



Community Planning & Permitting

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

BOULDER COUNTY BOARD OF ADJUSTMENT

AGENDA ITEM

Wednesday June 5, 2024 4:00 P.M.

PUBLIC HEARING

STAFF PLANNER: Sam Walker, Planner II

RECOMMENDATION: Staff recommends denial of the variance request

Docket VAR-24-0003: Houssey Setback Reductions

Request: Request to reduce the supplemental setback along N. 75th Street from 110 ft. (required) to 78.5 ft. (proposed) and Arapahoe Road from 110 ft. (required) to 106 ft. (proposed) to permit a water tank enclosure constructed without building permits.

Location: 7602 Arapahoe Road, at the southeastern corner of the intersection of Arapahoe Road and N. 75th Street, in Section 36, Township 1N, Range 70W.

Zoning: Rural Residential (RR) Zoning District

Applicant/Owner: Andre Houssey

PACKET CONTENTS:

Item	Pages
o Staff Recommendation	1 – 10
o Application Materials (Attachment A)	A1 – A23
o Referral Agency Responses (Attachment B)	B1 – B12
o Adjacent Property Owner Comments (Attachment C)	C1
o Supplemental Materials (Attachment D)	D1 – D14

SUMMARY

The applicant requests a reduction in the required supplemental setback along N. 75th Street from 110 feet to 78.5 feet, as well as a reduction in the required supplemental setback along Arapahoe Road from 110 feet to 106 feet to allow for the approval of a shed that functions as an enclosure for water tanks. The shed structure and tanks currently exist on the property. Staff recommends

that this variance request be denied because the applicable review criteria in Article 4-1202(B)(2) of the Boulder County Land Use Code (the Code) cannot be met.

DISCUSSION

The subject property is located at the southeastern corner of the intersection of N. 75th Street and Arapahoe Road, approximately 1 mile east of the City of Boulder. The property is approximately 5.6 acres in size, is located in the Rural Residential zoning district, and is a legal building lot. Access to the parcel is via an existing driveway onto Arapahoe Road.

The structure in question is located in the far northwestern corner of the subject property, directly adjacent to the intersection, on a curved berm. Based on staff analysis of historic aerial photography and Google Streetview, the shed enclosure appears to have been constructed in late 2012 or early 2013, shortly after the current owner purchased the parcel (see Figures 1, 2, 3, and 4 below).

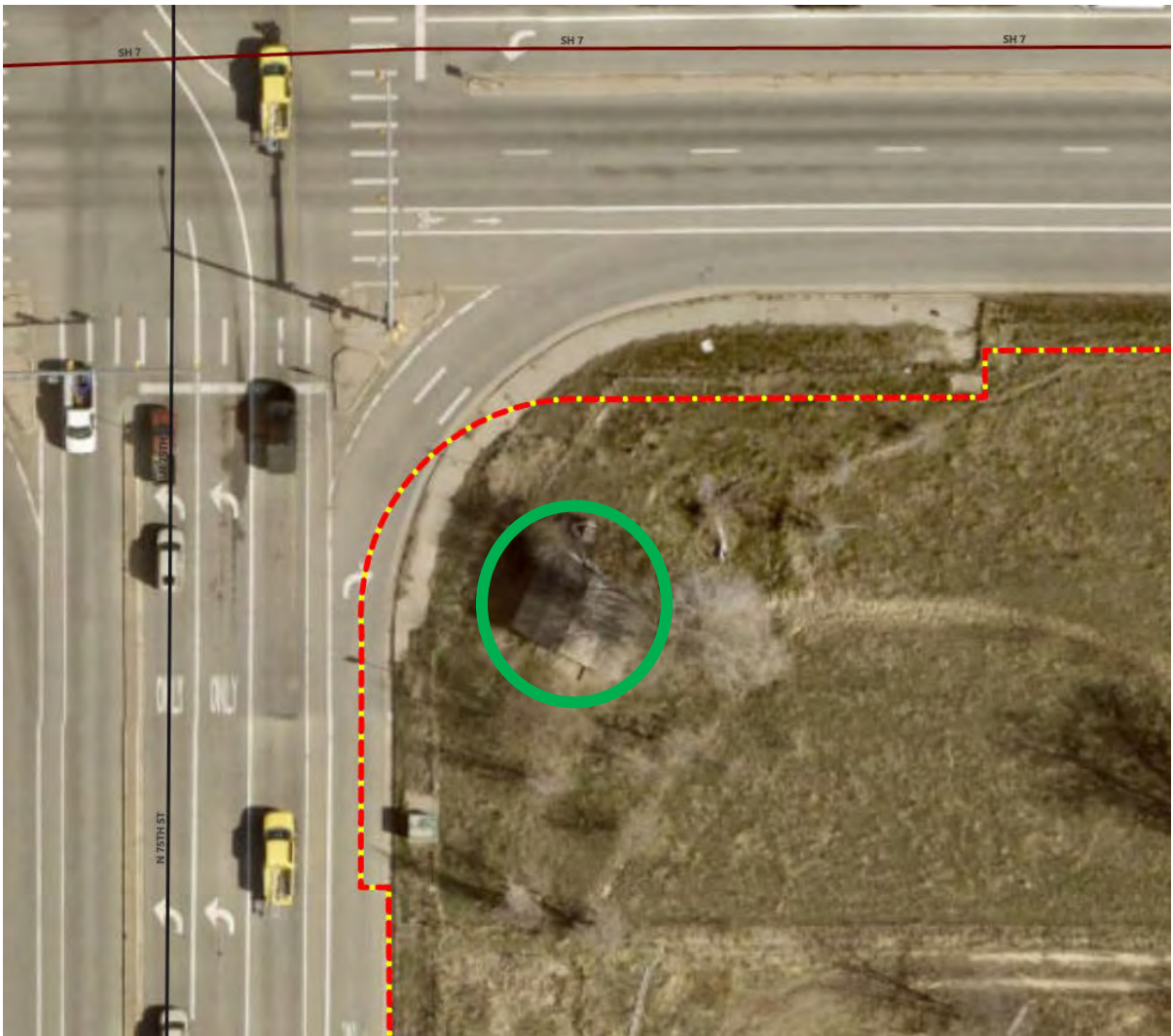


Figure 1: 2022 Aerial detail photo, showing existing shed circled in green.



Figure 2: 2013 Aerial detail photo, again showing existing shed circled in green.

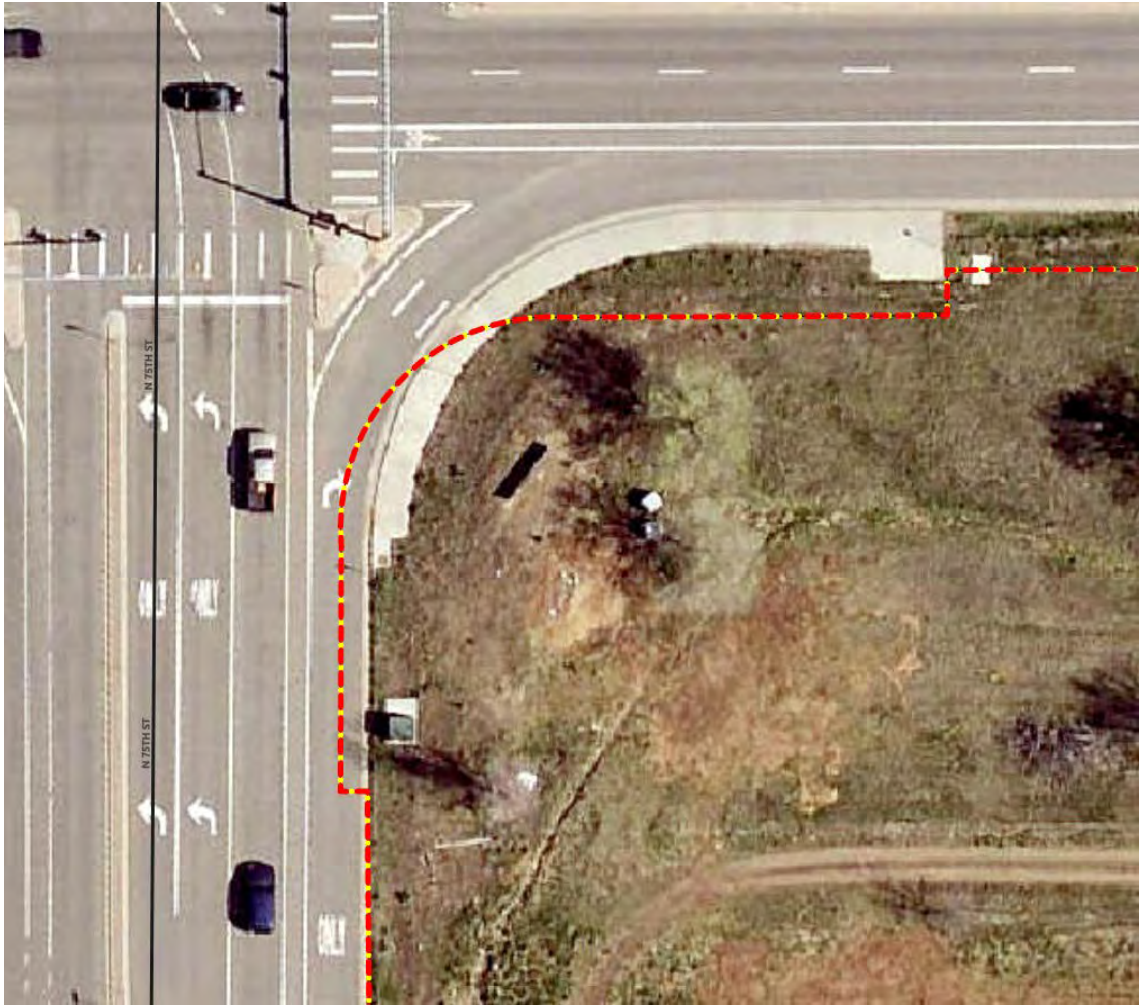


Figure 3: 2011 Aerial detail photo showing no shed present.



Figure 4: July 2012 Google Streetview screenshot showing no shed present.

The applicant asserts that the enclosure was constructed to protect and insulate water tanks that have been in continuous use in the same location since the 1970s. These water tanks are fed via pump that draws water from a spring on the site, and are elevated to gravity-feed water to the property for indoor and outdoor domestic use in two nonconforming residences as well as livestock watering. The vegetable field visible in the southwestern area of the property is watered via other surface water

rights (see Attachment D). The applicant states that the water tanks must be located in the northwestern corner of the parcel due to their gravity-feed operation because that area is slightly elevated above the rest of the parcel. Per the applicant, the shed enclosure was constructed to prevent freezing and debris which previously impeded the tanks' function. The applicant claims that relocation is not viable because it would require the entire hill where the tanks and shed are currently located to be moved as well.

Staff disagree that the tanks must be located on the raised berm. In addition to the historic aerial photos and Streetview screenshots above, Figures 5, 6, 7, and 8, below, illustrate that the water tanks have changed locations several times and were not always elevated on the berm.



Figure 5: 2008 Aerial detail photo, showing two storage tanks circled in green.



Figure 6: October 2007 Google Streetview screenshot showing the view northeast from N. 75th Street, water tanks in view but not located on the elevated berm.

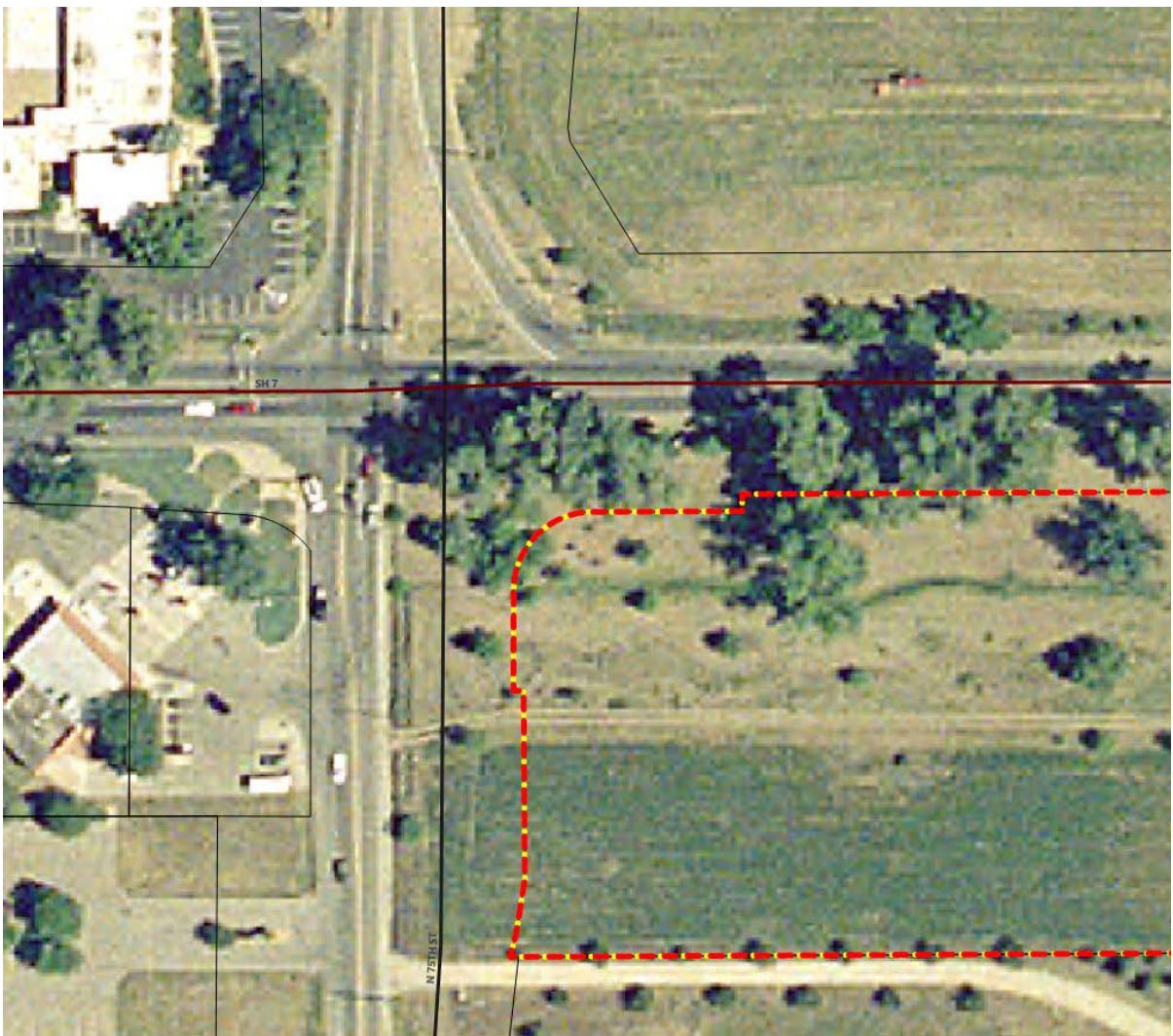


Figure 7: 2000 Aerial Detail photo, possible tank location obscured by vegetation



Figure 8: 1977 Aerial detail phot with no water tanks visible.

Relocation of the water tanks and associated shed enclosure is viable with the gravity-feed system and may even be preferable. The elevation of the water tanks could be achieved in many areas of the property without necessitating any earthwork by elevating them on a constructed structure, concrete slab, etc., and would likely place them closer to the residences they supply. Relocating the tanks would also not require removal of the existing berm but would mean less visual obstruction for northbound vehicles turning east at the intersection.

For these reasons, staff find that the proposal cannot meet the Variance criteria described in the Code, and therefore recommend that both requested setback reductions be denied.

REFERRALS

The variance request was sent to property owners within 1,500 feet of the subject property, as well as all applicable referral agencies. Responses received by staff are attached to this staff recommendation (Attachments B and C) and summarized below.

Boulder County Building Safety & Inspection Services Team – This team expressed no concerns with the variance request and noted requirements for the unpermitted shed enclosure if it's approved, including a building permit, wind and snow loads, ignition-resistant materials and defensible space, and Plan Review.

Boulder County Development Review Team – Access & Engineering (DRT A&E) – This team confirmed the property is legally accessed via Arapahoe Road, and expressed concern that approval of the proposed variance would diminish the visibility and overall safety of drivers within the adjacent intersection, ultimately stating that they do not support the request.

Boulder County Public Health (BCPH) – BCPH noted that the onsite wastewater treatment system (OWTS) was permitted for both residences on the parcel in 1980 and is still considered to be an adequate size for both. They also noted, however, that the property has been sold without compliance with the Property Transfer Regulation which is intended to ensure proper function of OWTS at the time of property sales. The applicant must complete a property transfer inspection before any permits can be released.

Department of Natural Resources Division of Natural Resources (DNR DWR): The initial referral response from the DNR DWR stated that there were no records of permitted wells on the subject property and provided no comments on the proposal. After staff followed up with questions about the existing water supply described by the applicant, DNR DWR found records pertaining to the spring on site and indicated that a similar water use to that described by the applicant (i.e. pumping springwater to a collection point for on-site distribution) existed prior to 1930.

