



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: Abigail Scheuermann, Planner I
DATE: January 6, 2023
RE: Site Plan Review application SPR-22-0138

Docket SPR-22-0138: Aimone Workshop

Request: Site Plan Review for the construction of a 2,400-square-foot garage and workshop on an approximately 0.77-acre parcel with a presumptive size maximum of 5,034 square feet.
Location: 7060 N. 63rd Street, Lot 4 Range View 1, Section 26, Township 2N, Range 70W.
Zoning: Rural Residential (RR) Zoning District
Applicants/Owners: Adam Miltenberger and Nicole Aimone

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 **January 24, 2023**

(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 Name _____ Printed Name _____
Agency or Address _____
Date _____



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) 7060 N 63rd St, Niwot, CO 80503 | | | | | |
| Subdivision Name Range View 1 | | | | | |
| Lot(s) | Block(s) | Section(s) 26 | Township(s) 02N | Range(s) 70 | |
| Area in Acres 0.7691 | Existing Zoning RR | Existing Use of Property rural residential | | Number of Proposed Lots | |
| Proposed Water Supply domestic: Lefthand water, irrigation: well | | Proposed Sewage Disposal Method septic system | | | |

Applicants:

| | | | | |
|---|----------|--------------------------------|--------------------|--|
| Applicant/Property Owner Adam Miltenberger | | Email office@broadreach-ps.com | | |
| Mailing Address 7060 N 63rd St | | | | |
| City Niwot | State CO | Zip Code 80503 | Phone 720.319.1042 | |
| Applicant/Property Owner/Agent/Consultant Nicole Aimone | | Email nicole.aimone@gmail.com | | |
| Mailing Address 7060 N 63rd St | | | | |
| City Niwot | State CO | Zip Code 80503 | Phone 917.685.3928 | |
| 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 <small>DocuSigned by: Adam Miltenberger</small> | Printed Name Adam Miltenberger | Date 12/14/2022 |
| Signature of Property Owner <small>DocuSigned by: Nicole Aimone</small> | Printed Name Nicole Aimone | Date 12/14/2022 |

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






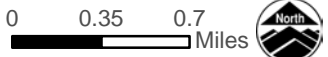
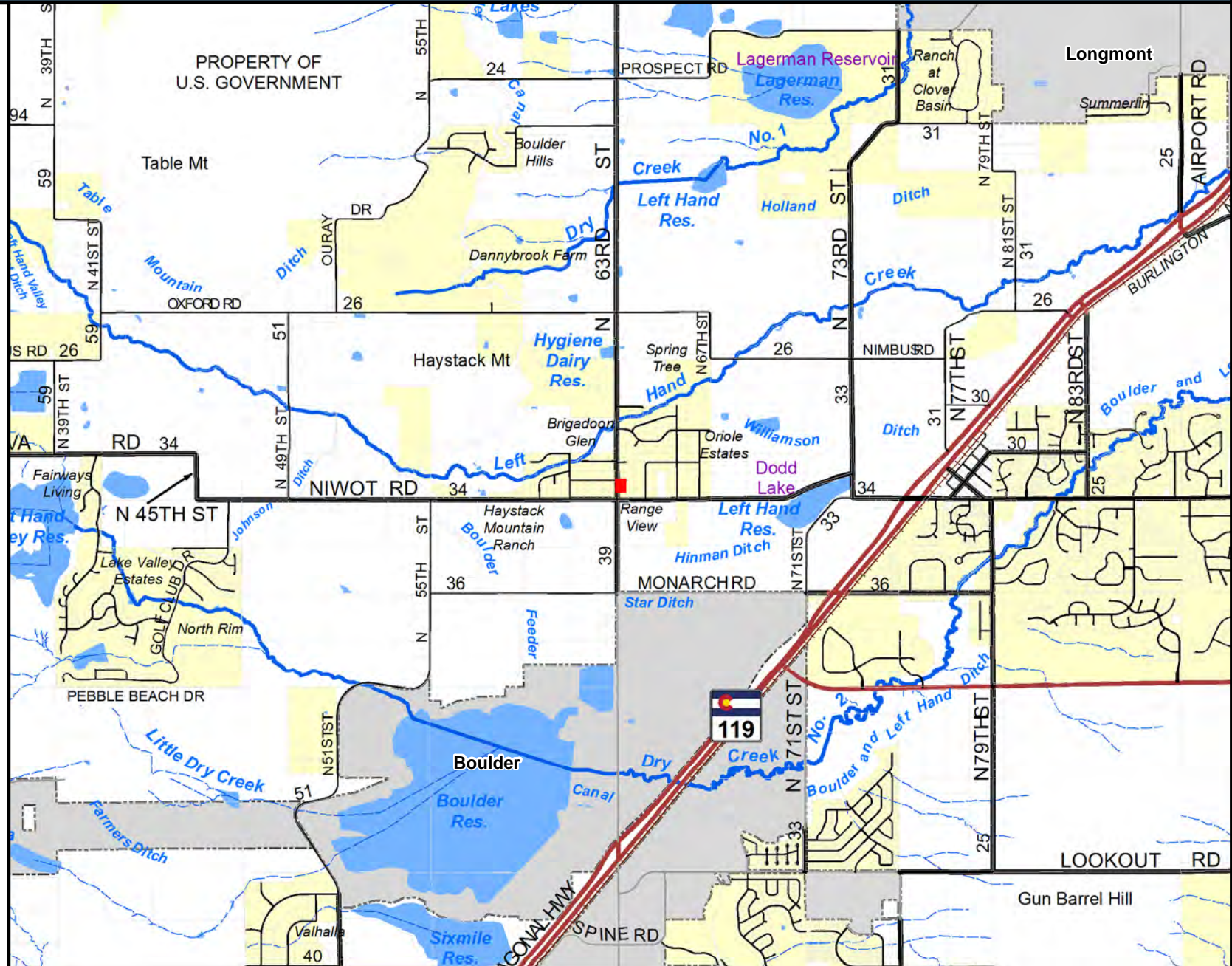
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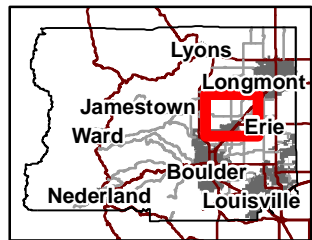
Vicinity

