq/ft
(Finished + Unfinished sq.ft. - always include garage if attached)

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

	PROPOSED FLOOR AREA (new construction only)		
	Finished	Unfinished	Total
Basement	/ sq/ft	/ sq/ft	/ sq/ft
1st Floor	/ sq/ft	264 sq/ft	264 sq/ft
2nd Floor	/ sq/ft	/ sq/ft	/ sq/ft
Garage <input type="checkbox"/> Detached <input type="checkbox"/> Attached	/ sq/ft	/ sq/ft	/ sq/ft
Covered Deck	/	240 sq/ft	240 sq/ft
Total	/ sq/ft	504 sq/ft	504 sq/ft

Height above existing grade 13'

Exterior wall:
- Material LOG/WOOD
- Color NATURAL

Roofing:
- Material ROLLED ASPHALT/METAL
- Color NATURAL CEDAR GREEN

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

STRUCTURE #2:

TYPE OF STRUCTURE: SHED (AS BUILT)
(e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: 160 sq/ft **DEMOLISH:** _____ sq/ft
(Finished + Unfinished sq.ft. - always include garage if attached)

	PROPOSED FLOOR AREA (new construction only)		
	Finished	Unfinished	Total
Basement	/ sq/ft	/ sq/ft	/ sq/ft
1st Floor	/ sq/ft	160 sq/ft	160 sq/ft
2nd Floor	/ sq/ft	/ sq/ft	/ sq/ft
Garage <input type="checkbox"/> Detached <input type="checkbox"/> Attached	/ sq/ft	/ sq/ft	/ sq/ft
Covered Deck	/	80 sq/ft	80 sq/ft
Total	/ sq/ft	240 sq/ft	240 sq/ft

Height above existing grade 10'

Exterior wall:
- Material WOOD
- Color NATURAL CEDAR

Roofing:
- Material ASPHALT/METAL
- Color TAN/GREEN

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

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			

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

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.

As built - THE OLD HORSE LOADING SHED WAS CONVERTED TO HOUSE MY BREEDING MARE AREAS, MY SOURCE OF INCOME, THIS WAS DONE BY PUTTING SLIDING DOORS ON THE OPEN FRONT FACING AREA OVERHANG FOR PROTECTION. A SMALL SOLAR PANEL ON THE ROOF PROVIDES MINIMAL LIGHT INSIDE THE SHED. THE OTHER AREA SHED IS 2 PORTABLE SHEDS HEARTLAND METAL PUT TOGETHER TO FORM ONE SPACE 10X16. IT IS USED FOR SEPARATING OR QUARENTINING AREAS WHEN NECESSARY, OR FOR WEAVING.

Grading Calculations 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. A LU 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.

Signature Paul R. Peltgen Date 1/5/08

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

Boulder County Land Use Department

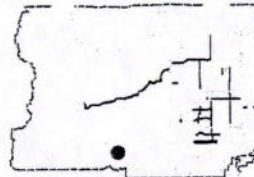
PreApp - Vicinity Map



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.

