

SPP # 97 - 726?
BP

Nell & DAVID JONES
258-0374
4x

Palm
3E
115⁰⁰

3841 Lee hill RD
MAIL Box
S. Side RD

P.O. Box 353
NEDERLAND 80466

Paid? in 97

SL-15%

PP

20+ in blue

Downhill- 66'

up- 50

Sine 50

Pete-258-7805

To: NELL JONES
P.O. Box 353
NEDERLAND, CO 80466

Invoice No. 54779

Colorado
State
FOREST
SERVICE

Date: November 21, 2000

Item	Unit Cost	Total
1 WILDFIRE Mitigation Plan AND Inspection		
2 LU-00-01		195.00
3 3841 Lee Hill Road - Boulder County		
4		
5		
6		
7		
8		
9		
Tax Exempt No. _____	Sales Tax	

Allen Owen
CSFS Originator
Payment Due By December 21, 2000

Remit to:

COLORADO STATE FOREST SERVICE
BOULDER DISTRICT
936 LEFTHAND CANYON DRIVE
BOULDER CO 80302

Total		195.00
CK-CA-MO Amount Paid:		
Amount Due		195.00
Ck#	Dated	
Rcv'd By	F.Y. <u>00-01</u>	
Funding		Amount
2-23530	0615	195.00

Deposit No.

Date

White-Customer copy; Yellow-State Office copy; Pink-Project copy

Sincerely,

Allen Owen

Allen Owen
District Forester

November 20, 2000

Jeff Dwight
Boulder Land Use Dept.
P.O. Box 471
Boulder, CO 80306

SPR# LU-00-01

Dear Jeff,

Wildfire hazard mitigation work has been completed by:

**Harriet Nell Jones
3841 Lee Hill Road
S 3, T1S, R71W
Boulder County**

mailing address: P.O. Box 353
Nederland, CO 80466

This work meets all requirements as outlined in the wildfire mitigation plan as prepared by the Colorado State Forest Service-Boulder District.

For questions, please contact me at 303-442-0428.

Sincerely,

Allen Owen
District Forester

November 20, 2000

Harriet Nell Jones
P.O. Box 353
Nederland, CO 80466

RE: WILDFIRE MITIGATION PLAN – LU-00-01
TAX ID:119724

PROJECT SITE LOCATION/PROPERTY DESCRIPTION

The property is located at **3841 Lee Hill Road**, a portion of S3, T1S, R71W, Boulder County. This 35-acre parcel (zoned forestry) is located in Boulder County's wildland-urban interface *west* of Lee Hill Road. The initial property inspection for wildfire hazard mitigation consultation occurred August 24, 2000 when a defensible space, based upon the home site's footprint, was measured and marked in blue tree marking paint. The defensible space zone's perimeter was flagged in surveyor's ribbon. A newly constructed, 4'000 foot-long road accesses the proposed building site. The property is located within the Boulder Mountain Fire Authority's District.

FOREST HABITAT TYPE/FUEL MODEL

The surrounding vegetation community type is ponderosa pine (*Pinus ponderosa*). Douglas-fir (*Pseudotsuga menziesii*) occurs infrequently throughout the forest stand. Dominant shrub species include common juniper (*Juniperis communis*) and occasional kinnikinnik (*Arctostaphylos uva-urvi*). The NFDRS Fuel Model is classified as U (stylized fuel model 9). Ground fuels (the primary carrier of fire) include litter/duff, grass and small concentrations of down-dead woody material. This ponderosa stand has been well managed; the area was thinned approximately 10 years ago. The current basal area is 70 square feet per acre around the building site. The trees are even-aged, approximately 75-80 years old and 35 feet in height. No apparent insect or disease problems were noted in the vicinity. The average slope of the building site is 15% and is north/northeast in aspect.

WILDFIRE MITIGATION RECOMMENDATIONS

As detailed in the enclosed fact sheet no. 6.302, *Creating Wildfire-Defensible Zones*, an important factor that determines a structure's ability to survive wildfire is termed *defensible space*. Defensible space is a managed/maintained area around buildings where forest fuels are modified through cutting and pruning 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.

There are three zones of protection to be created around the home site for defensible space. Zone 1 is the most critical and affords the most protection to the site. Zones 2 and 3 are extensions of this protection.

Zone 1

Zone 1 is the area of maximum modification and starts at the foundation of the structure and extends out 15 feet in all directions. Most flammable vegetation should be removed in this zone. As per Boulder County Land Use Code, create a minimum of a 3-foot wide strip of nonflammable groundcover immediately adjacent to the structure. This strip should surround the house and extend under any decks or eaves to 3 feet past the drip line of any decks. Fireproofing this area can be accomplished by using decorative rock, stone or gravel.

Thinning and pruning surrounding trees is necessary to create a defensible space in this zone. **All trees marked with blue marking paint should be cut and removed.** Trees for removal were selected because of their poor form and/or lack of vigor, in addition to their close spacing. Tree removal will improve the health of the remaining trees in addition to mitigating wildfire hazards. Zone 1 extends approximately **66 feet** (1 chain) below the proposed house site and **50 feet** above and to the sides.

Prune and remove ladder fuels on vegetation in Zone 1. Ladder fuels are small shrubs, trees, tree branches (live and dead) that allow a fire to climb from the ground into a trees crown. Limb trees to a height of ten feet on the remaining trees in this zone. For young, small trees, prune the lower one-third of the tree's height. Remove all downed-dead woody debris from this area as well. All slash generated during the thinning operation should be removed completely (either chipped or hauled away) from Zone 1.

Zone 2

Zone 2 extends out from Zone 1; it is a transition zone between the heavily thinned area near the structure to a more traditional forest setting. In this zone, some clusters of trees are acceptable if there is adequate spacing between clusters. At your site, Zone 2 extends from the outer edge of Zone 1 for a total distance of 100 feet. In this zone, limb remaining trees to a height of eight feet. As you approach the outer edge of Zone 2, reduce limbing height to six feet. Lower branches of young, small trees in this zone should be limbed to one third of the tree's height. Again, removal of all dead-woody materials is necessary. Slash should be treated in the same manner as in Zone 1.

Zone 3

Zone 3 extends out from Zone 2, and is of no set shape or size. Forested land in this zone could be thinned for increased overall forest health and wildfire hazard reduction. The following guidelines would apply if you decide to work in these areas.

Thin suppressed trees and trees with disease and insect infestations and retain the larger, healthier trees.

Retain snags for wildlife habitat, when applicable.

Slash in this zone can be lopped and scattered, piled for wildlife habitat or, piled for burning under certain conditions.

For slash pile burn permits, check with your local fire protection district.

All cutting, limbing and slash treatments must be completed prior to scheduling a wildfire hazard re-inspection. Contact this office to set up an inspection date at least two weeks before you need the approval.

Implementing this wildfire mitigation plan and maintaining your defensible space will help reduce the threat of wildfire to your home, but does not guarantee its safety.

In addition to the above recommendations, several other measures can be taken to make your home and family more prepared for and adapted to life in a fire prone ecosystem. While not required through the Boulder County Site Plan Review, those who live in the wildland-urban interface should practice other wildfire mitigation measures. These include:

Be aware of the local fire danger. Signs are usually posted at the entrances of most major canyons and, oftentimes, subdivisions entrances.

Clean roof and gutters of pine needles and debris at least twice a year.

Stack firewood uphill or on the contour at least 15 feet from buildings.

Do not store combustibles under decks.

Screen off foundations, roof and attic openings.

Screen and maintain spark arresters on chimneys.

When possible, maintain an irrigated greenbelt around the home.

Connect and have available at least 50 feet of garden hose during fire season.

Post lot and house numbers so that they are clearly visible to emergency service personnel.

Maintain the site's defensible space annually. Contact the Colorado State Forest Service for a 5-year maintenance inspection.

DEFINITIONS

Aspect-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.

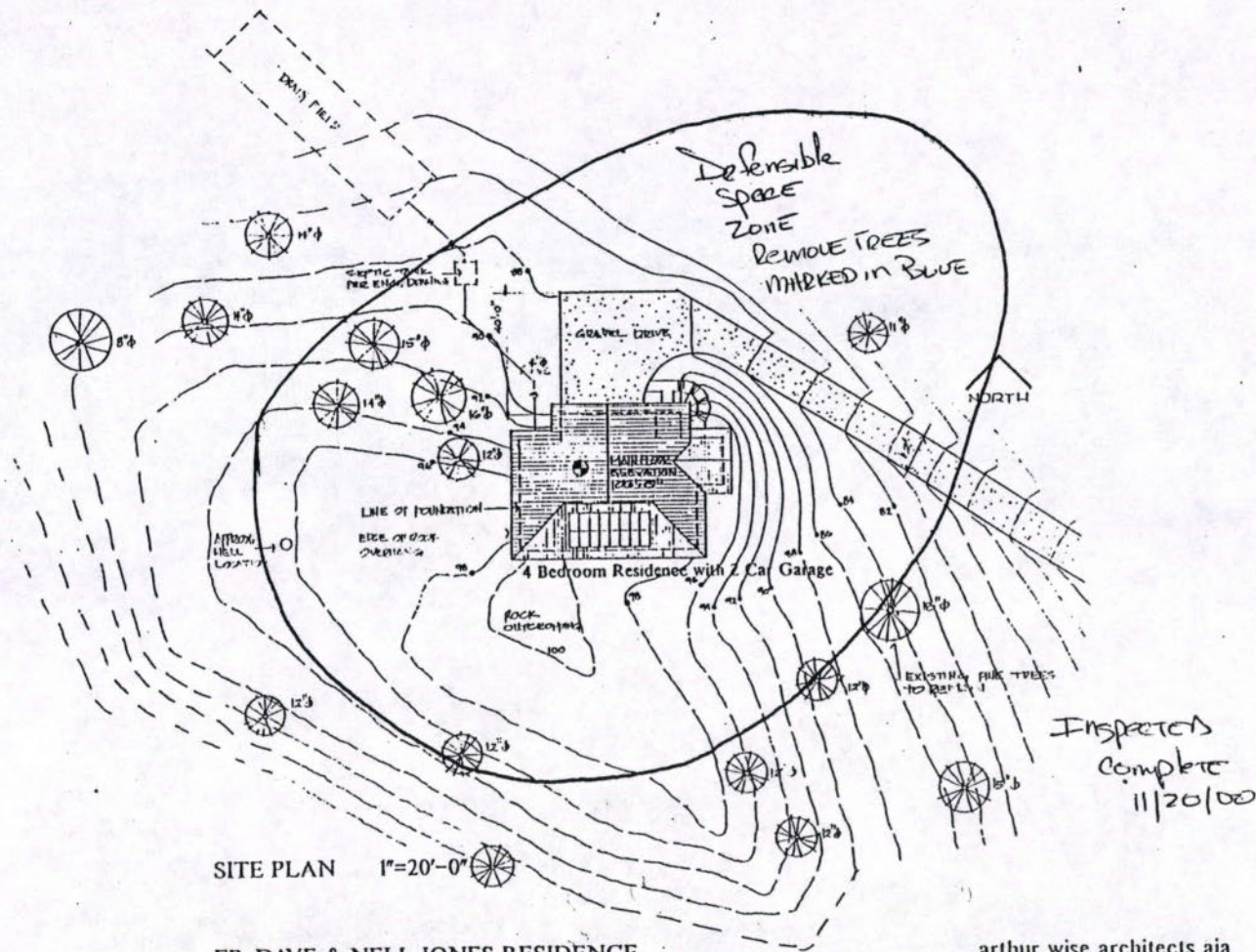
Fuel continuity- The proximity of fuels to each other. Helps determine if a fire can sustain itself.

