



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

September 1st, 2022

Henry Wright
7993 Meadow Lake Road
Unincorporated, CO 80503

Re: SPRW-22-0033

Dear Mr. Wright,

Pursuant to Article 4-802.C of the Boulder County Land Use Code (the Code), the Boulder County Community Planning & Permitting Department (CP&P) has reviewed and granted your request to waive Site Plan Review for the proposed accessory structure at 7993 Meadow Lake Road, subject to the conditions listed below. Per Article 4-802.C.1 of the Code, the CP&P Director may waive Site Plan Review for any increase in the total residential floor area to a size less than 125% of the median residential floor area for the defined neighborhood in which the subject parcel is located, up to an increase of 2,000 square feet, if the Director determines that there is no potential for any significant conflict with the criteria listed in Article 4-806 of the Code. Consistent with Article 4-802.C of the Code, this office has referred the waiver request to neighboring property owners and has not received any responses that the CP&P Director has determined would warrant further County review.

CONDITIONS

1. NEIGHBORHOOD

Per Article 4-806.A.1.a, for applications inside platted subdivisions, which have seven or more developed lots, the neighborhood is that platted subdivision. The applicable neighborhood for the subject parcel is the platted subdivision of Heather Hills.

Median (total residential floor area*) in the defined neighborhood	4,752 square feet
125% of the median residential floor area in the defined neighborhood	5,940 square feet

Per Article 4-806.A.2.a., in determining size compatibility of residential structures with the defined neighborhood, it is presumed that structures of a size within the larger of a total residential floor area of either (1) 125% of the median residential floor area for that defined neighborhood or (2) of a total residential floor area of 1,500 square feet in the mapped townsites of Allenspark, Eldora, Eldorado Springs, Raymond, and Riverside, or 2,500 square feet for all other areas of the County, are compatible with that neighborhood, subject also to a determination that the resulting size complies with the other Site Plan Review standards in this section 4-806.A.

As the subject parcel is located in a platted subdivision located outside the mapped townships of Allenspark, Eldora, Eldorado Springs, Raymond, and Riverside, the Presumed Size Maximum (PSM) for the subject parcel is 5,940-square-feet. The application proposes an 1,909-square-foot addition comprised of a 782-square-foot of garage floor area and 1,127-square-foot of finished floor area. The applicant also proposes to remove 418-square-feet of covered porch, resulting total residential floor area of 4,662-square-feet.

2. APPROVED SIZE

RESIDENTIAL FLOOR AREA*	
Total existing residential floor area on the subject parcel to remain	2,335 square feet
Approved NEW residential floor area	Approximately 1,909 square feet
TOTAL residential floor area on the subject parcel	Approximately 4,662 square feet

** Residential Floor Area includes all attached and detached floor area on a parcel including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, home offices, and workshops, excluding covered deck. Floor area does not include the area of any covered porch. Gazebos, carports, detached greenhouses and hoopouses up to a total combined size of 400 square feet are also exempt. Boulder County Land Use Code Article 18.189D.*

The addition will be used for garage and living space as indicated in the submitted application materials. As the total proposed residential floor area is below the PSM, the addition is approved at 1,909-square-feet as proposed in the application.

3. HEIGHT

The height of the proposed accessory structure shown on the drawing dated April 3rd, 2021 is 23’2”. The proposed height is compatible with the defined neighborhood. As such, the approved height of the accessory structure is approximately 23’2” as proposed in the application.

4. ACCESS REQUIREMENTS

The subject property is accessed from Meadow Lake Road, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Local. Legal access to the subject parcel is demonstrated via adjacency to this public ROW.

The applicant also proposes a second access, which will require an Access Permit to be issued concurrently at the time of Building Permit review.

Prior to issuance of building permits, plans submitted for permitting must demonstrate the second access driveway complies with the Boulder County Multimodal Transportation Standards (“the Standards”) for residential development, including without limitation:

- a. Table 5.5.1 – Parcel Access Design Standards (1-Lane Plains Access)
- b. Standard Drawings 11– Private Access
- c. Standard Drawing 14- Access with Roadside Ditch

- d. Standard Drawing 15 – Access Profile Detail
- e. Standard Drawing 16 – Access Grade & Clearance

The access drive must be between 10 and 16 feet in width, plus an additional 2 feet of horizontal clearance on each side of the main travelway.

The access must be surfaced with 4" ABC (Class 6) or other suitable material as approved by the County Engineer.

The driveway culvert must be a minimum 18-inch or equivalent capacity RCP or CMP in public ROW per Standard Drawing 15.

During construction, all materials, machinery, dumpsters, and other items shall be staged on the subject property. Additionally, all vehicles shall be parked on site or to one side of Meadow Lake Road so as to not impede the travel way.

5. EXTERIOR COLORS & MATERIALS

Application materials indicate the proposed addition will have a red exterior color and brown wood shakes. The proposed project is in Wildfire Zone 2. On June 6th, 2022, updates to the Boulder County Building Code were adopted to ensure a minimum level of ignition resistance for all structures in Zone 2. Therefore, wood shakes are not approved and an alternate material compliant with current County building codes must be selected.

Prior to issuance of building permits, submit to CP&P for review and approval, one set of exterior material and color samples to be used including roof and siding. Please note that due to COVID-19 distancing restrictions samples may be provided electronically. Samples should be included as part of the building plan set required at the time of permit application.

At the time of final inspection, the CP&P must inspect and verify that the approved colors and materials are used on the new structure.

7. EXTERIOR LIGHTING

The submitted application materials indicate eight exterior lighting fixtures: two on the south elevation, one on the west elevation, three on the east elevation, and two on the north elevation.

Prior to issuance of building permits, the applicant shall submit to CP&P for review and approval a lighting fixture cutsheet detailing the design of the proposed downlit LED fixture.

8. EARTHWORK & GRADING

Application materials indicate 82 cubic yards of foundational earthwork (45 cubic yards of cut and 42 cubic yards of fill) and 50 cubic yards of driveway earthwork (30 cubic yards of cut and 20 cubic yards of fill). The amount of earthwork is approved as proposed.

Prior to issuance of a Certificate of Occupancy, the location and receipt for transport and dumping must be submitted to the Community Planning & Permitting Department so that receipt of fill materials may be verified.

9. REVEGETATION

Prior to final inspection, all areas of exposed soil must be revegetated. If weather is not conducive to seeding or if adequate revegetation efforts have not occurred and vegetation is not established at the time of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account must be provided to assure completion of revegetation. What is considered “adequate revegetation” is influenced by the amount of site disturbance, potential for significant erosion (steep slopes), and visibility. In all cases some level of germination and growth is required. Note that areas of disturbance not included on the site plan are still subject to reseeded. Please note that no species on List A, B or C in the County's [Noxious Weed Management Plan](#) may be used to meet revegetation requirements.

If you have any questions or concerns, please feel free to contact me at 720-564-2271, or via e-mail at ibrighton@bouldercounty.org

Sincerely,



Ian Brighton
Planner II

ADDITIONAL REQUIREMENTS & INFORMATION

BUILDING PERMIT: A building permit, plan review, and inspection approvals are required for the proposed accessory structure.

Please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

2015 Building Code Adoption & Amendments, at the following URL:
<https://assets.bouldercounty.org/wp-content/uploads/2017/03/building-code-2015.pdf>

BUILDSMART. Please refer to the county's adoption and amendments to Chapter 11 of the IRC, the county's “BuildSmart” program, for the applicable requirements for energy conservation and sustainability for residential additions and new residential buildings. Please be aware that there are energy related requirements of this code that may require the use of renewable energy systems (such as rooftop solar systems) that will also need to be approved by your electric utility provider. In some cases, there may be limitations on the size of on-site systems allowed by your utility provider that could constrain the project design. We strongly encourage discussions between the design team and the utility company as early in the process as possible in order to identify these constraints.

DESIGN WIND AND SNOW LOADS: The design wind and ground snow loads for the property are 150 mph (Vult) and 40 psf, respectively.

ELECTRIC VEHICLE CHARGING OUTLET. Boulder County Building Code requires:

- a. R329.1 Electric vehicle charging pre-wire option. In addition to the one 125-volt receptacle outlet required for each car space by NEC Section 210.52(G)(1.), every new garage or carport that is accessory to a one- or two-family dwelling or townhouse shall include at least one of the following, installed in accordance with the requirements of Article 625 of the Electrical Code:
 - i. A Level 2 (240-volt) electric vehicle charging receptacle outlet, or
 - ii. Upgraded wiring to accommodate the future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet, or
 - iii. Electrical conduit to allow ease of future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet.

PLAN REVIEW: The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our [Commercial Plan Submittal Checklist](#) and other Building Safety publications can be found at: <https://www.bouldercounty.org/property-and-land/land-use/building/building-publications/>

WILDFIRE ZONE 2

The proposed project is in Wildfire Zone 2 (eastern area of unincorporated Boulder County). In response to catastrophic wildfire events of the recent past and continued hazards of a changing climate, on May 12, 2022 the Board of County Commissioners adopted revisions to the Boulder County Building Code to ensure a minimum level of ignition resistance for all structures in Wildfire Zone 2. The approved updates to the Building Code took effect on June 6, 2022 and require the use of ignition-resistant materials for construction and a minimum three-foot non-combustible perimeter around the structure. Please contact the Building Division to learn more about the updated ignition-resistant construction requirements included in the Building Code Amendments.

cc: SPRW-22-0033 file, property owner



Community Planning & Permitting (CPP)

Courthouse Annex - 2045 13th Street - Boulder, Colorado 80302 - (303) 441-3930 - Fax 303-441-4856

Mailing Address: Post Office Box 471 - Boulder, Colorado 80306 www.bouldercounty.org

MEMORANDUM

TO: Agencies, Adjacent Property Owners And Interested Parties

FROM: Ian Brighton, Staff Planner

SUBJECT: Request to waive Site Plan Review at
7993 MEADOW LAKE ROAD, UNINCORPORATED, CO 80503

DOCKET: SPRW-22-0033: Wright Residence

DATE: 07/25/2022

The purpose of this memorandum is to inform interested parties that the above listed address is under consideration by the CPP Director for a waiver from the Site Plan Review process for:

Site Plan Review Waiver to construct a 1,909-square foot addition to a 2931-square-foot residence on a 0.85 acre parcel where the presumptive size maximum is 5,940 square feet.

The Site Plan Review (SPR) regulations allow for certain types of minor projects, which are likely to be less impacting, to be waived from the full SPR process that would normally be required to approve their construction. These projects are eligible for an expedited review called the "Site Plan Review Waiver (SPRW)," during which the SPR standards are analyzed in a shorter timeframe.

In the plains, nonresidential accessory structures that are less than 5,000 square feet are eligible for this expedited review; in the mountainous areas of the county, nonresidential accessory structures less than 2,000 square feet are eligible for this expedited review. Additionally, increases in residential floor area up to 2,000 sq.ft., which result in a total residential size on the parcel that is 125% or less of the median residential floor area for the defined neighborhood may be reviewed through this expedited review, as well as earthwork involving less than 500 cubic yards.

Waivers from SPR may be granted if the CPP Department does not find the proposal to be in conflict with the standards listed in Article 4-806 of the Boulder County Land Use Code. However, the SPRW determination may include written terms and conditions. The project, even if granted a waiver, is subject to the applicable building permit and building code requirements.

Article 4-802(C) requires that adjacent property owners be notified of the request to waive SPR. The CPP Department appreciates any comments that you may have regarding this proposal. Please direct any written or verbal comments to the CPP Department by **08/01/2022**. If you have any questions or comments, feel free to contact this office at planner@bouldercounty.org or (303) 441-3930.

cc: WRIGHT HENRY L & MARY C QUINN, Property Owner



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					
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent		<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning		<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP		<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:	
Location(s)/Street Address(es) 7993 MEADOWLAKE ROAD							
NIWOT, CO 80503							
Subdivision Name HEATHER HILLS - NIV							
Lot(s) 3	Block(s)	Section(s) 31	Township(s) 2N	Range(s) 69			
Area in Acres .85	Existing Zoning RR	Existing Use of Property RESIDENTIAL		Number of Proposed Lots 1			
Proposed Water Supply EXISTING			Proposed Sewage Disposal Method EXISTING				

Applicants:

Applicant/Property Owner HENRY WRIGHT		Email henrilw@comcast.net			
Mailing Address 7993 MEADOWLAKE ROAD					
City NIWOT	State CO	Zip Code 80503	Phone 303-588-5093		
Applicant/Property Owner/Agent/Consultant WAUGH & ASSOCIATES		Email waworld@aol.com			
Mailing Address P.O. Box 498					
City NIWOT	State CO	Zip Code 80544	Phone 720-444-7602		
Agent/Consultant		Email			
Mailing 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 	Printed Name HENRY WRIGHT	Date 7-4-22
Signature of Property Owner 	Printed Name MARY QUINN	Date 7-4-22

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

Boulder County Land Use Department

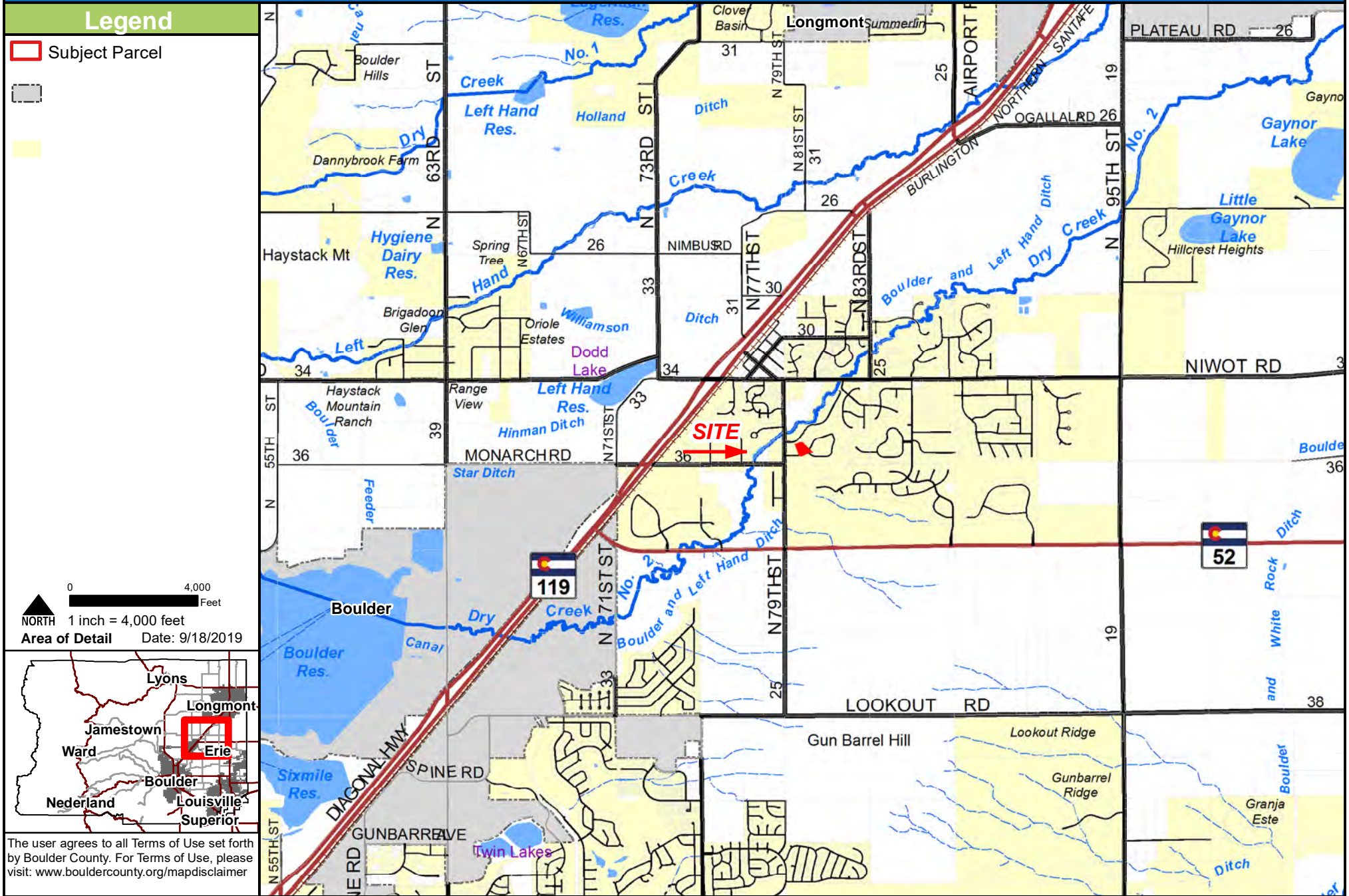
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Vicinity

7993 MEADOW LAKE RD

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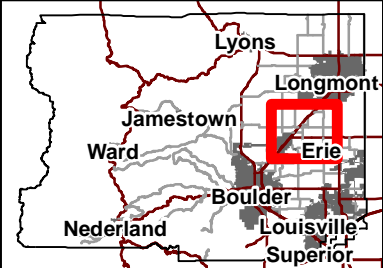
 Subject Parcel