Agencies indicating no conflicts: Boulder County Historic Preservation Team, Boulder County Parks & Open Space, Mountain View Fire Protection District, Xcel Energy

Agencies that did not respond: Boulder County Long Range Planning, Boulder County Code Compliance, Boulder County Assessor, Boulder County Attorney’s Office, Boulder County Parks & Open Space Real Estate Team, Boulder County Sheriff, Boulder County Treasurer, Boulder County Public Works, Boulder County Surveyor, City of Boulder Planning & Development Services, City of Boulder Open Space & Mountain Parks, City of Lafayette Planning, City of Louisville Planning, CSU Extension Office.

Adjacent Property Owners – 24 referrals were sent to nearby property owners, and staff received one response from a member of the public. The commenter expressed concern that approval of the proposed variance would perpetuate an existing visual impediment to drivers on 75th Street, and would also generally contribute to other issues they identified on the property.

CRITERIA ANALYSIS

Per Article 3-100.A.18 of the Code the Board of Adjustment (BOA) may approve a variance from the terms of the Code as set forth in Article 4-1200. To grant a variance, the BOA must find that all of the following criteria from **Article 4-1202(B)(2)** of the Code are satisfied:

- (a) There exist exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope;*

Staff do not find that the subject parcel is encumbered by extraordinary or exceptional physical circumstances. The subject parcel is almost entirely flat, with large areas where a shed could conceivably be constructed to house the water tanks that would not encroach the required supplemental setbacks or impede normal agricultural operations on the property. Historic aerial photography, Google Streetview, and other sources also indicate that the water tanks have been moved around over time although they were always located generally in the northwestern corner of the parcel.

Staff also do not find that the lack of slope on the parcel poses an exceptional or extraordinary physical circumstance. Very little earthwork would be required to elevate the water tanks in a new area outside of the setback in order to continue their gravity-feed operation.

Therefore, staff finds this criterion is not met.

(b) Because of these physical circumstances, the strict application of the Code creates an exceptional or undue hardship upon the property owner;

Because staff do not find that there are exceptional or extraordinary physical circumstances on the parcel, the strict application of the Code does not create an exceptional or undue hardship on the property owner.

Therefore, staff finds this criterion is not met.

(c) The hardship is not self-imposed;

Staff have not identified a hardship on the parcel that would justify the proposed setback reduction.

Therefore, staff finds this criterion is not met.

(d) The variance, if granted, will not adversely affect the uses of adjacent property as permitted under this code;

Staff do not anticipate that the proposed variance will adversely affect the uses of adjacent properties as permitted under the Code, nor has any referral agency responded with such a concern. The shed enclosure is constructed nearly as far away from any neighboring parcel as possible, and structural encroachments into the supplemental setback are common for the area (which was largely developed with residences, accessory structures, and agricultural structures before supplemental setbacks were adopted).

Therefore, staff finds this criterion is met.

(e) The variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of the Code and the Boulder County Comprehensive Plan;

Staff do not have concerns that the variance will change the character of the zoning district in which the property is located if granted. Aerial photographs of the area around the subject parcel indicate that many nearby properties also have development that approaches or possibly encroaches on the required supplemental setbacks.

Therefore, staff finds that this criterion is met.

(f) The variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County and is in accordance with the Comprehensive Plan and any applicable intergovernmental agreement affecting land use or development.

Staff are concerned that the variance, if granted, could pose a safety hazard to Boulder County citizens by limiting sightlines for northbound drivers turning east at the adjacent intersection. This concern was described in the DRT A&E Referral Response, and was echoed in the comment submitted by a nearby property owner.

Staff note that, because the water tanks are directly on grade, do not exceed a 5,000 gallon capacity, and do not have a ratio of height to diameter or width greater than 2:1, they do not

require a permit and can be located within the setbacks, even if the shed enclosure is not allowed to remain. However, removal of the shed structure would decrease the visual impediment to drivers even if the water tanks remain in their current location.

Therefore, staff finds this criterion is not met.

RECOMMENDATION

As discussed above, staff find that four of the criteria for a variance cannot be met. Therefore, Community Planning & Permitting staff recommend that the Board of Adjustment **DENY Docket VAR-24-0001: Houssey Setback Reductions.**



Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930 • Fax: 303-441-4856
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 Only

Intake Stamp

Application Form

Project Number		Project Name	
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other:		Application Deadline: First Wednesday of the Month <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal	
		Application Deadline: Second Wednesday of the Month <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP	
		<input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change	
Location(s)/Street Address(es) 7602 Arapahoe Road, Boulder, CO 80303			
Subdivision Name			
Lot(s)	Block(s)	Section(s)	Township(s)
Area in Acres	Existing Zoning	Existing Use of Property	Number of Proposed Lots
Proposed Water Supply		Proposed Sewage Disposal Method	

Applicants:

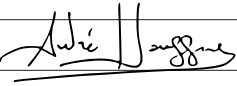
Applicant/Property Owner Andre Housney		Email Address farmteam@jacobsprings.com	
Mailing Address 7602 Arapahoe Road			
City Boulder	State CO	Zip Code 80303	Phone 720-201-5725
Applicant/Property Owner/Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	Phone
Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	Phone

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner 	Printed Name Andre Housney	Date 12/12/23
Signature of Property Owner	Printed Name	Date

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



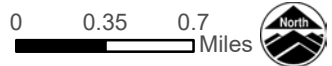
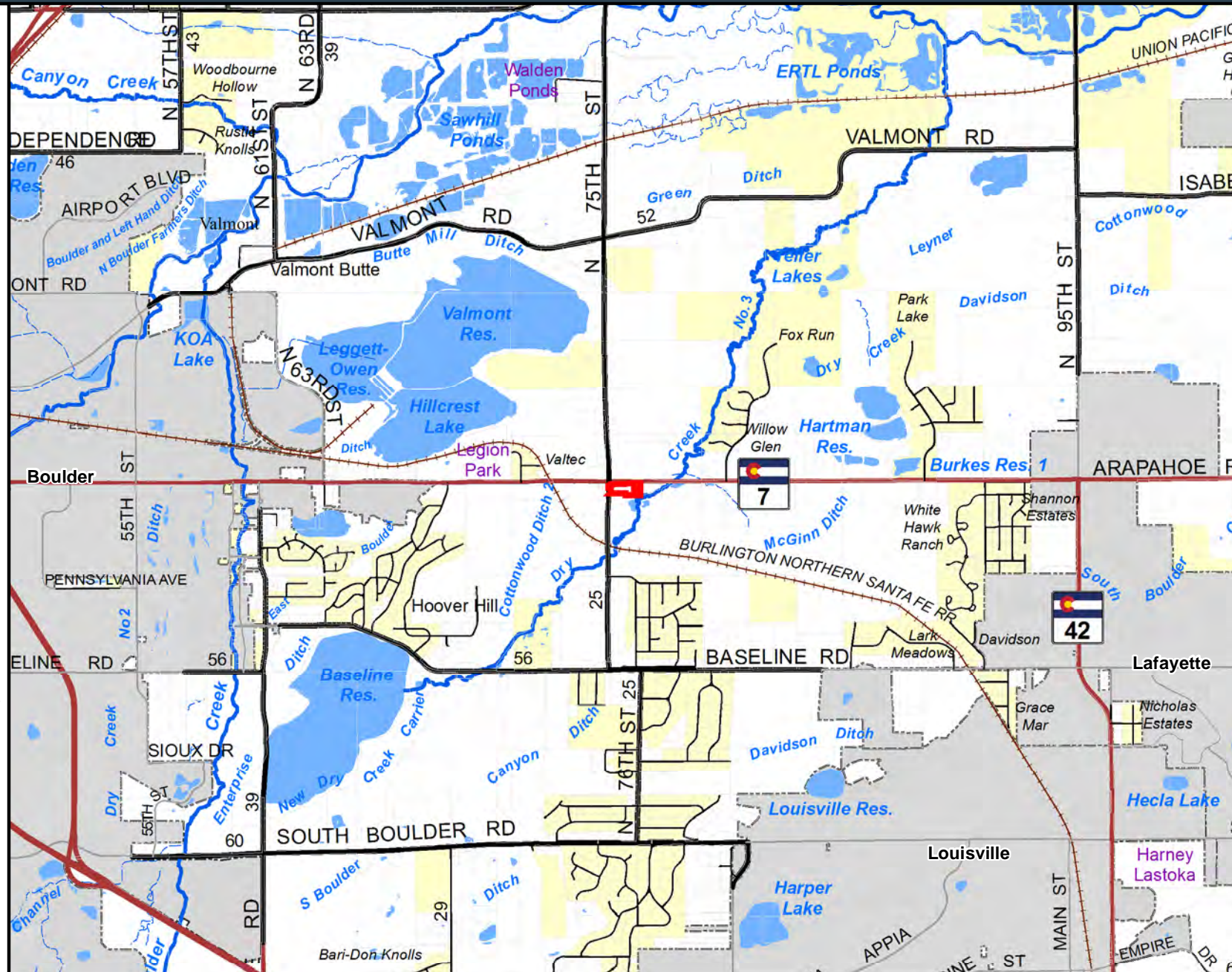
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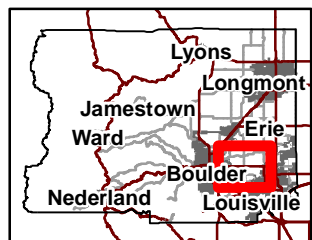
Vicinity

7620, 7602 ARAPAHOE RD

- Subject Parcel
- Municipalities
- Subdivisions**
- Subdivisions



Area of Detail Date: 11/29/2023



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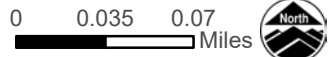
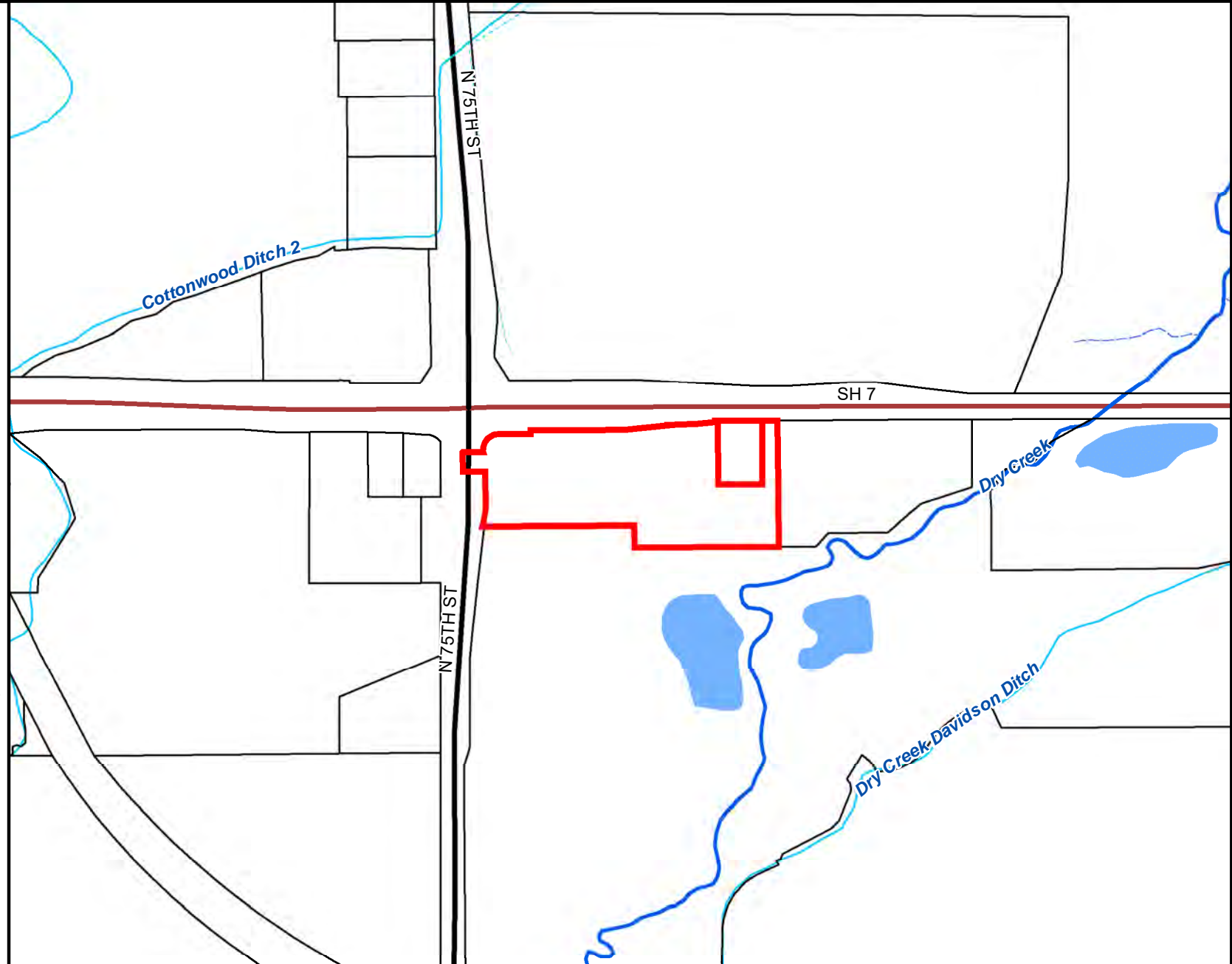
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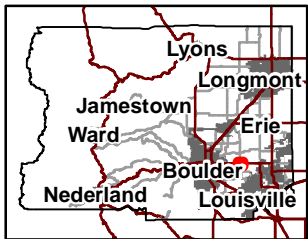
Location

7620, 7602 ARAPAHOE RD

 Subject Parcel



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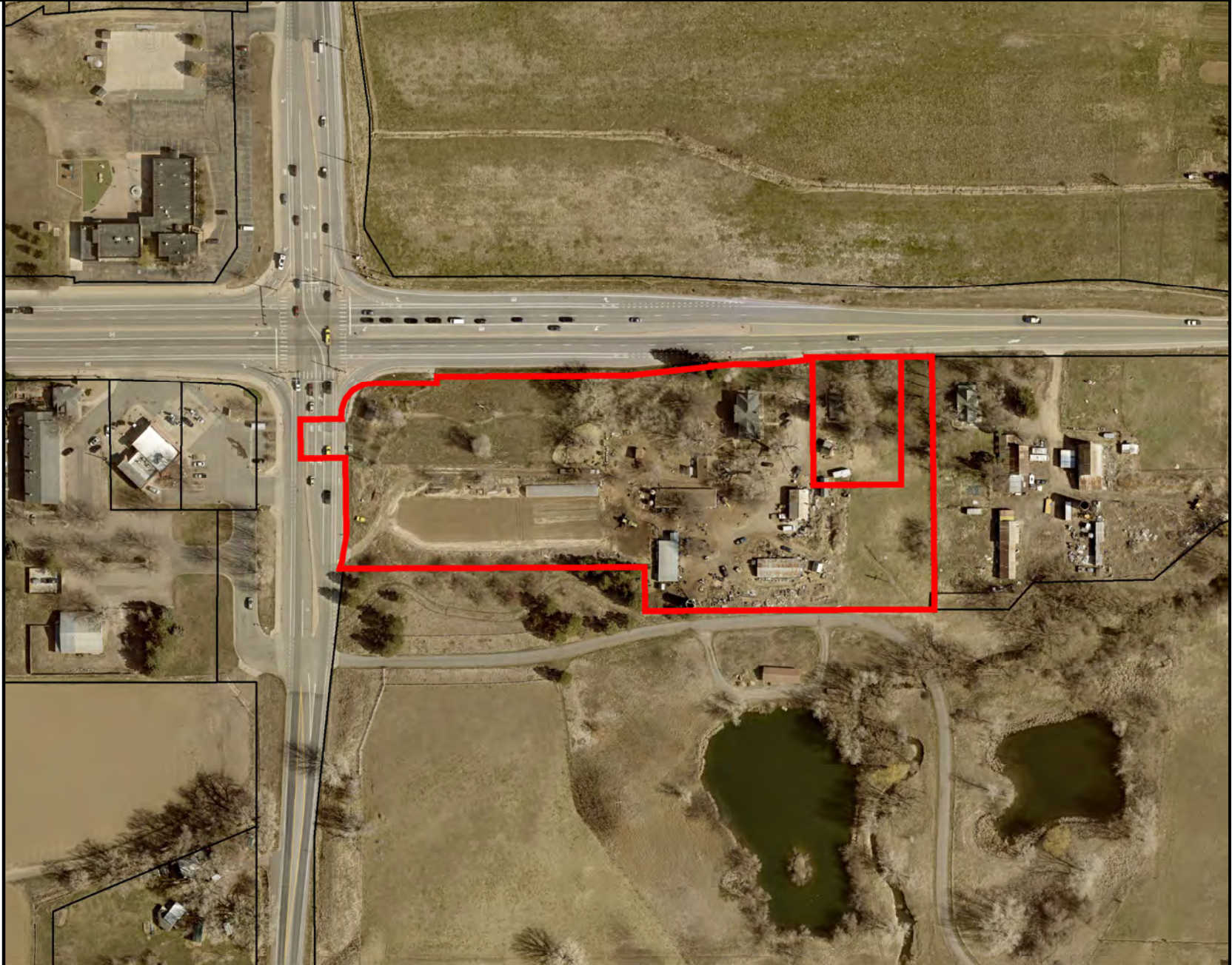
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Aerial

