

WILDFIRE MITIGATION PLAN

For Russel and Debra Agee
3655 Sunshine Canyon Drive
Docket: SPRW - 08 - 074
Inspection date: 7/28/2008

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

Prepared for:

Russel and Debra Agee
3655 Sunshine Canyon Drive
Boulder, CO 80302
Phone: 303-440-4148

Prepared by:

Nicole Palestro
Boulder District
Phone: (303) 823-5774
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PURPOSE OF A WILDFIRE MITIGATION PLAN

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

SITE LOCATION AND PROPERTY DESCRIPTION

The property is located in Section 15, Township 1N, and Range 71W, Boulder County. The property is located within the Sunshine Fire Protection District (303-786-7731). A 1,410 sq. ft. detached garage is proposed for the site. The property currently has a 7,100 sq. ft. residence on the site. The lot is 35.1 acres in size and has a modest ~0-20 percent slope with a south aspect. The site is at ~6,500 feet in elevation and is located mid-slope which is relatively dry. Sunshine Canyon Dr. to the northwest creates a small natural barrier that may help slow the spread of a surface fire on the site.

CONSTRUCTION DESIGN AND MATERIALS

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

The roofing material of the residence consists of concrete tiles. The roofing material for the new garage will also be of concrete tiles. **Falling embers and fire brands from a wildfire can land on a roof and ignite the roof, either by directly heating the roofing material, or by igniting light fuels (pine needles) that have collected on the roof. It is recommended to place screening over gutters and/or make a yearly check to keep them clear of leaves and needles.**

The exterior wall material of the residence is stucco and stone. Soffits and fascia are 3/8" thick plywood with stucco overlay. The residence has 40 small to medium sized windows with the primary viewing direction being toward the southeast side of the structure. Windows are double glazed with Low-E coating and tempered glass. Frames are made of aluminum clad wood. Exterior doors are 1 3/4", fire-rated, and made of glass and wood. The residence has glass doors located on the south side of the structure. The exterior wall material, soffit and fascia material, and windows will be the same for the new garage. **All operable windows must be provided with screening that is constructed of either aluminum, galvanized steel, copper or of an approved material that when exposed to flame for 15 seconds, will not burn through or melt, and remains intact. Windows are one of the weakest parts of a structure with regards to wildfire. They often crack and fail before the structure itself ignites, providing a direct path for embers and radiant heat to reach the interior. It is best to minimize the number of windows, especially on the downhill side of the structure. Fire typically burns up hill faster and will create a great deal of radiant heat.**

The deck is constructed of redwood decking material with wood posts with stucco overlay. It is open overhead and underneath and has a buffer material of stone on top of a non-combustible polyester weed barrier. The owners are planning to replace the redwood deck with trex material in the near future. **Decks must be kept clean and free of combustible materials. Keep debris such as pine needles, wood, and vegetation away from your deck. Each year rake pine needles and other combustible material from underneath decks and overhangs.**

UTILITIES

Two propane tanks are located ~50ft. to the northeast of the residence. Utilities for the property are buried under driveway to residence. The septic field is located ~40 ft. to the southeast of residence. A well is located ~100ft. to the northwest of the residence.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

Access the property from Boulder by heading west on Mapleton Ave to Sunshine Canyon Dr, end at 3655 Sunshine Canyon Drive. 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 Sunshine Canyon Dr. to the city of Boulder or west on Sunshine Canyon Dr. to the Peak To Peak Hwy.

The existing driveway will not create any site disturbance or soil compaction and will not require the removal of any trees. The driveway is ~12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12 percent. The driveway is approximately 750 ft. long and has a turn around located next to the residence. The existing driveway has a pull-out located midway between the neighboring driveway and the residence.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

The emergency water source will be from a community cistern. The cistern should have a dry hydrant connection with a 6 inch NH thread connection and cap (note that a 2 1/2" adapter may be needed, depending on your fire protection district). Contact the Sunshine Fire Protection District (303-786-7731) 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 will be stacked at least 30 feet from the house and at the same elevation when possible. Slash from the harvest will be chipped. 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 Sunshine Fire Protection District (303-786-7731).

FOREST COMPONENT AND HEALTH

The site has a dominant overstory consisting of Ponderosa pine (*Pinus ponderosa*) with a ponderosa pine, Douglas-fir (*Pseudotsuga menziesii*) and Rocky Mountain juniper (*Juniperus scopulorum*) component. The understory consists of a dense cover of native grasses, forbs 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 no current signs of insect or disease problems on the property at the time of the inspection.

DEFENSIBLE SPACE MANAGEMENT

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

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

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

Zone 1B - Extends out from Zone 1A. In this zone, all highly flammable vegetation should be removed. 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 house. 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 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. Slash in this zone can be lopped and scattered and/or piled for wildlife use.

