

WILDFIRE MITIGATION PLAN

For Nicholas and Janet Dancer
18381 Highway 7, Allenspark, CO
Docket: SPR - 07 - 063
Inspection date: 8/10/2007

Colorado
State
FOREST
SERVICE
Boulder District
5625 Ute Highway
Longmont, CO 80503
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Prepared for:

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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 32, Township 3N, and Range 72W in the NE 1/4, SE 1/4 section. The property is located within the Allenspark Fire Protection District (303-747-2586). There are no existing structures on the site. A new 3,472 sq.ft residence is proposed for the site. The lot is 2.5 acres in size and has a modest ~2-20 percent slope with a northwest aspect. The site is at ~8,125 feet in elevation and located on a midslope which is relatively dry and moist. Highway 7, 1/4 mile to the southwest, and the access road to the northwest create a small natural barrier that may help slow the spread of a surface fire on the site.

CONSTRUCTION DESIGN AND MATERIALS

The proposed house will have a moderately complex design with a moderately complex roofline and will be 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 will consist of metal. **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 is to be hardi plank siding. Soffits and fascia are to be 3/4" thick hardi plank.

The structure will have 15 medium sized windows with the primary viewing direction being toward the north side of the structure. Windows will be double glazed with Low-E coating and tempered glass where required. Frames are to be made of wood. Exterior doors are to be 1 3/4", fire-rated, and made of wood and steel. **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.**

A deck will be constructed of trex (composite) materials and supported by fire treated timber posts. The deck will be open overhead and underneath and isolated from the surrounding landscape with gravel and/or cement over a fiberglass weed barrier. This material will be spread underneath the entire deck surface and to 2 ft past the drip-line of the deck.

UTILITIES

The propane tank is to be set on a pad of crushed rock overlaying a weedbarrier ~31 ft. to the west of the residence. Utilities for the property are from a pole which is buried to the north of the residence. The septic field is located ~24 ft to the northeast. A well is proposed ~60 ft to the southwest of the residence.

DRIVEWAY ACCESS FOR EMERGENCY VEHICLES

Access the property from Boulder by heading north on Rt. 36 to Lyons, head west on highway 7 towards Allenspark, 9/10 mile north of highway 7/72 intersection.

The existing driveway will create a significant amount of site disturbance and soil compaction and will require the removal of a number of trees. The driveway will be a minimum of 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12 percent. The driveway is approximately 450 feet in length therefore a hammerhead or "Y" turn-around will be created ~50 feet from the proposed house. Since the driveway is greater than 400 ft., one pull-out is required along the driveway.

EMERGENCY WATER SUPPLY FOR FIRE FIGHTING

The proposed water source will be from a 3,600 gallon individual cistern located ~180 ft north of the residence. The cistern will be located a minimum of 50 feet from the front of the house and no further than 150 ft from the rear of the structure. The cistern will have a dry hydrant connection with a 6 inch NH threaded connection and cap (note that a 2-1/2" adaptor may be needed, depending upon the requirements of your fire protection district). Alternatively, a contribution may be made to the fire protection district community cistern fund (if available). Contact the Allenspark Fire Protection District (303-747-2586) 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. 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 burned and hauled off site. 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 (Allenspark Fire Protection District (303-747-2586)).

FOREST COMPONENT AND HEALTH

The site has a dominant overstory consisting of ponderosa pine (*Pinus ponderosa*) with a ponderosa pine (*Pinus ponderosa*), Douglas-fir (*Pseudotsuga menziesii*), limber pine (*Pinus flexilis*), and quaking aspen (*Populus tremuloides*) component. The understory consists of a sparse 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 should be created using stone over a fiberglass 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 should 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) should 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 should 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 should 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
- Do not stack fresh cut wood against live trees – this could invite unwanted insects
- 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

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.



Annual fire safety checklist

- Thin trees and brush properly within defensible space.
- Remove trash and debris from defensible space.
- Remove needles and pine cones from window wells.
- Remove trees growing through a porch or other portions of a structure.
- Clear leaves and debris from the roof and gutters of structures.
- Remove branches that overhang a chimney or roof.
- Stack firewood uphill from a home or on a contour away from the home.
- Use noncombustible roof materials.
- Place shutters, fire curtains or heavy drapes on windows.
- Place screens on foundation and eave vents.
- Enclose sides of stilt foundations and decks.
- Remove any combustibles from under decks, porches or entrances ways.
- Use a chimney screen or spark arrester in fireplaces.
- Clear vegetation from around fire hydrants, cisterns, propane tanks, etc.
- Place placards on garages if storing flammable materials inside.
- Make sure that an outdoor water supply is available with a hose, nozzle and pump.
- Post address signs that are clearly visible from the street or road.
- Make sure that driveways are wide enough for fire trucks and equipment.
- Check with appropriate highway agencies to make sure load limits are posted on bridges and for the appropriate protocol for posting load limits for bridges on private property.
- Install and test smoke detectors.
- Practice a family fire drill and evacuation plan.

Evacuation tips

- If a wildfire is threatening your area, listen to the radio for updated reports and evacuation information.
- Confine pets to one room and make plans to take care of them in the event of evacuation.
- Arrange for temporary housing with a friend or relative whose home is outside the threatened area. Leave a note in a prominent place in your home that says where and how you can be contacted.
- If your home is threatened by wildfire, you will be contacted and advised by law enforcement officers to evacuate. If you are not contacted or you decide to stay and help defend your home, evacuate pets and family members who are not needed to protect your home.
- Remove important documents, mementos, etc. from the possible fire area.
- Choose an evacuation route away from the fire if possible. Watch for changes in the speed and direction of the fire and smoke.

Take a disaster supply kit containing:

- Drinking water.
- A change of clothing and footwear for each family member.
- Blanket or sleeping bag for each person.
- First-aid kit and prescription medications.
- Emergency tools including a battery-powered radio, flashlight and extra batteries.

- Extra set of car keys and credit cards, cash or traveler's checks.
- Extra pairs of eyeglasses or other special items for infants, elderly or disabled family members.

