



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303-441-3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.BoulderCounty.org

MEMO TO: County Health and Parks Departments, FPD
FROM: Jonathan Tardif, Planner I
DATE: April 1, 2022
RE: Site Plan Review application SPR-22-0030

Docket SPR-22-0030: Hillstrom-Weitz Additions

Request: Site Plan Review for the deconstruction of a 288 square-foot sunroom and the construction of a 333 square-foot addition to the existing residence on an approximately 0.14-acre parcel with 2,933 square-feet of existing residential floor area and a presumptive size maximum of 3,176 square-feet.

Location: 6832 Camelia Court, Lot 12 Block 4 Cottonwood Park West 2 Replat Blocks A & B, Section 36, Township 2N, Range 70W

Zoning: Suburban Residential (SR) Zoning District

Applicants/Owners: Laura Hillstrom & Daniel Weitz

Agent: Steve Preitower

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

The Community Planning & Permitting staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to planner@bouldercounty.org. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.org to request more information.

Please return responses by **April 19, 2022**
(Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>)).

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

Signed _____ PRINTED Name _____

Agency or Address _____



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only
Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name HILLSTROM - 6832 Camelia Ct., Niwot			
<input type="checkbox"/> Appeal	<input type="checkbox"/> Modification of Site Plan Review	<input type="checkbox"/> Road Name Change	<input type="checkbox"/> Road/Easement Vacation		<input type="checkbox"/> Special Use (Oil & Gas development)
<input type="checkbox"/> Correction Plat	<input type="checkbox"/> Modification of Special Use	<input checked="" type="checkbox"/> Site Plan Review	<input type="checkbox"/> Site Plan Review Waiver		<input type="checkbox"/> State Interest Review (1041)
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Special Use/SSDP		<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Resubdivision (Replat)	<input type="checkbox"/> Other:			
<input type="checkbox"/> Limited Impact Special Use	<input type="checkbox"/> Rezoning				
<input type="checkbox"/> Limited Impact Special Use Waiver					
<input type="checkbox"/> Location and Extent					
Location(s)/Street Address(es) 6832 Camelia Ct. Niwot, CO 80503					
Subdivision Name Cottonwood Park West 2 PPLT - ACS-NIV					
Lot(s) 12	Block(s) 4	Section(s) 36	Township(s) 2N	Range(s) 70	
Area in Acres .14	Existing Zoning SR	Existing Use of Property RES	Number of Proposed Lots		
Proposed Water Supply LEFT HAND		Proposed Sewage Disposal Method NIWOT SANITATION			

Applicants:

Applicant/Property Owner LAURA HILLSTROM		Email LAURAMHILLSTROM@gmail.com			
Mailing Address 6832 Camelia Ct.					
City NIWOT	State CO	Zip Code 80503	Phone (303) 881-7968		
Applicant/Property Owner/Agent/Consultant DANIEL WEITZ		Email DANWEITZ@MSN.COM			
Mailing Address 6832 Camelia Ct.					
City NIWOT	State CO	Zip Code 80503	Phone (303) 517-6082		
Agent/Consultant STEVE PREITOWER		Email STEVEPREI@COMCAST.NET			
Mailing Address PO BOX 17252					
City BOULDER	State CO	Zip Code 80308	Phone (720) 517 4530		

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>Laura M. Hillstrom</i>	Printed Name LAURA M. HILLSTROM	Date 3/30/22
Signature of Property Owner <i>Daniel P. Weitz</i>	Printed Name DANIEL P. WEITZ	Date 3/30/22

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.






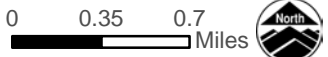
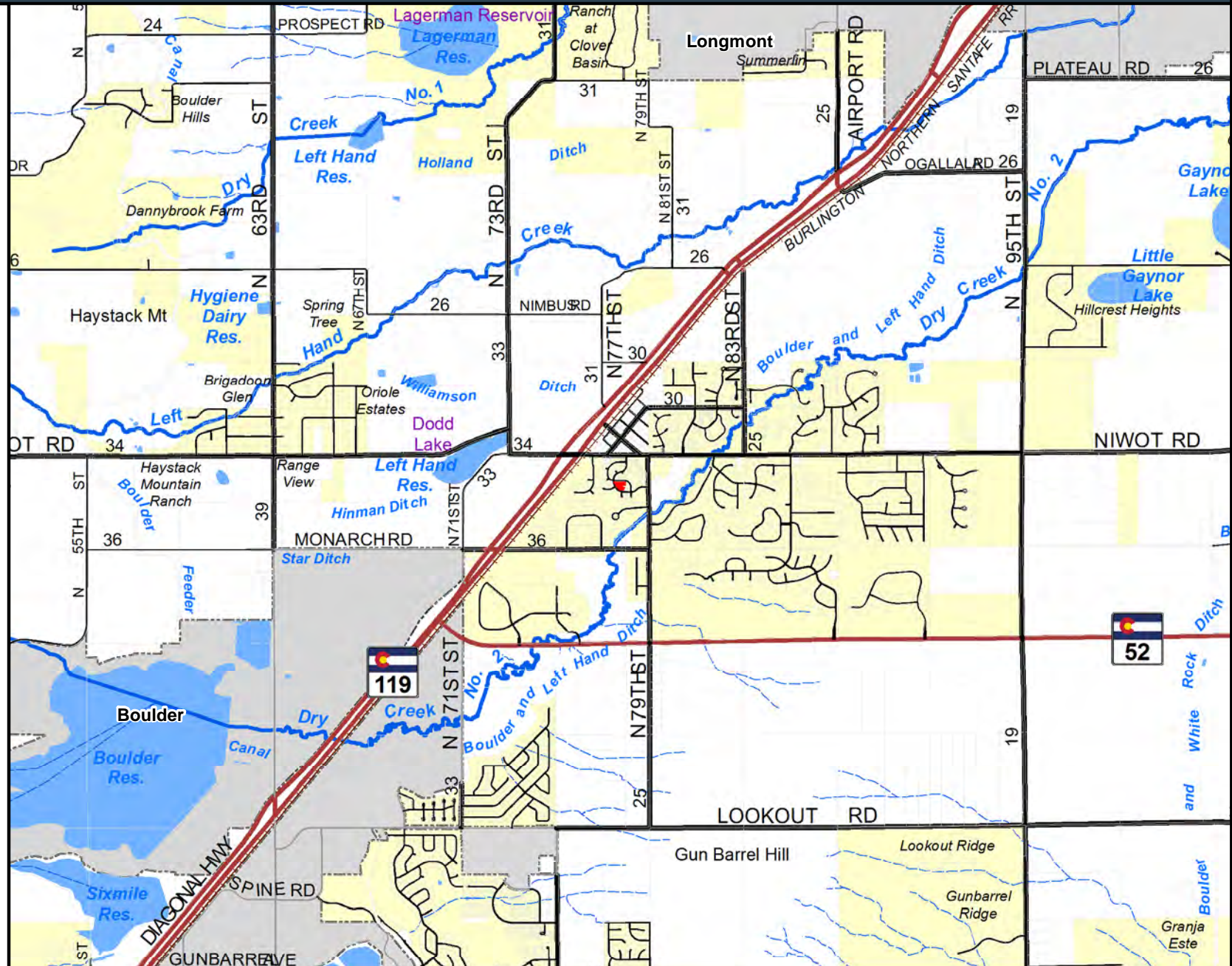
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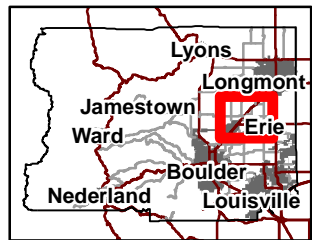
Vicinity