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

MAINTENANCE AND RECOMMENDATIONS

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

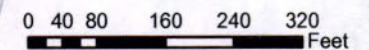
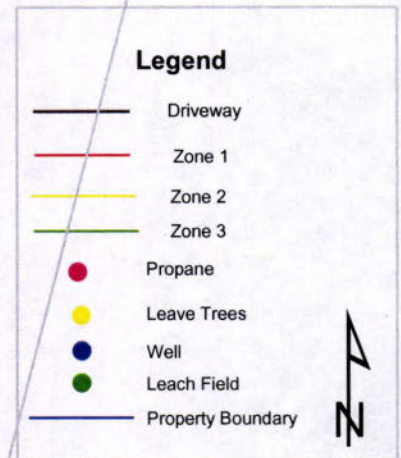
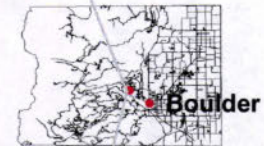
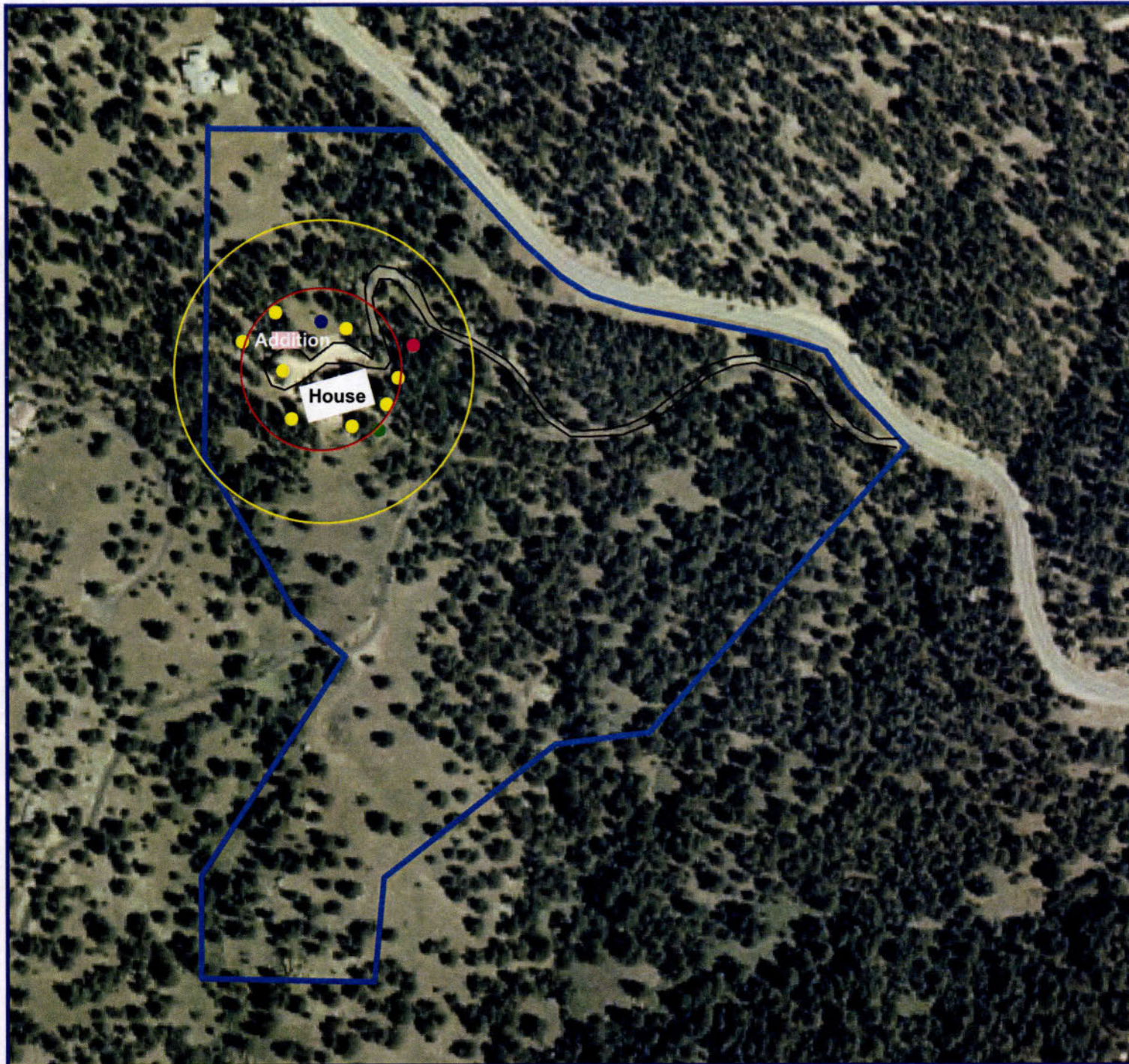
In addition to the above recommendations, several other measures can be taken to make your home more fire safe and add an additional measure of safety for your family. While not required through site plan review, the following measures should be undertaken to maintain the home and defensible space in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

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- Establish an escape route and safety zone with the aid of your local fire protection district
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- When possible, maintain an irrigated green space; mow grasses 6" to 8" high
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Have an emergency evacuation plan in place (included in wildfire mitigation plan)
- Be aware of fire danger; your nearest fire danger sign is located at your fire station or check the Boulder Fire Weather website at www.crh.noaa.gov/bou
- Keep driveways and property address marked with reflective easy to see signs
- Maintain screens on foundations, soffit vents, roof vents, and attic openings
- Get rid of unnecessary accumulations of debris and trash from yards
- Keep tools such as shovels, rakes, ladders, and axes available and ready for use
- Clean debris from the roof and gutters at least two times annually
- Check screens and maintain spark arresters on chimneys annually
- Avoid storing combustibles under decks such as wood piles, scrap lumber, and fuels

Boulder County Wildfire Mitigation Plan



Property of Russel and Debra Agee
3655 Sunshine Canyon Drive
Boulder, CO 8030
SPRW-08-074