7620, 7602 ARAPAHOE RD

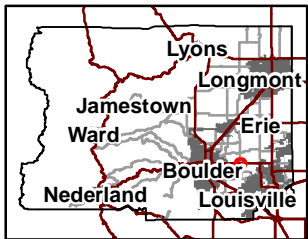
 Subject Parcel



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Aerial

7620, 7602 ARAPAHOE RD

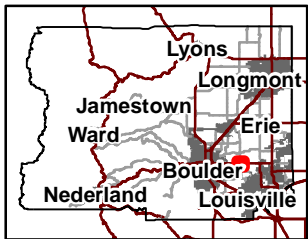
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Comprehensive Plan
7620, 7602 ARAPAHOE RD

Subject Parcel

Riparian Areas

Wetlands

Significant Agricultural Land

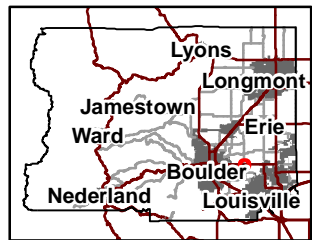
Ag of National Importance

Ag of Local Importance

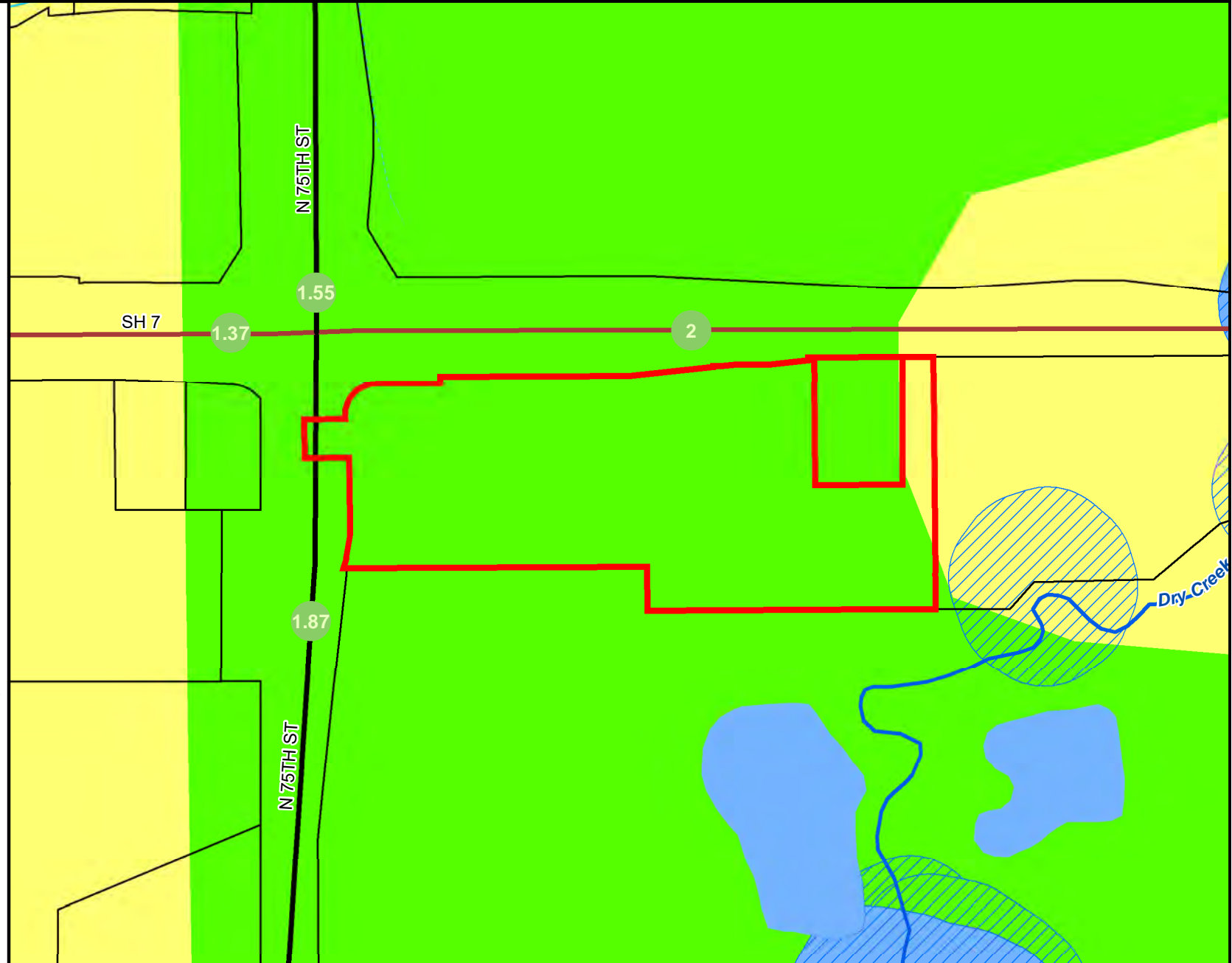
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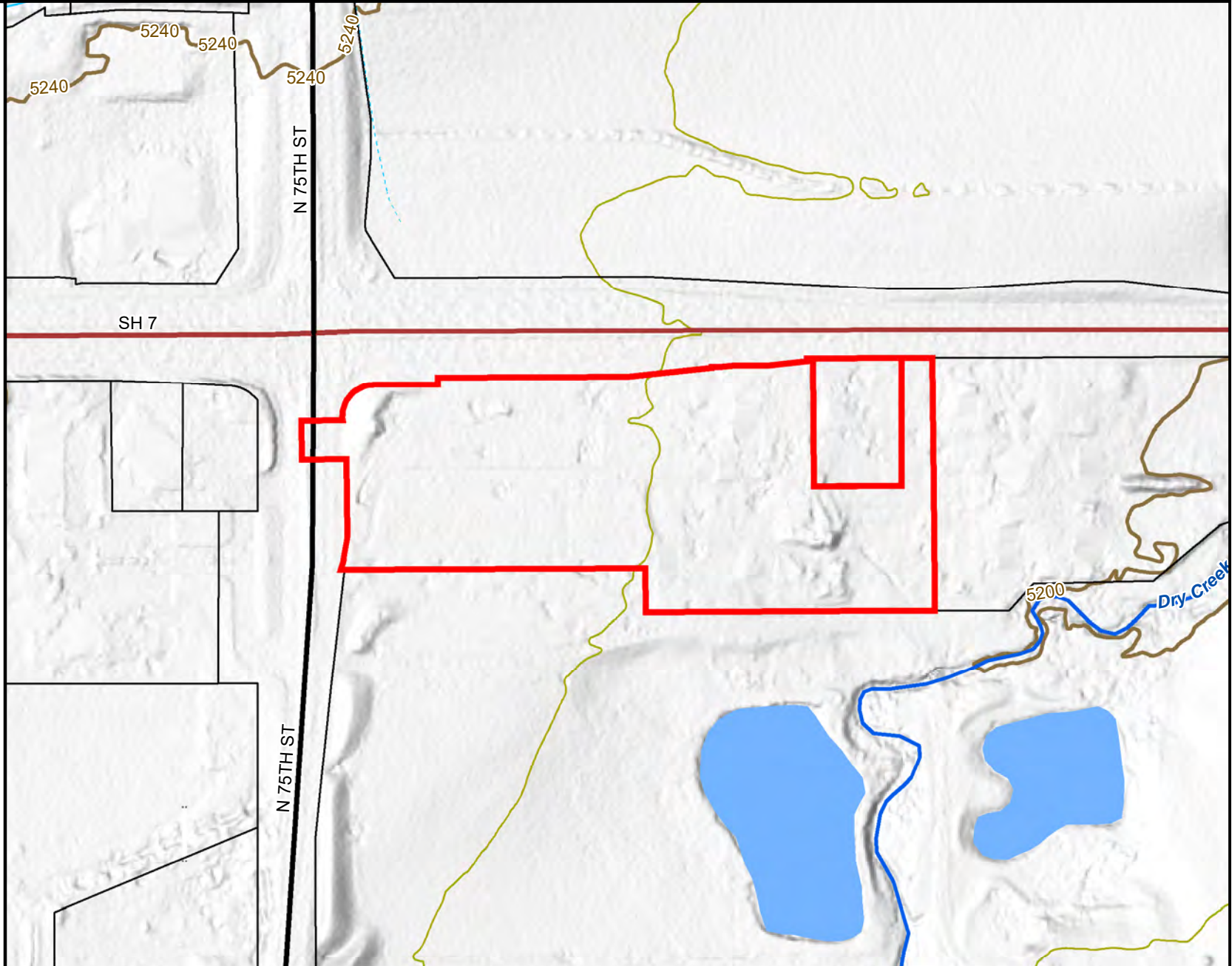
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Elevation Contours

7620, 7602 ARAPAHOE RD

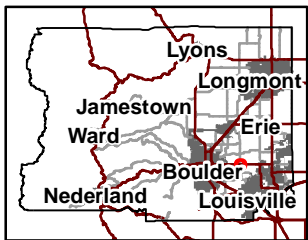
-  Subject Parcel
-  Contours 40'
-  Contours 20'



0 0.015 0.03 Miles



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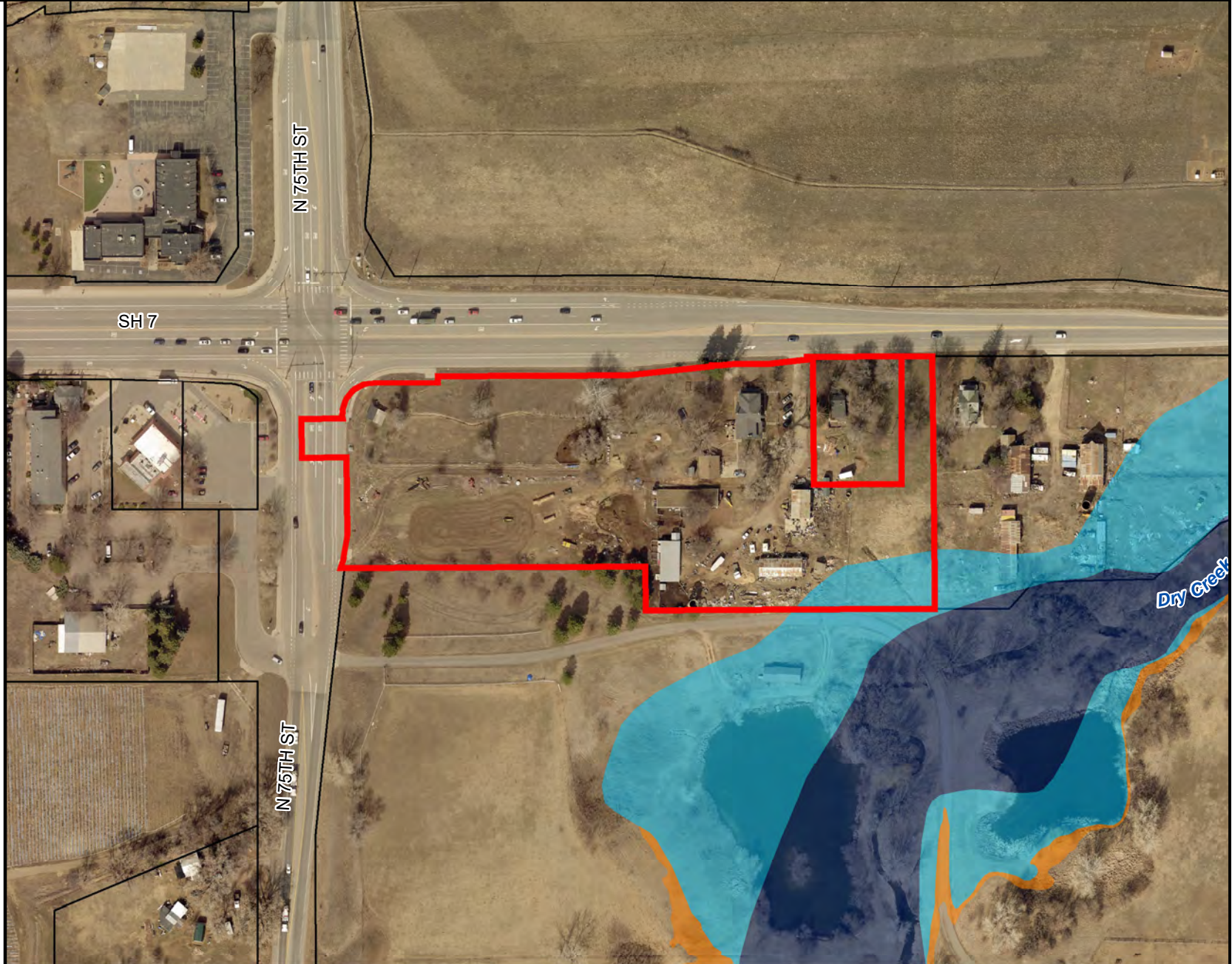
Floodplain

7620, 7602 ARAPAHOE RD

Subject Parcel

Floodplain

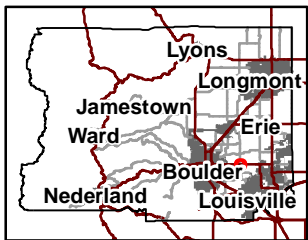
- 100-Year Floodplain
- Zones AE, A, AO and AH
- Floodway
- 500-Year Floodplain
- Zone X500



0 0.015 0.03 Miles



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Geologic Hazards

7620, 7602 ARAPAHOE RD

Subject Parcel

Geologic Hazard & Constraint Areas Geology Element

Slope Stability

- Debris flow susceptibility area
- Rockfall susceptibility area
- Landside susceptibility area
- Landslide Inventory

