

WILDFIRE MITIGATION PLAN

For Gary Williams
3921 CR 82E
Docket: SPR - 07 - 046
Inspection date: 8/27/2007

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

Gary Williams
3921 CR 82 E
Allenspark, CO 80510
Phone: 970-481-6980

Prepared by:

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Forester - Boulder District
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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 4, Township 3N, and Range 72W, 5 acs M/L in SW 1/4 4-3N-72W aka parcel 2 003921. The property is located within the Allenspark Fire Protection District (303-747-2586). There are no existing structures on the site. A new a 3,243 sq.ft residence is proposed for the site. This includes a 576 sq.ft attached garage and a 473 sq.ft. covered deck/porch. The lot is 5 acres in size and has a modest ~2-8 percent slope with a south aspect. The site is at ~7,984 feet in elevation and located on a midslope which is relatively dry. The CR 82 E to the south 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 an south 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 structure will have 14 medium sized windows with the primary viewing direction being toward the south 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, steel, fiberglass or composite. The exterior wall material is to be wood. Soffits and fascia are to be 3/4" thick cement board. **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.**

Some portions of the deck will be constructed of cement materials and the others will be composite wood supported by timber posts. The deck will be open overhead and underneath and the porch will be covered overhead. Both features will be isolated from the surrounding landscape with crushed rock over a polyester weed barrier. Both, the deck and covered porch will have material spread underneath the entire deck/porch surface and to 2 ft past the drip-line of the deck/porch.

UTILITIES

The propane tank is to be set on a pad of crushed rock overlaying a weedbarrier ~25 ft to the north of the residence. Utilities for the property will be solar. The septic field is located ~40 ft to the south. A well is located ~10ft to the west.

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, turn right onto CR 82 for ~.8 of a mile, turn right on 82 E for ~3.9 miles end at 3921 on the left.

The existing driveway will create minimal amount of site disturbance and soil compaction and will require the removal of no trees. The driveway will be 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12 percent. The driveway is approximately 600 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 water source will be from a 2,400 gallon individual cistern and will be located east of the residence at a TBD location. 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 and need to be pruned up 8 ft or 1/3 the height of the tree, whichever is less. 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 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 and Douglas-fir (*Pseudotsuga menziesii*) component. The understory consists of a dense cover of native grasses, forbs and shrubs. The forested area is best represented by Fuel Model 2. Fuel model 2 consists of open grown pine stands. Trees are widely spaced with few understory shrubs or regeneration. Ground cover consists of mountain grasses and/or needles and small woody litter. This model occurs in open grown and mature ponderosa pine stands, in the foothill to montane zone.

Dwarf mistletoe (*Arceuthobium vaginatum*) and mountain pine beetle (*Dendroctonus ponderosae*) were noted in a few trees on the property and adjacent to the property. Refer to the enclosed material or contact the Colorado State Forest Service for management recommendations..

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 crushed gravel 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 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 to 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 Gary Williams Property
3921 CR 82E, Allenspark, CO 80510
SPR - 07 - 046

Residence at 3921 CR 82E

~4.7 miles to Hwy 7 Allenspark

Legend

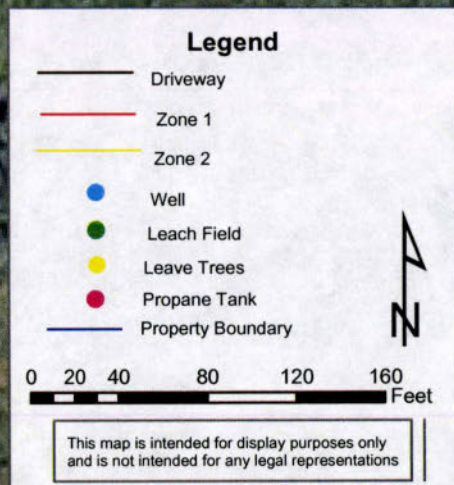
— Property Boundary

0 395 790 1,580 2,370 3,160
Feet



This map is intended for display purposes only
and is not intended for any legal representations

Property of Gary Williams
3921 CR 82E, Allenspark, CO 80510
SPR - 07 - 046



~4.7 miles south to Hwy 7 Allenspark



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

Rec # 489210, # 1075.00, CK # 1004, RS

Intake Stamp	Shaded Areas for Staff Only
MAY 24 2007	
BOULDER COUNTY LAND USE	

Application Form

Project Number		Project Name <i>Williams / Vaught</i>	
* 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"/> Variance	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Road Name Change
<input checked="" type="checkbox"/> Site Plan Review	<input type="checkbox"/> Appeal	<input type="checkbox"/> Location and Extent	<input type="checkbox"/> Special Use/SSDP
<input type="checkbox"/> Site Plan Review Waiver		<input type="checkbox"/> Resubdivision (Replat)	<input type="checkbox"/> Extension of Approval
<input type="checkbox"/> Subdivision Exemption		<input type="checkbox"/> Road/Easement Vacation	<input type="checkbox"/> Sketch Plan
<input type="checkbox"/> 1041 State Interest Review		<input type="checkbox"/> Final Plat	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Exemption Plat			
<input type="checkbox"/> Other:			
Location(s)/Street Address(es) <i>3921 CR 82E</i>			
<i>ALLENSPARK CO 80510</i>			
Subdivision Name			
Lot(s)	Block(s)	Section(s)	Township(s)
Area in Acres	Existing Zoning	Existing Use of Property	Range(s)
Proposed Water Supply <i>Well</i>	Proposed Sewage Disposal Method <i>Septic</i>		

Applicants:

Applicant/Property Owner <i>GARY WILLIAMS</i>		Email Address <i>TREVARTONRANCH@aol.com</i>	
Street Address <i>3921 CR 82E</i>			
City <i>ALLENSPARK</i>	State <i>CO</i>	Zip Code <i>80510</i>	Phone <i>970-751-6980</i>
Applicant/Property Owner <i>PENNY C VAUGHT</i>		Email Address <i>Candyspc@aol.com</i>	
City <i>ALLENSPARK</i>	State <i>CO</i>	Zip Code <i>80510</i>	Phone <i>970-310-5105</i>
Applicant/Property Owner		Email Address	
Street Address			
City	State	Zip Code	Phone
Applicant/Property Owner		Email 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 <i>Gary Williams</i>	Date <i>5-24-07</i>
Signature of Property Owner <i>Penny C Vaught</i>	Date <i>5-24-07</i>
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 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: _____ 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 _____