0 4,000 Feet

NORTH 1 inch = 4,000 feet

Area of Detail Date: 9/18/2019



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Location

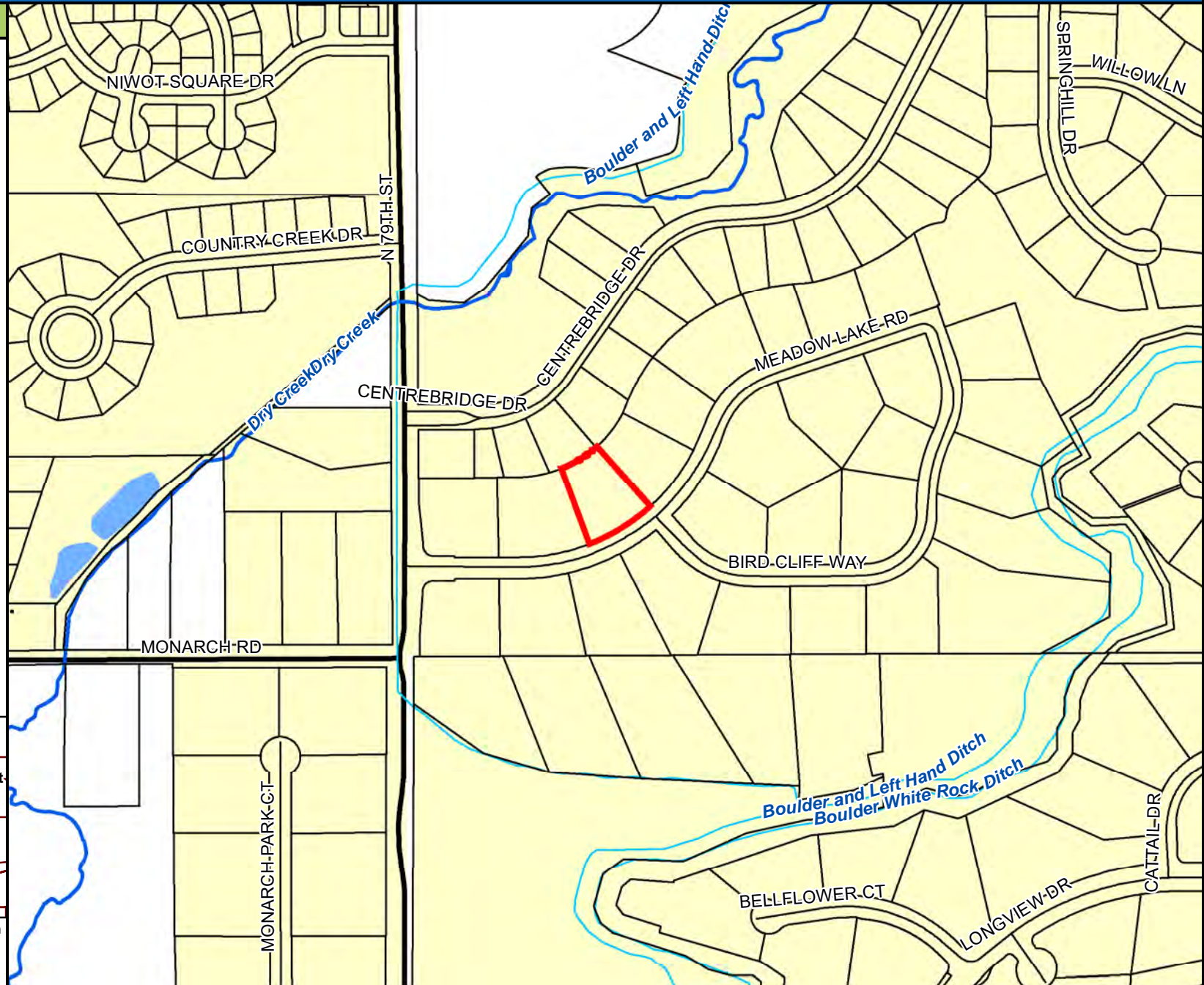
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 Subject Parcel

Subdivisions

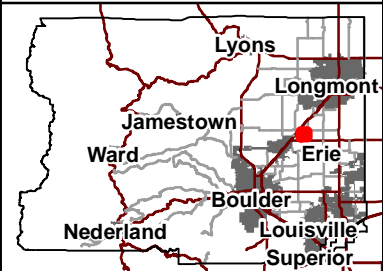
 Subdivisions



0 400 Feet

NORTH 1 inch = 400 feet

Area of Detail Date: 9/18/2019



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Boulder County Land Use Department

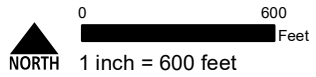
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Aerial

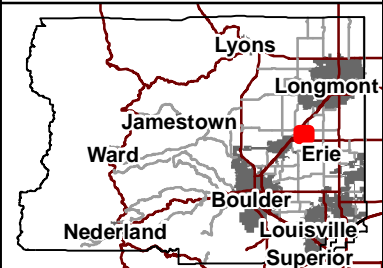
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 Subject Parcel



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Aerial

7993 MEADOW LAKE RD

Legend

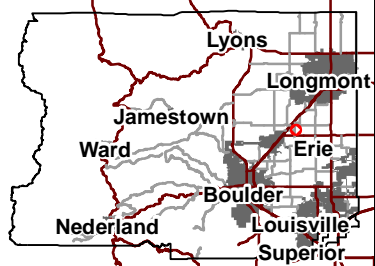
 Subject Parcel



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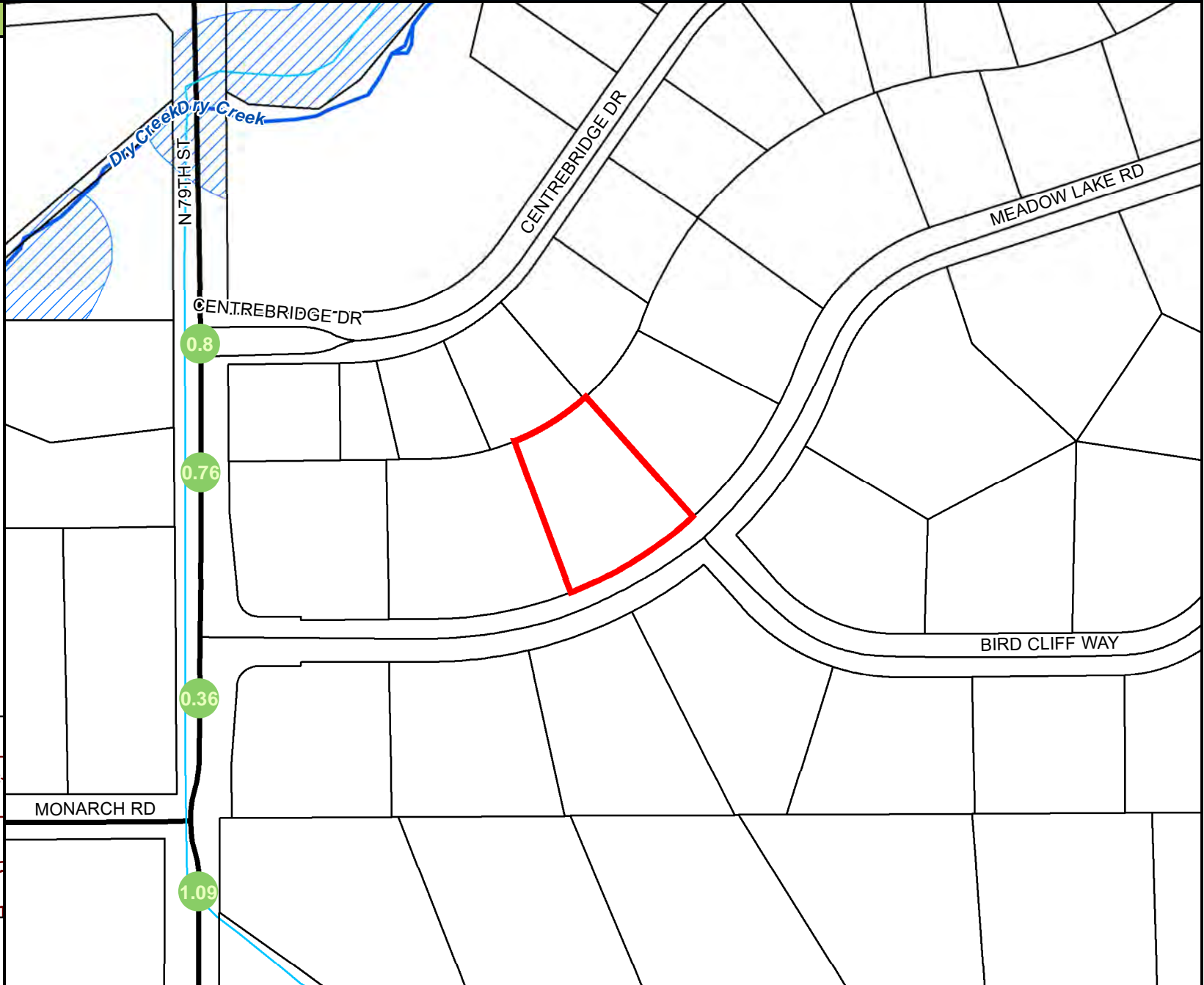
Area of Detail Date: 9/18/2019



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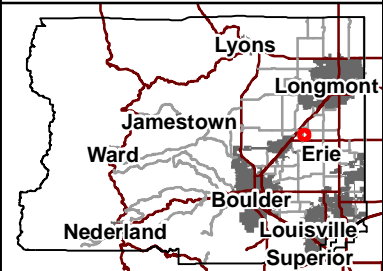
-  Subject Parcel
-  Riparian Areas



0 200
Feet

NORTH 1 inch = 200 feet

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Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu


Zoning

7993 MEADOW LAKE RD

Legend

 Subject Parcel

Major Road Setbacks


 90 feet

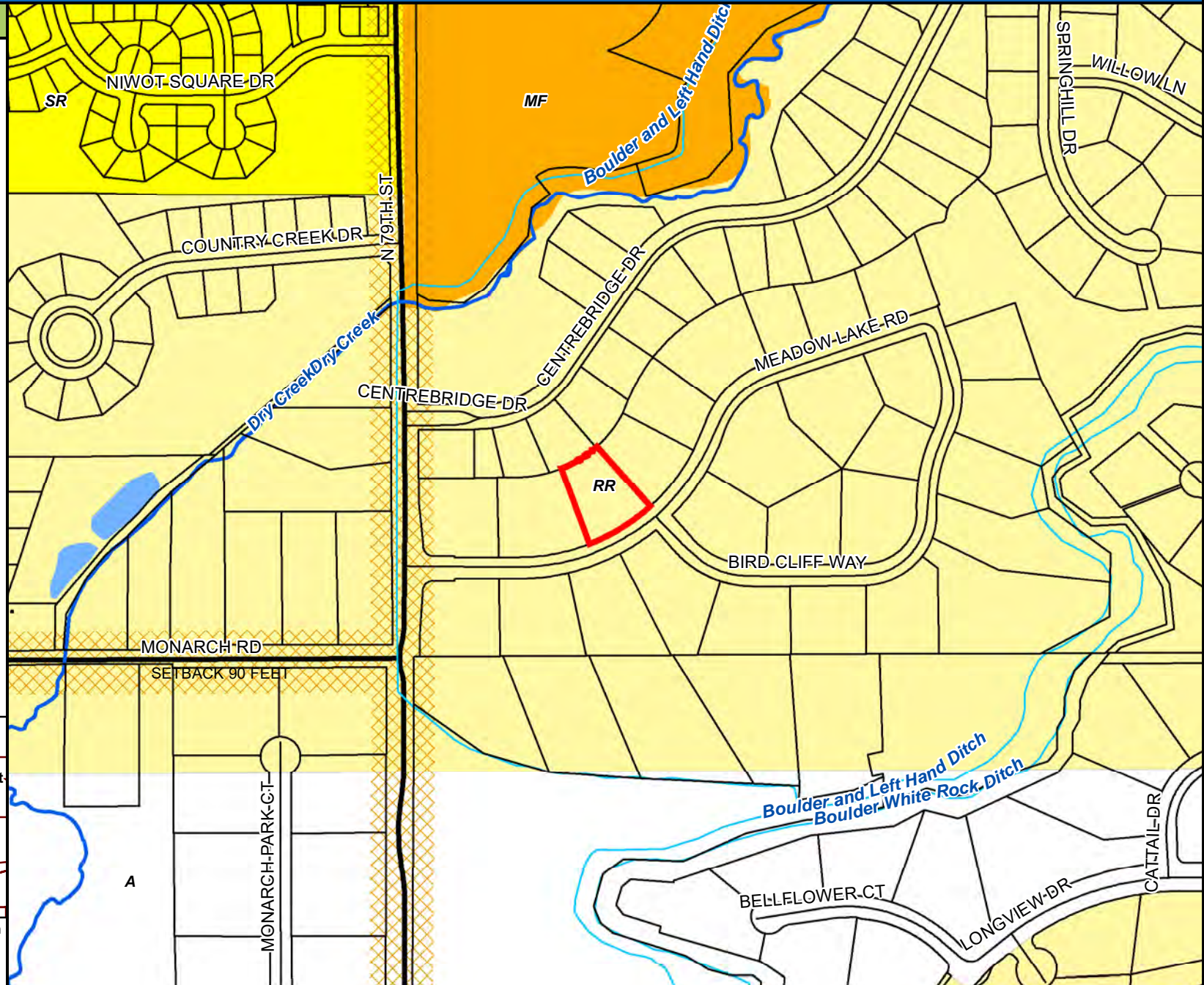
Zoning Districts

 Agricultural

 Multiple Family

 Rural Residential

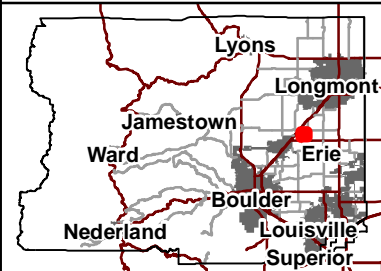
 Suburban Residential



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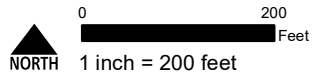
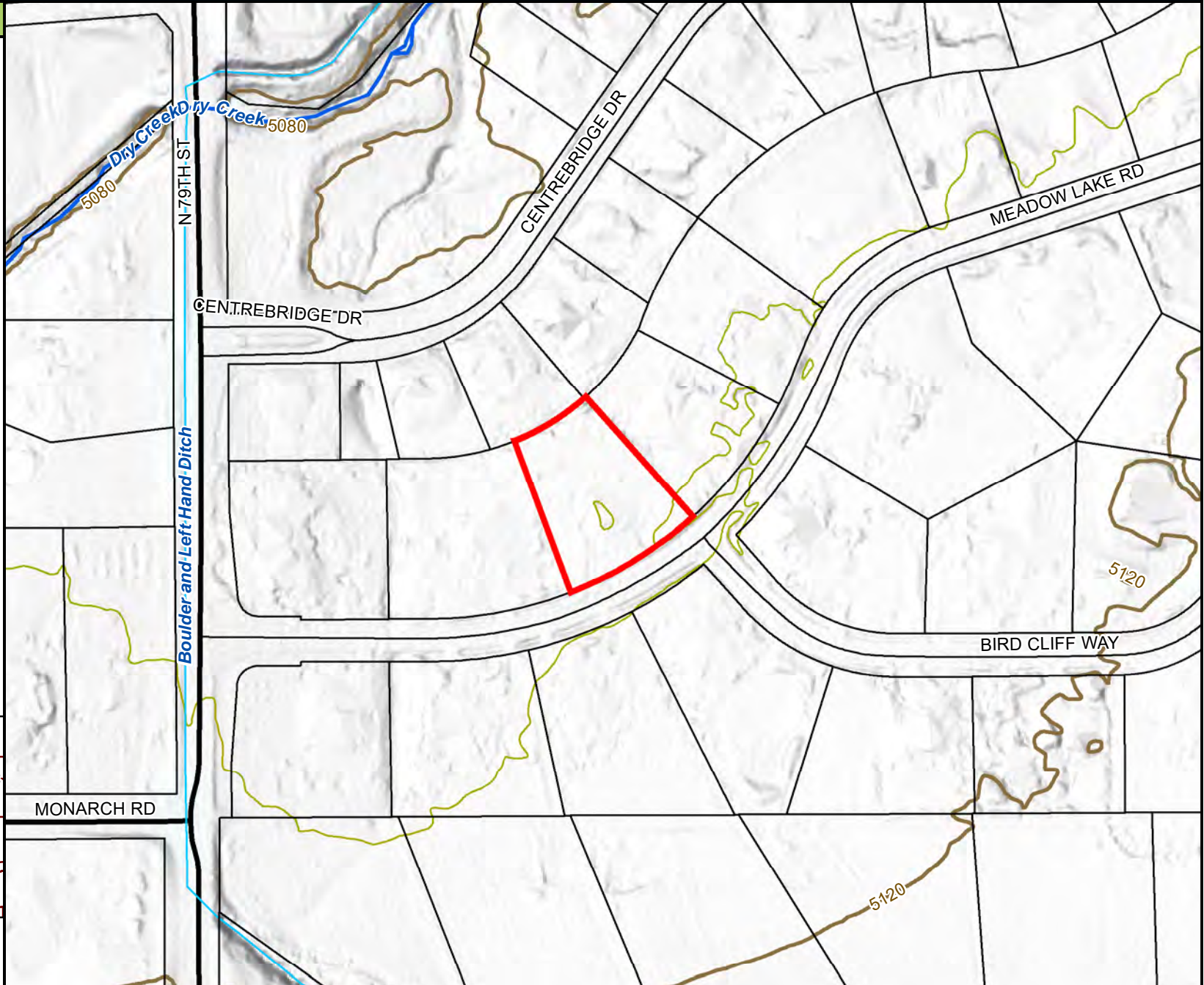
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Elevation Contours

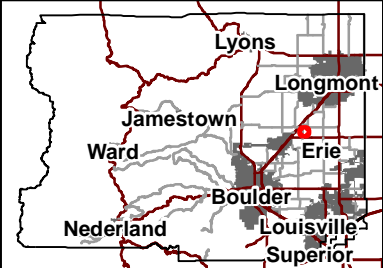
7993 MEADOW LAKE RD

Legend

-  Subject Parcel
-  Contours 40'
-  Contours 20'



Area of Detail Date: 9/18/2019



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Boulder County Land Use Department