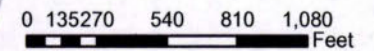
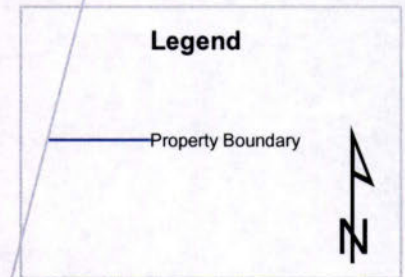
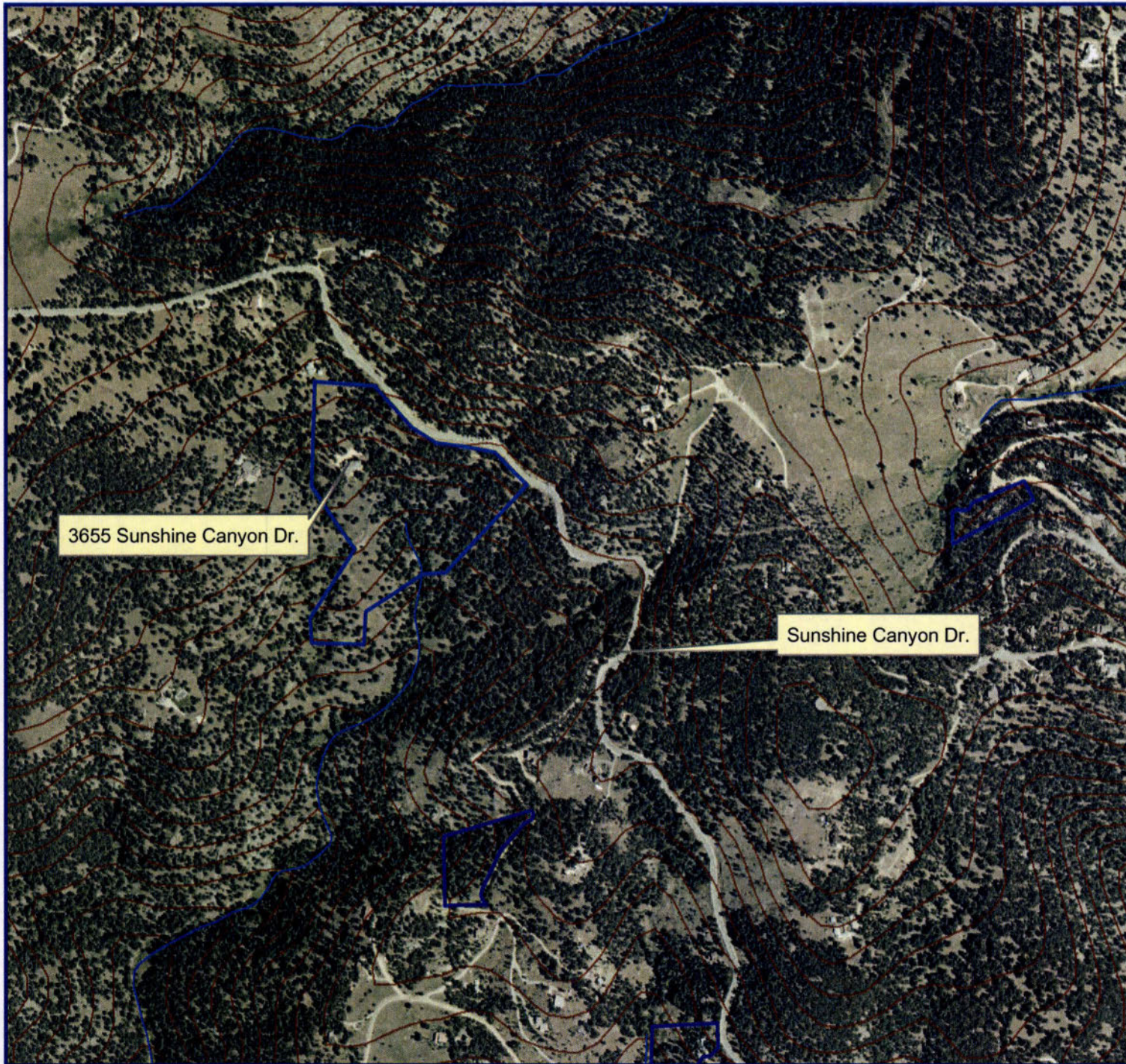


This map was produced from geospatial information from Boulder County and CSFS. All information represented is not completely accurate, and should be considered a draft document. This map should in no way serve as legal documentation of ownership.

Boulder County Wildfire Mitigation Plan



Landscape Map
3655 Sunshine Canyon Drive
Boulder, CO 8030
SPRW-08-074



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DEFINITIONS

Aspect – Exposure. The direction a slope faces.

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

Crown – Branches and foliage of a tree.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Understory – Plants that grow underneath the overstory species.

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

Colorado State Forest Service Wildfire Mitigation Plan Data Form

Please be specific. Fill out the data form as completely and as accurately as possible, **do not** leave any blanks. Leaving blanks can delay the process of your wildfire mitigation plan. You may email fax it to 303-823-5768, or bring it to the scheduled appointment.

The cost of the Wildfire Mitigation Plan is \$300.00. An invoice will be included when you receive the plan. Payment is due within 30 days from the date of the invoice. Any **Bolded** categories will be filled in by the Colorado State Forest Service (CSFS) representative at the time of initial site visit. If you have any questions about this form please contact Nicole Palestro at 303-823-5774.

Inspection Date: 7-28-08
Landowner name: RUSSELL AND DEBRA AGEE
Mailing address: 3655 SUNSHINE CYN
City, State, Zip: BOULDER, CO 80302
Site address: SAME
Phone number: 303 440-4148

Road access: (Directions from main access road)

Docket number: SPRW-08-074 (SPR, SPRW, LU, Etc.)

Section: 15, 21, 22

Township: 1N

Range: 7 West

Legal Description:

LENGTH

Elevation: _____ (feet)

Lot size: 35.1 (Acres)

Driveway length: 750' ^{Small pull out} (Actual length in feet from road to home)

Driveway trees removed: 0 (few/many/none)

House design: _____ (moderately complex) any shape with a few alcoves or complex - any shaped with a number of alcoves complex design)

Home buffer material: STONE, CONCRETE (Material that is spread 5 ft. wide around the house - stone/crushed gravel/decorative stone)

Roof Design: _____ (moderately complex/complex)

Roof material: CONCRETE (Class A- Asphalt shingles/concrete tiles/metal (wood roof is not permitted ion Boulder County))

Soffit type and thickness: Plywood/stucco (3/4" Plywood or 3/8" hardboard/cement board)

Siding material: STUCCO/STONE (Cement/hardboard/log/stucco/stone/wood - **wood siding is not permitted on high hazard sites**)

Windows (#): 40/ ? (number of windows in the structure)

Window Size: _____ (On average: small - <3x4', medium - 4x5', large <5x6')

Window Frames: _____ (Wood or aluminum clad wood/ **vinyl is not permitted on high hazard sites**)

Window Aspect: South east (Dominant viewing direction)

Window Construction: _____ (Low E- Coating/Tempered glass/etc...)

Window Wells: 0 (Number and location if present, these are windows that site below ground level, usually in a basement)

Sliding Glass Doors: 0 (Location and Number)

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

Deck material: currently changing redwood to trex (type of composite materials, **wood is not permitted**)

Deck Description: _____ (Enclosed deck/open deck/enclosed underneath/open underneath)

Deck support type: wood posts w/ stucco covering (Timber posts/logs/steel/concrete/decorative stone)

Deck buffer material: stone 1 (Crushed rock/gravel/decorative stone)

Deck weed barrier: _____ (Fiberglass/polyester)

Number of Structures: 2 (All structures to be present, including sheds, garages and out buildings)

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

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

Structure Square feet: 7100 + 1410 garage (Total sq.ft. of structure – **this must be accurate and match the sq.ft that you submitted for SPR, if it has changed, please specify**)

Structure aspect: _____ (Dominant facing direction/view, N, S, E, W) garage

Utility Location: Buried (Pole/buried: Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Detached Garage (if applicable): ↑ _____ (Total square feet)

Out buildings: ⊙ _____ (Total square feet of any and all sheds, cabins, ect...)