6832 CAMELIA CT

-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 1/11/2022



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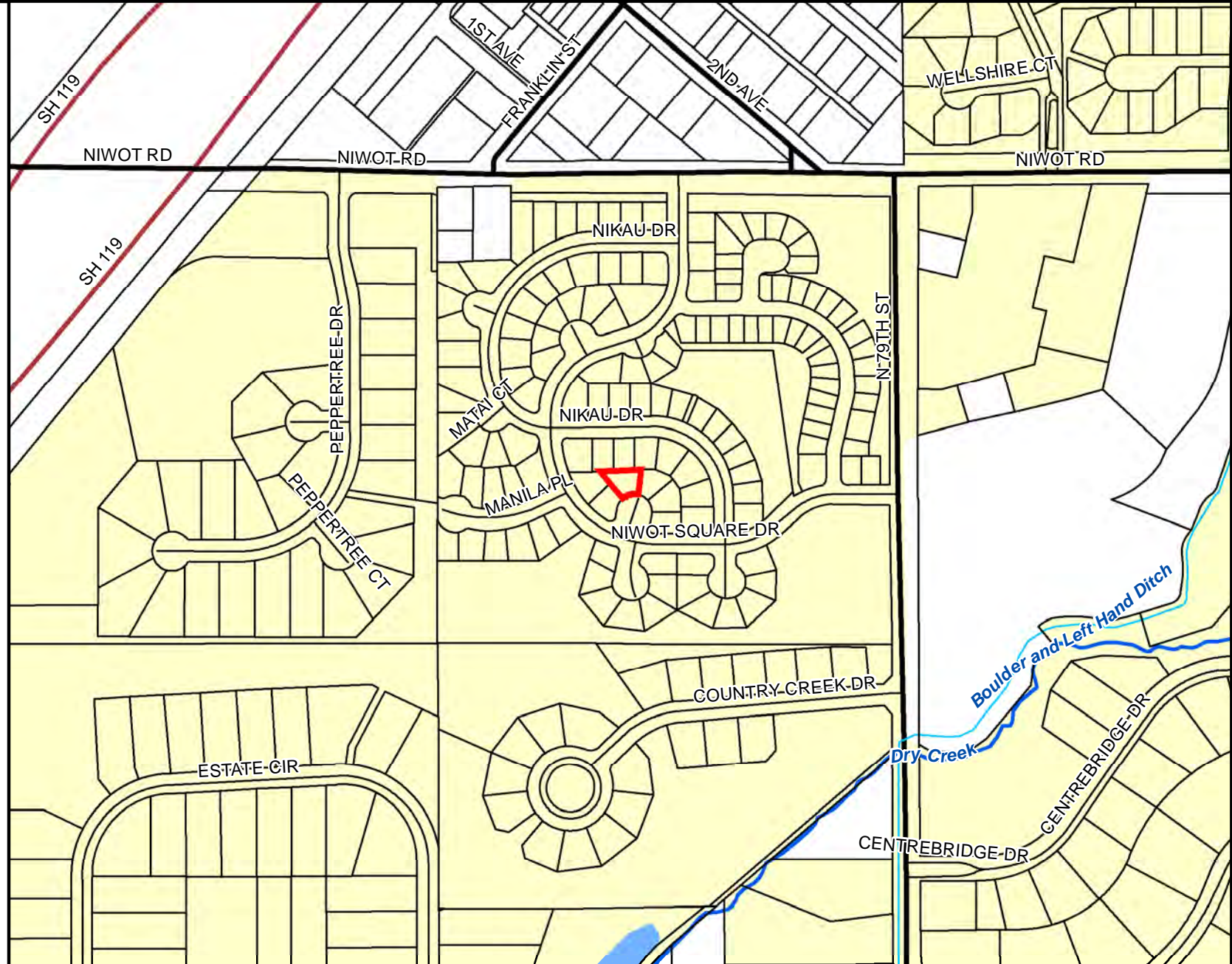
Location

6832 CAMELIA CT

 Subject Parcel

Subdivisions

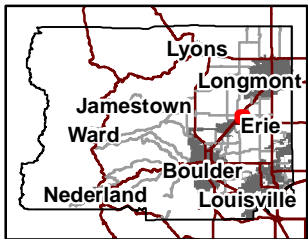
 Subdivisions



0 0.035 0.07 Miles



Area of Detail Date: 1/11/2022



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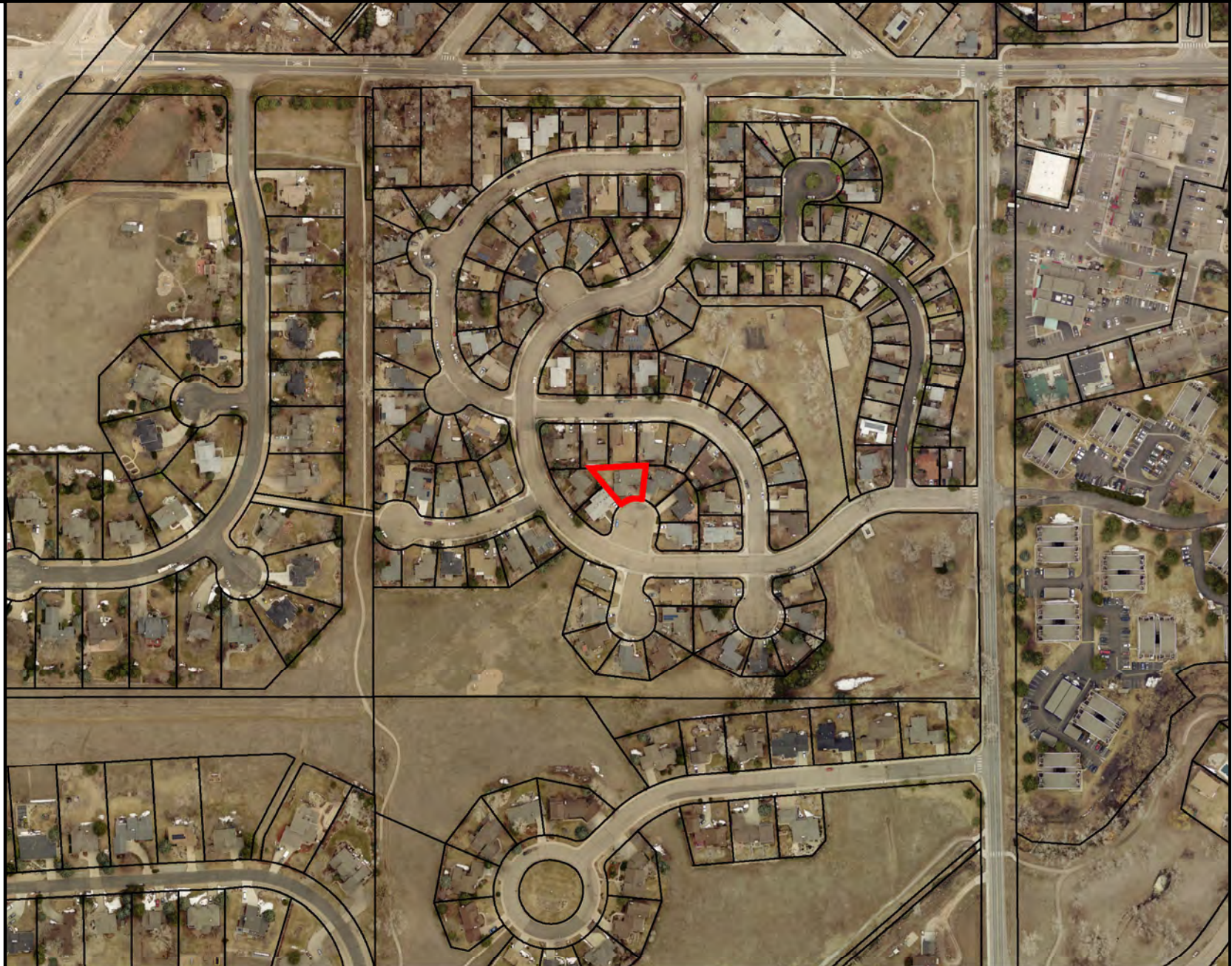
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Aerial