7060 N 63RD ST

-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 6/6/2022



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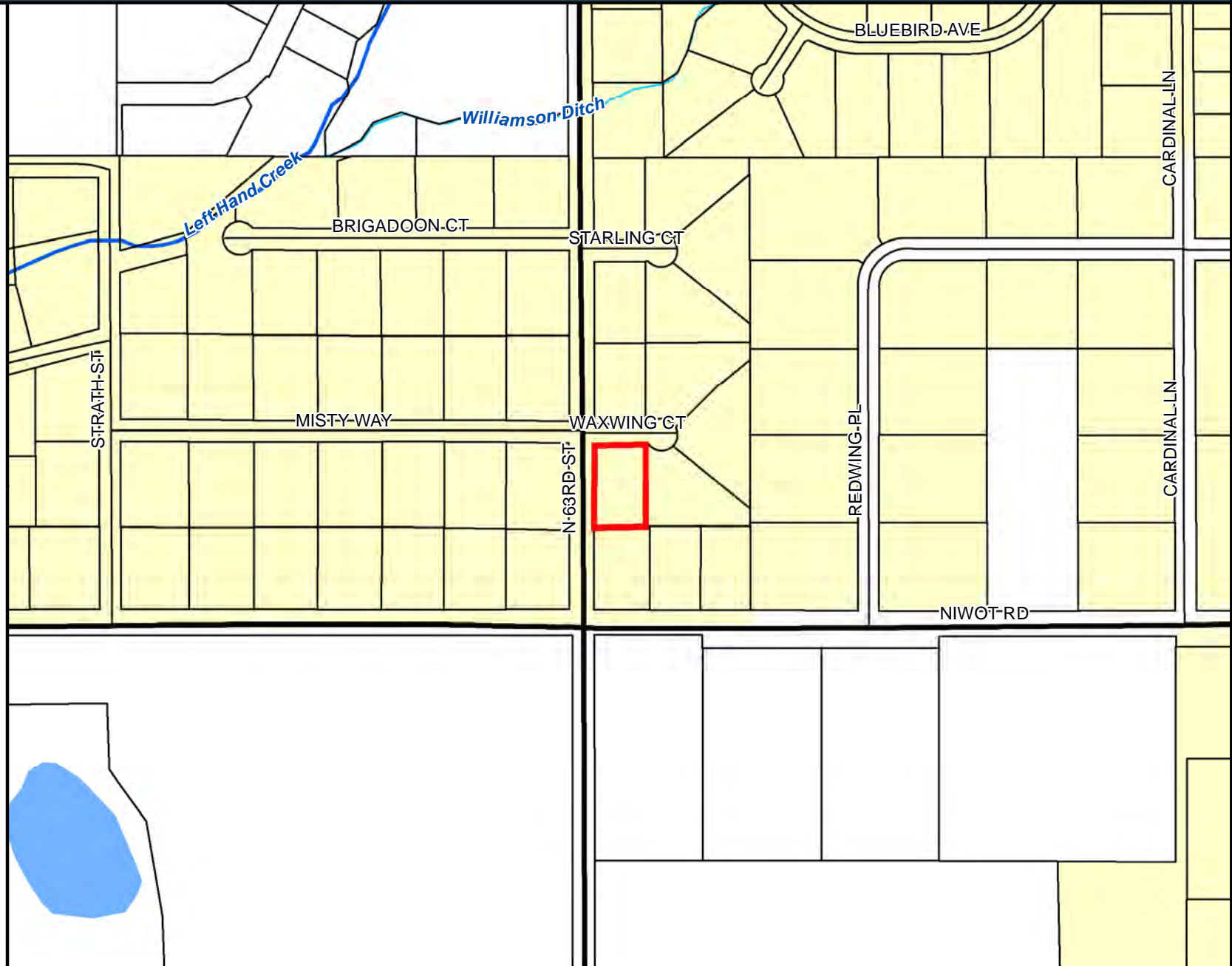
Location

7060 N 63RD ST

 Subject Parcel

Subdivisions

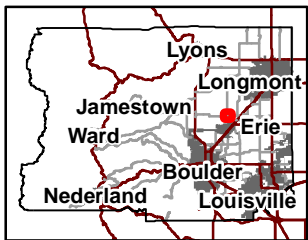
 Subdivisions



0 0.035 0.07 Miles



Area of Detail Date: 6/6/2022



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Aerial

7060 N 63RD ST

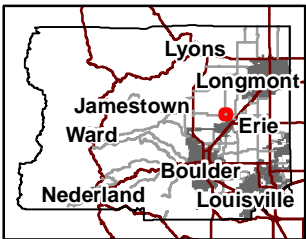
 Subject Parcel



0 0.025 0.05 Miles



Area of Detail Date: 6/6/2022



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Aerial

7060 N 63RD ST

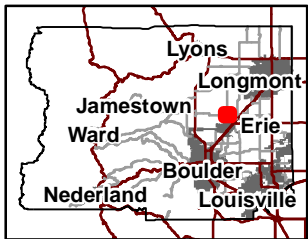
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 6/6/2022



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Community Planning & Permitting