Heaving Bedrock

- Steeply Dipping, Heaving Bedrock

Boulder Coal Field

- Extent of Abandoned Coal Mines

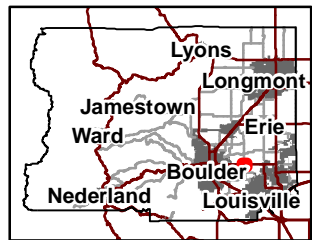
Soil and Bedrock Swell Potential

- Very High
- High
- Moderate

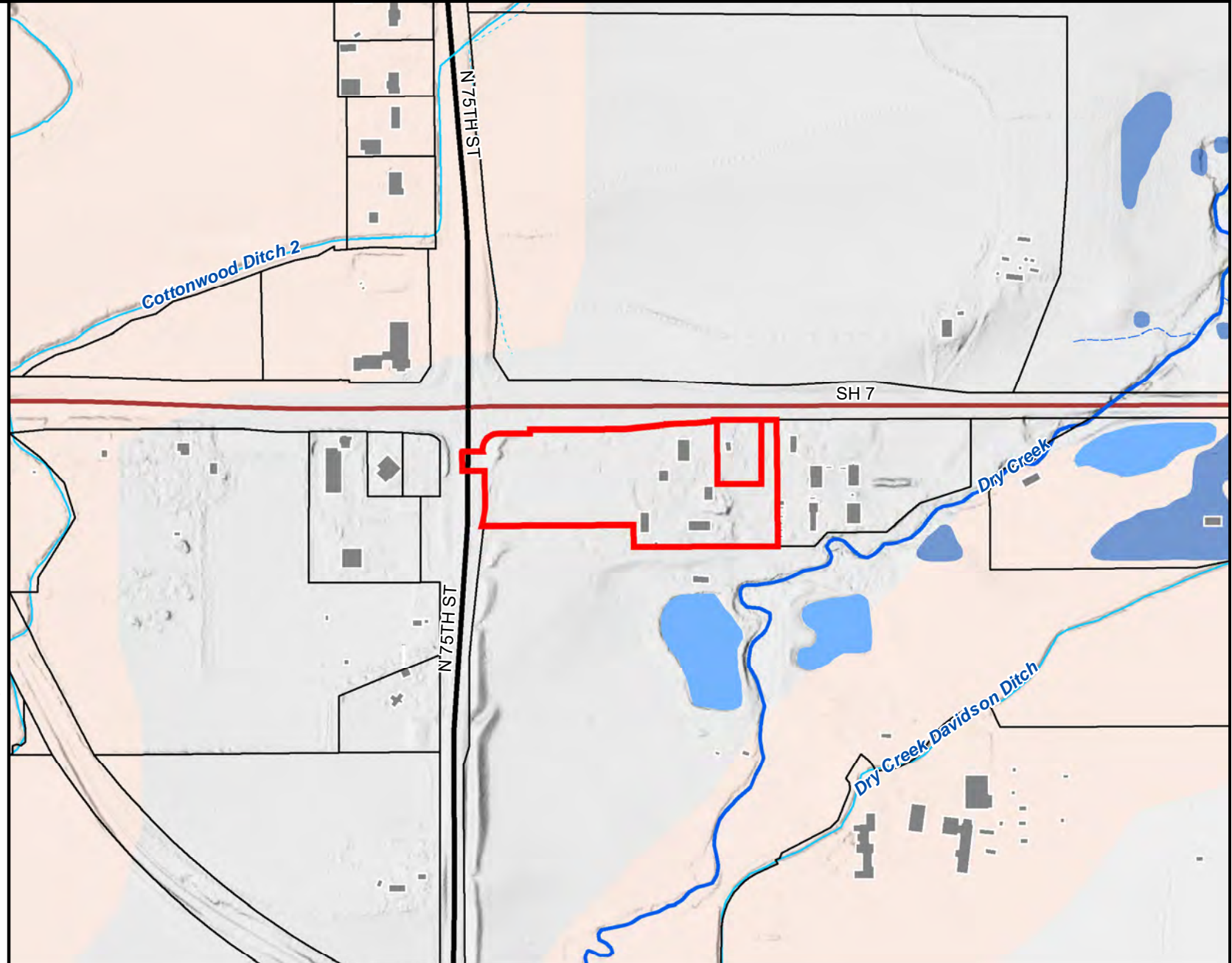
0 190 380 Feet



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Planning Areas

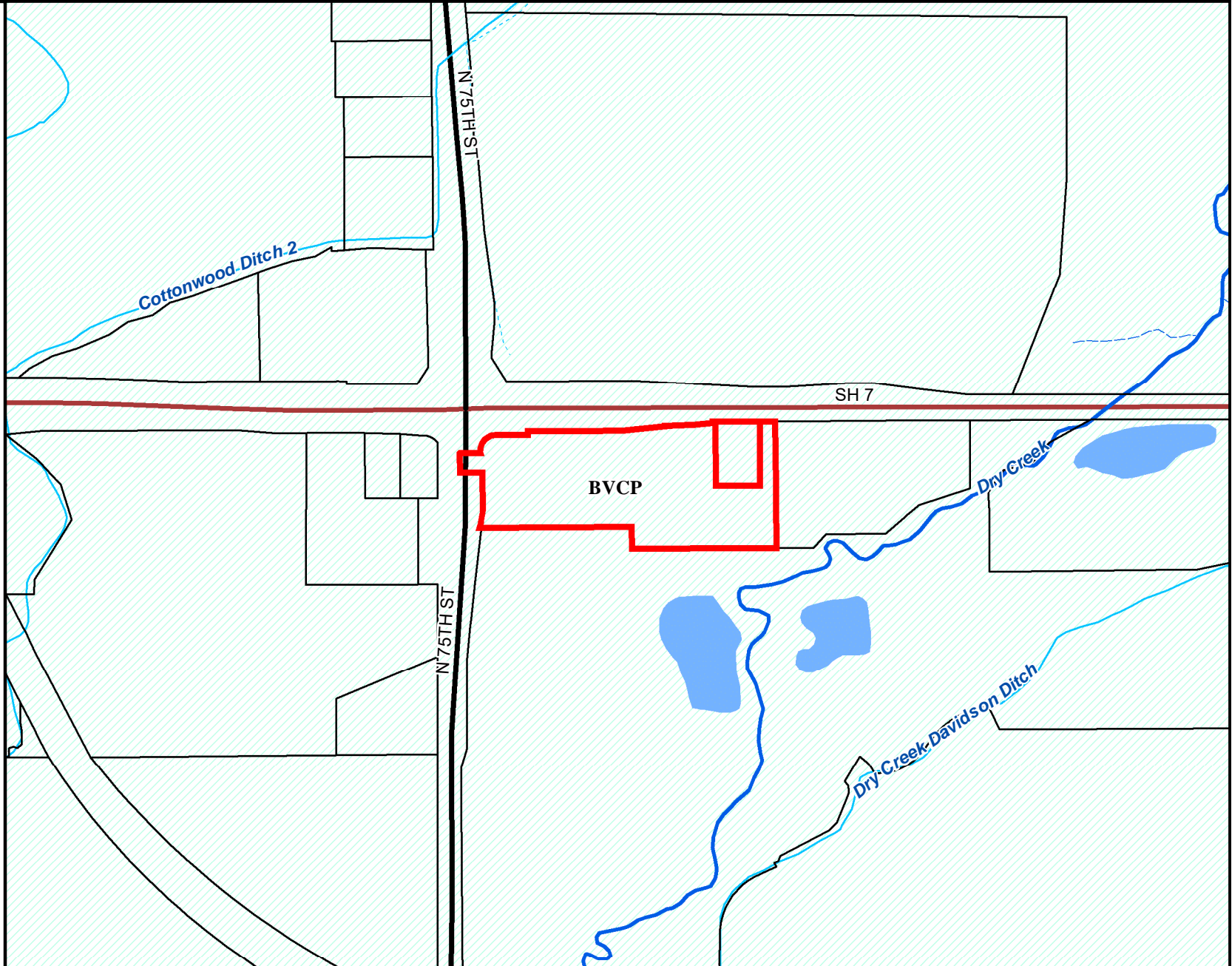
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Subject Parcel

Active IGA Boundary

Active IGA Designation

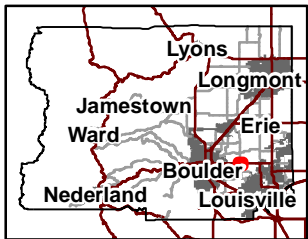
BVCP



0 0.035 0.07 Miles



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Prebles

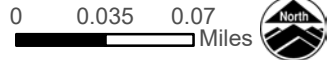
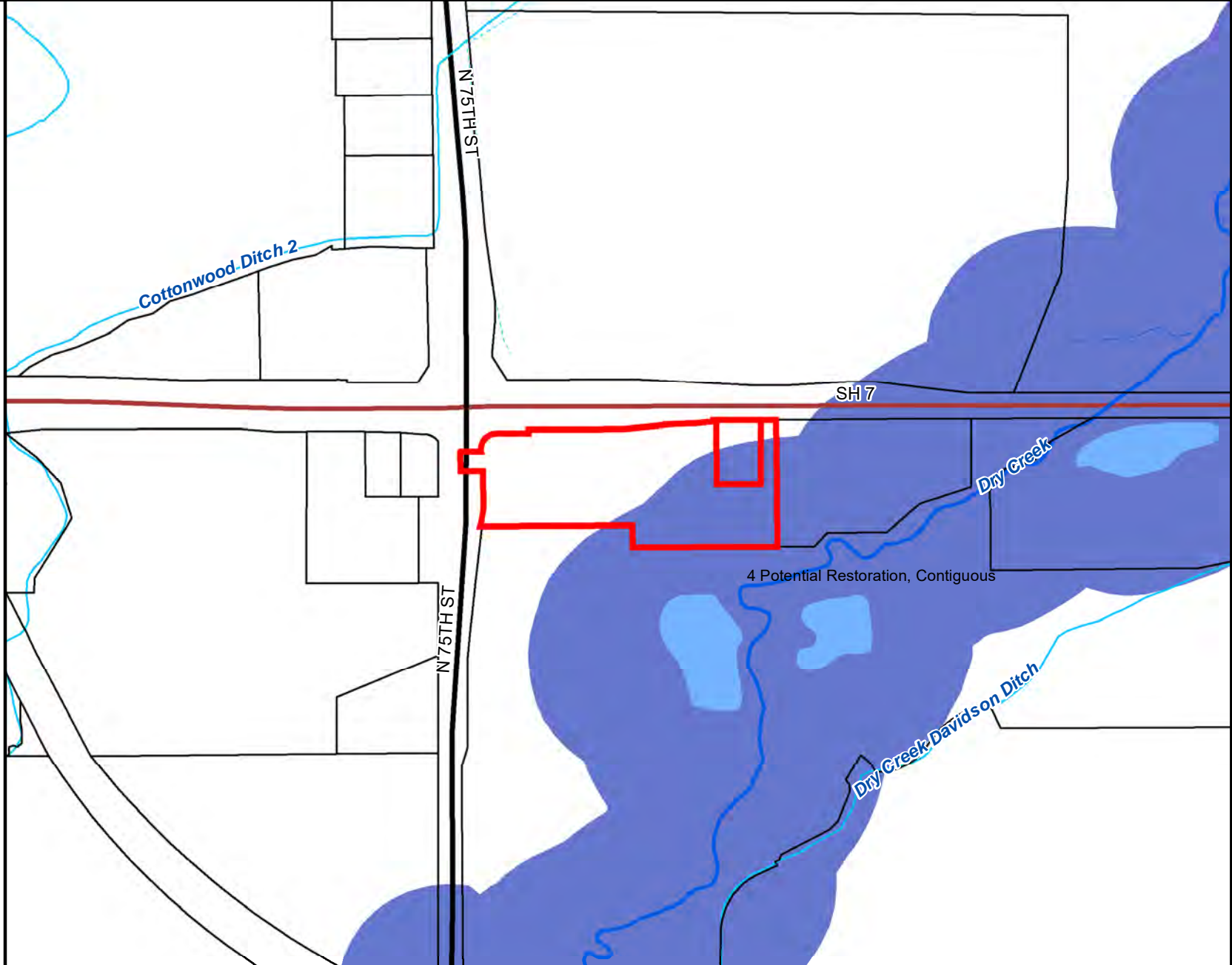
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Subject Parcel

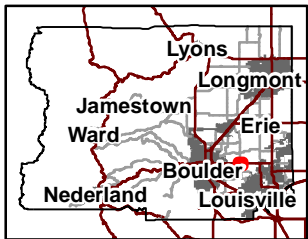
Note: This map's legend shows all Preble's Priority Zones as mapped by Boulder County. The subject property may not contain all zones. Refer to the USFWS Memo dated 9/17/03 to determine when projects require review by USFWS for Preble's.

Prebles

- Zone 4 Potential Restoration, Contiguous



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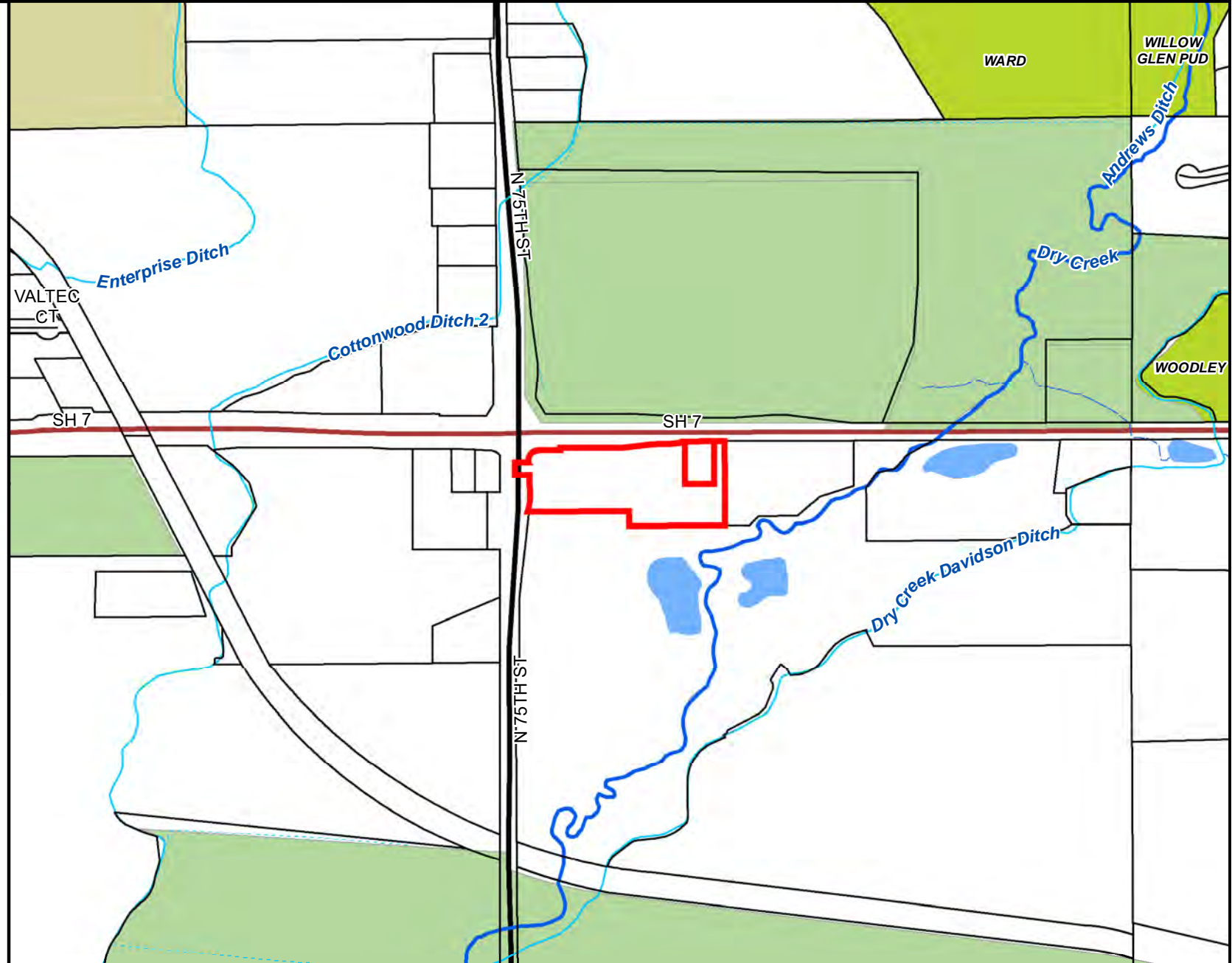
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Public Lands & CEs
7620, 7602 ARAPAHOE RD

Subject Parcel

Boulder County Open Space

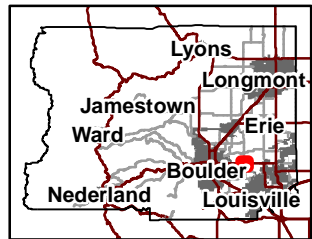
- County Conservation Easement
- OSMP Properties
- Other Open Space



0 0.05 0.1 Miles



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Zoning

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Subject Parcel

Zoning Districts

Agricultural

Business

Rural Residential

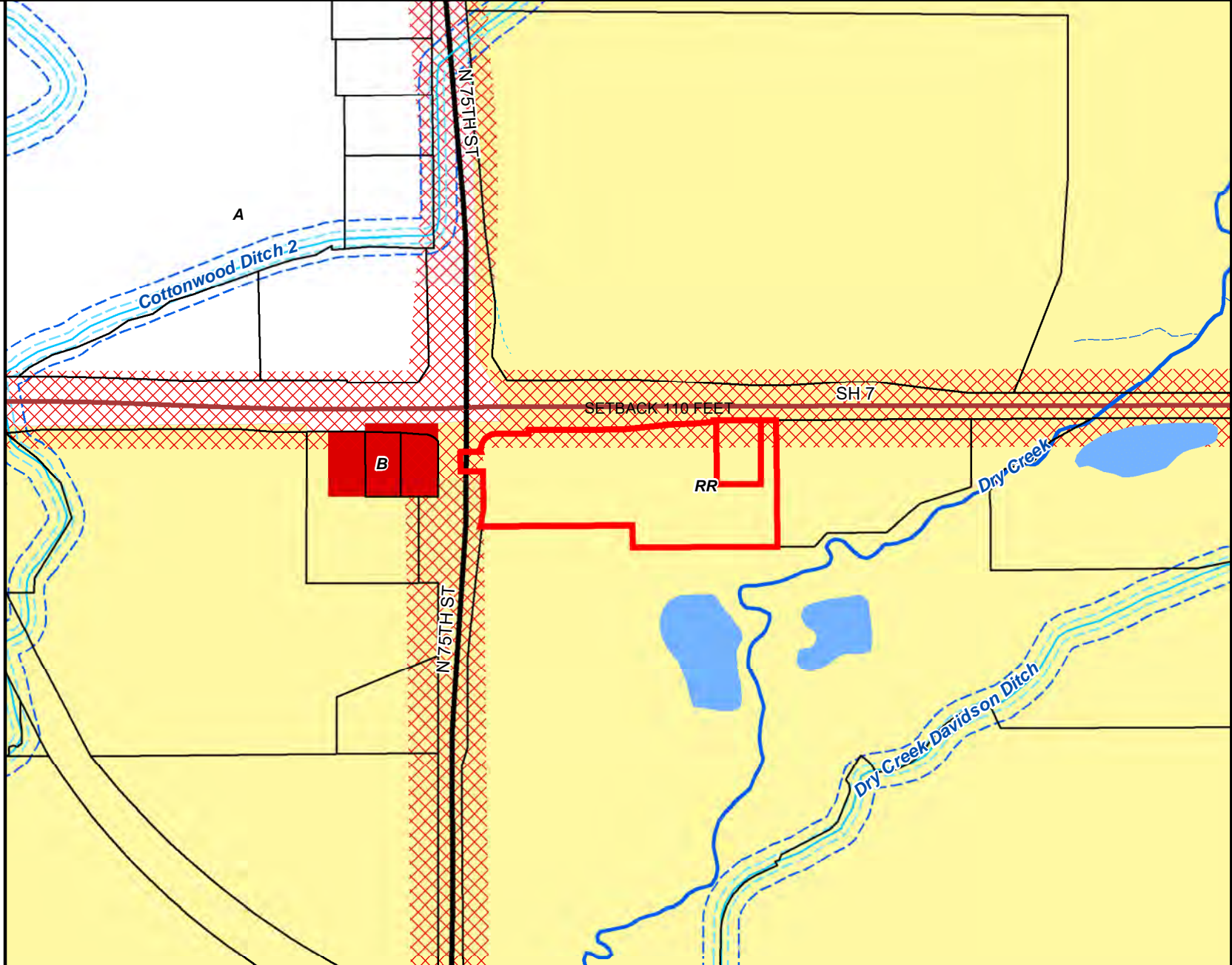
Ditch Setbacks

20 feet

50 feet

Major Road Setbacks

110 feet



0 190 380 Feet



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Boulder County Land Use Department

Courthouse Annex Building • 2045 13th Street • PO Box 471
Boulder, Colorado 80302

Phone: 303-441-3930 • Fax: 303-441-4856

Email: planner@bouldercounty.org

<http://www.bouldercounty.org/lu/>

Office Hours: Monday — Friday 8:00 AM to 4:30 PM

Intake Stamp:

Docket #:

Board of Adjustment (BOA) Hardship Statement

Explain how the following hardship criteria for granting a variance have been satisfied. Please feel free to attach your statements using a separate piece of paper.

