



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, www.bouldercounty.org

Matt Jones County Commissioner

Claire Levy County

Marta Loachamin County

8/3/2022

Angela McCabe
2150 Pearl St
Boulder, CO 80302

Mogan Lommele
240 3rd Avenue
Niwot, CO 80503

Dear Applicant(s):

This letter certifies that in accordance with section 4-800 of the Boulder County Land Use Code, the Boulder County CPP Director has Approved with Conditions the site plan for the following, effective August 3, 2022.

Docket:	SPR-22-0046 Lommele Garage
Request:	ORIGINAL: Site Plan Review for the construction of a 974-square-foot detached garage for a total residential floor area of 3,793 square feet where the Presumptive Size Maximum is 2,609 square feet. APPROVED: Site Plan Review for the deconstruction of two sheds totaling 144 square feet, and the construction of a 622-square-foot detached garage for a maximum total residential floor area of 3,441 square feet where the Presumptive Size Maximum is 2,609 square feet.
Location:	240 3 rd Avenue
Zoning:	Niwot Rural Community District II
Applicant:	Morgan Lommele

This is a Conditional Approval made by the CPP Director, and is not final until a 14-day referral period has transpired. During the next 14 days, the Board of County Commissioners (BOCC) may choose to call this docket up for a public hearing. If no hearing is required, this letter will serve as the final determination. Building, grading and access permits will be subject to any and all conditions of approval.

If the BOCC should decide to modify the CPP Director's approval, or determines that further review is necessary, a public hearing will be held. Upon completion of the public hearing and approval by the BOCC, if a building, grading or access permit has been applied for, it will continue in the process and permits may be issued subject to any and all conditions of approval.

In the event that you wish to appeal any conditions of the CPP Director's determination, you are entitled to appeal the determination to the BOCC. You must file an appeal for this purpose with the CPP Department in writing no later than 14 days after the date of this letter. If an appeal is requested, the BOCC will review the CPP Director's determination at a public meeting.

Please be aware that the attached Conditions of Approval become final if the docket is not called up by the

BOCC at the end of the 14-day review period. There are no other administrative means to appeal. If you wish to resubmit information with regards to complying with any of the attached Conditions of Approval, and have this information reviewed for approval by staff prior to the end of the 14-day review period, your submissions must be received by the office no later than 10 days from the date of this letter.

Site Plan Review approval is valid for three years from the date of this letter although any changes in County regulations could affect the proposal prior to application for a building permit. In order to be issued a building permit, the project must comply with all policies and regulations in effect at the time of permit application.

A Building Permit cannot be issued for this project until the applicable conditions above have been met. Furthermore, a Certificate of Occupancy cannot be issued for this project until the applicable conditions above have been met. A SPR inspection will need to be scheduled with this department prior to the issuance of a Certificate of Occupancy. None of the conditions of approval will be waived or a Certificate of Occupancy issued for this project based upon the applicant's need to meet financial obligations (i.e., construction cost overruns or loan closing dates). Any future additions to the approved structure, regardless of size, will require SPR approval to amend this SPR.

The Public Notice sign must remain posted for 14 days after the date of this letter and then returned to the CPP Department in a timely manner after this date. Or, if your Site Plan Review application requires a public hearing, please return the sign after the final public hearing. We will begin processing a refund for the \$25 sign deposit when your sign is returned, and a check will be mailed to you within approximately 2 weeks.

Please carefully review the attached conditions of approval. Compliance with these conditions will be confirmed as is necessary throughout the process.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Vieth".

Andy Vieth
Planning Consultant

APPLICATION #: SPR-22-0046: Lommele Garage
OWNER: BP Investment LLC
APPLICANT: Morgan Lommele
PROJECT LOCATION: 240 3rd Avenue
PROJECT SUMMARY: ORIGINAL: Site Plan Review for the construction of a 974-square-foot detached garage for a total residential floor area of 3,793 square feet where the Presumptive Size Maximum is 2,609 square feet.

APPROVED: Site Plan Review for the deconstruction of two sheds totaling 144 square feet, and the construction of a 622-square-foot detached garage for a maximum total residential floor area of 3,441 square feet where the Presumptive Size Maximum is 2,609 square feet.

CONDITIONS OF APPROVAL

Per Article 4-802.A.2 & A.3 of the Boulder County Land Use Code (the Code), Site Plan Review is required for this proposed development because it will result in a cumulative increase in floor area of more than 1,000 square feet over that existing as of September 8, 1998, and since the development will result in total residential floor area greater than 125% of the median residential floor area for the defined neighborhood in which the subject parcel is located.

All Site Plan Review applications are reviewed in accordance with the Site Plan Review standards set forth in Article 4-806 of the Code. Accordingly, the Community Planning & Permitting Department has reviewed this application in accordance with the standards provided for in Article 4-806.A of the Code and has determined that approval is appropriate, with the conditions set forth below. Only those standards applicable to this project are included in this list.

1. ***To provide a greater measure of certainty as to the applicable neighborhood relevant for comparison, the following definition of neighborhood shall be used to review proposed Site Plan Review applications:***
 - 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 Niwot.

2. ***The size of the resulting development (residential or nonresidential) must be compatible with the general character of the defined neighborhood.***
 - 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

A. SIZE PRESUMPTION

The presumed compatible size of residential structures within the defined neighborhood (see Standard 1 above for the applicable neighborhood) is 2,609 square feet

Median (total residential floor area) in the defined neighborhood	2,087 square feet
125% of the median residential floor area in the defined neighborhood	2,609 square feet
Total existing residential floor area on the subject parcel*	2,963 square feet
Total proposed residential floor area	3,793 square feet

**Source: Boulder County Assessor’s records, as verified by Community Planning & Permitting staff for the subject parcel.*

b. Either the applicant or the Director may demonstrate that this presumption does not adequately address the size compatibility of the proposed development with the defined neighborhood.

i. Factors to be considered when determining the adequacy of this presumption and whether it can be overcome for this parcel include:

A. The visibility of the proposed development from other private parcels within the defined neighborhood, as well as visibility from either public roads or open space both within and outside that defined neighborhood.

1. The proposed development must be minimally visible from the above-listed areas. Mitigation of visibility impacts may be achieved by:

(a) the use of natural topography to screen the proposed development, or

(b) underground construction to screen the proposed development; existing underground residential floor area may be considered, or

(c) distance of the proposed development from other private parcels, public roads and open spaces.

- B. Demolition and rebuilding of legally existing residential floor area that is not in conflict with the other standards set forth in this Section 4-806.*

- C. Existing residential floor area that already exceeds the size presumption and has not been approved through a prior County land use approval.*
 - 1. Up to a one-time maximum of 200 square feet of residential floor area may be granted under this factor.*

B. ABILITY TO OVERCOME THE SIZE PRESUMPTION

The applicants propose to deconstruct the two existing sheds totaling 144 square feet and construct a 974-square-foot one-story detached garage. The resulting residential floor area for the property will be 3,793 square feet which is 1,184 square feet over the presumed compatible size of 2,609 square feet.

Under Article 4-806.A.2.b of the Code, the applicant or Director may demonstrate that the presumption does not adequately address the size compatibility of the proposed development with the defined neighborhood. In this case, staff finds the following applicable factors that allow the size presumption to be overcome.

Article 4-806.2.b.(i)(A) states that minimal visibility from adjacent parcels, public roads, and public open spaces, as well as underground construction, is a factor that can be considered when determining if a property can overcome the size presumption. The existing residence includes approximately 832-square-feet of floor area that is below grade as a basement, resulting in approximately 2,131 square feet of above grade of existing residential floor area. Staff finds that this is compatible with the range of above grade floor area for the surrounding neighborhood of approximately 700 to 6,000 square feet.

Article 4-806.2.b.(i)(E) of the Boulder County Land Use Code states that demolition and rebuilding of legally existing residential floor area that is not in conflict with the other standards set forth in this Section 4-806 is a factor to be considered in determining whether the size presumption can be overcome. The County Assessors record show that 144 square feet of shed were built in 1991. The applicant proposes to deconstruct two existing sheds totaling 144 square feet. Therefore, Staff finds that the 144 square feet of deconstruction can be legally reconstructed.

Based on the applicability of criteria described above, Staff finds that the maximum above grade floor area that may be approved is equal to the size presumption of 2,609-square-feet. The maximum approved new residential floor area is 622 square feet and the total maximum approved residential floor area for the proposal is 3,441 square feet.

C. APPROVED SIZE

RESIDENTIAL FLOOR AREA*	
Total existing residential floor area on the subject parcel to remain	2,819 square feet (1,861-square-foot first floor, 832-square-foot basement, 126-square-foot enclosed porch)
Approved NEW residential floor area	Maximum 622 square feet
TOTAL approved resulting residential floor area	Maximum 3,441 square feet (maximum above grade of 2,609 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.*

D. SITE PLAN AND ELEVATIONS

The site plan and elevations dated 5/9/2022 need to be updated to reflect the maximum approved residential floor area in Section C-Approved Size Residential Floor Area Table

Prior to issuance of building or grading permits, submit to this office updated site plans and building elevations. The building size and elevations will have to be approved by the Community Planning & Permitting Department.

E. DECONSTRUCTION (INSTEAD OF DEMOLITION) OF EXISTING SHEDS/JOBSITE WASTE REDUCTION & RECYCLING

To comply with Chapter 11 Section N1101.15 of the [Boulder County Building Code](#), the existing sheds must be deconstructed. Deconstruction consists of salvaging materials from an existing structure and the recycling, resale, or reuse of the materials as an alternative to sending them to a landfill. In addition to the deconstruction of existing residential structures, all construction jobsite wood, scrap metal, cardboard, and concrete must be recycled. There are several means by which the existing residence may be removed, reused, and/or the building materials recycled. Please contact the [Resource Yard](#) at 303-419-5418 and the Building Safety & Inspection Services Team at 303-441-3926 for more information on deconstruction, local deconstruction contractors, and reuse/recycling of building materials.

- The location of existing or proposed buildings, structures, equipment, grading, or uses shall not impose an undue burden on public services and infrastructure.*

ACCESS REQUIREMENTS

The subject property is accessed from 3rd Avenue, 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.

The location of the new driveway is approved as proposed. The travel surface of the driveway must be between 10 and 16 feet wide; the width of the driveway must be labeled on plans submitted for building permit.

An Access Permit will be issued for the new access point at 3rd Avenue at the time of Building Permit review. No special application procedure is necessary, the Access Permit will be issued concurrently with the Building Permit.

Fill placed around the garage must be placed in a manner which promotes positive drainage away from the structure but does not impact adjacent properties.

Prior to the time of final inspection, the Community Planning & Permitting Department must verify that the access and driveway has been constructed to meet the Parcel Access Design Standards in the [Boulder County Multimodal Transportation Standards](#).

5. ***The site plan shall satisfactorily mitigate the risk of wildfire both to the subject property and those posed to neighboring properties in the surrounding area by the proposed development. In assessing the applicable wildfire risk and appropriate mitigation measures, the Director shall consider the referral comments of the County Wildfire Mitigation Coordinator and the applicable fire district, and may also consult accepted national standards as amended, such as the Urban-Wildland Interface Code; National Fire Protection Association (NFPA); International Fire Code; and the International Building Code.***

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 home. Please contact the Building Division to learn more about the updated ignition-resistant construction requirements included in the Building Code Amendments.

9. ***The development shall avoid significant historic or archaeological resources as identified in the Comprehensive Plan or the Historic Sites Survey of Boulder County, or through the Site Plan Review process. Development within or affecting such resources may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be***

reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable Site Plan Review criteria.

HISTORIC SIGNIFICANCE

Community Planning & Permitting staff has determined that the existing residence does not appear to be of historic significance. In order to maintain the character of the property and Niwot Rural Community District, however, the Community Planning & Permitting Department encourages the use of comparable materials to the existing residence.

