

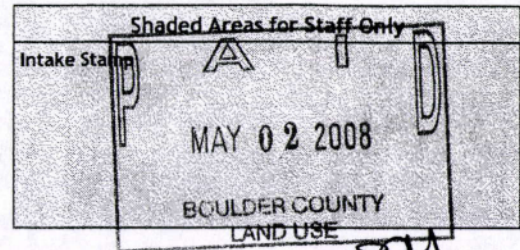


Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471
Boulder, Colorado 80302

Phone: 303-441-3930 • Fax: 303-441-4856
Email: planner@co.boulder.co.us •
<http://www.co.boulder.co.us/lu/>

Office Hours: Monday – Friday 8:00 AM to 4:30 PM



Application Form

6150 300
\$28-08-046

set
125
400

Project Number		Project Name	
* No Application Deadline		* Application Deadline: First Wednesday of the Month	
* Application Deadline: Second Wednesday of the Month			
<input type="checkbox"/> Limited Impact Special Use <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Extension of Approval <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other: _____	<input type="checkbox"/> Variance <input type="checkbox"/> Appeal	<input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change
Location(s)/Street Address(es) 451 Red Gulch Rd			
Subdivision Name Lyons Park Estates Subdivision			
Lot(s) 7 B	Block(s) —	Section(s) S 30	Township(s) T3N Lyons
Area in Acres 5	Existing Zoning Ag.	Existing Use of Property riding horses on it	Range(s) R 70
Proposed Water Supply well exists		Proposed Sewage Disposal Method septic	

Applicants:

Applicant/Property Owner Claire Baumgartner		Email Address dairyless@yahoo.com	
Street Address P.O. 1851			
City Lyons	State CO	Zip Code 80540	Phone 303.550.9771
Applicant/Property Owner/Agent/Consultant SAME		Email Address SAME	
Street Address			
City	State	Zip Code	Phone
Agent/Consultant		Email Address	
Street Address			
City	State	Zip Code	Phone

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 Claire Baumgartner	Date 4.29.8	Signature of Property Owner Claire Baumgartner	Date 4.29.8
Other Signature	Date	Other Signature	Date

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



Site Plan Review Waiver Fact Sheet

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

TYPE OF STRUCTURE: Residence
(e.g. residence, studio, barn, etc.)

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

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

Yes No X

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

PROPOSED FLOOR AREA (new construction only)			
	Finished	Unfinished	Total
Basement	<u> </u> sq/ft	<u> </u> sq/ft	<u> </u> sq/ft
1st Floor	<u>1378</u> sq/ft	<u> </u> sq/ft	<u>1378</u> sq/ft
2nd Floor	<u>482</u> sq/ft	<u> </u> sq/ft	<u>482</u> sq/ft
Garage			
<input type="checkbox"/> Detached	<u> </u> sq/ft	<u> </u> sq/ft	<u> </u> sq/ft
<input type="checkbox"/> Attached	<u> </u> sq/ft	<u> </u> sq/ft	<u> </u> sq/ft
Covered Deck	<u>124</u> sq/ft	<u> </u> sq/ft	<u>124</u> sq/ft
Total	<u>1,984</u> sq/ft	<u> </u> sq/ft	<u>1,984</u> sq/ft

Height above existing grade 21'

Exterior wall:

- Material stucco/stone

- Color straw/flagstone

Roofing:

- Material modified asphalt

- Color Brown

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

Project Identification

Project Name:

Baumgartner House

Property Address/Location:

451 Red Gulch Rd.

Lyons
Current Owner:

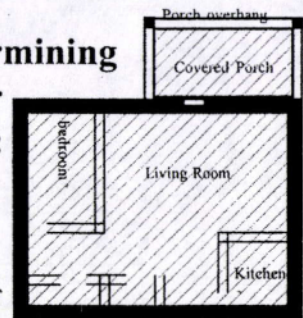
Claire Baumgartner

Size of Property in Acres:

5.243

Determining Floor Area:

Floor area is measured in terms of square



feet as everything within the inside of the outside walls and includes covered porches, garages and basements. The shaded area on the diagram above indicates the area counted as square feet.