6832 CAMELIA CT

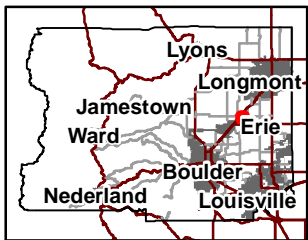
 Subject Parcel



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Area of Detail Date: 1/11/2022



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Comprehensive Plan

6832 CAMELIA CT

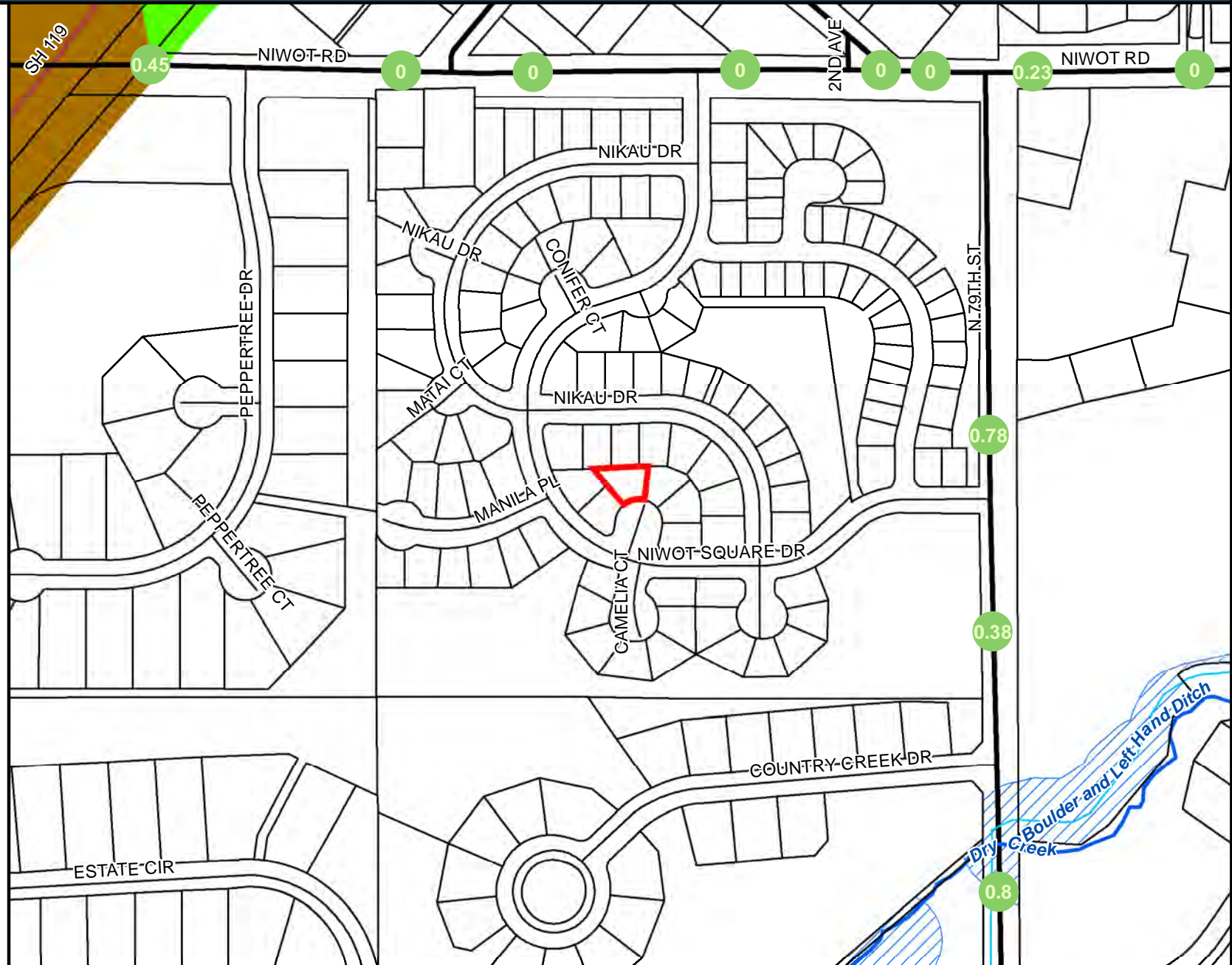
Subject Parcel

Riparian Areas

Significant Agricultural Land

Ag of National Importance

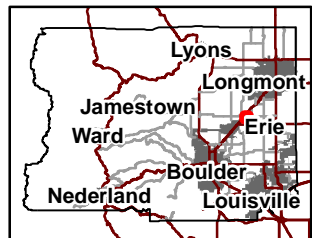
Ag of Statewide Importance



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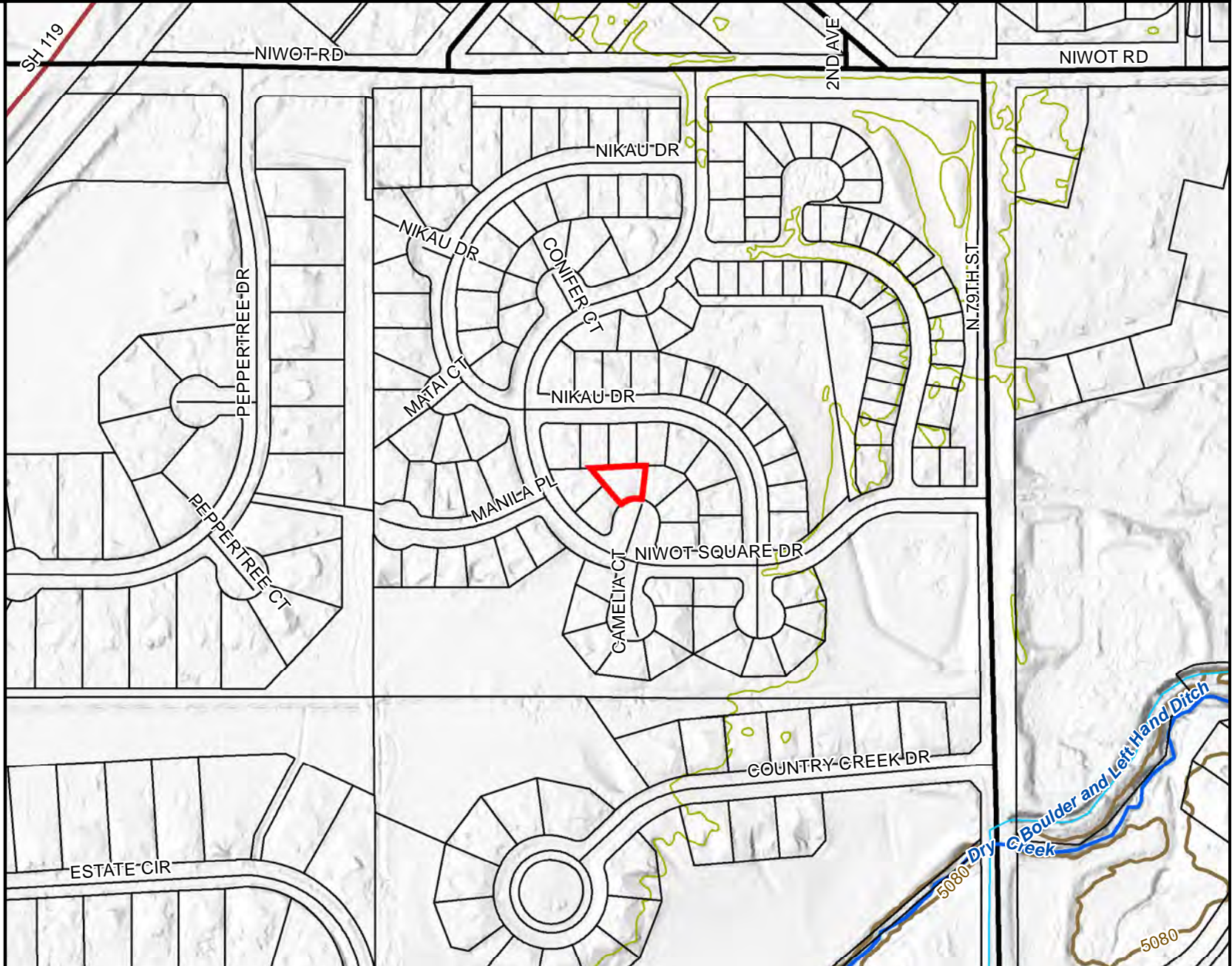
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Elevation Contours