10. *The development shall not have a significant negative visual impact on the natural features or neighborhood character of surrounding area. Development shall avoid prominent, steeply sloped, or visually exposed portions of the property. Particular consideration shall be given to protecting views from public lands and rights-of-way, although impacts on views of or from private properties shall also be considered. Development within or affecting features or areas of visual significance may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable Site Plan Review criteria.*

a. *For development anywhere in the unincorporated areas of the county, mitigation of visual impact may include changing structure location, reducing or relocating windows and glazing to minimize visibility, reducing structure height, changing structure orientation, requiring exterior color and materials that blend into the natural environment, and/or lighting requirements to reduce visibility at night.*

	APPROVED
Location	As shown on the site plan dated 5/9/2022 and staked in the field
Height	Approximately 19' 11" from existing grade
Exterior Materials	Fiber cement lap and cedar shake siding and asphalt shingle roof
Exterior Colors	White siding with black cedar shake/ trim and grey roof
Exterior Lighting	Locations: as shown on electrical plan dated 5/9/2022

EXTERIOR LIGHTING

The electrical plan dated 5/9/2022 shows the location of exterior lighting. The types of exterior lighting fixtures were not provided in the application.

At the time of final inspection, the Community Planning & Permitting Department must verify that all new or replacement exterior light fixtures are down-lit and fully shielded fixtures.

NOTE: [Down lighting](#) is required, meaning that all bulbs must be fully shielded to prevent light emissions above a horizontal plane drawn from the bottom of the fixture. All exterior light fixtures must be in conformance with [Article 7-1600](#) and [Article 18-162A](#) of the Boulder County Land Use Code.

11. *The location of the development shall be compatible with the natural topography and existing vegetation and the development shall not cause unnecessary or excessive site disturbance. Such disturbance may include but is not limited to long driveways, oversized parking areas, or severe alteration of a site's topography. Driveways or grading shall have a demonstrated associated Principal use.*

A. EARTHWORK AND GRADING

The following earthwork and grading requirements are approved.

Driveway Earthwork	12 cubic yards cut and 0 cubic yards fill
Foundational Earthwork (exempt from 500 cubic yards threshold)	141 cubic yards cut and 141 cubic yards backfill
Other Earthwork	6 cubic yards cut and 0 cubic yards fill for walkway, in locations shown on site plan

B. GRADING NARRATIVE

The application materials indicate that construction of the detached garage will require 141 cubic yards of foundation cut and 141 cubic yards of backfill. 18 cubic yards of other grading is proposed on site, in the locations indicated on the site plan, but the application does not indicate where the excess cut is to be used.

Prior to issuance of building or grading permits, submit to this office a narrative describing where excess non-foundational cut will be transported. If the cut will be located on site as fill, be sure to delineate the fill location on the revegetation plan as well as indicate the method of revegetation for any disturbed areas. The location of any excess fill on the site will have to be approved by the Community Planning & Permitting Department.

All reasonable efforts shall be made to minimize the site disturbance associated with this development proposal. Total earthwork (excluding normal excavation contained within structure footings and foundations) approaching the 500 cubic yard trigger for [Limited Impact Special Use Review](#) will require grading plans certified by a registered Professional Engineer.

At the time of final inspection, 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.

C. UTILITIES

To minimize disturbances to the site, all utility service lines shall be routed underground (see [Article 7-1200](#) of the Land Use Code) and should be located in areas already disturbed or proposed to be disturbed (e.g., along driveway).

Prior to issuance of building and grading permits, submit to the Community Planning & Permitting Department for review and approval a plan depicting the routing of all utility services. The utility routing plan shall be included as part of the building plan set required at the time of permit application.

- At the time of building inspections*, full installation of the utilities per the approved plan must be inspected and confirmed by the Community Planning & Permitting Department.
12. *Runoff, erosion, and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area.*

REVEGETATION REQUIREMENT

At the time of 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 adequately 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 revegetation plan are still subject to reseeded and matting. 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.

Site disturbance must be minimized and final grading and seeding must be conducted prior to the issuance of a Certificate of Occupancy. Incomplete revegetation is the leading cause for delays in obtaining Occupancy.

15. *The proposal shall be consistent with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code.*

LOCATION: SETBACK SURVEY REQUIREMENT

The site plan submitted with the application materials indicates that the footprint of the proposed detached garage is within 20 percent of the minimum required 5-foot side (i.e., west) yard setback and the minimum 15-foot rear (i.e. north) yard setback minimum for the Niwot Rural Community District II Zoning District. Therefore, a [Setback Survey Verification Form](#) is required. This form will be provided at the time a building permit is processed.

Prior to the foundation form inspection, the [Setback Survey Verification Form](#) must be completed by a licensed surveyor and submitted to the Community Planning & Permitting Department.

As conditioned this proposal will be consistent with the Comprehensive Plan, intergovernmental agreements, and this Code.

ADDITIONAL REQUIREMENTS AND INFORMATION:

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

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>

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.

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/>

AFFIDAVIT FOR RESIDENTIAL ACCESSORY STRUCTURE: Please be advised that the Boulder County Land Use Code allows a detached garage as an accessory residential structure. However, any alteration to the structure approved herein prohibits a change in use of the structure to a second dwelling unit on the parcel without review and approval of a Special Review per [Article 4-516.G of the Land Use Code](#). This means no bathing or cooking facilities are allowed in the accessory structure. To insure that the proposed detached garage conforms with the provisions of the Land Use Code, at the time the building permit for this property is processed, the Community Planning & Permitting Department will require the property owner to sign an affidavit which acknowledges the zoning requirements of Article 4-116(B) and Article 4-103 of the Land Use Code, the Niwot Rural Community District 2 Zoning District and Rural Residential Zone District as related to subsections 4-103(B)(11) Residential Uses and 4-103(C)(11) Accessory Structures. A building permit will not be issued until the affidavit has been reviewed and approved.

SANITARY FACILITIES: Sanitary facilities must be provided during construction and shall consist of a portable chemical toilet fabricated from steel, fiberglass or wood. Each facility must be well ventilated, must conform to State law, and must have a vented chemical tank and a separate urinal.



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 checked="" type="checkbox"/> Site Plan Review <input 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) 240 3rd Ave					
Niwot, CO 80503					
Subdivision Name Niwot - NI					
Lot(s) 17-20	Block(s) 22	Section(s) 25	Township(s) 2N	Range(s) 70	
Area in Acres 0.31	Existing Zoning NRC02	Existing Use of Property Residential	Number of Proposed Lots 17-20		
Proposed Water Supply County		Proposed Sewage Disposal Method County (Not Septic)			

Applicants: **Morgan Lommele**

Applicant/Property Owner BP Investments LLC		Email mlommele@gmail.com		
Mailing Address 240 3rd Ave				
City Niwot	State CO	Zip Code 80503	Phone 720-470-2981	
Applicant/Property Owner/Agent/Consultant		Email		
Mailing Address				
City	State	Zip Code	Phone	
Agent/Consultant Sobo Homes inc.		Email ERIC@sobohomes.com, Angela@sobohomes.com		
Mailing Address 2150 pearl st				
City Boulder	State CO	Zip Code 80302	Phone 720-381-0945, 720-441-9569	

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 <small>Digitally signed by Morgan Lommele</small>	Printed Name Morgan Lommele	Date 5/16/2022
Signature of Property Owner <small>Digitally signed by Bernard Poncelet</small>	Printed Name Bernard Poncelet	Date 5/9/2022

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






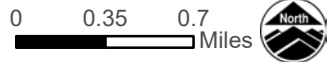
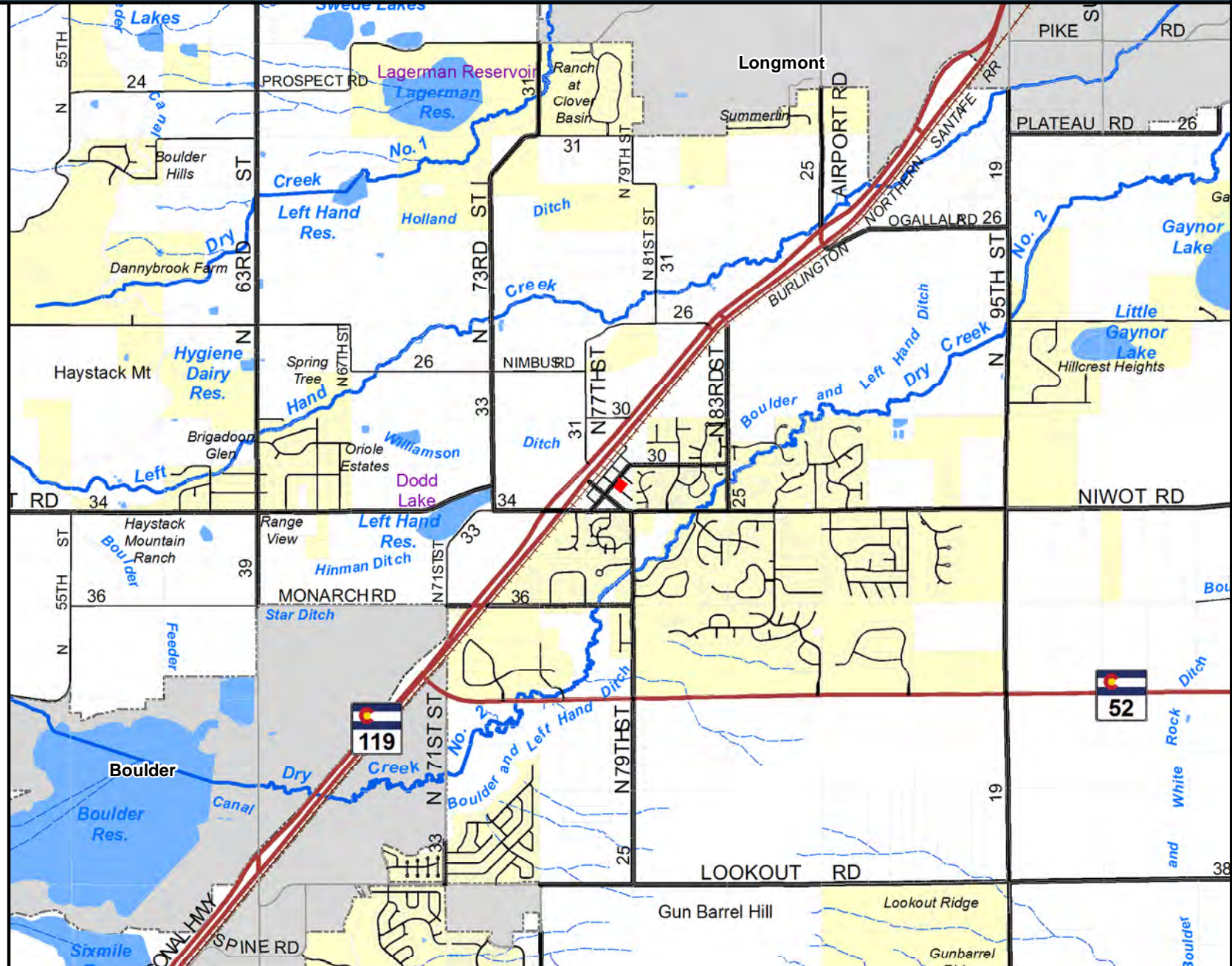
Community Planning & Permitting

