



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

January 20, 1998

Elizabeth Ault
7835 Middle Fork Rd.
Boulder, CO80302

Reference: SPR-97-231

Dear Elizabeth,

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

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

After you receive this letter, please contact our office and we will schedule an appointment to make a site visit on your property. At that time I will determine what, if any, mitigation work is needed. This work may entail some thinning and pruning of vegetation around the building site. During the visit, trees that need to be removed will be marked. Soon after, a written plan will be mailed to you and the county describing what work needs to be done.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Tony", written over a horizontal line.

Tony Noblett
Forester



Post Office Box 471 • Boulder, Colorado 80306

Land Use Department

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

December 17, 1997

Elizabeth Ault
7835 Middle Folk Rd.
Boulder, CO 80302

Dear Ms. Ault:

This letter certifies that in accordance with Section 4-800 of the Boulder County Land Use Code, the Boulder County Land Use Director has REVIEWED and CONDITIONALLY APPROVED the Site Plan for the following, effective as of the above date:

Docket SPR-97-231: AULT Addition

Request: Site Plan Review for the construction of a 1,946 sq. ft. addition to an existing residence. (Above Grade = 1,052 sq. ft. / Below Grade = 894 sq. ft. / Finished Floor Area = 1,946 sq. ft.)

Location: At 7835 Middle Fork Road, Lot 2 Mardick, Mardick, in Section 24, T2N, R71W

Zoning: Agricultural (A)

Applicant: Elizabeth Ault

Agent: Odell Architects, P.C.

Conditions of Approval are as follows:

1) COLOR REQUIREMENTS

Prior to the issuance of a building permit, submit to the Land Use Department, for review and approval, samples (color chips, brochure/catalog page, or photographs) of all exterior colors to be used including roof, siding and trim. These colors should blend with the natural surrounding as much as possible. Note that these samples need to be small enough to fit into a file and will be kept for the record.

Prior to final inspection or issuance of Certificate of Occupancy, the Land Use Department must inspect and verify that the color samples are used on the new structure.

2) LIGHTING REQUIREMENTS

Prior to the issuance of a building permit, a lighting plan with details for all exterior lighting must be submitted to and approved by the Land Use Department. Exterior lighting must be down lighting or low wattage lighting (40 watts or less) and minimize glare as much as possible. Details submitted must indicate location of all exterior fixtures on site and on structures, and must include cut sheets (manufacturer's specifications with picture or diagram) of all fixtures. **Lighting is restricted to only that required by the building code and necessary for public safety.**

Prior to final inspection or certificate of occupancy, the full installation of the approved lighting plan must be inspected and approved by the Land Use Department.

3) REVEGETATION REQUIREMENTS

Prior to the issuance of a building permit, submit to the Land Use Department for review and approval a revegetation plan which conforms with the enclosed sheet titled "Elements of a Successful Revegetation Plan" dated September 9, 1997.

Prior to final inspection or certificate of occupancy, the full installation of the approved revegetation plan must be inspected and approved by the Land Use Department. If weather is not conducive to seeding and/or planting or if adequate revegetation efforts have not occurred, an irrevocable letter of credit must be provided to assure completion of revegetation. Note that areas of disturbance not included on the revegetation plan are still subject to reseeding and matting.

4) WILDFIRE MITIGATION

Prior to final inspection or the issuance of either a Certificate of Occupancy or Temporary Certificate of Occupancy, the following measures are required to minimize wildfire hazards:

- a. A wildfire mitigation plan is not required. Your fee will be refunded.
- b. Ground surfaces within three feet of the structure and below all roof line projections (bay windows, decks, etc.) must be covered with crushed rock or other nonflammable ground cover, and kept free of vegetation by using a weed barrier.
- c. To assist in firefighting, a cistern must be provided, and approval for location, access, and hookup must be obtained from the local Fire Protection District. Capacity of the cistern is to be a minimum of 2,500 gallons. Be sure to resolve details with the Fire Protection District prior to installation. A community cistern is available in this area, we encourage your participation as an option to the on site cistern.
- d. Roofing material must be UL listed and labeled Class A (fire resistive).

Note: Be sure the removal of all cuttings, debris, and scrap lumber is complete before calling for final inspection.

Additional Comments - For Your Information:

- A permit for an Individual Sewage Disposal System must be obtained from the Boulder County Health Department (441-1190) prior to septic system installation.

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

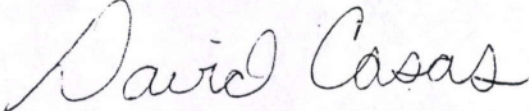
If the BOCC should decide to modify the Land Use Director's approval, or determines that further review is necessary, a public hearing will be held. Upon completion of the public hearing and approval by the BOCC, if a building, grading or access permit has been applied for, it will continue in the process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

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

Please be aware that the above Conditions of Approval become final, if the docket is not called up by the BOCC, at the end of the 14-day review period. There are no other administrative means to appeal. If you wish to resubmit information with regards to complying with any of the above Conditions of Approval, and have this information reviewed for approval by staff prior to the end of the 14-day review period, your submissions must be received by the office at least 10 days from the date of this letter.

Site Plan Review approval is valid for as long as County policies and regulations allow for development as proposed. In order to issue building permit, the project must comply with all policies and regulations in effect at the time of permit application.

Sincerely,



David Casas, Planner II
Current Planning Division
Land Use Department

cc: Odell Architects, P.C.

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