If Yes, please be sure this area is included in the table below. 29'

PROPOSED FLOOR AREA
(new construction only)

	Finished	Unfinished	Total
Basement	<u>0</u> sq/ft	<u>0</u> sq/ft	<u>0</u> sq/ft
1st Floor	<u>1295</u> sq/ft	<u>0</u> sq/ft	<u>1295</u> sq/ft
2nd Floor	<u>899</u> sq/ft	<u>0</u> sq/ft	<u>899</u> sq/ft
Garage <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached	<u>0</u> sq/ft	<u>576</u> sq/ft	<u>576</u> sq/ft
Covered Deck	<u>0</u>	<u>473</u> sq/ft	<u>473</u> sq/ft
Total	<u>2194</u> sq/ft	<u>1049</u> sq/ft	<u>3243</u> sq/ft

Height above existing grade: 50' ft

Exterior wall:

- Material Cedar

- Color Natural

Roofing:

- Material metal

- Color Green

When completed, this structure will have a total of 2 bedrooms.

Project Identification

Project Name:

Williams/Vaught

Property Address/Location:

3921 CR 82E
ALLENSPARK CO

Current Owner:

GARY D Williams
Penny CANNY VAUGHT

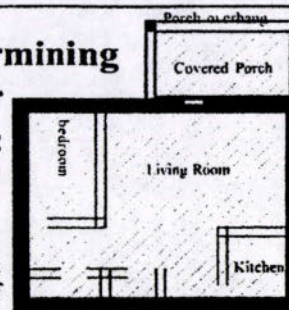
Size of Property in Acres:

5 ACRES

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

STRUCTURE #2:

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

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

PROPOSED FLOOR AREA
(new construction only)

	Finished	Unfinished	Total
Basement	_____ sq/ft	_____ sq/ft	_____ sq/ft
1st Floor	_____ sq/ft	_____ sq/ft	_____ sq/ft
2nd Floor	_____ sq/ft	_____ sq/ft	_____ sq/ft
Garage <input type="checkbox"/> Detached <input type="checkbox"/> Attached	_____ sq/ft	_____ sq/ft	_____ sq/ft
Covered Deck	_____	_____ sq/ft	_____ sq/ft
Total	_____ sq/ft	_____ sq/ft	_____ sq/ft

Height above existing grade _____

Exterior wall:

- Material _____

- Color _____

Roofing:

- Material _____

- Color _____

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

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	0	0	0
• Berms	0	0	0
• Other Grading:	0	0	0
Total	0	0	0 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	250		250

Material cut from foundation or 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 Gary Williams Date 3/24/02

Form: spr_fact
Revised: 6/21/06

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

Boulder County

Land Use Department
PreApp - Vicinity Map

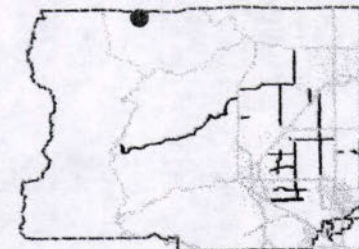
TRAVERTINE (Lillian) CE



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
- Federal
- State
- Local
- Conservation Easements
- Gravel resources
- Utilities and other
- Subdivision
 - Lots
 - Mapud
- Floodplain
- FO Zoning District
- Map Location