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

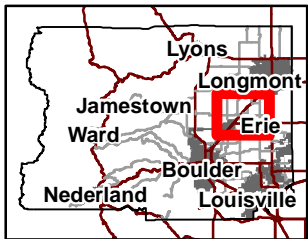
Vicinity

240 3RD AVE

-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 8/10/2021



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer



Community Planning & Permitting

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

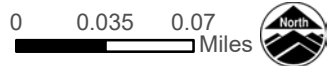
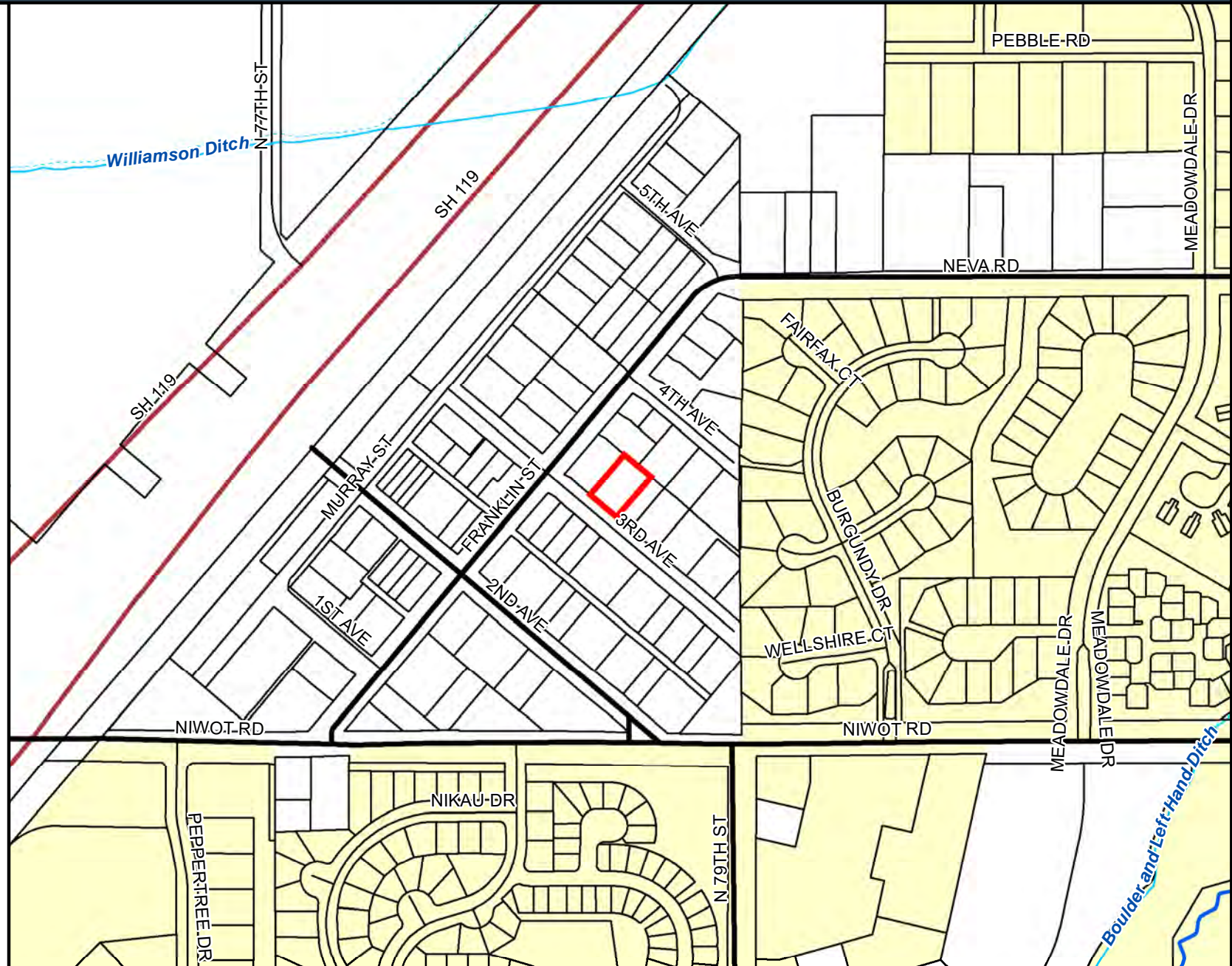
Location

240 3RD AVE

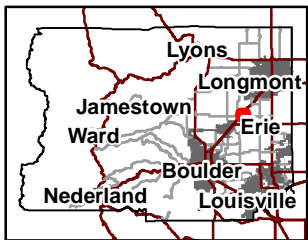
Subject Parcel

Subdivisions

Subdivisions



Area of Detail Date: 8/10/2021




The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer

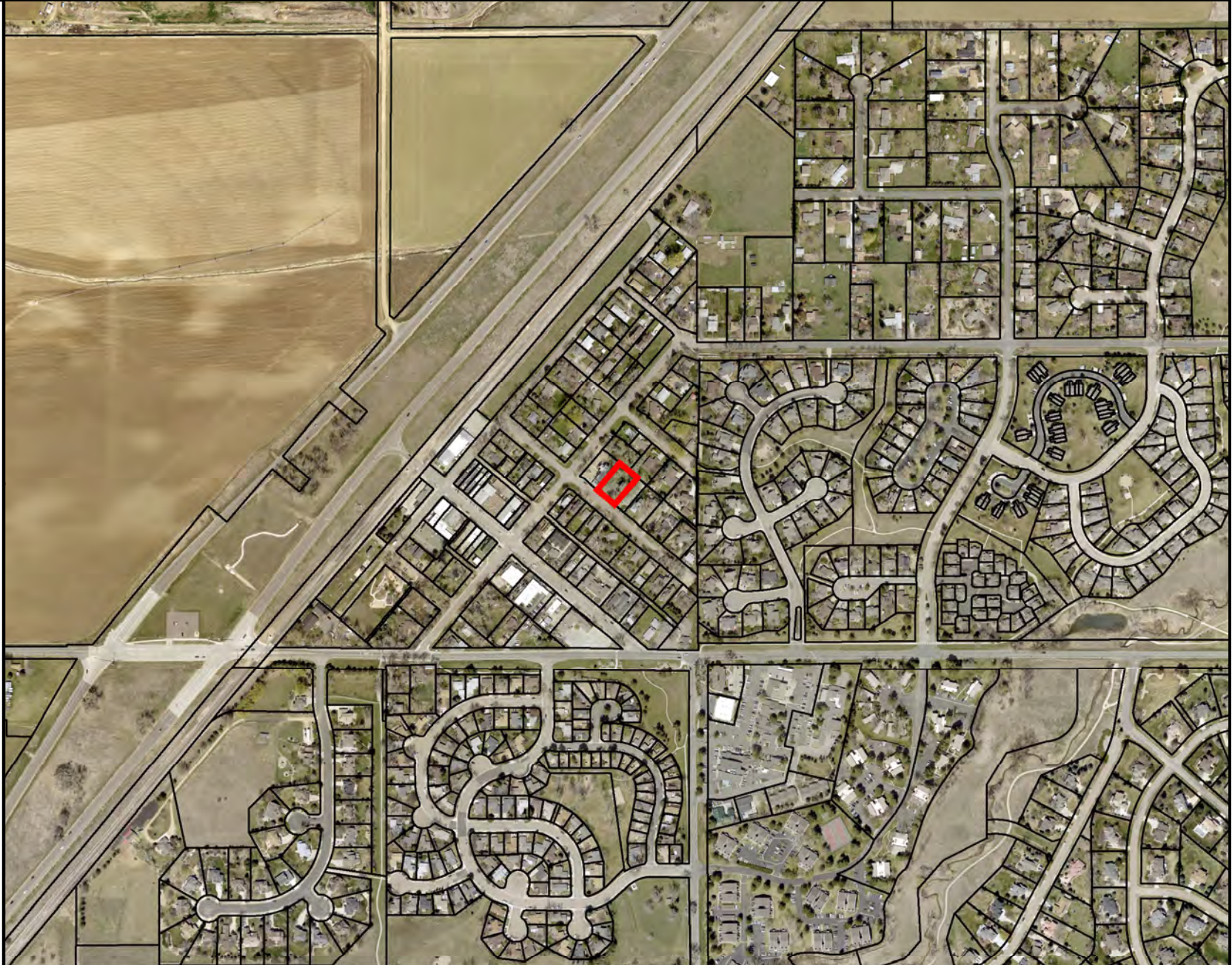


Community Planning & Permitting

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

Aerial
240 3RD AVE

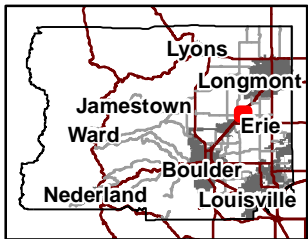
 Subject Parcel



0 0.05 0.1
Miles



Area of Detail Date: 8/10/2021



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer

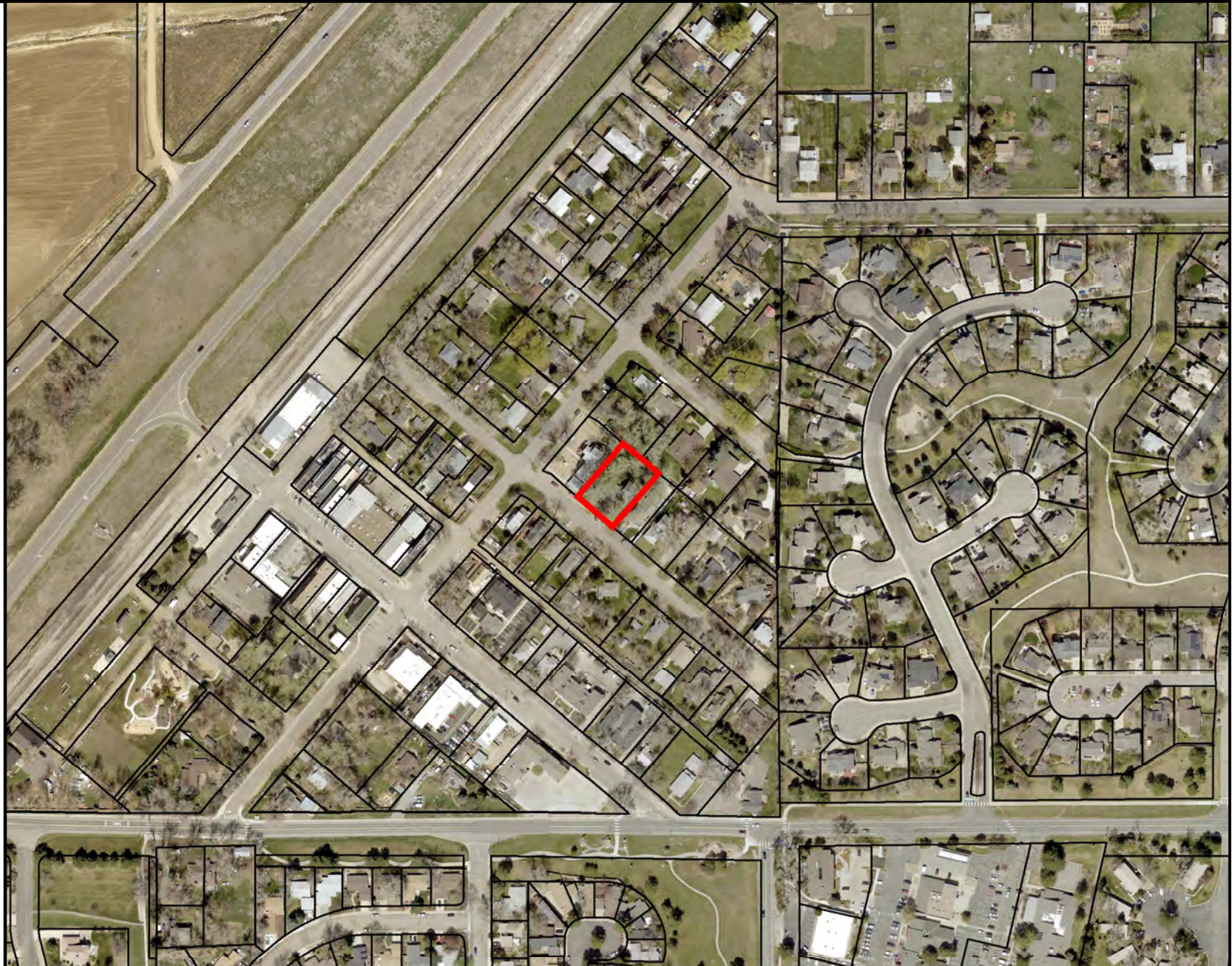


Community Planning & Permitting

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

Aerial
240 3RD AVE

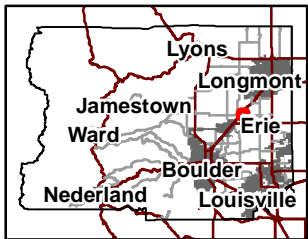
 Subject Parcel



0 0.025 0.05
Miles



Area of Detail Date: 8/10/2021



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer



Community Planning & Permitting

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

Comprehensive Plan

240 3RD AVE

Subject Parcel

Significant Agricultural Land

Ag of National Importance

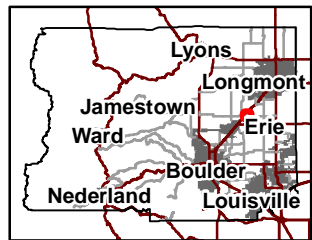
Ag of Statewide Importance



0 0.025 0.05 Miles



Area of Detail Date: 8/10/2021



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer



Community Planning & Permitting

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

Zoning
240 3RD AVE

Subject Parcel

Major Road Setbacks

- 90 feet
- 160 feet

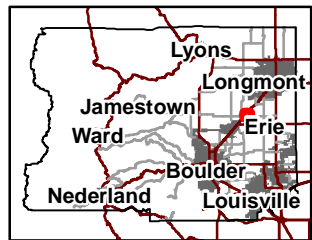
Zoning Districts

- Business
- Multiple Family
- NRCD I
- NRCD II
- Rural Residential
- Suburban Residential