Please note: If existing walls and/or roof are removed and new walls/roof are constructed, the associated floor area due to the new walls and/or roof is considered new construction and must be included in the calculation of floor area for Site Plan Review & shown on the Fact Sheet.

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

This document prepared by:
Boulder County Land Use Dept.
Courthouse Annex, 13th & Spruce St.
PO Box 471; Boulder, CO 80306
Phone: 303-441-3930
Fax: 303-441-4856
Web Site:
<http://www.co.boulder.co.us/lu/>
or <http://www.bouldercounty.us/lu/>
E-mail: planner@co.boulder.co.us

Office Hours:
Monday through Friday
8:00 AM to 4:30 PM

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.

Earth Work / Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the *Boulder County Land Use Code*. Please fill in all applicable boxes.

Note that applicants must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review.

Also, note that all areas of earthwork must be represented on the site plan.

	Cut	Fill	Total
Driveway & Parking Areas	7.4	—	7.4
Berms		84 (From Foundation)	84
Other Grading:	36.2	19.6	55.8
Total	43.6	103.6	147.2 <i>Box 1</i>

If the total in Box 1 is more than 500 cubic yards, then a Limited Impact Special Review is required

	Cut	Fill	Total
Foundation	104	20	124

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

84

Placed in front of House on West side to create more

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.

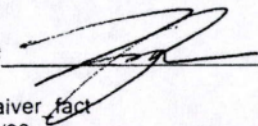
Grading Calculation Note

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify that a Limited Impact Review (LU) is not required. A LU is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint). If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature



Date

5/1/08

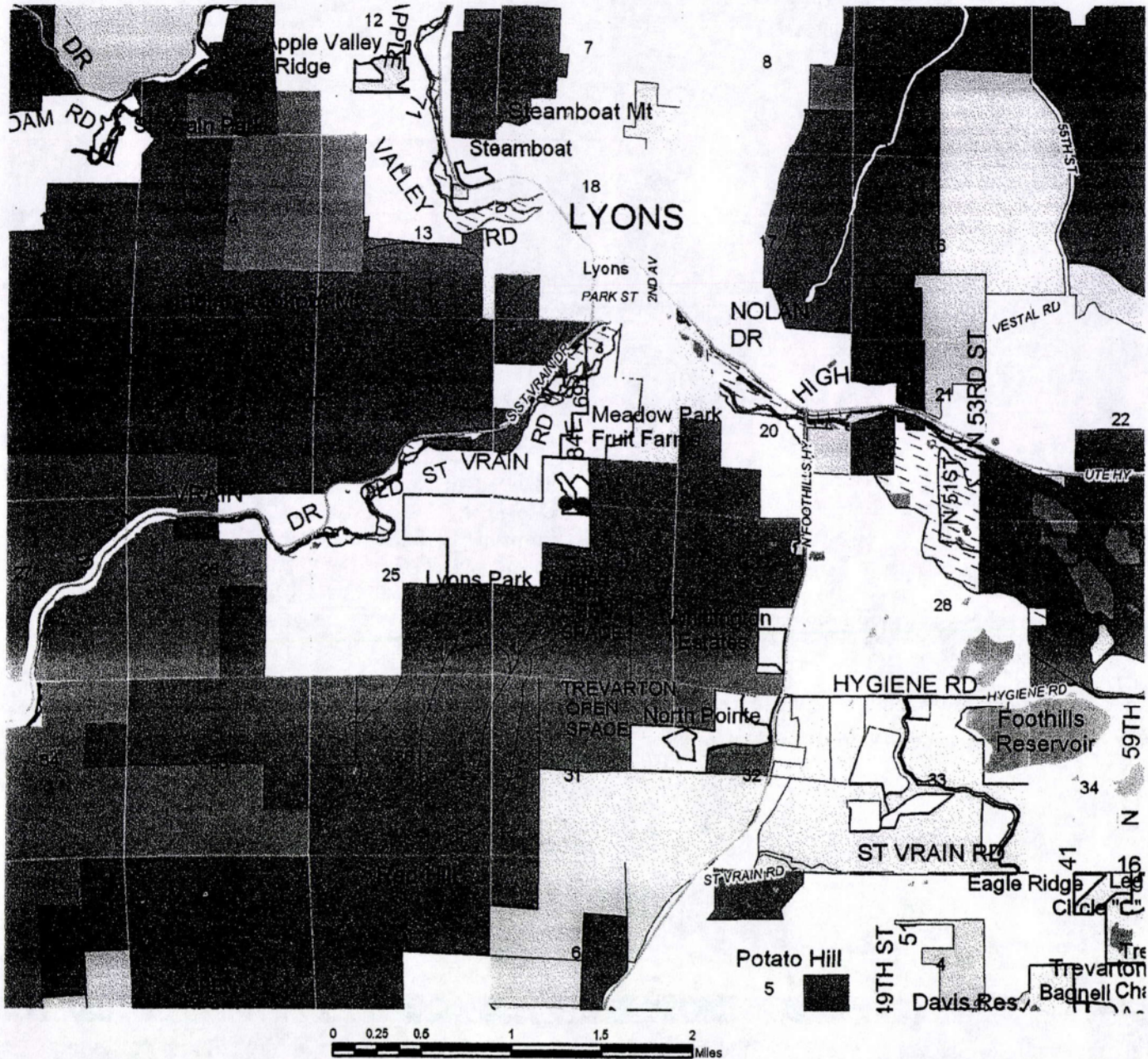
Is your property gated and locked? If county personnel cannot access the property, then it could cause delays in reviewing your application.