- A. There exists exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

A Variance is being requested for an enclosure containing potable water tanks used on my farm for domestic water as well as for livestock. The water tanks have been in continuous use in the same location since at least the 1970's and are part of a gravity-fed water system. The tanks are located at the highest point of the property on a small hill. The topography of the property is relatively flat and there is no other location that would provide adequate elevation for the proper operation of the water system. The tanks were well outside of setbacks when they were installed, but the setbacks crossed the tanks when CDOT widened the intersection of 75th and Arapahoe in the early 2000's. A structure enclosing the tanks was added to protect the water from freezing, prevent the ingress of debris, and to protect from light which causes harmful growth of algae. The structure is important to the safe operation of the system.

- B. Because of these physical circumstances, the strict application of this Code would create an exceptional or undue **hardship** up the property owner.

Strict application of the code would require removing the water tank enclosure or a relocation. Removing the enclosure would expose tanks to debris, light, and freezing weather, which cause health risks and create service interruptions. Our own Boulder County Rural Living Resource Guide states: "Protecting your drinking water supply from contamination is important for health." Manufacturers of above ground water tanks (as well as numerous municipalities and counties) elaborate: they recommend sheltering protecting potable water tanks (which must be open vented to the atmosphere) to protect from ingress of debris such as leaves and the droppings of small animals, which represent a health hazard. They also recommend insulating the tanks within an enclosure to protect against freezing which could interrupt service and damage fixtures. Relocating the tanks would require moving the hill that they are located on - this would involve major earthworks and would cause problems with drainage and necessitate the realignment of an agricultural ditch, these are undue hardships.

- C. The hardship is not self-imposed.

The water tanks have been in the same location since at least the 1970's - when they were originally installed, they were outside of any applicable setbacks, When the road was widened by CDOT in the early 2000's the setbacks "crossed" over the tanks. The topography does not allow any other location for the water tanks.

- D. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this Code.

There are no adjacent properties that would be affected by granting a variance since the water tanks are abutting a large intersection. Additionally there is already a major public utility box (roughly the size of a minivan) located even closer to the road near the water tanks and an agricultural water diversion structure (headgate) located in the same setback. The water tank enclosure, being located on a small hill does not obstruct any sight lines. The setback from the centerline of Arapahoe Road (Principle Arterial "Other") would need to be reduced from 110' to 106' and the setback from the centerline of 75th street (Minor Arterial Road) would need to be reduced from 110' to 78.5'. The intersection has been fairly recently widened and the setbacks won't affect foreseeable future plans.

- E. That the variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of this Code and the *Boulder County Comprehensive Plan*; and,

Granting this variance will improve the viewsheds and be consistent with the character of our Rural Residential Zoning. The water tank enclosure has been designed in harmony with the agricultural character and aesthetic of our 1860's homestead and farm, having been designed to look as if it has been there as long as the farm has. It's constructed out of weathered wood with a shiplap siding typical of many agricultural structures of that period in our county. Aesthetically its a big improvement over the large plastic water tank that it encloses, which is discolored with age and unsightly. The Comprehensive Plan prioritizes the rural character of our county - this variance would be in keeping with that goal by enhancing the rural character. This variance will also help towards the goal of reducing Climate impact as a gravity-fed water system is more sustainable than a pumped, pressurized system.

- F. That the variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County.

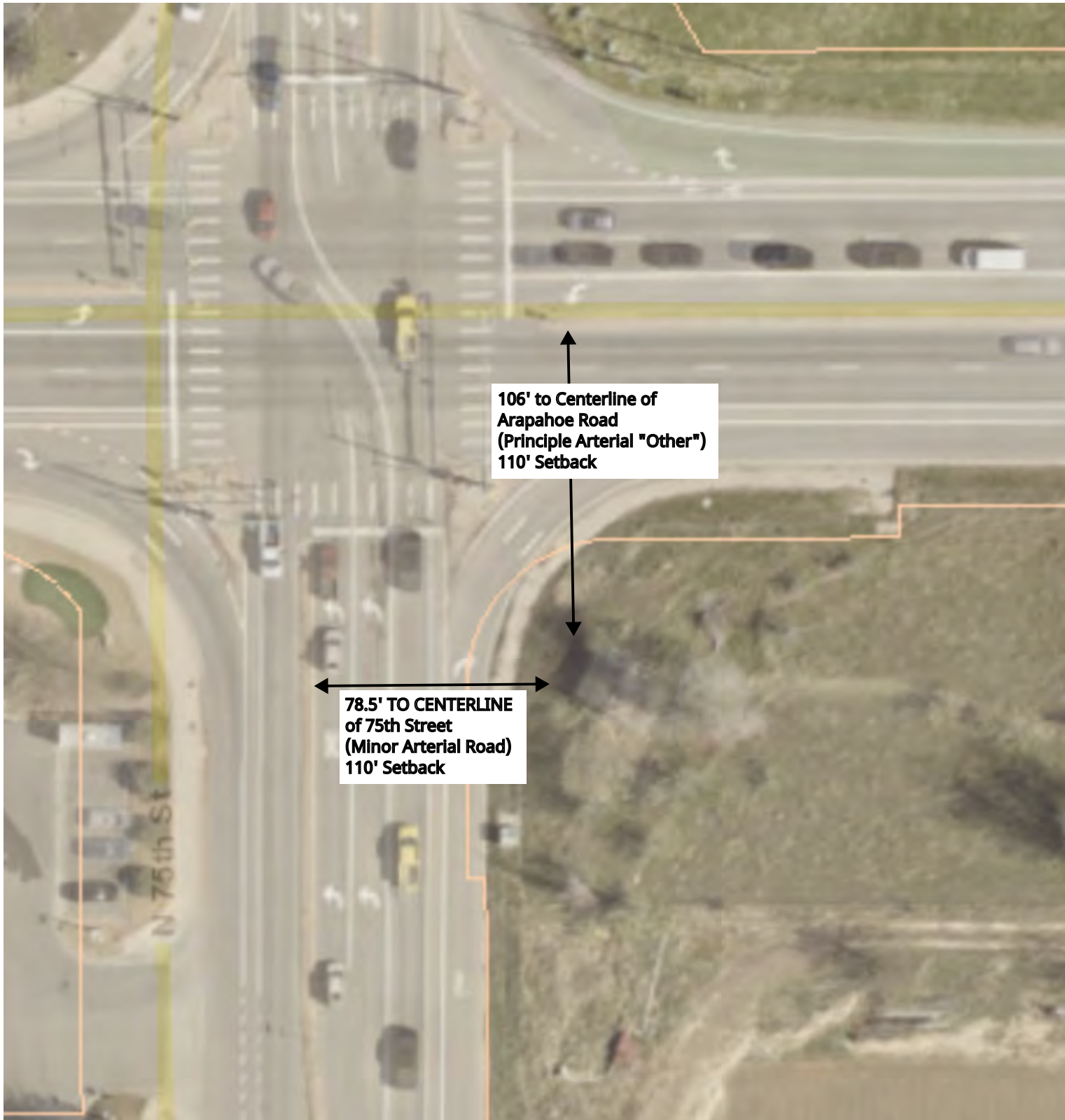
This variance, if granted, will positively impact the Health, Safety and Welfare of the two households on our properties who use this water system. According to guidelines, ground water tanks are safer when they are sheltered from ingress of debris, and protected from light to prevent the growth of algae. This variance would therefore help with the safety of our water supply and help protect our health. When water tanks are insulated from freezing they are a more reliable source of clean water. This will improve the health, safety and welfare of citizens of our county. A variance will not negatively impact anyone.

Applicant or Agent Signature:

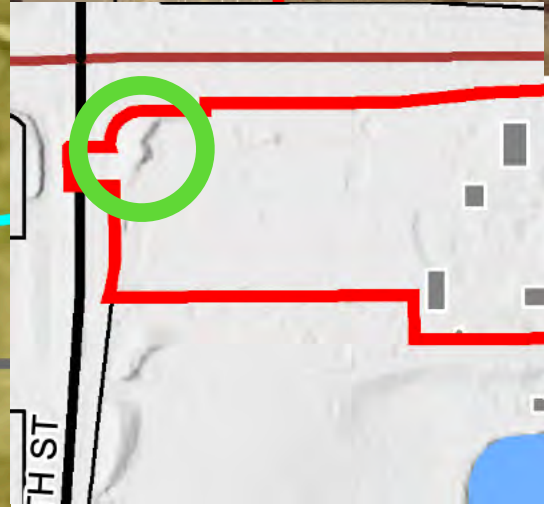
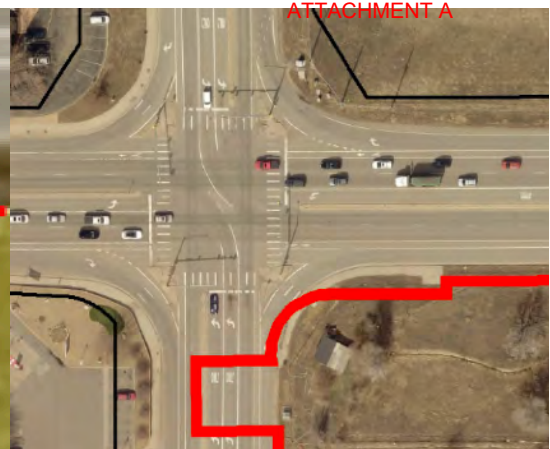
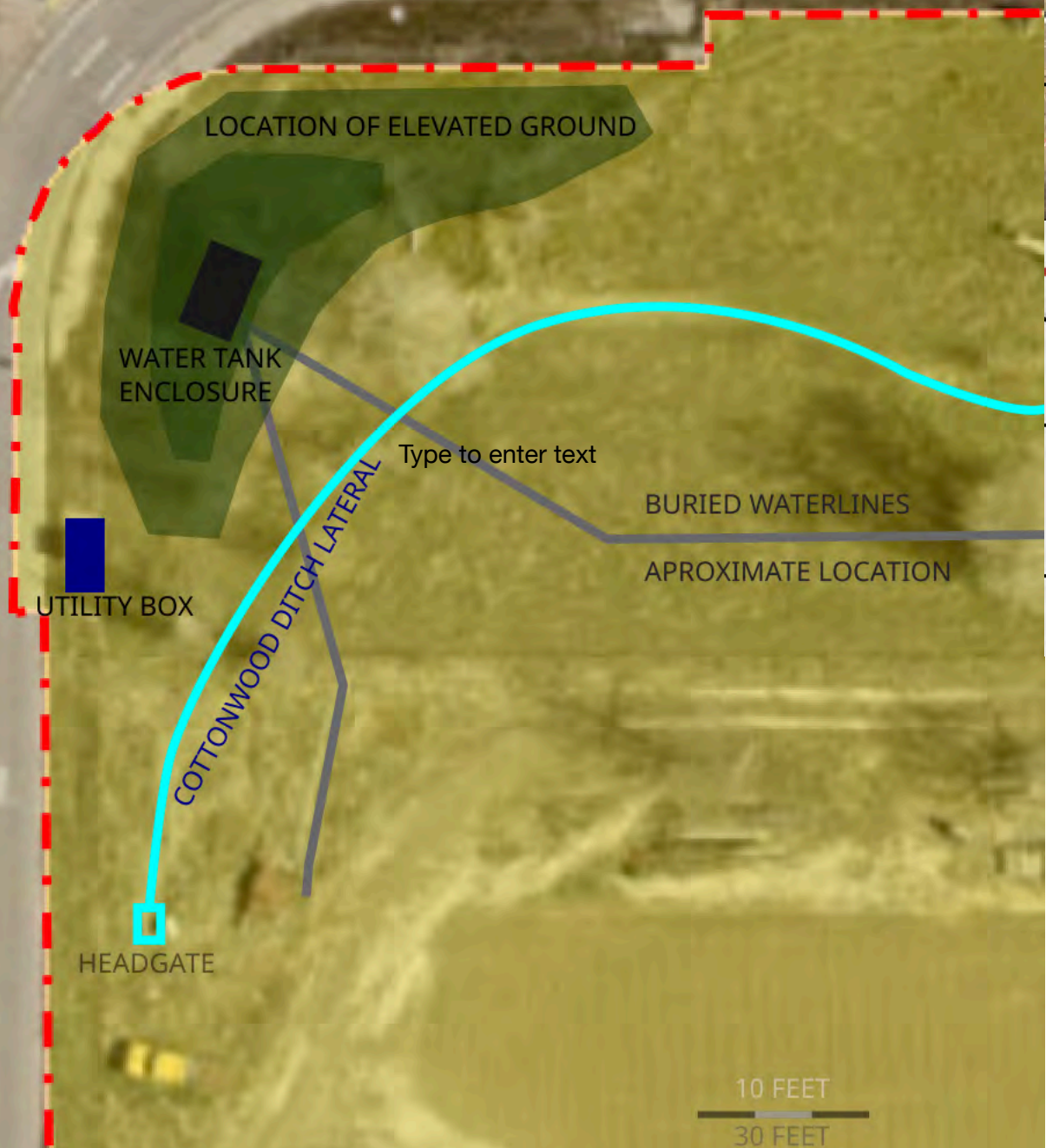
Date:

Dec 14, 2023

Drawing of Setbacks for Tank House Structure

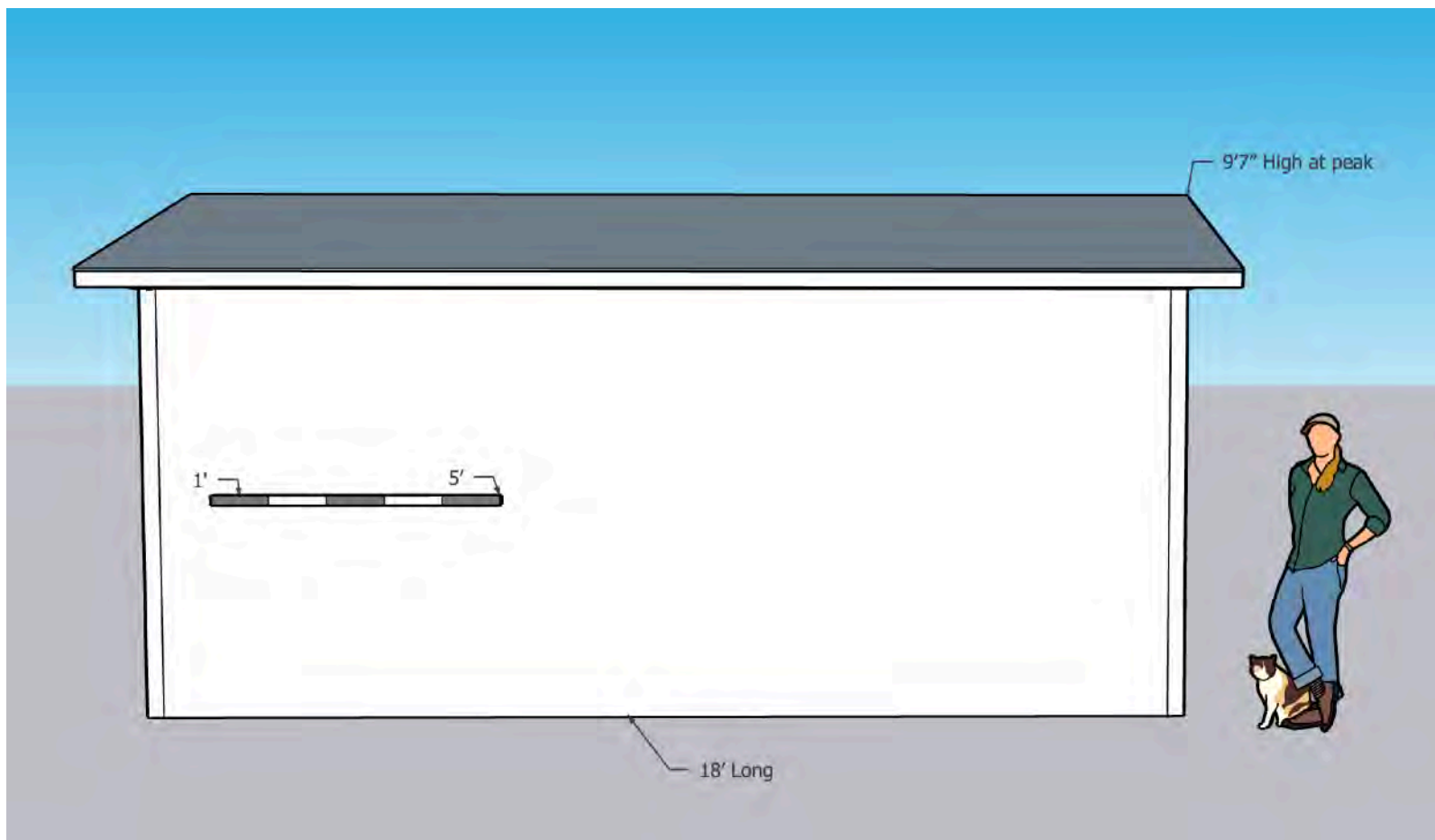


7602 ARAPAHOE ROAD

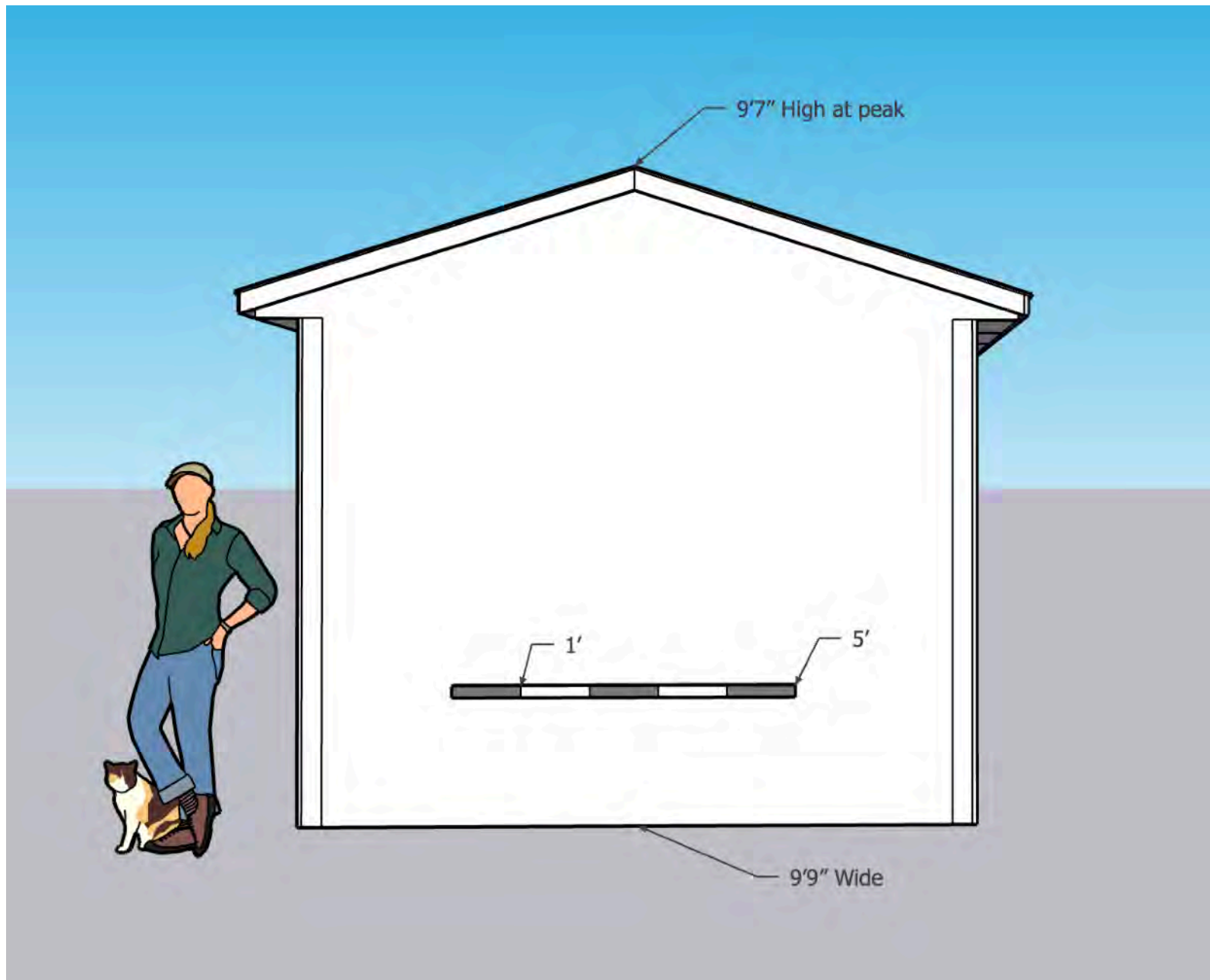


High Ground (green circle) is Indicated on this County-provided image, of "Geologic Hazards and Constraints." This small hill is indeed a constraint since the hill itself cannot be relocated eastward because of the presence of the ditch (clearly visible in the upper image)