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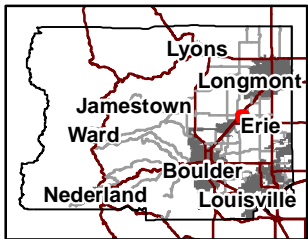
-  Subject Parcel
-  Contours 40'
-  Contours 20'



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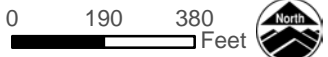
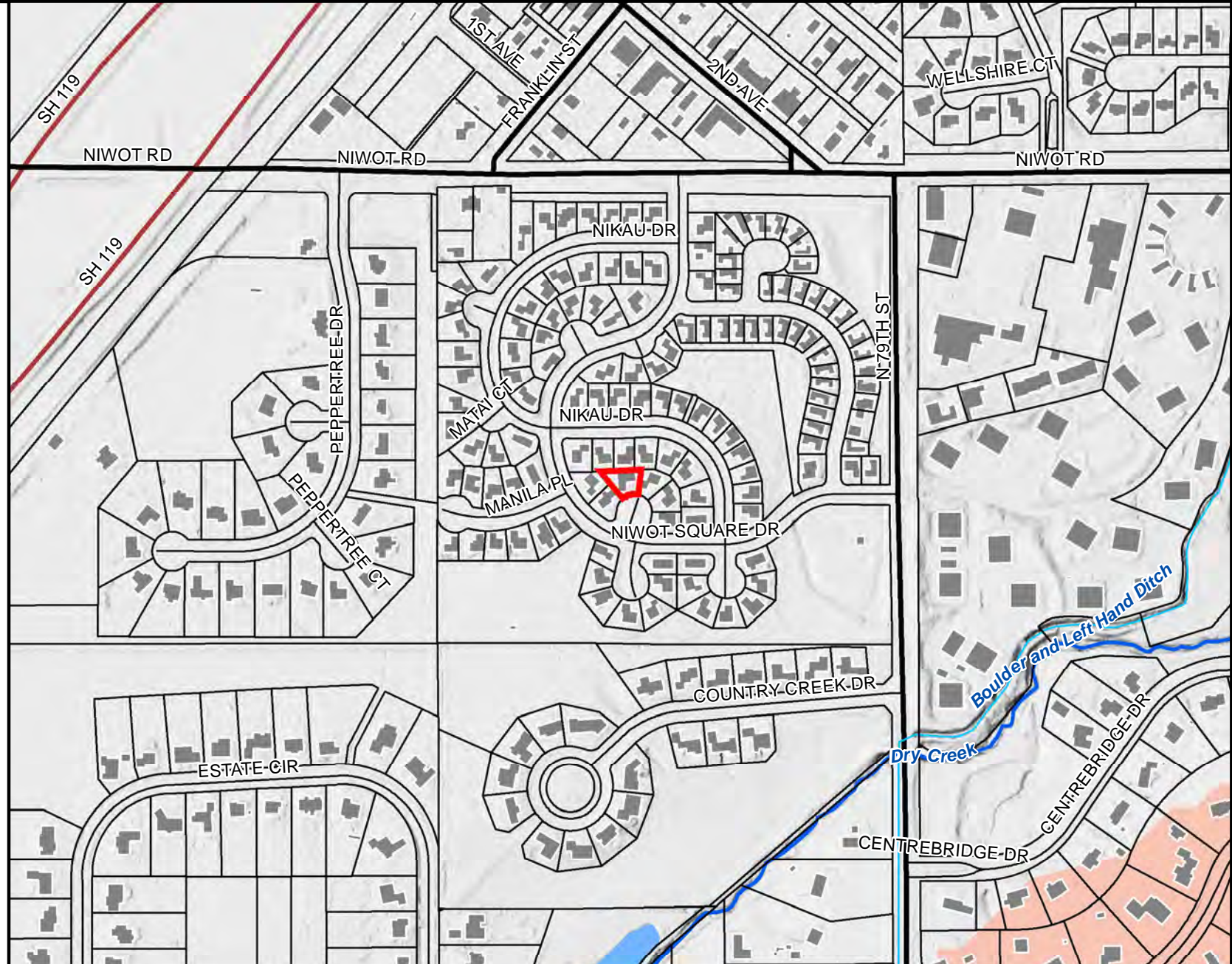
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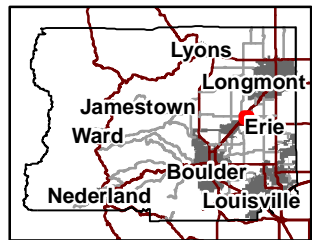
Geologic Hazards