Leach field: ~ 40 ft (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

Cistern size (if applicable): ⊙ (gallons - <2,000 sq.ft – 1,800 gal., >2,000 to 2,500 sq.ft – 2,400 gal., >2,400 gal. to 3,599 – 3,600 gal., and >3,600 full interior NFPA 13 D Sprinkler system per Boulder County)

Cistern Location: _____ (Direction and distance from residence – N, S, E, W/20ft, 30ft, 40ft, etc...)

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) (If your house/addition is greater than 3,600 sq.ft. you are required to have an a full interior NFPA 13 D Sprinkler system per Boulder County)

Water supply: _____ (Well or main line)

Well (if applicable): ~100 ft (Direction and distance from residence N, S, E, W/20ft, 30ft, 40ft, etc...)

Propane or natural gas: PROPANE

Propane Tank location: ~50 ft (Direction and distance from residence N, S, E, W/20ft, 30ft, 40ft, etc...)

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

Can you provide a map of utility locations for the property : yes (e.g. location of propane, tank, leach field, well, cistern, etc... Yes or No)

Comments: _____

This part will be filled out by the CSFS inspecting forester

FPD: Sunshine Fire

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

Dominant overstory: Pondo

Co-dominant overstory: Juniper doug-fir

Fuel model type: _____

Aspect: South (Direction of slope)

Slope: 0-20 (Percent)

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

Site moisture: Dry

Natural fire barrier: Road to North

Insect & Disease Diagnosis: None

Comments: _____



Land Use Department

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

MEMORANDUM

TO: AGENCIES, ADJACENT PROPERTY OWNERS AND INTERESTED PARTIES

FROM: Robin Scott Kerns, Staff Planner

SUBJECT: Request to waive Site Plan Review for a 1,410 sq. ft. Detached Garage Studio at 3655 Sunshine Canyon Drive

DOCKET: SPRW-08- 074: AGEE Detached Garage Studio

DATE: July 8, 2008

The purpose of this memorandum is to inform interested parties that the above listed address is under consideration by the Land Use Director for a waiver from the Site Plan Review process for a 1,410 sq. ft. Detached Garage Studio at 3655 Sunshine Canyon Drive.

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

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

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

The Board of County Commissioners and the Land Use Department appreciate any comments that you may have regarding this proposal. Please direct any written or verbal comments to the Land Use Department by **July 15, 2008**.

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

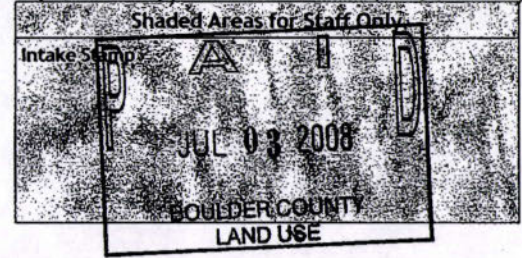
cc: applicant, AGENT



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471
 Boulder, Colorado 80302
 Phone: 303-441-3930 • Fax: 303-441-4856
 Email: planner@co.boulder.co.us •
 http://www.co.boulder.co.us/lu/
 Office Hours: Monday – Friday 8:00 AM to 4:30 PM

499 729, CK # 295'1, # 260⁰⁰, RS



Application Form

Project Number		Project Name	
* No Application Deadline		* Application Deadline: First Wednesday of the Month	
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> 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)
 3655 SUNSHINE CANYON DRIVE
 BOULDER, COLORADO, 80302

Subdivision Name
 -

Lot(s) -	Block(s) -	Section(s) 15, 21, 22	Township(s) 14	Range(s) 71 W
Area in Acres 35.1	Existing Zoning F	Existing Use of Property RESIDENTIAL (EXISTING HOME)		Number of Proposed Lots 1.
Proposed Water Supply EXISTING INDIVIDUAL WELL		Proposed Sewage Disposal Method EXISTING SEPTIC TANK/FIELD		

Applicants:

Applicant/Property Owner RUSSELL AND DEBRA AGEE				Email Address	
Street Address 3655 SUNSHINE CANYON DRIVE					
City BOULDER	State COLORADO	Zip Code 80302	Phone 303.444.8600	Fax	
Applicant/Property Owner/Agent/Consultant RUSSELL AGEE				Email Address	
Street Address 3655 SUNSHINE CANYON DRIVE					
City BOULDER	State COLORADO	Zip Code 80302	Phone 303.444.8600	Fax	
Agent/Consultant				Email Address	
Street Address					
City	State	Zip Code	Phone	Fax	

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

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

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

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

Signature of Property Owner RUSSELL AGEE	Date 7-3-08	Signature of Property Owner	Date
Other Signature Debra AgEE	Date 7-3-08	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 Waiver Fact Sheet

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

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		GARAGE/ART STUDIO			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		1,410.	Demolish:		1,410.
		sq. ft.			sq. ft.
Are new floor areas being proposed where demolition will occur?					
<input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
<input checked="" type="checkbox"/> No					
Proposed Floor Area (New Construction Only)					
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	— sq. ft.	— sq. ft.	— sq. ft.	19'1"	
First Floor:	— sq. ft.	— sq. ft.	— sq. ft.	Exterior Wall Material	STUCCO
Second Floor:	— sq. ft.	484 sq. ft.	484 sq. ft.	Exterior Wall Color	MATCH EXISTING
Garage: <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached	— sq. ft.	926 sq. ft.	926 sq. ft.	Roofing Material	CONC. TILE MATCH EXISTING
Covered Deck:	— sq. ft.	— sq. ft.	— sq. ft.	Roofing Color	MATCH EXISTING
Total:	— sq. ft.	1,410 sq. ft.	1,410 sq. ft.	Total Bedrooms	0

Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		NK			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)				Demolish:	
		sq. ft.		sq. ft.	
Are new floor areas being proposed where demolition will occur?					
<input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
<input checked="" type="checkbox"/> No					
Proposed Floor Area (New Construction Only)					
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	sq. ft.	sq. ft.	sq. ft.		
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Material	
Covered Deck:	sq. ft.	sq. ft.	sq. ft.	Roofing Color	
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms	