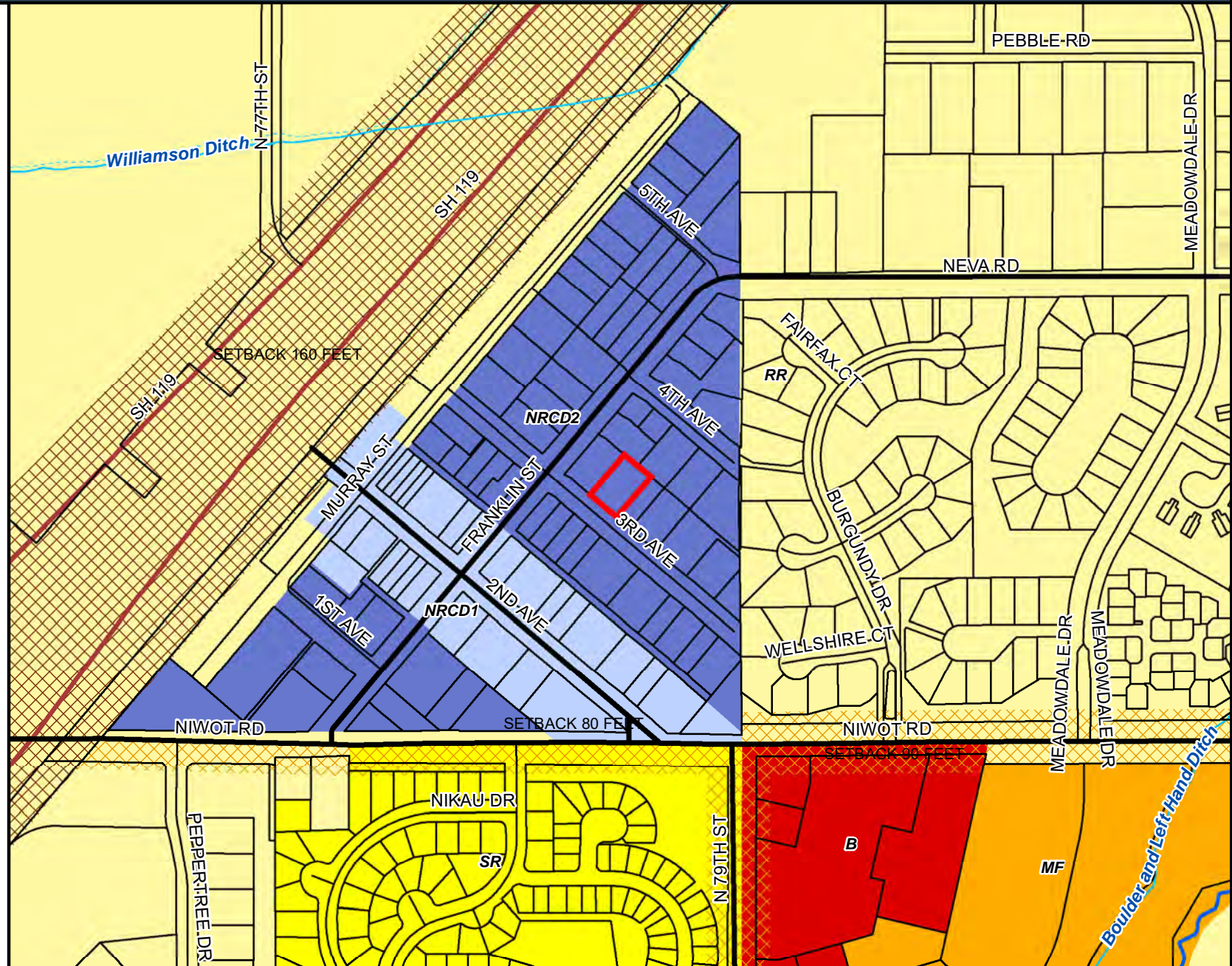
0 0.035 0.07 Miles



Area of Detail Date: 8/10/2021



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer





Community Planning & Permitting

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

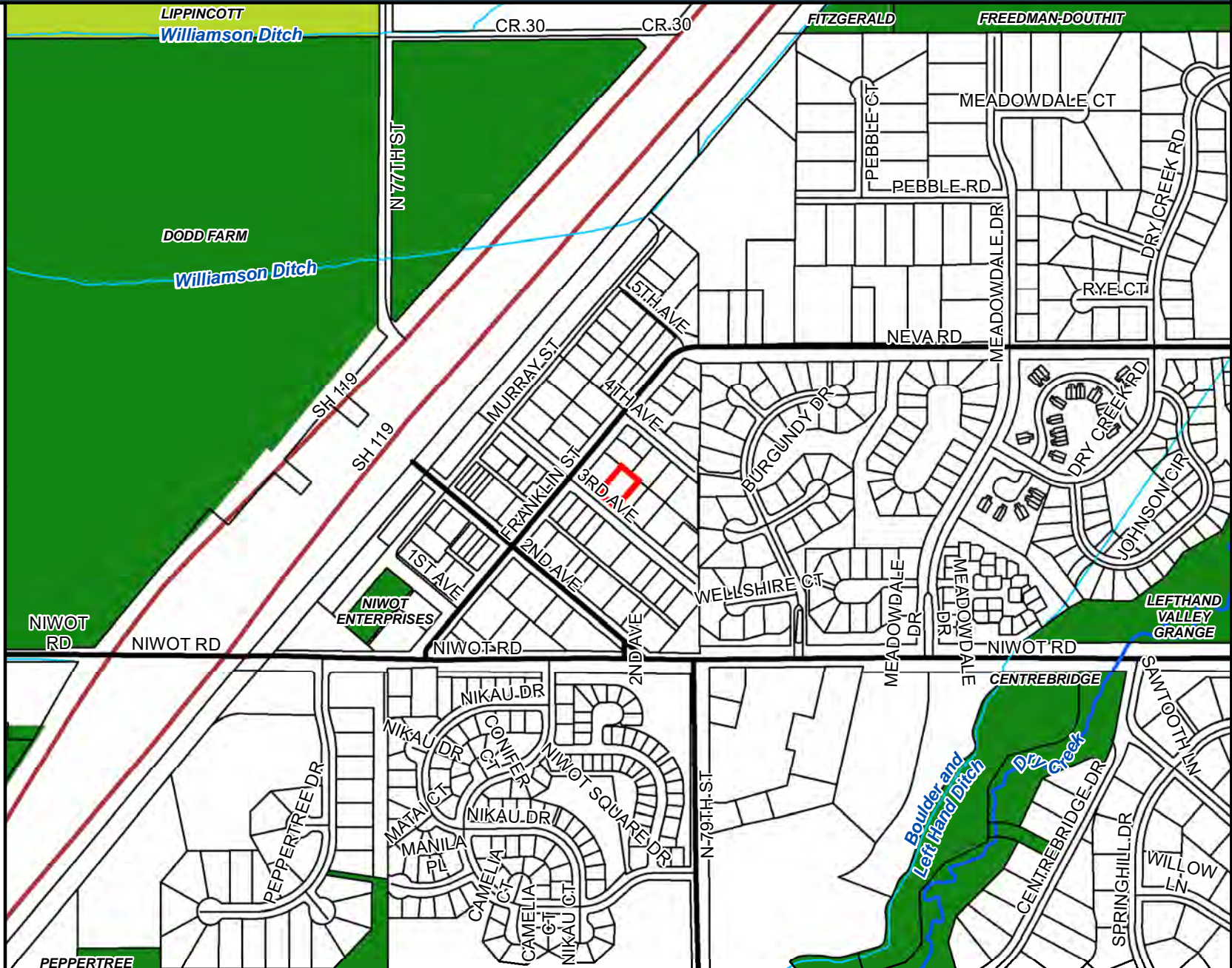
Public Lands & CEs

240 3RD AVE

Subject Parcel

Boulder County Open Space

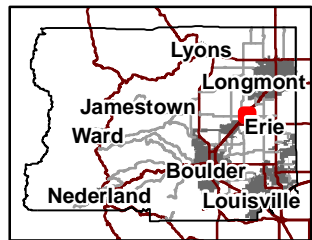
- County Open Space
- County Conservation Easement



0 0.05 0.1 Miles



Area of Detail Date: 8/10/2021



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer





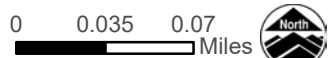
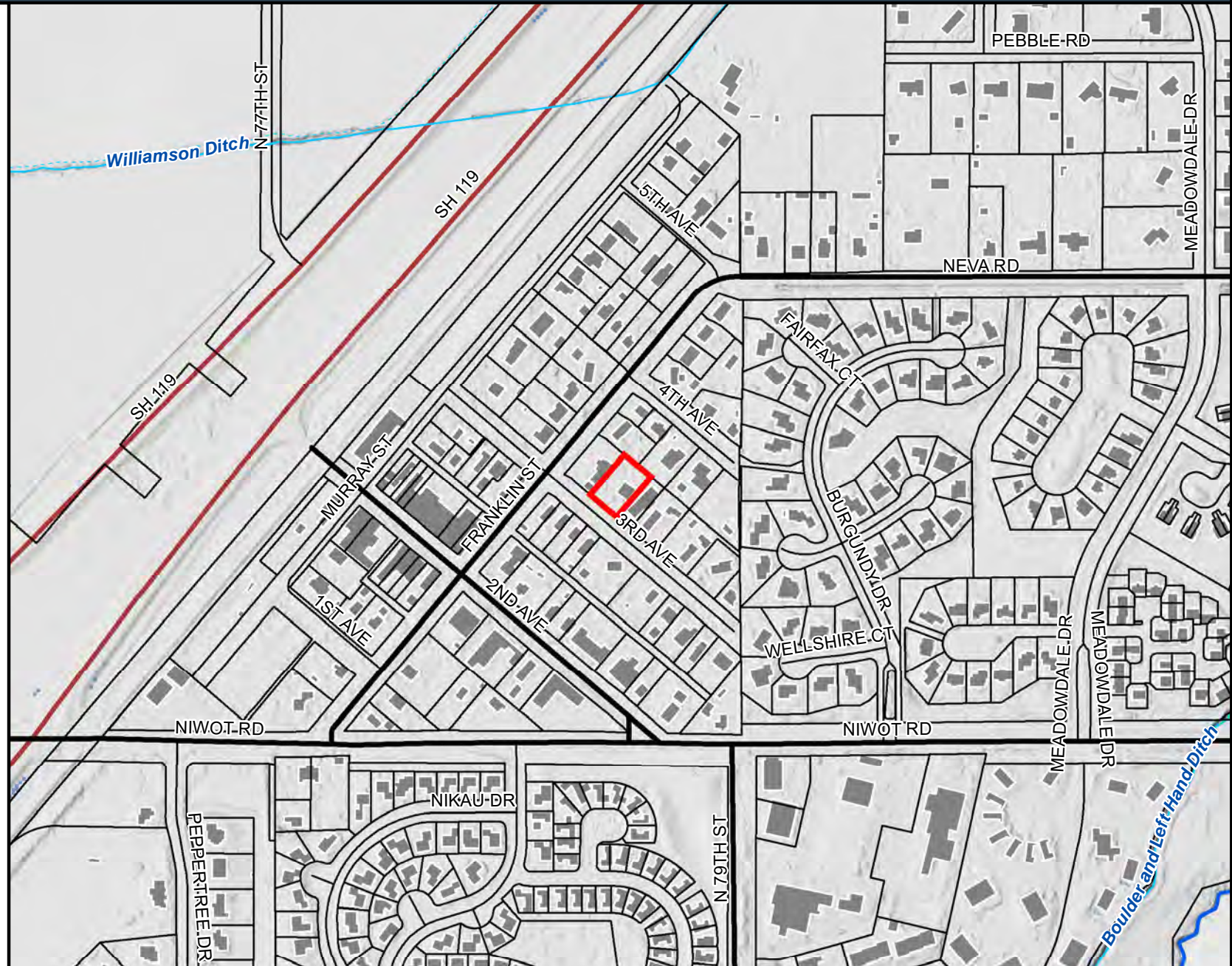
Community Planning & Permitting