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Comprehensive Plan

7060 N 63RD ST

Subject Parcel

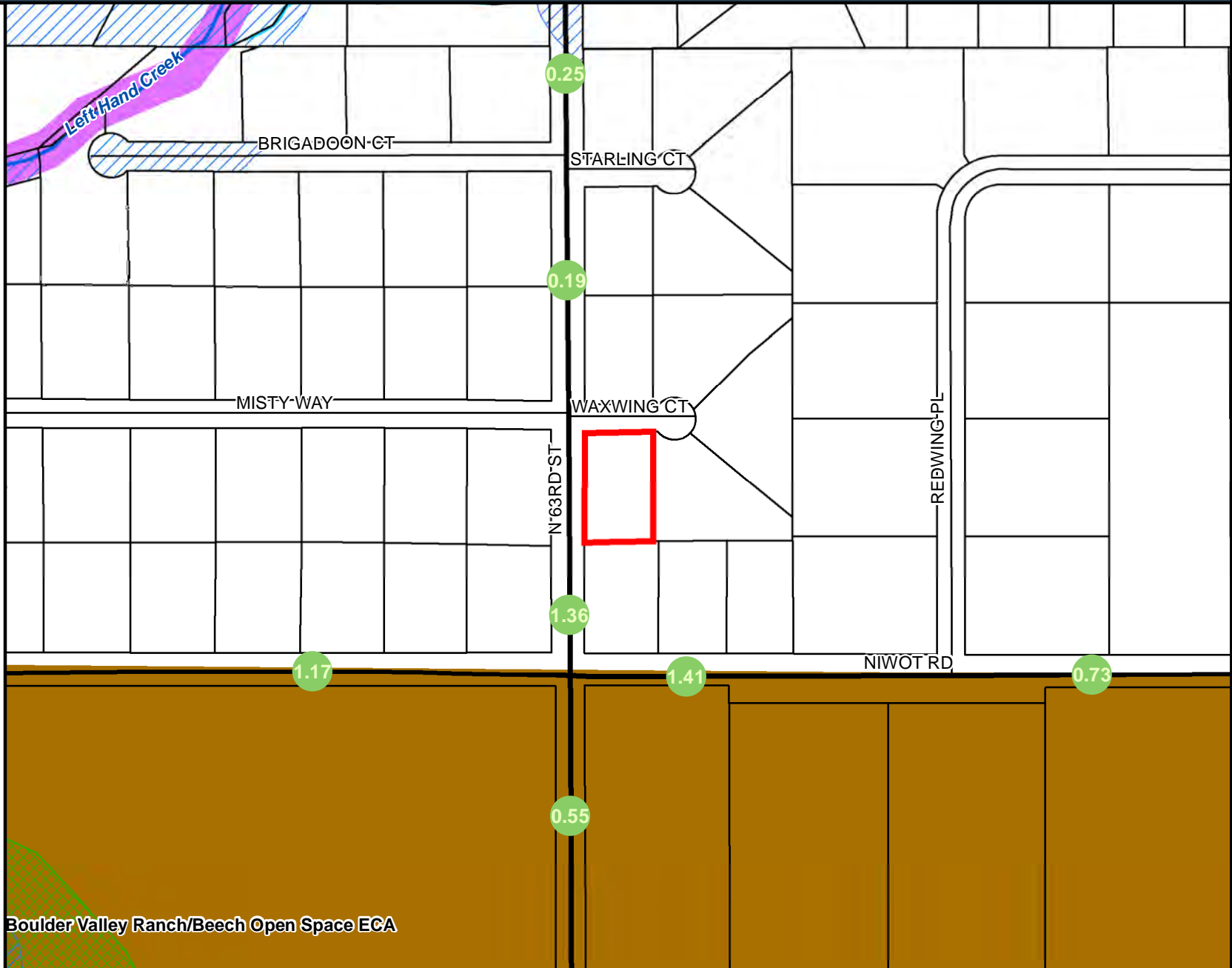
Environmental Conservation Areas

Riparian Areas

Riparian Habitat Connectors

Significant Agricultural Land

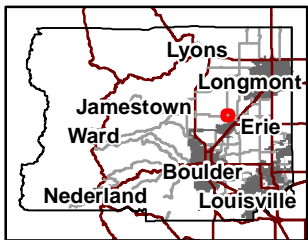
Ag of Statewide Importance



0 0.025 0.05 Miles



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Boulder Valley Ranch/Beech Open Space ECA






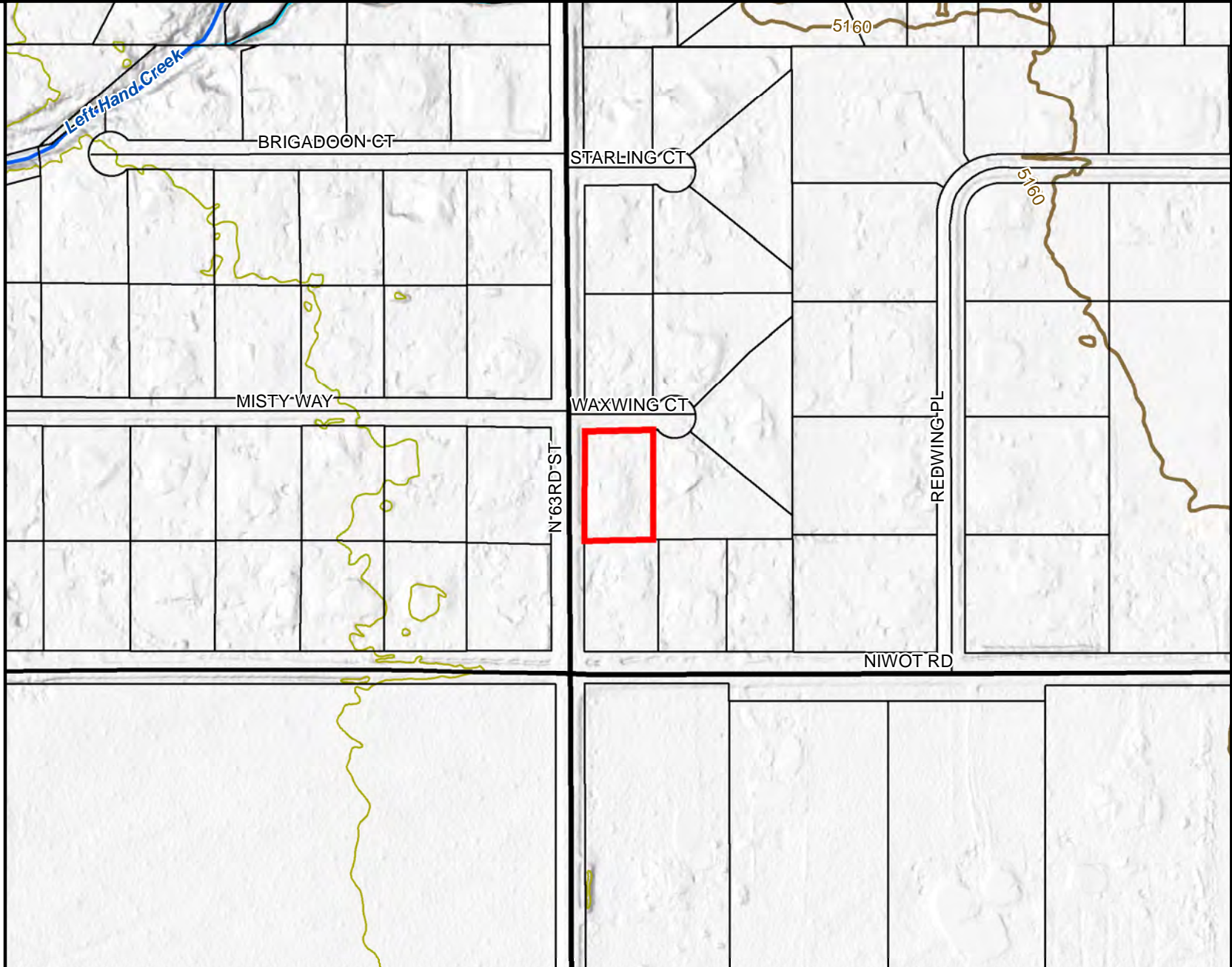
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Elevation Contours

7060 N 63RD ST

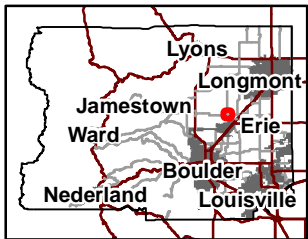
-  Subject Parcel
-  Contours 40'
-  Contours 20'