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

Overstory- The tree species that forms the uppermost forest layer.

Snag-Standing dead tree, often used by wildlife such as cavity nesting birds, woodpeckers, owls, and sometimes squirrels.

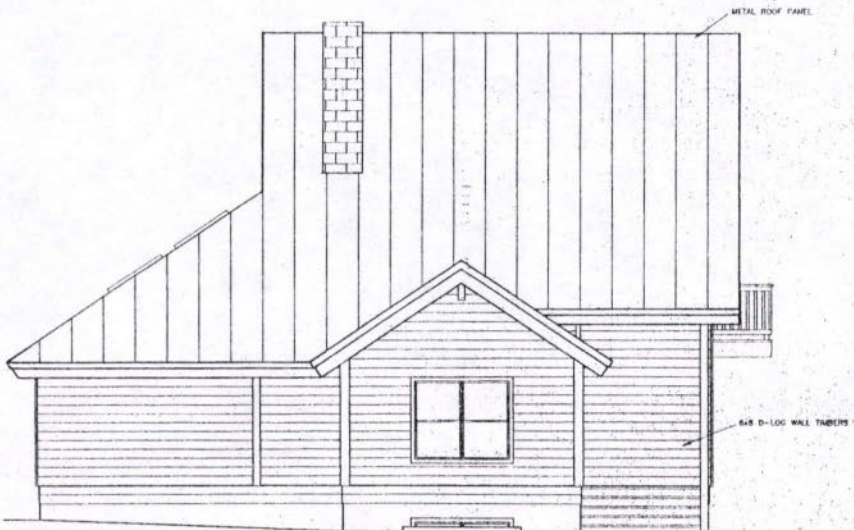
Wildfire mitigation plan- A written document designed to guide a homeowner in reducing the wildfire hazard threat around a home or other structure through fuels reduction and landowner awareness.



FR. DAVE & NELL JONES RESIDENCE
Lee Hill Road Boulder County, Colorado

arthur wise architects aia 10-30-96





1
10 East Elevation
1/4" = 1'0"

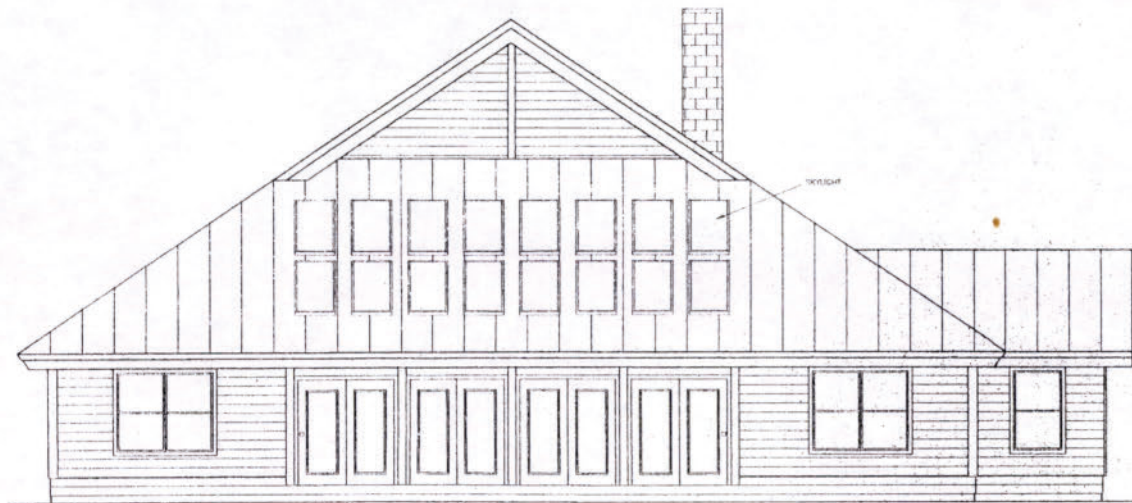
34'



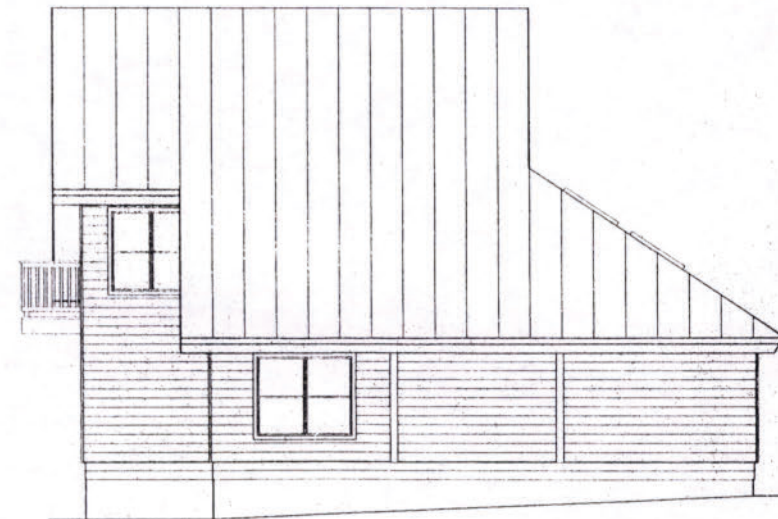
1
10 North Elevation
1/4" = 1'0"

36'

REVISION DATE	BY	ACH DISCLAIMER	American Craftsman Homes Inc	CLIENT: DAVID & NELL JONES	SHEET NO.
		DO NOT BUILD FROM THESE PLANS UNLESS SIGNED BY THE OWNER AND STAMPED CONSTRUCTION SET BY ACH. ANY CHANGES MUST BE ACCOMPANIED BY A SIGNED REVISION ORDER. ACH WILL NOT CUT FROM THESE PLANS UNTIL SIGNED AND DATED BY OWNER. APPROVED: DATE:	2151 Schiller Road Emmett, Idaho	DESIGN BY: ARTHUR WISE ARCHITECTS	1
			(208) 365-1446	DRAWN BY: K. KENISON DATE: 4/17/97	
				SCALE: 1/4" = 1'0" NO. FTS: XXXX	10



2
 10 South Elevation
 1/4" = 1'0"



2
 10 West Elevation
 1/4" = 1'0"

REVISION DATE	BY	ACH DISCLAIMER DO NOT BUILD FROM THESE PLANS UNLESS SIGNED BY THE OWNER AND STAMPED CONSTRUCTION SET BY ACH. ANY CHANGES MUST BE ACCOMPANIED BY A SIGNED REVISION ORDER. ACH WILL NOT CUT FROM THESE PLANS UNTIL SIGNED AND DATED BY OWNER.	American Craftsman Homes Inc 2151 Schiller Road Emmett, Idaho (208) 365-1446	CLIENT: DAVID & NELL JONES	SHEET NO. 2
		APPROVED: _____ DATE: _____		DESIGN BY: ARTHUR WISE ARCHITECTS	
				DRAWN BY: K KENISON	DATE: 4/17/97
				SCALE: 1/4" = 1'0"	SQ. FT.: XXXX



Land Use Department

Courthouse Annex

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

MEMO

To: Adjacent Property Owners & Referral Agencies
From: Todd Tucker, Staff Planner
Subject: Docket LU-00-01: Jones Limited Impact Special Review
Date: November 9, 2000

Please be informed that we have TABLED the November 21 Board of County Commissioners' hearing for Docket LU-00-01. We have scheduled a new hearing for **Thursday, November 30, 2000 at 9:00 a.m.**, in the Hearing Room, Third Floor, County Courthouse, Boulder.

We apologize for any inconvenience this postponement may have caused you. If you have any questions, please feel free to contact me at (303) 441-3930.

Thank you.

G:\LUD\LUSHARED\DOCKETS\LU0001\01PNO2.WPD



Land Use Department

Courthouse Annex

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

MEMO TO: Agencies and adjacent property owners
FROM: Todd Tucker, Staff Planner
DATE: October 24, 2000
RE: Docket LU-00-01

Docket LU-00-01: JONES Limited Impact Special Review

Request: Approval for grading and site work associated with the construction of a 3,987 sq. ft. residence and improvement of a 4,000 foot long road involving 1,800 cu. yds. of earthwork.
Location: At 3841 Lee Hill Drive in Section 3, T1N, R71W
Zoning: Forestry (F)
Applicants: Nell Jones
Bud Moore

Limited Impact Special Use Review is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, proposed site plan, and any other relevant concerns.

This process includes public hearings before the Boulder County Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Land Use staff and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Land Use Department, 13th and Spruce, Boulder. If you have any questions regarding this application, please contact the Land Use Department office.

Please return responses to the above address by **November 6, 2000.**

☐ We have reviewed the proposal and have no conflicts.

☐ Letter is enclosed.