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

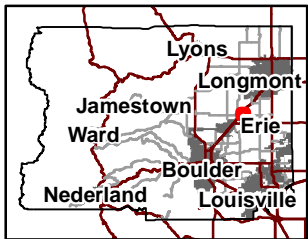
Geologic Hazards

240 3RD AVE

-  Subject Parcel
-  Landslide high susceptibility area



Area of Detail Date: 8/10/2021



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer



Community Planning & Permitting

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

Elevation Contours

240 3RD AVE

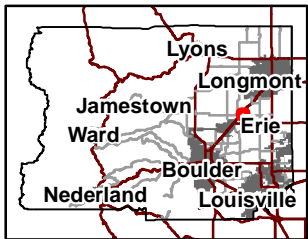
- Subject Parcel
- Contours 40'
- Contours 20'



0 0.025 0.05 Miles



Area of Detail Date: 8/10/2021



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer

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.)					Residence					
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)					0 sq. ft.		Deconstruction:			
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.	19' 11"						
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material	Fiber Cement Lap Siding, Cedar Shake					
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color	White					
Garage:				Roofing Material	Asphalt Shingles					
<input checked="" type="checkbox"/> Detached	974	sq. ft.	974	Roofing Color	Grey					
<input type="checkbox"/> Attached		sq. ft.								
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.							
Total:	974	sq. ft.	974	Total Bedrooms	1					

Project Identification:

Project Name:	240 3rd Ave Garage Shop
Property Address/Location:	240 3rd Ave
Current Owner:	Morgan Lomelle + Kevin Wagenschutz
Size of Property in Acres:	0.31

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.		Roofing Color						
<input type="checkbox"/> Attached		sq. ft.								
*Covered Porch:	sq. ft.	sq. ft.	sq. ft.							
Total:	sq. ft.	sq. ft.	sq. ft.	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.

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	12.35 c.y.	0	12.35
Berm(s)			
Other Grading Walkway	5.86 c.y.	0	5.86
Subtotal	18.22		18.22 c.y. 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	141.33 c.y.	141.33	141.33 c.y.
Material cut from foundation excavation to be removed from the property			0

Excess Material will be Transported to the Following Location:

Excess Materials Transport 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, 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.

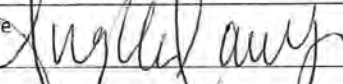
<p><u>Description of the project:</u> New detached garage/shop (974 sq ft). The new garage/shop would include a 1/2 bath, 1 studio, and a shop. It does not include a kitchen or kitchenette.</p> <p><u>Narrative:</u> 125% median square footage is 2,609 for this property. Since we are already over this presumptive maximum we are applying for the Accessory Residential Structure.</p> <p>During the review process, we would like to request the omission of the basement (832 SQ FT) and the two sheds (144 SQ FT) from the prescriptive median total in order to allow more square footage to be dedicated to the new detached garage/shop.</p>

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 <u>Angera Lawry</u>	Date <u>4/20/22</u>
---	--------------------------------	---------------------

240 3rd AVE. GARAGE SHOP



RENDERING

FOR ILLUSTRATION ONLY

OWNER: MORGAN LOMMELE
PHONE: 720-470-2981, 901-258-3130

PROJECT: GARAGE SHOP
ADDRESS: 240 3RD AVENUE
LEGAL: LOT 17,18,19 AND 20

FIRE DISTRICT: MOUNTAIN VIEW FIRE
WATER/SEWER: BOULDER COUNTY

SPR APPROVAL: _____
BUILDING PERMIT: _____
PREPARATION DATE: _____

DESIGNER: SOBO HOMES INC.
PHONE: 720-381-0945
DESIGN CONSULTANT: SOBO HOMES INC.
BUILDER: SOBO HOMES INC.
ENGINEERING: _____

TABLE OF CONTENTS:

- A1. TITLE SHEET
- A2. SITE PLAN
- A3. LANDSCAPE PLAN
- A4. EARTHWORK & GRADING PLAN
- A5. FLOOR PLAN & MEP
- A6. ELEVATIONS
- A7. ELEVATIONS



GENERAL NOTES:

DESCRIPTION OF PROJECT:

NEW DETACHED GARAGE/SHOP (974 SQ FT). THE NEW GARAGE/SHOP WOULD INCLUDE A 1/2 BATH, 1 STUDIO, AND A SHOP. IT DOES NOT INCLUDE A KITCHEN OR KITCHENETTE.

NARRATIVE:

125% MEDIAN SQUARE FOOTAGE IS 2,609 FOR THIS PROPERTY. SINCE WE ARE ALREADY OVER THIS PRESUMPTIVE MAXIMUM WE ARE APPLYING FOR THE ACCESSORY RESIDENTIAL STRUCTURE. DURING THE REVIEW PROCESS, WE WOULD LIKE TO REQUEST THE OMISSION OF THE BASEMENT (832 SQ FT) AND THE TWO SHEDS (144 SQ FT) FROM THE PRESCRIPTIVE MEDIAN TOTAL IN ORDER TO ALLOW MORE SQUARE FOOTAGE TO BE DEDICATED TO THE NEW GARAGE/OUTBUILDING.

ASSESSOR:

CLASS: SINGLE FAMILY RES IMPROVEMENTS
DESIGN: 1-STORY RANCH
BUILD: 1945
REMODELED: 2008
-FIRST FLOOR (ABOVE GRADE) FINISHED AREA: 1861
-SUBTERRANEAN BASEMENT UNFINISHED AREA: 832
-ENCLOSED PORCH AREA: 126
TOTAL: 2819
-(2) TOOL SHED: 144

LOCATION INFORMATION

THE PROPOSED SITE LOCATION IS 240 3RD AVE, NIWOT CO 80503. LOT 17, 18, 19 AND 20. BLOCK 22, NIWOT, BOULDER COUNTY. THE PROPOSED PROJECT INCLUDES A DETACHED GARAGE/SHOP.

AREA: 15,000 (.34a.)
 ZONING: NRCD2 (0.34 ACRES)
 FLOODPLAIN: BOULDER COUNTY: NOT PRESENT;
 FEMA: X (0.34 ACRES)
 OPEN SPACE OWNERSHIP: NOT PRESENT
 COUNTY PLATS: NIWOT (TOWNSITE) (0.31 ACRES)
 WIND AND SNOW LOAD: 150 MPH. 40 LBS/SQFT.
 FIRE PROTECTION: MOUNTAIN VIEW FIRE.

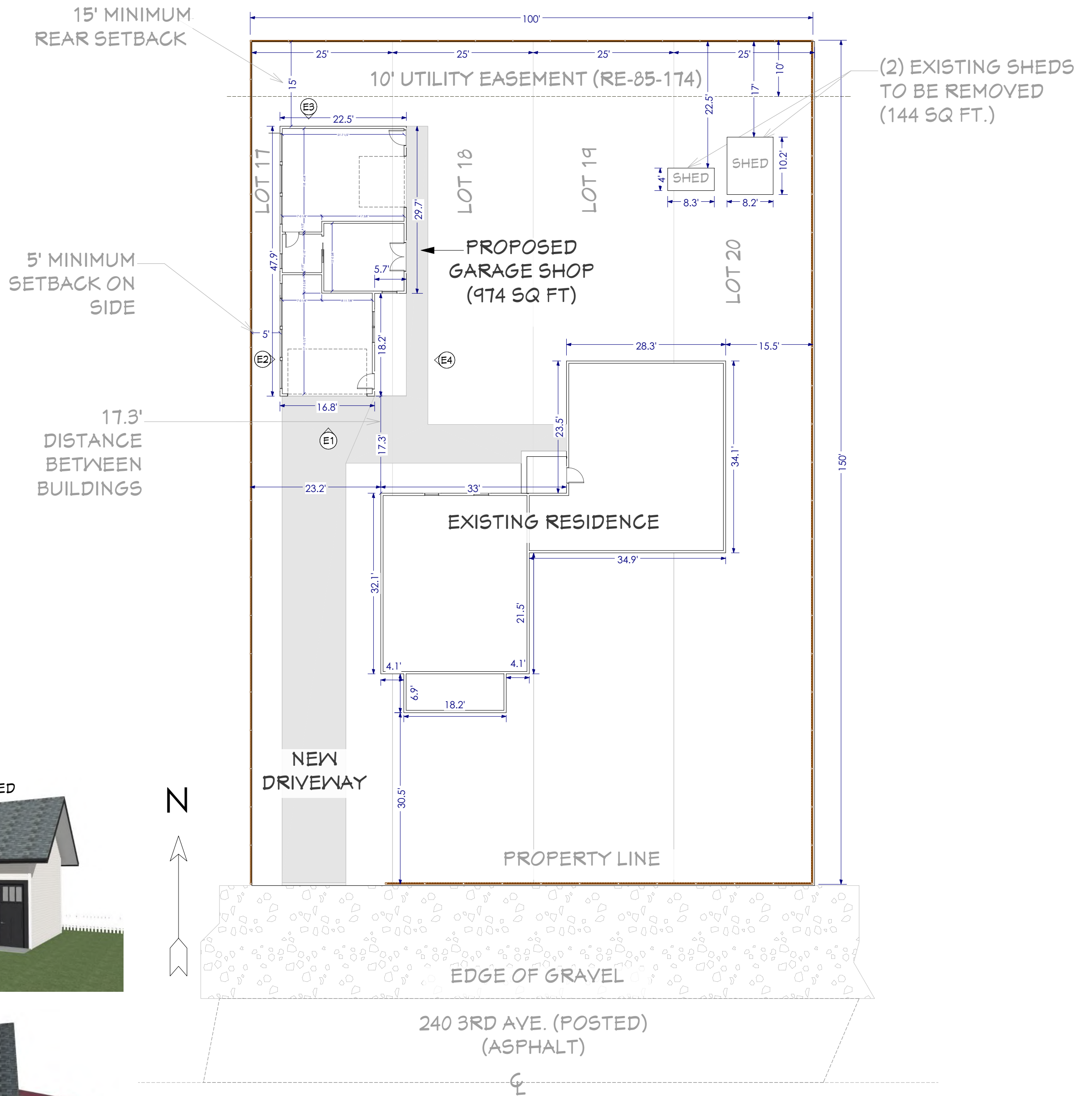
PROPOSED GARAGE LOCATION STACKED PRIOR TO APPROVAL AND EXCAVATION. PER SPR REVIEW REQUIREMENTS.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.