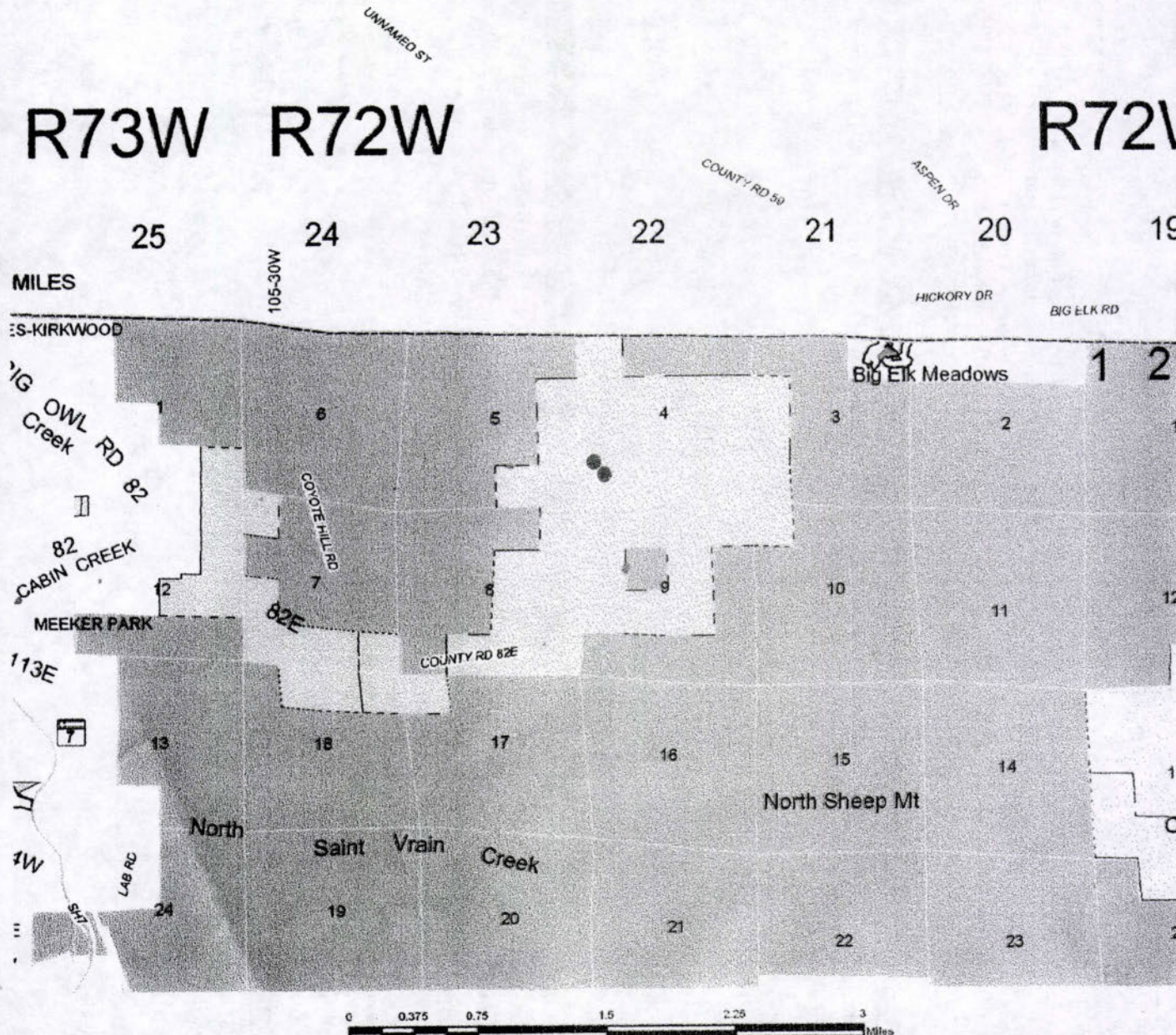


This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The areas depicted here are approximate. More site-specific studies may be required to show accurate boundaries.

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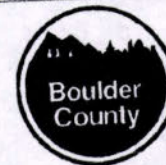
R73W R72W

R72W



Boulder County

Land Use Department
PreApp - Location Map

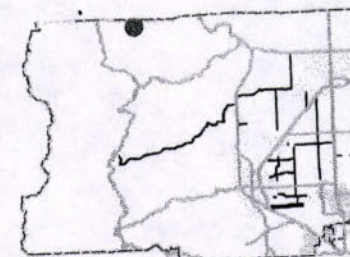


This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.

Legend

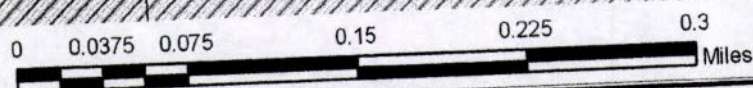
- Archeologically Sensitive Travel Routes
- Municipalities
- Archeologically Sensitive Areas
- Open Corridors, Roadside
- Open Corridors, Streamside
- Overland Habitat Connectors
- Stream Habitat Connectors
- Significant Riparian Corridors
- Critical Wildlife Habitats
- Rare Plant Areas
- Floodplain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