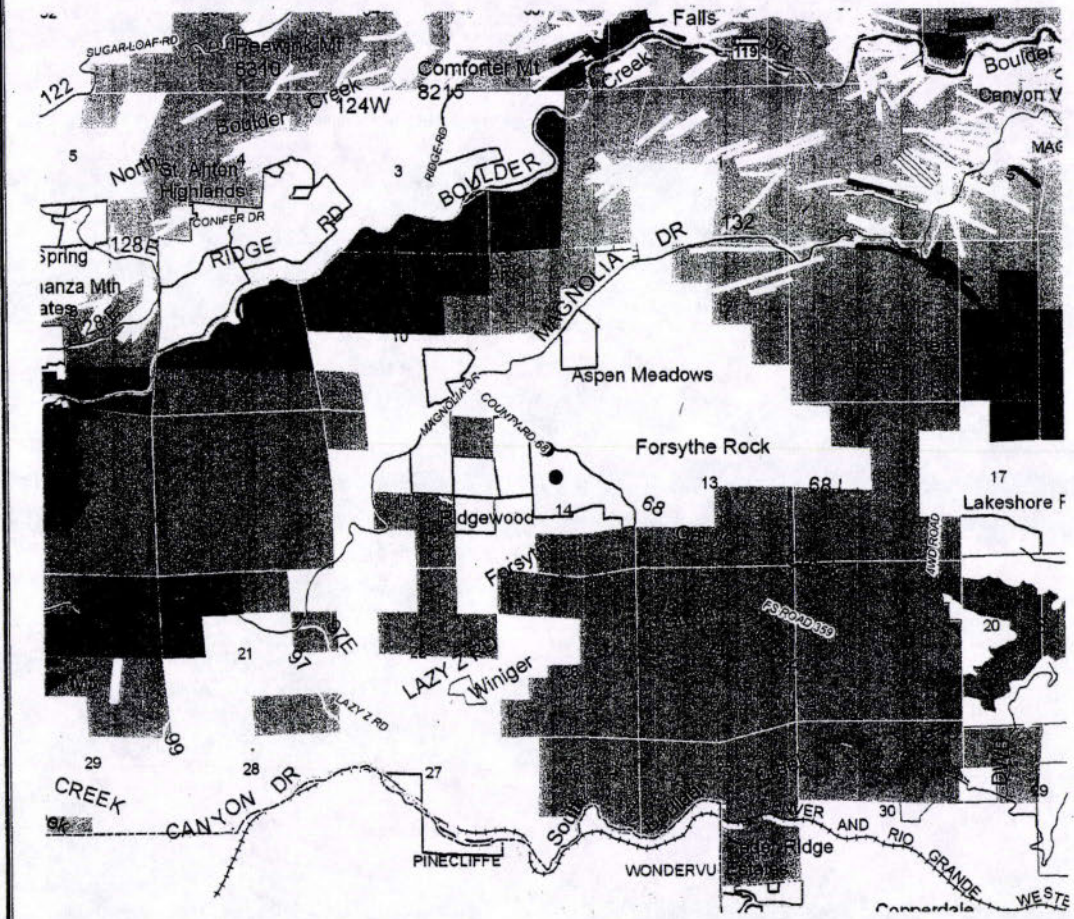
Legend

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



This map is for reference purposes only, and is not suitable for detailed, specific, site-specific planning. The map is intended for informational purposes only. Site-specific studies may be required to determine conclusions.

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Boulder County Land Use Department PreApp - Location Map



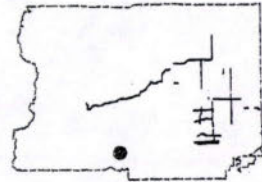
This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.

Legend

Archaeologically Sensitive Travel Routes

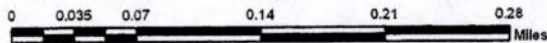
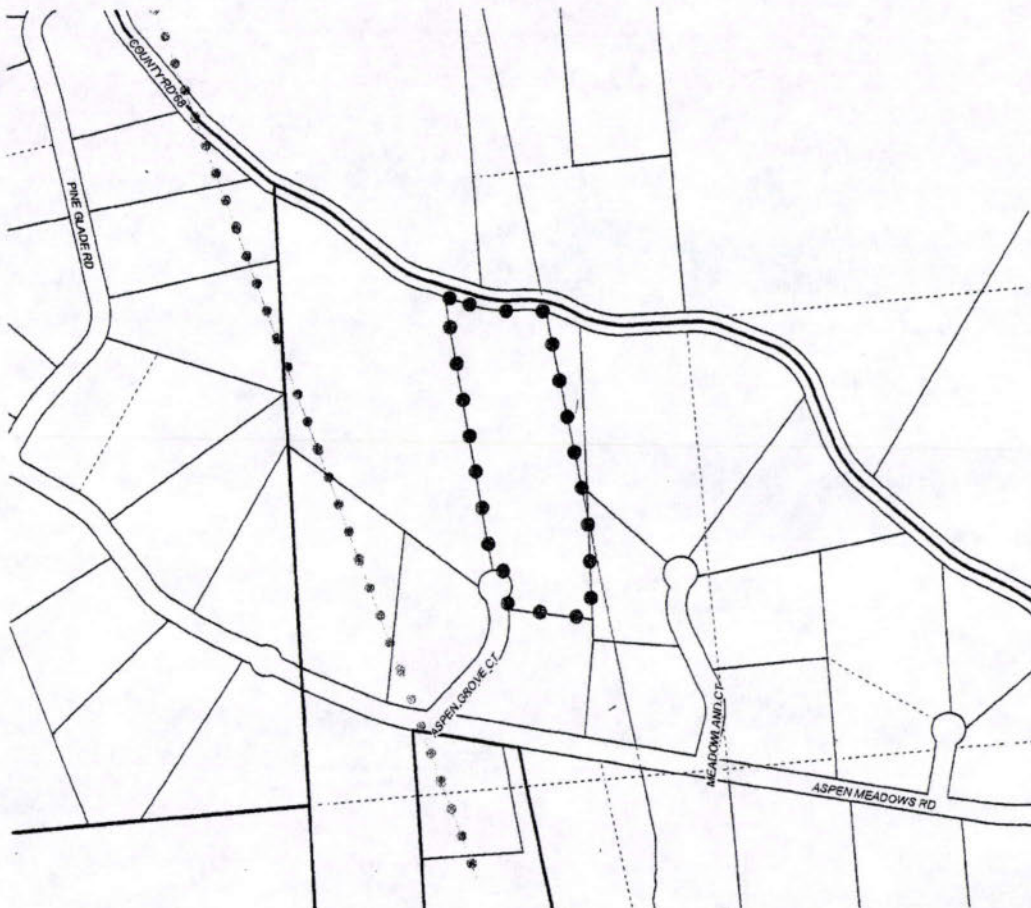
- Municipalities
- Archaeologically Sensitive Areas
- Open Corridors, Roadside
- Open Corridors, Streamside
- Overland Habitat Connectors
- Stream Habitat Connectors
- Significant Riparian Corridors
- Critical Wildlife Habitats
- Rare Plant Areas
- Floodplain - FD Zoning District
- Environmental Conservation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