RENDERING
FOR ILLUSTRATION ONLY



SITE PLAN
1"=15'





EXISTING PROPERTY IMAGES

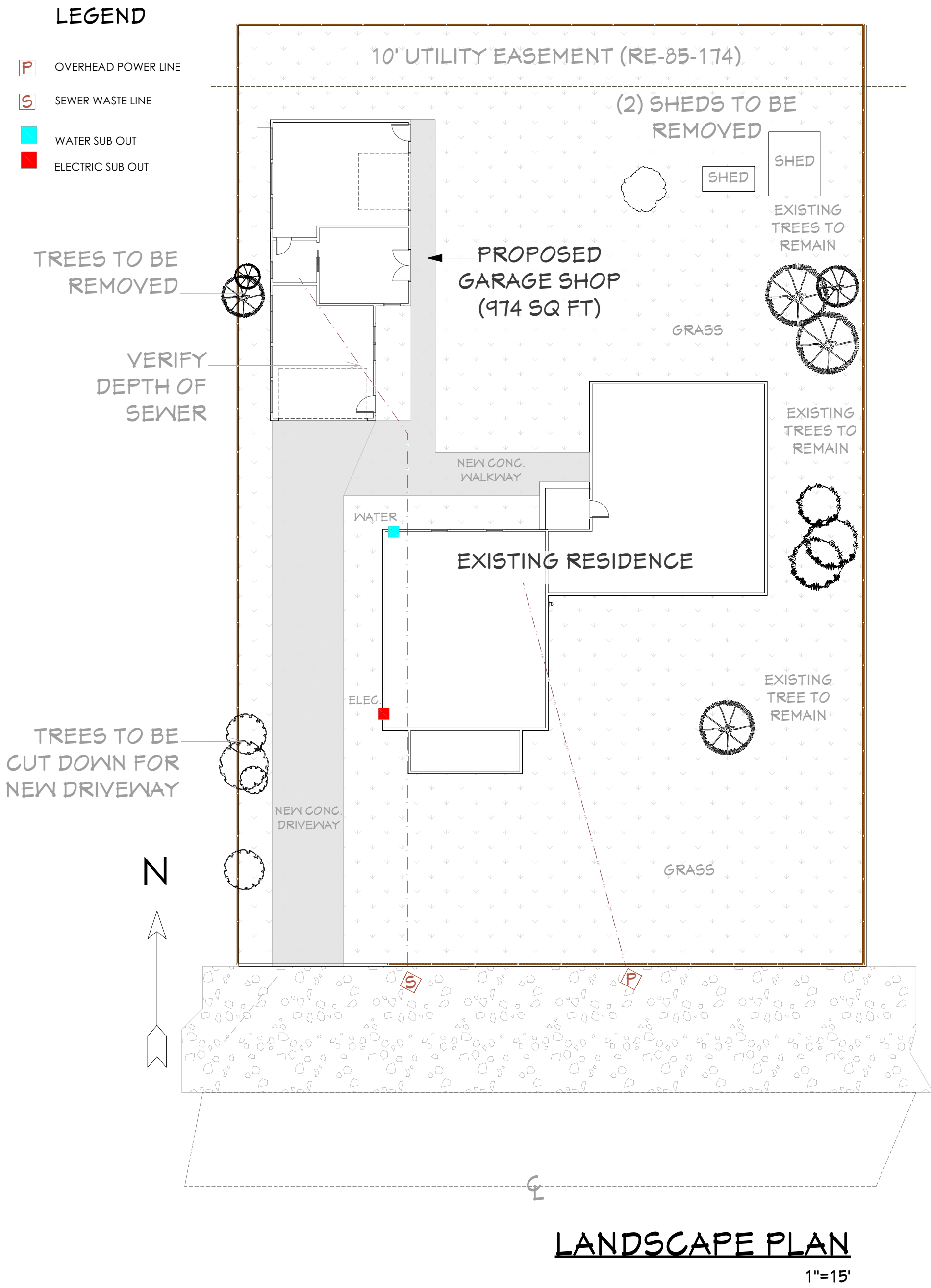


KEY

 : LOCATION OF PROPOSED DETACHED GARAGE/SHOP

LEGEND

-  OVERHEAD POWER LINE
-  SEWER WASTE LINE
-  WATER SUB OUT
-  ELECTRIC SUB OUT



LANDSCAPE PLAN
1"=15'



EARTH WORK AND GRADING:

1. REVIEW TRIGGERS:
-LESS THAN 50 CUBIC YARDS. NO REVIEW REQUIRED.

2. FOUNDATION

2. GRADING CALCULATION:

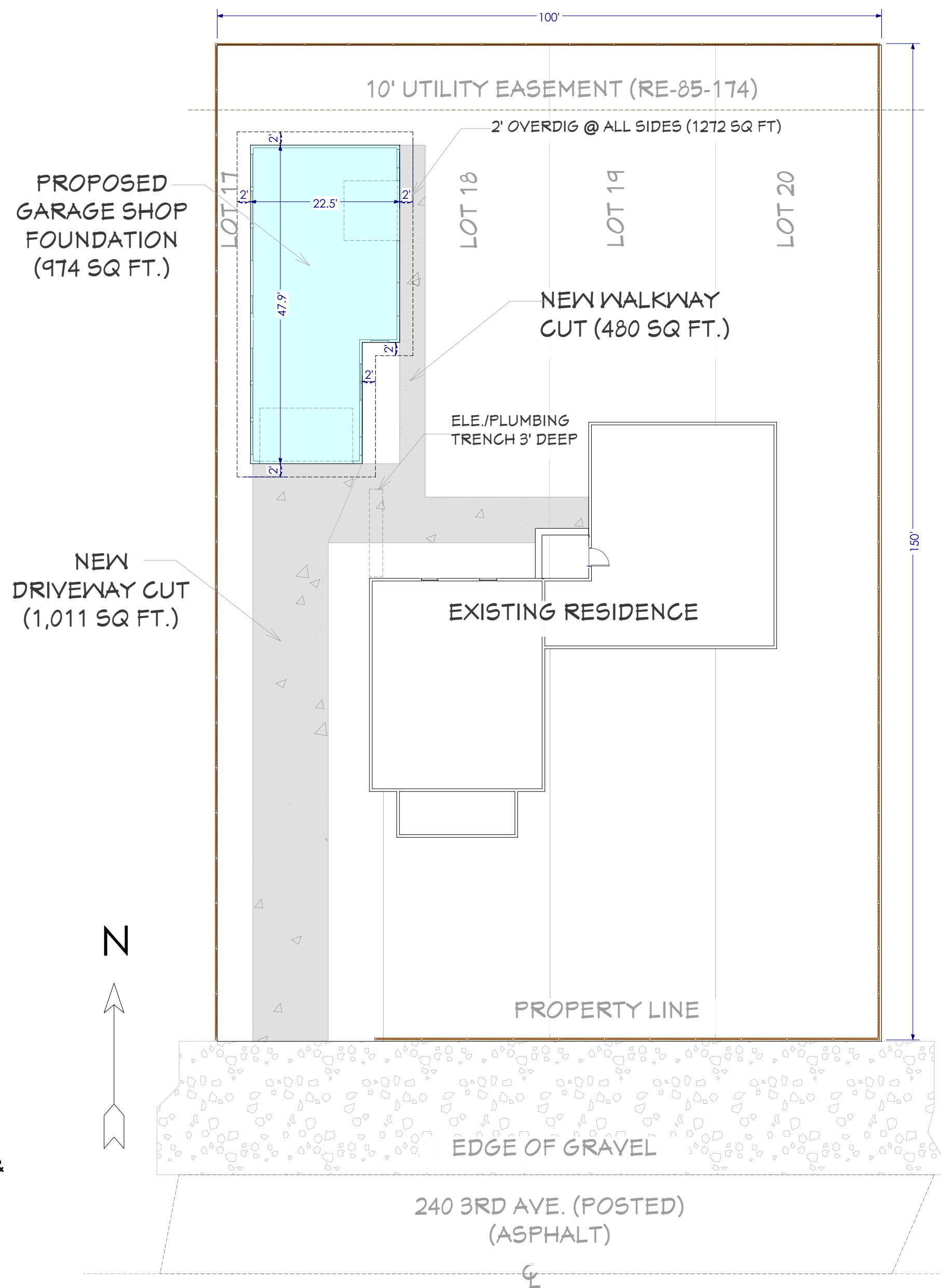
NEW DRIVEWAY AND WALKWAY AREA:
(GRUB TOP 4" OF EARTH TO PREP FOR NEW DRIVEWAY & WALKWAY)

1,011 SQ FT. X (4"=.33') = 333.63 CU FT.
480 SQ FT. X (4"=.33') = 158.4 CU FT.

TOTAL: 492.03 CU FT. = (18.22 CU YARD)

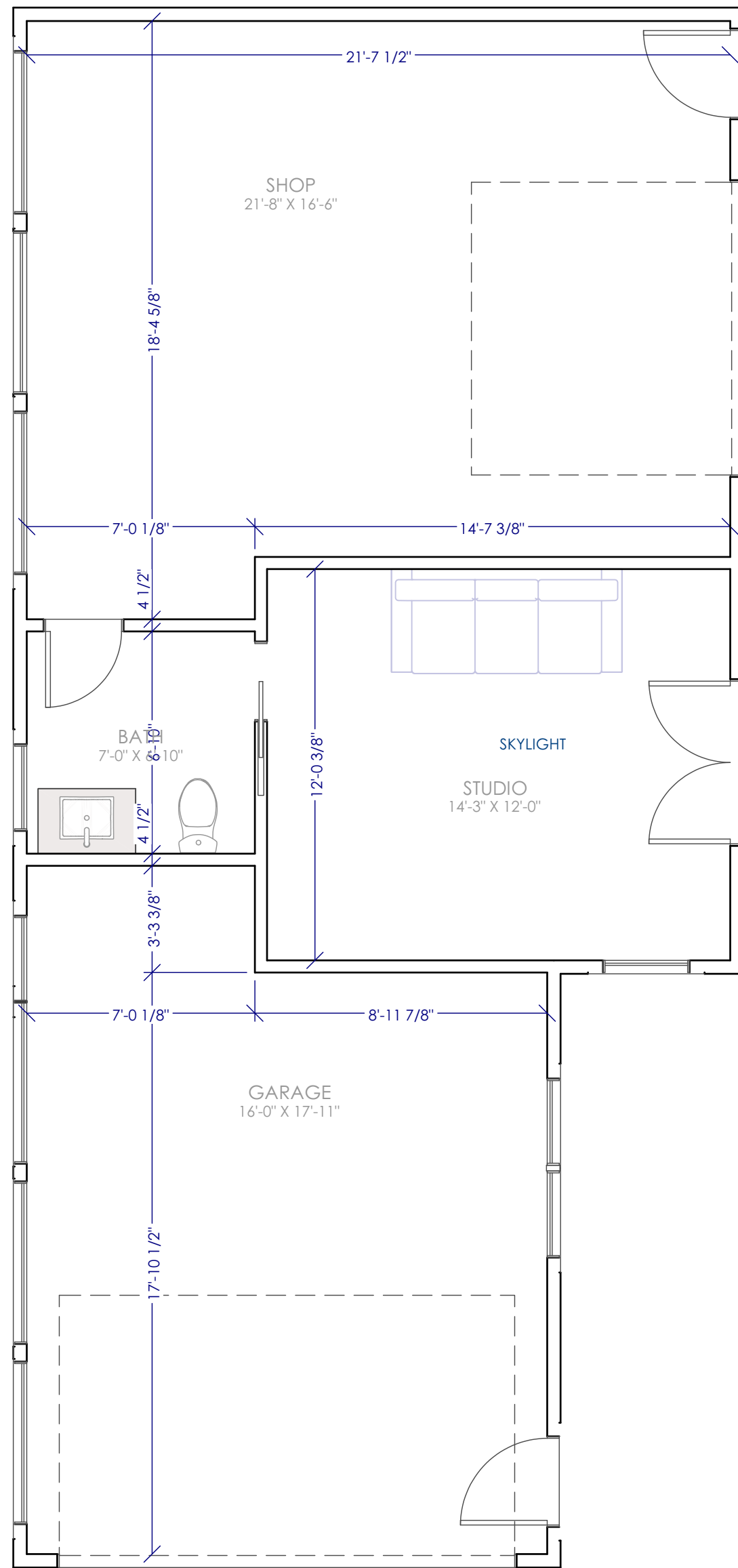
FOUNDATION:
1,272 SQ FT. X (3'= 3.0) = 3816 CU FT.
(141.33 CU YARD)