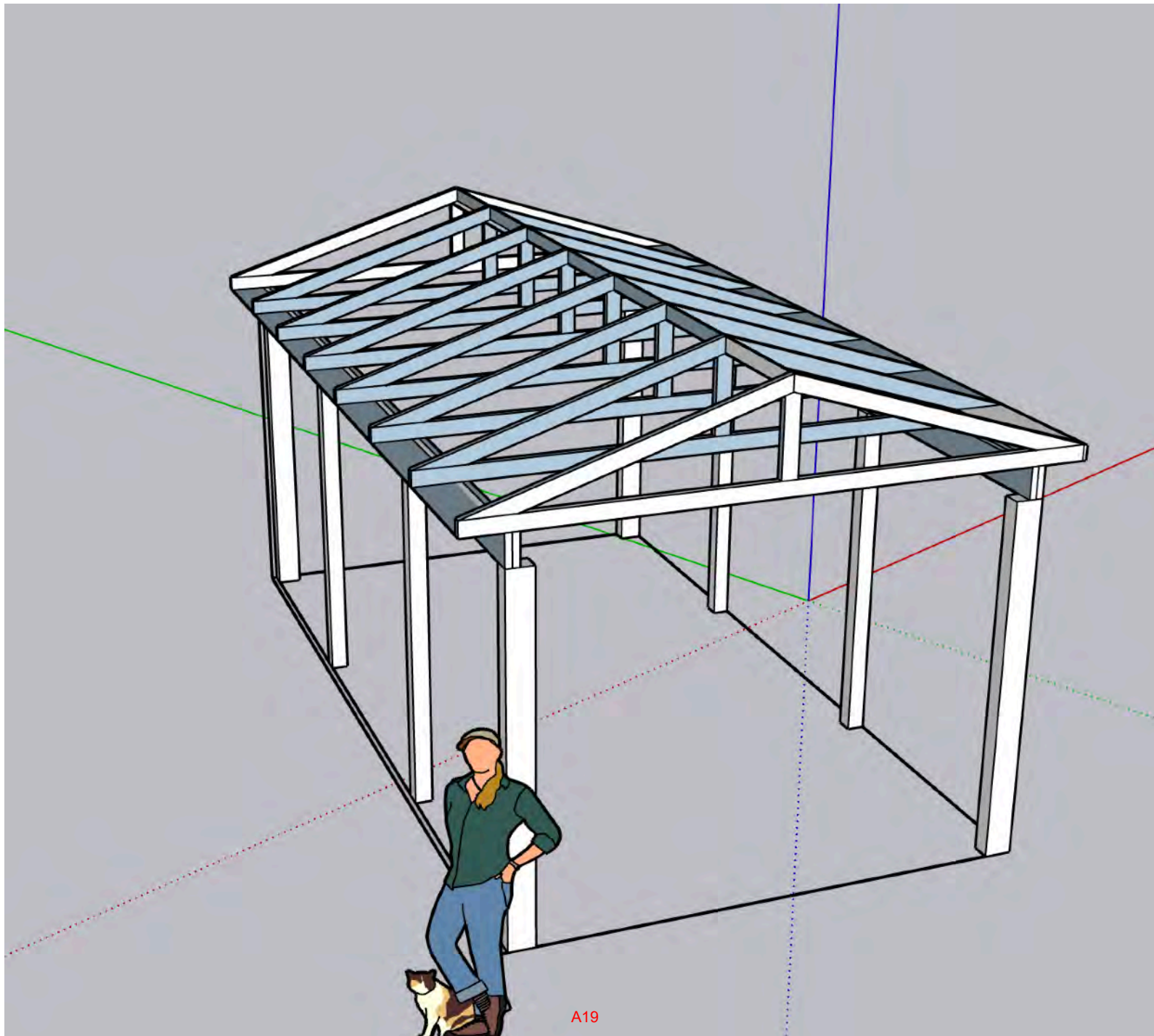
North-West Elevation

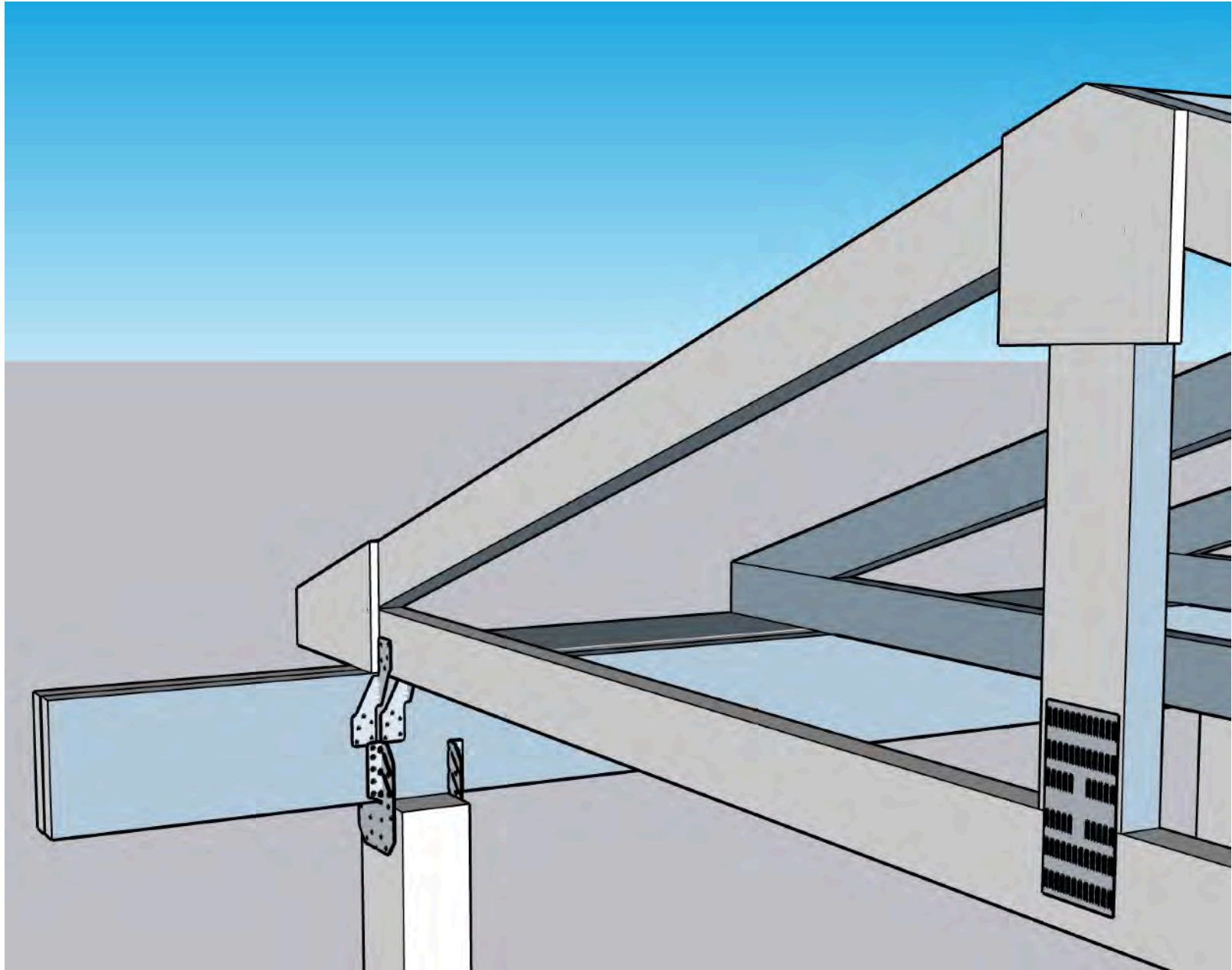


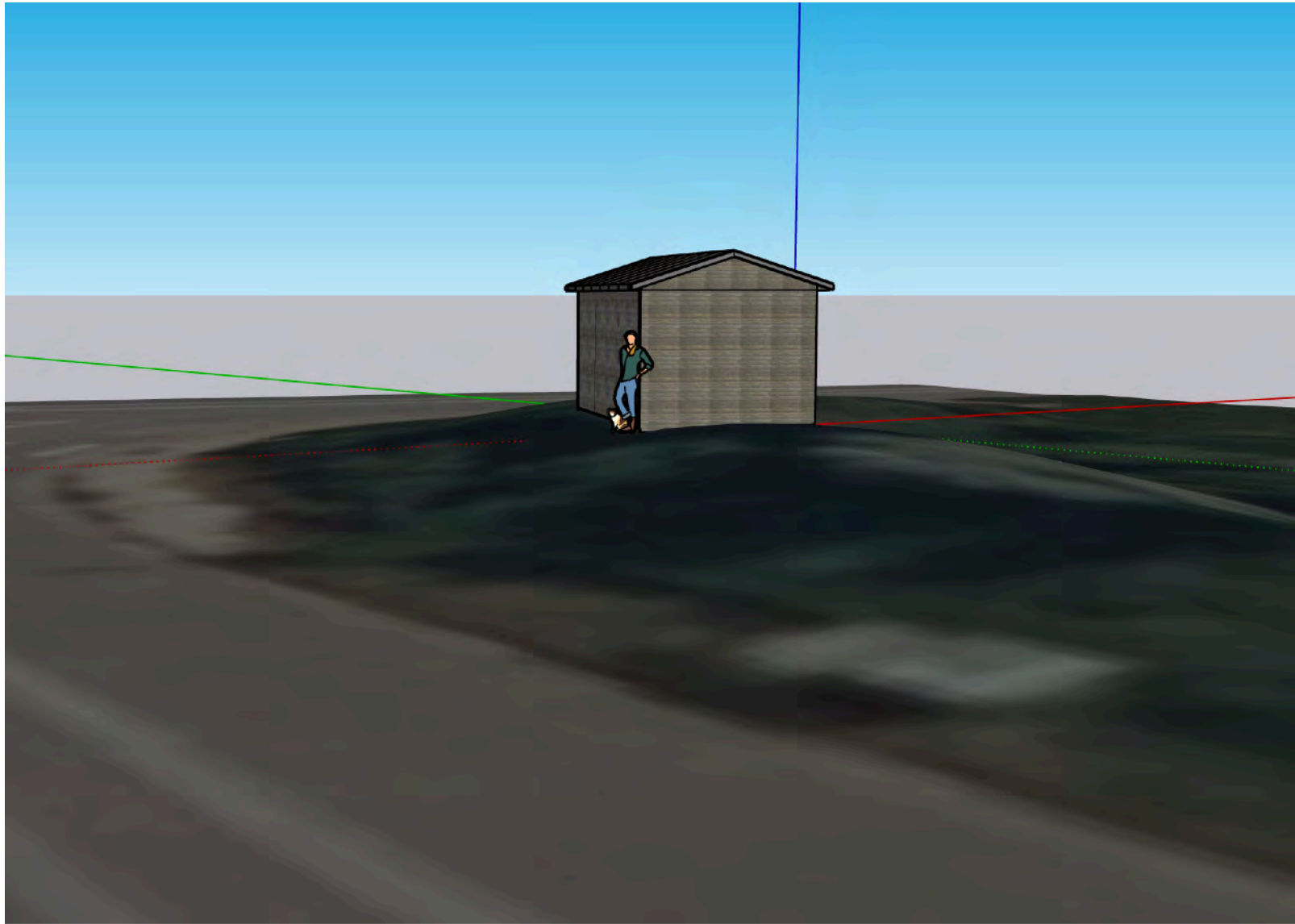
South-West Elevation

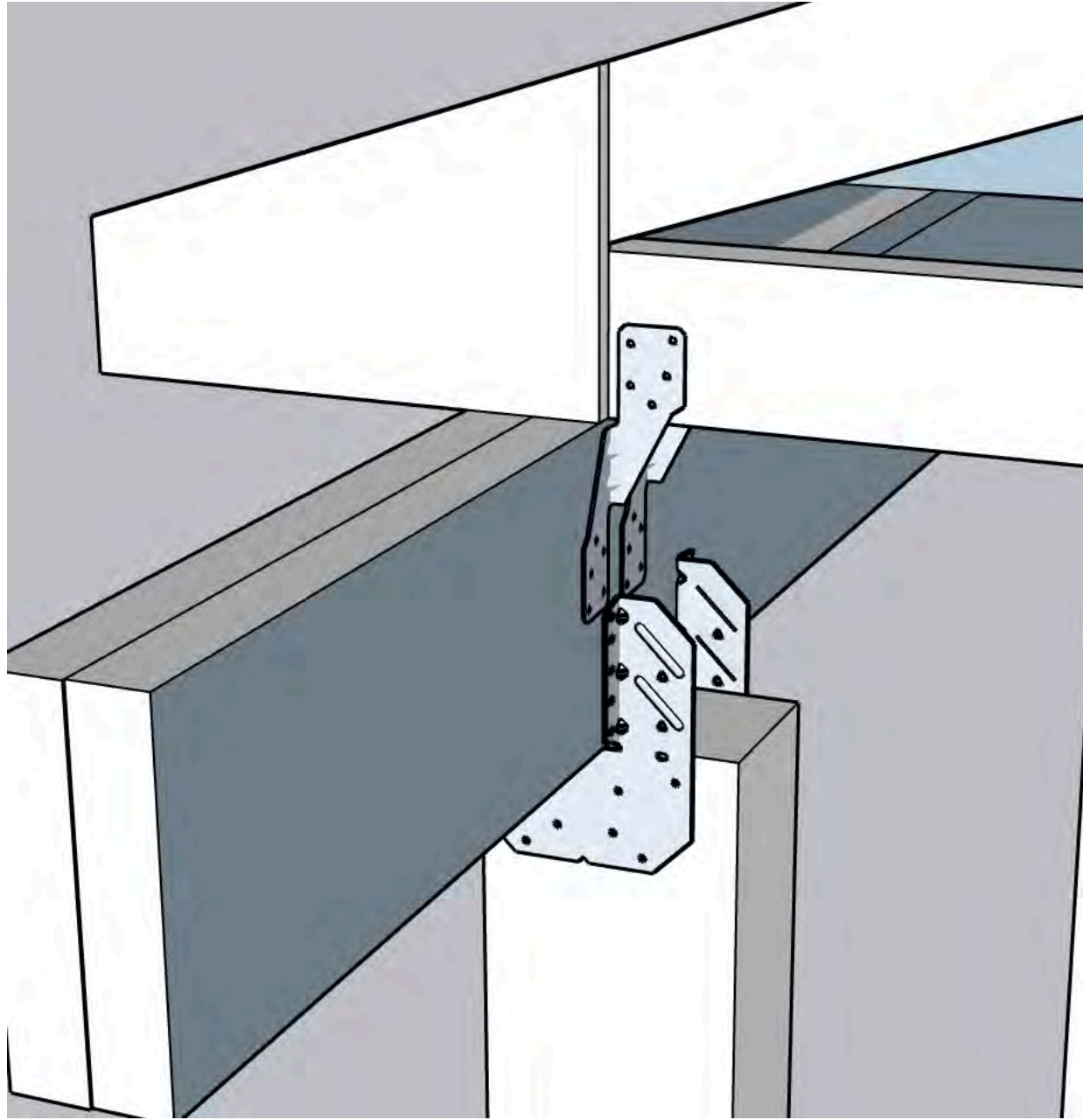


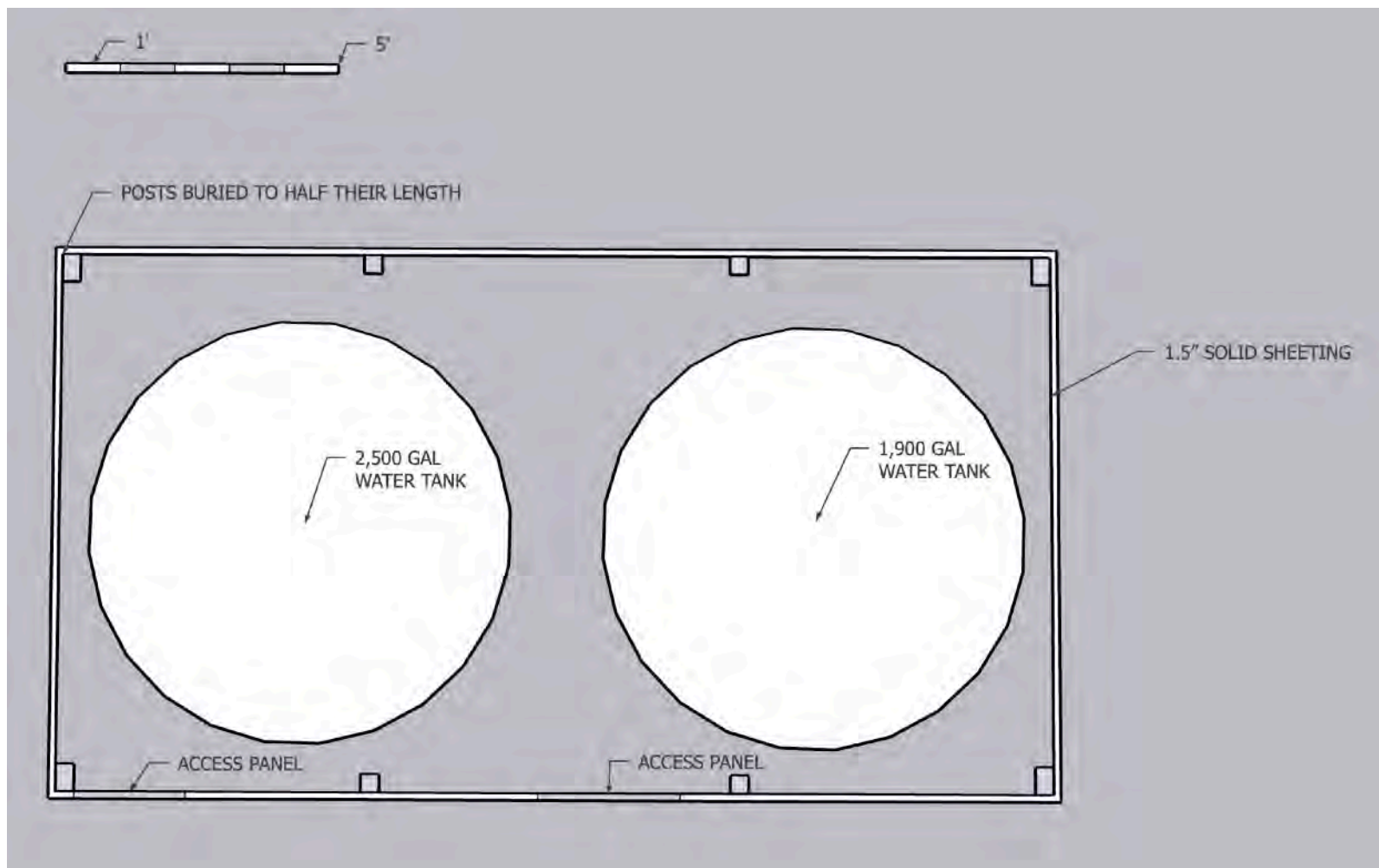
View Looking North without the 1.5" wall sheathing or 5/8" roof sheathing or roofing shingles











Walker, Samuel

From: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>
Sent: Tuesday, April 23, 2024 6:13 PM
To: Walker, Samuel
Subject: [EXTERNAL] Fwd: Referral Packet for VAR-24-0001: Housney Setback Reductions at 7602 Arapahoe Road

Good Afternoon Samuel Walker,

We have received your April 18, 2024 referral regarding a request to reduce the supplemental setback along N. 75th Street from 110 ft. to 78.5 ft. and Arapahoe Road from 110 ft. to 106 ft. to permit a water tank enclosure constructed without a building permit.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

A review of our records show no permitted wells on the subject property. The proposed existing and future water supply for the property or for the water tank was not provided. Therefore we have no comments on this project.

Sincerely,

Ioana Comaniciu, P.E.
 Water Resources Engineer



P 303-866-3581 x 8246
 1313 Sherman St., Suite 818, Denver, CO 80203
ioana.comaniciu@state.co.us | www.colorado.gov/water

----- Forwarded message -----

From: Morgan, Heather <hmorgan@bouldercounty.gov>
Date: Thu, Apr 18, 2024 at 9:16 AM
Subject: Referral Packet for VAR-24-0001: Housney Setback Reductions at 7602 Arapahoe Road
To: Flax, Ron <rflax@bouldercounty.gov>, Frederick, Summer <sfrederick@bouldercounty.gov>, HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.gov>, Huebner, Michelle <mhuebner@bouldercounty.gov>, Morgan, Heather <hmorgan@bouldercounty.gov>, Sanchez, Kimberly <ksanchez@bouldercounty.gov>, Skufca, Erika <eskufca@bouldercounty.gov>, Transportation Development Review <TransDevReview@bouldercounty.gov>, West, Ron <rowest@bouldercounty.gov>, !LongRange <longrange@bouldercounty.gov>, Historic <historic@bouldercounty.gov>, #CodeCompliance <codecompliance@bouldercounty.org>, Floodplain Admin <floodplainadmin@bouldercounty.gov>, #AssessorReferral <AssessorReferral@bouldercounty.org>, #CAreferral <CAreferral@bouldercounty.gov>, Oehlkers, Jason <joehlkers@bouldercounty.gov>, Allshouse, Alycia <aallshouse@bouldercounty.gov>, Kiepe, Bob <bkiepe@bouldercounty.gov>, Stadele, Lee <leestadele@bouldercounty.gov>, Stadele, Lee <leestadele@flagstaffsurveying.com>, BDRCO@xcelenergy.com <BDRCO@xcelenergy.com>,>

Donna.L.George@xcelenergy.com <Donna.L.George@xcelenergy.com>, Ranglos, Chris <ranglosc@bouldercolorado.gov>, bonnellj@bouldercolorado.gov <bonnellj@bouldercolorado.gov>, CollinsB@bouldercolorado.gov <CollinsB@bouldercolorado.gov>, CassidyJ@bouldercolorado.gov <CassidyJ@bouldercolorado.gov>, planning@lafayetteco.gov <planning@lafayetteco.gov>, planning@louisvilleco.gov <planning@louisvilleco.gov>, Larson, Laura <llarson@bouldercounty.gov>, sarah.brucker@state.co.us <sarah.brucker@state.co.us>, prevention@mvfpd.org <prevention@mvfpd.org>
Cc: Walker, Samuel <swalker@bouldercounty.gov>

Please find attached the referral packet for **VAR-24-0001: Housney Setback Reductions** at **7602 Arapahoe Road**.

Please return responses and direct any questions to [Samuel Walker](mailto:swalker@bouldercounty.gov) by **May 3, 2024**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)



Heather Morgan | Lead Administrative Technician

Planning Division | Boulder County Community Planning & Permitting

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

hmorgan@bouldercounty.gov | (720) 864-6510 | www.boco.org/cpp

My usual working hours are Monday-Friday, 7:30 a.m.-4:00 p.m.

*Boulder County has migrated all email to the .gov domain. Please update your contact lists to reflect the change from hmorgan@bouldercounty.org to hmorgan@bouldercounty.gov. **Emails sent to both .org and .gov addresses will continue to work.** This work is part of the migration to the .gov domain that began in July 2022 when the Boulder County website moved to www.bouldercounty.gov. This move to the .gov domain provides a higher level of cybersecurity protection.*

Walker, Samuel

From: Historic
Sent: Tuesday, April 23, 2024 12:31 PM
To: Walker, Samuel
Subject: FW: Referral Packet for VAR-24-0001: Housney Setback Reductions at 7602 Arapahoe Road

Hi Sam,

I've completed historic review for **VAR-24-0001: Housney Setback Reductions at 7602 Arapahoe Road**, and we don't have any comments or concerns. I've signed off in accelra.

Best,
 Jessica

From: Morgan, Heather <hmorgan@bouldercounty.gov>
Sent: Thursday, April 18, 2024 9:15 AM
To: Flax, Ron <rflax@bouldercounty.gov>; Frederick, Summer <sfrederick@bouldercounty.gov>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.gov>; Huebner, Michelle <mhuebner@bouldercounty.gov>; Morgan, Heather <hmorgan@bouldercounty.gov>; Sanchez, Kimberly <ksanchez@bouldercounty.gov>; Skufca, Erika <eskufca@bouldercounty.gov>; Transportation Development Review <TransDevReview@bouldercounty.gov>; West, Ron <rowest@bouldercounty.gov>; !LongRange <longrange@bouldercounty.gov>; Historic <historic@bouldercounty.gov>; #CodeCompliance <codecompliance@bouldercounty.org>; Floodplain Admin <floodplainadmin@bouldercounty.gov>; #AssessorReferral <AssessorReferral@bouldercounty.org>; #CAreferral <CAreferral@bouldercounty.gov>; Oehlkers, Jason <joehlkers@bouldercounty.gov>; Allshouse, Alycia <aallshouse@bouldercounty.gov>; Kiepe, Bob <bkiepe@bouldercounty.gov>; Stadele, Lee <leestadele@bouldercounty.gov>; Stadele, Lee <leestadele@flagstaffsurveying.com>; BDRCO@xcelenergy.com; Donna.L.George@xcelenergy.com; Ranglos, Chris <ranglosc@bouldercolorado.gov>; bonnellj@bouldercolorado.gov; CollinsB@bouldercolorado.gov; CassidyJ@bouldercolorado.gov; planning@lafayetteco.gov; planning@louisvilleco.gov; Larson, Laura <llarson@bouldercounty.gov>; sarah.brucker@state.co.us; prevention@mvfpd.org
Cc: Walker, Samuel <swalker@bouldercounty.gov>
Subject: Referral Packet for VAR-24-0001: Housney Setback Reductions at 7602 Arapahoe Road

Please find attached the referral packet for **VAR-24-0001: Housney Setback Reductions at 7602 Arapahoe Road**.

Please return responses and direct any questions to [Samuel Walker](#) by **May 3, 2024**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)



Heather Morgan | Lead Administrative Technician
Planning Division | Boulder County Community Planning & Permitting
 P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302
hmorgan@bouldercounty.gov | (720) 864-6510 | www.boco.org/cpp
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Public Health

Environmental Health Division

May 8, 2024

TO: Staff Planner, Community Planning and Permitting

FROM: Jessica Epstein, Environmental Health Specialist

SUBJECT: VAR-24-0001: Houssney Setback Reductions

OWNER: Houssney

PROPERTY ADDRESS: 7602 Arapahoe Road

SEC-TOWN-RANGE: 36 -1N -70

The Boulder County Public Health – Environmental Health division has reviewed the submittals for the above referenced docket and has the following comments.

OWTS:

1. Boulder County Public Health issued a repair permit for the installation of an absorption bed system on 6/5/80. The permit was issued for an onsite wastewater treatment system (OWTS) adequate for two houses, one with one bedroom, and one with 5 bedrooms. Boulder County Public Health approved the installation of the OWTS on 6/12/80.

Property Transfer Regulation:

1. The property sold on 10/19/23 without compliance with the Property Transfer Regulation. The regulation has been in place since 2008 and requires a Property Transfer Certificate or a Conditional Property Transfer Certificate be issued by BCPH before the sale. One of the intents of the regulation is to confirm that existing OWTS are functioning at the time of sale in an effort to protect public health.
2. The owner must hire an inspector to do the property transfer inspection. The inspection report and associated fee and application must be submitted to BCPH. The certificate must be issued by BCPH before any future building permit can be released.
3. For more information on the regulation and the procedures, go to: <https://www.bouldercounty.org/environment/water/septicmart/property-transfer/> and <https://www.bouldercounty.org/environment/water/septicmart/licensed-professionals/>.

This concludes comments from the Public Health - Environmental Health division at this time. For additional information on the OWTS application process and regulations, refer to the following website: www.SepticSmart.org. If you have additional questions about OWTS, please do not hesitate to contact HealthOWS@bouldercounty.org

Cc: OWTS file, owner, Community Planning and Permitting

Walker, Samuel

From: LuAnn Penfold <lpenfold@mvfpd.org>
Sent: Tuesday, April 23, 2024 12:48 PM
To: Walker, Samuel
Subject: [EXTERNAL] VAR-24-0001

We do not object to the setback variance at 7602 Arapahoe Road.

Thank you for including us in the planning process.

LuAnn Penfold, Fire Prevention Specialist

Mountain View Fire Rescue
3561 N. Stagecoach Road, Longmont, CO 80504
303-772-0710 x1021 | lpenfold@mvfpd.org | www.mvfpd.org



**Right of Way & Permits**

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

April 30, 2024

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

Attn: Sam Walker

Re: Housney Setback Reductions, Case # VAR-24-0001

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the variance for **Housney Setback Reductions** and has **no apparent conflict**.

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



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.gov

Building Safety & Inspection Services Team

MEMO

TO: Sam Walker, Planner II
 FROM: Michelle Huebner, Plans Examiner Supervisor
 DATE: April 18, 2024

RE: Referral Response, VAR-24-0001: Housney Setback Reductions. Request to reduce the supplemental setback along N. 75th Street from 110 ft. (required) to 78.5 ft. (proposed) and Arapahoe Road from 110 ft. (required) to 106 ft. (proposed) to permit a water tank enclosure constructed without building permits.

Location: 7602 Arapahoe Road

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

1. **Building Permit.** A building permit, plan review, and inspection approvals are required for the water tank enclosure constructed without a building permit.