Defending your home

Whether you choose to stay to defend your home or to evacuate, complete as many of the following preparations as possible.

- DO NOT JEOPARDIZE YOUR LIFE. NO MATERIAL ITEM IS WORTH A LIFE.
- Wear fire-resistant clothing and protective gear.
- Remove combustible materials from around structures.
- Close or cover outside vents and shutters.
- Position garden hoses to reach the entire house, but do not turn the water on until it is needed. Hoses should have an adjustable nozzle.
- Place large, full water containers around the house. Soak burlap sacks, small rugs or large rags in the containers.
- Place a ladder against the roof of the house on the opposite side of the approaching wildfire. Place a garden hose near the ladder, prepared as described previously.
- Place portable pumps near available water supplies, such as pools, hot tubs, creeks, etc.
- Close all windows and doors. Do not lock them.
- Close all inside doors.
- Turn on a light in each room and all outside lights. Leave them on even during daylight hours.
- Fill tubs, sinks and similar containers with water.
- Shut off gas supplies to structures at outside meters. Shut off propane supplies at the outside meter of the tank.
- Remove curtains made of lace, nylon or other light materials. Close blinds, heavy drapes and fire resistant window covers.
- Move overstuffed furniture into the center of the house, away from windows and sliding doors.
- Cars should be parked in the garage, facing out. Close the windows of the vehicle but do not lock the doors. Leave the keys in the ignition.
- Close the garage door but leave it unlocked. Disconnect automatic garage door openers.

For additional copies of these checklists, visit www.colostate.edu and search for wildfire, view the Colorado State Cooperative Extension fact sheet on [Forest Home Fire Safety](#), or contact the local Cooperative Extension office usually listed under the county government section of your local phone book.

(Information provided by Colorado State University Cooperative Extension and the Colorado State Forest Service.)

Safety Zone Guidelines

A Safety Zone is an area that in the event of a wildland fire you could survive the passing fire without the aid of a fire shelter. A natural safety zone could be an area already burned clean by the fire (in the black), rock areas where flashy fuels are absent, or large bodies of water. A manmade safety zones could be pre-constructed sites such as clear cuts. It should be close enough to your home to consider escape time to reach the safety zone. They should not be located upslope or downwind of the fire or in heavy fuels.

1. Avoid locations that are downwind from the fire.
2. Avoid locations that are in chimneys, saddles, or narrow canyons.
3. Avoid locations that require a steep uphill escape route.

4. Take advantage of heat barriers such as lee side of ridges, large rocks, or solid structures.
5. Burn out safety zones prior to flame front approach.
6. For radiant heat only, the distance separation between you and the flames must be at least four times the maximum flame height. This distance must be maintained on all sides, if the fire has ability to burn completely around the safety zone. Convective heat from wind and/or terrain influences will increase this distance requirement.

Calculations Assuming No Slope and No Wind

<u>Flame Heights</u>	<u>Distance separation</u>	<u>Area in Acres</u>
10 feet	40 feet	1/10 acre
20 feet	80 feet	1/2 acre
50 feet	200 feet	3 acres
75 feet	300 feet	7 acres
100 feet	400 feet	12 acres
200 feet	800 feet	50 acres

Note: Distance separation is the radius from the center of the safety zone to the nearest fuels. When fuels are present that will allow the fire to burn on all sides of the safety zone this distance must be doubled in order to maintain effective separation in front, to the sides, and behind the person.

Area in Acres is calculated to allow for distance separation on all sides for a three person family and a vehicle. One acre is approximately the size of a football field or exactly 208 feet x 208 feet.

Example: Given a fire with 10 foot flame heights (no wind or slope). You would need a minimum of 40 feet between you and the flames. So your total safety zone should be 80 feet x 80 feet. If you are settled into the middle of the safety zone you will have a minimum distance of 40 feet to each edge of the zone.

Landscape view of the Nicholas and Janet Dancer
18381 Highway 7, Allenspark, CO 80510
SPR - 07 - 063

Highway 7

Whitehouse Rd

Dancer Property

Legend

— Property Boundary

0 75 150 300 450 600 Feet



This map is for informational purposes only. Property boundaries and map boundaries are not exact.

Property of Nicholas and Janet Dancer
18381 Highway 7, Allenspark, CO 80510
SPR - 07 - 063

To Highway 7, 1/2 mile

36" culvert

Turnaround

Legend

- Driveway
- Zone 1
- Zone 2
- Well
- Leach Field
- Leave Trees
- Propane Tank
- Property Boundary

0 25 50 100 150 200 Feet



This map is for informational purposes only. Property boundaries and map boundaries are not exact.

DIRECTIONS FOR FILLING OUT FORM:

Please fill out the data form as completely as possible. You may email it to Matthew Jedra at mjedra@lamar.colostate.edu or fax it to 303-823-5768, or bring it to the scheduled appointment.

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 Matthew Jedra at 303-823-5774.

<p>Wildfire Mitigation Plan FIELD DATA FORM</p>
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Inspection Date: August 10, 2007

Landowner name: Nicholas N and Janet K Dancer

Mailing address: 10519 Yukon Way

City, State, Zip: Broomfield, CO 90021 80021

Site address: 18381 State Highway 7, Allenspark CO

Phone number: 303-469-6233

Road access: 9/10 mile North on SH7 from SH 7/SH72 intersection, on East Side - look Mail boxes on East side of SH7

Docket Number: SPR-07-063 DANCER residence _____ (SPR, LU, Etc.)