natural slopes.

1 UKN DUCK IN

Boulder County

Land Use Department
PreApp - Vicinity Map



This map is for future decision making. The studies may be required.

Open

Subd

Floor

This map is for future decision making. The studies may be required.

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Boulder County

Land Use Department
PreApp - Location Map

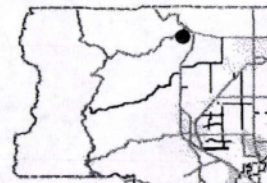


This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.

Legend

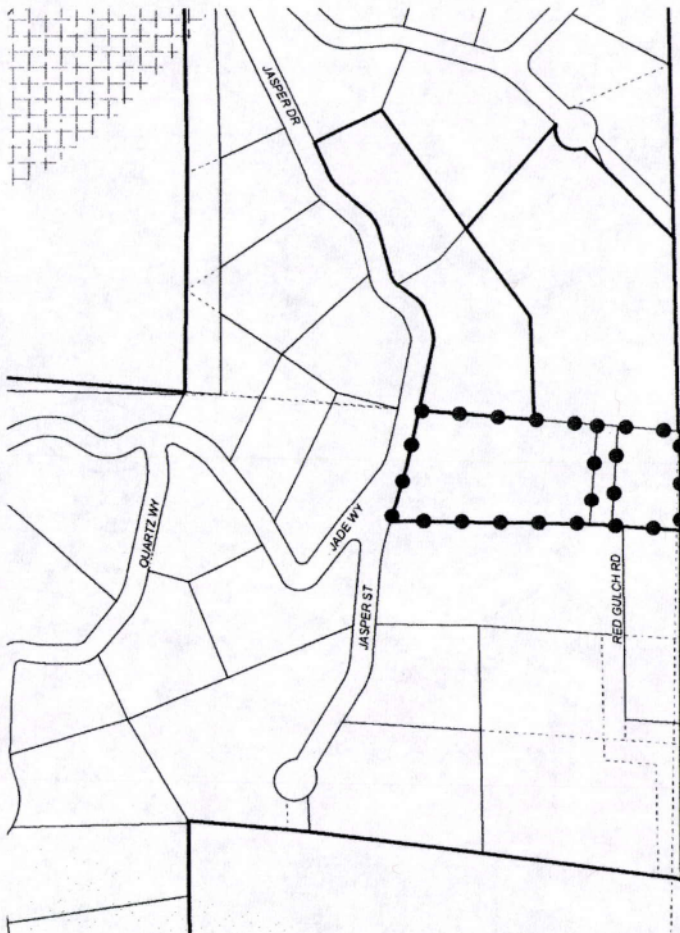
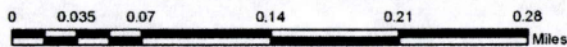
- Archeologically Sensitive Travel Routes
- Municipalities
- Archeologically Sensitive Areas
- Open Corridors, Roadside
- Open Corridors, Streamside
- Overland Habitat Connectors
- Stream Habitat Connectors
- Significant Riparian Corridors
- Critical Wildlife Habitats
- Rare Plant Areas
- Floodplain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