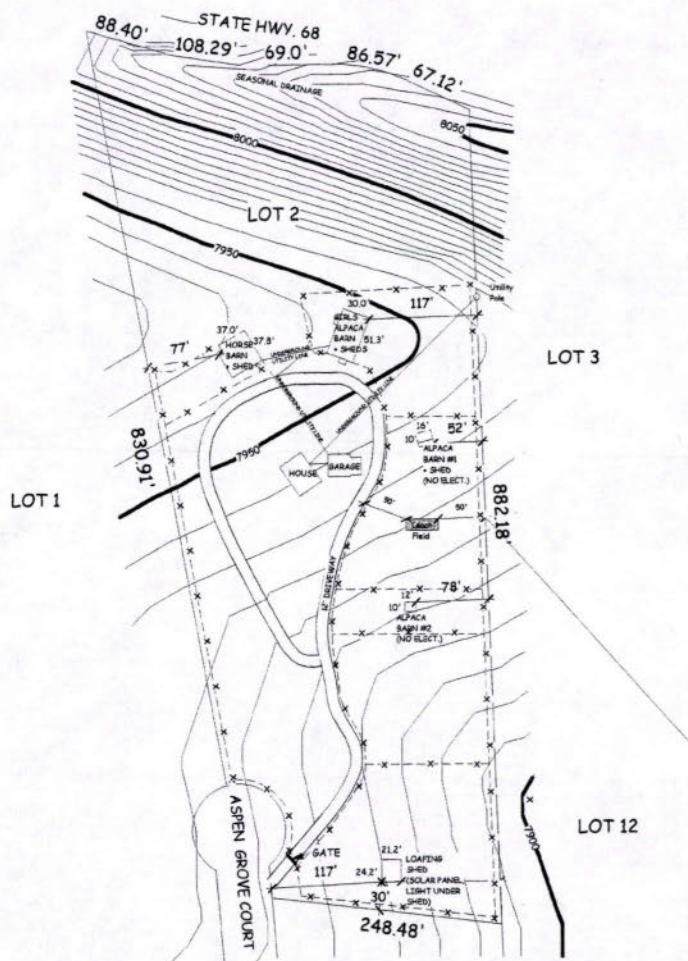
Map Location



This map is for illustrative purposes only, and it is not suitable for parcel-specific decision-making. The areas depicted here are approximate. More site-specific studies may be required to know accurate conditions.

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VICINITY MAP

N
SCALE: 1"=100'
5' CONTOUR INTERVAL

LEGAL DESCRIPTION
LOT 2, ASPEN MEADOWS UNIT FIVE
SECTION 14, T. 1 S., R. 72 W. OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

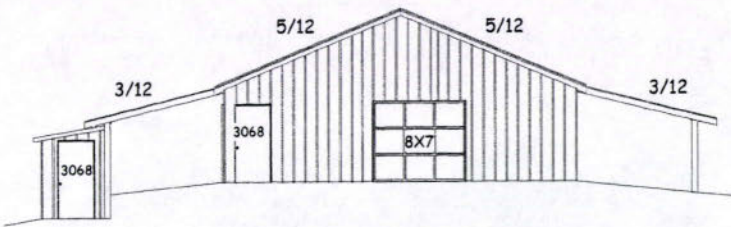
Alpine Engineering
LAND DEVELOPMENT CONSULTANT
1155 RANCHO ELIZABETH ROAD, BOULDER, COLORADO 80504
303.440.1114