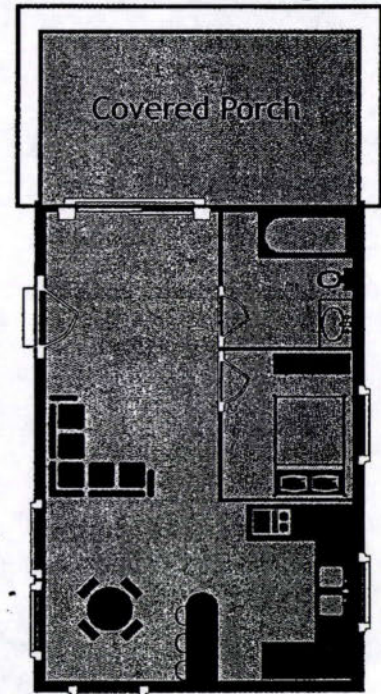
Project Identification:

Project Name:	AGEE GARAGE/ART STUDIO
Property Address/Location:	3055 SUNSHINE CANYON DR.
Current Owner:	BUSELL/DEBRA AGEE
Size of Property in Acres:	35.1

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the inside of the outside walls which includes covered porches, garages, and basements. The shaded area on the diagram indicates the area counted as square feet.

Porch Overhang



Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

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

Floor Area

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

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review (LISR) is required. A LISR 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.

Earth Work and 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: Applicant(s) 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, all areas of earthwork must be represented on the site plan.

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.

ALL PROPOSED EXTERIOR MATERIALS AND COLORS SHALL MATCH THOSE OF OUR
EXISTING RESIDENCE, A STRUCTURE THAT IS ALREADY SPR APPROVED.

Is Your Property Gated and Locked? NO.

Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

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: ✓

Date: 07.03.2008

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas	—	38.5 38.5	38.5 38.5
Berm(s)	—	—	—
Other Grading PERIMETER SWALES	—	4 4	4 4
Subtotal	0	42.5 42.5	42.5 42.5 <small>Box 1</small>
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation	102.89	2.0	104.89
Material cut from foundation excavation to be removed from the property			0

Excess Material will be Transported to the Following Location:

EXCESS MATERIAL WILL BE USED TO REPAIR/MITIGATE
ERODED AREAS OF THE PROPERTY.

Land Use Department Pre-Application 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

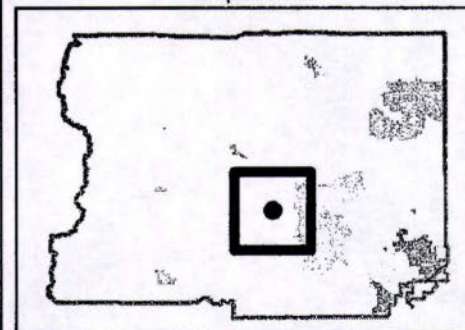
- | | | | |
|--|--------------------|--|------------------------|
| | Open Space | | Subdivision |
| | Federal | | Lots |
| | State | | Nupud |
| | Local | | Conservation Easements |
| | Gravel resources | | Utilities and other |
| | FO Zoning District | | |