Map Location



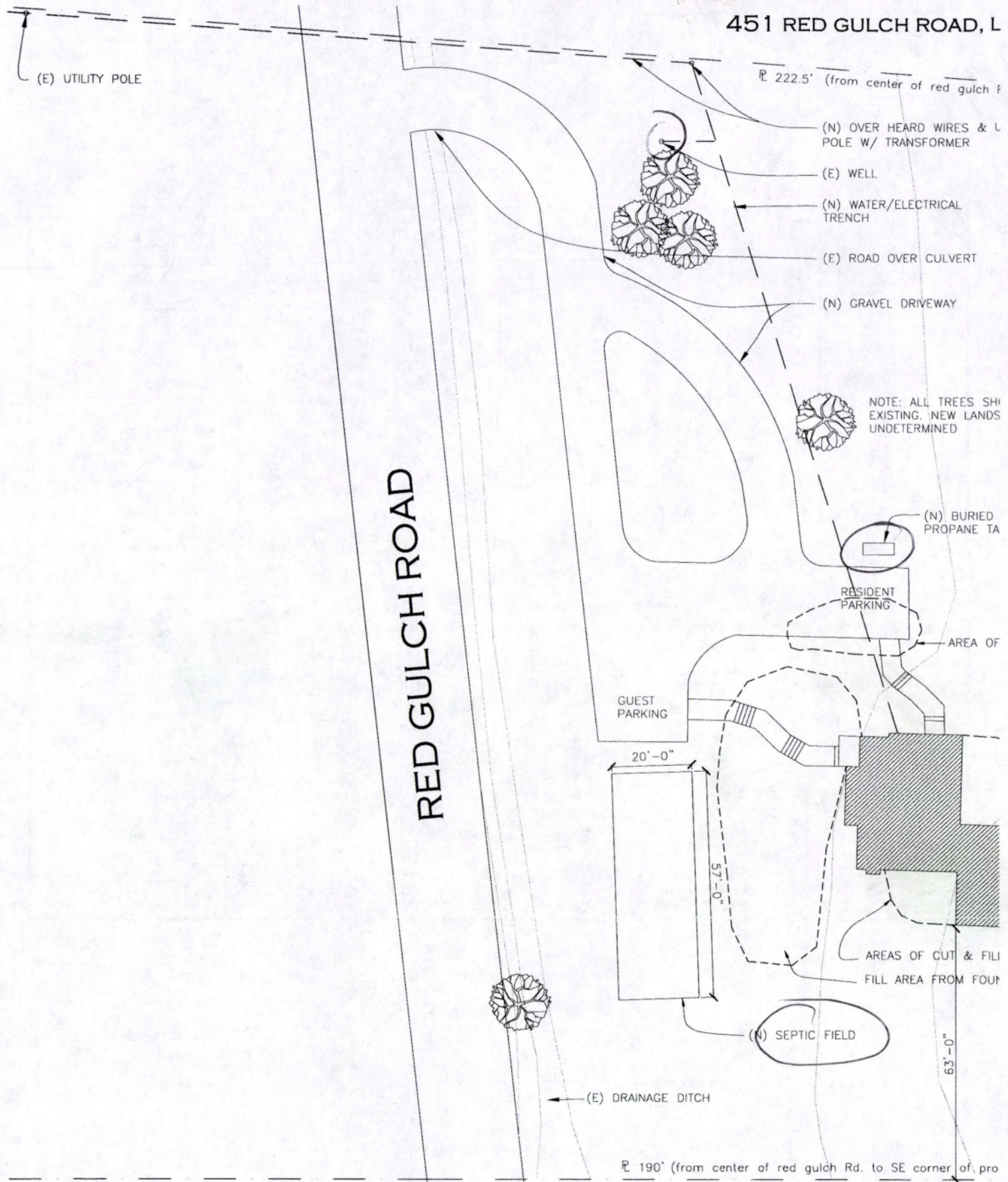
This map is for illustrative purposes only, and is not suitable for other, specific decision making. The areas depicted have not been surveyed. More detailed studies may be required to draw accurate conclusions.