6832 CAMELIA CT

-  Subject Parcel
-  High Swelling Soil Potential



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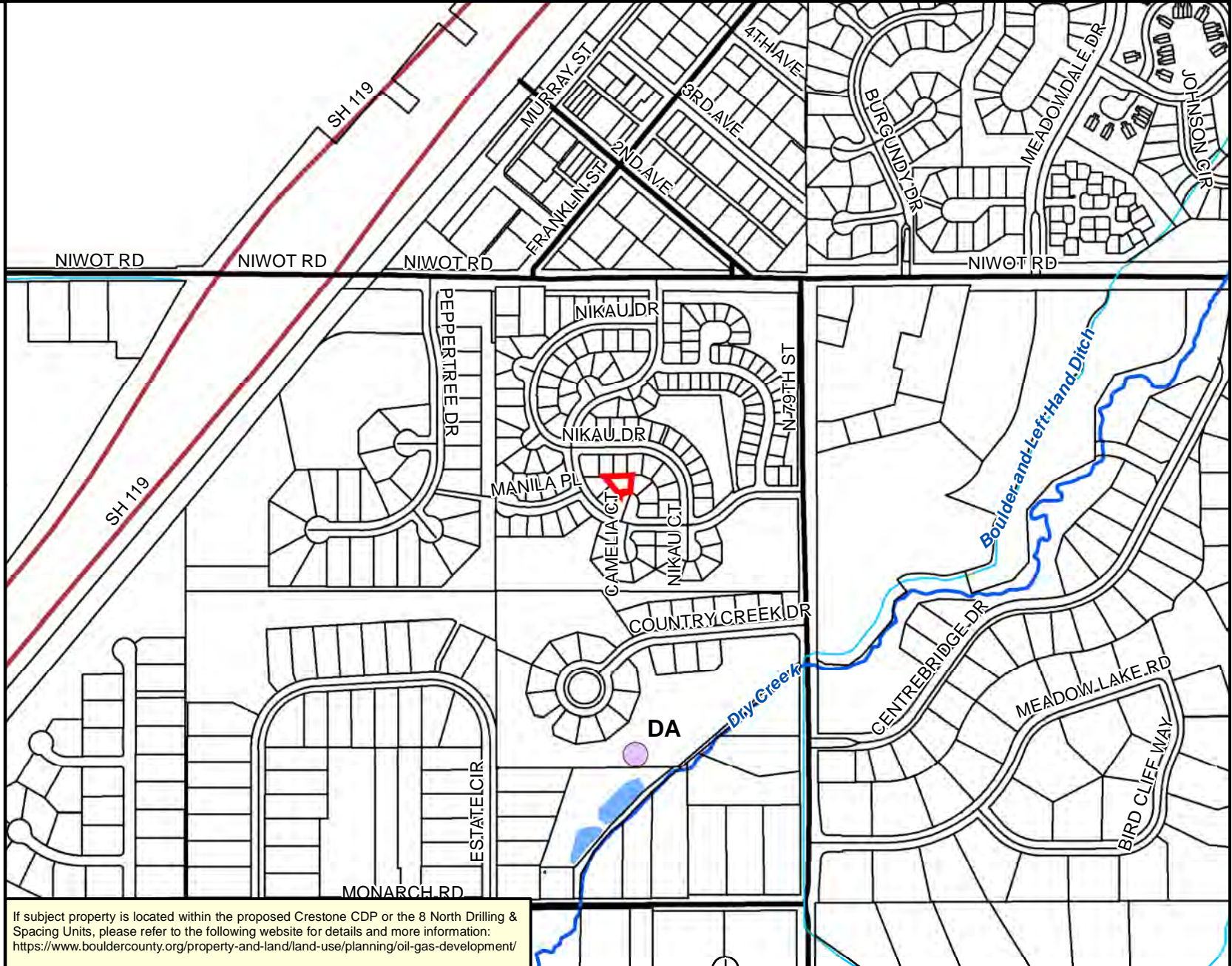
Oil & Gas Facilities

6832 CAMELIA CT

Subject Parcel

Oil & Gas Well

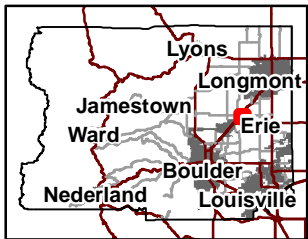
Dry & Abandoned (DA)



0 0.05 0.1 Miles



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If subject property is located within the proposed Crestone CDP or the 8 North Drilling & Spacing Units, please refer to the following website for details and more information: <https://www.bouldercounty.org/property-and-land/land-use/planning/oil-gas-development/>



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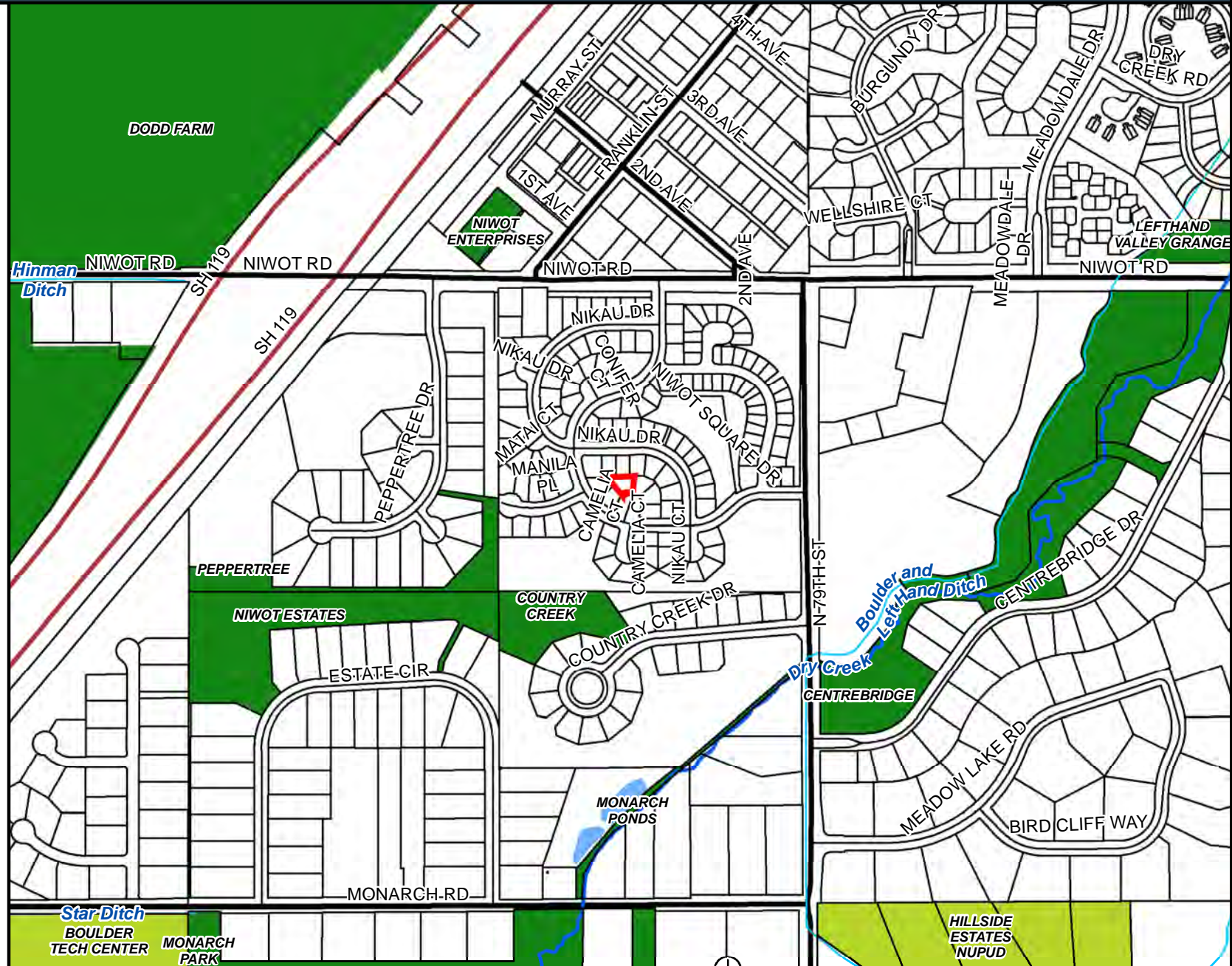
Public Lands & CEs

6832 CAMELIA CT

Subject Parcel

Boulder County Open Space

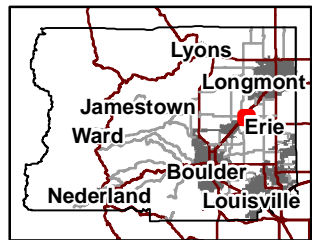
- County Open Space
- County Conservation Easement