Signed _____ PRINTED Name _____

Agency or Address _____

G:\LUD\LUSHARED\DOCKETS\LU0001\01REF.WPD



Land Use Department

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

PUBLIC HEARING BOULDER COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS

DATE: November 21, 2000
TIME: 9:00 A.M.
PLACE: Hearing Room, Third Floor, County Courthouse, Boulder

Notice is hereby given that a public hearing will be held by the Board of County Commissioners at the time and place specified above. All persons interested in the following item(s) are requested to attend such hearing and aid the Commissioners in their consideration.

Docket LU-00-01: JONES

Request for approval of a Limited Impact Special Review for grading and site work associated with the construction of a 3,987 sq. ft. residence and improvement of a 4,000 foot long road involving 1,800 cubic yards of earthwork by Nell Jones and Bud Moore in accordance with the Boulder County Land Use Code. The proposed project would be located in the area zoned Forestry, At 3841 Lee Hill Drive in Section 3, T1N, R71W.

Detailed information regarding this item, including maps and legal descriptions, is available for public examination at the Boulder County Land Use Department, 13th and Spruce, Boulder, Colorado (303-441-3930).

Free Parking in the City of Boulder CAGID lots is available for Board of County Commissioners' hearing participants. See the staff at the lobby desk for city parking vouchers.

Persons needing special services provided under the Americans with Disabilities Act, please contact Peggy Jackson, ADA Coordinator, or the Boulder County Human Resources Office at (303-441-3508) at least 48 hours before the scheduled hearing.

Published: October 26, 2000 -- Daily Times-Call

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Land Use Department

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

APPLICATION SUBMITTAL, PROCESSING AND REFERRALS FOR LIMITED IMPACT SPECIAL USE APPLICATIONS ONLY

As part of the processing of applications, Boulder County Land Use Dept. refers applications to appropriate agencies, adjacent property owners (APO's) and/or interested others. It is the responsibility of the applicant to assemble the materials/documents for these referral packets, in appropriate envelopes with correct mailing addresses and postage, and submit them with application materials.

The following procedure has been set up to assist applicants:

1. Meet with a Land Use planner to discuss your proposal and applicable county regulations, and to determine the steps necessary to complete the application process.
2. Determine materials/documents required for a complete application. The County will not process any application that is not complete.
3. Determine agencies, adjacent property owners (APO's) and/or others who must receive referral packets. All applications requiring referrals to APO's must include a separate hard-copy list of APO's typed/printed in mailing label format, and 2 sets of ready-to-use mailing labels. (See APO LIST Instructions, page 7).
4. Prepare referral packets, plus one complete copy of all application materials for Land Use files (please do not submit Land Use copies in any type of bound notebook). Submit referral packets in appropriate size envelopes for mailing. Affix correct mailing addresses (return address must be: Land Use Dept., PO Box 471, Boulder, CO 80306). Affix correct FIRST CLASS postage (Stamps only. Sorry, Postal Service regulations prohibit metered postage. Packets delivered via INTER-COUNTY MAIL service do not require postage). Please do not seal or fasten referral envelopes (Land Use encloses a referral letter before mailing).
5. Sign this referral checklist, and INCLUDE WITH YOUR APPLICATION MATERIALS.

Project Name 3841 Lee Hill Drive - Nell Jones Pre-App Planner Glen SegueMaterials/Documents Required for Referrals

- | | | |
|---|---|--------------------------------|
| 1. <u>Application Form</u> | 5. <u>Landscape Plan/Erosion Control</u> | 10. <u>Vic/Location Maps</u> |
| 2. <u>Fee Payment Agreement</u> | 6. <u>8 1/2" x 11" reduction of Item 5</u> | 11. <u>Fact Sheet</u> |
| 3. <u>Plan & Profile Cert. by P.E.</u> | 7. <u>Development Report</u> | 12. <u>Elevations of House</u> |
| 4. <u>8 1/2" x 11" reduction of Item 3</u>
11 x 17 | 8. <u>Preliminary Engineer Report Certified</u> | 13. <u>Site Plan</u> |
| 9. <u>Title Insurance or Commitment Current Deed</u> | | |

I certify that all required materials are properly included in the referral packets for the above application, and that packets have the proper mailing addresses and first class postage. I understand that an error in preparation of the packets may result in a delay in processing the application.

Applicant's Signature Nell Jones Date Nov. 29, 1999(Please PRINT Name) Nell Jones Phone 303-258-0347

REFERRAL AGENCIES MOST OFTEN REQUIRED
AND MATERIALS THEY RECEIVE

(Specific Materials are indicated by their numbers from handout labeled "Submittal Requirements")

~~1,3,5,7,10-13~~
~~1,3,5,7,10-13~~ Gerry George
 Boulder County
 Building Division
 INTER-COUNTY MAIL

4
~~1,3,5,7,10-13~~
~~1,3,5,7,10-13~~ Cindy Oswley
 Boulder County Parks
 & Open Space Dept.
 (Weed Inspection)
 INTER-COUNTY MAIL

_____ Camilla Laughlin
 Boulder County Historic
 Preservation Advisory Board
 & Old Town Niwot
 Design Review Subcommittee
 INTER-COUNTY MAIL

4
~~1,3,5,7,10-13~~
~~1,3,5,7,10-13~~ Pete Fogg
 Boulder County
 Long Range Planning Division
 INTER-COUNTY MAIL

4
~~1,3,5,7,10-13~~
~~1,3,5,7,10-13~~ Boulder County
 Assessor
 INTER-COUNTY MAIL

4
~~1,3,5,7,10-13~~
~~1,3,5,7,10-13~~ Barbara Andrews
 Boulder County
 Attorney's Office
 INTER-COUNTY MAIL

4
~~1,3,5,7,10-13~~
~~1,3,5,7,10-13~~ Debbe Booth
 Boulder County Health Dept.
 INTER-COUNTY MAIL

~~1,3,5,7,10-13~~
~~1,3,5,7,10-13~~ Jeff Moline
 Boulder County
 Parks & Open Space Dept.
 INTER-COUNTY MAIL

~~1,3,5,7,10-13~~
~~1,3,5,7,10-13~~ Chris Ricardiello
 Boulder County
 Transportation Dept.
 INTER-COUNTY MAIL

4
~~1,3,5,7,10-13~~
~~1,3,5,7,10-13~~ Dan Hershman
 Boulder County
 Road Maintenance Dept.
 INTER-COUNTY MAIL

~~1,4,6,10-13~~
~~1,4,6,10-13~~ Lt. Phil West
 Boulder County Sheriff's Dept.
 INTER-COUNTY MAIL

_____ Boulder County Treasurer
 INTER-COUNTY MAIL

_____ Boulder Valley Natural
 Resources Conservation Service
 9595 Nelson Rd., Box D
 Longmont, CO 80501
 (303) 776-4034

_____ Bill Stengel
 Boulder County Surveyor
 1049 Stearns Ave.
 Boulder, CO 80303

_____ CO State University
 Cooperative Extension Office
 9595 Nelson Rd., Box B
 Longmont CO 80501

_____ Other Boulder County
 Agencies

~~1,4,6,10-14~~
~~1,4,6,10-14~~ Adjacent Property Owners
 within 1500 feet.

_____	Homeowners Associations or Related Groups	_____	Gayle Packard-Seeburger Niwot Sanitation District 7395 N. 95th Street Niwot, CO 80503
_____	Anyone with legal interests in the property as indicated in Title Report (such as lien holders or mortgage companies.)	_____	Energy Resources Technology Land, Inc. 5387 Manhattan Cr., #104 Boulder, CO 80303
_____	Boulder Valley School District ATTN: Don Orr PO Box 9011 Boulder, CO 80306 (303) 447-5062	_____	Lake Eldora Corporation 5387 Manhattan Cr., #104 Boulder, CO 80303
_____	Planning & Evaluation St. Vrain Valley Schools 395 S. Pratt Pkwy. Longmont, CO 80501	_____	Niwot Community Assn. PO Box 72 Niwot, CO 80544
<u>1,4,6,10-14</u> 1,4,5,9,12-14	Ed Thede U.S. West Communications 1855 S. Flatiron Ct. #B-01 Boulder, CO 80301	_____	Niwot Design Review Subcommittee c/o Pat Murphy Niwot Real Estate 120 2nd Avenue Niwot CO 80544 <i>{Send All Proposals in Niwot Rural Community District}</i>
<u>1,4,6,10-14</u> 1,4,5,9,12-14	Ray Pendleton, LU Coordinator Public Service CO. of Colorado 2655 N. 63rd St. Boulder, CO 80301	_____	Eldora Civic Association PO Box 988 Nederland, CO 80466 Attn: Deb Evans
_____	Kathy Peterson Left Hand Water District PO Box 210 Niwot, CO 80544	_____	Gold Hill Zoning District 661 Pine Street {Gold Hill} Boulder CO 80302 <i>{Send All Proposals in Gold Hill Area}</i>
_____	Lake Eldora Water & Sanitation PO Box 1378 Nederland, CO 80466	_____	Gold Hill Historic District 661 Pine Street {Gold Hill} Boulder CO 80302 <i>{Send All Proposals in Gold Hill Area}</i>
_____	Little Thompson Water District 307 Welch Ave., Drawer G Berthoud, CO 80513	_____	Gary Smith Niwot Business Assn. PO Box 92 Niwot, CO 80544
_____	Longs Peak Water District 9875 Vermillion Rd. Longmont, CO 80501		

_____ Coal Creek Canyon Improvement Association c/o Tom Hoffman 11578 Ranch Elsie Rd. Golden, CO 80403 <i>{Send All Proposals in Coal Creek Canyon Area}</i>	_____ CO Geological Survey CO Natural Resources Dept. 1313 Sherman, Rm. 703 Denver, CO 80203
_____ Table Mtn. Association c/o James S. Mays 3286 Plateau Road Longmont CO 80503 <i>{Send All Proposals in Table Mtn. Area}</i>	_____ State Engineer CO Natural Resources Dept. 1313 Sherman, Rm. 802 Denver, CO 80203
_____ Burlington Northern & Santa Fe Railway Co. Property & Facilities Management c/o Director of Field Operations PO Box 961050 Ft. Worth TX 76161-0050	_____ CO Transportation Dept. PO Box 850 Greeley, CO 80631
_____ Other Affected Water Supplies	_____ CO Mined Land Reclamation Division (MLRD) 1313 Sherman, Rm. 215 Denver, CO 80203
_____ Other Affected Utilities	_____ CO Natural Resources Dept. 1313 Sherman, Rm. 215 Denver, CO 80203
_____ Affected Ditch Companies	6, 10-13 1, 4, 5, 9, 12-14 Pinkney CO Forest Service 936 Lefthand Canyon Dr. Boulder, CO 80302
_____ Cities/Towns Within 3 Miles	6, 10-13 1, 4, 5, 9, 12-14 Mark Cousins CO Wildlife Division 4207 County Road 16E Loveland, CO 80537
_____ City/Town Community Service Areas (CSAs) Within 3 Miles,	_____ Charlie Unseld CO Local Affairs Dept. 1313 Sherman, Rm. 518 Denver, CO 80203
_____ Other Counties Within 3 Miles	_____ Colorado Land Use Commission c/o Colo. Division of Local Gov't. Dept. of Local Affairs 1313 Sherman St. Denver, CO 80203
	_____ Other State Agencies