Section: 32

Township: 2N

Range: 72W

Legal Description: NE 1/4 SE 1/4 32-3N-72 2.5 ACS AKA TR 4590 000000 HWY 7
MOUNTAINS

Elevation: _____ (feet)

Lot size: 2 1/2 ____ (Acres)

Driveway length: 450 feet (Actual length in feet from road to home)

Driveway trees removed: _____ (few/~~many~~/none)

House design: Simple _____ (simple/~~complex~~)

Home buffer material: _____ (~~Stone~~/crushed gravel/decorative stone)

Roof Design: Simple ____ (simple/~~complex~~)

Roof material: Metal _____ (Asphalt shingles/concrete tiles/metal)

Soffits type: Hardi Plank _____ (Plywood/hardboard/cement board)

Siding material: Hardi Plank _____ (Cement/hardboard/log/stucco/stone/wood)

Windows (#): 15 _____ (approximate number of windows)

Windows Size: Medium _____ (On average: small/medium/large)

Windows Frames: Wood _____ (Wood/aluminum/aluminum clad)

Windows Aspect: North _____ (Dominant viewing direction)

Sliding Glass Doors: 0 _____ (Location and Number)

Window Construction: unknown at this time _____ (Tempered glass/e-coating/etc.)

Window wells: 0 _____ (Number and location if present)

Door Material: Wood / Steel _____ (Wood/steel/fiberglass/composite)

Deck material: unknown at this time _____ (Wood/composite materials) J-RPK

Deck Description: Open deck on north side, park car under _____ (Enclosed/open
underneath or overhead)

Deck support type: Timber Posts _____ (Timber posts/logs/steel/concrete/stone)

Deck buffer material: gravel Cement _____ (Crushed rock/gravel)

Deck weed barrier: _____ (Fiberglass/polyester)

Number of Structures: 1 _____ (All structures to be present)

Existing Structures: 0 _____ (House/barn/garage/etc.)

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

Structure SQR. FT.: 3472 _____ (Total square feet of structure)

Utility Location: buried – north of home _____ (Pole/buried: Direction from structure)

Structure aspect: North _____ (Dominant facing direction/view)

Garage if detached: Carport under deck - _____ (Total square feet)

Out buildings: 0 _____ (Total square feet of sheds,cabins,ect...)

Leach field: 24 Ft North East _____ (Distance from house, and direction)

Cistern size: 3600 _____ (gallons)

Cistern: may be in house, or at turnaround - 180 ft _____ (Distance from house, and direction)

Cistern Type: Fire Cistern _____ (Domestic Cistern or Fire Cistern)

Making a donation to community cistern : no _____ (Yes or No)

Have you talked to the local fire department : no _____ (Yes or No)

Are you required to have a sprinkler system : no _____ (Yes or No)

Water supply: well _____ (Well or main line)

Well (if applicable): 60 ft Sw (Distance from house, and direction)

Propane or natural gas: Propane _____

Propane Tank location: 31 Ft North West _____ (Distance from house and direction)

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

Can you provide a copy of a map with locations : Yes _____ (Yes or No)

This part will be filled out by the CSFS inspecting forester

FPD: APKPD

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

Dominant overstory: DF, PKPD

Co-dominant overstory: PKPD, LP

Fuel model type: 9

Aspect: _____ (Direction of slope)

Slope: 2-20

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

Site moisture: Dry to wet

Natural fire barrier: Mudlow & Road

Insect & Disease Diagnosis: N/A



Boulder County Land Use Department
 2045 13th Street / 13th & Spruce Streets / Courthouse Annex
 Mailing address: PO Box 471; Boulder, CO 80306
 Phone 303-441-3930 / Fax 303-441-4856
 http://www.co.boulder.co.us/lu e-mail: planner@co.boulder.co.us

Doc # 489286, \$1075.00, CK# 1120, R:

SHADED AREAS FOR STAFF ONLY

INTAKE STAMP

P A I D

JUN 28 2007

BOULDER COUNTY
LAND USE

APPLICATION FORM

PROJECT NUMBER		PROJECT NAME	
*No Application Deadline: <input type="radio"/> LIMITED IMPACT SPECIAL USE <input type="radio"/> SITE PLAN REVIEW <input type="radio"/> SITE PLAN REVIEW WAIVER <input type="radio"/> SUBDIVISION EXEMPTION <input type="radio"/> 1041-STATE INTEREST REVIEW <input type="radio"/> EXEMPTION PLAT <input type="radio"/> OTHER		*Application Deadline - 1st Wednesday of the month: <input type="radio"/> VARIANCE <input type="radio"/> APPEAL	
		*Application Deadline - 2nd Wednesday of the month: <input type="radio"/> PRELIMINARY PLAN <input type="radio"/> LOCATION AND EXTENT <input type="radio"/> RESUBDIVISION (REPLAT) <input type="radio"/> ROAD/EASEMENT VACATION	
		<input type="radio"/> FINAL PLAT <input type="radio"/> ROAD NAME CHANGE <input type="radio"/> SPECIAL USE/SSDP <input type="radio"/> EXTENSION OF APPROVAL	
LOCATION(S) - STREET ADDRESS(ES) 18381 Hwy 7			
SUBDIVISION NAME			
LOT(S)	BLOCK(S)	SECTIONS(S)	TOWNSHIP(S)
		32	T3N
AREA IN ACRES 2.5	EXISTING ZONING	EXISTING USE OF PROPERTY Forest	RANGE(S) 72W
PROPOSED WATER SUPPLY	PROPOSED SEWAGE DISPOSAL METHOD		

APPLICANTS

APPLICANT/PROPERTY OWNER			EMAIL ADDRESS	
Nicholas M. Dancer			nickdancer@comcast.net	
STREET ADDRESS				
10519 Yukon Way				
CITY	STATE	ZIP CODE	PHONE NUMBER	FAX NUMBER
Broomfield	CO	80021	303 469 6233	
APPLICANT/PROPERTY OWNER			STREET ADDRESS	
Jawet K. Dancer			10519 Yukon Way	
CITY	STATE	ZIP CODE	PHONE NUMBER	FAX NUMBER
Broomfield	CO	80021	303 469 6233	
AGENT/CONSULTANT			EMAIL ADDRESS	
STREET ADDRESS			note: would like to attend site visit	
CITY	STATE	ZIP CODE	PHONE NUMBER	FAX NUMBER
AGENT/CONSULTANT			STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER	FAX NUMBER

CERTIFICATION

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 LANDOWNER	DATE
X Nicholas M. Dancer	6/24/07
SIGNATURE OF LANDOWNER	DATE
X Jawet K. Dancer	6/24/07
OTHER SIGNATURE *	DATE
X	

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

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

Form: P/02

Revised: 6/1/06

g:\handouts\planning\current\02application.pmd

Page 1



Site Plan Review 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.