0 4,200 8,400



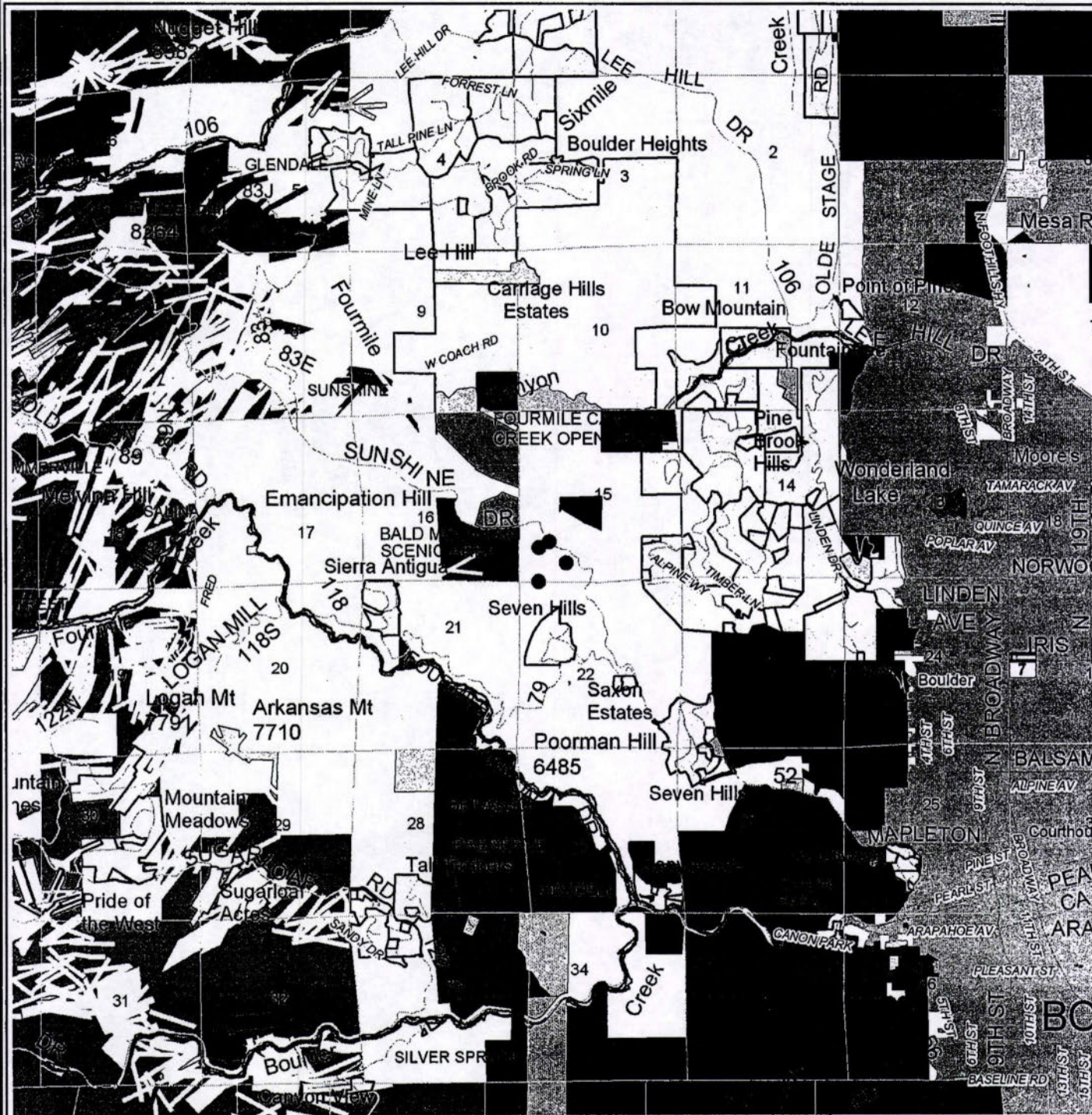
Feet

Map Location



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

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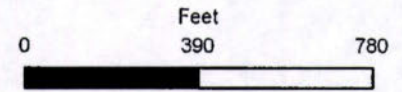
Land Use Department Pre-Application Location Map



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

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

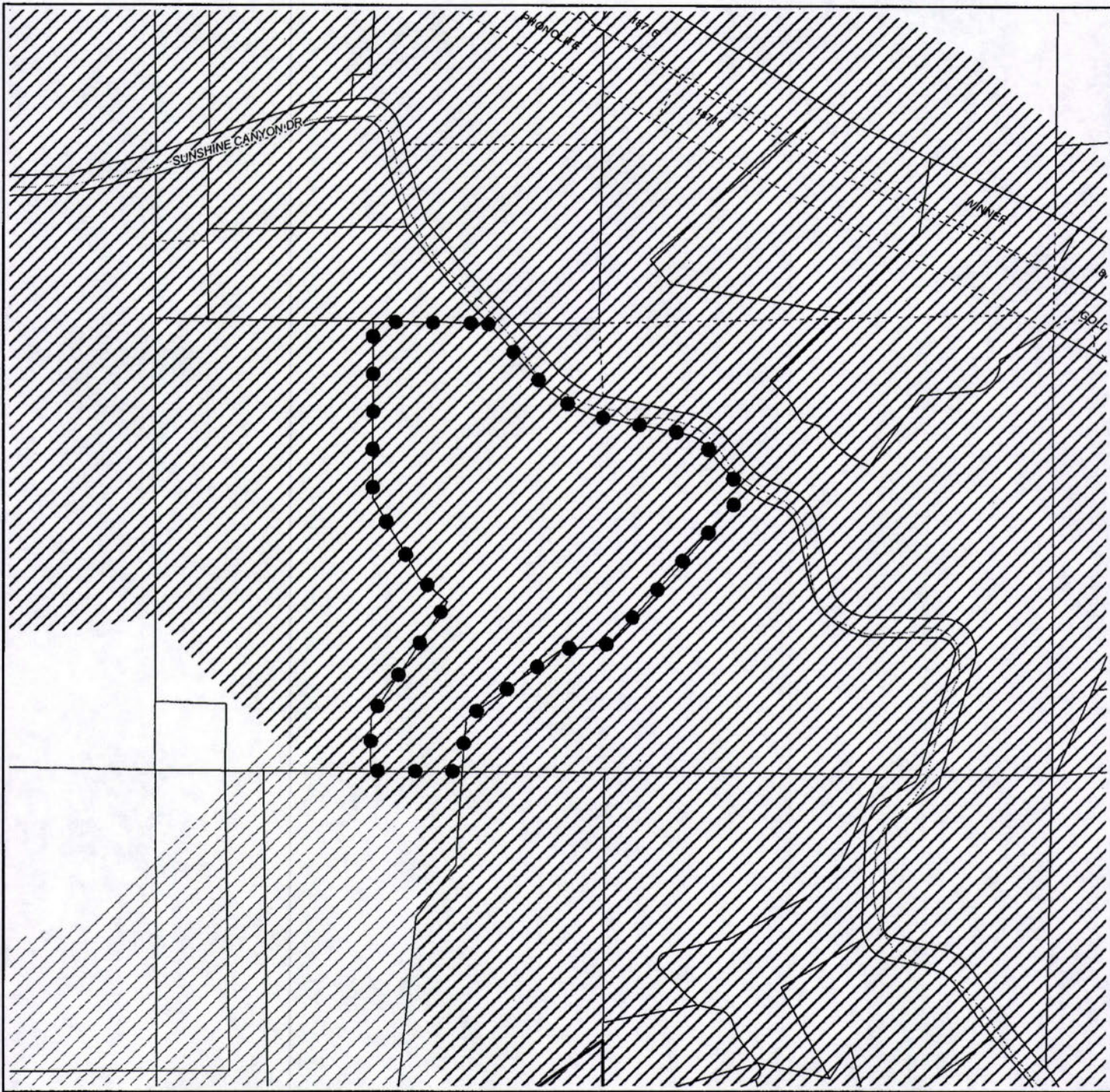


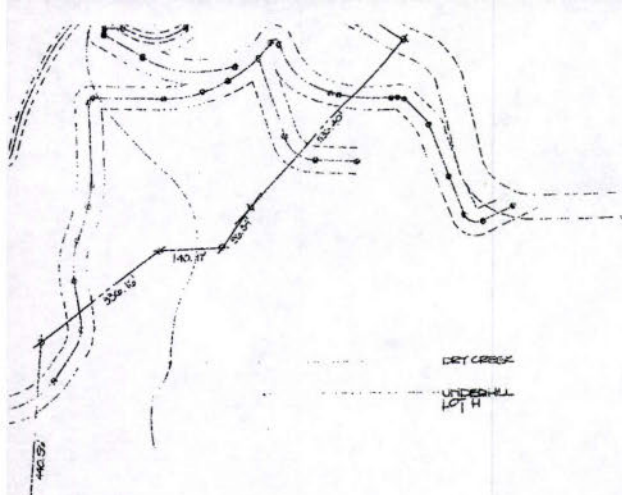
Map Location



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LEGAL DESCRIPTION (PARCEL 3)