Map Location

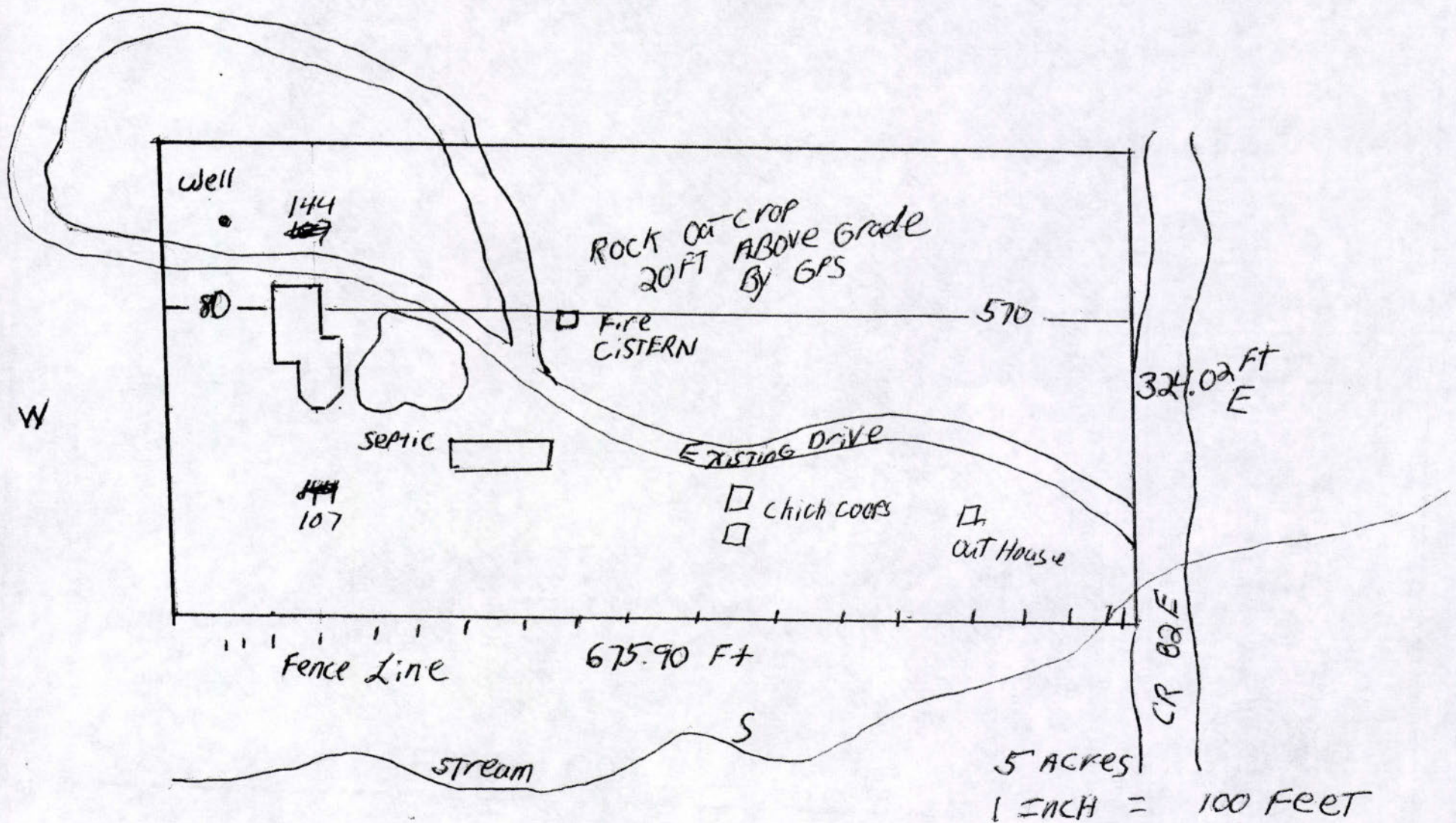


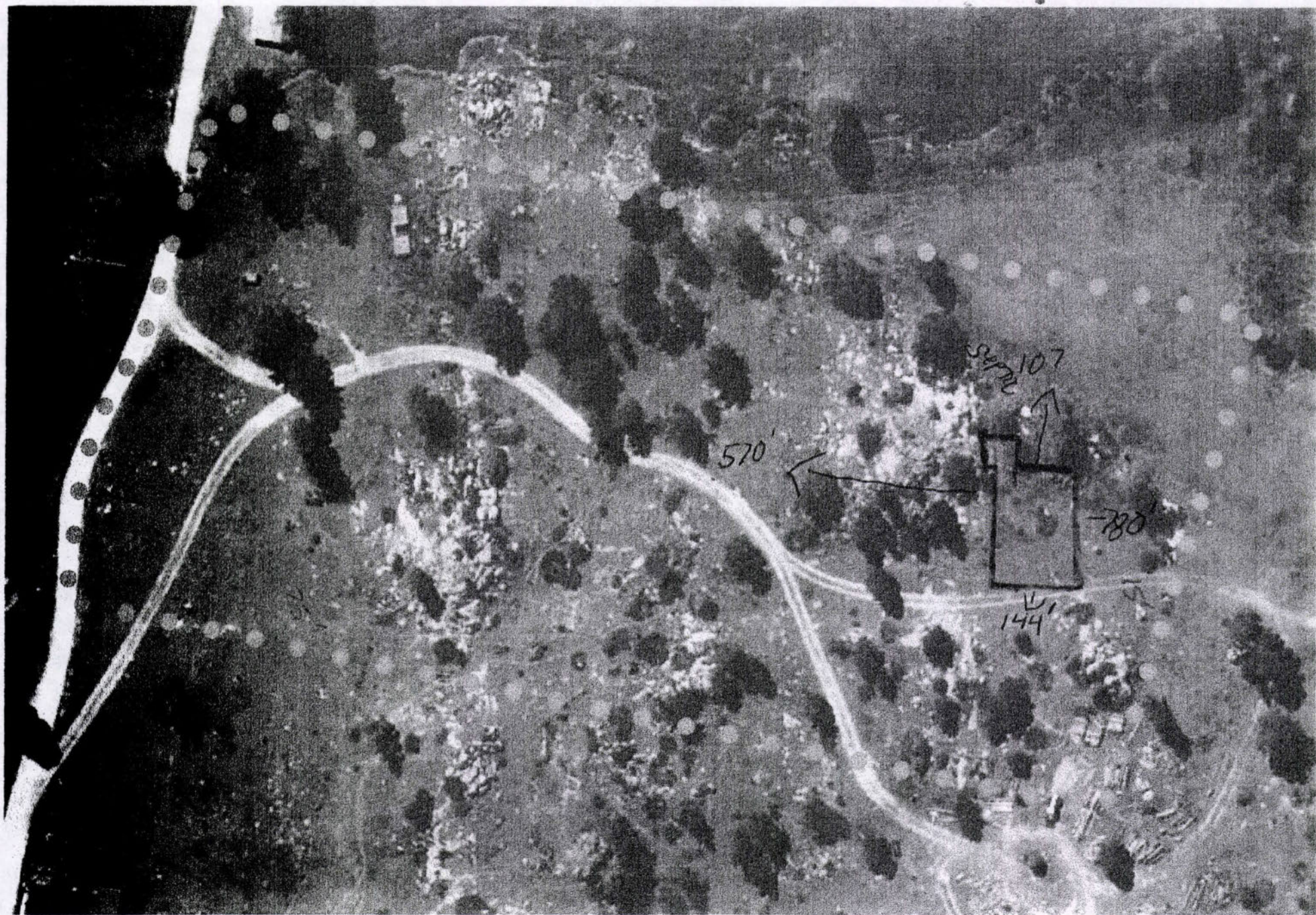
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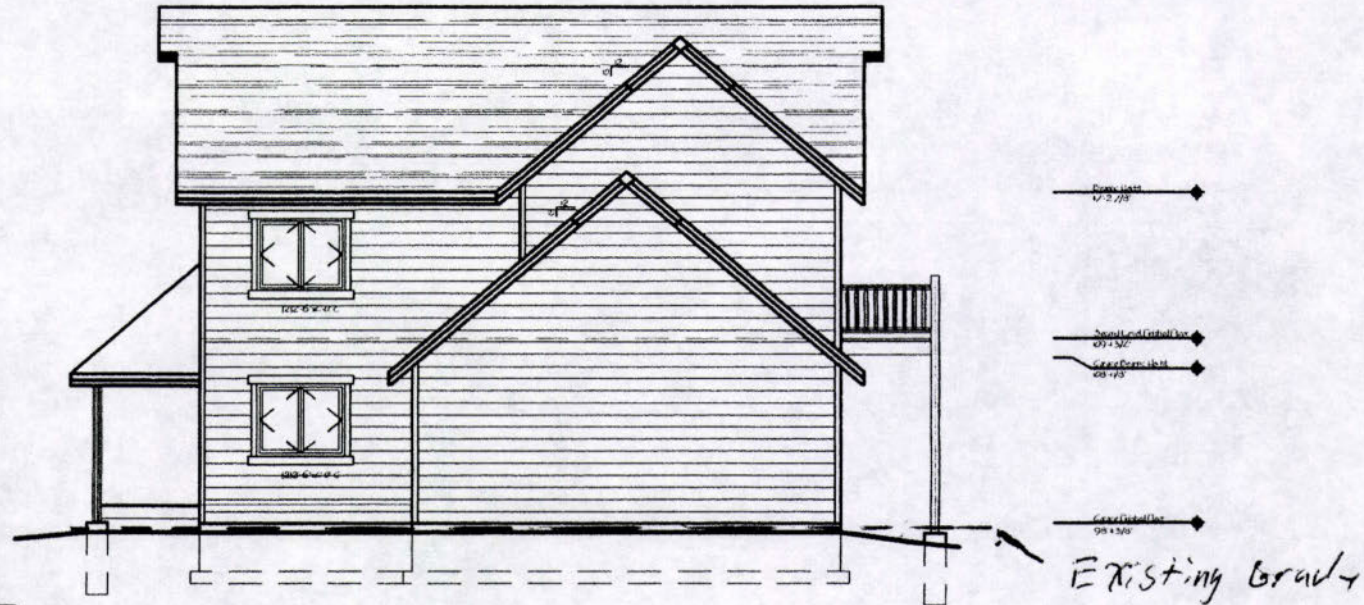