0 0.025 0.05 Miles



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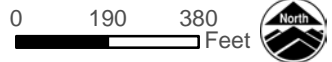
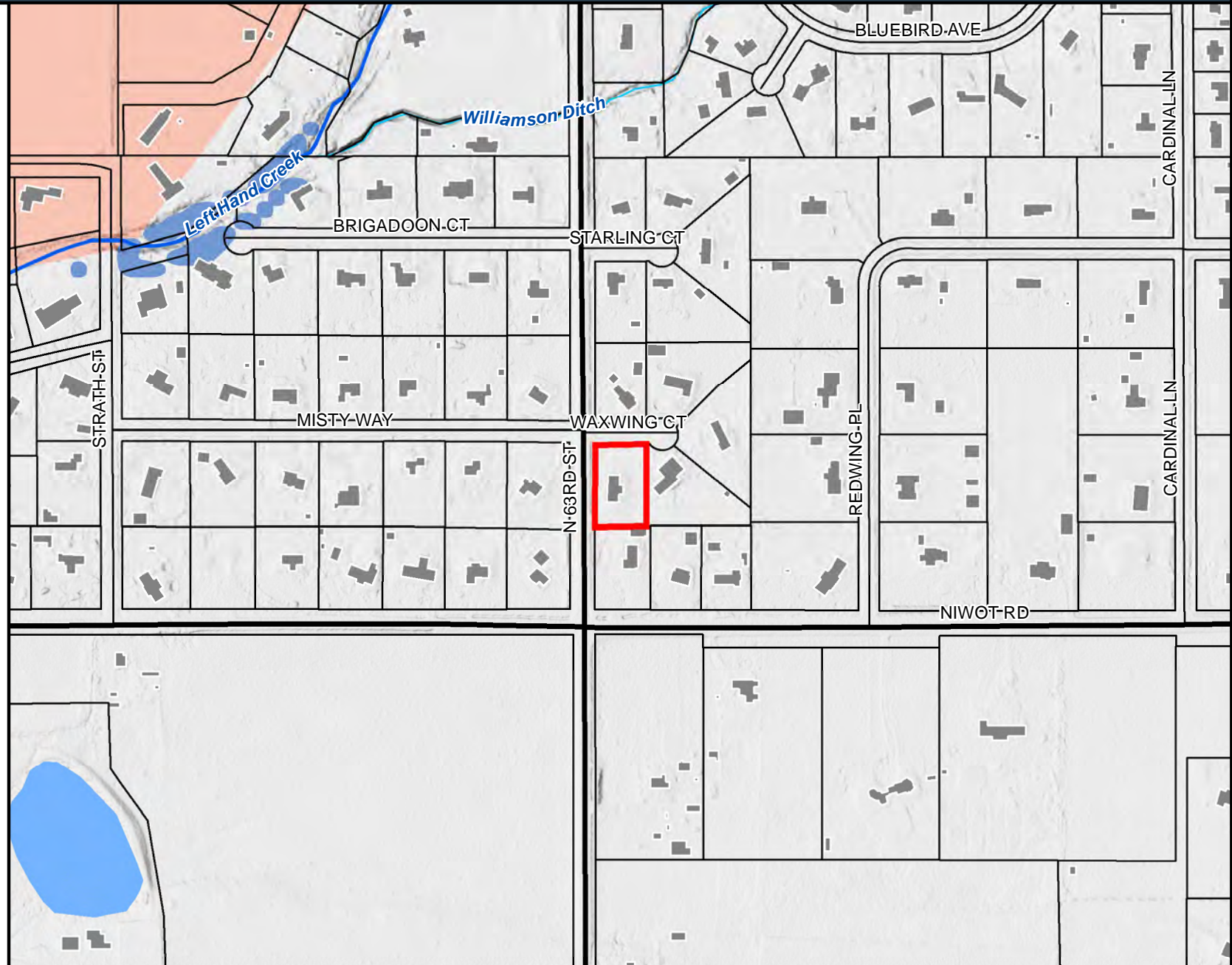
Community Planning & Permitting

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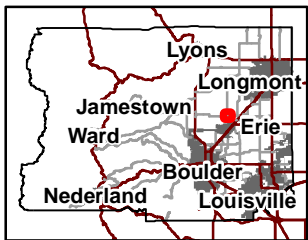
Geologic Hazards

7060 N 63RD ST

-  Subject Parcel
-  High Swelling Soil Potential



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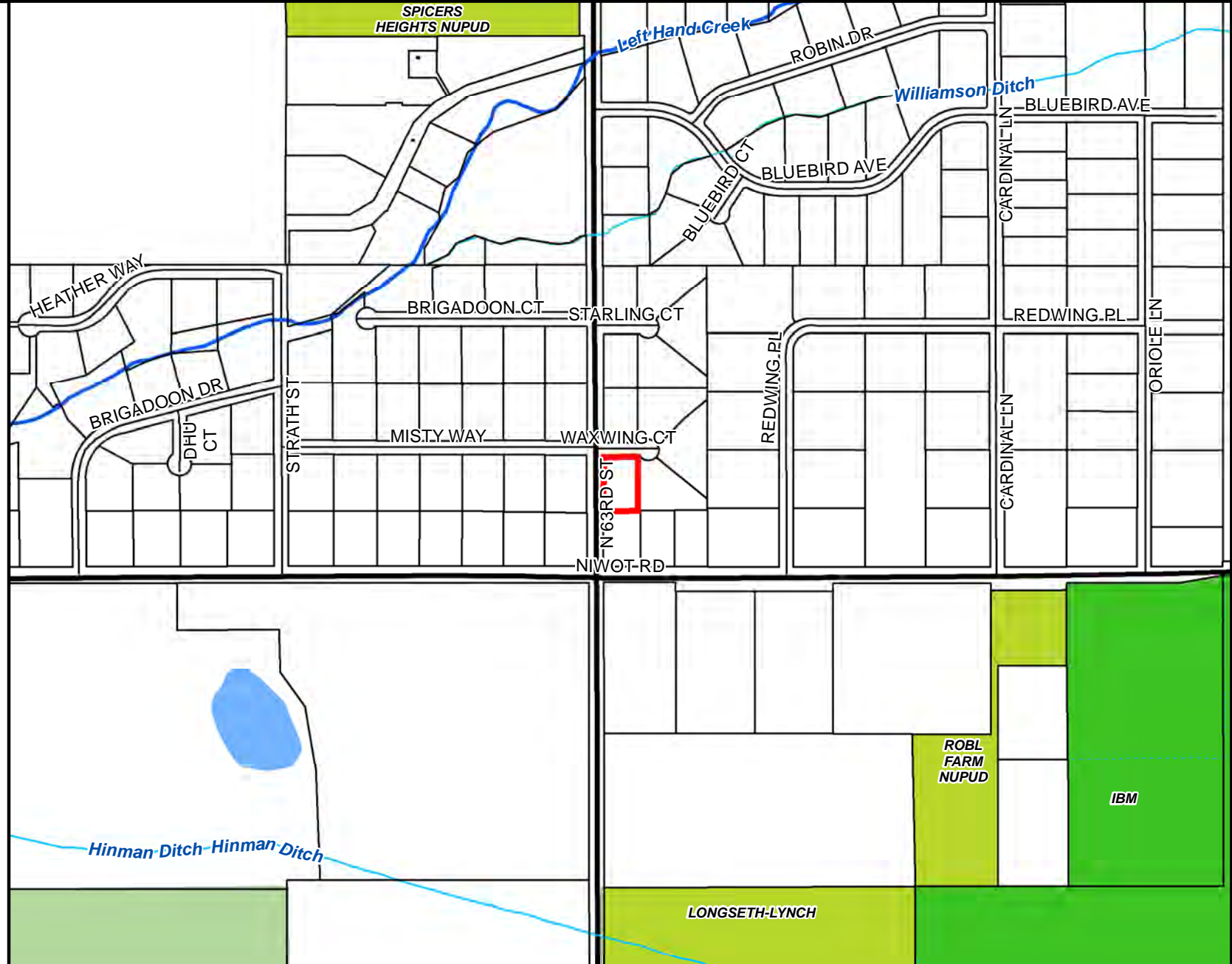
Public Lands & CEs