PROJECT TOTAL : 159.55 CUBIC YARDS

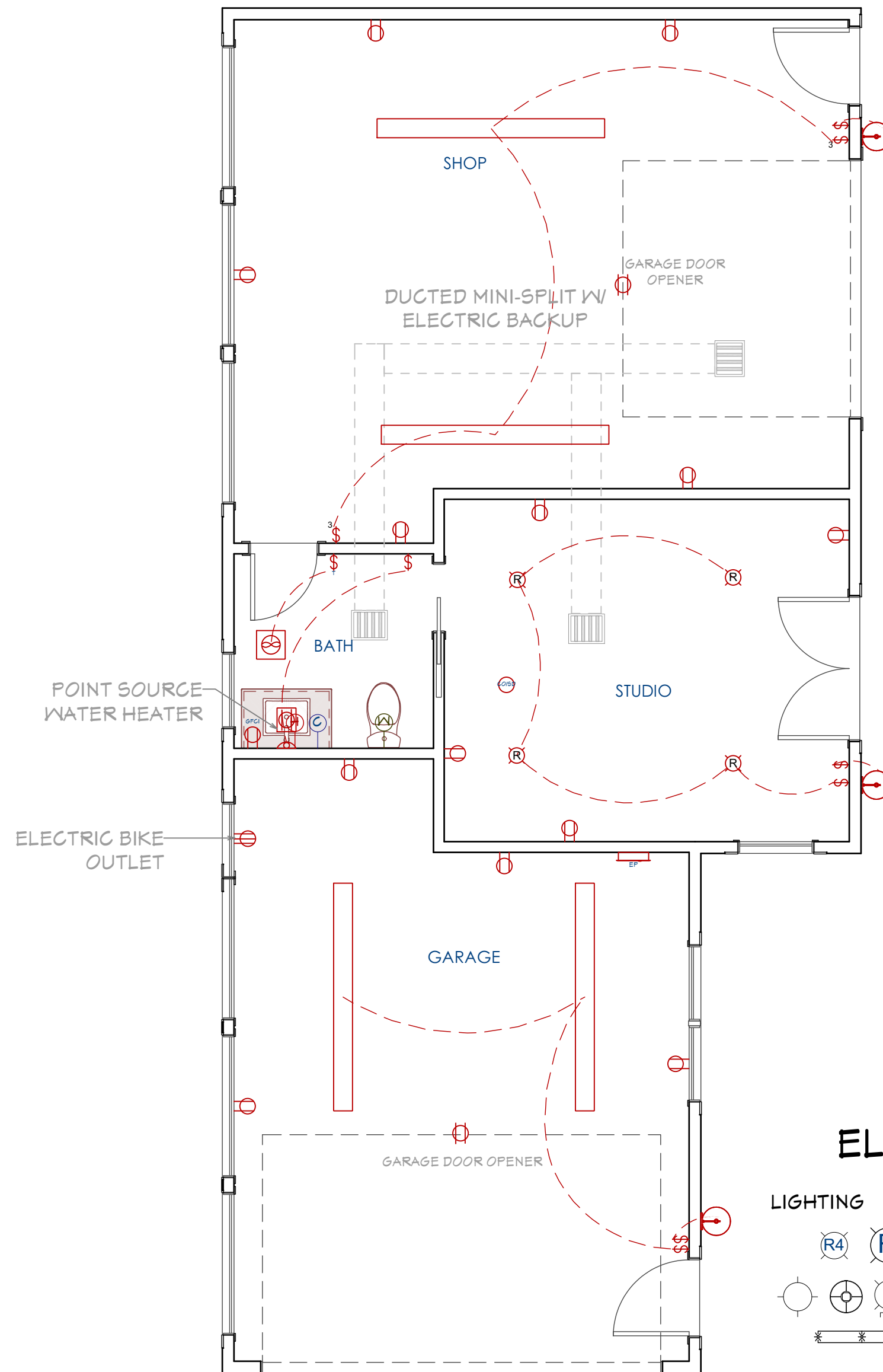


EARTH WORK AND GRADING PLAN

1"=15'



FLOOR PLAN
1/4"=1'



ELECTRICAL PLAN
1/4"=1'

GENERAL NOTES:

ELECTRICAL:

- ALL OUTDOOR LIGHTING SHALL BE FULLY SHIELDED AND DOWNLIT PER DARK-SKY CODE REQUIREMENT.
- ELECTRICAL OUTLETS IN ROOMS SHALL BE INSTALLED PER CODE TYP.
- HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, AND SWITCHES.
- ELECTRICAL RECEPTACLES IN THE BATHROOM AND GARAGE SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- ALL VENTILATION FANS SHALL BE ON TIMER SWITCHES.
- PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS.

ELECTRICAL LEGEND

LIGHTING

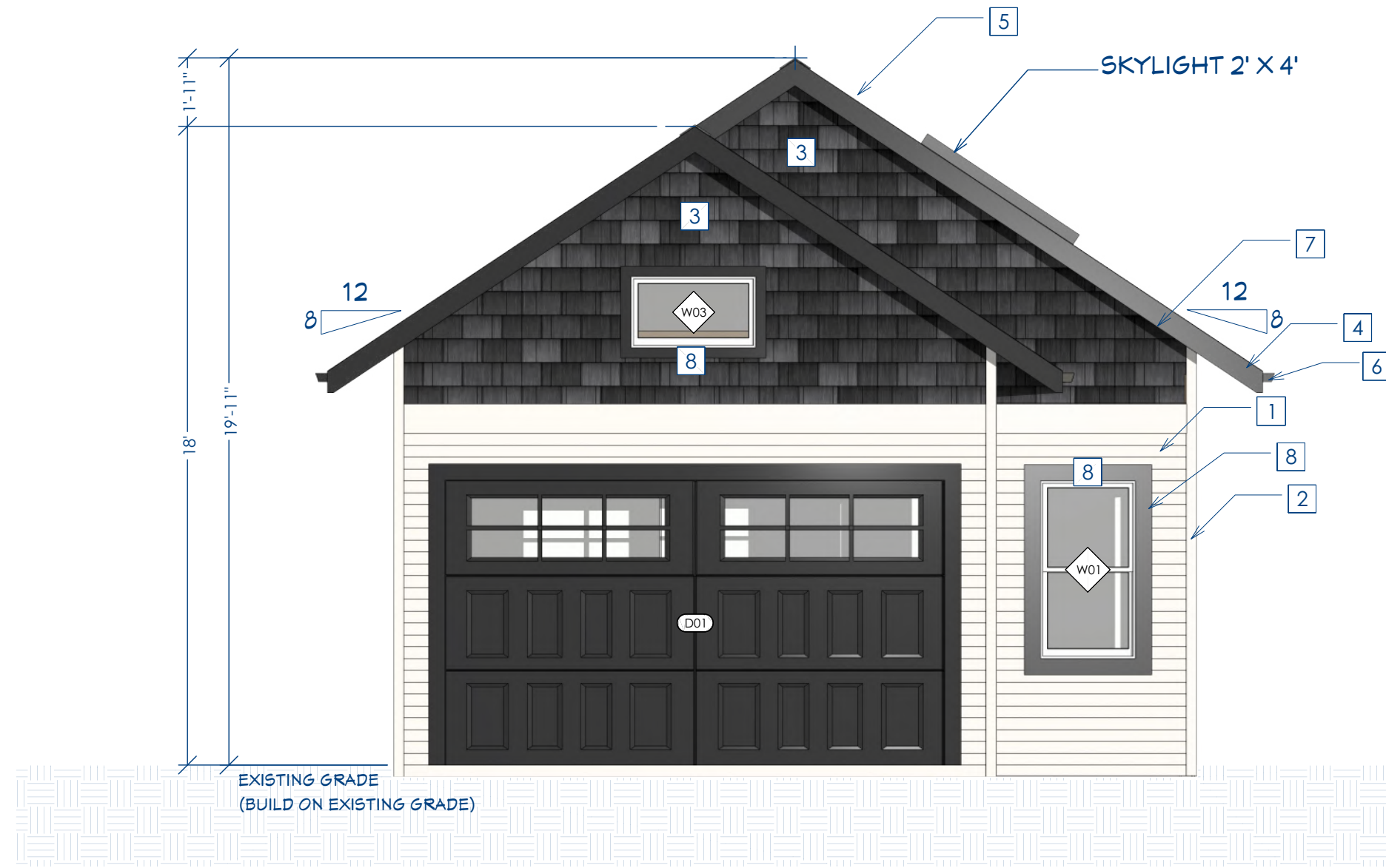
- (R4) (R) (R) RECESSED 4" & 6" CANS / WET RATED
- (P) (W) (S) PENDANTS / WALL LAMP / SCONGE
- (L) LONG SURFACE MOUNTED TUB LIGHT
- (F) FAN / FAN LIGHT. 200 CFM MIN.

SWITCHES / OUTLETS

- (S) SWITCH / 3-WAY
- (GFCI) (WP) (O) OUTLETS - LED LIGHT / USB 5V & 120V / 120V WALL & CEILING GFCI / WATER PROOF / 220V

OTHER MEP

- (CO/SD) (T) SMOKE DETECTOR / CO / THERMOSTAT



E1 FRONT ELEVATION
1/4"=1'

WINDOW SCHEDULE						
NUMBER	QTY	EGRESS	WIDTH	HEIGHT	TEMPERED	DESCRIPTION
W01	3		32"	60"		DOUBLE HUNG
W02	1		32"	48"		DOUBLE HUNG
W03	1		42"	24"		FIXED GLASS
W04	6		60"	18"		FIXED GLASS

DOOR SCHEDULE				
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
D01	1	168"	96"	GARAGE-GARAGE DOOR CHD05
D02	1	28"	80"	POCKET-PANEL
D03	1	28"	80"	EXT. HINGED-PANEL
D04	2	32"	96"	EXT. HINGED-DOOR E21
D06	1	60"	96"	EXT. DOUBLE HINGED-GLASS PANEL
D07	1	108"	96"	GARAGE-AVANTE 3 PANEL 21"