UTILITIES

Estes Park Power & Light
211 E. Elkhorn Ave.
Estes Park, CO 80517

Poudre Valley REA
P.O. Box 272550
Fort Collins, CO 80527-2550

For Properties in the Plains:

Bill Meyer
Union REA
P.O. Box 929
Brighton, CO 80601

For Properties in the Mtns.:

Randy Christianson
United Power, Inc.
95 Gross Dam Road
Golden, CO 80403

Western Gas Supply Co.
500 Prudential Plaza
1050 17th St.
Denver, CO 80265-0501

Robert Brand
District 6 Water Users
Association
9595 Nelson Rd., Box C
Longmont, CO 80501

Northern Colorado Water
Conservancy District
P.O. Box 679
Loveland, CO 80537

St.Vrain & Left Hand Water
Conservancy District
9595 Nelson Rd.
Box C, Ste. 203
Longmont, CO 80501

Urban Drainage & Flood
Control District
2480 W. 26th Ave
Denver, CO 80211

CITIES / COUNTIES

Adams County Planning Dept.
4955 E 74th Avenue
Commerce City CO 80022
(303) 853-7000

City of Boulder Planning Dept.
c/o Diane Lopez, DRC
Secretary
INTER-COUNTY MAIL

City of Boulder OS/RE Dept.
c/o Ann Goodhart
or Delani Wheeler
INTER-COUNTY MAIL

City of Broomfield
Planning Dept.
1 Des Combes
Broomfield, CO 80020

Erie Planning Dept.
P.O. Box 100
Erie, CO 80516

Gilpin County Planning Dept.
County Courthouse
Eureka St.
Central City, CO 80427

Grand County Planning Dept.
308 Byers Ave.
Hot Sulphur Springs, CO 80451

Mary Ellen Birch
Jamestown Planning Dept.
PO Box 298
Jamestown, CO 80455

Jefferson County Planning Dept.
100 Jefferson Pkwy. Suite 3550
Golden CO 80419

Lafayette Planning Dept.
c/o Bonnie Star
1290 S. Public Rd.
Lafayette, CO 80026

Larimer County Planning Dept.
P.O. Box 1190
Ft. Collins, CO 80522

Longmont Planning Dept.
Civic Center Complex
3rd & Kimbark Streets
Longmont CO 80501

Louisville Planning Dept.
749 Main St.
Louisville, CO 80027

Terri Andrews
Town of Lyons
P.O.Box 49
Lyons, CO 80540

Don Kock
Lyons Planning Consultant
621 Monroe St.
Denver, CO 80206

Nederland Planning Dept.
P.O. Box 396
Nederland, CO 80466

Bruce Williams
Town of Superior
Planning Dept.
124 E. Coal Creek Drive
Superior, CO 80027

Ward Planning Dept.
P.O. Box 149
Ward, CO 80481

Weld County
Planning Dept.
915 10th St.
Greeley, CO 80631

Other Federal Agencies

US Post Offices
in Boulder County
Allenspark 80510
Berthoud 80513
Boulder 80302
Broomfield 80020
Eldorado Springs 80025
Hygiene 80533
Jamestown 80455
Lafayette 80026
Longmont 80501
Louisville 80027
Lyons 80540
Nederland 80466
Niwot 80544
Ward 80481

Christine Walsh
U.S. Forest Service
2995 Baseline, Rm. 16
Boulder, CO 80303

Rocky Mtn. National Park
Estes Park CO 80517

Jan Fackrell
Bureau of Land Management
Northeast Resource Area
PO Box 2200
Canon City, CO 81215-2200

Audubon Society
(Boulder County)
c/o Linda Tipton
4950 Franklin Drive
Boulder CO 80301

Chris Horvak
2131 E Panama Drive
Littleton CO 80121
*{Mail ref's for All
Subdivision Applications}*

USFWS

Colorado Field Office
PO Box 25486
Denver Federal Center
Denver CO 80225-0207
(303) 275-2370

*{Contact if Activity will take a
Preble's or its habitat.}*

FIRE PROTECTION DISTRICTS

Mike Osmum
Allenspark FPD
P.O.Box 48
Allenspark, CO 80510

Vic Wilcox, Fire Marshall
Berthoud FPD
275 Mountain Ave.
PO Box 570
Berthoud, CO 80513
(970) 532-2264

Big Elk Meadows FPD
P.O.Box 474
Lyons, CO 80540

X Boulder County
Fire Fighters' Assn.
P.O. Box 94
Boulder, CO 80301 1,4,6,10-13

Boulder FPD
P.O. Box 791
Boulder, CO 80306

Tom Akins, Chief
Boulder Heights FPD
50 Overlook Lane
Boulder, CO 80302

Bruce M. Mygatt, Chief
Boulder Rural FPD
5075 Jay Road
Boulder, CO 80301

Mike Tombolato, Chief
Cherryvale FPD
7700 Baseline Road
Boulder, CO 80303

Gene Rouse, Chief
Coal Creek Canyon FPD
P.O. Box 7187
Golden, CO 80403

Nick Conda, Chief
Eldorado Springs/
Marshall FPD
P.O.Box 3104
Eldorado Springs, CO 80025

Margaret Hansen, Chief
Four Mile FPD
9 Logan Mill Road
Boulder, CO 80302

Chris Finn, Chief
Gold Hill FPD
1011 Main Gold Hill
Boulder, CO 80302

Bill Bridenburg, Fire Dist. Mgr.
High Country FPD
448 Pine Street
Rollinsville, CO 80474
642-3588 / pgr. 891-8249

Hygiene FPD
P.O. Box 83
Hygiene, CO 80533

Norman Bowers, Chief
Indian Peaks FPD
P.O. Box 173
Ward, CO 80481

Burt Louper, Chief
Jamestown Vol. Fire District
P.O.Box 63
Jamestown, CO 80455

Lafayette FPD
P.O.Box 68
Lafayette, CO 80026

Dave Nyquist, Chief
Lefthand FPD
900 Lefthand Canyon Drive
Boulder, CO 80302-9341

Longmont City Fire Bureau
501 S. Pratt Pkwy.
Longmont, CO 80501

Louisville FPD
895 W. Via Appia
Louisville, CO 80027

Lyons FPD
c/o Fire Chief
P.O. Box 695
Lyons, CO 80540

Mountain View FPD
(Longmont Rural FPD)
9119 E. County Line Rd.
Longmont, CO 80501-8955

Udo Sille, Chief
Nederland FPD
PO Box 155
Nederland, CO 80466

Greg Anderson, Chief
Pine Brook Hills FPD
1905 Linden Drive
Boulder, CO 80302
(440-0671)

Richard Wilcox, Chief
Pinewood Springs FPD
61 Kiowa
Lyons, CO 80540

Poorman Vol.Fire Dept.
Sunshine Star Route
Boulder, CO 80302

Sam Weaver, Chief
Sugarloaf FPD
1360 Sugarloaf Road
Boulder, CO 80302

Sunshine FPD
1045 County Rd. 83
Boulder, CO 80302

West Adams County FPD
10550 Huron
Northglenn, CO 80234

Revised: March 31, 1999
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BOULDER COUNTY LAND USE DEPARTMENT
2045 13th Street / 13th & Spruce Streets / Courthouse Annex
P.O. Box 471 / Boulder, Colorado 80306
(303) 441-3930 / Fax (303) 441-4856

SHADED AREAS FOR STAFF ONLY

INTAKE STAMP

APPLICATION FORM

APPLICATION DEADLINE

FIRST WEDNESDAY OF THE MONTH - 4:30

Does not apply to Exemption Plats, Site Plan Reviews,
Limited Impact Special Reviews, or Subdivision Exemptions

PROJECT NUMBER		PROJECT NAME Nell Jones	
<input type="checkbox"/> BOA VARIANCE/APPEAL <input type="checkbox"/> EXEMPTION PLAT <input checked="" type="checkbox"/> LIMITED IMPACT <input type="checkbox"/> LOCATION & EXTENT <input type="checkbox"/> RESUBDIVISION (REPLAT)		<input type="checkbox"/> REZONING <input type="checkbox"/> ROAD NAME CHANGE <input type="checkbox"/> SITE PLAN REVIEW <input type="checkbox"/> SPECIAL USE/SSDP <input type="checkbox"/> SUBDIVISION EXEMPTION	<input type="checkbox"/> SUBDIVISION SKETCH PLAN <input type="checkbox"/> SUBDIVISION PRELIMINARY PLAN <input type="checkbox"/> SUBDIVISION FINAL PLAT <input type="checkbox"/> VACATION <input type="checkbox"/> OTHER:
LOCATION(S) - STREET ADDRESS(ES) 3841 Lee Hill Drive			
Boulder CO			
SUBDIVISION NAME			
LOT(S)	BLOCK(S)	SECTION(S)	TOWNSHIP(S) RANGE(S)
AREA IN ACRES 35	EXISTING ZONING	EXISTING USE OF PROPERTY Single Family	NUMBER OF PROPOSED LOTS 1
PROPOSED WATER SUPPLY Well	PROPOSED SEWAGE DISPOSAL METHOD Septic Lee Hill Drive		

APPLICANTS

APPLICANT/PROPERTY OWNER Nell Jones			STREET ADDRESS 3841 Lee Hill Drive	
CITY Boulder	STATE CO	ZIP CODE 80302	PHONE NUMBER (303) 258-0347	FAX NUMBER ()
APPLICANT/PROPERTY OWNER Bud Moore			STREET ADDRESS 4600 Highway 73, Suite D	
CITY Evergreen	STATE CO	ZIP CODE 80439	PHONE NUMBER (303) 670-4136	FAX NUMBER (303) 670-4136
APPLICANT/PROPERTY OWNER			STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER ()	FAX NUMBER ()
APPLICANT/PROPERTY OWNER			STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER ()	FAX NUMBER ()
APPLICANT/PROPERTY OWNER			STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER ()	FAX NUMBER ()

CERTIFICATION

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing the application I am acting with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. 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 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.