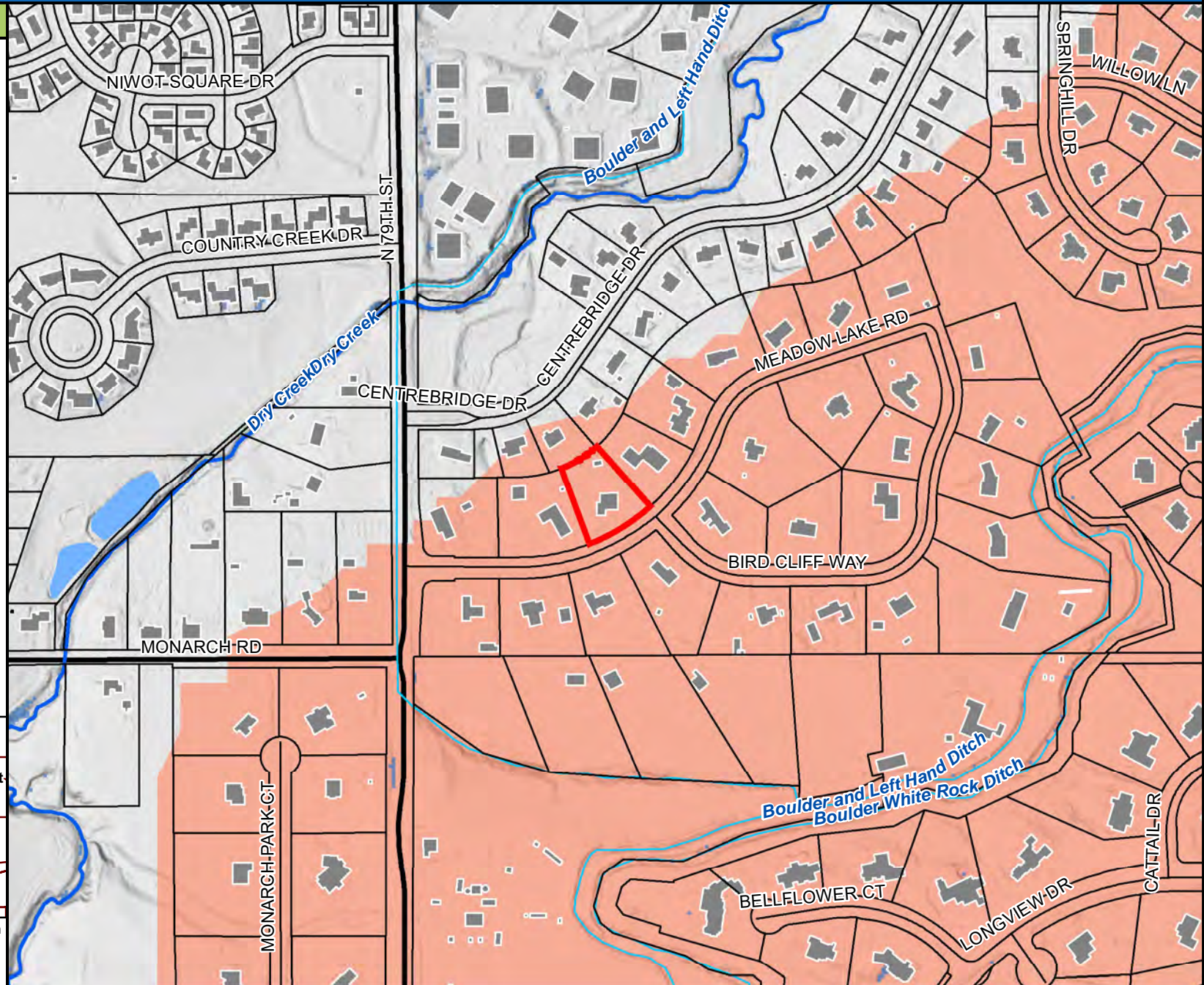
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Geologic Hazards

7993 MEADOW LAKE RD

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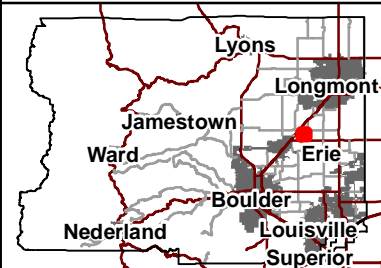
-  Subject Parcel
-  Landslide high susceptibility area
-  High Swelling Soil Potential



0 400 Feet

NORTH 1 inch = 400 feet

Area of Detail Date: 9/18/2019



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Boulder County Land Use Department

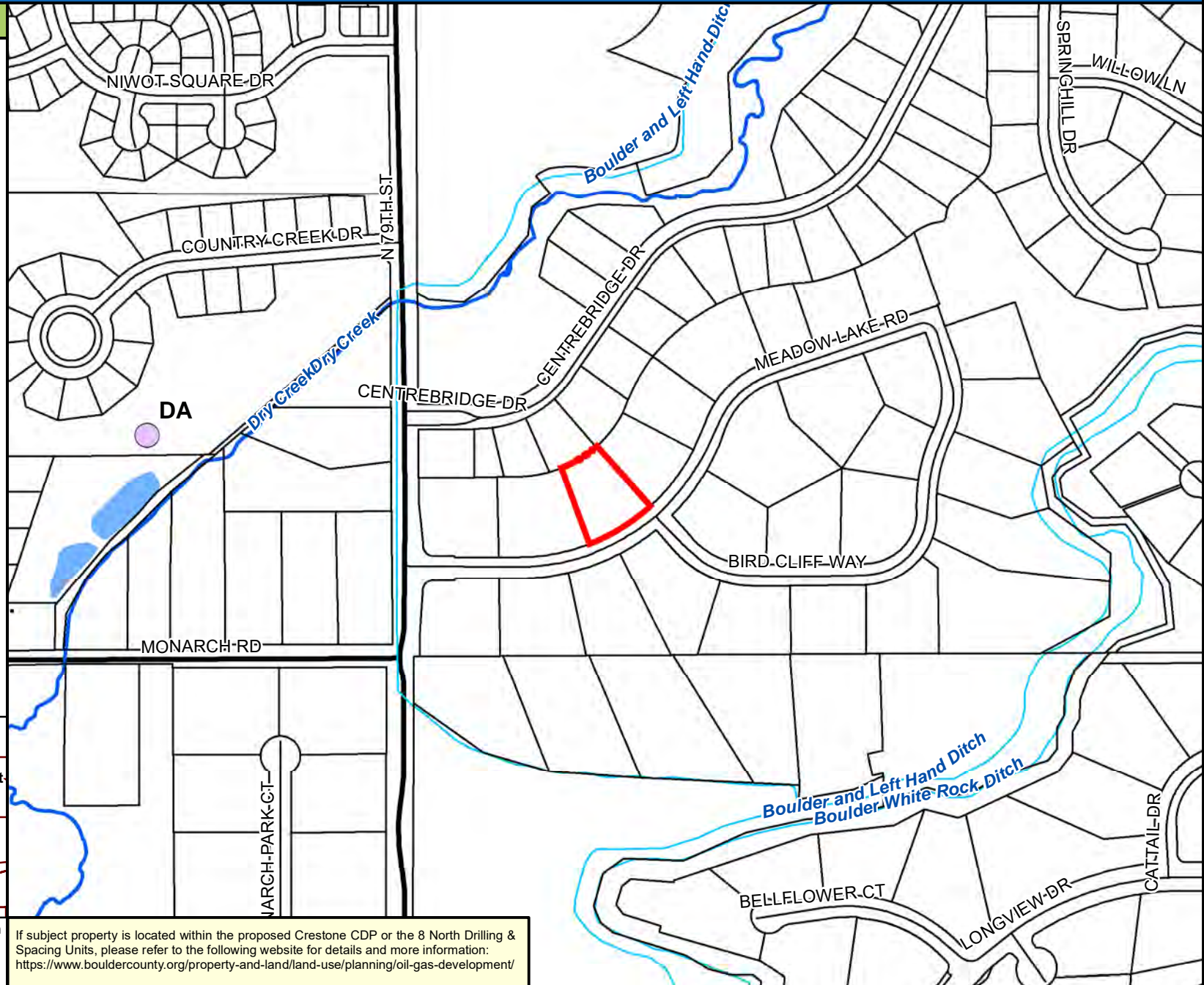
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Oil & Gas Facilities

7993 MEADOW LAKE RD

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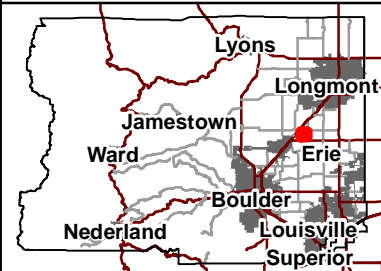
-  Subject Parcel
- Oil & Gas Well**
-  Dry & Abandoned (DA)



0 400 Feet

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Area of Detail Date: 9/18/2019



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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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2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu



Public Lands & CE's

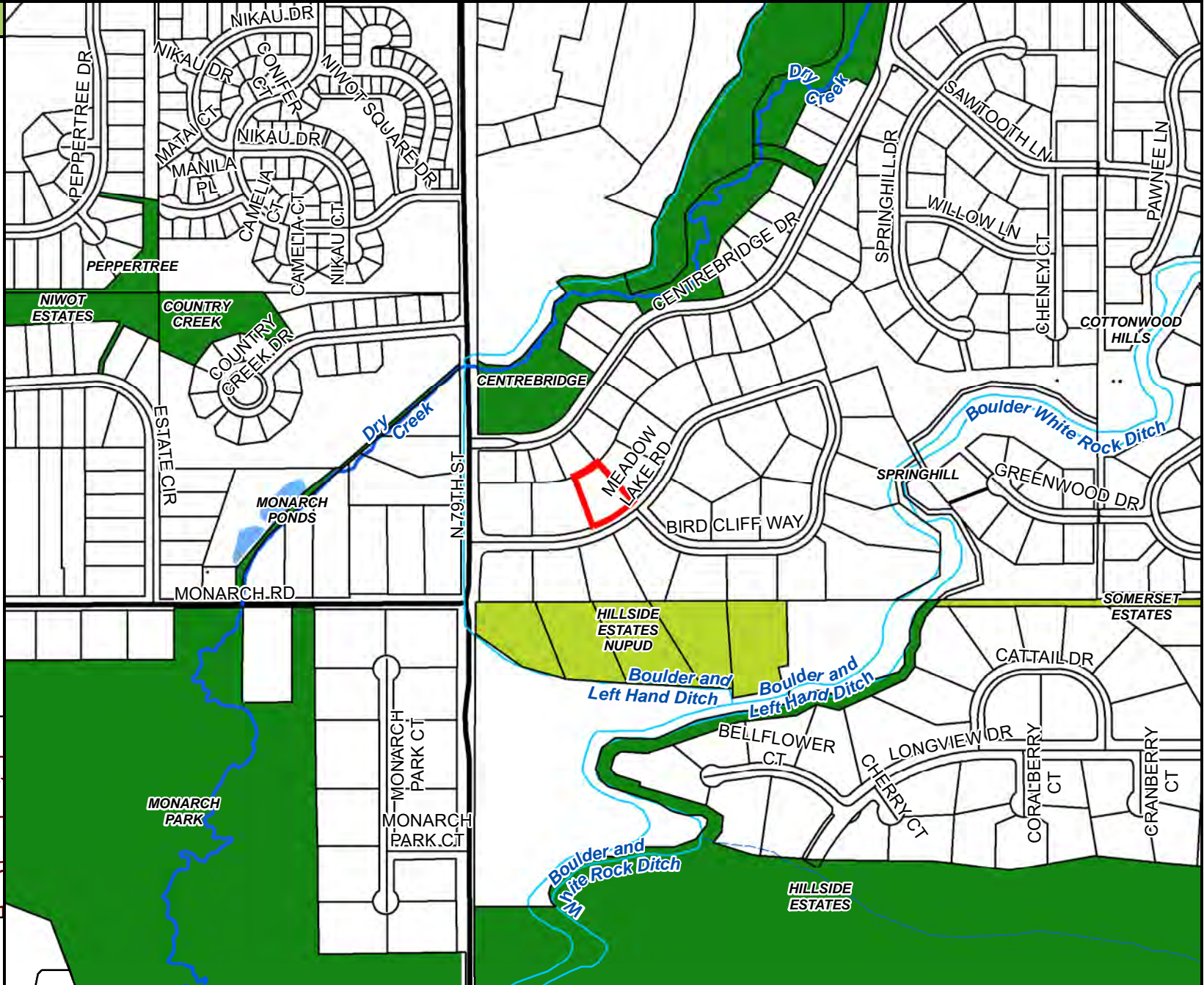
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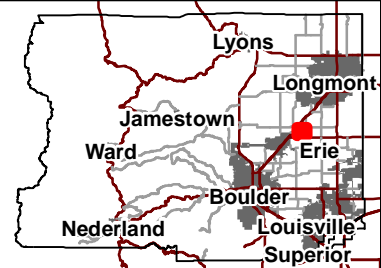
 Subject Parcel

Boulder County Open Space

-  County Open Space
-  County Conservation Easement



0 600 Feet
NORTH 1 inch = 600 feet
Area of Detail Date: 9/18/2019



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Site Plan Review Waiver Fact Sheet

The applicant(s) is/are required to complete each section of this Fact Sheet is required to be completed, even if the information is duplicated elsewhere in the application. Completed Fact Sheets cut application review time, and assist staff in expediting determinations. Please make duplicates of this page if the project involves more than two structures. Please note: If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq. ft., then the project will trigger a full SPR prior to issuance of a building permit.

Structure #1 Information

Type of Structure: (e.g. residence, studio, barn, etc.)		RESIDENCE		
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		3604 sq. ft.	Deconstruction: 0	3604 sq. ft.
Are new floor areas being proposed where demolition will occur? <input checked="" 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 checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)
Basement:	- sq. ft.	- sq. ft.	- sq. ft.	
First Floor:	164 sq. ft.		164 sq. ft.	Exterior Wall Material BRICK
Second Floor:	963 sq. ft.		963 sq. ft.	Exterior Wall Color RED
Garage: <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Attached	782 sq. ft.		782 sq. ft.	Roofing Material WOOD SHAKES
*Covered Porch:				Roofing Color BROWN
Total:	1909 sq. ft.		1909 sq. ft.	Total Bedrooms 5

Project Identification:

Project Name: WRIGHT RESIDENCE
Property Address/Location: 793 MEADOWLAKE RD.
Current Owner: HENRY WRIGHT
Size of Property in Acres: .85

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:				
First Floor:				Exterior Wall Material
Second Floor:				Exterior Wall Color
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached				Roofing Material
*Covered Porch:				Roofing Color
Total:				Total Bedrooms

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, studios, 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.

Floor Area

Please Note: If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq. ft., then the project will trigger a full SPR prior to issuance of a building permit.

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.

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.

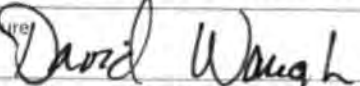
SEE ATTACHED

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 	Print Name DAVID WAUGH	Date 7-2-2022
--	---------------------------	------------------

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas	30	20	50
Berm(s)			
Other Grading			
Subtotal			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	45	42	
Material cut from foundation excavation to be removed from the property			

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

7993 Meadow Lake Road Narrative

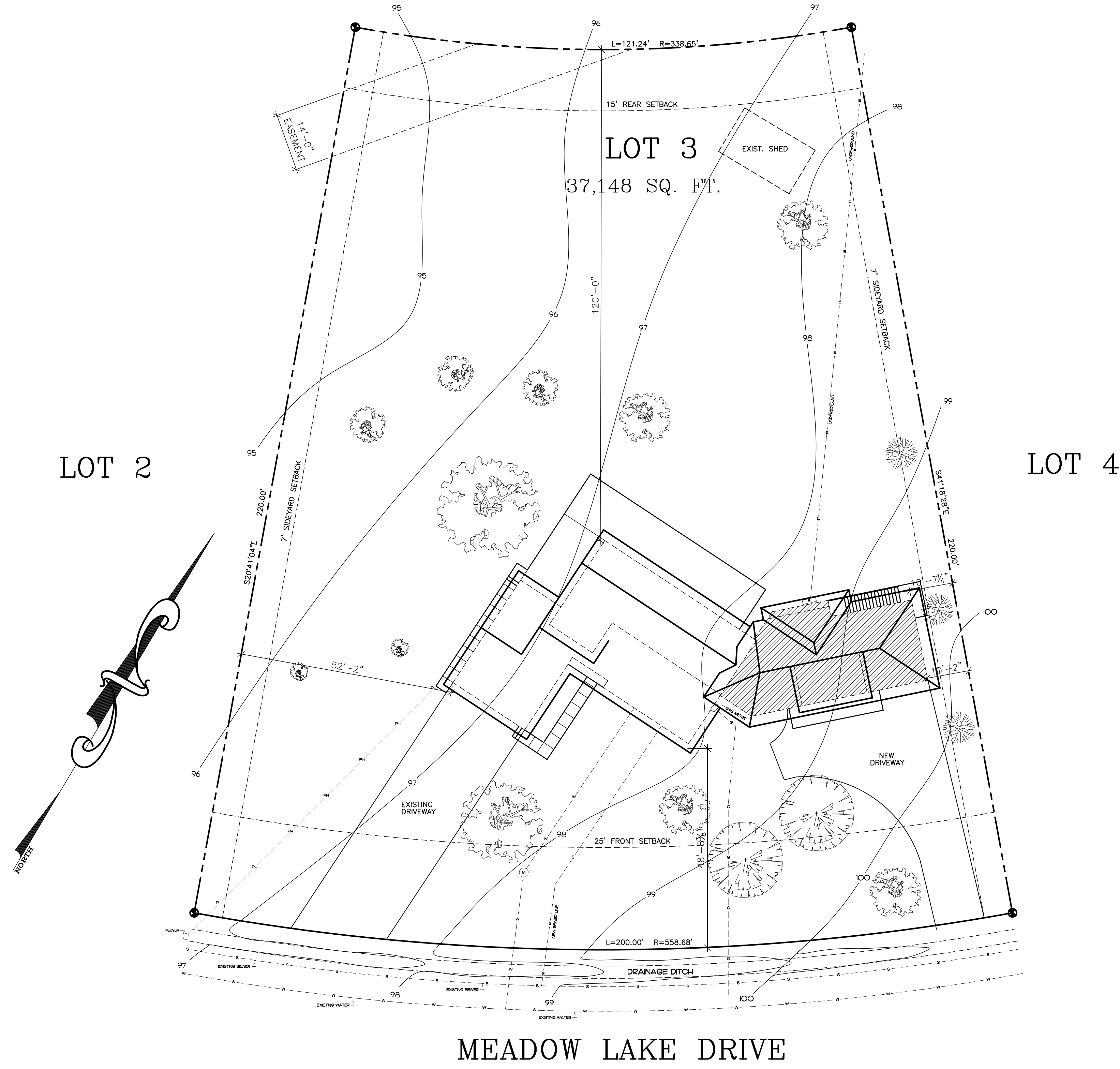
This submission is for a proposed residence addition located at 7993 Meadowlake Road in the Heather Hills Subdivision, which has large approximately one acre lots on a mostly flat terrain.