Structure Information

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

TOTAL EXISTING FLOOR AREA: 0 sq/ft DEMOLISH: _____ sq/ft
(Finished + Unfinished sq.ft. - always include garage if attached)

Is new floor area proposed in areas where demolition is 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	sq/ft	sq/ft
1st Floor	sq/ft	sq/ft
2nd Floor	sq/ft	sq/ft
Garage <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq/ft	sq/ft
Covered Deck	sq/ft	sq/ft
Total	sq/ft	sq/ft

Height above existing grade 30

Exterior wall: HARDY
- Material Plank

- Color Brown

Roofing: Metal
- Material Metal

- Color Green

When completed, this structure will have a total of 3 bedrooms.

Project Identification

Project Name:

DANCER CABIN

Property Address/Location:

Current Owner:

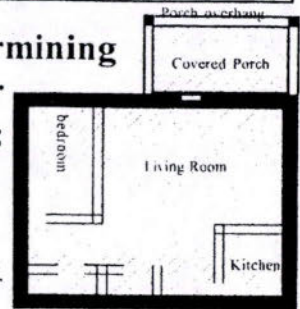
Nicholas & Janet DANCER

Size of Property in Acres:

2 1/2

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

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	103 cy	334 cy	437 cy
Berms			
Other Grading:			
Total	103 cy	334 cy	437 cy Box 1

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

	Cut	Fill	Total
Foundation	208 cy		208 cy

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

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.

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 _____

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

Land Use Department
PreApp - Vicinity Map



Legend

Federal

State

Local

Conservation Easements

Gravel resources

Utilities and other

Subdivision

Lots

Nupud

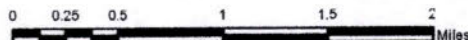
Floodplain

FO Zoning District

Map Location

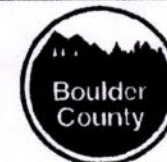


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Boulder County

Land Use Department
PreApp - Location Map

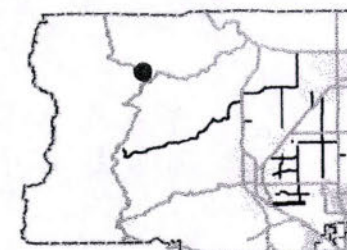


This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.

Legend

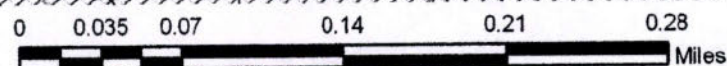
- Archeologically Sensitive Travel Routes
- Municipalities
- Archeologically Sensitive Areas
- Open Corridors, Roadside
- Open Corridors, Streamside
- Overland Habitat Connectors
- Stream Habitat Connectors
- Significant Riparian Corridors
- Critical Wildlife Habitats
- Rare Plant Areas
- Floodplain - 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 parcel-specific decision making. The areas depicted here are approximate. More site-specific studies may be required to draw accurate conclusions.

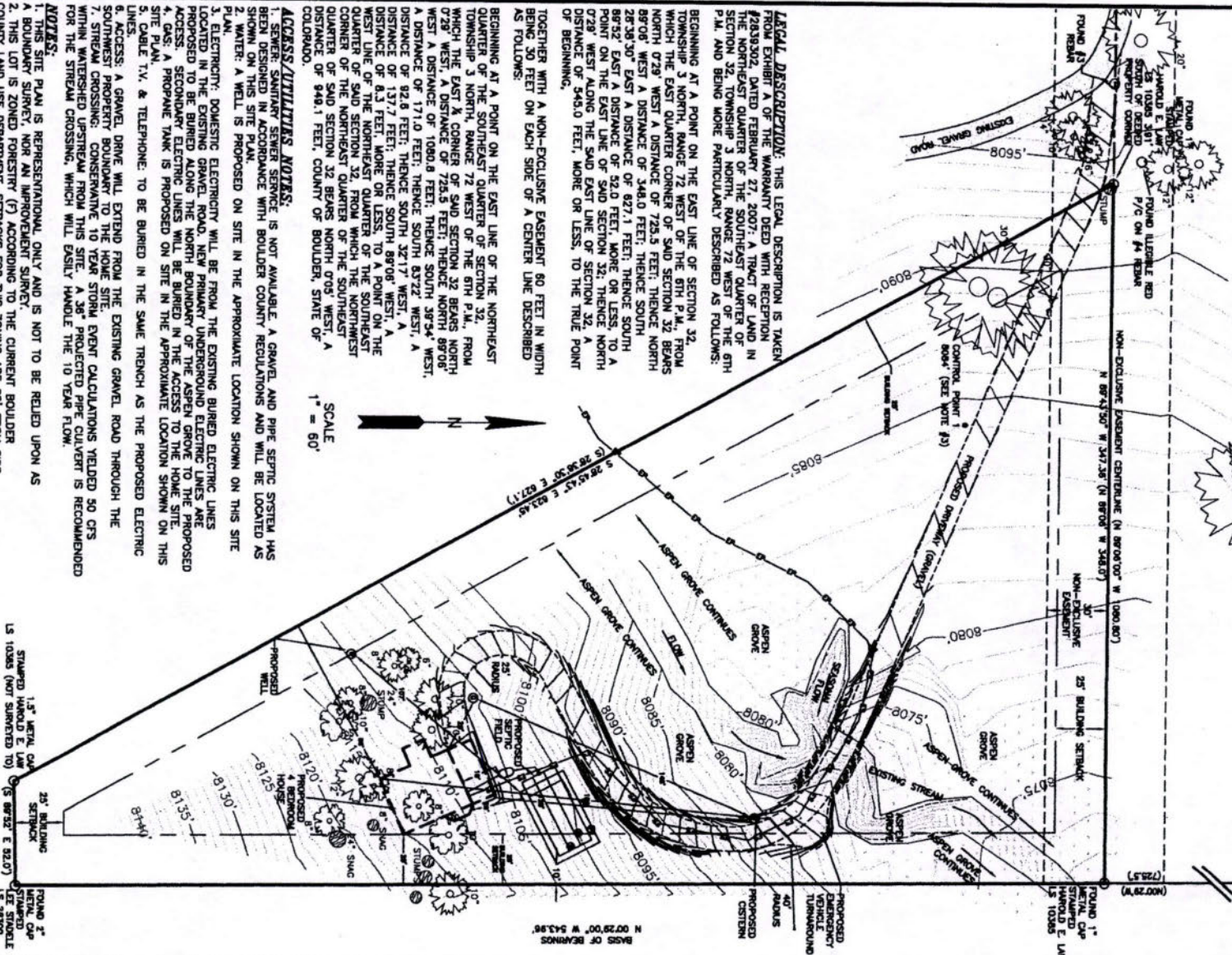
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SITE PLAN

