



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

PUBLIC HEARING BOULDER COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS

DATE: March 16, 2010
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-10-0003\SPR-10-0005: KENNEDY/SHEPARD LU\SPR

Request for Approval of a Limited Impact for 2,376 CY of Non-foundational earthwork and Site Plan Review for construction of a new 4,950 sq.ft. residence (687 sq.ft. basement, 2,473 sq.ft. first floor, 1,262 sq.ft. second floor, and 528 sq.ft. attached garage); by Shannon Kennedy and William Shepard; in accordance with the Boulder County Land Use Code. The proposed project is located in the Forestry (F) Zoning District, at 6505 Sunshine Canyon Drive, in Section 07,08 & 18, 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 Julia Yager, ADA Coordinator, or the Boulder County Human Resources Office at (303-441-3508) at least 48 hours before the scheduled hearing.

Please note that the County Commissioners' agenda is subject to change. To receive updates to the agenda, please subscribe to the **Boulder County Commissioners Agenda** (BOCCAGENDA) list under the **News** subheading at <http://www.bouldercounty.org/lists/index.htm>

Published: February 5, 2010 --Daily Times-Call



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MEMO TO: Agencies and adjacent property owners
FROM: Robin Scott Kerns, Staff Planner
DATE: February 3, 2010
RE: Docket LU-10-0003/SPR-10-0005

Docket LU-10-0003/SPR-10-0005: KENNEDY/SHEPARD Limited Impact Special Review/ Site Plan Review

Request: Limited Impact for 2,376 CY of Non-foundational earthwork and Site Plan Review for construction of a new 4,950 sq. ft. residence (687 sq. ft. basement, 2,473 sq. ft. first floor; 1,262 sq. ft. second floor; & 528 sq. ft. attached garage).
Location: At 6505 Sunshine Canyon Drive, in Section 07, 08, & 18, T1N, R71W.
Zoning: Forestry (F)
Applicant: Shannon Kennedy & William Shepard
Agent: Sam Nishek (Barrett Studio Architects)

Limited Impact Special 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 and Site Plan Review by the Boulder County Land Use Director is required for new building/grading/access or floodplain development permits in the plains and mountainous areas of unincorporated Boulder County. The review considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

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 me at the Land Use Department office at rkerns@bouldercounty.org or via phone at (720) 564-2613.

Please return responses to the above address by **February 19, 2010**.

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed _____ PRINTED Name _____

Agency or Address _____



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@bouldercounty.org •
 http://www.BoulderCounty.org/lu/
 Office Hours: Monday — Friday 8:00 AM to 4:30 PM

Shaded Areas for Staff Only
Intake Stamp

Application Form

Project Number		Project Name		
* No Application Deadline		* Application Deadline: First Wednesday of the Month	* Application Deadline: Second Wednesday of the Month	
<input checked="" type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> 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) 6505 SUNSHINE CANYON DR				
Boulder Colorado 80302				
Subdivision Name PARCEL # 146108000118				
Lot(s)	Block(s)	Section(s) 7, 8, 18	Township(s) 1N	Range(s) 17W
Area in Acres 4.09	Existing Zoning F	Existing Use of Property		Number of Proposed Lots 1
Proposed Water Supply WELL		Proposed Sewage Disposal Method SEPTIC TANK AND FIELD		

Applicants:

Applicant/Property Owner William Shepard; Shannon Kennedy		Email Address bill.shepard@earthlink.net		
Mailing Address 579 E Wisconsin Ave				
City Necnah	State WV	Zip Code 54956	Phone 920-722-6106	Fax 920-722-2406
Applicant/Property Owner/Agent/Consultant		Email Address		
Mailing Address				
City	State	Zip Code	Phone	Fax
Agent/Consultant SAM NISHEK - ARCHITECT - APPLICANT		Email Address		
Mailing Address BARRETT STUDIO ARCHITECTS, 1944 20th ST				
City BOULDER	State CO	Zip Code 80302	Phone 303 449 1141	Fax 303-449 9320