Based on the neighborhood, we have a presumed size maximum of 5940 square feet. The subdivision has a variety of home sizes varying from 2707 sq. ft. to 6239 sq. ft. We are proposing a two story residence addition with an on grade 3 car garage that is set to the back of the existing residence. The addition would be 1127 square feet with a 782 sq. ft. attached garage. we are requesting a Site Plan Review Waiver based on the following reasons,

- 1) The visibility of our addition is very minimal from the street, since it matches the existing residence in size and character. and due to the amount of mature landscaping on the property, which will remain, masking the existing residence from surrounding properties and from the street.
- 2) The addition will create an existing total footprint of 2201 sq. ft. and 403 sq. ft. garage with a new finished square footage of 1127 square feet, plus 782 sq. ft. garage, for a total of 4513 square feet, which is well below our 125% Neighborhood Median of 5940 square feet. With the entire upper level stacked directly above the main level, it will blend with the surrounding neighborhood character.
- 3) The location of the proposed addition will not impose an undue burden on public services and infrastructure. All services are currently in place. The subdivision was designed to accommodate a residence of this size.
- 4) The new addition will avoid natural hazards such as expansive soil, subsiding soils, or any areas of landslides, or mud falls, or unstable

slopes. The lot has been shown to be stable due to existing landscaping which will remain.

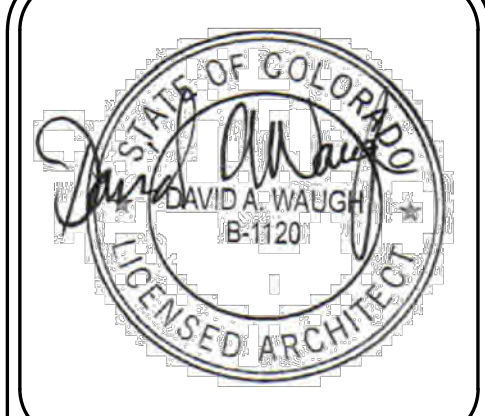
- 5) Wildfire mitigation will follow Boulder County regulations regarding surrounding vegetation clearances around the new building.
- 6) The new addition will not alter historic drainage patterns or flow rates since we are building in the same area as the subdivision has been planned.
- 7) The development will avoid all natural ecosystems or environmental features such as riparian corridors and wetland areas, plant communities and wildlife habitats as it is in an established subdivision.
- 8) The development will not be on any agricultural lands of any significance as identified in the Comprehensive Plan.
- 9) The new addition will not be near any archaeological resources as per the Comprehensive Plan or the Historic Sites Survey of Boulder County.
- 10) The development will not have a significant negative impact on the surrounding area, due to the existing vegetation and adding on to the residence that already exists.
- 11) The location of the new development will be compatible with the natural topography and existing vegetation, as all existing landscaping will remain and a new driveway curb cut will enter at the side of the lot.
- 12) Runoff, erosion, and sedimentation will be controlled with hay bales and diverters during construction so as not to have a significant adverse impact on the surrounding area.
- 13) The development will not be near any Natural Landmarks or Natural protected areas.
- 14) The new addition will not cause significantly greater impact due to the existing mature landscaping that surrounds the property.
- 15) The proposed residence will be consistent with the Comprehensive Plan and all applicable intergovernmental agreements affecting land use or development, and this code.



SITE PLAN
SCALE: 1/16"=1'-0"

LEGAL

ADDRESS- 7993 MEADOW LAKE DR.
LOT 3
HEATHER HILLS
TOWN OF NIWOT
COUNTY OF BOULDER
STATE OF COLORADO



REVISIONS:

DRAWN BY: T. WALUGH

SHEET INDEX

A0	SITE PLAN
A1	MAIN LEVEL FLOOR PLAN
A2	UPPER LEVEL FLOOR PLAN
A3	ELEVATIONS
A4	ELEVATIONS
A5	SECTIONS
A6	LIGHTING DETAILS
A7	EX. MAIN LEVEL FLOOR PLAN
A8	EX. UPPER LEVEL FLOOR PLAN
A9	EXISTING ELEVATIONS
A10	EXISTING ELEVATIONS
SI.1	FOUNDATION PLAN
SI.2	SECOND LEVEL FRAMING
SI.3	ROOF FRAMING
S2.1	GENERAL STRUCTURAL NOTES

GENERAL NOTES:
DEVELOPER, OWNER, AND/OR GENERAL CONTRACTOR ARE TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND SPECIFICATIONS ON THESE DRAWINGS PRIOR TO, AND DURING CONSTRUCTION. ANY DISCREPANCIES, OMISSIONS, OR ERRORS EXISTING IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION PRIOR TO COMMENCING WORK. THE FAILURE TO NOTIFY THE ARCHITECT WITHIN TEN (10) DAYS FROM THE DATE OF THE DRAWINGS SHALL CONSTITUTE THE FINAL ACCEPTANCE OF THE DRAWINGS. ANY CHANGES MADE AFTER THE ACCEPTANCE OF THE DRAWINGS SHALL RELEASE THE ARCHITECT FROM ANY FUTURE RESPONSIBILITY.

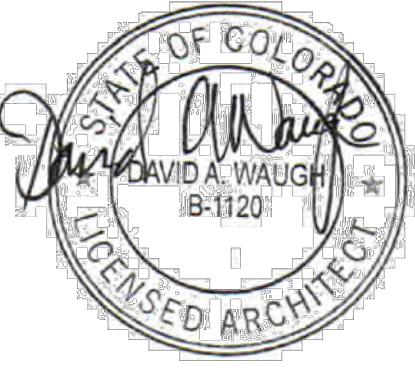
ALL WORK SHALL COMPLY WITH, AND BE IN ACCORDANCE WITH, MINIMUM CONSTRUCTION STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE NATIONAL ELECTRIC AND PLUMBING CODES, AND ALL APPLICABLE STATE AND LOCAL CODES.

ALL WORKMANSHIP AND INSTALLATIONS SHALL BE AS ESTABLISHED BY GOOD AND NORMAL BUILDING PRACTICE AND MANUFACTURER'S INSTALLATION REQUIREMENTS.

SINGLE FAMILY RESIDENCE FOR HENRY & MARY WRIGHT
7993 MEADOW LAKE DRIVE
NIWOT, COLORADO
waugh & associates
architecture • planning • solar design
po box 488 • niwot, colorado • 80544 • 720-494-7602
www.waughworld.net
e-mail info@waughworld.net

SHEET NO.: **A0**
DATE: 3 APRIL 2021

SITE PLAN



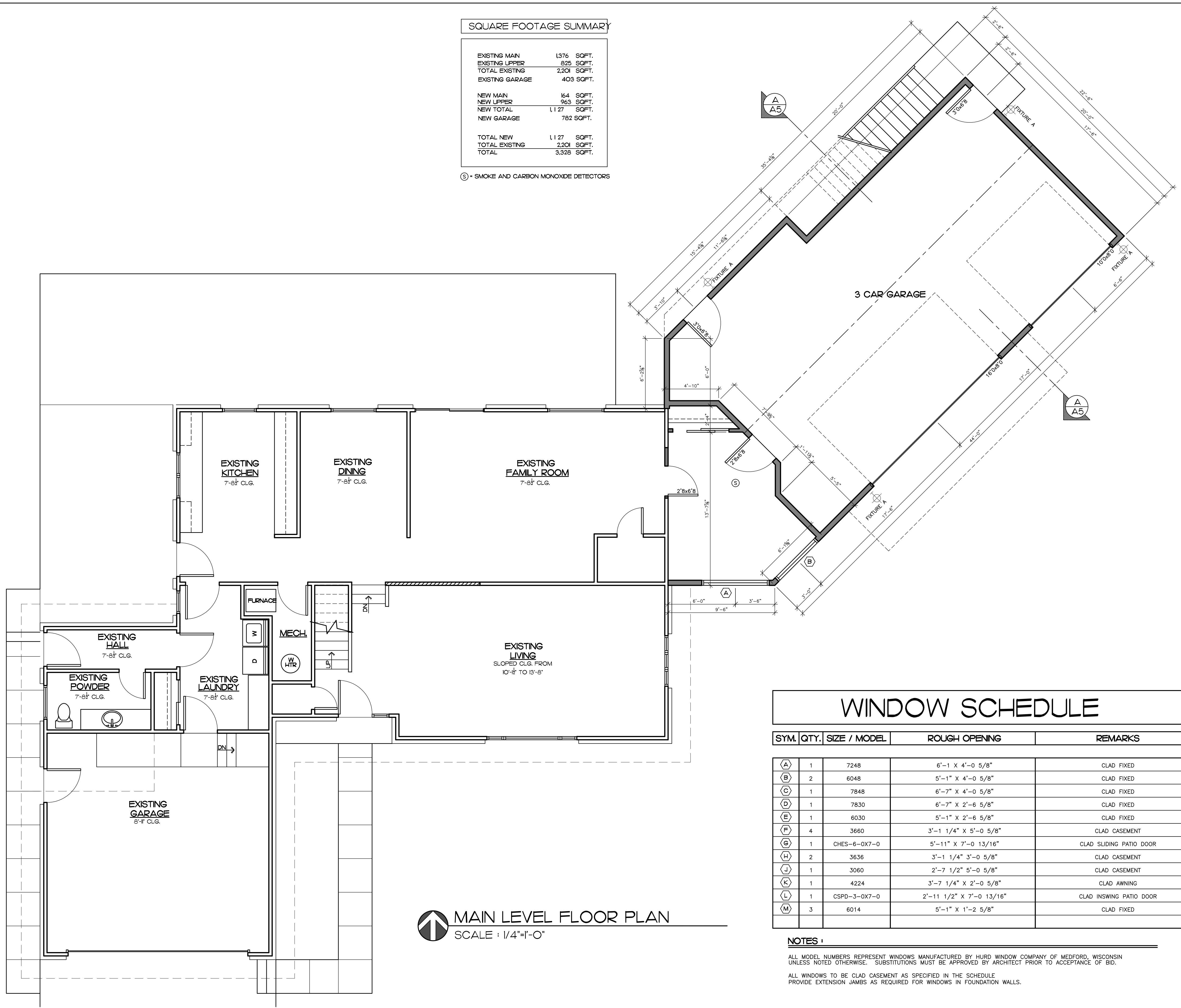
REVISIONS:

DRAWN BY: T. WAUGH

SQUARE FOOTAGE SUMMARY

EXISTING MAIN	1376 SOFT.
EXISTING UPPER	825 SOFT.
TOTAL EXISTING	2,201 SOFT.
EXISTING GARAGE	403 SOFT.
NEW MAIN	154 SOFT.
NEW UPPER	963 SOFT.
NEW TOTAL	1,117 SOFT.
NEW GARAGE	782 SOFT.
TOTAL NEW	1,117 SOFT.
TOTAL EXISTING	2,201 SOFT.
TOTAL	3,328 SOFT.

Ⓢ - SMOKE AND CARBON MONOXIDE DETECTORS



MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE

SYM.	QTY.	SIZE / MODEL	ROUGH OPENING	REMARKS
(A)	1	7248	6'-1" X 4'-0 5/8"	CLAD FIXED
(B)	2	6048	5'-1" X 4'-0 5/8"	CLAD FIXED
(C)	1	7848	6'-7" X 4'-0 5/8"	CLAD FIXED
(D)	1	7830	6'-7" X 2'-6 5/8"	CLAD FIXED
(E)	1	6030	5'-1" X 2'-6 5/8"	CLAD FIXED
(F)	4	3660	3'-1 1/4" X 5'-0 5/8"	CLAD CASEMENT
(G)	1	CHES-6-0X7-0	5'-11" X 7'-0 13/16"	CLAD SLIDING PATIO DOOR
(H)	2	3636	3'-1 1/4" X 3'-0 5/8"	CLAD CASEMENT
(J)	1	3060	2'-7 1/2" X 5'-0 5/8"	CLAD CASEMENT
(K)	1	4224	3'-7 1/4" X 2'-0 5/8"	CLAD AWNING
(L)	1	CSPD-3-0X7-0	2'-11 1/2" X 7'-0 13/16"	CLAD INSWING PATIO DOOR
(M)	3	6014	5'-1" X 1'-2 5/8"	CLAD FIXED

NOTES:

ALL MODEL NUMBERS REPRESENT WINDOWS MANUFACTURED BY HURD WINDOW COMPANY OF MEDFORD, WISCONSIN UNLESS NOTED OTHERWISE. SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT PRIOR TO ACCEPTANCE OF BID.

ALL WINDOWS TO BE CLAD CASEMENT AS SPECIFIED IN THE SCHEDULE. PROVIDE EXTENSION JAMBS AS REQUIRED FOR WINDOWS IN FOUNDATION WALLS.

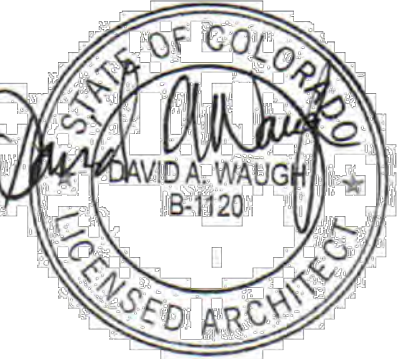
SINGLE FAMILY RESIDENCE FOR HENRY & MARY WRIGHT
7993 MEADOW LAKE DRIVE
NIWOT, COLORADO

waugh & associates
architecture • planning • solar design

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www.waughworld.net
e-mail: info@waughworld.net

SHEET NO.: **A1** DATE: 3 APRIL 2021

MAIN LEVEL FLOOR PLAN



REVISIONS:

DRAWN BY: T. WALUGH

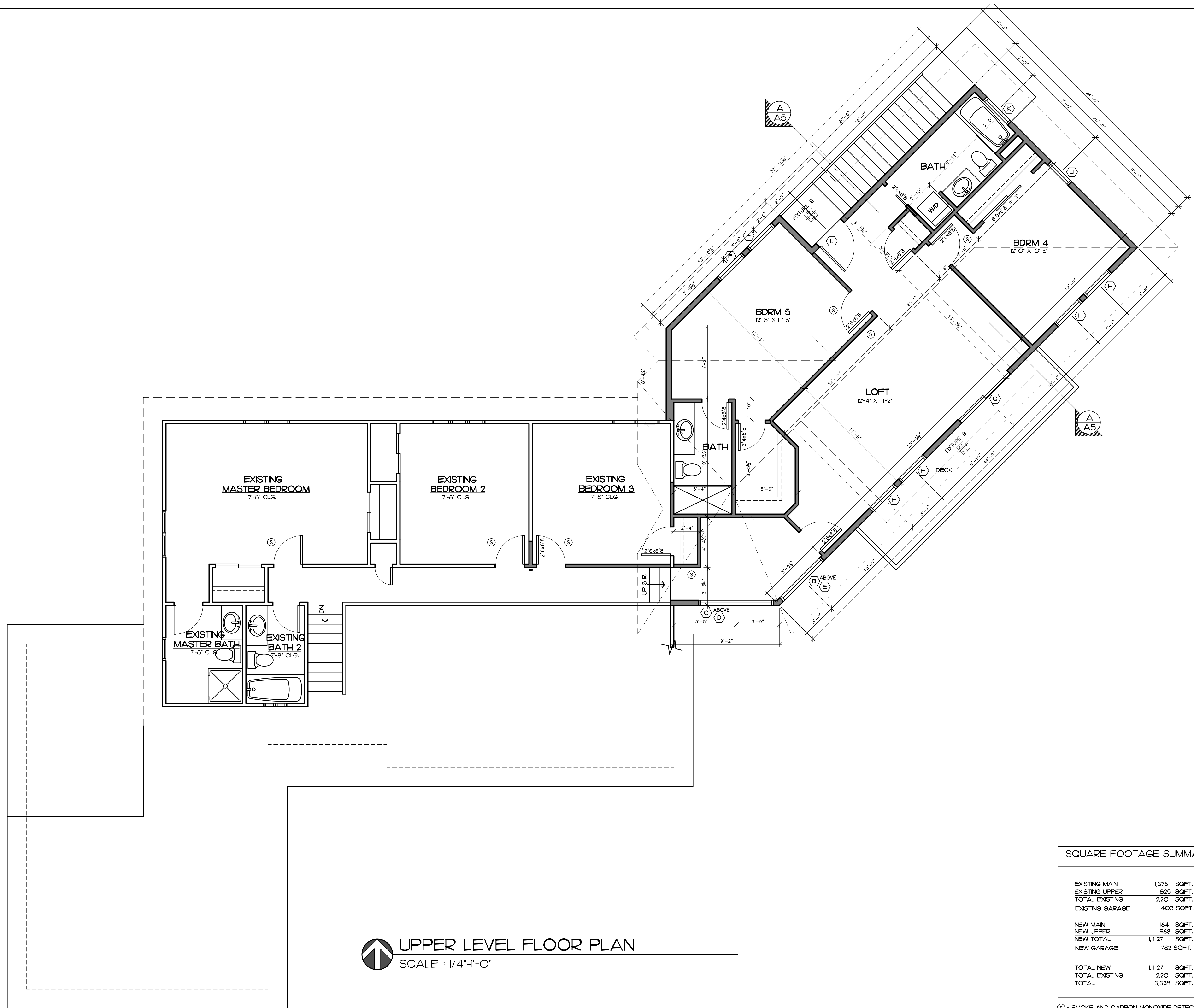
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SHEET NO.: **A2** DATE: 3 APRIL 2021

UPPER LEVEL FLOOR PLAN

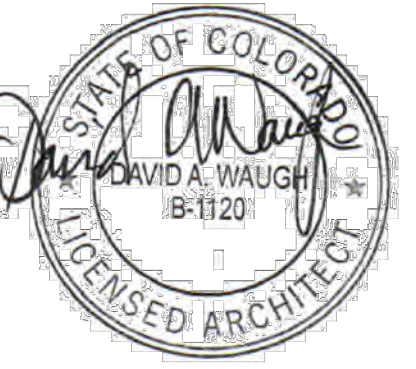


UPPER LEVEL FLOOR PLAN
 SCALE: 1/4"=1'-0"

SQUARE FOOTAGE SUMMARY

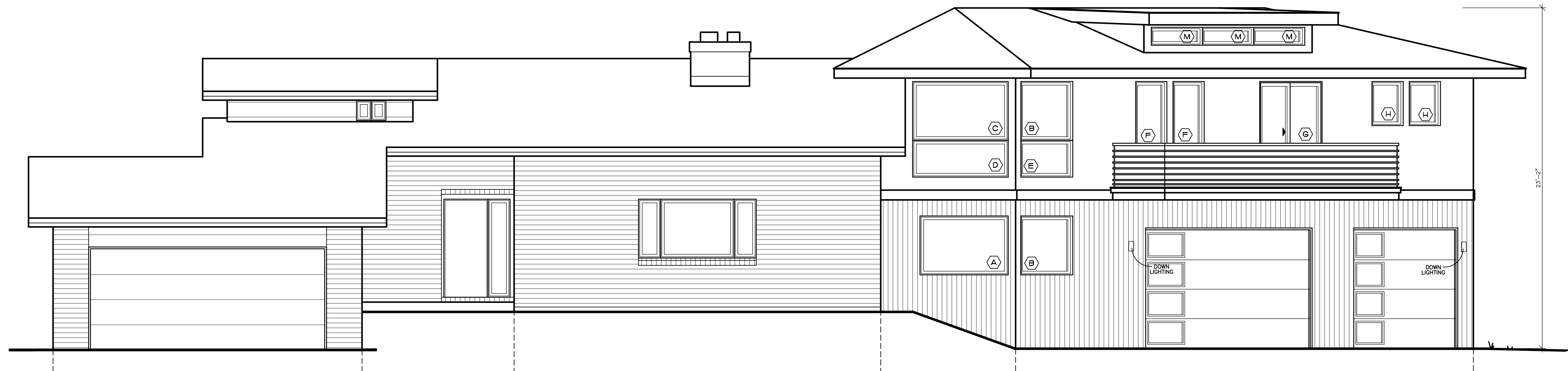
EXISTING MAIN	1376	SQFT.
EXISTING UPPER	825	SQFT.
TOTAL EXISTING	2201	SQFT.
EXISTING GARAGE	403	SQFT.
NEW MAIN	164	SQFT.
NEW UPPER	963	SQFT.
NEW TOTAL	1127	SQFT.
NEW GARAGE	782	SQFT.
TOTAL NEW	1127	SQFT.
TOTAL EXISTING	2201	SQFT.
TOTAL	3328	SQFT.