TRACT 4690, PARCEL 030, COUNTY OF BOULDER, COLORADO

EAST 1/4 CORNER SECTION 32-3-72
(NOT SURVEYED TO)



LEGAL DESCRIPTION: THIS LEGAL DESCRIPTION IS TAKEN FROM EXHIBIT A OF THE WARRANTY DEED WITH RECEIPTION #2839302, DATED FEBRUARY 27, 2007: A TRACT OF LAND IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 72 WEST OF THE 6TH P.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 72 WEST OF THE 6TH P.M., FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 07°29' WEST A DISTANCE OF 725.5 FEET; THENCE SOUTH 88°08' WEST A DISTANCE OF 348.0 FEET; THENCE SOUTH 28°29'30" EAST A DISTANCE OF 827.1 FEET; THENCE SOUTH 86°52' EAST A DISTANCE OF 82.0 FEET; THENCE TO A POINT ON THE EAST LINE OF SAID SECTION 32, BEARING NORTH 07°29' WEST ALONG THE SAID EAST LINE OF SECTION 32, A DISTANCE OF 545.0 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT 60 FEET IN WIDTH BEING 30 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 72 WEST OF THE 6TH P.M., FROM WHICH THE EAST 1/4 CORNER OF SAID SECTION 32 BEARS NORTH 07°29' WEST A DISTANCE OF 725.5 FEET; THENCE NORTH 88°08' WEST A DISTANCE OF 1080.8 FEET; THENCE SOUTH 38°24' WEST, A DISTANCE OF 171.0 FEET; THENCE SOUTH 83°22' WEST, A DISTANCE OF 82.8 FEET; THENCE SOUTH 32°17' WEST, A DISTANCE OF 137.7 FEET; THENCE SOUTH 89°08' WEST, A DISTANCE OF 6.3 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, FROM WHICH THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 BEARS NORTH 07°29' WEST, A DISTANCE OF 849.1 FEET, COUNTY OF BOULDER, STATE OF COLORADO.



ACCESS/UTILITIES NOTES:

1. SEWER, SANITARY SEWER SERVICE IS NOT AVAILABLE. A GRAVEL AND PIPE SEPTIC SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH BOULDER COUNTY REGULATIONS AND WILL BE LOCATED AS SHOWN ON THIS SITE PLAN.
2. WATER, A WELL IS PROPOSED ON SITE IN THE APPROXIMATE LOCATION SHOWN ON THIS SITE PLAN.
3. ELECTRICITY: DOMESTIC ELECTRICITY WILL BE FROM THE EXISTING BURIED ELECTRIC LINES LOCATED IN THE EXISTING GRAVEL ROAD. NEW PRIMARY UNDERGROUND ELECTRIC LINES ARE PROPOSED TO BE BURIED ALONG THE NORTH BOUNDARY OF THE ASPEN GROVE TO THE PROPOSED ACCESS. SECONDARY ELECTRIC LINES WILL BE BURIED IN THE ACCESS TO THE HOME SITE.
4. A PROPOSED TANK IS PROPOSED ON SITE IN THE APPROXIMATE LOCATION SHOWN ON THIS SITE PLAN.
5. CABLE TV, & TELEPHONE: TO BE BURIED IN THE SAME TRENCH AS THE PROPOSED ELECTRIC LINES.
6. ACCESS: A GRAVEL DRIVE WILL EXTEND FROM THE EXISTING GRAVEL ROAD THROUGH THE SOUTHWEST PROPERTY BOUNDARY TO THE HOME SITE.
7. STREAM CROSSING: CONSERVATIVE 10 YEAR STORM EVENT CALCULATIONS YIELDED 50 CFS WITHIN WATERSHED UPSTREAM FROM THIS SITE. A 38" PROJECTED PIPE CULVERT IS RECOMMENDED FOR THE STREAM CROSSING, WHICH WILL EASILY HANDLE THE 10 YEAR FLOW.

NOTES:

1. THIS SITE PLAN IS REPRESENTATIONAL ONLY AND IS NOT TO BE RELED UPON AS A BOUNDARY SURVEY, NOR AN IMPROVEMENT SURVEY.
2. THIS LOT IS ZONED FORESTRY (F) ACCORDING TO THE CURRENT BOULDER COUNTY LAND USE DEPARTMENT. SETBACKS FOR THIS ZONING ARE 25' FROM SIDE LOT LINES, AND 15' FROM FRONT AND REAR LOT LINES.
3. CONTIGUOUS SHOWN ARE AT 1' INTERVALS AND ARE BASED ON CONTROL POINT #1 (NAIL SET FLUSH WITH THE GROUND) WITH AN ASSUMED ELEVATION OF 8064.1 AS APPROXIMATELY SHOWN ON USGS 7.5' QUAD MAPING.
4. BASIS OF BEARINGS IS BASED UPON THE EAST LOT LINE, WHICH IS MONUMENTED AT THE NORTH END BY A 1" METAL CAP STAMPED HAROLD E. LAW IS 10085 AND AT THE SOUTH END BY A 2" METAL CAP STAMPED LEE STADELE IS 25300. THE MEASURED BEARING IS N007°29' W FOR 543.96'.
5. ONLY SIGNIFICANT TREES IN OR NEAR THE PROPOSED DRIVEWAY AND BUILDING AREA ARE SHOWN. THERE ARE NUMEROUS OTHER TREES ON THE PROPERTY BY FLAUSSTIFF SURVEYING INC. OUT OF BOULDER, COLORADO, 303-499-9273, FEBRUARY 20, 2007. ALL PLATTED INFORMATION SHOWN HERE IS FROM THAT PLAT.
7. THE EXTENTS OF THE ASPEN GROVE AND STREAM ARE APPROXIMATE.