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	Date 12/24/09	Signature of Property Owner	Date
Other Signature	Date 12/24/09	Other Signature	Date 1.28.10

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

Limited Impact Special Use Review Fact Sheet

Project Identification

Project Name: SHEPARD / KENNEDY
Property Address/Location: 6505 SUNSHINE CANYON
Current Owner: SHEPARD / KENNEDY
Size of Property in Acres: 4.09

The applicant(s) is/are required to complete each section of this Limited Impact Special Use Review Fact Sheet even if the information is duplicated elsewhere in the application. Completed Fact Sheets reduce the application review time which helps expediate the Director's Determination. Please make duplicates of this Limited Impact Special Use Review Fact Sheet if the project involves more than two structures.

Determining Floor Area

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 Limited Impact Special Use Review and shown on this Fact Sheet.

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		RESIDENCE	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		N/A	N/A
		sq. ft.	Demolish: 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 type="checkbox"/> No			
Proposed Floor Area (New Construction Only)			
	Finished	Unfinished	Total
Basement:	437 sq. ft.	250 sq. ft.	687 sq. ft.
First Floor:	2473 sq. ft.	— sq. ft.	2473 sq. ft.
Second Floor:	1262 sq. ft.	— sq. ft.	1262 sq. ft.
Garage:			
<input type="checkbox"/> Detached	— sq. ft.	528 sq. ft.	528 sq. ft.
<input checked="" type="checkbox"/> Attached			
Covered Deck:	— sq. ft.	— sq. ft.	— sq. ft.
Total:	4172 sq. ft.	778 sq. ft.	4,950 sq. ft.
			Height (above existing grade): 28'-8"
			Exterior Wall Material: CEMENT STUCCO
			Exterior Wall Color: BROWNS
			Roofing Material: METAL
			Roofing Color: GREY
			Total Bedrooms: 4

Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		N/A	
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)			
		sq. ft.	Demolish: 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 type="checkbox"/> No			
Proposed Floor Area (New Construction Only)			
	Finished	Unfinished	Total
Basement:	sq. ft.	sq. ft.	sq. ft.
First Floor:	sq. ft.	sq. ft.	sq. ft.
Second Floor:	sq. ft.	sq. ft.	sq. ft.
Garage:			
<input type="checkbox"/> Detached	sq. ft.	sq. ft.	sq. ft.
<input type="checkbox"/> Attached			
Covered Deck:	sq. ft.	sq. ft.	sq. ft.
Total:	sq. ft.	sq. ft.	sq. ft.
			Height (above existing grade)
			Exterior Wall Material
			Exterior Wall Color
			Roofing Material
			Roofing Color
			Total Bedrooms

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 Use 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.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas	777	1244	2021
Berm(s)	100	72	172
Other Grading EXT PATIOS	40	143	183
Subtotal	917	1459	2376 <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	612	135	747
Material cut from foundation excavation that will be removed from the property			0

Excess Material will be Transported to the Following Location:

USED ON ROAD AS REQUIRED FILL
AND SURFACING

Is Your Property Gated and Locked?