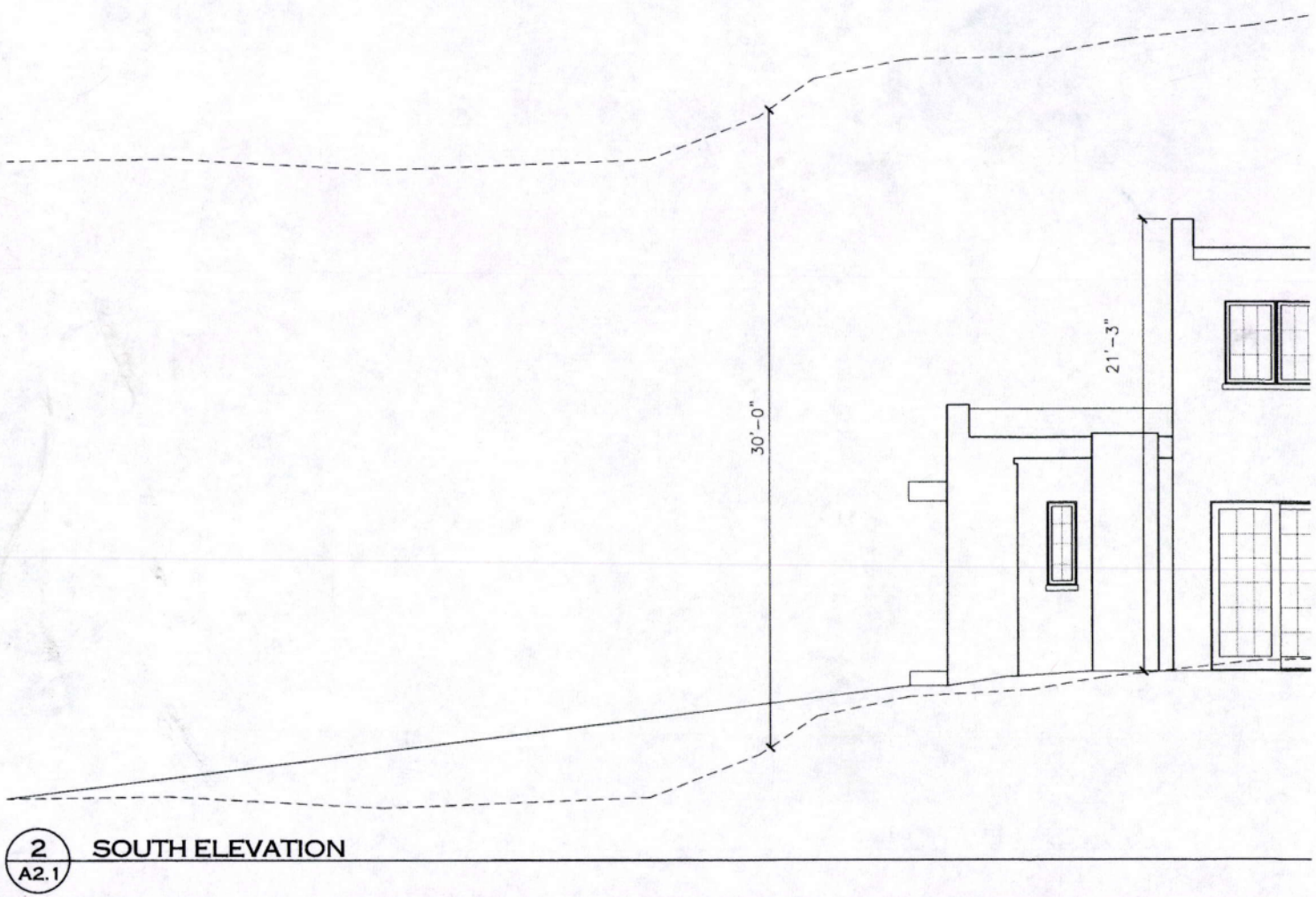
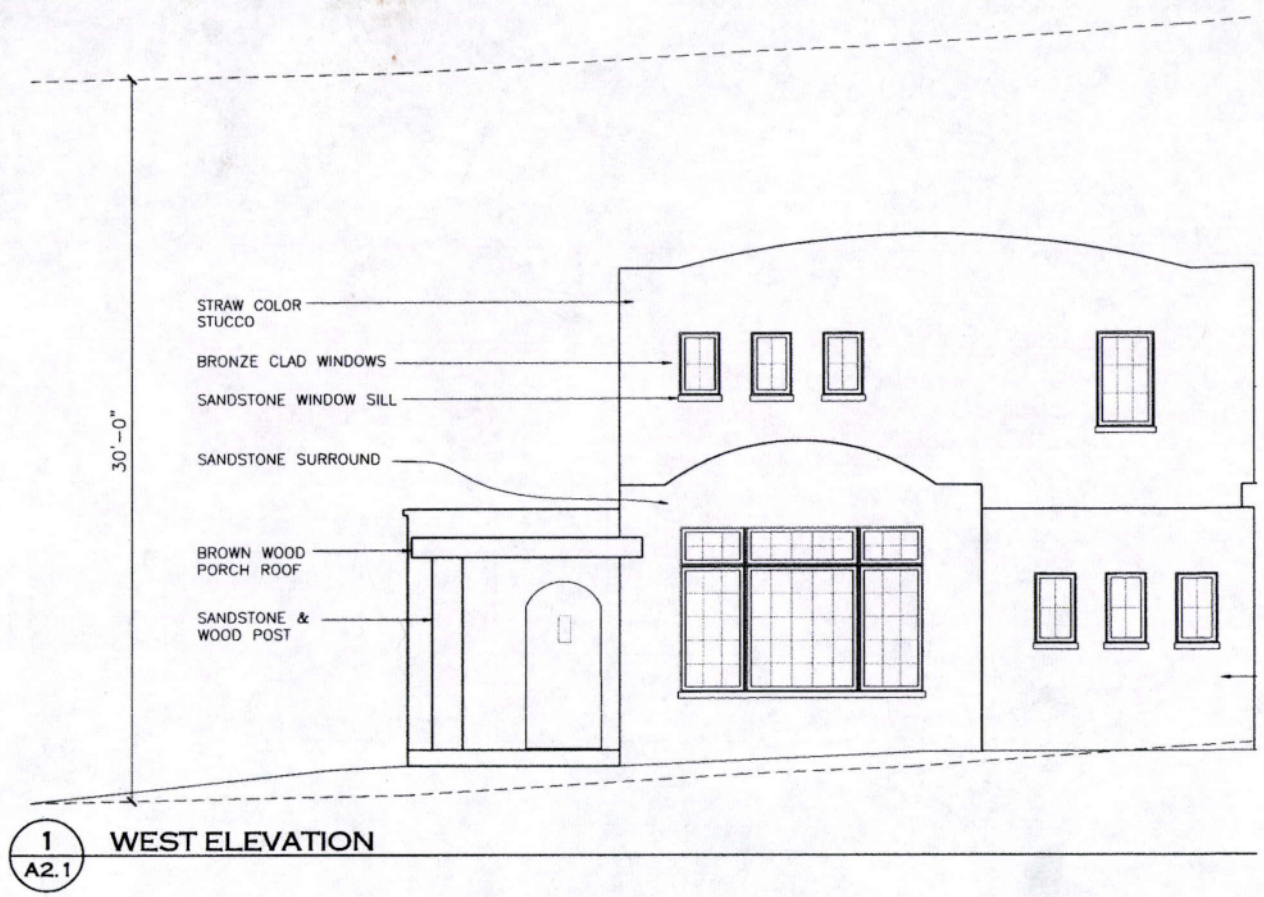