WILLIAMS / Vaughn
3921 CR 82E
ALLENSPARK CO 80510
Residence



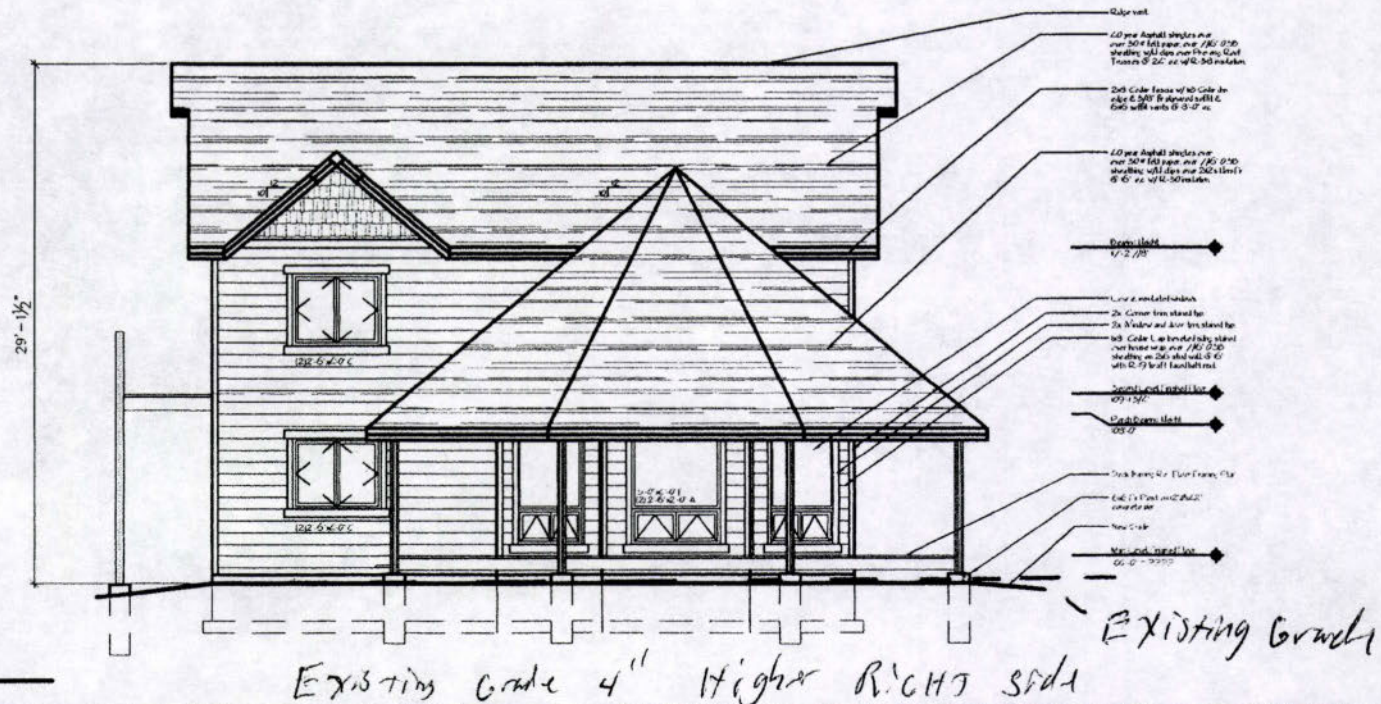


Williams Vaught
392/ CR 82E




 Rear Elevation
 Scale 3/32" = 1'

Existing Corals 4 inches Higher Left Side



Front Elevation
Scale 3/32" = 1'-0"

CARLIN DESIGN
 Carlin
 160 Chestnut Court
 Estes Park CO
 80517
 Cell: 970.289.5454
 Fax: 970.566.8387
 e-mail: carlindesign@aol.com
 carlin@aol.com

All work shall conform to the current adopted building code and all other applicable codes.
 Do not scale drawings for dimensions.
 © 2007
 Carlin Design