LEGEND

- 00.00 MEASURED OR CALCULATED DIMENSIONS
- (00.00) DEED DIMENSIONS
- PROPOSED ELECTRIC LINE (DUMPER)
- PROPOSED ELECTRIC LINE (BARRIED)
- SEPTIC TANK
- FOULING MONUMENTATION
- CONTROL POINT (NAIL POINT)
- WELL/CISTERN
- PROPOSED TANK
- PONDEROSA PINE TREES (DHN NOTED)
- DOGWOODS OR TREES (DHN NOTED)
- 00.00 MEASURED OR CALCULATED DIMENSIONS
- (00.00) DEED DIMENSIONS
- PROPOSED ELECTRIC LINE (DUMPER)
- PROPOSED ELECTRIC LINE (BARRIED)
- SEPTIC TANK
- FOULING MONUMENTATION
- CONTROL POINT (NAIL POINT)
- WELL/CISTERN
- PROPOSED TANK
- PONDEROSA PINE TREES (DHN NOTED)
- DOGWOODS OR TREES (DHN NOTED)

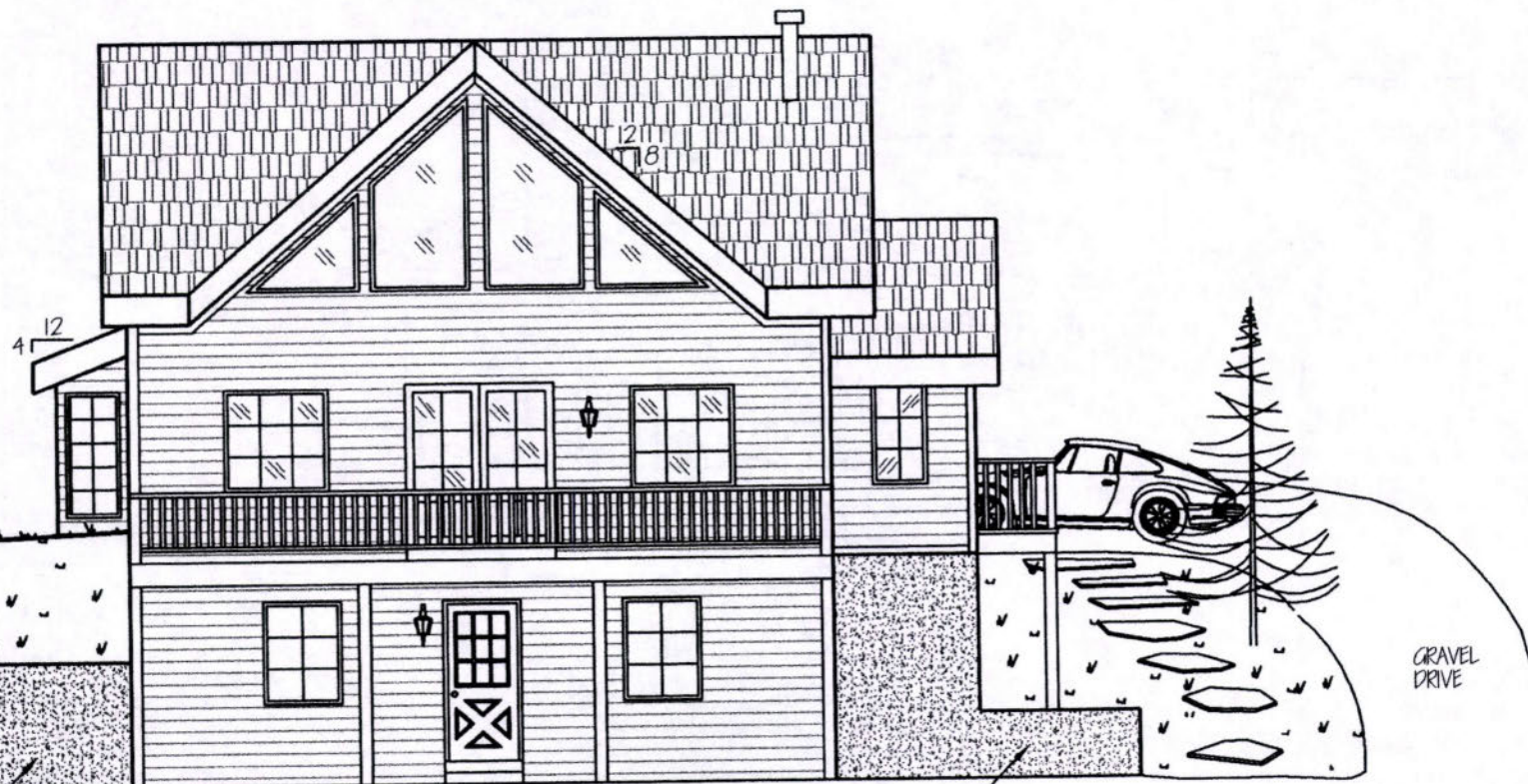
DRAWN	DATE	VAN HORN ENGINEERING	SCALE	PROJ. NO.
CML	06-25-2007	1043 Fish Creek Road - Estes Park, CO 80517 Phone: (970) 586-9386 - Fax: (970) 586-8101	1" = 60'	2007-03-23

8,135' - 8" TOP OF ROOF

8,115' - 0"