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Zoning

6832 CAMELIA CT

Subject Parcel

Major Road Setbacks

90 feet

160 feet

Zoning Districts

Business

Multiple Family

NRCD I

NRCD II

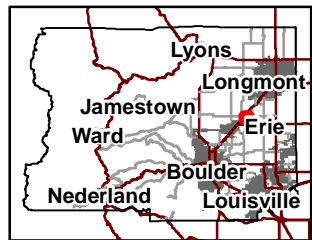
Rural Residential

Suburban Residential

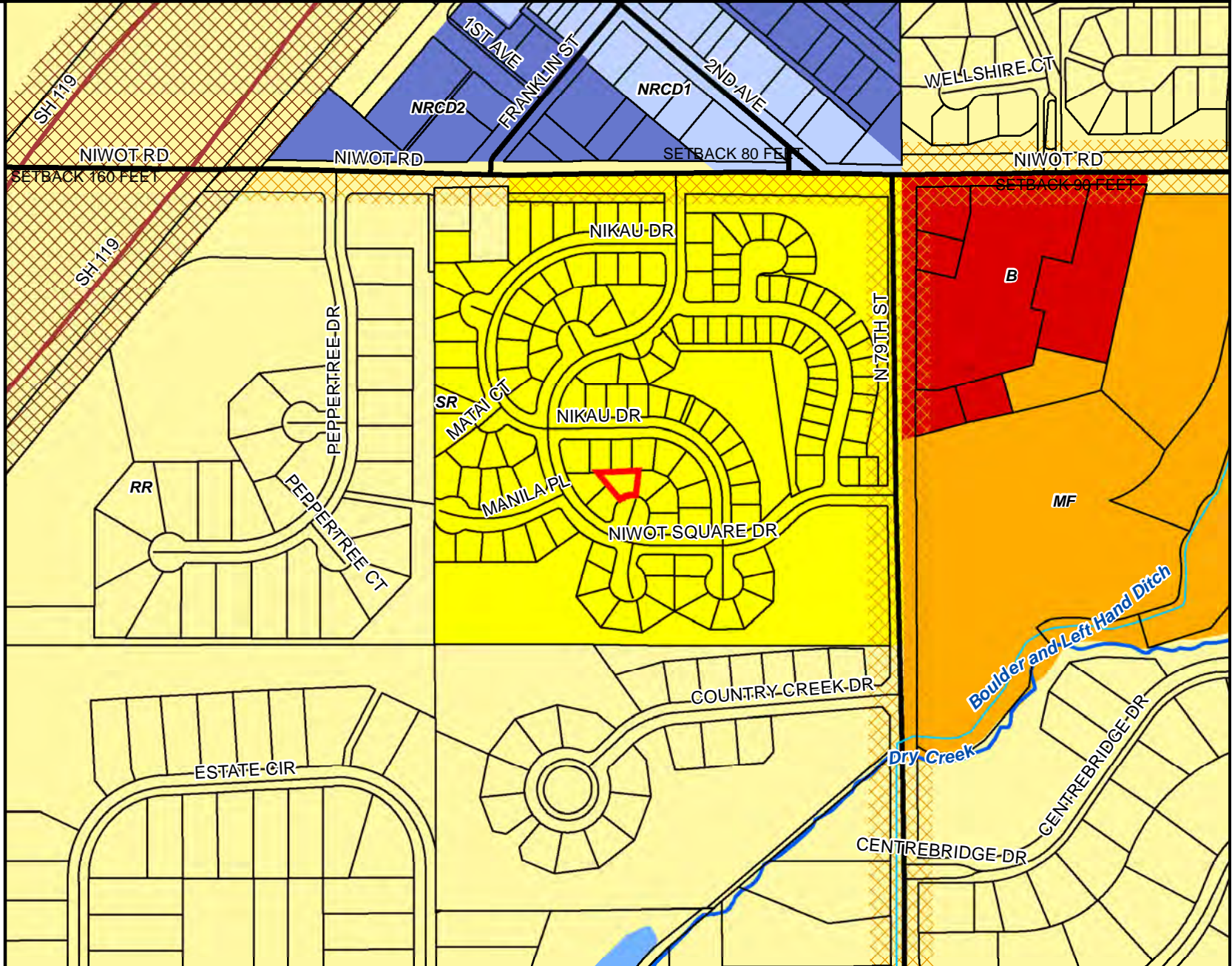
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Site Plan Review Fact Sheet

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

Structure #1 Information

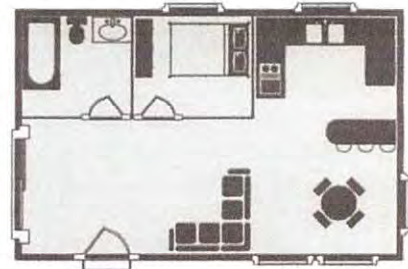
Type of Structure: (e.g. residence, studio, barn, etc.)					SFR.					
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)				2645 sq. ft.		Deconstruction: 2887 sq. ft. 3211 sq. ft.		2645 sq. ft.		
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (include the new floor area square footage in the table below) 333 sq. ft.										
Proposed Floor Area (New Construction Only)						<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential				
	Finished	Unfinished	Total	Height (above existing grade)						
Basement:	sq. ft.	sq. ft.	sq. ft.	14'1"						
First Floor:	333 sq. ft.	sq. ft.	333 sq. ft.	Exterior Wall Material T1 T1						
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color To Match						
Garage:					Roofing Material Asphalt					
<input type="checkbox"/> Detached	sq. ft.	sq. ft.	sq. ft.	Roofing Color To Match						
<input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	4 to stay the same						
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms						
Total:	333 sq. ft.	sq. ft.	333 sq. ft.							

Project Identification:

Project Name:
Property Address/Location:
Current Owner:
Size of Property in Acres:

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. Covered porch area that is attached to the principal structure is not included (see Article 18-131A). The shaded area on the diagram indicates the area counted as square feet.



Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)										
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)						Deconstruction:				
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)										
Proposed Floor Area (New Construction Only)						<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential				
	Finished	Unfinished	Total	Height (above existing grade)						
Basement:	sq. ft.	sq. ft.	sq. ft.							
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material						
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color						
Garage:					Roofing Material					
<input type="checkbox"/> Detached	sq. ft.	sq. ft.	sq. ft.	Roofing Color						
<input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms						
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.							
Total:	sq. ft.	sq. ft.	sq. ft.							

Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

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

*See Article 18-131A for definition of covered porch.

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

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

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Other Grading <i>bas slope</i>		1 yard	
Subtotal			1 Box 1

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

	Cut	Fill	Total
Foundation	13' x 26' x 2.5'	0	33 yards
Material cut from foundation excavation to be removed from the property			32 y.

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:
<i>EXTRACTOR TO DECIDE</i>

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

<i>- Existing home has a 3 Season Room with Roof & wall at the location of the new addition this looks to be original.</i>
<i>This is approx 288 sqft 26 x 11 (to be removed)</i>
<i>- The new addition is 333 sqft 26 x 13.</i>

Is Your Property Gated and Locked?

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

Certification

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

Signature <i>[Signature]</i>	Print Name <i>SIGNE PRUITNER</i>	Date <i>2-6-22</i>
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Narrative Description:

We are looking to do an addition of 333 square feet on the main level of the home. We will be removing 288 square feet of an existing sunroom/screened in porch. The total square footage of the home is 2120 existing, 1040 square feet of which is in a subterranean basement. To overcome the presumption that this addition is not compatible with the community, we submit that 1040 square feet of the total is below grade, and only visible above grade by approximately 12-14 inches.

