



Community Planning & Permitting

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

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APPLICATION NOTICE

TO: Applicant(s), Adjacent Property Owners & Referral Agencies

FROM: Sam Walker, Planner II

DATE: June 15, 2023

RE: **Docket EP-23-0002/SPRW-22-0064: Freeman Lot Combination and Solar Array**

Request: Exemption Plat proposal to combine Lots 71 and 73 of the Bonanza Mountain Estates subdivision into a single lot, and Site Plan Review Waiver to construct a residential accessory ground-mounted solar array on Lot 73.

Location: 1770 Ridge Road, at the southwestern corner of the intersection of Ridge Road and Blue Spruce Road, approximately 1.8 miles east of the intersection of Ridge Road and SH72W, in Section 8, Township 1S, Range 72W.

Zoning: Forestry (F) Zoning District

Applicants: Carl Freeman and Nicole Santos-Tomasin

Property Owner: The Rosemond Freeman Trust

Please be informed staff has determined that this application meets the Exemption Plat criteria subject to the standard post-approval requirements and this application qualifies for an administrative review under the recent code changes to Article 9 of the Boulder County Land Use Code. Therefore, Board of County Commissioners will not hear this docket at a public hearing as indicated in the previous notice. You may view the file online at www.boco.org/EP-23-0002-SPRW-22-0064 or contact the Community Planning & Permitting Department for more information.

A notice of the Director's determination will be issued and sent to property owners within 1,500 feet and referral agencies. If any person aggrieved by the Director's determination files an appeal with the Community Planning & Permitting Department in writing within 14 calendar days, the Board shall review the Director's determination at a public hearing. If no appeal is made within 14 calendar days after the date of the determination, the Director's determination is final.

If you have any questions, please feel free to contact me at 720-564-2738 or via email at swalker@bouldercounty.org.

Thank you,

A handwritten signature in black ink, appearing to read 'S. Walker', with a long horizontal flourish extending to the right.

Sam Walker, Planner II
Community Planning & Permitting Department - Planning Division