(S) • SMOKE AND CARBON MONOXIDE DETECTORS



REVISIONS:

DRAWN BY: T. WAUGH



SOUTH ELEVATION
SCALE : 1/4"=1'-0"



WEST ELEVATION
SCALE : 1/4"=1'-0"

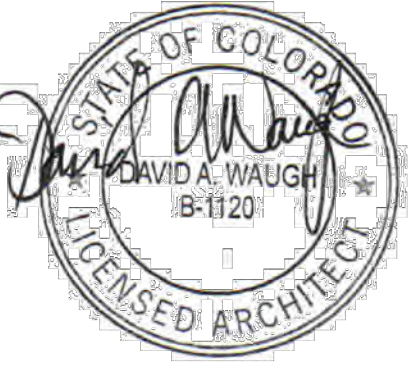
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SHEET NO.:
DATE: 3 APRIL 2021

A3

ELEVATIONS



REVISIONS:

DRAWN BY: T. WAUGH



EAST ELEVATION
SCALE : 1/4"=1'-0"



NORTH ELEVATION
SCALE : 1/4"=1'-0"

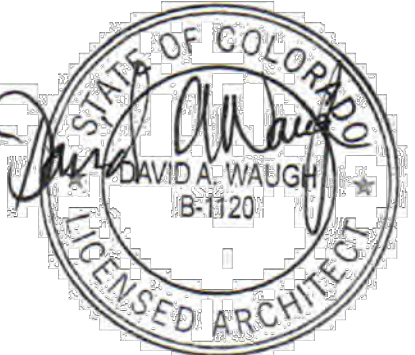
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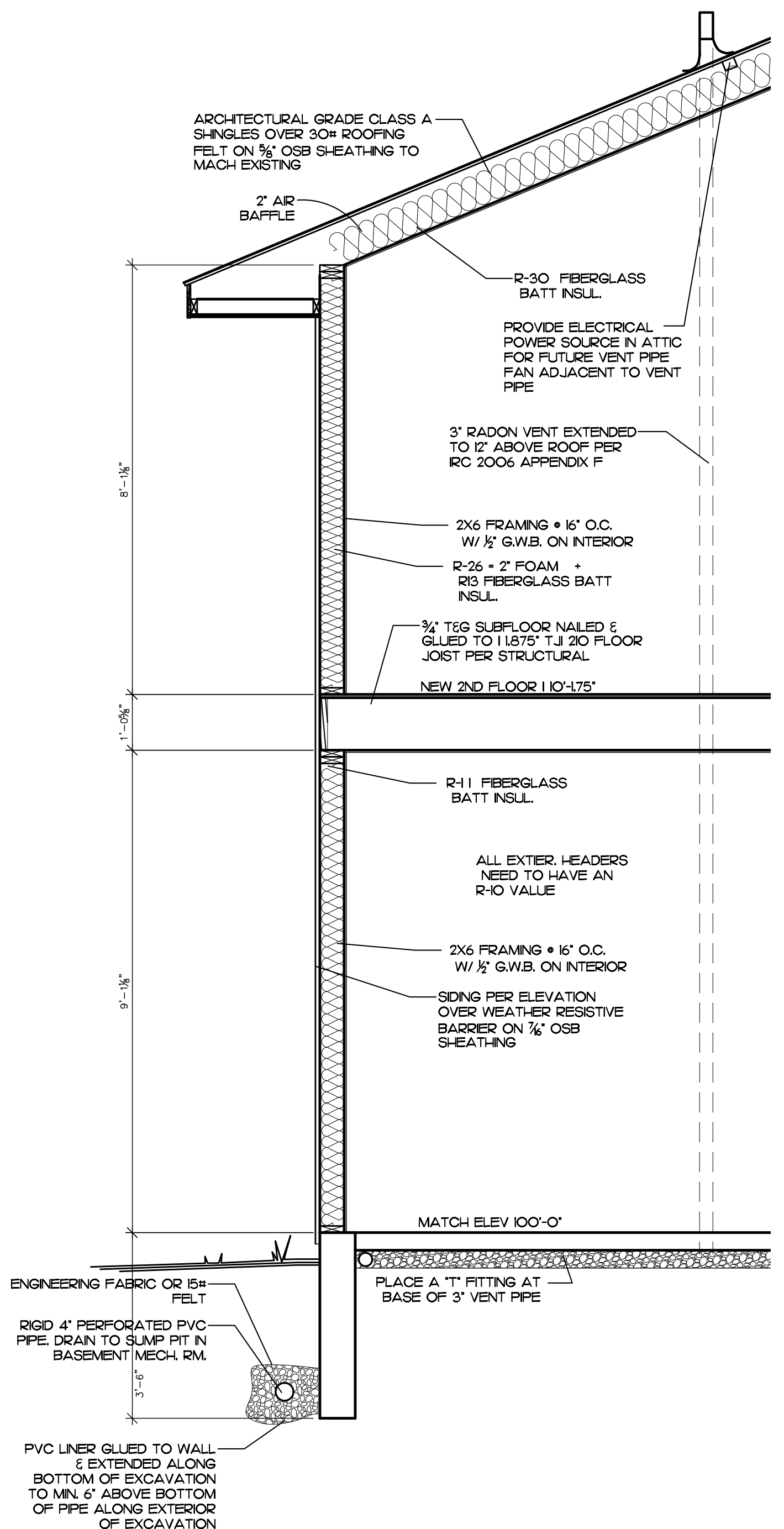
SHEET NO.: A4
DATE: 3 APRIL 2021

ELEVATIONS

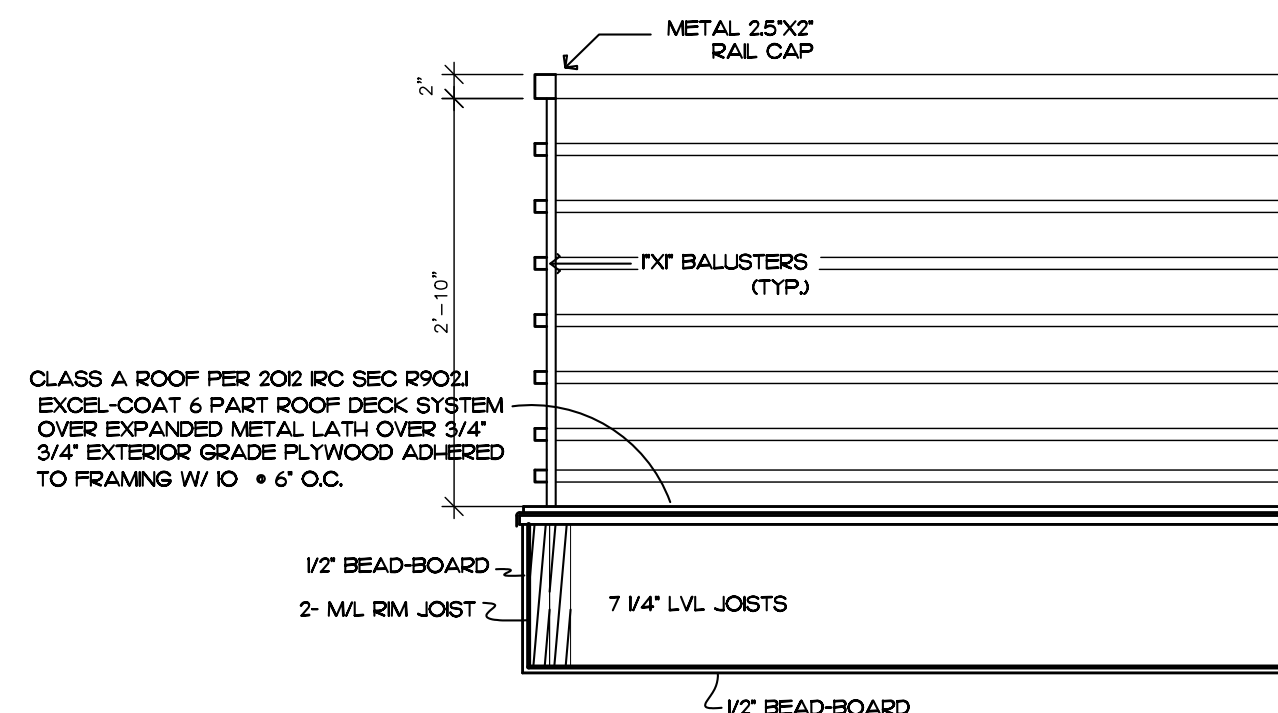


REVISIONS:

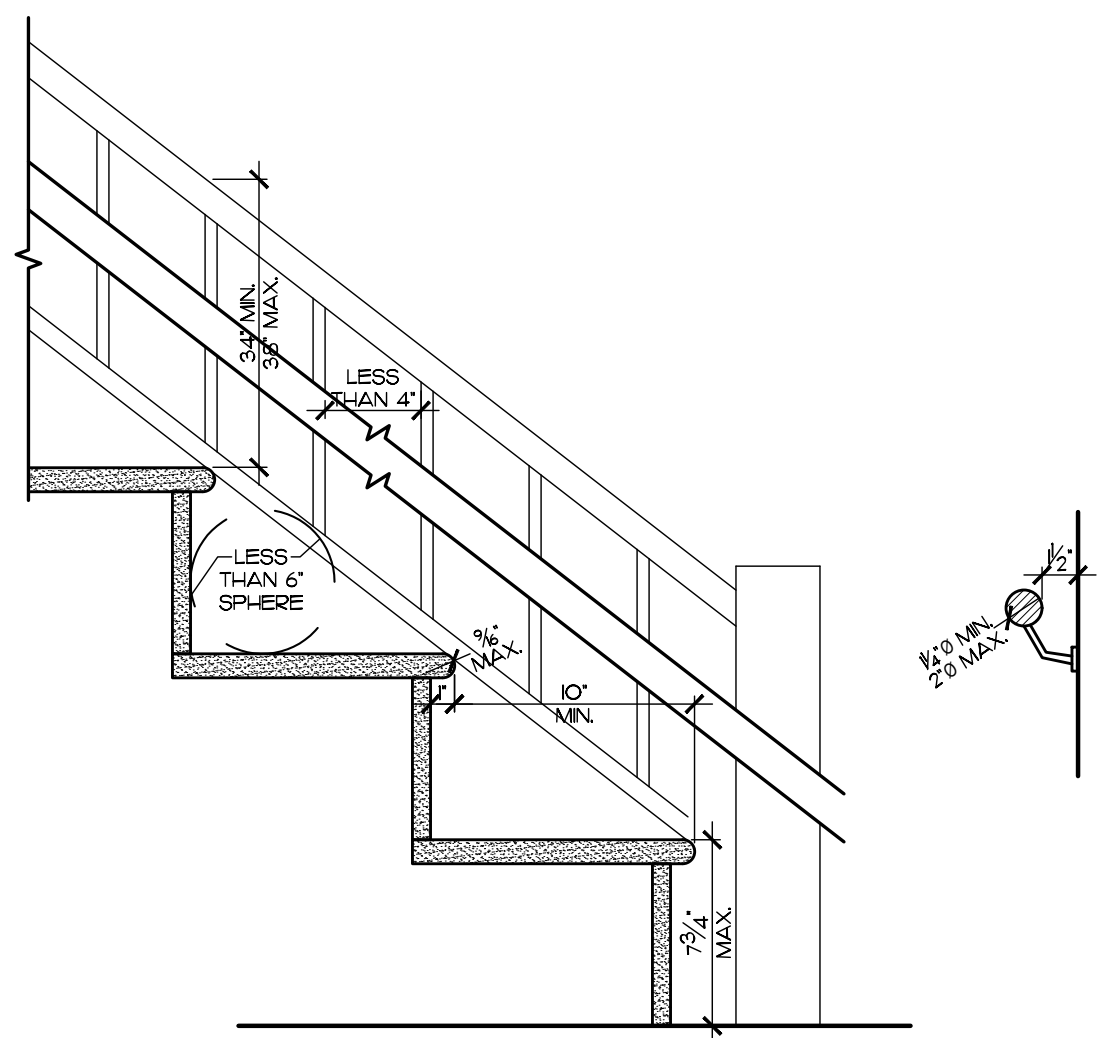
DRAWN BY: T. WAUGH



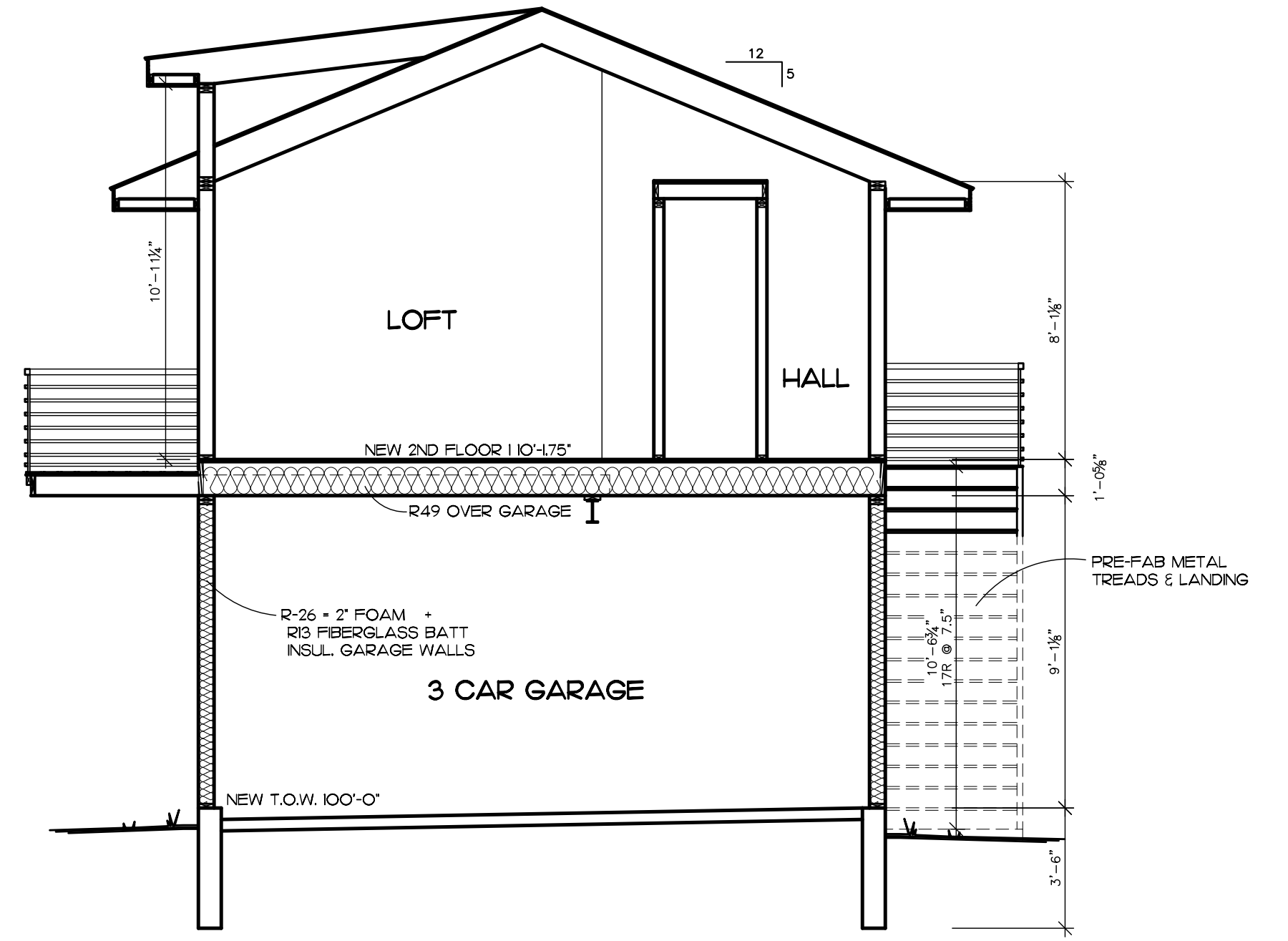
TYP. WALL SECTION
SCALE : 1/2"=1'-0"