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

Certification

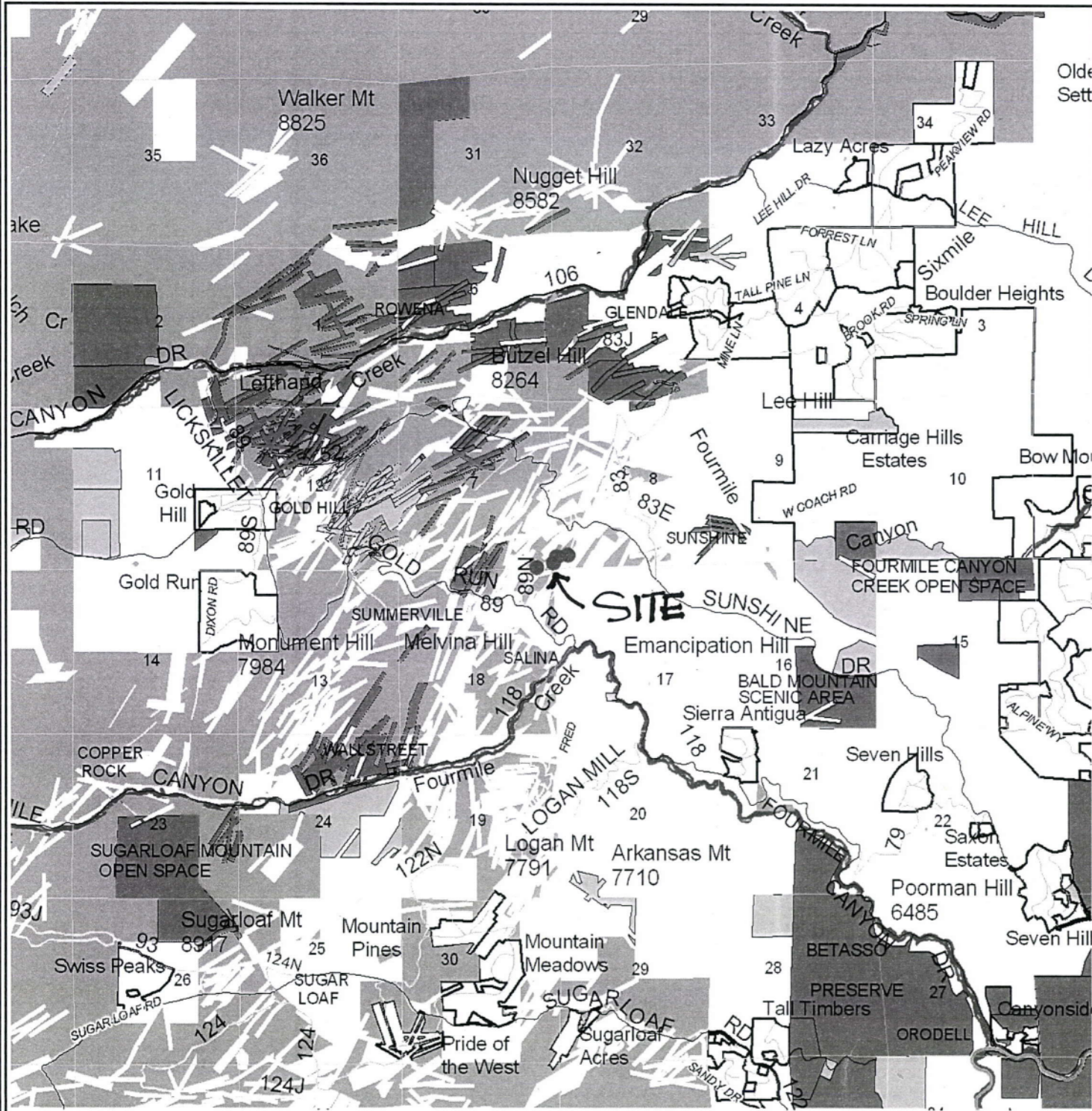
I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is 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: Samuel J. [Signature] - ARCHITECT Date: 1.28.2010

Land Use Department Pre-Application Vicinity Map



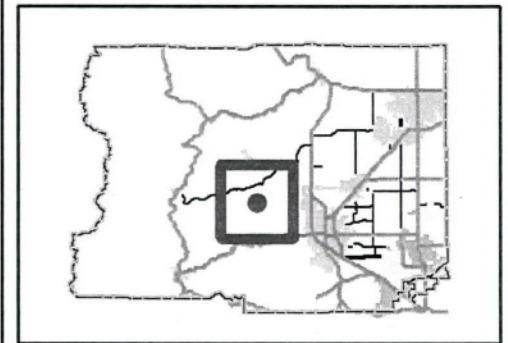
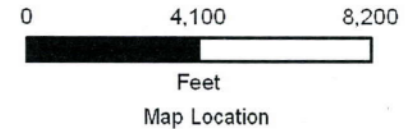
#17



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 |
| County Open Space | |
| Joint County-Municipal | |
| County Conservation Easement | |
| Open Space Option | |
| Conservation Easement Option | |
| Gravel Resources | |
| Utilities and other | |
| FO Zoning District | |