Dan Smith Construction
 P.O. Box 364
 Estes Park CO
 80517
 970.566.3972

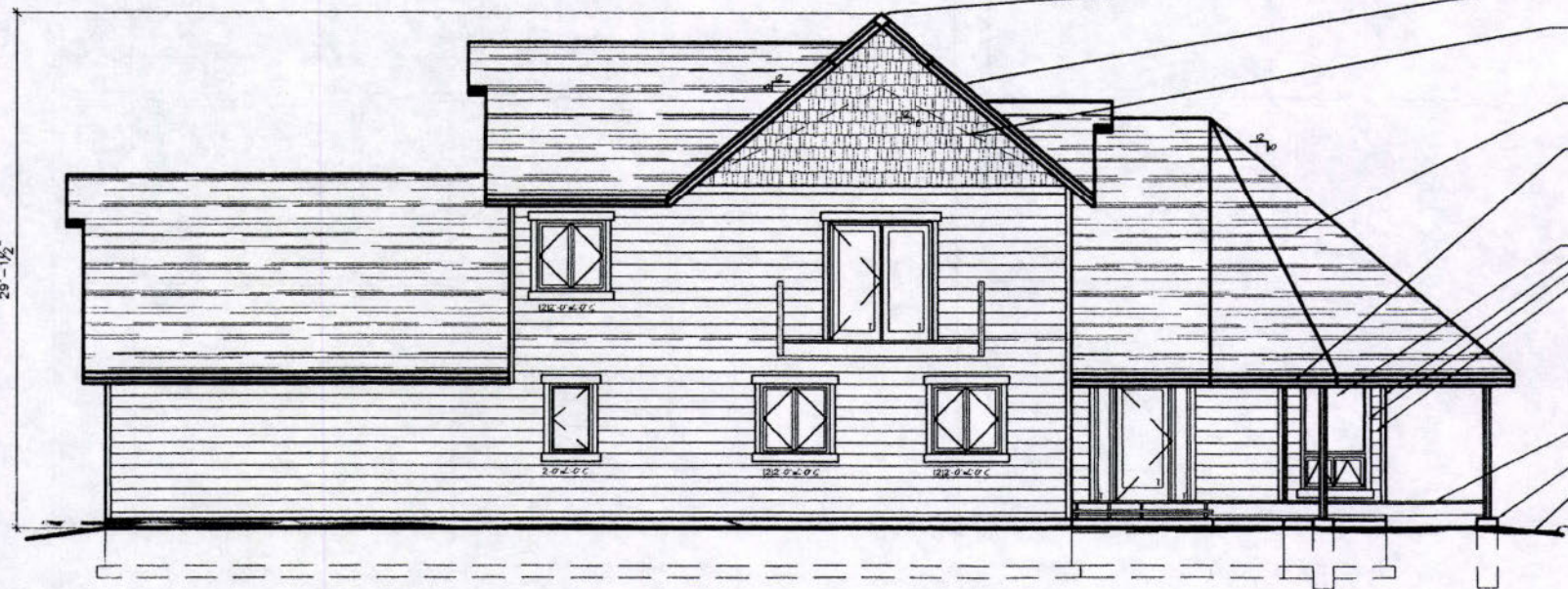
Williams Residence
 1000
 June 13 2007
 Elevations
 A-3
 of 3



Right Elevation
 Scale 3/32" = 1'-0"

Existing Grade
 4" Higher Garage Side

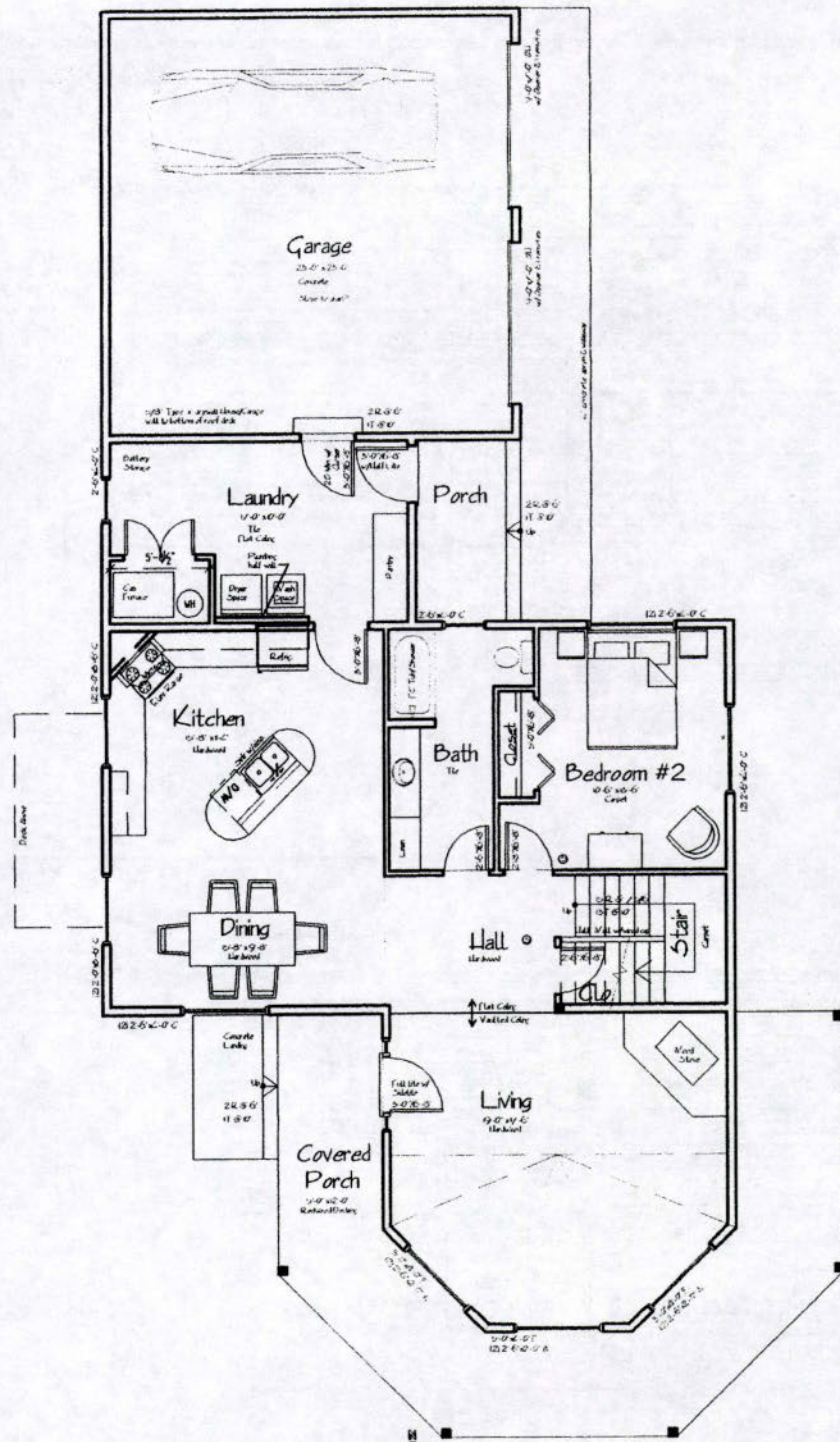
Roof Light
 1/2" x 1/2"
 93" x 1/2"
 93" x 1/2"
 Existing Grade