SIGNATURE

X

Nell Jones

DATE

11/29/99

SIGNATURE

X

DATE

PLEASE NOTE

● PLEASE REFER TO THE REGULATIONS AND APPLICATION SUBMITTAL PACKAGE FOR COMPLETE APPLICATION REQUIREMENTS ●

● PLEASE SEE BACK ●

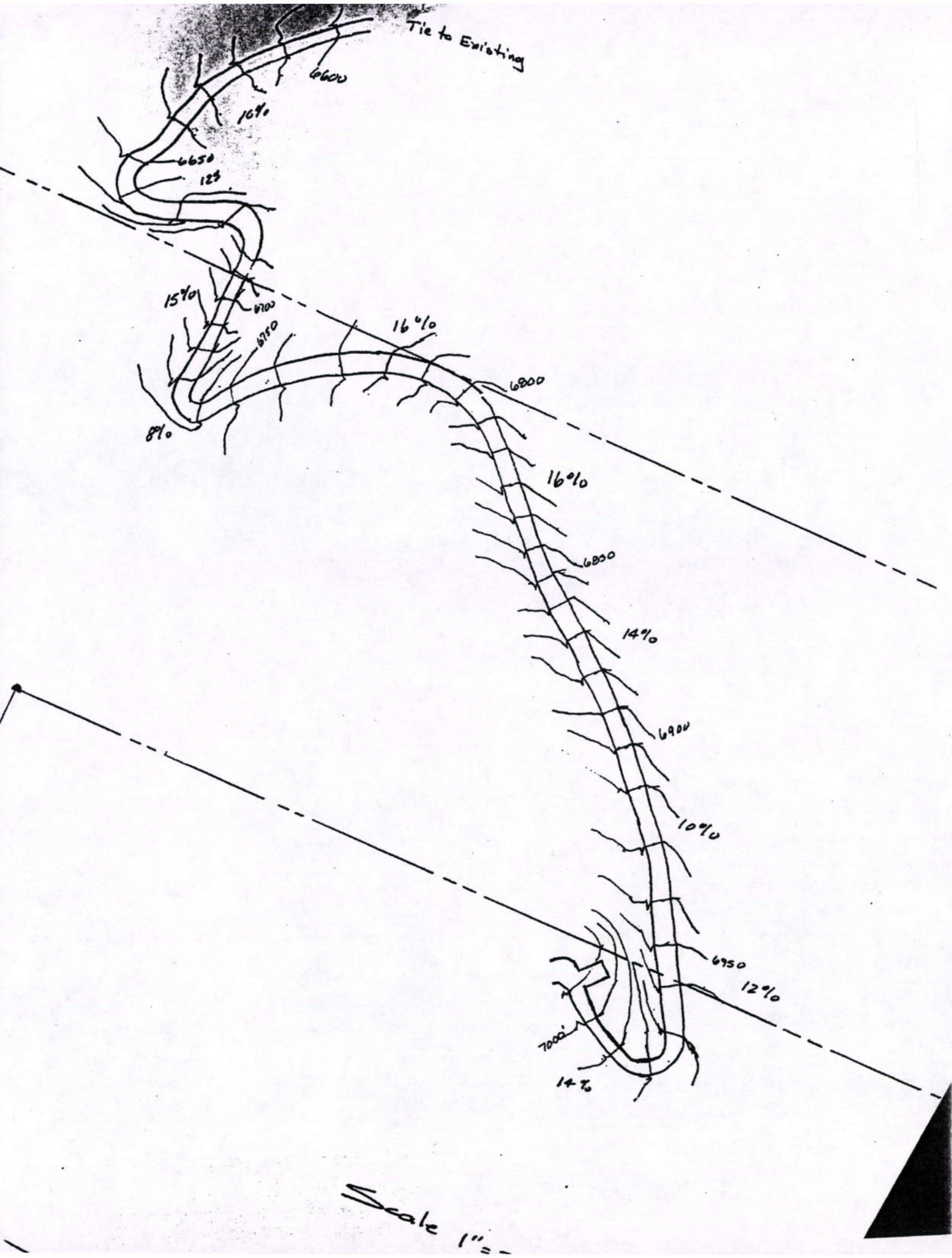
FEE SCHEDULE

PROCESS	NON-REFUNDABLE DEPOSIT/ FEE (\$)
Appeal of Administrative Decision (Flat Fee)	100.00
Comprehensive Plan Charge (for individual site specific requests)	500.00
Correction Plat	100.00
Development Plan Review for Oil and Gas Production (Flat Fee)	400.00
*Exemption Plat	300.00
Location & Extent	450.00
Limited Impact Special Review	400.00
Preliminary and Final Plat	750.00
Request for Extension of Approval	100.00
*Replat	500.00
Rezoning	500.00
Road Name Change	200.00
Site Plan Review - for structures equal to or greater than 1,800 sq.ft. - (Flat Fee)	475.00
Site Plan Review - for structures less than 1,800 sq.ft. - (Flat Fee)	250.00
Site Specific Development Plan	800.00
Sketch Plan	1,000.00
Subdivision or PUD (Combined Process)	1,000.00
*Subdivision Exemption	300.00
Special District	750.00
Special Review	1,000.00
Special Use Monitoring	100.00
State Interest Reviews	500.00
Vacation	300.00
Variance	250.00

Nonrefundable Deposits are usually exceeded. The Land Use Department will bill on a monthly basis once the fee is exceeded. Amendments require the same non-refundable fee as the original process.

● NOTE ●

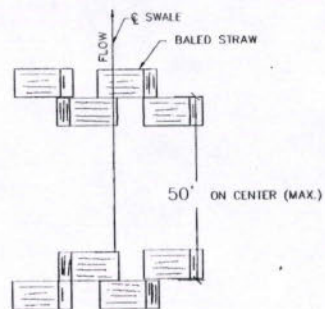
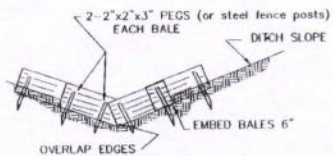
*Subdivision Exemptions, Replats and Exemption Plats that are done to extinguish a Building Right are not required to pay fee.



FOR
EXISTING DRIVEWAY GRADING
FOR
JONES RESIDENCE

PROJECT AREA: 1.72 ACRES DISTURBED AREA

BOOK SALE 1 • 1 PLOTTED 14/09/98 CUFFNIGHT 1998 BROCKMAN ENGINEERING LTD.



STAKED HAYBALES

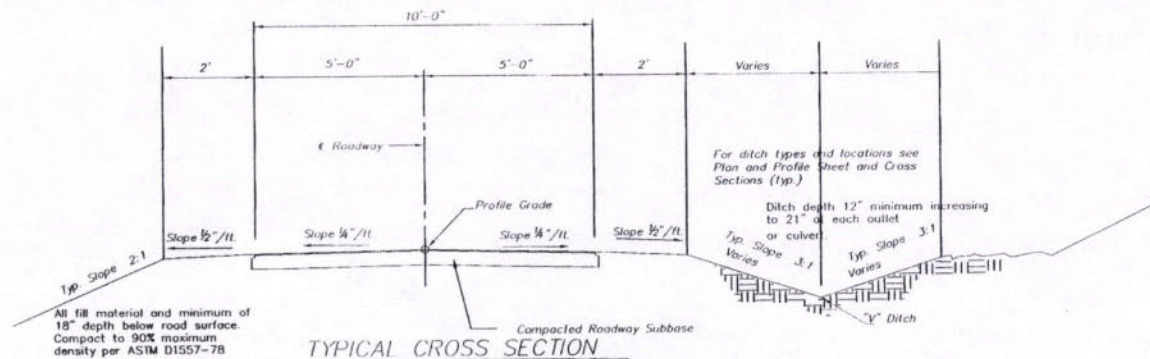
12" Type M Riprap 4" Minimum width,
4" minimum length, to be placed
at maximum spacing of 50' in
each ditch.



DITCH CHECK WEIR

Scale: 1/2" = 1'-0"

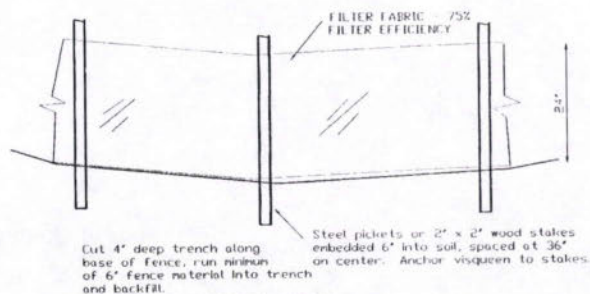
Riprap bedding to be bottom layer 4" Type I
and top layer 4" Type II; a 12" layer of Type II
may be used as alternate.



TYPICAL CROSS SECTION

N.T.S.

See cross sections.



SILT FENCE DETAIL

N.T.S.

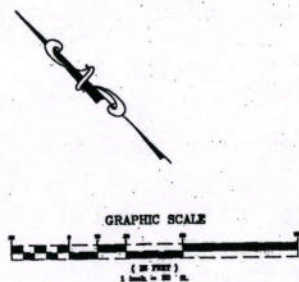
These drawings and all information thereon is the property
of Brockman Engineering, Inc., and may not be used for
purposes other than those stated on the drawings without
express written permission of Brockman Engineering, Inc.

GRADING AND EROSION CONTROL		Brockman Engineering Inc.		19336 Goldenrod Ranch Ct. Morrison, CO 80465 303-697-5079	SHEET
DETAILS		DESIGNED BY	CHECKED BY	REVISIONS	
JONES RESIDENCE 3841 LEE HILL ROAD BOULDER, COLORADO		DTB	SRB		2 OF
		DATE			
PROJECT NUMBER					

MATCH LINE STA. 24+50

EXISTING ROADWAY EASEMENT

ROADWAY VISIONING
SEE CROSS SECTIONS FOR
ADDITIONAL INFORMATION



P A R C E L " E "

JONES PROPERTY

GRADING AND EROSION CONTROL PLAN

JONES PROPERTY
LEE HILL ROAD
BOULDER, CO



Brockman
Engineering
Inc.