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

#1#



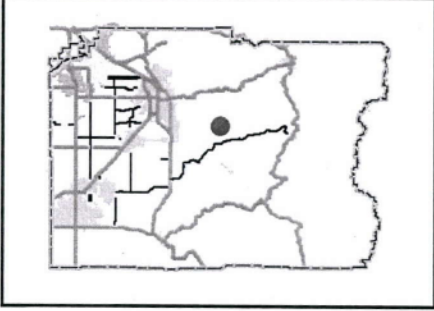
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Legend

- 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
- PrebesZoneCode
- Mouse Management Areas (MMS)
- Possible Linkage (FCorL)
- Suitable Contiguous Habitat (SCH)
- Potential Restoration, Contiguous
- Suitable, Noncontiguous Habitat
- Potential Restoration, Noncontiguous
- Significant Agricultural Lands
- National Importance
- Statewide Importance
- Local Importance

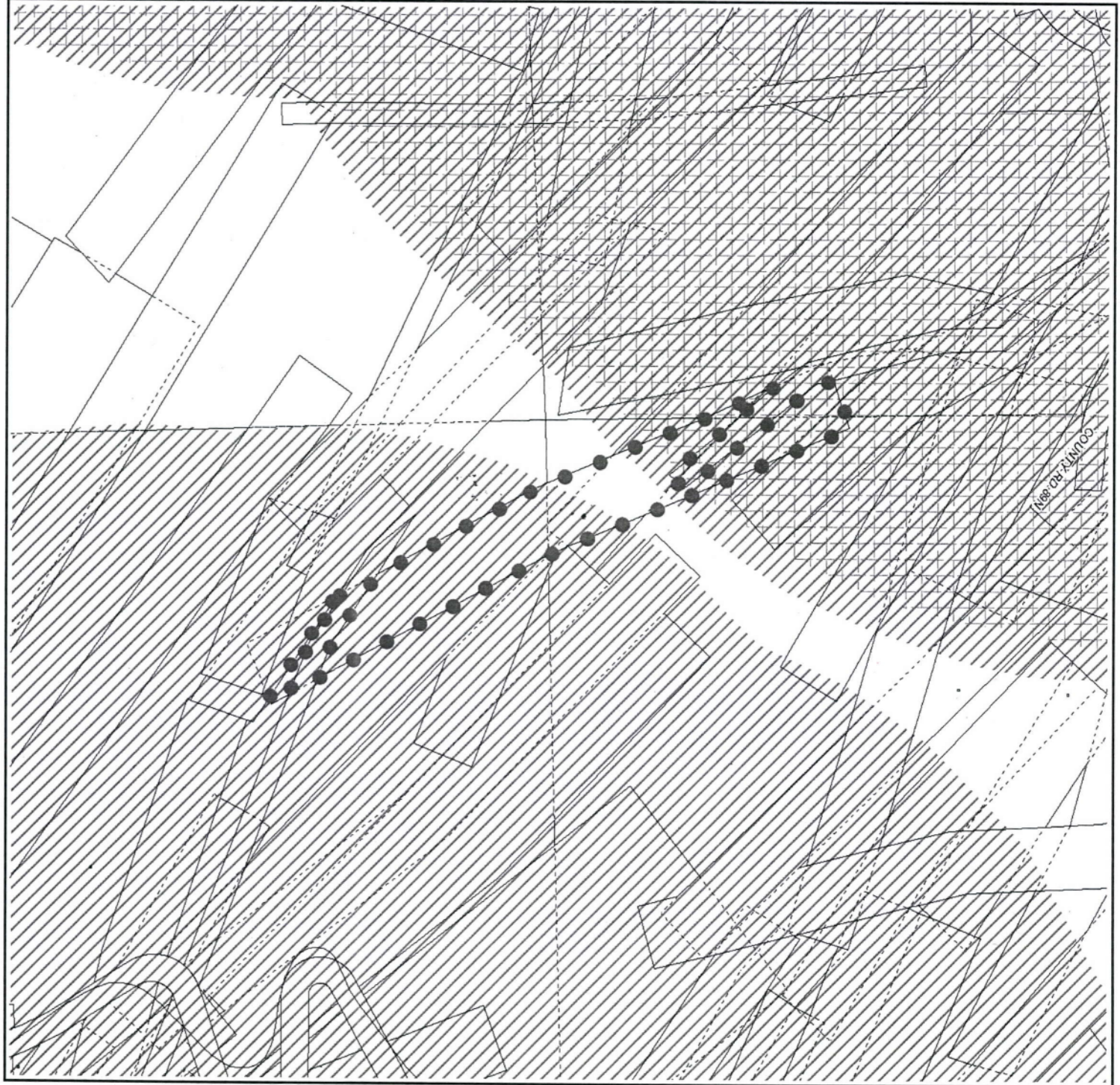


Map Location



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COUNTY RD 683

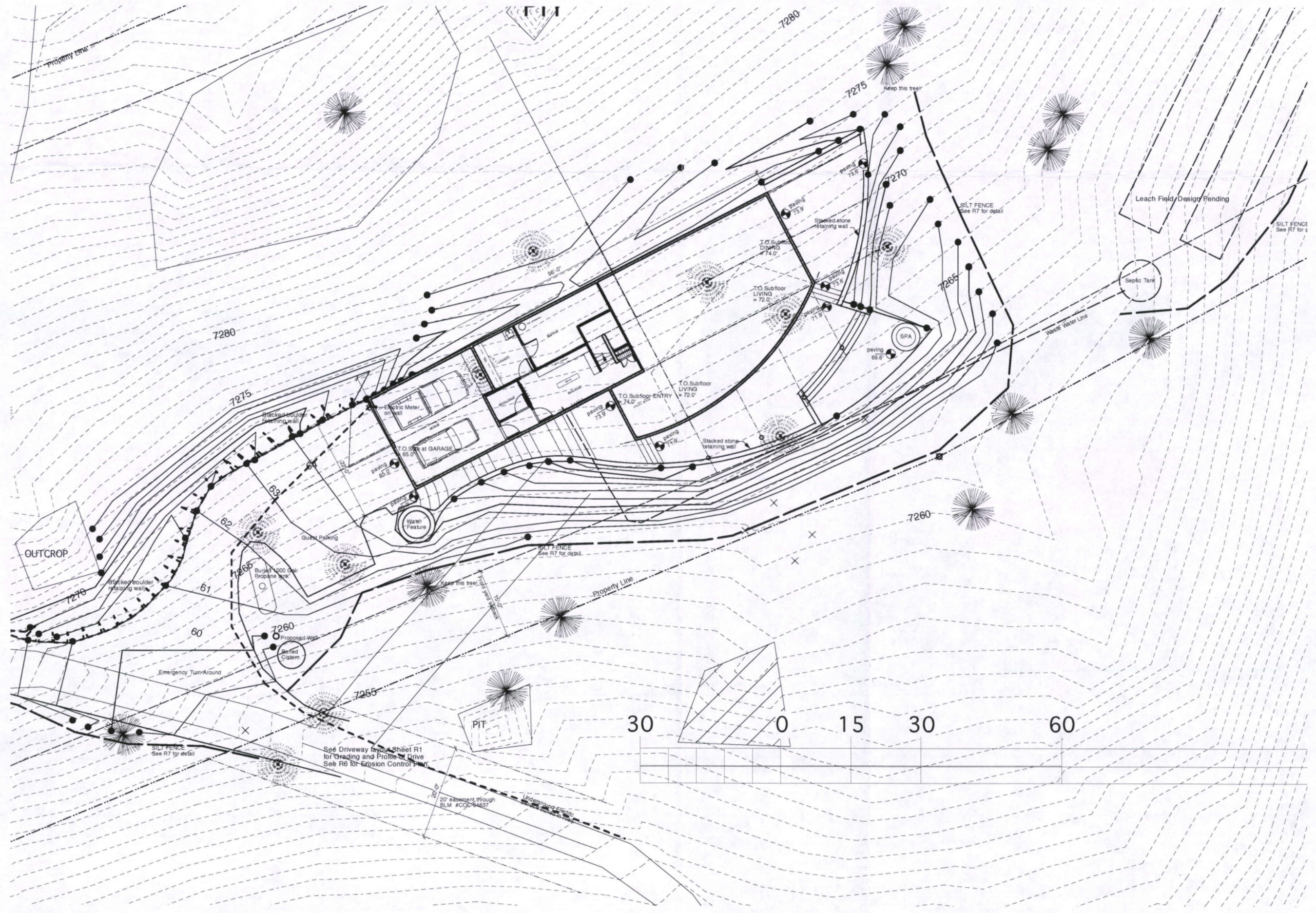
NOTICE: DUTY OF COOPERATION
Release of these plans contemplates further cooperation among the owner, the architect, the contractor and the architect. Design and construction are complete. Although the architect and his/her consultants have performed their services with due care and diligence, they cannot guarantee perfection. Construction is in progress and every contingency cannot be anticipated. Any irregularity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds miscommunication and increases construction costs. A failure to cooperate by a simple notice to the architect shall release the architect from responsibility for all consequences. Changes made from the plans without consent of the architect are unauthorized and shall release the architect from all consequences arising out of such changes.