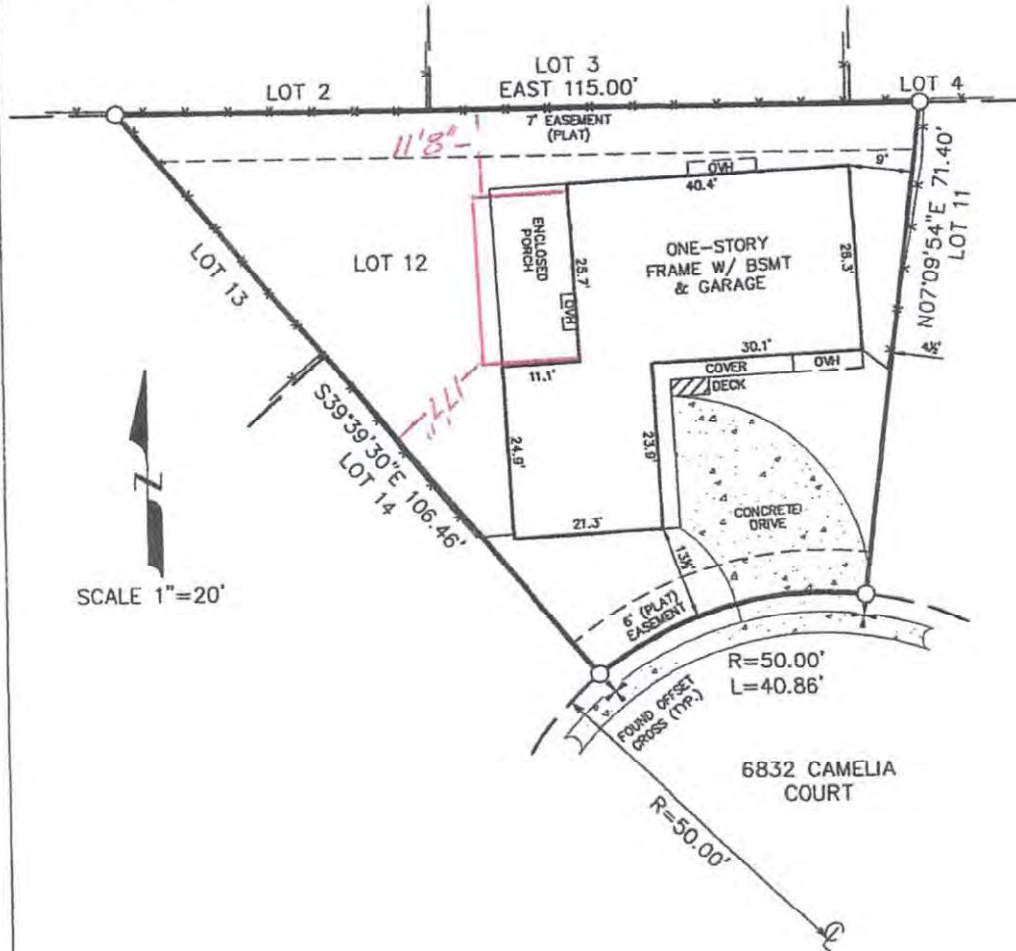
The new 333 square foot addition will be additional living room and dining room space.

LEGAL DESCRIPTION
 (PROVIDED BY THE CLIENT)
 DEED RECORDED ON 09/10/2020 AT
 REC. NO. 3813909

LOT 12,
 BLOCK 4,
 COTTONWOOD PARK WEST, 2ND FILING,
 A REPLAT OF BLOCKS A & B,
 COUNTY OF BOULDER,
 STATE OF COLORADO.



Flatirons, Inc.
 Land Surveying Services
 3825 IRIS AVE, Ste 395
 BOULDER, CO 80301
 PH: (303) 443-7001
 FAX: (303) 443-9830
 www.FlatironsInc.com



Notes:

- 1-THE CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF LAND. THERE MAY BE EASEMENTS OR RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND THAT ARE NOT SHOWN ON THIS CERTIFICATE.
- 2-AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATION OF THE IMPROVEMENTS SHOWN HEREON.
- 3-THE FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.