Left Elevation
 Scale 3/32" = 1'-0"

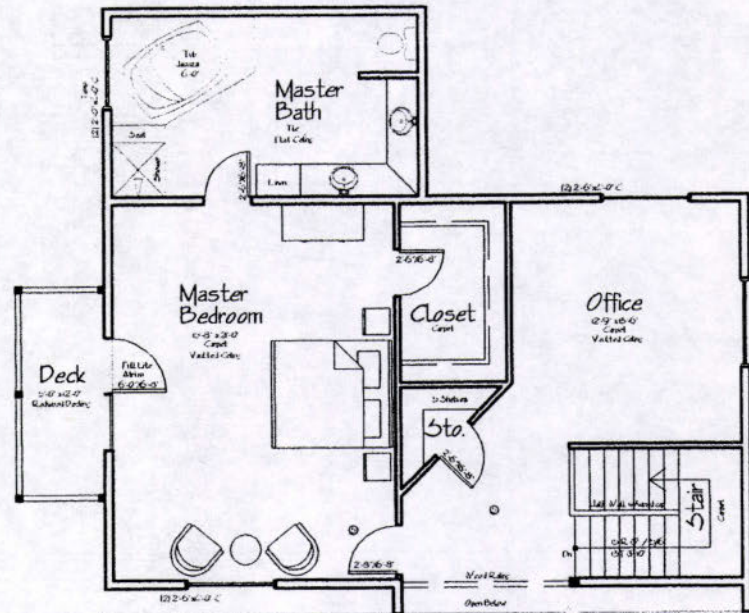
Roof Light
 1/2" x 1/2"
 93" x 1/2"
 93" x 1/2"
 Existing Grade

Existing Grade



Square Footages

Main Level	1295	Sq Ft
Upper Level	899	Sq Ft
Total Finished	2194	Sq Ft
Basement	60	Sq Ft
Covered Deck	48	Sq Ft
Garage	576	Sq Ft



Energy Code Compliance:

Gross Window Area	000	Sq Ft
Gross Wall Area	000	Sq Ft
Percent of Window to Wall Area	00.00 %	
Prescriptive Package # 3 or ResCheck Compliance Certificate		
Ceilings R-Value	R-38	
Wall R-Value	R-19	
Slab Perimeter R-Value	R-10	
Heating (Gas Forced Air)	High	

Permit Information:

R-3 Single Family Detached Dwelling
2003 International Residential Code
Boulder County

Design Live Loads:

Roof	55 psf
Floors	40 psf
Decks	60 psf
Wind Speed	10 mph 3 sec. gust, Category C
Seismic Design	Category B

This Site is not on any known floodplain
This Site is not in a Wildfire Area

Cabin Designs
Cabin
McKendall
160 Cherokee Court
Estes Park, CO
80527
Cell: 970 289 854
Fax: 970 586 8587
e-mail: cabindesigns@hotmail.com

All construction shall conform to the currently adopted building code and all other applicable codes.
On-site construction shall be done in 2007.
© 2007 Cabin Designs

Don Smith Construction
P.O. Box 268
Estes Park, CO
80527
970 586 3972

Williams Residence
Estes Park, CO 80527

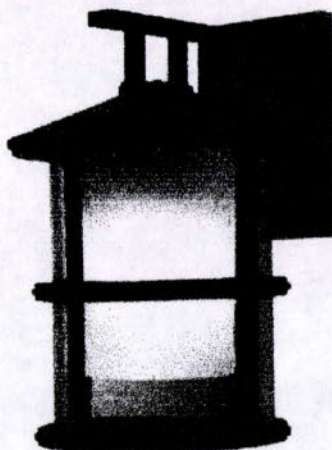
June 13, 2007

Elevations

A-3



You can do it. We can help.



**Hampton Bay 1 Light Medium Wall
Lantern in Brunette Finish With
Clear Seedy Glass**

Model THD14236B

\$119.00/Each

shipping

Price includes

Quantity: Ship this item to:

Add To Cart

Check Your Local Store

Add to My List

Add to My Registry



Zoom View

Be the first to write a review.

Description

Beautify your home's entry with this relaxed and easy outdoor lighting collection, which offers a timeless look of casual elegance. The cylindrical lantern shape features two layers of glass to soften the light – clear seedy glass outside and antique alabaster diffuser glass inside. The cast aluminum features a rich, dark finish with subtle gold highlights.