7060 N 63RD ST

Subject Parcel

Boulder County Open Space

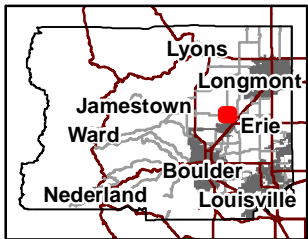
- Joint County/Municipal Open Space
- County Conservation Easement
- OSMP Properties



0 0.05 0.1 Miles



Area of Detail Date: 6/6/2022



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Community Planning & Permitting

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Zoning

7060 N 63RD ST

Subject Parcel

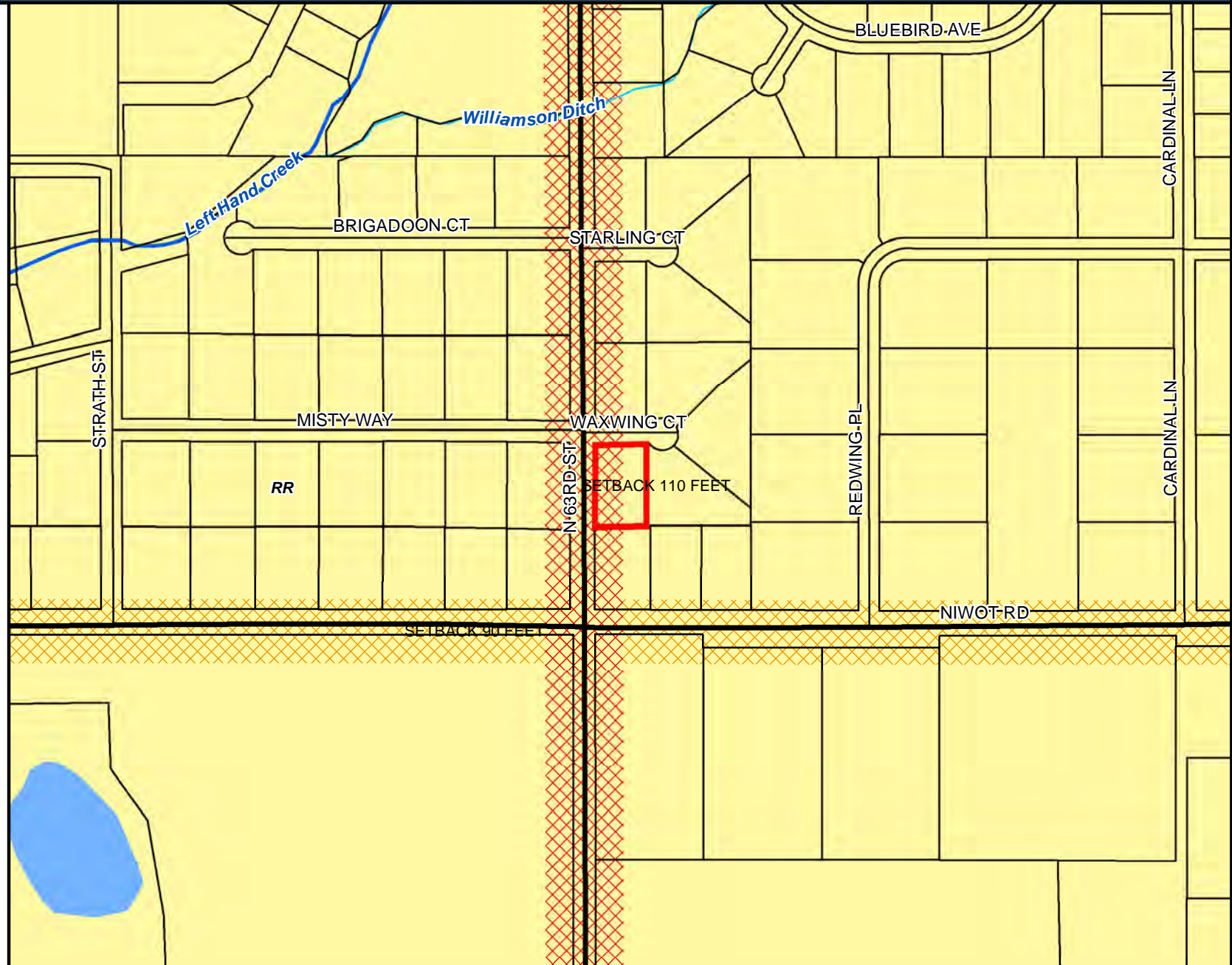
Major Road Setbacks

90 feet

110 feet

Zoning Districts

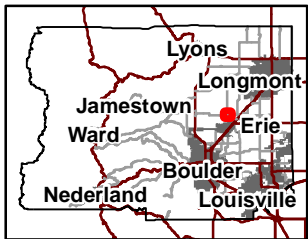
Rural Residential



0 0.035 0.07 Miles



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Site Plan Review Fact Sheet

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

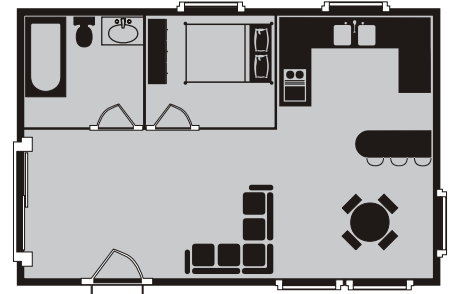
Structure #1 Information

| | | | | | |
|--|----------|---|-----------------|---|---------|
| Type of Structure: (e.g. residence, studio, barn, etc.) | | detached workshop w/ optional offices and/or apartment upstairs | | | |
| Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.) | | 4186 | Deconstruction: | | |
| | | sq. ft. | | | sq. ft. |
| 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 checked="" type="checkbox"/> Residential | |
| | | | | <input checked="" type="checkbox"/> Non-Residential | |
| | Finished | Unfinished | Total | Height (above existing grade) | 27' |
| Basement: | sq. ft. | sq. ft. | sq. ft. | | |
| First Floor: | sq. ft. | sq. ft. | sq. ft. | Exterior Wall Material | steel |
| Second Floor: | 1200 | | 1200 | Exterior Wall Color | beige |
| | sq. ft. | sq. ft. | sq. ft. | | |
| Garage: | | | | Roofing Material | steel |
| <input type="checkbox"/> Detached | 1200 | | 1200 | | |
| <input type="checkbox"/> Attached | sq. ft. | sq. ft. | sq. ft. | Roofing Color | (TBD) |
| *Covered Porch: | sq. ft. | sq. ft. | sq. ft. | | |
| Total: | 2400 | | 2400 | Total Bedrooms | 1 |
| | sq. ft. | sq. ft. | sq. ft. | | |

| | |
|--------------------------------|---------------------------------|
| Project Identification: | |
| Project Name: | workshop |
| Property Address/Location: | 7060 N 63rd St, Niwot, CO 80503 |