Edgar

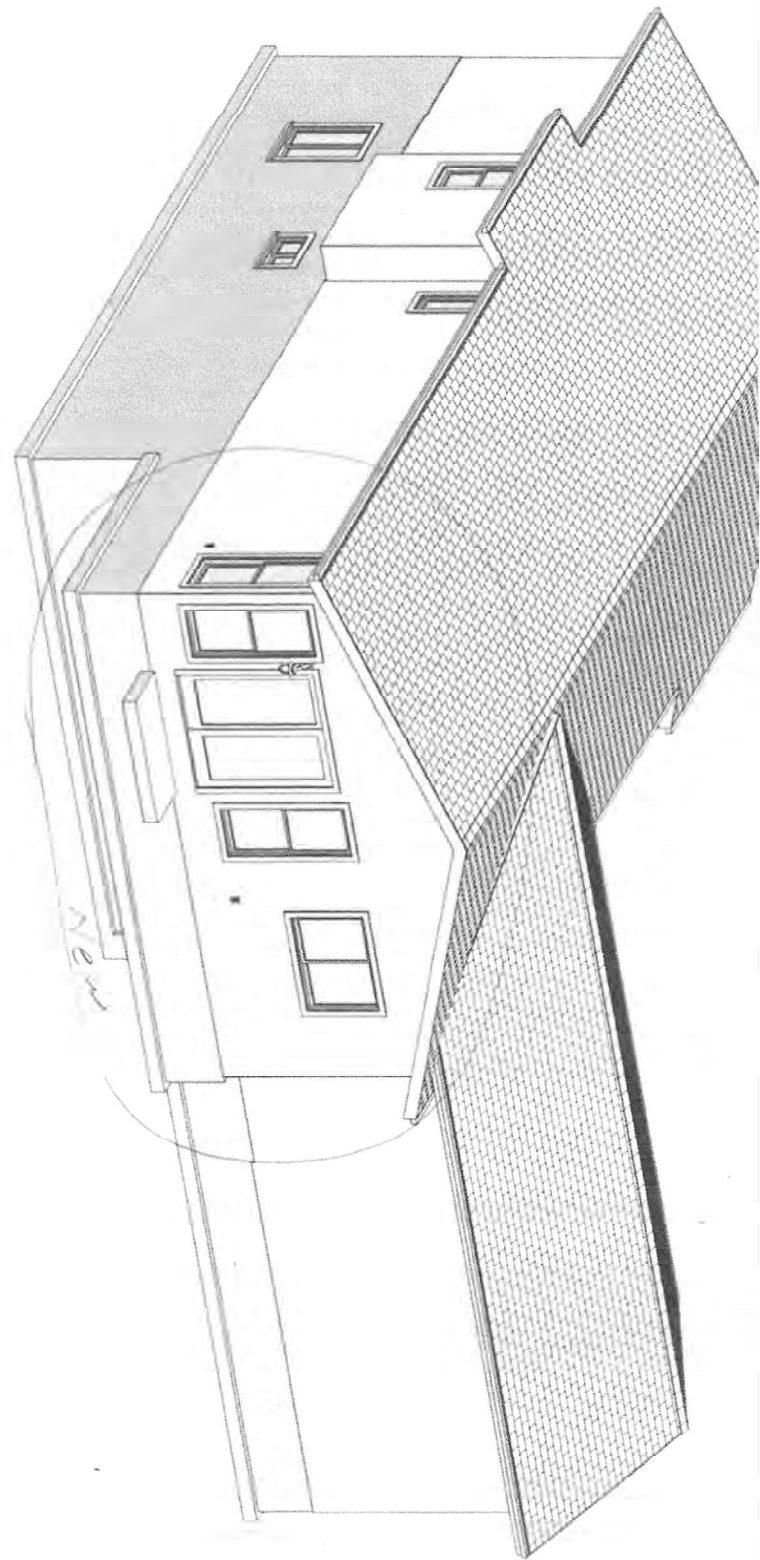


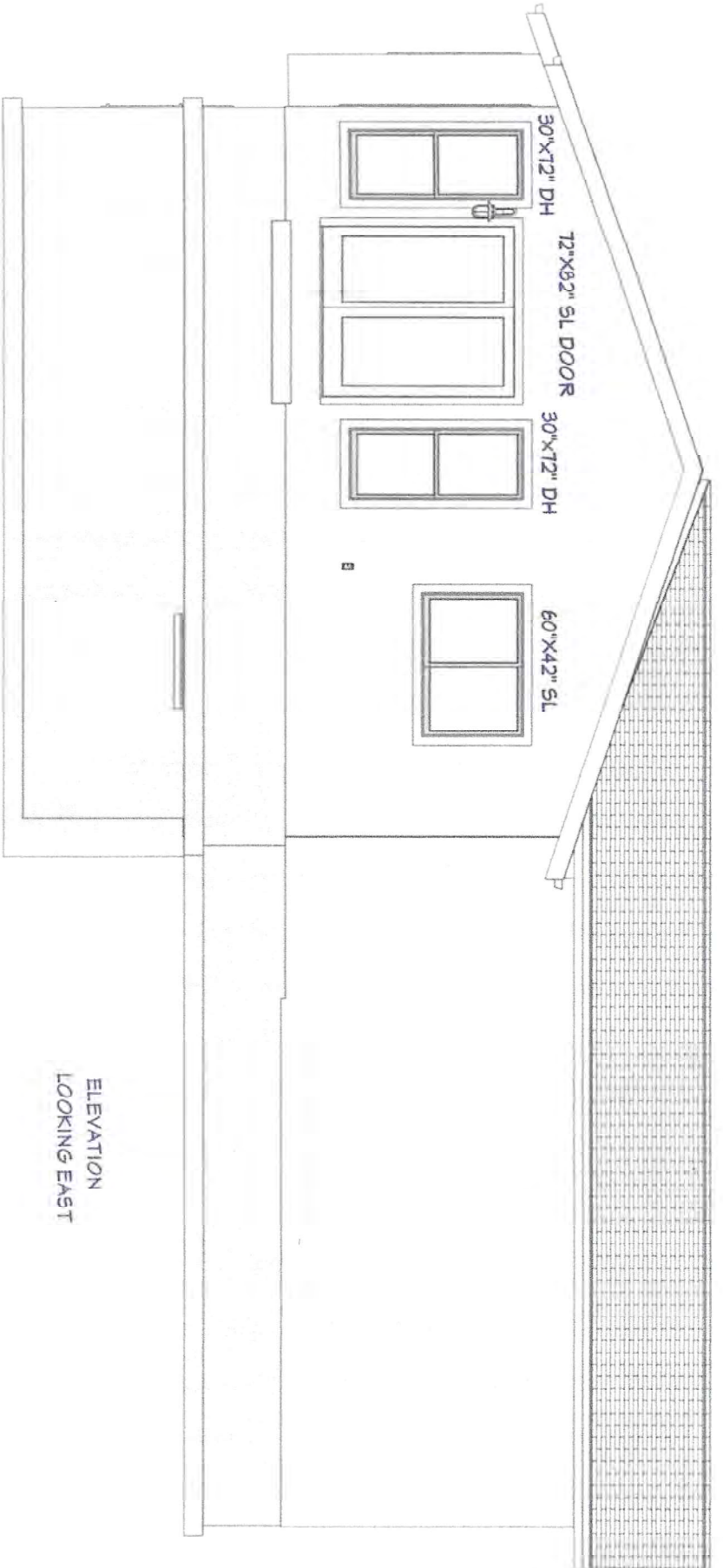
Edgar T. Bristow, Colorado L.S. #19588

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for the sole purpose of use by the parties stated hereon, the use of this Improvement Location Certificate by any person or entity other than the person or entity certified to without the express permission of Flatirons, Inc. is prohibited. This certificate is only valid for 90 days from the signature date. It is not a Land Survey Plat as defined by C.R.S. 38-51-102(12) or an Improvement Survey Plat as defined by C.R.S. 38-51-102(8). It does not establish property corners. A more precise relationship of the improvements to the boundary lines can be determined by a Land Survey or Improvement Survey. The improvements are generally situated as shown and only apparent (valuable at the time of fieldwork) improvements and encroachments are noted. Flatirons, Inc. and EDGAR T. BRISTOW will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgment and agreement to all terms stated hereon.

Flatirons No. 21-77802
 Drawn By: W. BECKETT
 Title Co. No.
 Barrower: _____
 COPYRIGHT 2021 FLATIRONS, INC.
 Boulder, Colorado





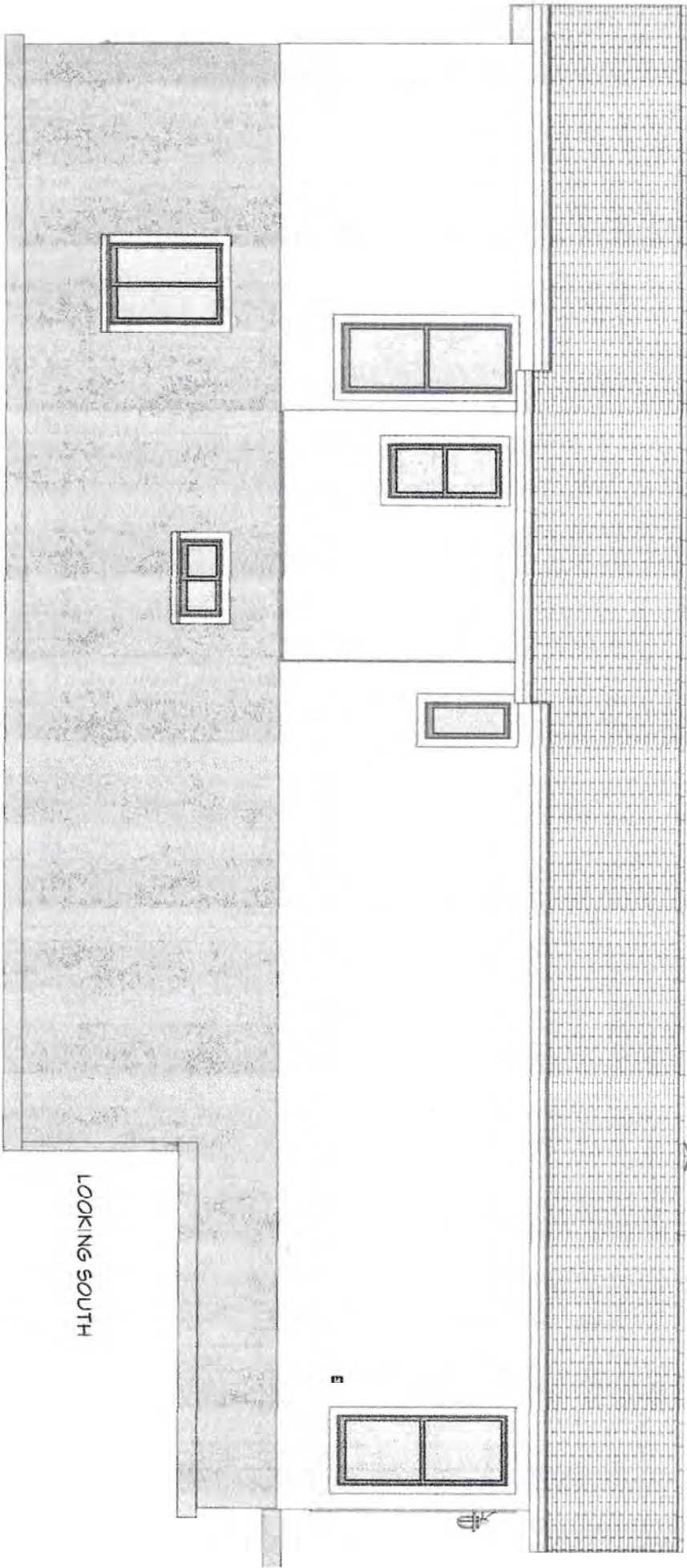
30"x12" DH

72"x82" SL DOOR

30"x12" DH

60"x42" SL

ELEVATION
LOOKING EAST



LOOKING SOUTH

2