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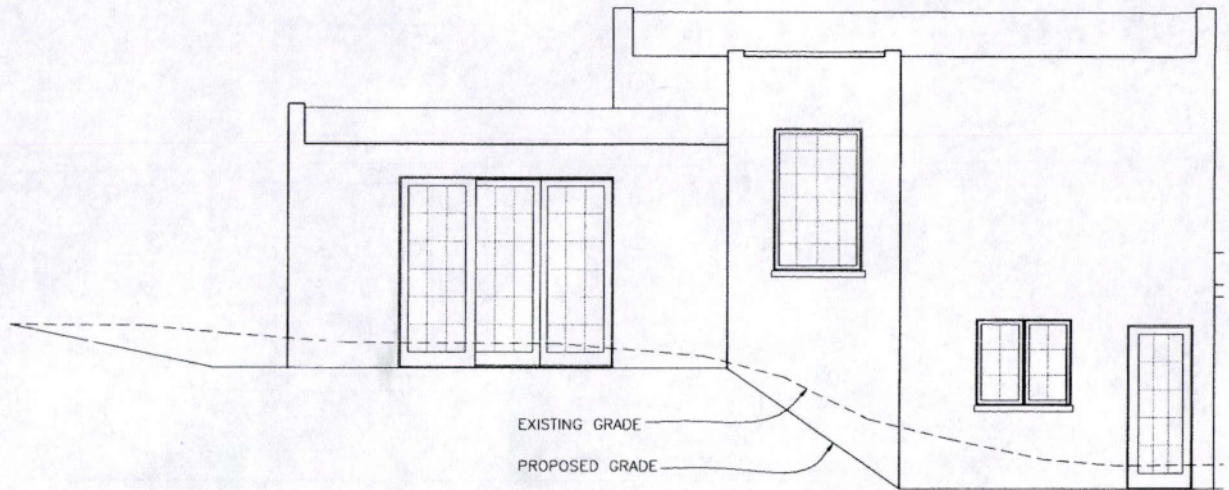