8,104' - 0" @ CARPORT

RETAINING WALL
RE: STRUCTURAL

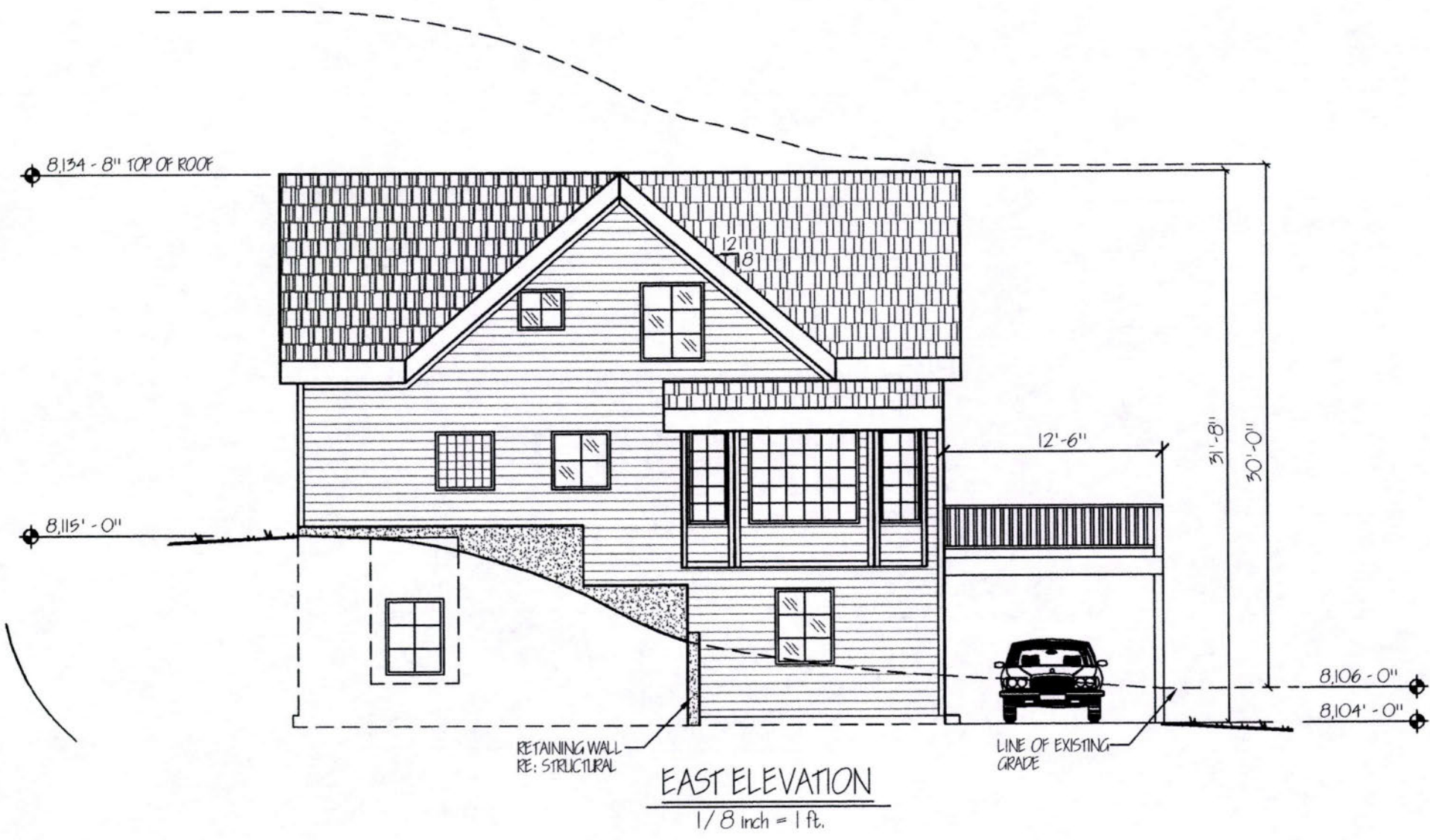


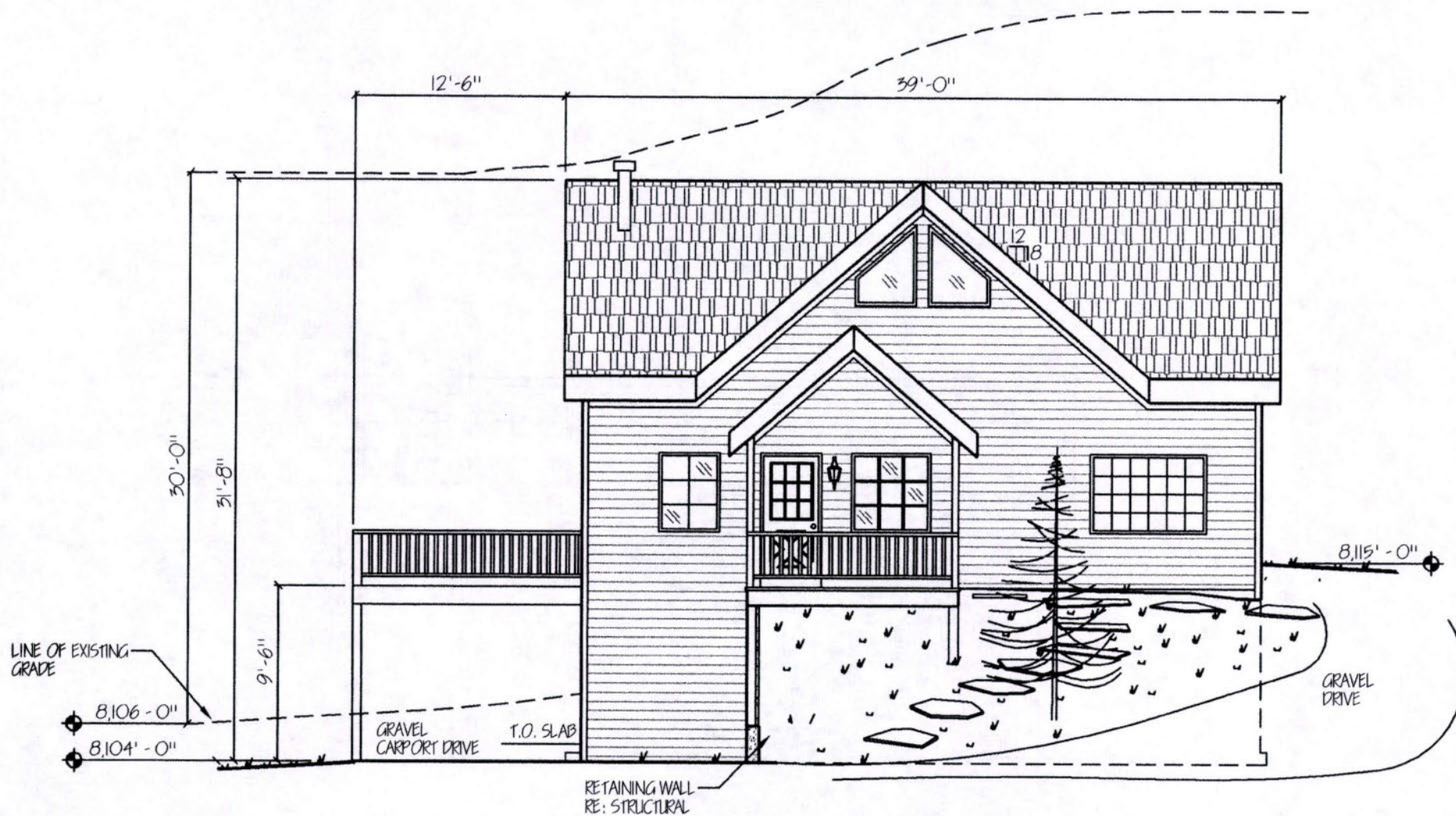
RETAINING WALL
RE: STRUCTURAL