| Current Owner: | Nicole Aimone |
| Size of Property in Acres: | 0.7691 |

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: | | |
| | | sq. ft. | | | sq. ft. |
| Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below) | | | | | |
| Proposed Floor Area (New Construction Only) | | | | <input type="checkbox"/> Residential | |
| | | | | <input type="checkbox"/> Non-Residential | |
| | Finished | Unfinished | Total | Height (above existing grade) | |
| Basement: | sq. ft. | sq. ft. | sq. ft. | | |
| First Floor: | sq. ft. | sq. ft. | sq. ft. | Exterior Wall Material | |
| Second Floor: | sq. ft. | sq. ft. | sq. ft. | Exterior Wall Color | |
| Garage: | | | | Roofing Material | |
| <input type="checkbox"/> Detached | sq. ft. | sq. ft. | sq. ft. | | |
| <input type="checkbox"/> Attached | sq. ft. | sq. ft. | sq. ft. | Roofing Color | |
| *Covered Porch: | sq. ft. | sq. ft. | sq. ft. | | |
| Total: | sq. ft. | sq. ft. | sq. ft. | Total Bedrooms | |
| | sq. ft. | sq. ft. | sq. ft. | | |

Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, 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 | 40 cu yards | 40 cu yards | 80 cu yards |
| Berm(s) | | | |
| Other Grading | | | |
| Subtotal | 40 cu yards | 40 cu yards | 80 cu yards 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 | 50 cu yards | | 50 cu yards |
| Material cut from foundation excavation to be removed from the property | | | |

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.

| |
|---|
| A large percentage of the square footage of the existing house is in the basement, and the house itself is ranch style architecture, so the existing house currently appears much smaller than the other homes in the neighborhood. |
| Though not significant, the 120 sq ft of "GARAGE SET UP AS A WORKSHOP", that is currently listed in the "estimated residential floor area", does not actually exist. The existing 2-car garage is a standard garage and should probably be listed as 576 sq ft only. |
| |
| |

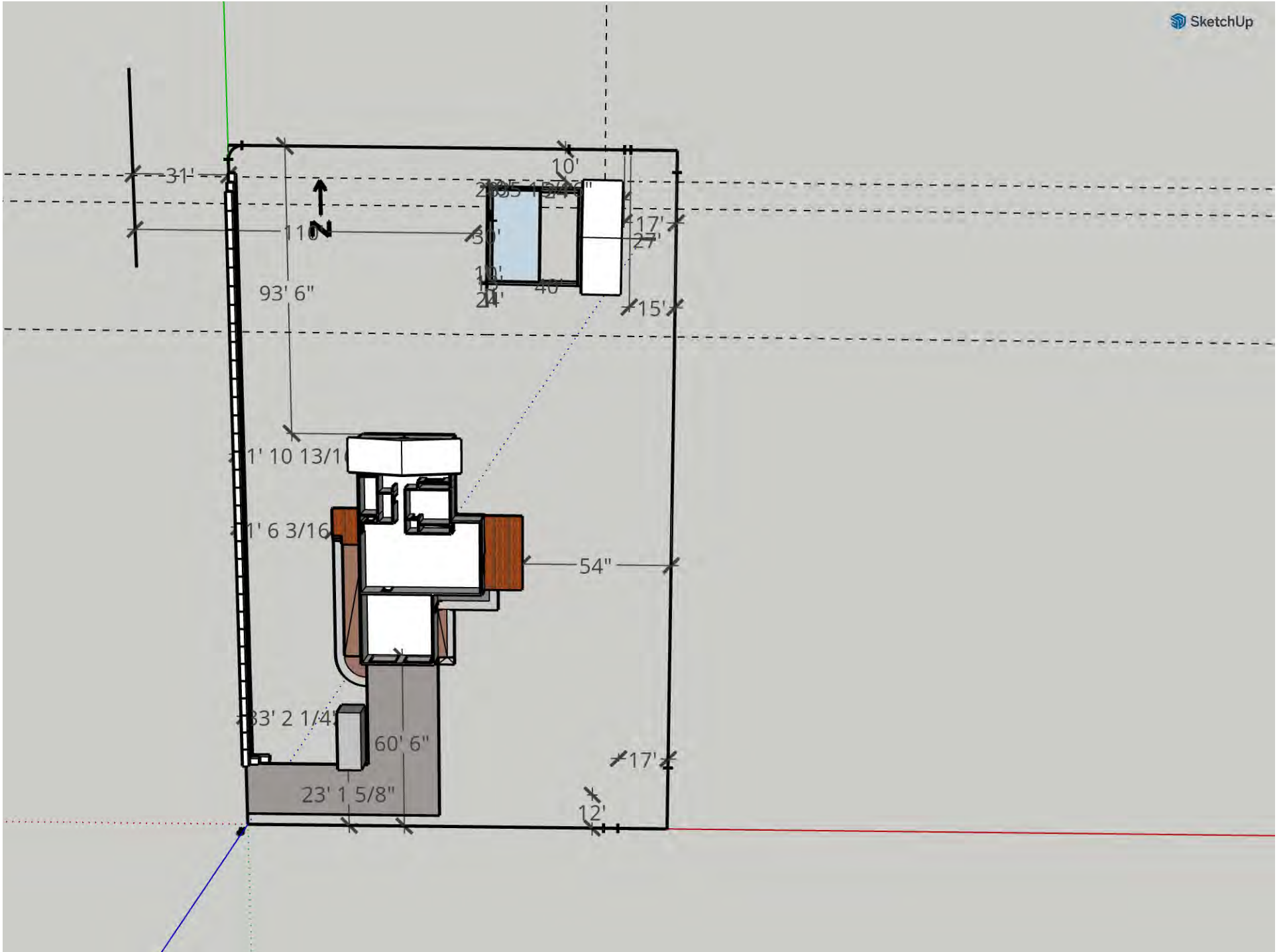
Is Your Property Gated and Locked?