RETTNER LOT 2 OUT BUILDINGS
78 ASPEN GROVE COURT
NEEDHAM, COLORADO

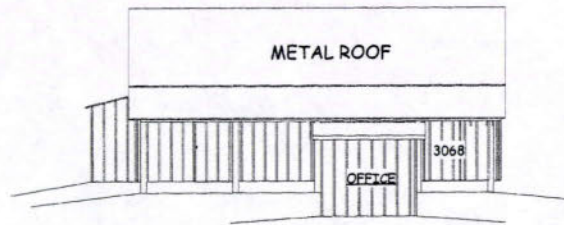
SCALE
1" = 100'

11/04/2007
REV. DATES

SP1
SITE PLAN

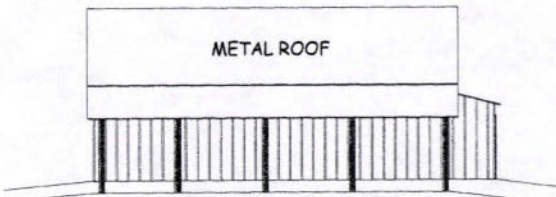


NORTH ELEVATION

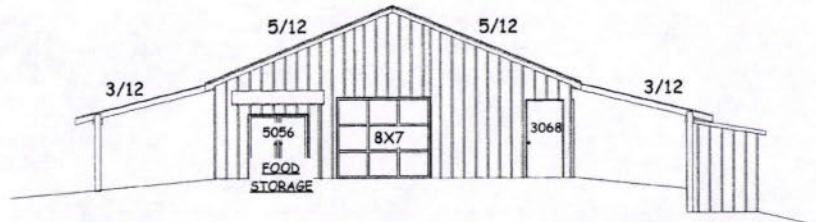


EAST ELEVATION

NOTE: ALL GRADES ARE
EXISTING AND
PROPOSED.



WEST ELEVATION



SOUTH ELEVATION

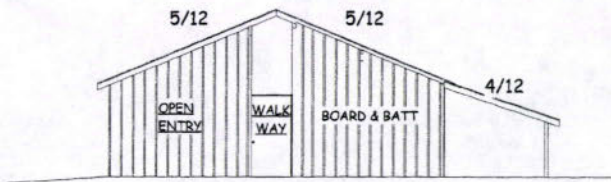
Alpine Engineering
 1400 W. 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 (303) 442-7438

BITTINGER ALPACA BARN
 78 ASPEN GROVE COURT
 FORTINSPIRE, COLORADO

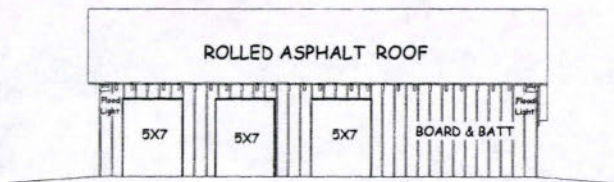
SCALE
 1/8" = 1'-0"

10/28/2007
 REV. DATES

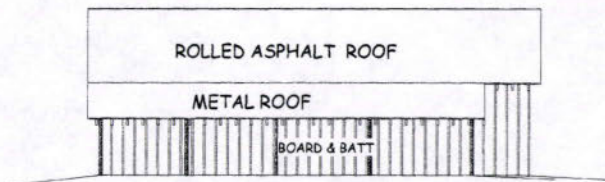
D2
 ELEVATIONS



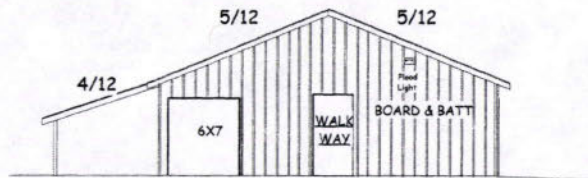
NORTH ELEVATION



EAST ELEVATION



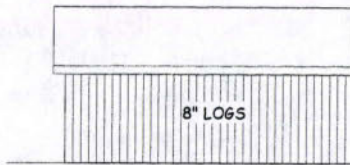
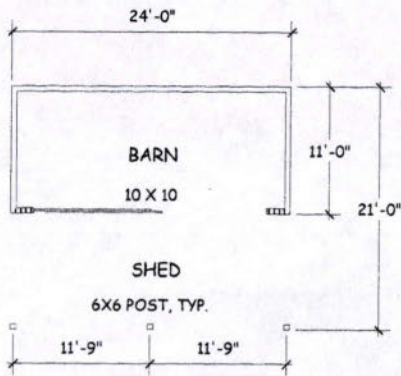
WEST ELEVATION



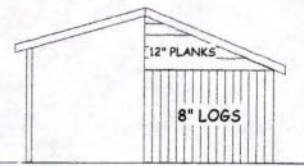
SOUTH ELEVATION

NOTE: ALL GRADES
ARE EXISTING
AND PROPOSED.