LISUR SPR
Date: 28 January 2010
Revisions:

Kennedy I Shepard Residence
Shannon Kennedy & Bill Shepard
6505 Sunshine Canyon Dr., Boulder, CO 80302

BARRETT STUDIO architects
Architecture Community/Urban Design Interiors
1944 20th Street Boulder, Colorado 80302 phone 303.449.1141 fax 303.449.9330 email bsas@barrettstudio.com www www.barrettstudio.com

Site Plan
Drawing Number:
A1.0
Sheet: of
©Copyright 2010 Barrett Studio Architects



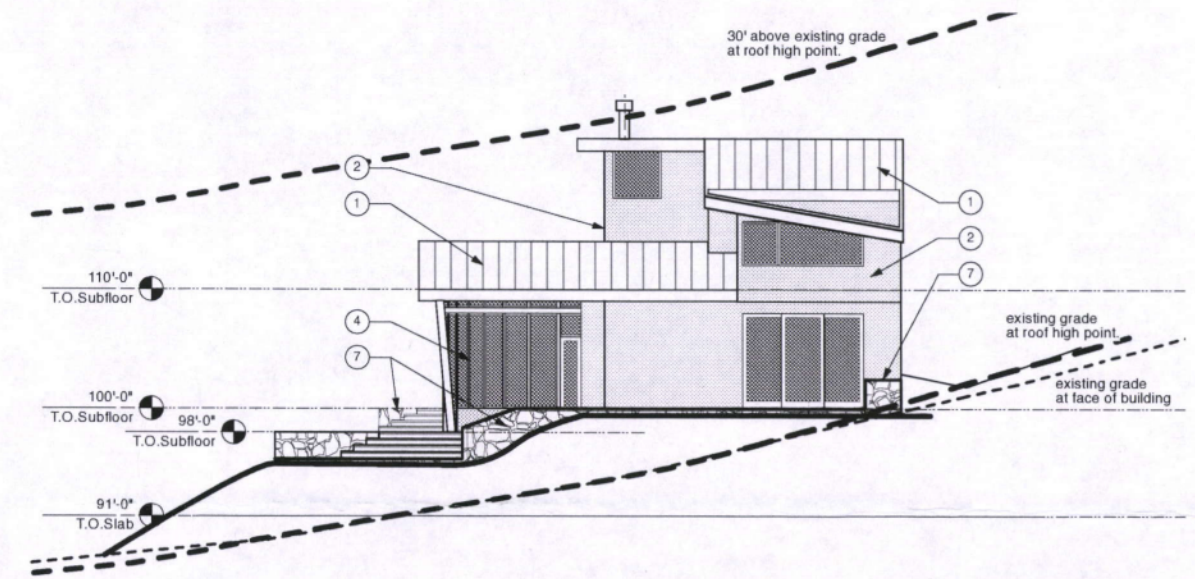
1 Site Plan
1"=20'