BAUMGARTNER

451 RED GULCH ROAD, L

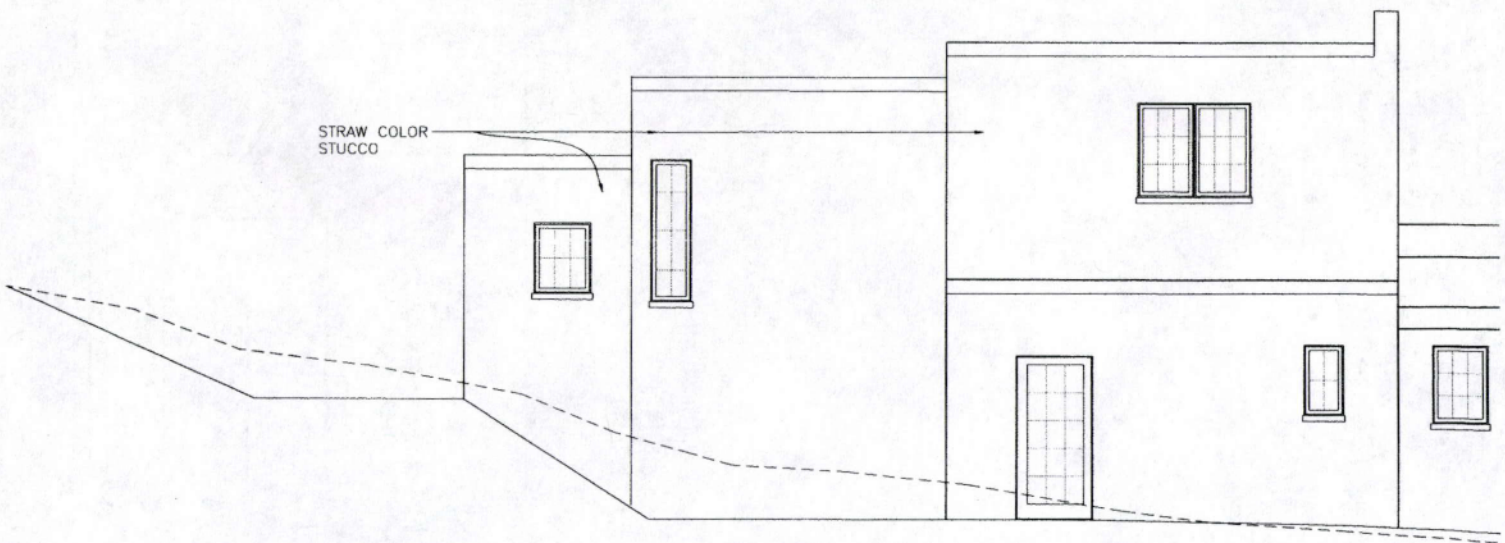






1
A2.2

EAST ELEVATION



2
A2.2

NORTH ELEVATION