Brunette Finish

8 In. Wide by 12 In. High by 9 In. Extension

Clear Seedy Glass with Antique Alabaster Diffuser

One 100-Watt Standard Philips Brand Bulbs Included

MFG Brand Name : Hampton Bay

MFG Model # : THD14236B

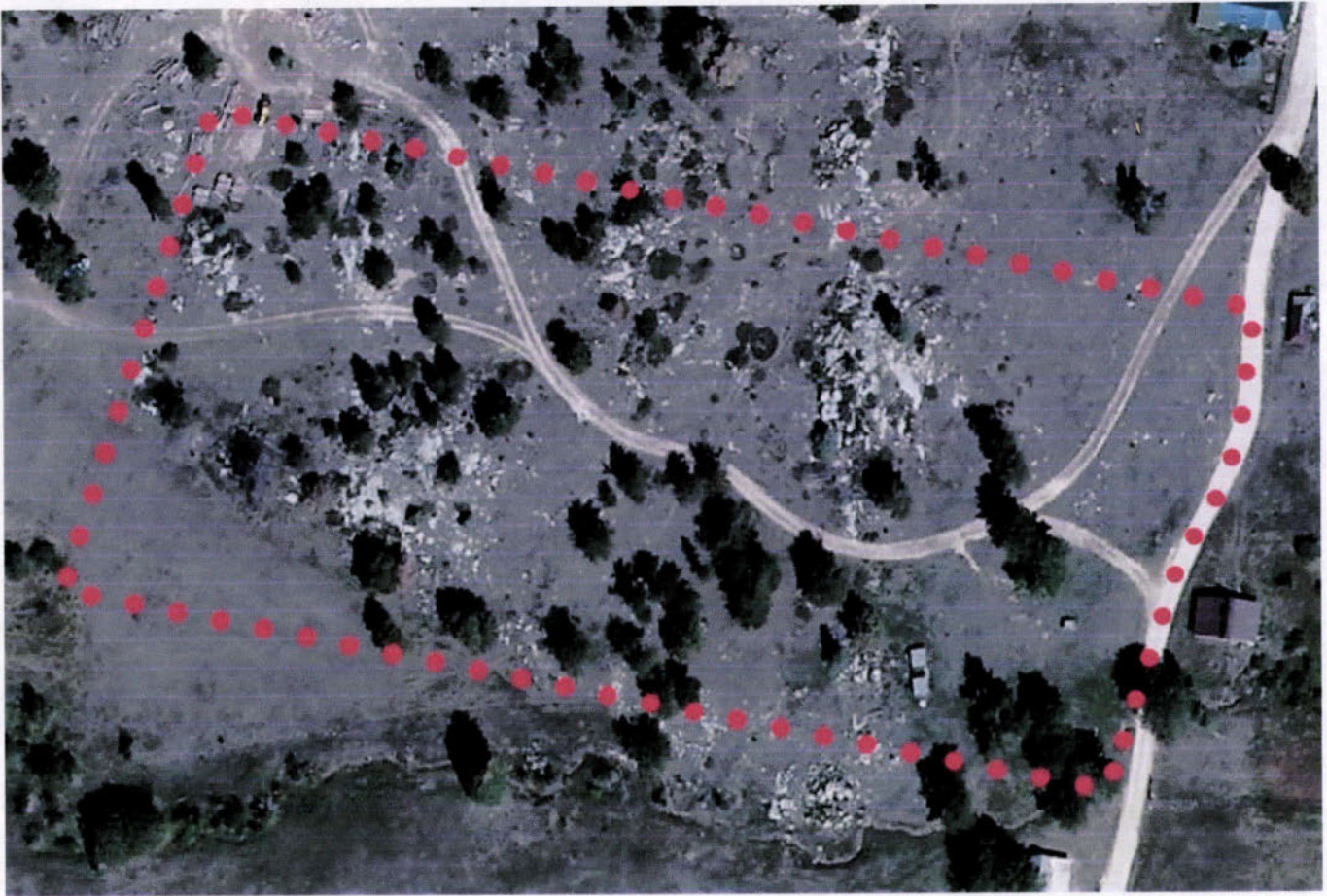
MFG Part # : THD14236B

Outdoor Lighting Application : Other

Specifications

Assembled Depth (In Inches) : 9 In.

Assembled Height (In Inches) : 12



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.

Wildfire Mitigation Plan
FIELD DATA FORM

Inspection Date: 8/27/07

Landowner name: Gary & Penny Williams

Mailing address: 3921 CR 82E

City, State, Zip: Allenspark Co 80510

Site address: 3921 CR 82E

Phone number: 970-481 6980

Road access: west off 82E (Directions from main access road)

Docket Number: spr-07-046 (SPR, LU, Etc.)

Section: 4

Township: 3

Range: 72w

5 acs M/L in SW ¼ 4-3N-72W aka parcel 2 003921 003932

Elevation: _____ 7984 _____ (feet)

Lot size: _____ 5 _____ (Acres)

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

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

House design: _____ _simple_____ (simple/complex)

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

Roof Design: _____ _simple_____ (simple/complex)

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

Soffits type: _____ (Plywood/hardboard/cement board) TBI

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

Windows (#): _____ _14_____ (approximate number of windows)

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

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

Windows Aspect: _____ S _____ (Dominant viewing direction)

Sliding Glass Doors: _____ 0 _____ (Location and Number)

Window Construction: _____ (Tempered glass/e-coating/etc.)

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

Door Material: _____ 0 _____ (Wood/steel/fiberglass/composite)

Deck material: _____ _cement_____ (Wood/composite materials)

Deck Description: _____ (Enclosed/open underneath or overhead)

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

Deck buffer material: _____ (Crushed rock/gravel)

Deck weed barrier: _____ (Fiberglass/polyester)

Number of Structures: 3 (All structures to be present)

Existing Structures: out house chicken coop
(House/barn/garage/etc.)

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

Structure SQR. FT.: 3243 (Total square feet of structure)

Utility Location: solar (Pole/buried: Direction from structure)

Structure aspect: south (Dominant facing direction/view)

Garage if detached: N/A (Total square feet)

Out buildings: 196 (Total square feet of sheds, cabins, ect...)

Leach field: 40' south (Distance from house, and direction)

Cistern size: 1800 (gallons)

Cistern: See Map (Distance from house, and direction)

Cistern Type: _____ (Domestic Cistern or Fire Cistern)

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

Have you talked to the local fire department : yes (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): 10' west (Distance from house, and direction)

Propane or natural gas: propane

Propane Tank location: 25' north (Distance from house and direction)

Slash disposal: _____chipped_____ (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:

AFPD

Dominant fuel type:

~~AFD~~ GFS

(Grass/forbs/shrubs/slash/etc)

Dominant overstory:

RPD ~~DP~~

Co-dominant overstory:

DR

Fuel model type:

2

Aspect:

(Direction of slope)

Slope:

0 - 10

Building site:

mid

(Chimney/saddle/valley/ridge/mid-slope)

Site moisture:

Dry

Natural fire barrier:

82 E

Insect & Disease Diagnosis:

Mr. K. & Bark Beetles