19336 Goddard Ranch Court
Suite 102
Boulder, CO 80465
303-447-2835

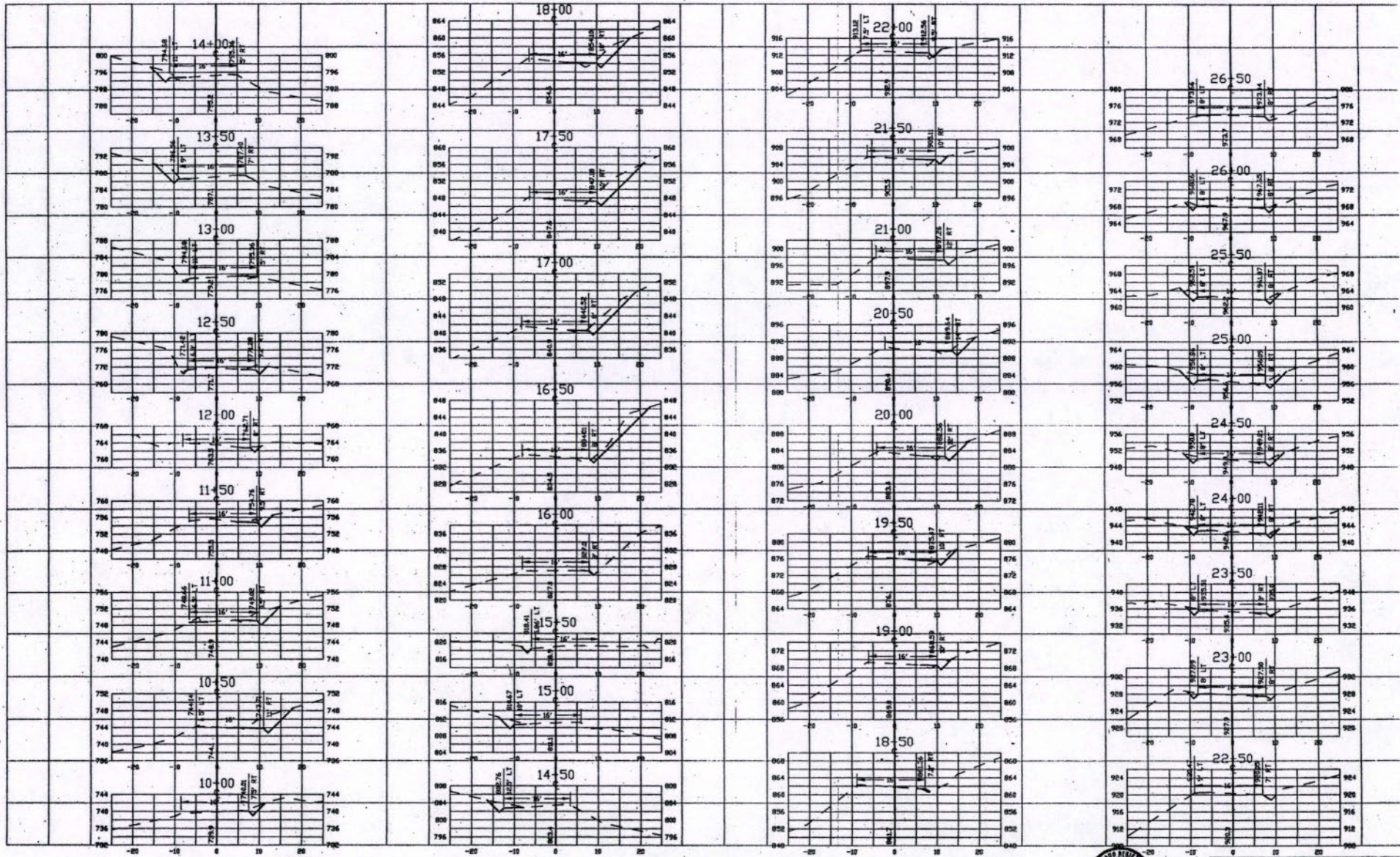
DATE	BY	REVISION	SHEET
01/15/99	A.K.A.	01/15/99	3 of 6

CROSS SECTIONS

CROSS SECTIONS

CROSS SECTIONS

BROCKMAN ENGINEERING INC.



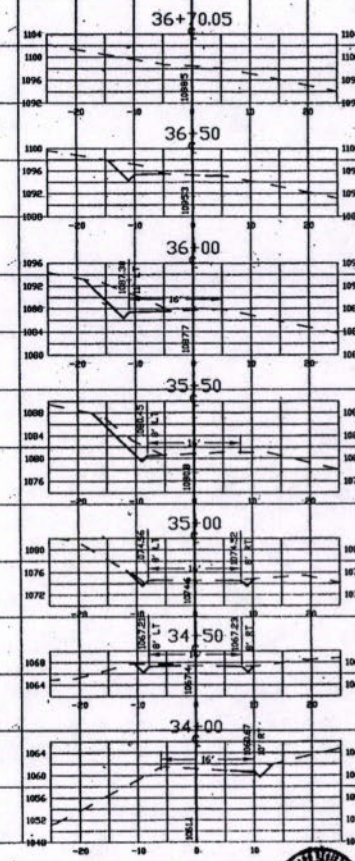
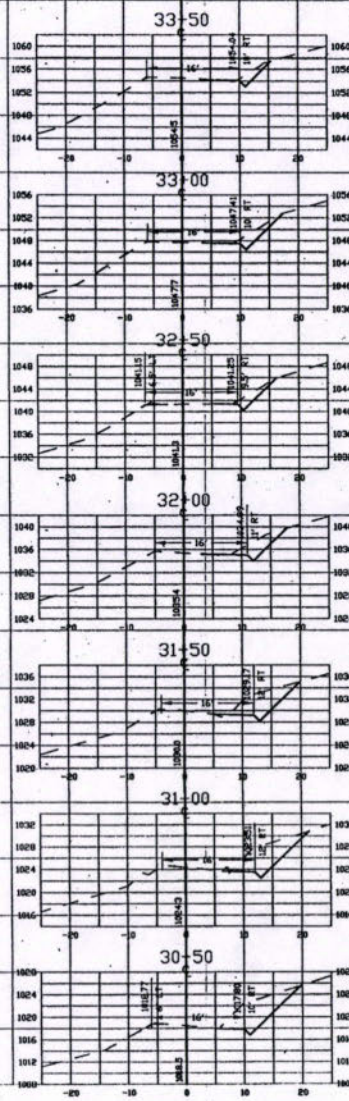
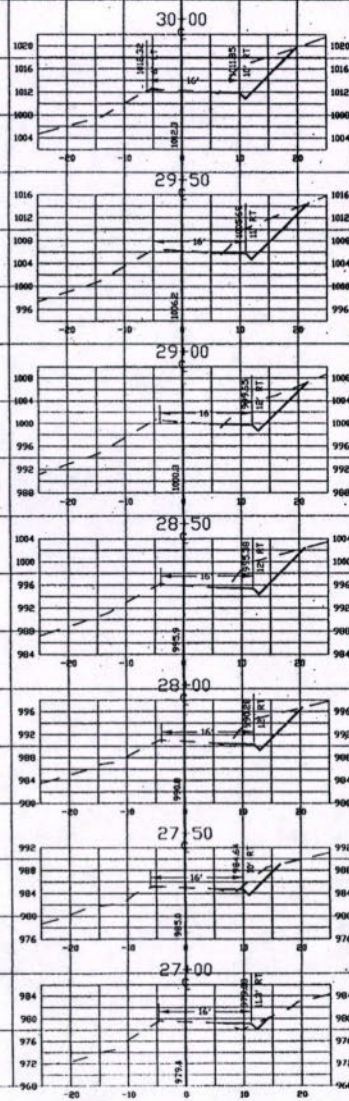
LEGEND