A PARCEL OF LAND LOCATED IN SECTIONS 15, 21 AND 22, TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M. COUNTY OF BOULDER, STATE OF COLORADO, BEING A PART OF THAT TRACT OF LAND DESCRIBED ON FILM 1473 AS RECEPTION NO. 847566, BOULDER COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 0°24'45" WEST, ALONG THE WEST LINE OF SECTION 15, A DISTANCE OF 1312.78 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;

THENCE NORTH 89°02'10" EAST, ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED ON FILM 1473 AS RECEPTION NO. 847566, A DISTANCE OF 608.10 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, 452.98 FEET;
 THENCE SOUTH 29°29'58" EAST, 296.38 FEET;
 THENCE SOUTH 48°15'29" EAST, 109.89 FEET;
 THENCE SOUTH 33°55'33" WEST, 408.40 FEET;
 THENCE SOUTH 00°00'00" EAST, 175.13 FEET;
 THENCE NORTH 90°00'00" WEST, 300.00 FEET;
 THENCE SOUTH 00°00'00" EAST, 1108.50 FEET;
 THENCE SOUTH 61°11'59" WEST, 422.20 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED ON FILM 1473 AS RECEPTION NO. 847566;

THENCE ALONG THE SOUTH AND SOUTHEASTERLY LINES OF SAID TRACT OF LAND DESCRIBED ON SAID FILM 1473 AS RECEPTION NO. 847566, AS FOLLOWS:

THENCE SOUTH 10°20'06" EAST, 106.38 FEET;
 THENCE NORTH 72°48'19" EAST, 441.91 FEET;
 THENCE NORTH 28°18'53" EAST, 225.37 FEET;
 THENCE NORTH 64°05'58" EAST, 297.42 FEET;
 THENCE NORTH 06°34'29" EAST, 502.49 FEET;
 THENCE NORTH 37°23'07" EAST, 182.07 FEET;
 THENCE NORTH 03°54'23" EAST, 440.56 FEET;
 THENCE NORTH 52°56'59" EAST, 336.16 FEET;
 THENCE NORTH 86°52'00" EAST, 140.17 FEET;
 THENCE NORTH 35°36'44" EAST, 96.84 FEET;
 THENCE NORTH 41°08'55" EAST, 536.40 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF SUNSHINE CANYON DRIVE (COUNTY ROAD NO. 52);

THENCE ALONG THE APPROXIMATE CENTERLINE OF SUNSHINE CANYON DRIVE AND ALONG THE NORTHEASTERLY LINE OF SAID TRACT OF LAND DESCRIBED ON FILM 1473 AS RECEPTION NO. 847566, AS FOLLOWS:

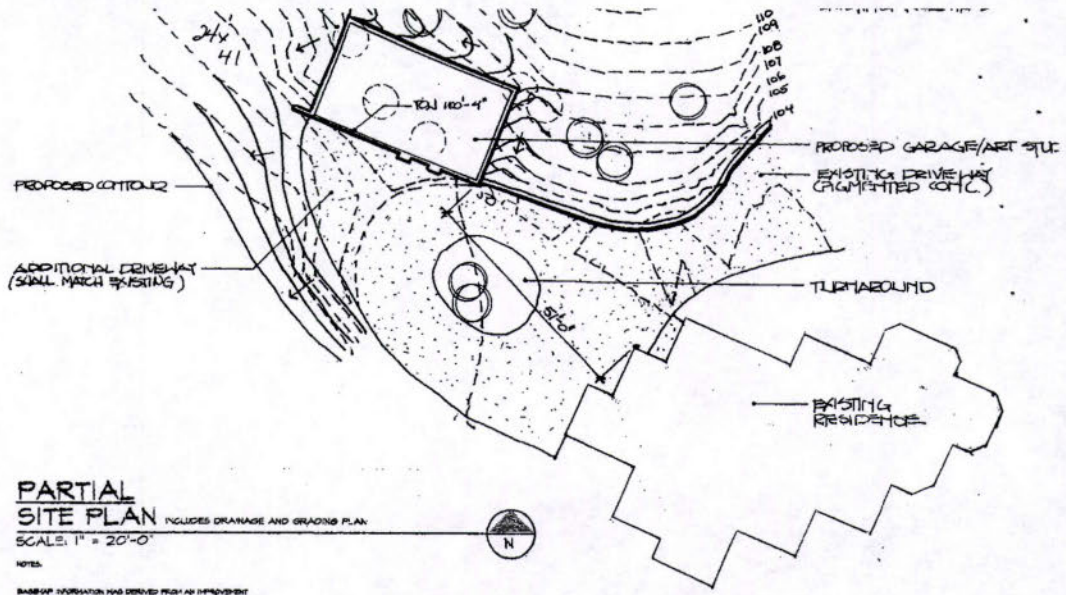
NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC DISTANCE OF 136.85 FEET, SAID CURVE HAVING A RADIUS OF 264.29 FEET, A CENTRAL ANGLE OF 29°40'08" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 51°38'31" WEST, 135.33 FEET TO A TANGENT LINE; THENCE NORTH 36°48'27" WEST, 61.43 FEET TO A TANGENT CURVE TO THE LEFT;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 133.27 FEET, SAID CURVE HAVING A RADIUS OF 173.82 FEET, A CENTRAL ANGLE OF 43°55'48" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 58°46'26" WEST, 130.03 FEET TO A TANGENT LINE;

THENCE NORTH 80°44'20" WEST, 197.05 FEET TO A TANGENT CURVE TO THE RIGHT;