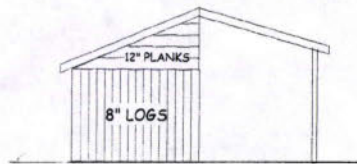
Alpine Engineering <small>11508 RANCHO EL SIETE CANTOS, ACACIA, CO. 80640 (303) 442-7438</small>
<small>HITTNER HORSE BARN 78 JAMES GROVE COURT HIGHLAND, COLORADO</small>
<small>SCALE 1/8" = 1'-0"</small>
<small>10/26/2007 REV. DATES</small>
D3 <small>ELEVATIONS</small>



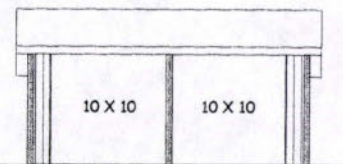
NORTH VIEW



EAST VIEW



WEST VIEW



SOUTH VIEW

Alpine Engineering
LAND DEVELOPMENT CONSULTANT
5008 HARBORVIEW DRIVE, BOULDER, CO 80504-3003
303.440.1118

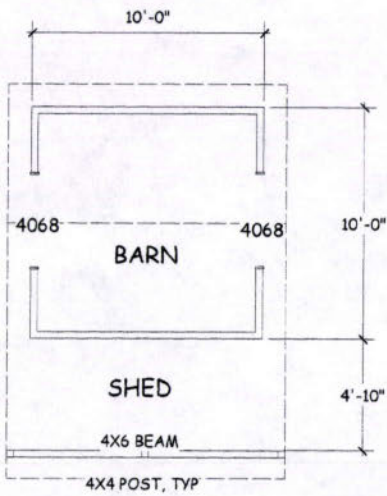
BITTNER LOADING BARN
78 ASPEN GROVE COURT
NEERLAND, COLORADO

SCALE
1/8" = 1'-0"

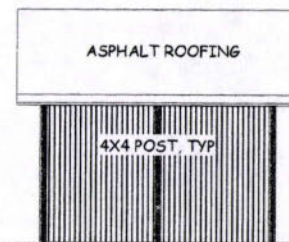
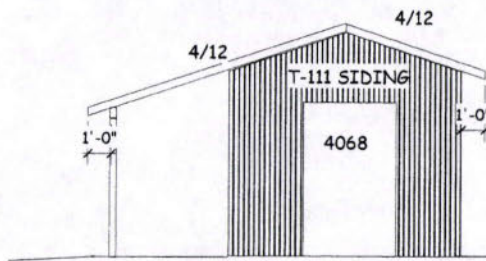
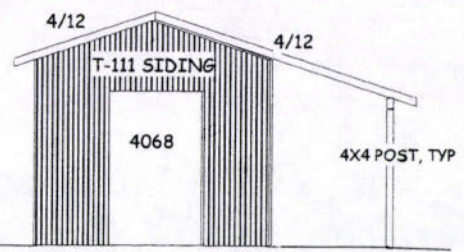
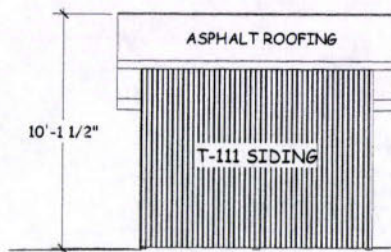
10/26/2007

REV. DATES

D2
GROUND PLAN



PLAN VIEW



Alpine Engineering
 LAND DEVELOPMENT CONSULTANT
 12300 ARBONVILLE CIRCLE, SUITE 100, BOULDER, CO 80501
 PHONE: 303.440.1234

ATTENDING LOT 2 SMALL BARN
 78 ASPEN GROVE COURT
 NEBRASKA, COLORADO

SCALE
 1/4" = 1'-0"

12/10/2007

REV DATES

D1
 PLAN &
 ELEVATIONS