— EXISTING SECTION
 - - - PROPOSED SECTION

SCALE: 1" = 10' VERTICAL | 1" = 10' HORIZONTAL



PROJECT NO.		SHEET OF	



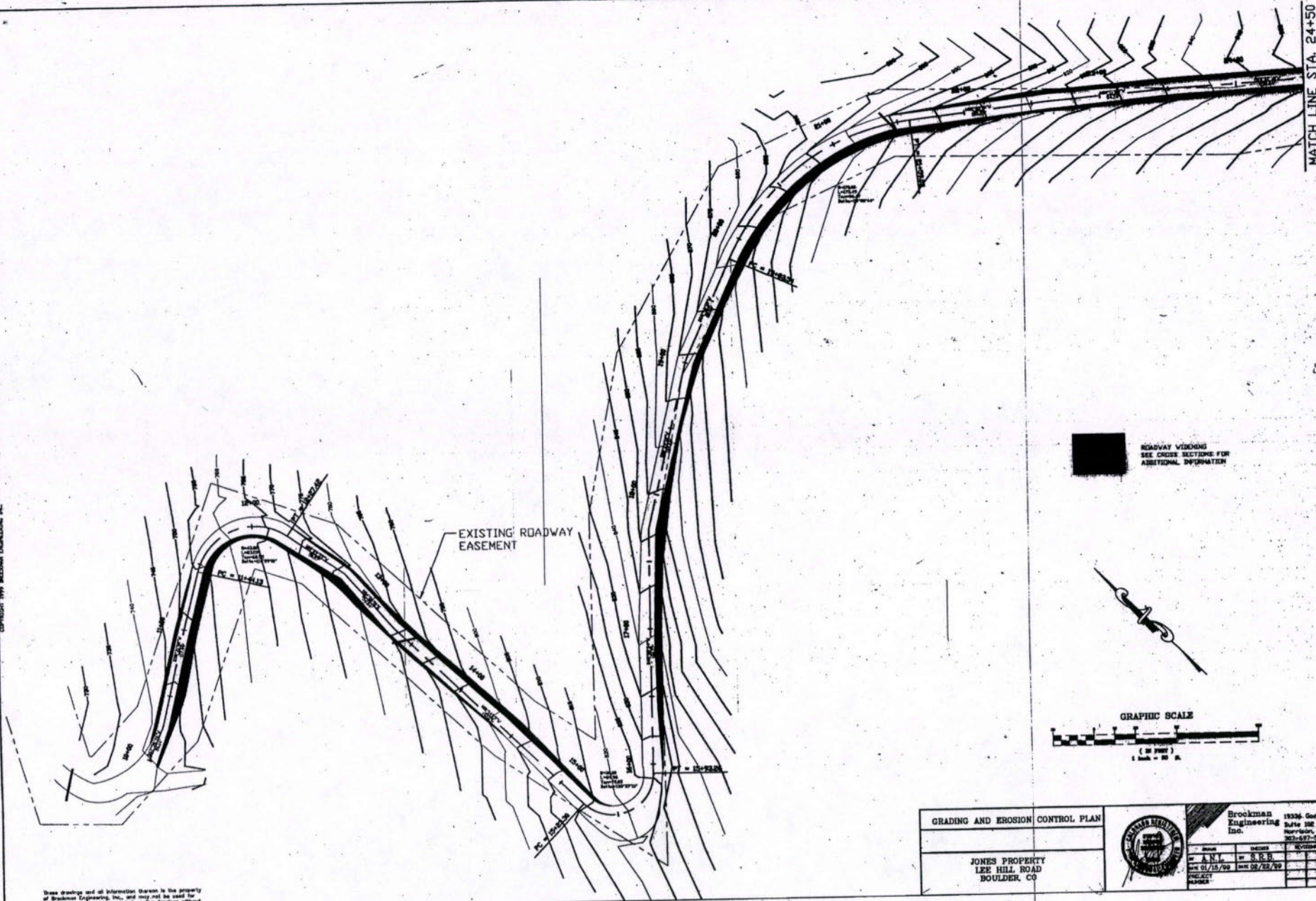
LEGEND
 - - - EXISTING SECTION
 — PROPOSED SECTION

SCALE: 1" = 10' VERTICAL | 1" = 10' HORIZONTAL

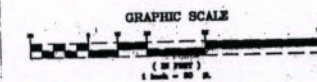


PROJECT NO.	SHEET OF

This drawing and all information thereon is the property of Buckman Engineering, Inc., and may not be used for purposes other than those stated on the drawing without written permission of Buckman Engineering, Inc.



ROADWAY WIDENING
SEE CROSS SECTIONS FOR
ADDITIONAL INFORMATION



GRADING AND EROSION CONTROL PLAN

JONES PROPERTY
LEE HILL ROAD
BOULDER, CO



Buckman Engineering, Inc.
19236 Goldend Ranch Court
Suite 100
Norton, CO 80453
303-637-5910

DATE	BY	CHKD	APPD	SHEET
01/15/02	W. S. B.			17
02/02/02				

**BOULDER COUNTY
COLORADO**

**GRADING PLAN
AND
EROSION CONTROL PLAN
FOR
EXISTING DRIVEWAY GRADING
FOR
JONES RESIDENCE**

PROJECT AREA: 1.72 ACRES DISTURBED AREA

SCHEDULE

1. WORK SHALL COMMENCE WITHIN 30 DAYS OF PERMIT ISSUE DATE. HOURS OF OPERATION SHALL BE BETWEEN 7:00 AM AND 7:00 PM.
2. EROSION AND SEDIMENT CONTROL SHALL BE COMMENCED IMMEDIATELY UPON COMPLETION OF FINAL GRADING FOR EACH PORTION OF PROJECT.
3. GRADING SHALL BE COMPLETED WITHIN 180 DAYS OF PERMIT ISSUE DATE.
4. CLEAN OUT OF DITCHES AND RESEEDING WHERE NECESSARY SHALL OCCUR ON A REGULAR BASIS THROUGHOUT THE PROJECT.
5. REVEGETATION SHALL BE APPLIED TO DISTURBED AREAS AND SOIL STOCKPILES WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED.

PLANTING WINDOW

SEEDING FROM OCTOBER 1 TO JUNE 1 MAY BE DORMANT SEEDING.
FOR TEMPORARY SEEDING USE ANNUAL RYE GRASS SEED AT RATE
OF 20 LBS PLS PER ACRE. USE THIS MIX FOR SEEDING STOCKPILES.

PROJECT DATA	
PROJECT TYPE	ENVIRONMENT
ADDRESS CORREL	HOME
FUNCTIONAL CLASSIFICATION	PRIVATE NONRESIDENTIAL
LOCATION	MULTIFAMILY
OWNER IDENTIFICATION	CLASSIC CONCRETE
USE	SHEET 21.2 OVER DECOMPOSED GRANITE




GRAZING AND EROSION CONTROL

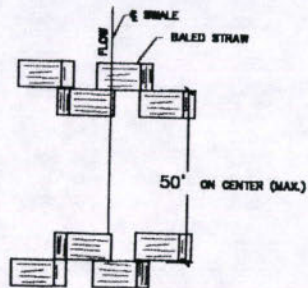
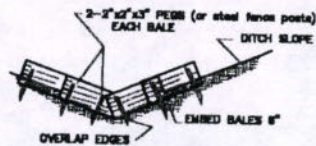
TITLE SHEET

JOHN HENDERSON DRIVEWAY

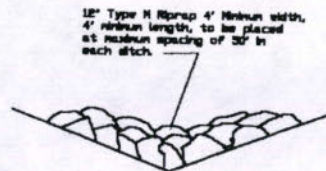
WILL LIVE WILL BEAT

 Buckman Engineering Inc.		3000 KENNEDY BARCH CT. 6000 ROCKVILLE, MD 20850 202-477-0000	
NAME BY	DATE SA	ISSUES	SHEET
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50

LOCATION MAP

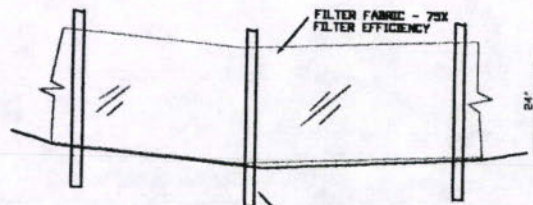


STAKED HAYBALES



Scale: 1/2" = 1'-0"

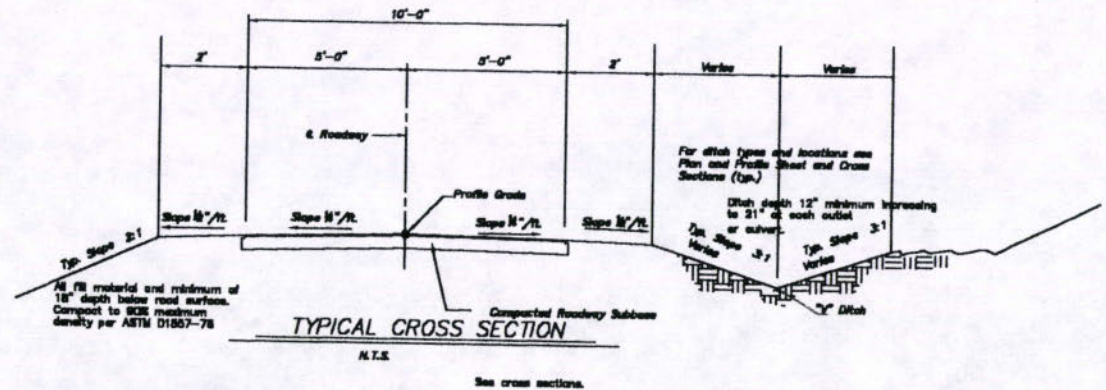
Strap heading to be bottom layer 4' Type I and top layer 4' Type II; a 12' layer of Type II may be used as alternate.



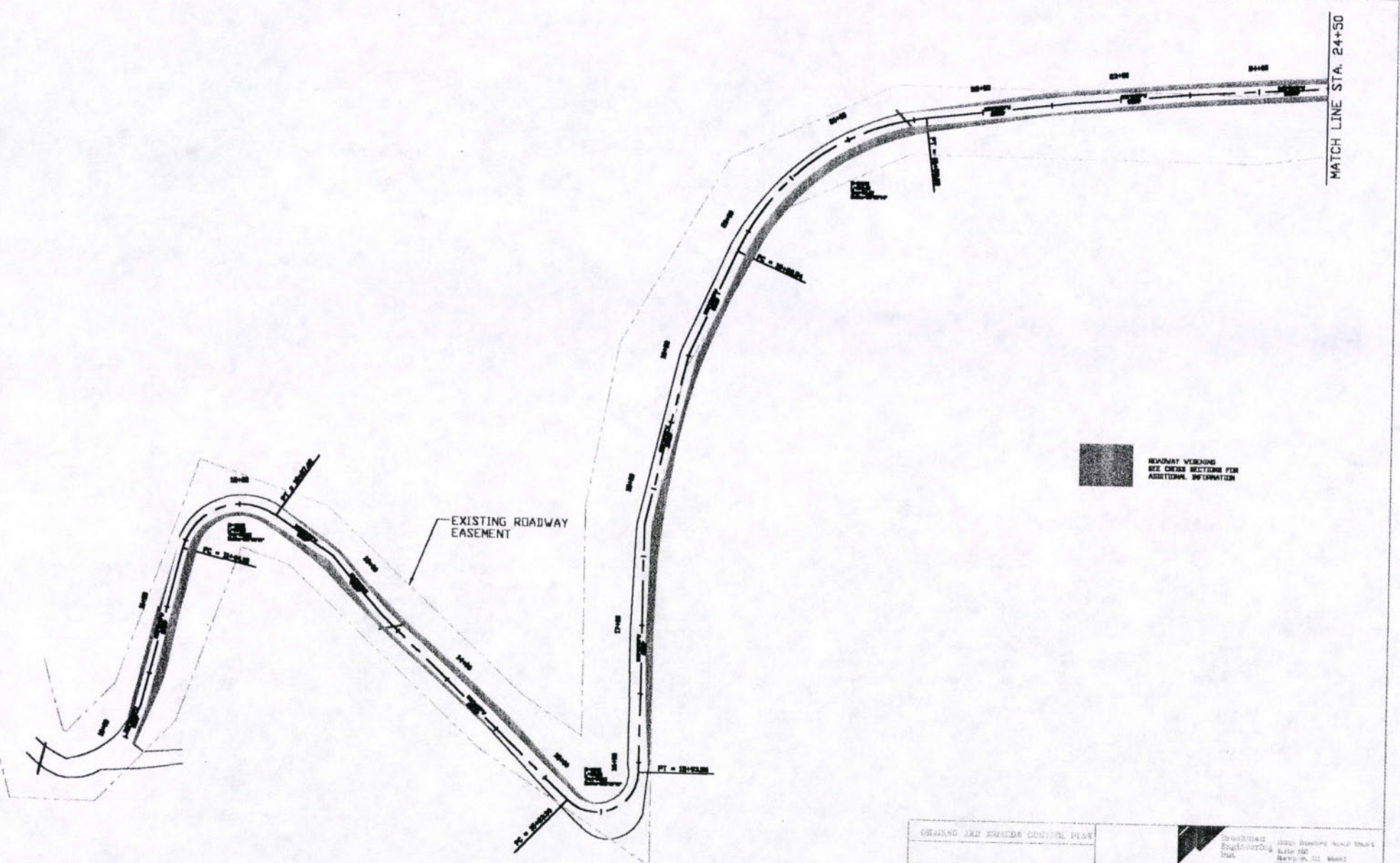
Out 4' deep trench along base of fence, run minimum of 6' fence material into trench and backfill.