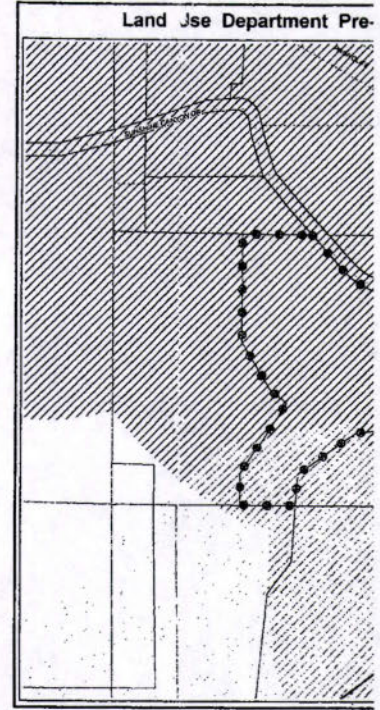
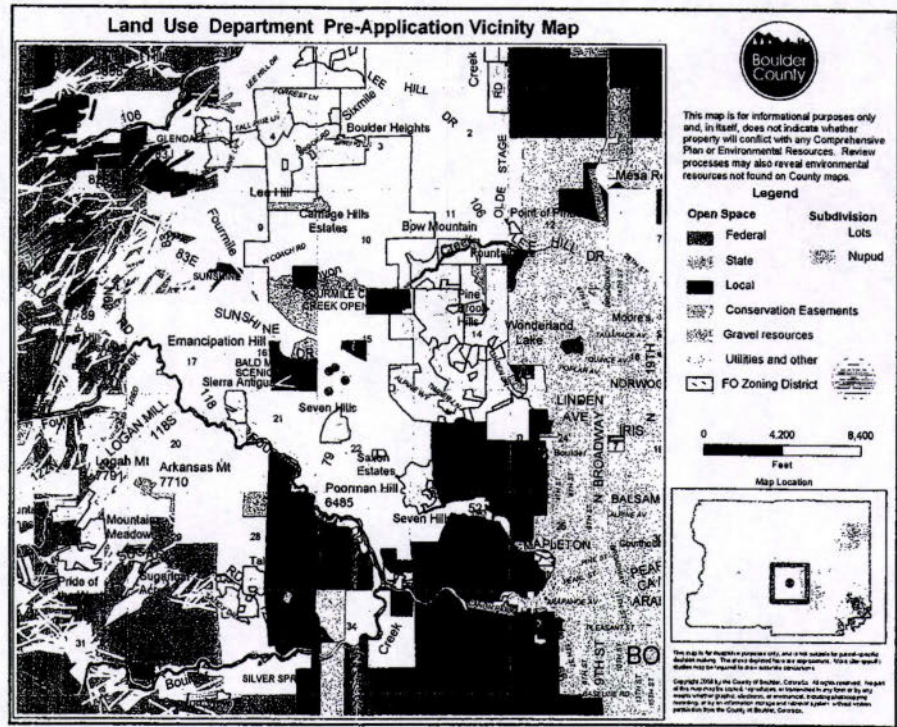
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 240.53 FEET; SAID CURVE HAVING A RADIUS OF 358.20 FEET, A CENTRAL ANGLE OF 38°28'27" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 61°30'04" WEST, 236.04 FEET TO A TANGENT LINE;

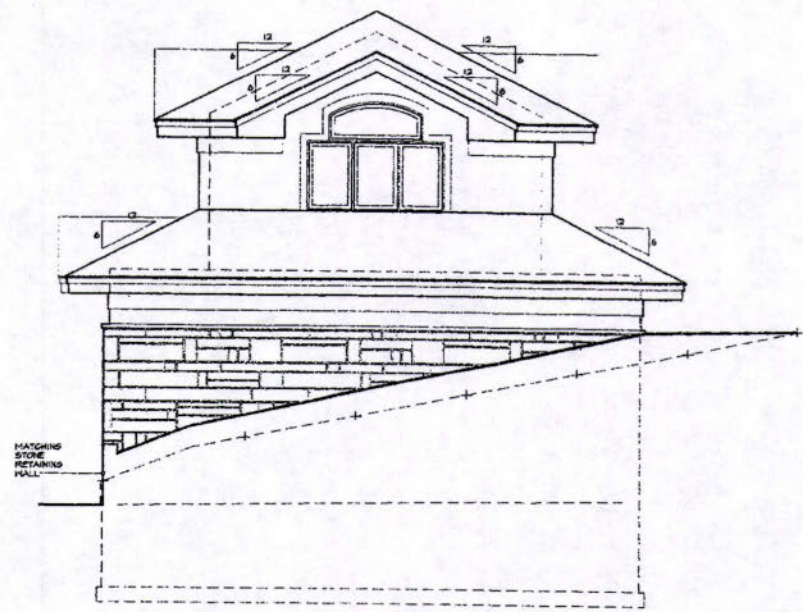
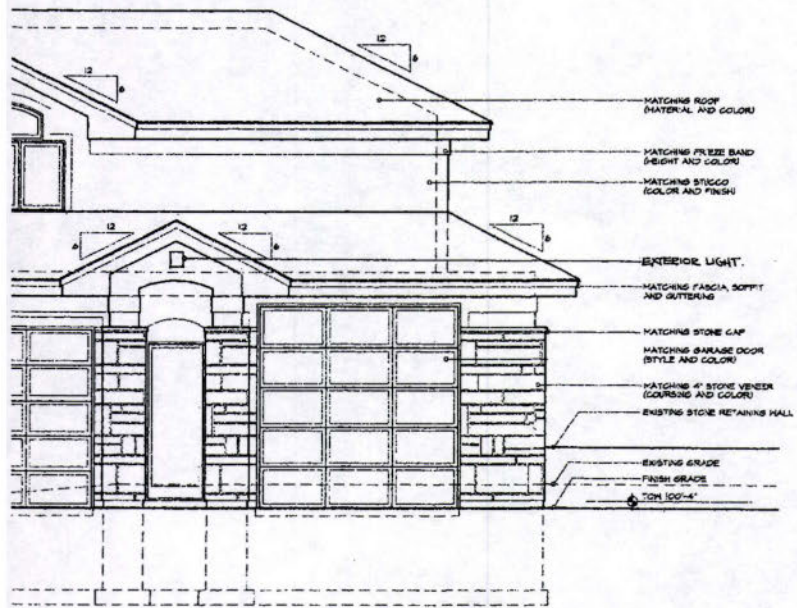
THENCE NORTH 42°15'50" WEST, 187.72 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED ON FILM 1473 AS RECEPTION NO.



PARTIAL SITE PLAN
 INCLUDES DRAINAGE AND GRADING PLAN
 SCALE: 1" = 20'-0"

NOTES:
 BASED ON INFORMATION PROVIDED FROM AN IMPROVED SURVEY. CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS AND SHALL FIELD VERIFY ALL IMPROVED LOCATIONS, DIMENSIONS, AND ELEVATIONS.





EAST ELEVATION
SCALE 1/4" = 1'-0"