GRAVEL
DRIVE

NORTH ELEVATION

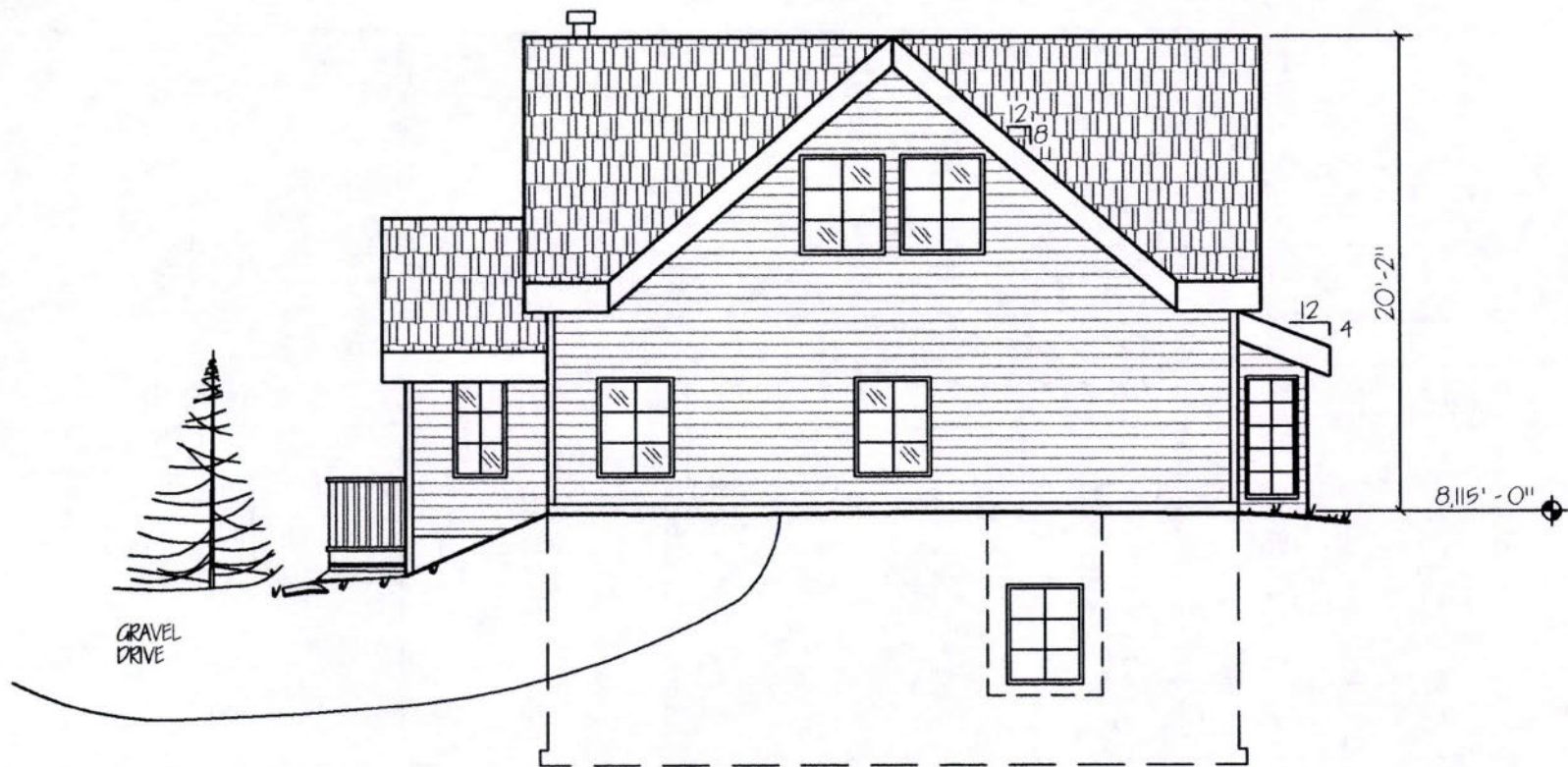
1/8 inch = 1 ft.





WEST ELEVATION

1/8 inch = 1 ft.



SOUTH ELEVATION

1/8 inch = 1 ft.