EXTERIOR KEY NOTES

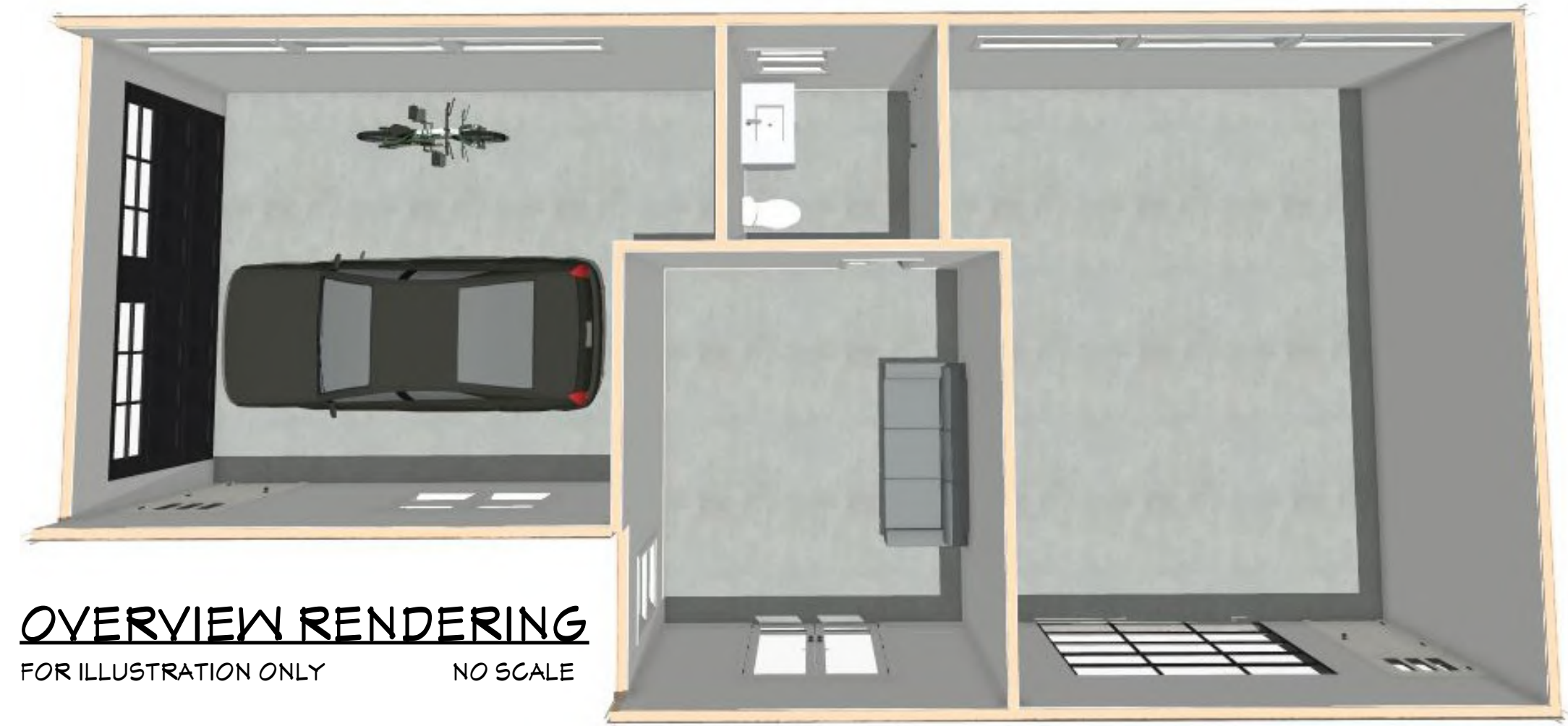
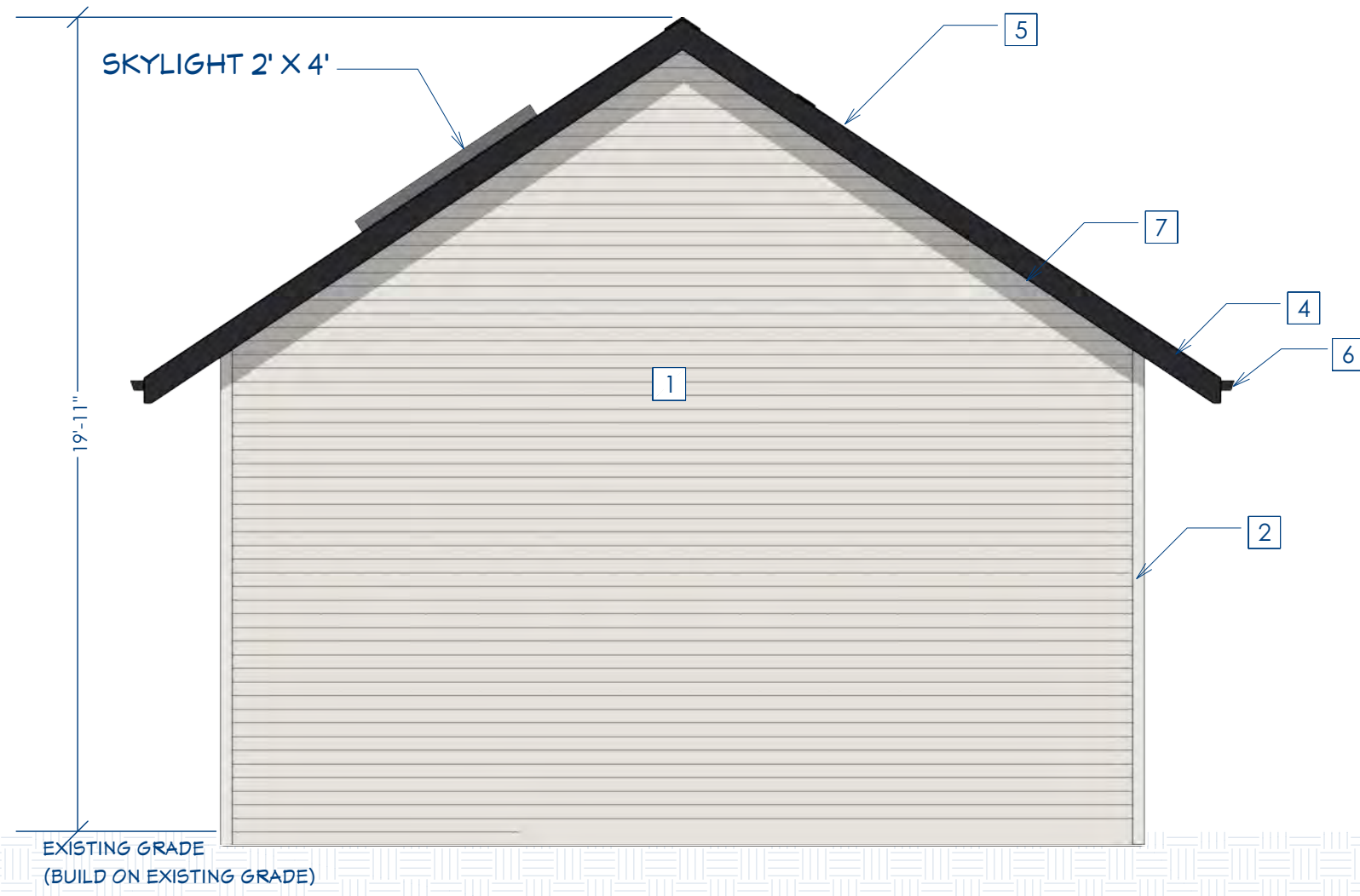
- 1 PAINTED FIBER CEMENT LAP SIDING
- 2 PAINTED CORNER BOARDS
- 3 CEDAR SHAKE SIDING
- 4 23" OVERHANG, EAVE FLASHING, AND VENTED
- 5 ASPHALT SHINGLES
- 6 GUTTERS
- 7 FIBER CEMENT 1X8 FASCIA
- 8 WINDOW TRIM

BUILDING PERFORMANCE:

1. NEW CONDITIONED BUILDING SHALL COMPLY WITH BUILDSMART AND/OR REQUIREMENTS OF LOCAL CODES.
2. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
3. SLAB ON GRADE FOUNDATION PER PLAN.
4. MINIMUM INSULATION:
 SKYLIGHT U-FACTOR: 0.45
 CEILING R-54
 WALLS R-19+10
 FLOORS R-42
 SLAB EDGE R-VALUE AND DEPTH: 15, 3 FT



E2 LEFT SIDE ELEVATION
1/4"=1'



E3 **BACK ELEVATION**
1/4"=1'

EXTERIOR KEY NOTES

- 1 PAINTED FIBER CEMENT LAP SIDING
- 2 PAINTED CORNER BOARDS
- 3 CEDAR SHAKE SIDING
- 4 23" OVERHANG, EAVE FLASHING, AND VENTED
- 5 ASPHALT SHINGLES
- 6 GUTTERS
- 7 FIBER CEMENT 1X8 FASCIA
- 8 WINDOW TRIM



E4 **RIGHT SIDE ELEVATION**
1/4"=1'



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: Andy Vieth, Staff Planner
DATE: June 22, 2022
RE: Site Plan Review application SPR-22-0046

Docket SPR-22-0046: Lommele Garage

Request: Site Plan Review for the construction of a 974-square-foot detached garage for a total residential floor area of 3,937 square feet where the Presumptive Size Maximum is 2,609 square feet.
Location: 240 3rd Avenue, Lots 17-20 Block 22 Niwot, Section 25, Township 2N, Range 70W
Zoning: Niwot Rural Community District II (NRCD II)
Applicants/Owners: BP Investments LLC c/o Morgan Lomelle
Agent: Sobo Homes Inc.

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 **July 11, 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 *LuAnn Penfold* PRINTED Name LuAnn Penfold

Agency or Address Mountain View Fire District



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

Building Safety & Inspection Services Team

MEMO

TO: Andy Vieth, Staff Planner
FROM: Michelle Huebner, Plans Examiner Supervisor
DATE: June 23, 2022

RE: Referral Response, SPR-22-0046: Lommele Garage. Site Plan Review for the construction of a 974-square-foot detached garage for a total residential floor area of 3,937 square feet where the Presumptive Size Maximum is 2,609 square feet.

Location: 240 3rd Avenue

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 garage.

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. **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.
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. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 150 mph (Vult) and 40 psf, respectively.

5. **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.

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 [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/>

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



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

July 11, 2022

TO: Andy Vieth, Staff Planner; Community Planning & Permitting, Development Review Team - Zoning

FROM: Jennifer Severson, Principal Planner; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # SPR-22-0046: Lommele Garage
240 3rd Avenue

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

1. The subject property is accessed from 3rd Avenue, 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 location of the new driveway is approved as proposed. The travel surface of the driveway must be between 10 and 16 feet wide; the width of the driveway must be labeled on plans submitted for building permit.
3. An Access Permit will be issued for the new access point at 3rd Avenue at the time of Building Permit review. No special application procedure is necessary, the Access Permit will be issued concurrently with the Building Permit.
4. Fill placed around the garage must be placed in a manner which promotes positive drainage away from the structure but does not impact adjacent properties.

This concludes our comments at this time.



Parks & Open Space

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

TO: Andy Vieth, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: July 12, 2022
SUBJECT: Docket SPR-22-0046, Lommele, 240 3rd Avenue

Staff has reviewed the submitted materials; no significant natural resource impacts are expected from the proposal. The parcel is internal to the townsite of Niwot, and the View Protection Corridor associated with the Diagonal Highway would not be impacted. There are no other resources of concern.

Standard revegetation should be required.



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: Andy Vieth, Staff Planner
DATE: June 22, 2022
RE: Site Plan Review application SPR-22-0046

Docket SPR-22-0046: Lommele Garage

Request: Site Plan Review for the construction of a 974-square-foot detached garage for a total residential floor area of 3,937 square feet where the Presumptive Size Maximum is 2,609 square feet.
Location: 240 3rd Avenue, Lots 17-20 Block 22 Niwot, Section 25, Township 2N, Range 70W
Zoning: Niwot Rural Community District II (NRCD II)
Applicants/Owners: BP Investments LLC c/o Morgan Lomelle
Agent: Sobo Homes Inc.

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 **July 11, 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 Ayanna Reed

Agency or Address City of Longmont



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: Andy Vieth, Staff Planner
DATE: June 22, 2022
RE: Site Plan Review application SPR-22-0046

Docket SPR-22-0046: Lommele Garage

Request: Site Plan Review for the construction of a 974-square-foot detached garage for a total residential floor area of 3,937 square feet where the Presumptive Size Maximum is 2,609 square feet.
Location: 240 3rd Avenue, Lots 17-20 Block 22 Niwot, Section 25, Township 2N, Range 70W
Zoning: Niwot Rural Community District II (NRCD II)
Applicants/Owners: BP Investments LLC c/o Morgan Lomelle
Agent: Sobo Homes Inc.

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 **July 11, 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 Jessica Fasick

Agency or Address CP&P Historic Review