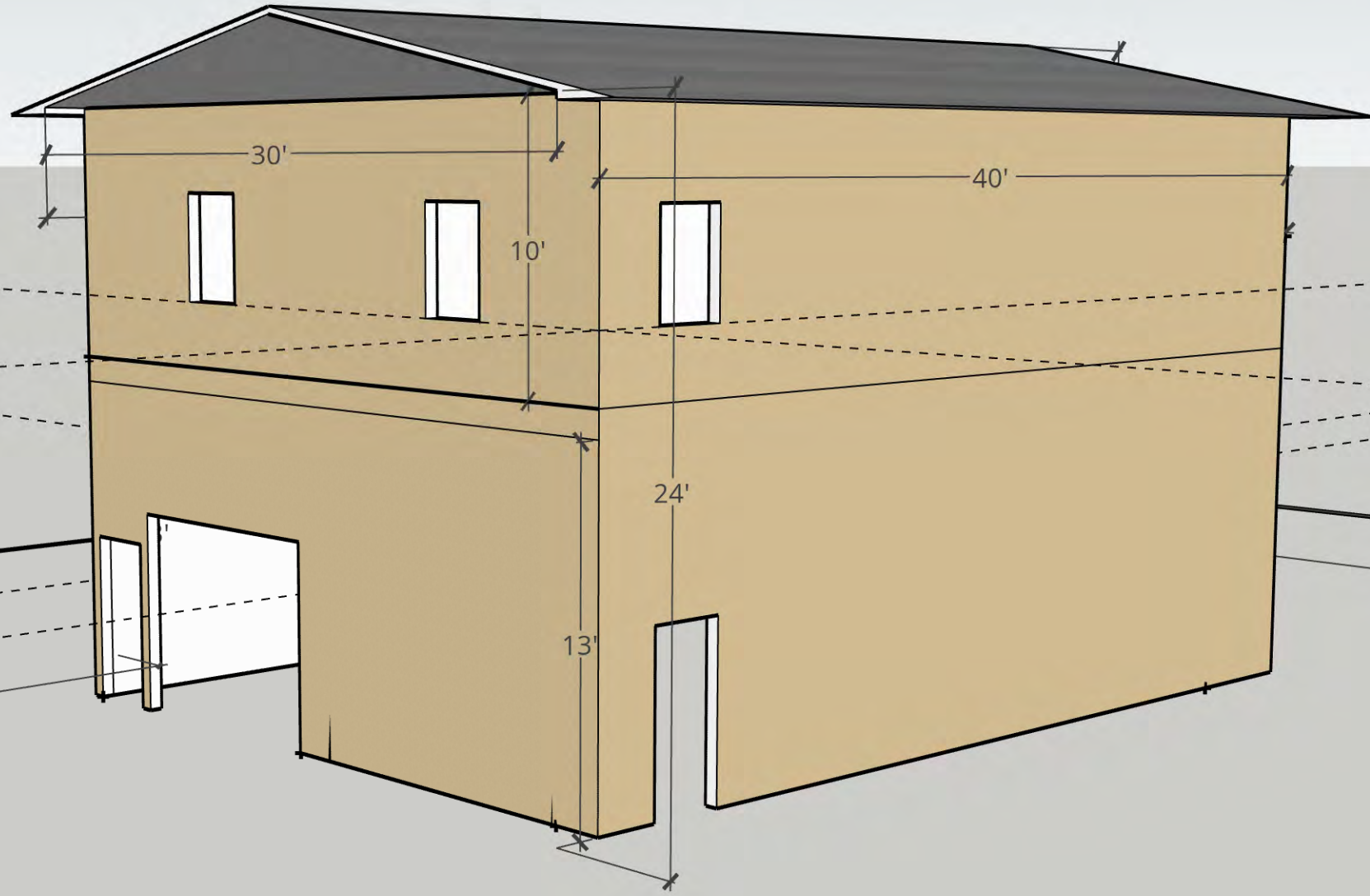
Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