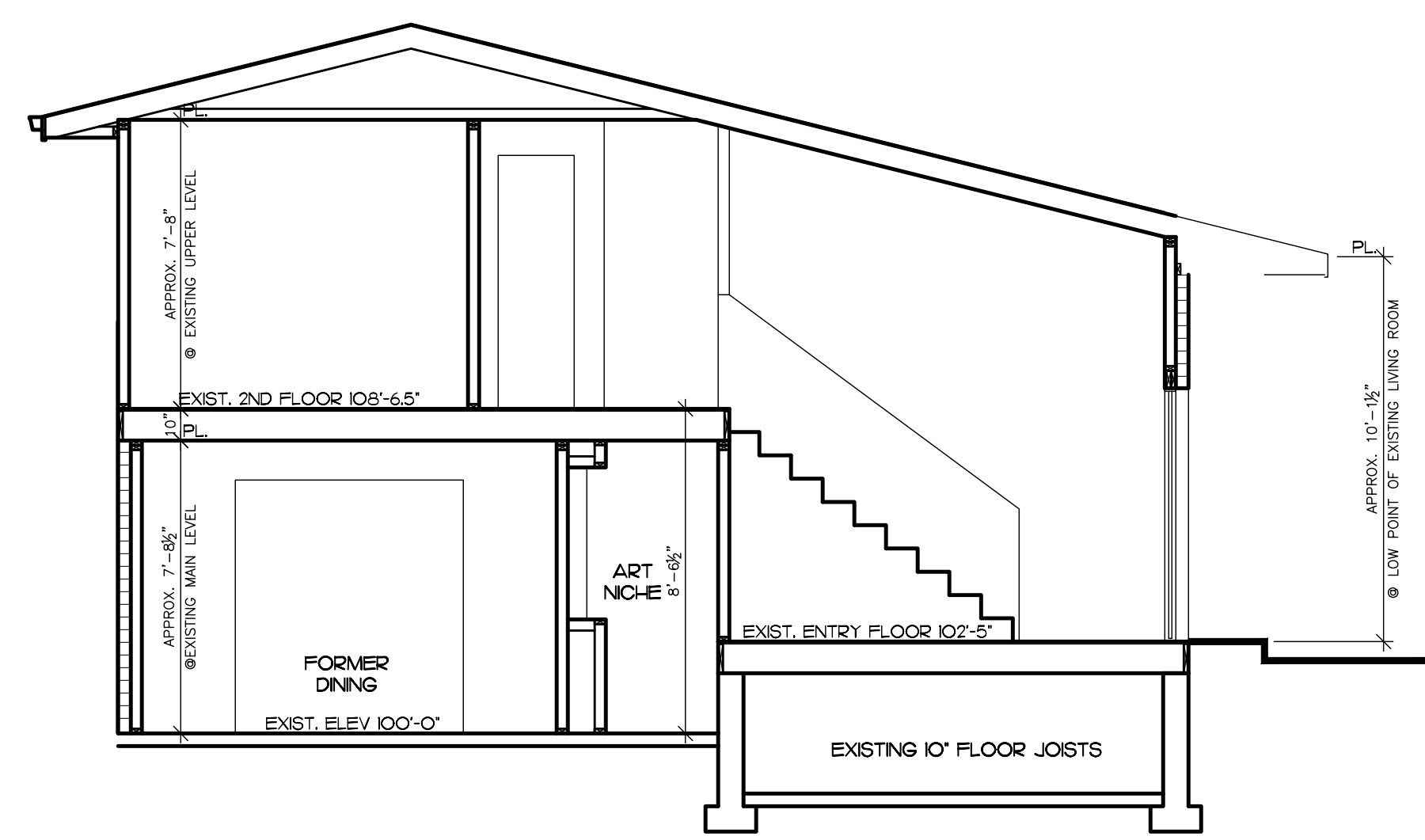
DECK DETAIL
SCALE : 3/4"=1'-0"



STAIR DETAILS
SCALE : 1 1/2"=1'-0"



SECTION AA
SCALE : 1/4"=1'-0"



EXISTING SECTION
SCALE : 1/4"=1'-0"

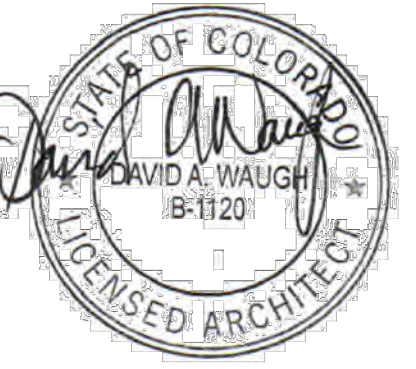
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SHEET NO.: A5
DATE: 3 APRIL 2021

SECTION



REVISIONS:

DRAWN BY: T. WAUGH

7/17/13 Front Range Lighting

Front Range Lighting
333 1st Avenue Suite 1
Longmont, CO 80501
Website: www.fronrangelighting.com

Phone: 303-684-0080
Fax: 303-684-0685
Email: amy@fronrangelighting.com



One Light Outdoor

Item ID: **214729**
Finish: **Titanium**
Height: **7.25"**
Width/Dia.: **8.00"**

Price: **\$226.00**

A modern collection of solid aluminum fixtures offered in a unique combination of contemporary styles, including sleek wall lanterns with a dual light source and decorative reflector. Luna also offers chic pocket wall sconces and compact ceiling mounts that are ideal for indoor or out.

Bulbs				
Qty.	Type	Base	Source	Watt Incl.
1	GU24	Fluorescent	18	No

Additional Information
Glass: **Etched**
Canopy: **8" dia**
Voltage: **120V**
Shipped Via: **Parcel**
Weight: **5lb**

Features
Safety Rating: **UL/cUL**
Safety Listing: **Wet**

Please be advised that all prices and information shown here are subject to verification by our showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.

FIXTURE B

www.fronrangelighting.com/print_item_detail.asp?item=358930&noimg=0&locationid=0&comment=&previmg=358930 1/1

7/17/13 Front Range Lighting

Front Range Lighting
333 1st Avenue Suite 1
Longmont, CO 80501
Website: www.fronrangelighting.com

Phone: 303-684-0080
Fax: 303-684-0685
Email: amy@fronrangelighting.com



Comments: **FIXTURE A**

Dark Sky Outdoor Wall Lantern

Item ID: **883650**
Finish: **White**
Height: **7.00"**
Width/Dia.: **5.00"**

Price: **\$74.00**

Neighbor friendly exterior wall cylinder with white finish over aluminum. Meets dark sky requirements.

Bulbs				
Qty.	Type	Base	Source	Watt Incl.
1	BR-30	Medium	65	No

Additional Information
Extension: **8"**
Chain: **6.5"**
Wire: **6.5"**

Features
Safety Rating: **UL/cUL**
Safety Listing: **Wet**

Please be advised that all prices and information shown here are subject to verification by our showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.

FIXTURE A

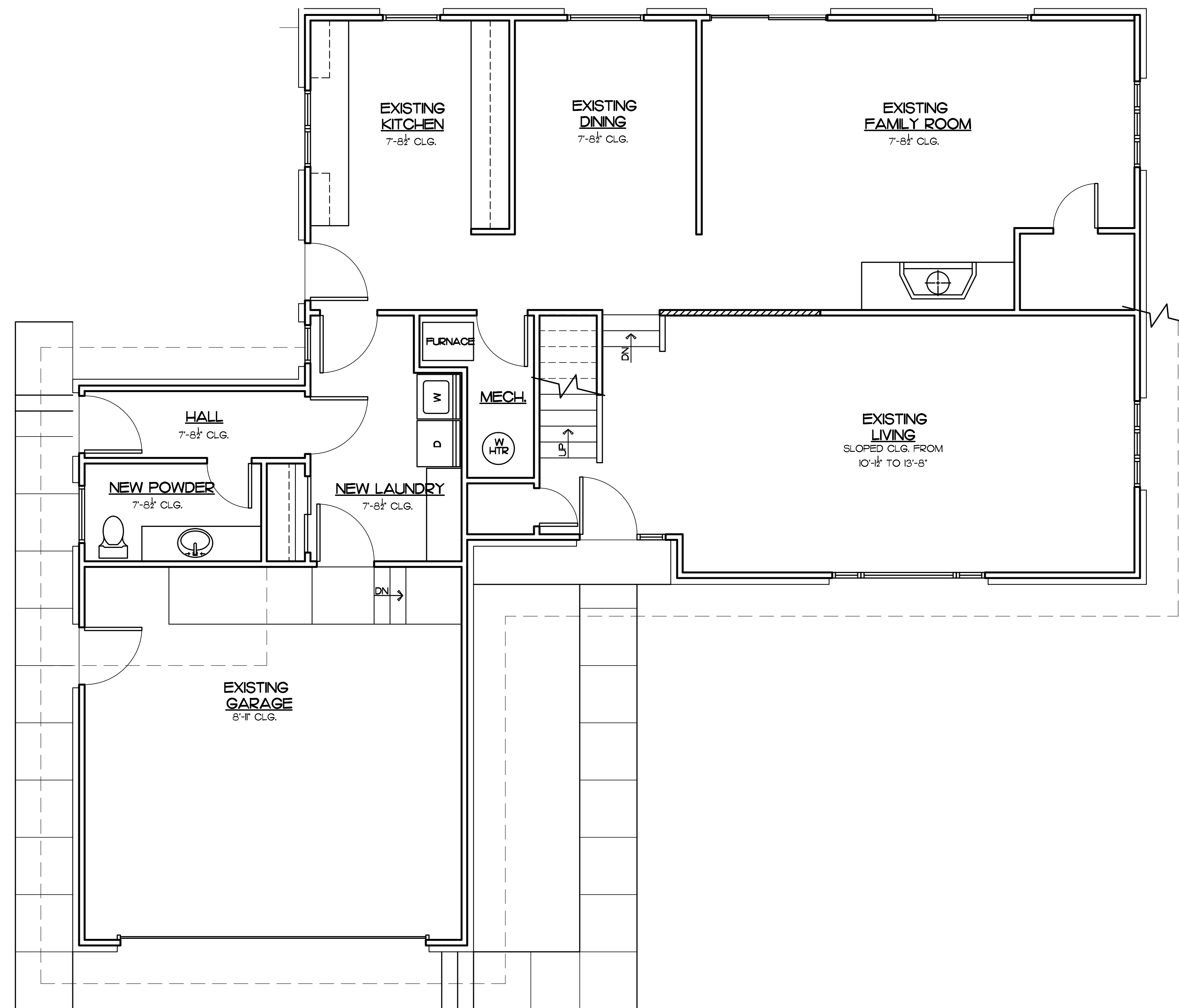
www.fronrangelighting.com/print_item_detail.asp?item=116724&noimg=0&locationid=0&comment=FIXTURE A&previmg=116724 1/1

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NIWOT, COLORADO
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e-mail info@waughworld.net
po box 498 • niwot, colorado • 80544 • 720-494-7602

SHEET NO.: DATE:
3 APRIL 2021

A6

LIGHTING
FIXTURES



EXISTING MAIN LEVEL FLOOR PLAN
SCALE : 1/4"=1'-0"

SQUARE FOOTAGE SUMMARY

EXISTING MAIN LEVEL	1,376 SQFT.
UPPER LEVEL	825 SQFT.
TOTAL	2,201 SQFT.
GARAGE	403 SQFT.

SQUARE FOOTAGE SUMMARY

REVISIONS:

DRAWN BY: T. WALUGH

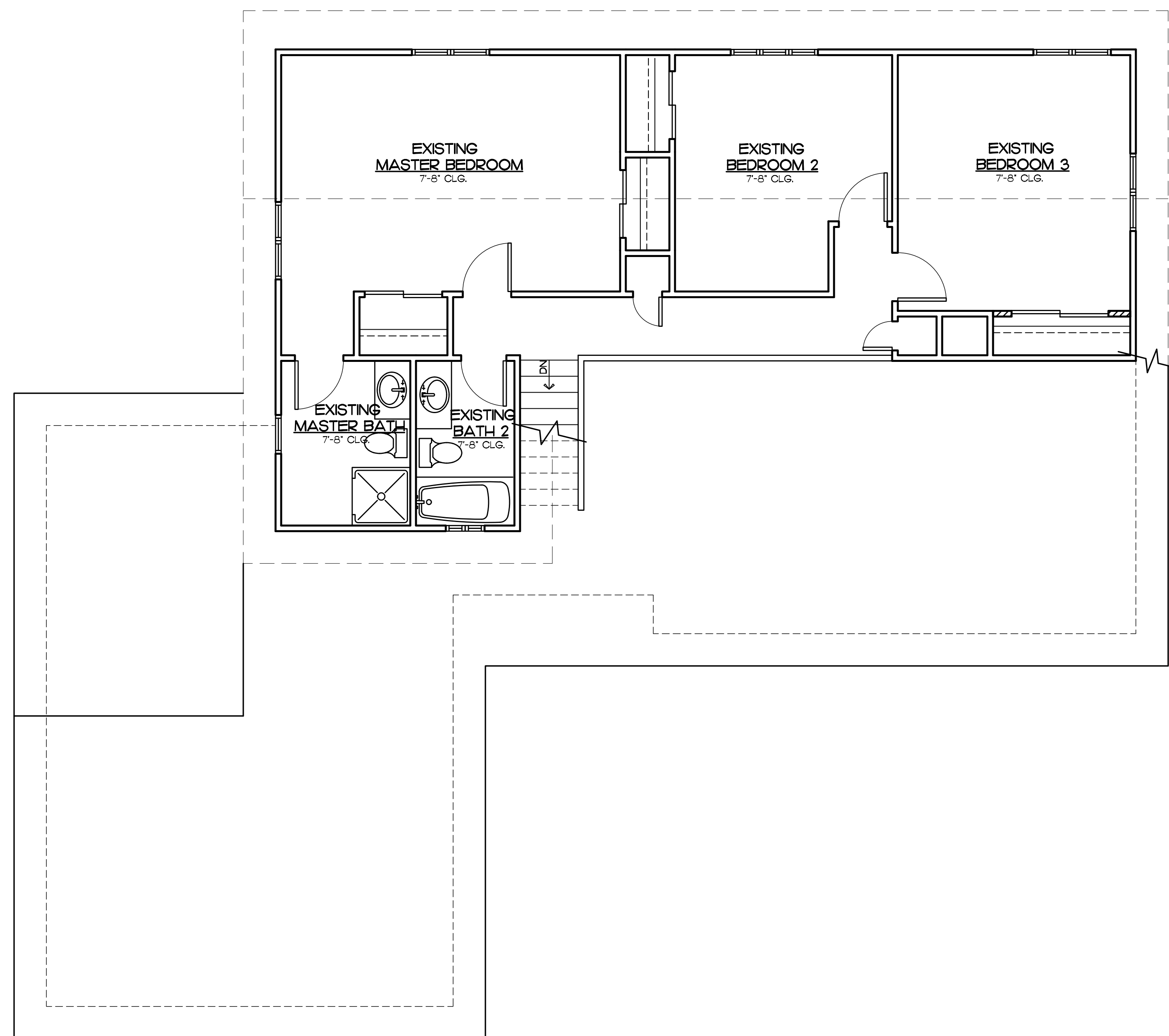
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NIWOT, COLORADO

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e-mail info@waughworld.net

SHEET NO.: **A7** DATE: 3 APRIL 2020

EXISTING MAIN LEVEL FLOOR PLAN



UPPER MAIN LEVEL FLOOR PLAN
SCALE : 1/4"=1'-0"

SQUARE FOOTAGE SUMMARY

EXISTING	
MAIN LEVEL	1,376 SQFT.
UPPER LEVEL	825 SQFT.
TOTAL	2,201 SQFT.
GARAGE	403 SQFT.