NOTICE OF COOPERATION
These plans contemplate further cooperation among the owner, his or her contractor, and the architect. Design and construction are complex. Although the architect and his/her consultants have performed their services with due care and diligence, they cannot guarantee perfection. Construction is subject to every contingency and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect constitutes misunderstanding and increases construction costs. A failure to cooperate by a single member to the architect shall release the architect from responsibility for all consequences. Changes made from the plans without consent of the architect are unauthorized and shall release the architect from all consequences arising out of such changes.

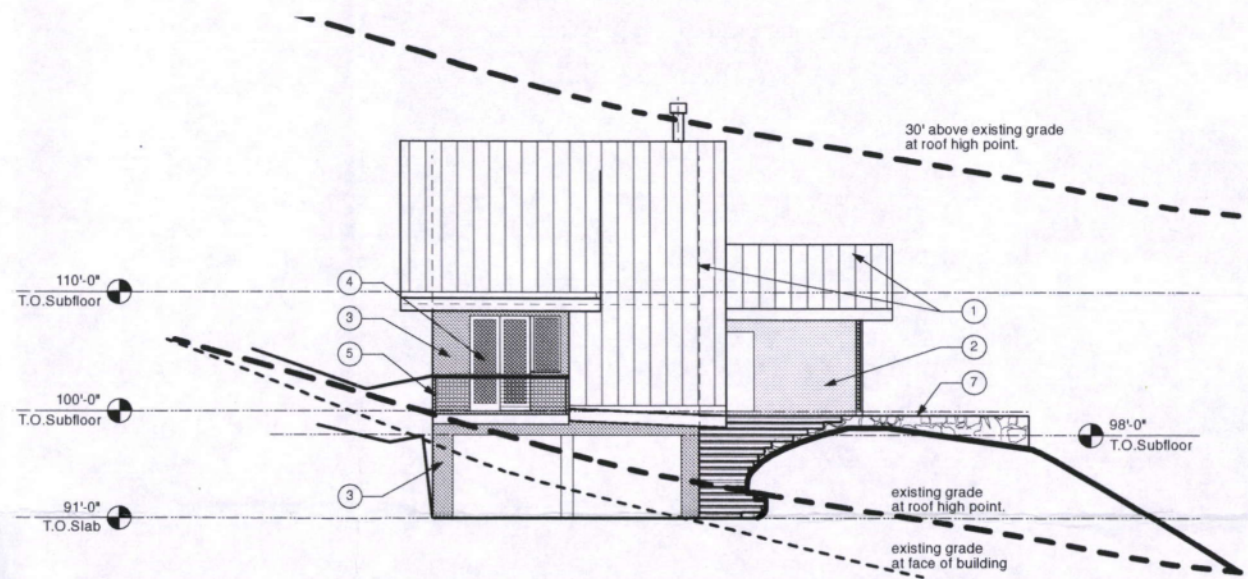
LISUR SPR
Date: 28 January 2010
Revisions:

KEYED NOTES:

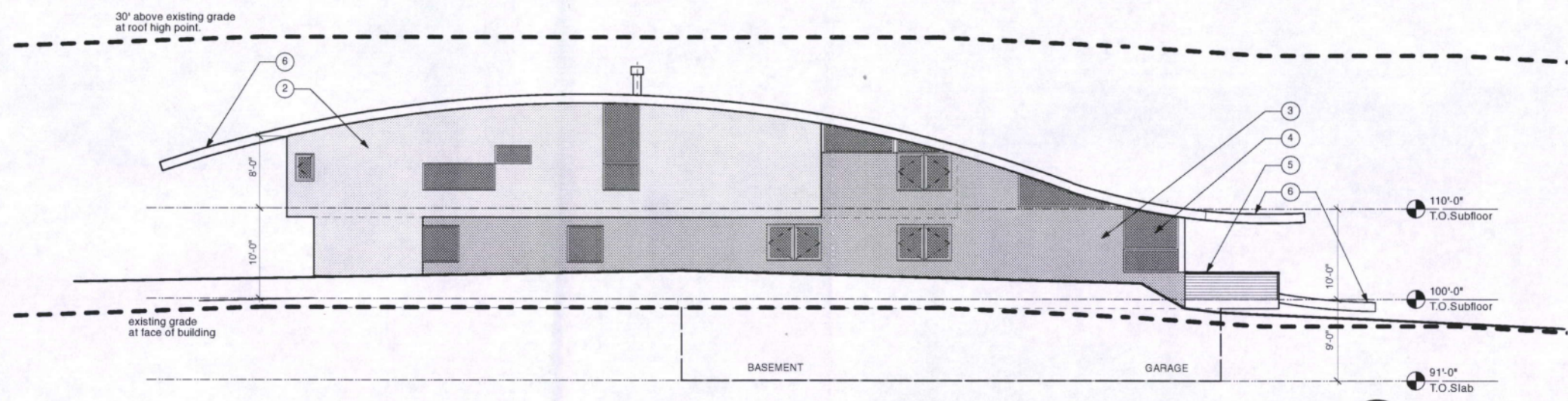
- 1. Metal roof
- 2. Stucco A (light)
- 3. Stucco B (dark)
- 4. Aluminum-clad windows
- 5. Painted metal guardrail
- 6. Painted metal trellis
- 7. Local stone retaining wall



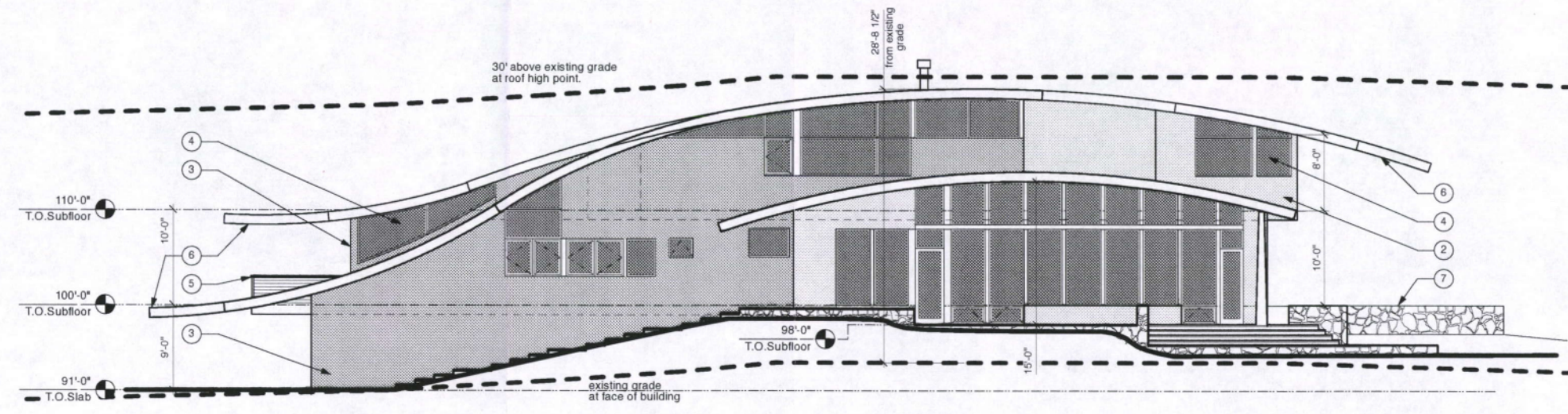
4 East Elevation
1/16"=1'-0"



3 West Elevation
1/16"=1'-0"



2 North Elevation
1/16"=1'-0"



1 South Elevation
1/16"=1'-0"

Kennedy I Shepard Residence
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BARRETT STUDIO architects
1944 20th Street Boulder, Colorado 80302 phone 303.449.1141 fax 303.449.9320 email bsa@barrettstudio.com web www.barrettstudio.com

Elevations

Drawing Number:

A4.0