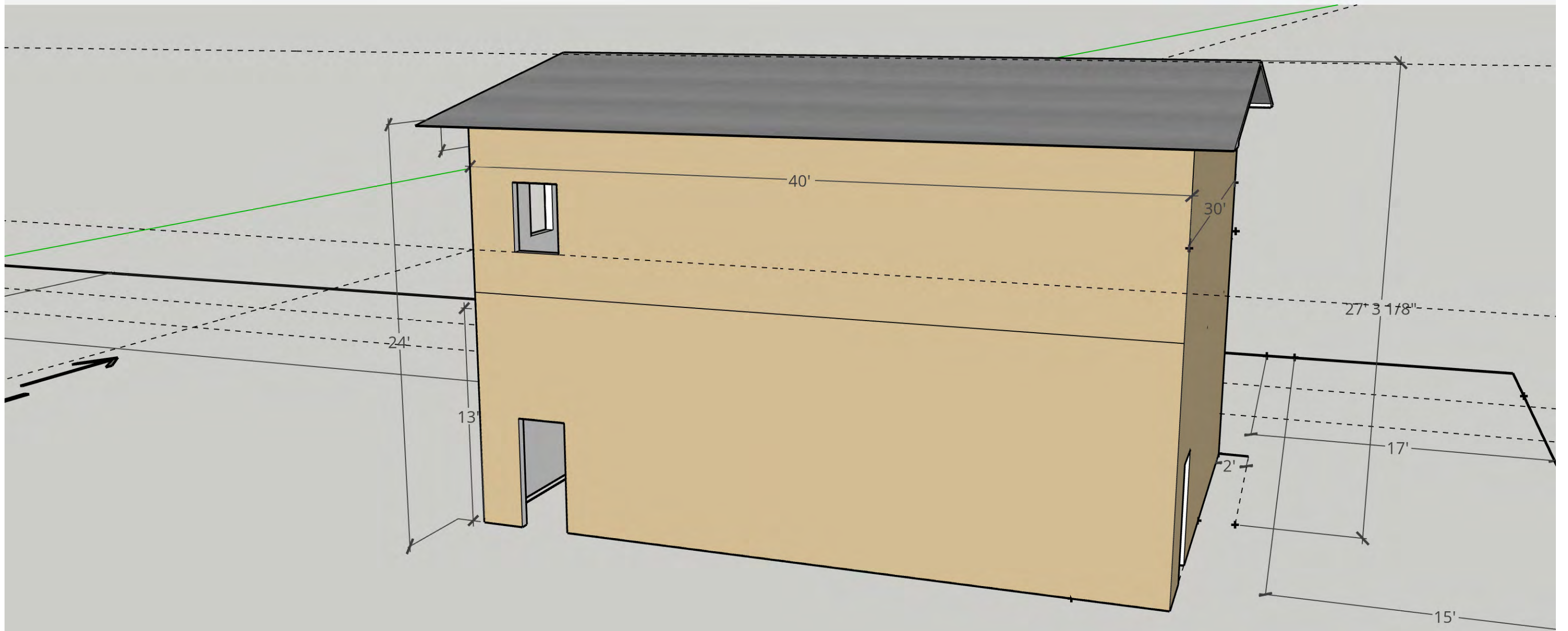
Certification

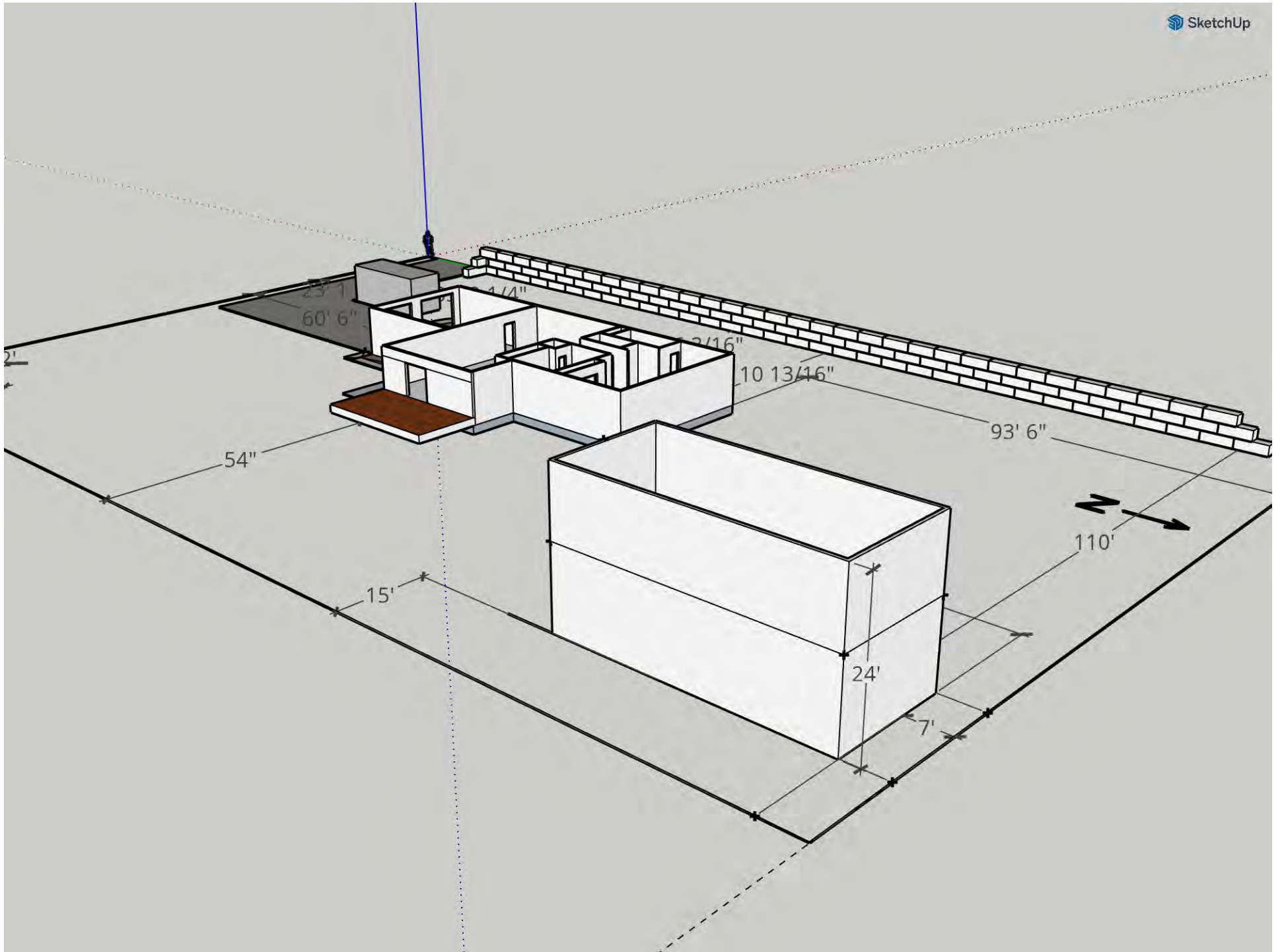
I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is 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 <small>DocuSigned by:</small> <i>Adam Miltenberger</i> <small>80CD7F030E63413...</small> | Print Name Adam Miltenberger | Date 12/14/2022 |
|--|-------------------------------------|------------------------|









Project Narrative

Site address: 7060 N 63rd St, Niwot, CO 80503

Proposal: to build a detached garage/workshop with a footprint of approximately 1200 sq ft (30' x 40'). The current plan is to build something along the lines of a steel pole barn, wherein the siding and roofing materials will be metal. One bathroom to be built on the same ground level, in the garage/workshop.

Specifics:

- *Height:* The plan is for the roof to be not higher than 27'
- *Fresh Water Plumbing:* We do want to provide a fresh water line to the building.
- *Heating:* The plan is to install a gas heater for the garage, and electric baseboard heaters in the bathroom.
- *Wastewater:* The plan is to tie a wastewater line into the existing septic system.
- *Leach field:* the existing leach field is in the area that the new garage/workshop will go, so as a separate project, that leach field will likely need to be moved.
- *Siding:* The plan is to use steel siding. The exact color is still to be determined, but we are thinking an "earthy" tone, maybe a beige color, to make the building as minimally intrusive as possible.
- *Roofing:* The plan is to use metal roofing. (Wildfire resistance is definitely on our minds.) The color is still to be determined, though we are thinking that a light grey may be an adequate neutral color.
- *2nd floor:* The long term plan would be to eventually build a few small office rooms and maybe a small (600 sq ft or so) apartment on the 2nd floor of this building. I don't know if this needs to be fully clarified for this site plan review, or if this is something that can be reviewed at a later time. The 2nd story office rooms and apartment would be fully inside the envelope of this detached garage/workshop, so it would not add more volume to the project.
- *Grading:* The grade is perfectly level at the proposed site. So the only grading work to be done is to dig trenches for the fresh water line, sewage line, gas supply, and electric supply, and to prep the ground for the concrete slab.