SQUARE FOOTAGE SUMMARY

REVISIONS:

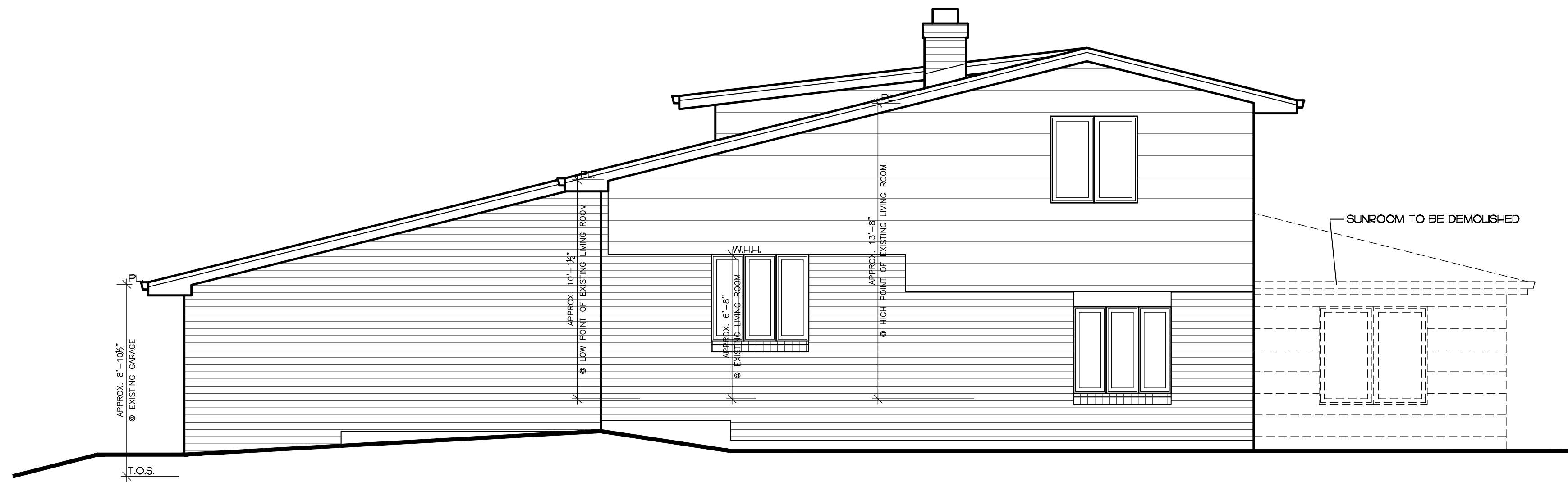
DRAWN BY: T. WALUGH

SINGLE FAMILY RESIDENCE FOR HENRY & MARY WRIGHT
7993 MEADOW LAKE DRIVE
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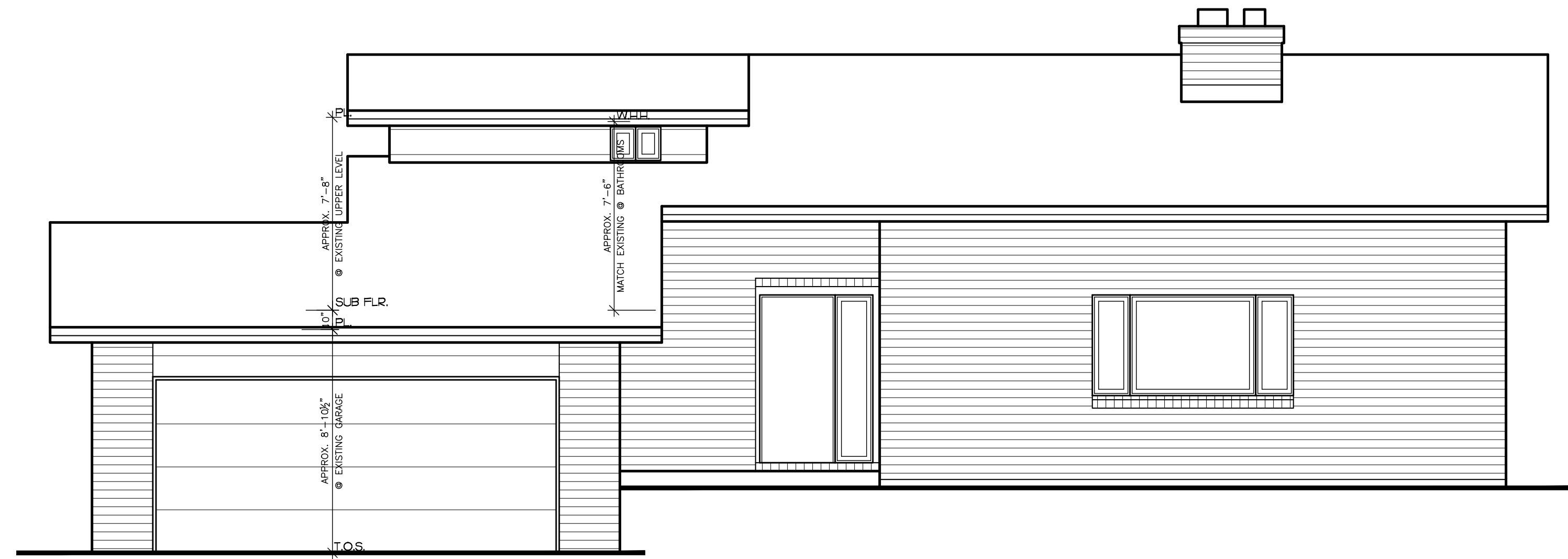
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SHEET NO.: **A8** DATE: 3 APRIL 2020

UPPER LEVEL FLOOR PLAN



EXISTING EAST ELEVATION
SCALE : 1/4"=1'-0"



EXISTING SOUTH ELEVATION
SCALE : 1/4"=1'-0"

SHEET NO.: **A** DATE: 3 APRIL 2020

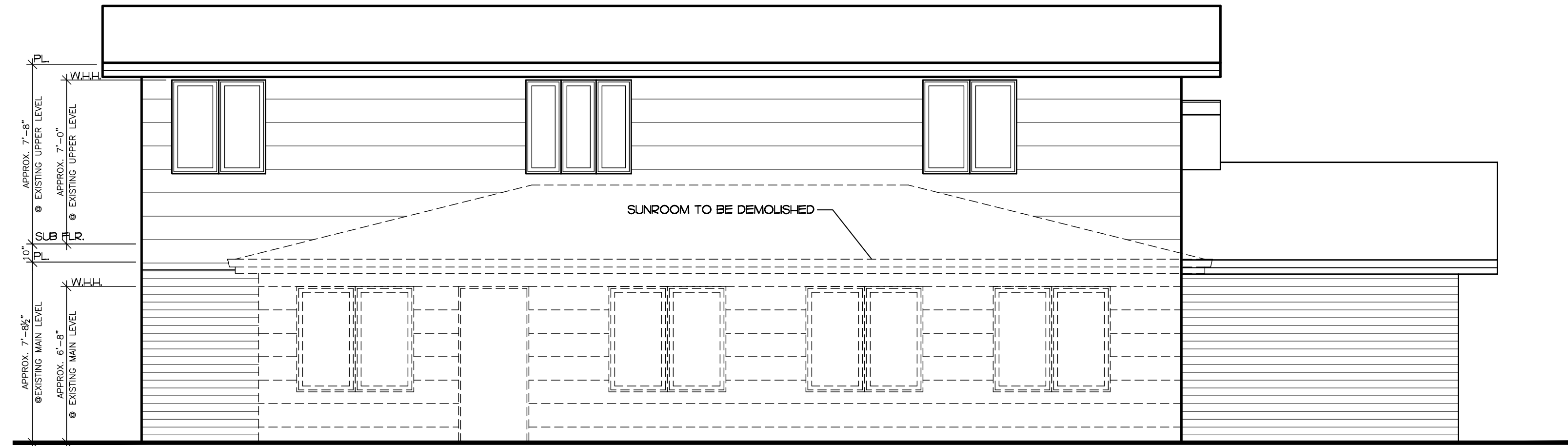
EXISTING ELEVATIONS

SINGLE FAMILY RESIDENCE FOR HENRY & MARY WRIGHT
7993 MEADOW LAKE DRIVE
NIWOT, COLORADO

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www.waughworld.net
e-mail info@waughworld.net

DRAWN BY: T. WALUGH

REVISIONS:



EXISTING NORTH ELEVATION
SCALE : 1/4"=1'-0"



EXISTING WEST ELEVATION
SCALE : 1/4"=1'-0"

REVISIONS:

DRAWN BY: T. WAUGH

SINGLE FAMILY RESIDENCE FOR HENRY & MARY WRIGHT
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e-mail: info@waughworld.net | www.waughworld.net
po box 498 • niwot, colorado • 80544 • 720-494-7602

SHEET NO.: **A** DATE: 3 APRIL 2020

EXISTING ELEVATIONS



**Boulder County
Land Use Department
Publications**

Historic Preservation Referral Requirement

Land Use Department
Courthouse Annex Building
2045 13th Street
PO Box 471
Boulder, CO 80302

Planning Division:
Phone: 303.441.3930
Fax: 303.441.4856
Email: planner@bouldercounty.org
Website: www.bouldercounty.org/lu

Office Hours:
Monday - Friday 8 a.m. to 4:30 p.m.
Closed Tuesdays 8 to 10 a.m.

Historic Preservation Referral Requirement

Boulder County is committed to identifying and preserving the rich history of the unincorporated areas of the county. Through our Comprehensive Plan, Land Use Code, and other policies we have created a program to document, protect, and preserve the varying historic resources in our jurisdiction. County Land Use Staff and the Historic Preservation Advisory Board (HPAB) are available to assist property owners in researching their property history, determining whether it is eligible for landmark designation, identifying ways to preserve the property and finding financial incentives for preservation.

The Historic Preservation Advisory Board (HPAB) serves as a referral body to review and comment on development proposals which would affect historic properties (any property with structures 50 years of age or older). Development review applications may require review by the full Historic Preservation Advisory Board, however, this depends on the nature of the historic resource and specific development proposal. A Boulder County Historic Preservation Planner in coordination with the members of HPAB determines the appropriate level of review for each development project.

Please contact a Boulder County Land Use Historic Preservation Planner at historic@bouldercounty.org or 303-441-3930 to discuss your project, and complete this form prior to submitting an application. Contact staff as soon as possible, since historic property research can take time. To avoid delays, contact the staff to begin this research well in advance of your submittal.

Applicant - Please complete this section:

Applicant(s): HENRY & MARY WRIGHT		
Project Address: 7993 MEADOW LAKE DRIVE		
City: NIMOT	State: CO	Zip Code: 80503
Parcel Information: LOT 3 HEATHER HILLS		

The following is required to be completed by a Boulder County Historic Preservation Planner:

Land Use Staff in cooperation with HPAB has considered an application for:

_____ at the property listed above and has determined that the Application:

<input type="checkbox"/>	Does not require a referral
<input checked="" type="checkbox"/>	Requires a referral only to the Boulder County Historic Preservation Planner lacks significance
<input type="checkbox"/>	Requires a review by the Historic Preservation Advisory Board
Historic Preservation Planner Signature: <i>[Signature]</i>	Date: 5/12/22



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

August 1, 2022

TO: Ian Brighton Planner II; Community Planning & Permitting, Zoning
Development Review

FROM: Jena Van Gerwen, Planner I; Community Planning & Permitting, Development
Review – Access & Engineering

SUBJECT: Docket # SPRW-22-0033: Wright Residence

7993 Meadow Lake Road

The Development Review – Access & Engineering Team has reviewed the above referenced docket and has the following comments:

1. The subject property is accessed via Meadow Lake Road, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Local. Legal access has been demonstrated via adjacency to this public ROW.
2. The existing driveway appears to measure approximately 16 feet in width, which is in compliance with the [Boulder County Multimodal Transportation Standards \(the “Standards”\)](#) for residential development in the plains. Traditionally, the department only permits one point of access per parcel in a residential neighborhood; however, the proposed second access is consistent with other properties in the subdivision and is allowed.
3. The proposed second access driveway shall be designed according to the Standards, including without limitation
 - a. Table 5.5.1 – Parcel Access Design Standards (1-lane Plains Access)
 - b. Standard Drawing 11 – Private Access
 - c. Standard Drawing 14 – Access with Roadside Ditch
 - d. Standard Drawing 15 – Access Profiles Detail
 - e. Standard Drawing 16 – Access & Grade Clearance

The access drive must be between 10 and 16 feet in width, plus an additional 2 feet of horizontal clearance on each side of the main travelway

The access must be surfaced with 4” ABC (Class 6) or other suitable material as approved by the County Engineer

The driveway culvert must be a minimum 18-inch or equivalent capacity RCP or CMP in public ROW per Standard Drawing 15.

4. During construction, all materials, machinery, dumpsters, and other items shall be staged on the subject property. Additionally, all vehicles shall be parked on site or to one side of Meadow Lake Road so as to not impede the travel way.
5. An Access Permit will be issued for the second access point to Meadow Lake Road at the time of Building Permit review. No special application procedure is necessary, the Access Permit will be issued concurrently with the Building Permit.

This concludes our comments at this time.

Table 5.5.1 Parcel Access Design Standards

	One-Lane Access		Two-Lane Access	
	Plains	Mountains	Plains	Mountains
# of units	1 - 5		6 - 15	
Travelway Width (8' turnouts 8'x 55' incl. tapers - required every 400')	10'	12'	18'	18'
Surface Course	Per geotechnical report ¹		Per geotechnical report	
ROW/Easement Width (min.)	20' 28' w/turnouts		30'	
Centerline Radius (min.)	40'		40'	
Max. Grade (%)	12	12 or up to 14 for 200' max. ²	12	12 or up to 14 for 200' max.
Max. Grade through curve	6% ³		6%	
Clearance Vertical/ Horizontal	13'-6" / 14'	13'-6" / 16'	13'-6" / 22'	
Roadside Ditches	Designed and constructed to Standard Drawings. See BCSDCM and USDCM for permanent erosion control practices.		Designed and constructed to Standard Drawings. See BCSDCM and USDCM for permanent erosion control practices.	
Slope Stability	Per geotechnical recommendations to design stability and facilitate revegetation ⁴		Per geotechnical recommendations to design stability and facilitate revegetation ⁴	
Signs and Traffic Control Devices	Required signs and traffic control devices must conform with the MUTCD, latest edition		Required signs and traffic control devices must conform with the MUTCD, latest edition	
Culverts	Min. 18" or equiv. capacity RCP or CMP in public ROW per Standard Drawing Cross-culverts outside of ROW sized to maintain historic flow		Min. 18" or equiv. capacity RCP or CMP in public ROW per Standard Drawing Cross-culverts outside of ROW sized to maintain historic flow	
Sight Distances	per AASHTO recommendations		per AASHTO recommendations	
Approach to Highway	90° to centerline of highway with max. 30° variation		90° to centerline of highway with max. 30° variation	
Standard Drawings	11, 12, 13, 14, 15, 16, 17, 18, 19		11, 12, 13, 14, 15, 16, 17, 18, 19	
Overall Design Principles	See Section 5.1		See Section 5.1	

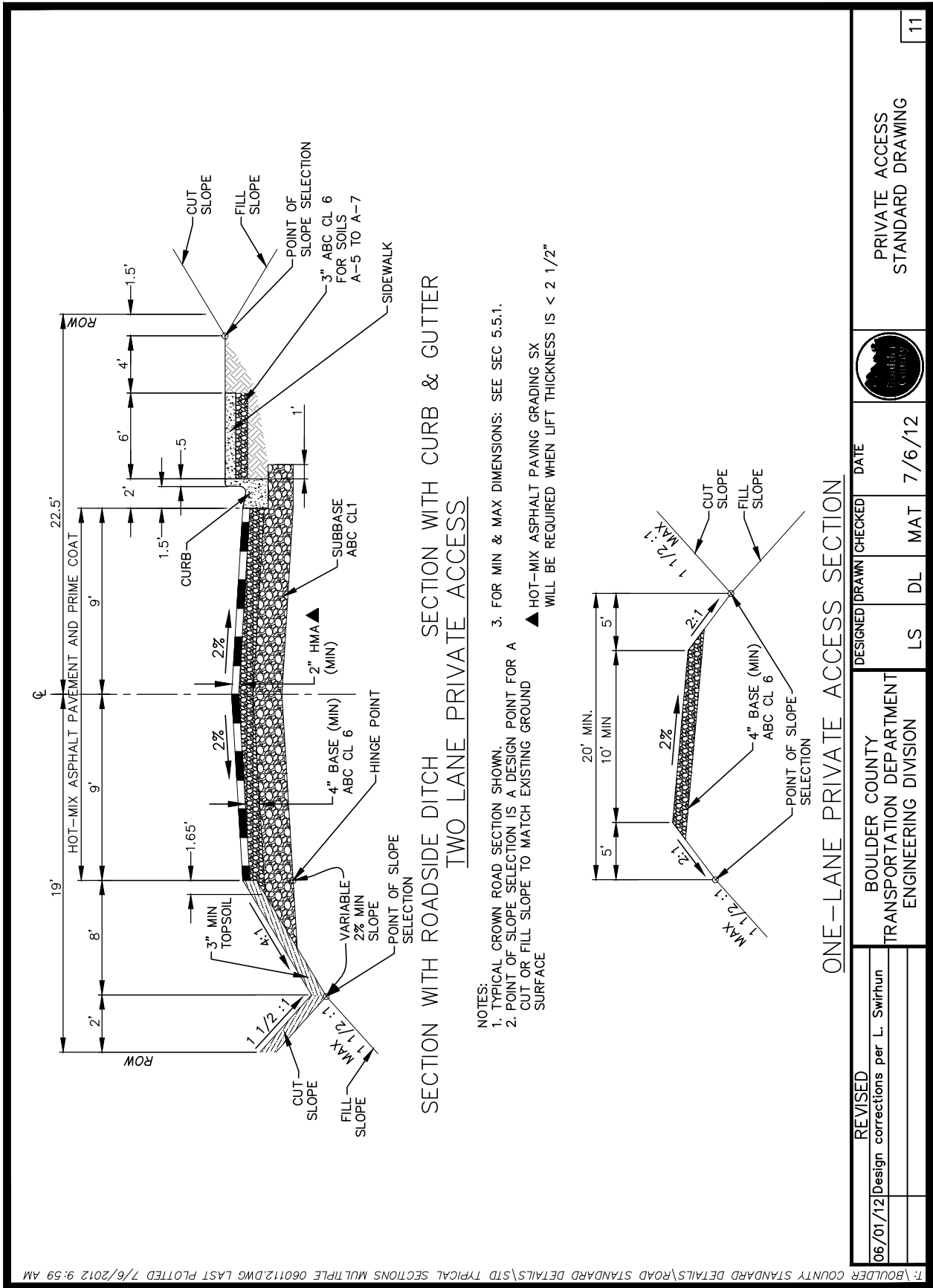
¹ Accesses serving one dwelling unit shall use 4" ABC (Class 6) or other suitable material as approved by the Transportation Department.

² Accesses serving one dwelling unit may use 16% for 200' max.

³ Accesses serving one dwelling unit may use up to 8% w/ 2' additional width.

⁴ Accesses serving one dwelling unit may use 1 ½ : 1 max. cut and fill slopes or per geotechnical recommendations to design stability and facilitate revegetation.