SILT FENCE DETAIL

N.T.S.



See cross sections.

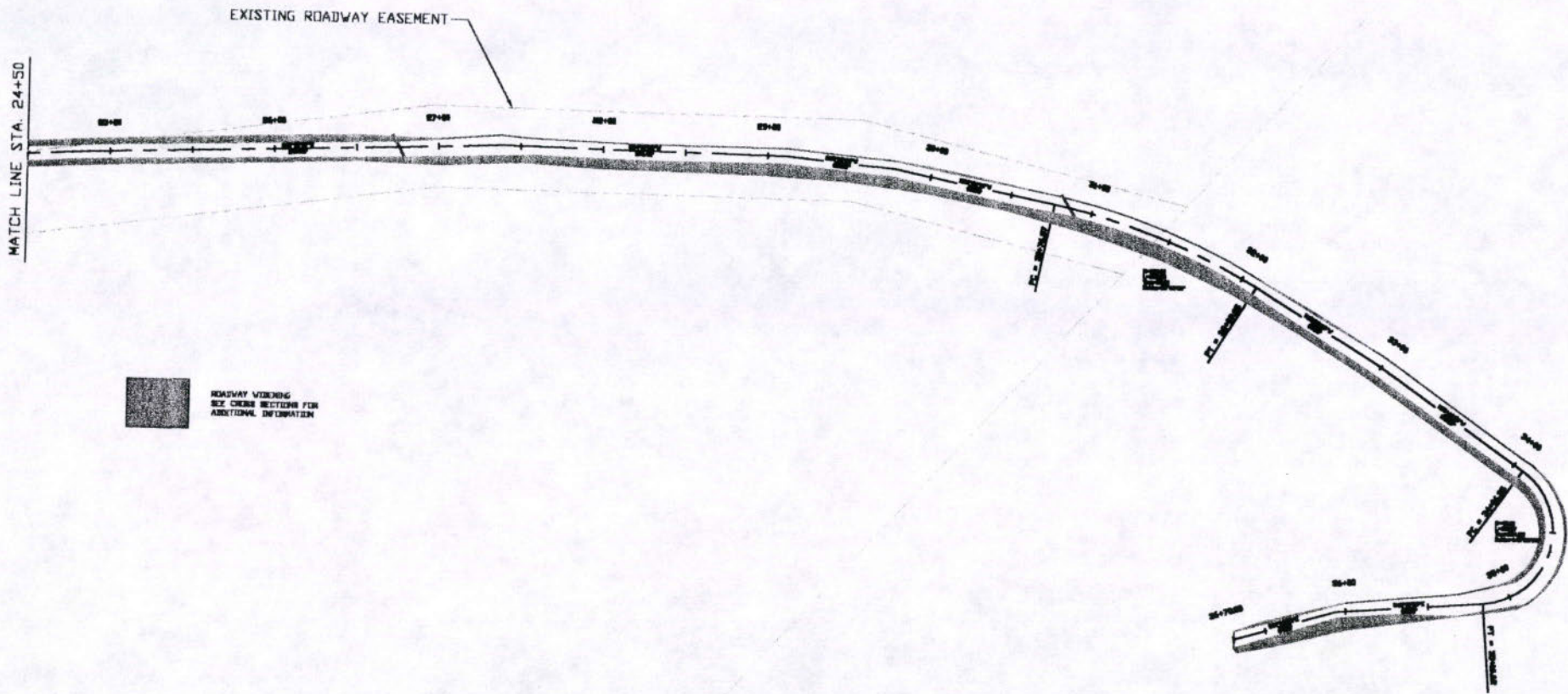


These drawings and all information thereon is the property of the undersigned Engineer, Inc., and may not be used for any other purpose than that for which it was prepared without the written consent of the undersigned Engineer, Inc.

GRADING AND EASEMENT CONTROL PLAN
 C. R. R. R.
 GRADING AND EASEMENT CONTROL PLAN
 C. R. R. R.

ROADWAY WORKING
 SEE CROSS SECTIONS FOR
 ADDITIONAL INFORMATION

ENGINEER ENGINEERING INC.		1000 BROADWAY NEW YORK N.Y. 10001
DATE 10/1/51	DRAWN BY J. R. R.	CHECKED BY J. R. R.
SCALE 1" = 40'	PROJECT 1000 BROADWAY	SHEET 10 OF 10

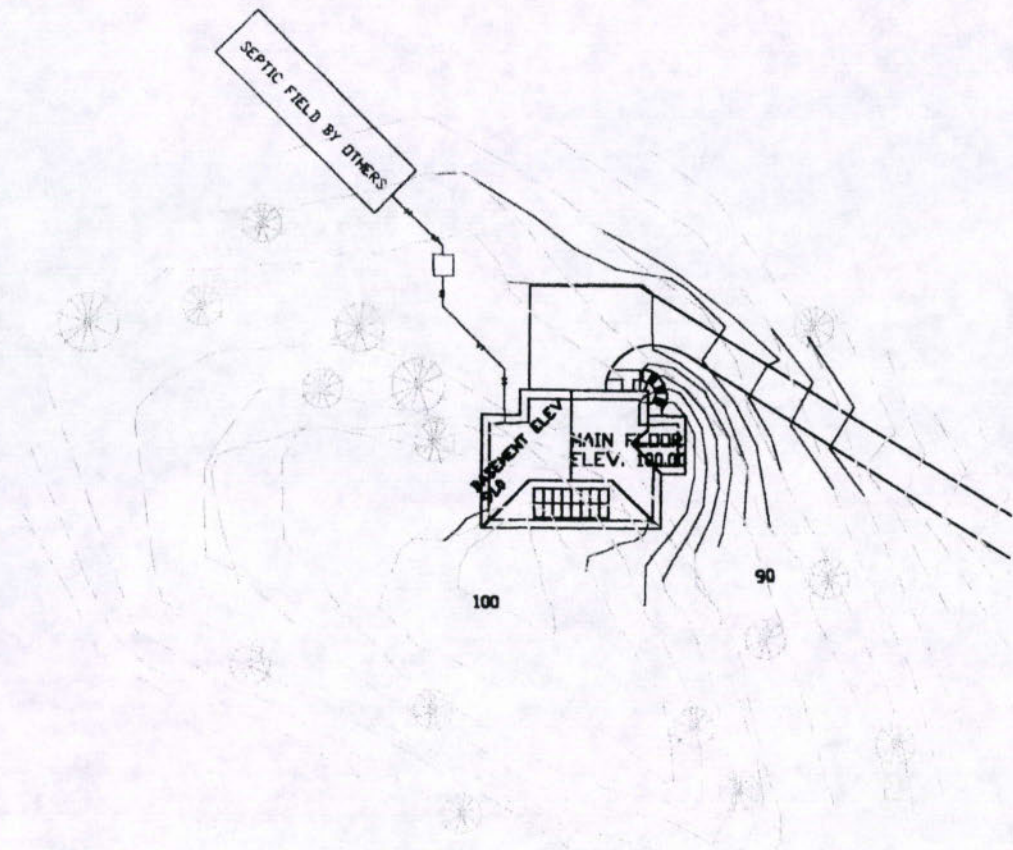


PARCEL "E"
JONES PROPERTY

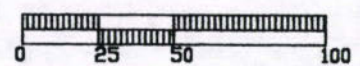
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GRADING AND EROSION CONTROL PLAN	 ENGINEER Engineering INC. 1000 N. 10TH ST. DENVER, CO 80202 TEL: 472-2200												
C. RAY II NITATION MOUNTAIN PROJECT CORPUS, CO	<table><tr><td>DATE</td><td>10/10/00</td><td>BY</td><td>RAY</td></tr><tr><td>SCALE</td><td>AS SHOWN</td><td>CHECKED</td><td>RAY</td></tr><tr><td>APPROVED</td><td></td><td>DATE</td><td>10/10/00</td></tr></table> <div>0 0 0</div>	DATE	10/10/00	BY	RAY	SCALE	AS SHOWN	CHECKED	RAY	APPROVED		DATE	10/10/00
DATE	10/10/00	BY	RAY										
SCALE	AS SHOWN	CHECKED	RAY										
APPROVED		DATE	10/10/00										

COPYRIGHT 2000 BROCKMAN ENGINEERING INC.




SITE PLAN
BASED ON TOPO FROM ARTHUR WIZE ARCHITECTS AIA 10-30-96
NELL JONES RESIDENCE
LEE HILL ROAD BOULDER COUNTY, COLORADO



SITE GRADING EARTHWORK
237 CY CUT
612 CY FILL (NO COMPACTION FACTOR)

These drawings and all information thereon is the property of Brockman Engineering Inc., and may not be used for purposes other than those stated on the drawings without express written permission of Brockman Engineering Inc.

SITE PLAN		 Brockman Engineering Inc. 13808 Parker Avenue Pine, CO 80470 303-616-6030 FAX 303-616-8068 bekingr@gtc.net		SHEET	
NELL JONES RESIDENCE LEE HILL ROAD BOULDER COUNTY, COLORADO		DATE	CHECKED	REVISION	1 OF 1
		BY S.R.B.	BY S.R.B.		
		DATE 8/10/00	DATE		
		PROJECT NUMBER			