Standard Drawing 11



I:\BOULDER COUNTY STANDARD DETAILS\ROAD STANDARD DETAILS\STD TYPICAL SECTIONS MULTIPLE 060112.DWG LAST PLOTTED 7/6/2012 9:59 AM

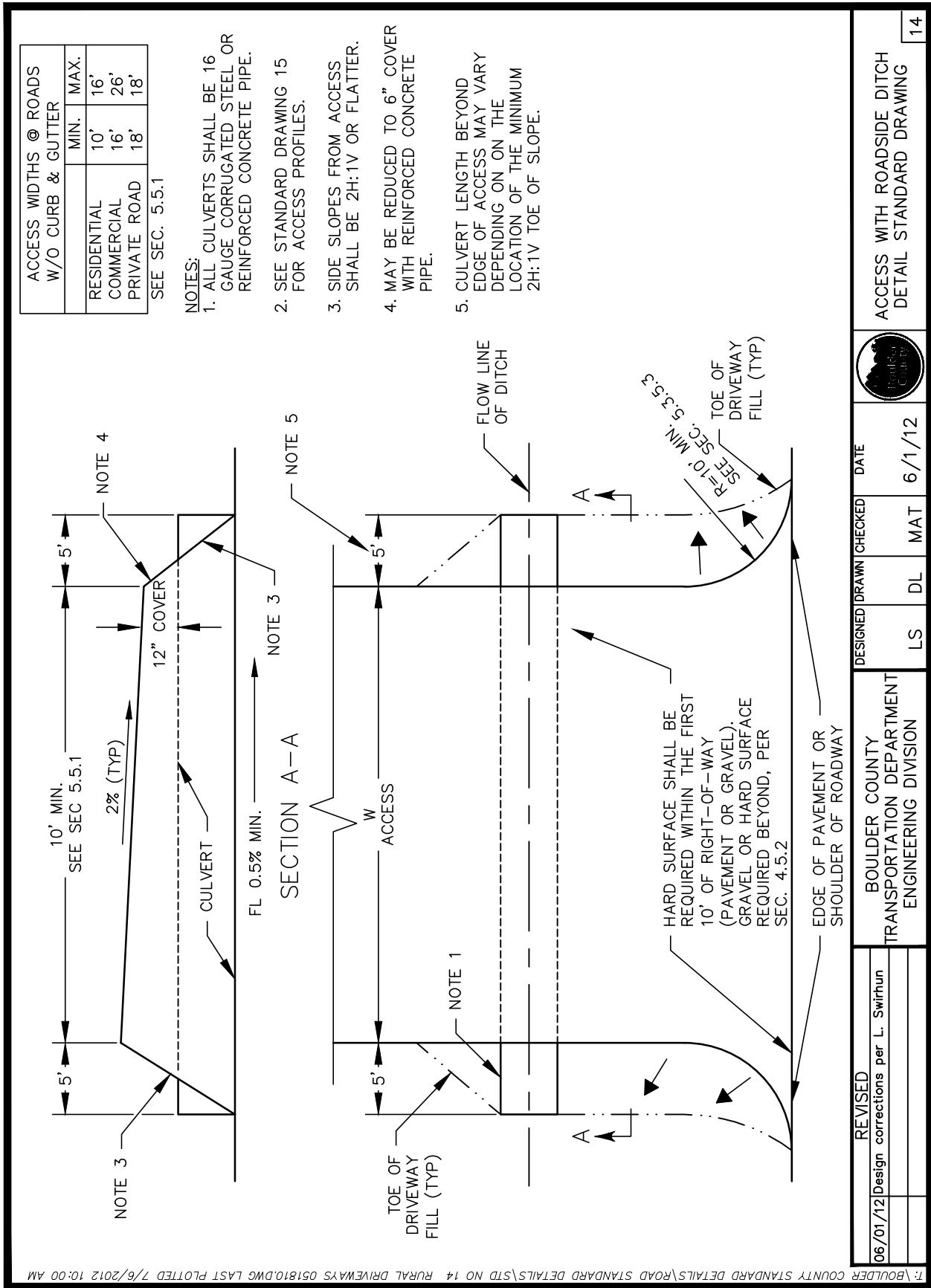
- NOTES:
1. TYPICAL CROWN ROAD SECTION SHOWN.
 2. POINT OF SLOPE SELECTION IS A DESIGN POINT FOR A CUT OR FILL SLOPE TO MATCH EXISTING GROUND SURFACE
 3. FOR MIN & MAX DIMENSIONS: SEE SEC 5.5.1.
- ▲ HOT-MIX ASPHALT PAVING GRADING SX WILL BE REQUIRED WHEN LIFT THICKNESS IS < 2 1/2"

REVISIONS	DESIGNED	DRAWN	CHECKED	DATE
06/01/12	Design	corrections per L. Swirhun		
BOULDER COUNTY TRANSPORTATION DEPARTMENT ENGINEERING DIVISION				LS
				DL
				MAT
				7/6/12
				11



PRIVATE ACCESS
STANDARD DRAWING

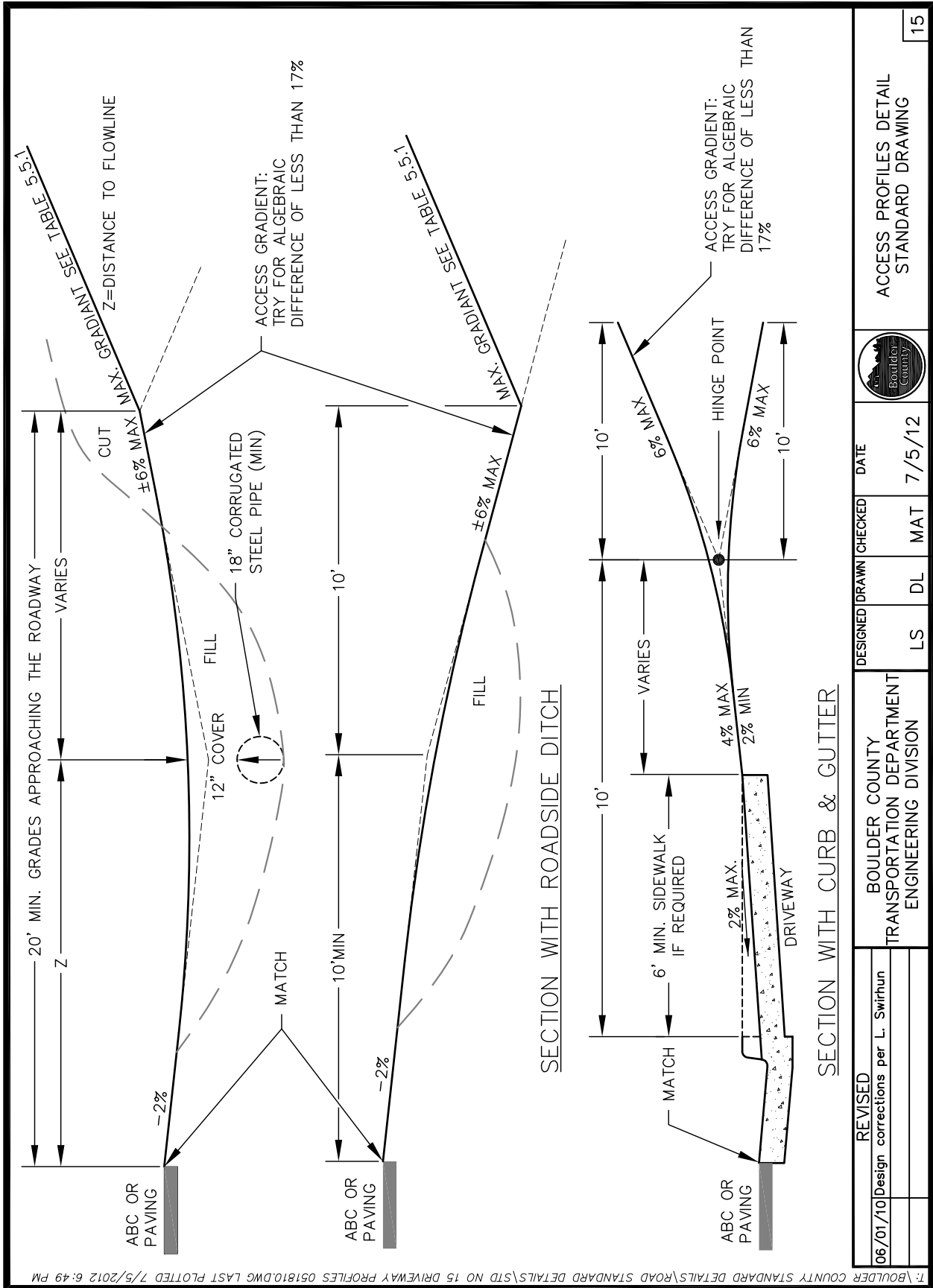
Standard Drawing 14



I:\BOULDER COUNTY STANDARD DETAILS\ROAD STANDARD DETAILS\STD NO 14 RURAL DRIVEWAYS 051810.DWG LAST PLOTTED 7/6/2012 10:00 AM

REVISED	DESIGNED	DRAWN	CHECKED	DATE
06/01/12	LS	DL	MAT	6/1/12
BOULDER COUNTY TRANSPORTATION DEPARTMENT ENGINEERING DIVISION				
ACCESS WITH ROADSIDE DITCH DETAIL STANDARD DRAWING				
				14

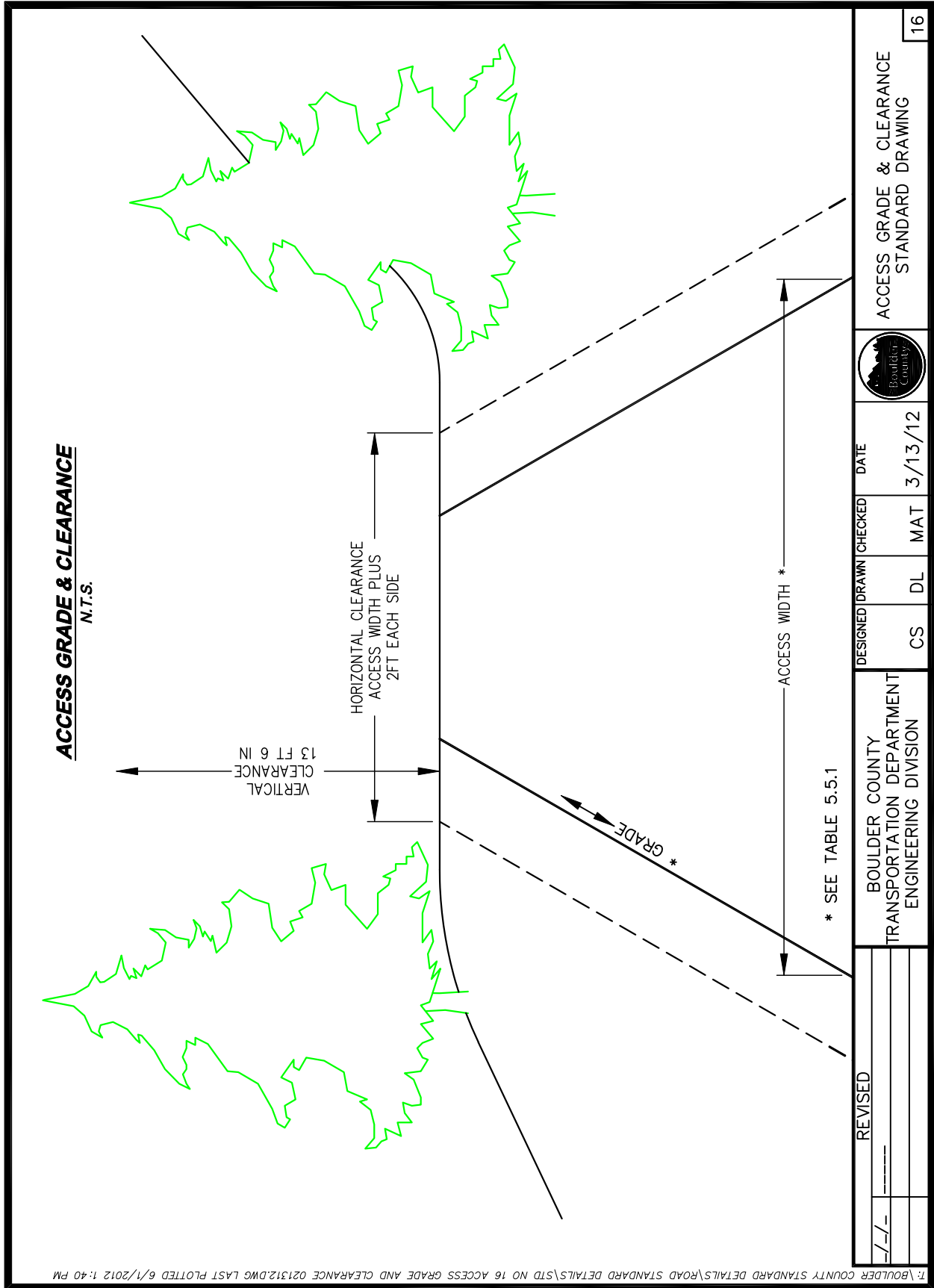
Standard Drawing 15



I:\BOULDER COUNTY STANDARD DETAILS\ROAD STANDARD DETAILS\STD NO 15 DRIVEWAY PROFILES 051810.DWG LAST PLOTTED 7/5/2012 6:49 PM

DESIGNED	DRAWN	CHECKED	DATE
LS	DL	MAT	7/5/12
BOULDER COUNTY TRANSPORTATION DEPARTMENT ENGINEERING DIVISION			
ACCESS PROFILES DETAIL STANDARD DRAWING			
			15

Standard Drawing 16



[EXTERNAL] 7993 Meadow Lake Road

Bruce (Biff) W. Warren <bwarren@niwotlaw.com>

Mon 7/25/2022 1:33 PM

To: Brighton, Ian <ibrighton@bouldercounty.org>

Hello Ian,

Just a quick note to indicate that in my view, it is entirely appropriate to waive Site Plan Review for the above project as the project seems consistent with the neighborhood, with minimal impact on adjacent properties.

Biff Warren

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Bruce W. (Biff) Warren * Warren, Carlson & Moore, LLP * www.niwotlaw.com * 6964N. 79th Street, Suite 3, P.O. Box 610, Niwot, CO 80544-0610 * 303 652-2433 * FAX 303 652-2449

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Community Planning & Permitting

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Building Safety & Inspection Services Team

MEMO

TO: Ian Brighton, Staff Planner
FROM: Michelle Huebner, Plans Examiner Supervisor
DATE: July 25, 2022

RE: Referral Response, SPRW-22-0033: Wright Residence. Site Plan Review Waiver to construct a 1,909-square foot addition to a 2931-square-foot residence on a 0.85 acre parcel where the presumptive size maximum is 5,940 square feet.

Location: 7993 MEADOW LAKE ROAD

Thank you for the referral. We have the following comments for the applicants:

1. **Building Permit.** A building permit, plan review, and inspection approvals are required for the proposed addition.

Please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

2015 Building Code Adoption & Amendments, at the following URL:

<https://assets.bouldercounty.org/wp-content/uploads/2017/03/building-code-2015.pdf>

2. **Automatic Fire Sprinkler System.** According to R313.2.1 of the currently adopted 2015 Boulder County Building Code this addition triggers the requirement for an automatic residential fire sprinkler system to be installed throughout the home. This system shall be designed and installed in accordance with NFPA 13D or IRC Section P2904.

R313.2.1 Additions to existing one- and two-family dwellings. *An automatic residential fire sprinkler system shall be installed throughout existing one- and two-family dwellings with additions when the sum of the total floor area of the addition plus the existing one- and two-family dwelling is increased to 4,800 sq. ft. or greater. The floor area of detached structures having floor areas of 120 square feet or greater that are located less than 50 feet from the dwelling shall be included in the floor area calculated for the dwelling.*

3. **BuildSmart.** Please refer to the county's adoption and amendments to Chapter 11 of the IRC, the county's "BuildSmart" program, for the applicable requirements for energy conservation and sustainability for residential additions and new residential buildings. Please be aware that there are energy related requirements of this code that may require the use of renewable energy systems (such as rooftop solar systems) that will also need to be approved by your electric utility provider. In some cases, there may be limitations on the size of on-site systems allowed by your utility provider that could constrain the project design. We strongly encourage discussions between the design team and the utility company as early in the process as possible in order to identify these constraints.
4. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.
5. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 150 mph (Vult) and 40 psf, respectively.
6. **Plan Review.** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our [Residential Plan Check List](#) and other Building Safety publications can be found at: <https://assets.bouldercounty.org/wp-content/uploads/2017/03/b24-residential-plan-check-list.pdf>

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at building@bouldercounty.org

FW: SPRW-22-0033

LU Land Use Planner <planner@bouldercounty.org>

Tue 7/26/2022 10:05 AM

To: Brighton, Ian <ibrighton@bouldercounty.org>

[@Brighton, Ian](#)

From: LuAnn Penfold <lpenfold@mvfpd.org>

Sent: Tuesday, July 26, 2022 10:03 AM

To: LU Land Use Planner <planner@bouldercounty.org>

Subject: [EXTERNAL] SPRW-22-0033

We have no objection to the addition to the Wright Residence located at 7993 Meadow Lake Road or the waiver from site plan review.

Thank you for including us in the planning process.

LuAnn Penfold, Fire Prevention Specialist

Mountain View Fire Rescue

3561 N. Stagecoach Road, Longmont, CO 80504

720-678-9890 | lpenfold@mvfpd.org | www.mvfpd.org





Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

TO: Ian Brighton, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: July 31, 2022
SUBJECT: Docket SPRW-22-0033, Wright, 7993 Meadow Lake Road

Staff has reviewed the submitted materials, and has no natural resource concerns with the proposal. The lot is internal to a built-out subdivision. Standard revegetation should be required.

SPRW-22-0033 - Public Health Water Quality - Environmental Review

noreply_accela@bouldercounty.org <noreply_accela@bouldercounty.org>

Mon 7/25/2022 11:10 AM

To: Brighton, Ian <ibrighton@bouldercounty.org>

The Public Health Water Quality - Environmental Review workflow task for SPRW-22-0033 has been updated to **No Comments/No Conflict** and the following comments entered:

null

Please see the Accela record for more information.

email sent by EMSE: PLN_Referrals_Entered



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

August 1, 2022

Boulder County Community Planning and Permitting
PO Box 471
Boulder, CO 80306

Attn: Ian Brighton

Re: Wright Residence, Case # SPRW-22-0033

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Wright Residence**. Please be aware PSCo owns and operates existing underground electric distribution facilities within along Meadow Lake Road and requests that this line and the electric service line and meter are shown on the plan.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Should the project require any new natural gas or electric service or modification to existing facilities including relocation and/or removal of existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com