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:
[Amendments to Boulder County Building Code effective June 6, 2022](#)

2. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 155 mph (Vult) and 40 psf, respectively.
3. **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.
4. **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 Building Safety publications can be found at: [Building Publications, Applications and Forms - Boulder County](#)

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
 Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
 303-441-3930 • www.BoulderCounty.gov

April 18, 2024

To: Sam Walker, Planner II
 From: Sarah Heller, Floodplain Program Planner

Subject: Docket VAR-24-0001: Housney Setback Reductions
 Request: Request to reduce the supplemental setback along N 75th Street from 110 ft. (required) to 78.5 ft. (proposed) and Arapahoe road from 110 ft. (required) to 106 ft. (proposed) to permit a water tank enclosure constructed without building permits.
 Location: 7602 Arapahoe Road, at the southeastern corner of the intersection of Arapahoe road and N. 75th Street, in Section 36, Township 1N, Range 70W.

The Community Planning & Permitting Department – Floodplain Management Program has reviewed the above referenced docket and has the following comments:

1. The proposed setback reduction is outside the Floodplain Overlay (FO) District. No Floodplain Development Permit (FDP) is required.

A portion of the property is located within the Dry Creek Floodplain. Any future development within the Floodplain Overlay District will require an FDP and must adhere to the requirements of article 4-400 of the Boulder County Land Use Code.

Please contact Sarah Heller, Floodplain Program Planner, at sheller@bouldercounty.gov to discuss this referral.

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: Sam Walker, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: April 23, 2024
SUBJECT: Docket VAR-24-0001, Houssney, 7602 Arapahoe Road

Staff has reviewed the submitted materials, and has no significant natural resource concerns with the docket.



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 •

Tel: 303-441-3930 • www.BoulderCounty.gov

May 2, 2024

TO: Sam Walker, Planner II; Community Planning & Permitting, Development Review Team - Zoning

FROM: Brian P. Kelly, Planner II; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # VAR-24-0001: Houssney Setback Reductions – 7602 Arapahoe Road

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 Arapahoe Road, also known as State Highway 7, a Colorado Department of Transportation (CDOT) owned and maintained right-of-way (ROW). Legal access has been demonstrated via adjacency to the public ROW.
2. The transportation setback was established to, among other goals, ensure roadside safety for vehicles and maintain adequate visibility at intersections. Reducing the supplemental distance along Arapahoe Road and N 75th Street diminishes the safety effectiveness of the setback. Therefore, the Development Review Team – Access & Engineering staff does not support this request.

This concludes our comments at this time.

4/28/2024

Boulder County Community Planning & Permitting
PO Box 47, Boulder, CO 80306

RE: Docket Number VAR-24-0001

Hello, I am writing regarding docket number VAR-24-0001, Houssney setback reductions. I do not feel that this property's setback should be changed for multiple reasons. The current number of egregious county code violations on the property should be enough reason to deny this request.

The property in question is an eyesore for the community. It is not taken care of and is full of trash, broken-down vehicles, and weeds. No less than seven occupied tiny houses and campers are on site, and barns and garages have been converted into living quarters. A former farm worker informed me that the main home has been divided in half, with occupants on both sides and in the basement with non-conforming windows. The amount of people and animals living on the property highlights public health concerns about where their waste goes. The influx of residents on this property has brought crime to a once quiet part of the county, including a recent attempted murder stated to me by the Boulder County Sheriff's Office.

The building in question, which holds water tanks, must be moved as it is too close to the intersection of 75th Street and Arapahoe Road. Its placement makes it difficult to see when turning onto Arapahoe from 75th Street and was constructed without a permit. Assuming the building was not engineered to support the snow load as the code requires, I fear it will eventually collapse with the debris left undealt with, much like the rest of the property. The applicant states in their hardship statement that the water tanks were there before CDOT widened the road, this statement is false as the water tanks were moved or replaced within the last ten years and after Arapahoe Road was widened. I have lived on 75th street for 18 years and I remember them constructing the building in question and moving new water tanks in when the property changed hands.

For the benefit of the community, I ask that the county enforce the laundry list of current code violations and not grant an exception for the setback as requested. Many other area residents feel the same as I do about this property. I am redacting my name for fear of retaliation from the property owner as other neighbors have dealt with in the past.

Thank you for your time and consideration in this matter.

-A concerned 75th Street neighbor.

Walker, Samuel

From: Andre Houssey <ahoussey@gmail.com>
Sent: Thursday, May 16, 2024 6:06 PM
To: Walker, Samuel
Subject: [EXTERNAL] Re: Meeting before staff recommendation issuance

Hi Sam,

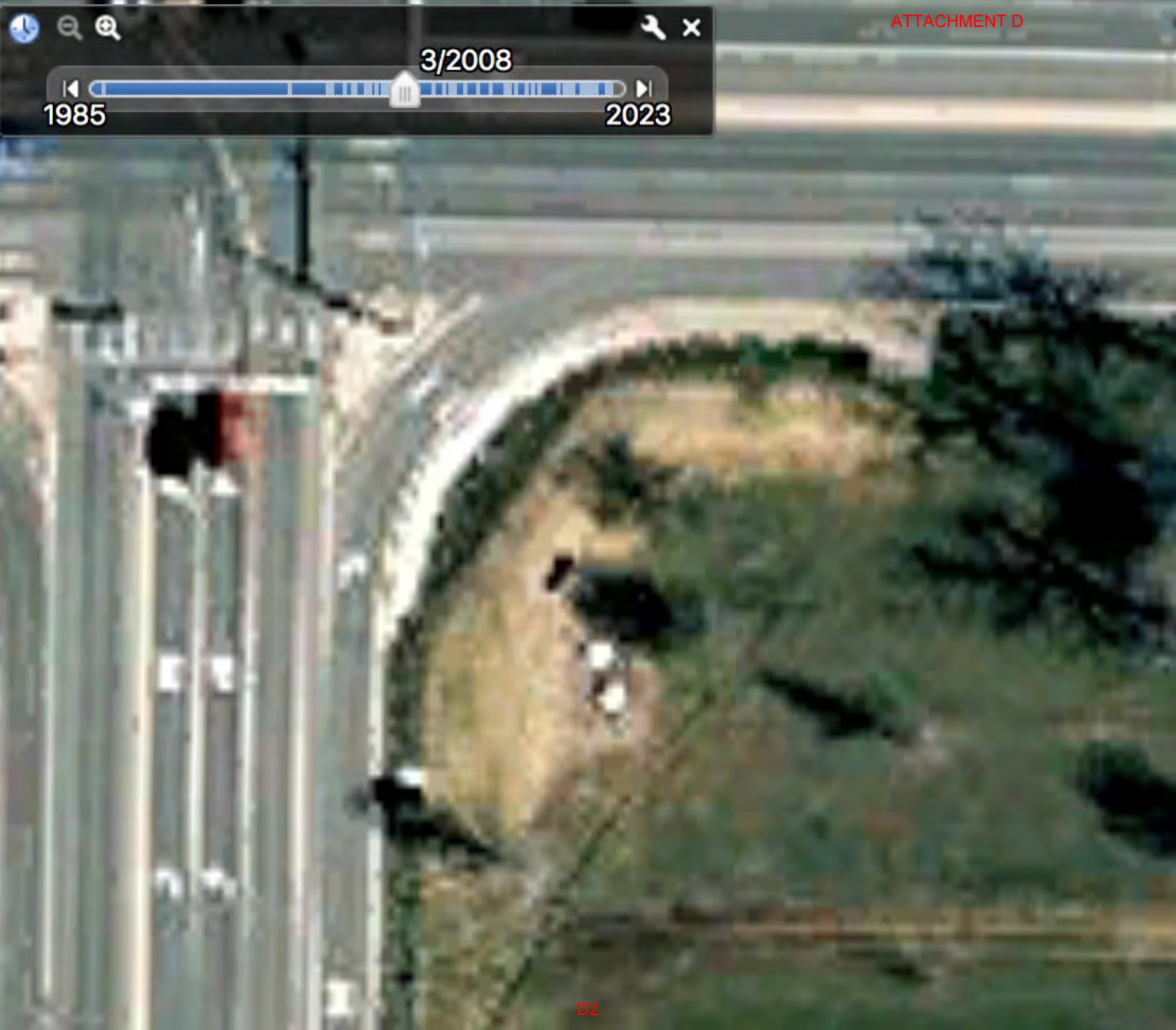
Yes, Tuesday the 28th will work for me anytime between 10am and 1pm.

Well, I had to download Google earth for the historical images but I found plenty of them showing the historical images of the tank location.

The tops of the tanks are clearly visible in the satellite images - the reason you are probably not able to find them in street view is that the previous owners used to pile wood chips over the sides of the tanks to keep them from deeply freezing. This is one of the reasons I decided to build a structure as the wood chips were not adequate and the water would still freeze on top, additionally you would have to move the wood chips aside to access valves.

You can see in the images that the tanks were moved around a little bit over the years, sometimes there was only one, sometimes two. Most of them were round, but one was square at one point. But there have always been tanks in the same general area. You can also see that the tanks are visible while the road was being expanded.

Images follow:



3/2008

1985 2023

6/2010



1985 10/2006 2023

ATTACHMENT D

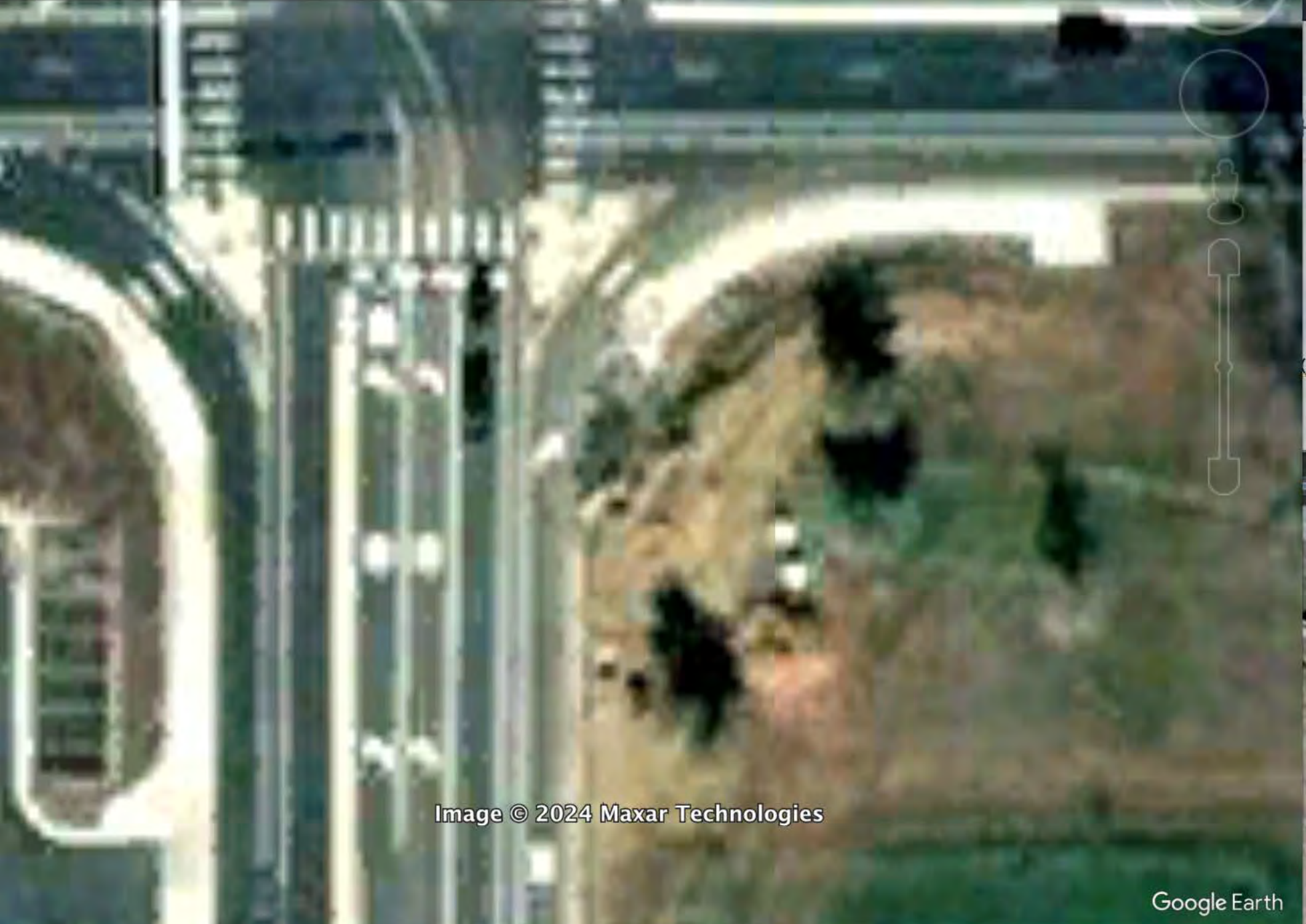


Image © 2024 Maxar Technologies

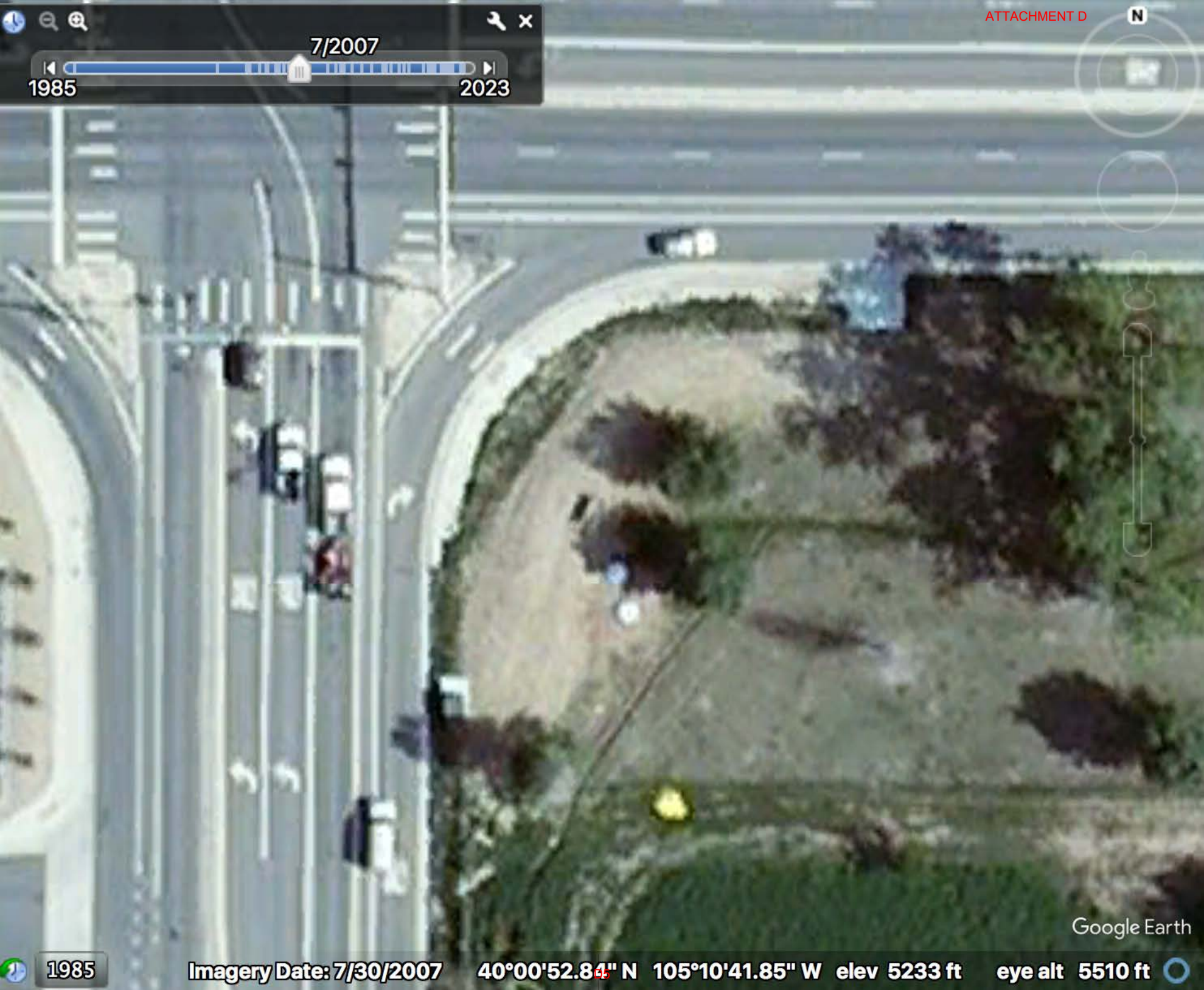
Google Earth

1985 Imagery Date: 10/22/2006 40°00'52.69"N 105°10'40.22" W elev 5231 ft eye alt 5510 ft

7/2007

1985

2023



Google Earth

1985

Imagery Date: 7/30/2007

40°00'52.84" N 105°10'41.85" W elev 5233 ft

eye alt 5510 ft

4/2006

1985

2023

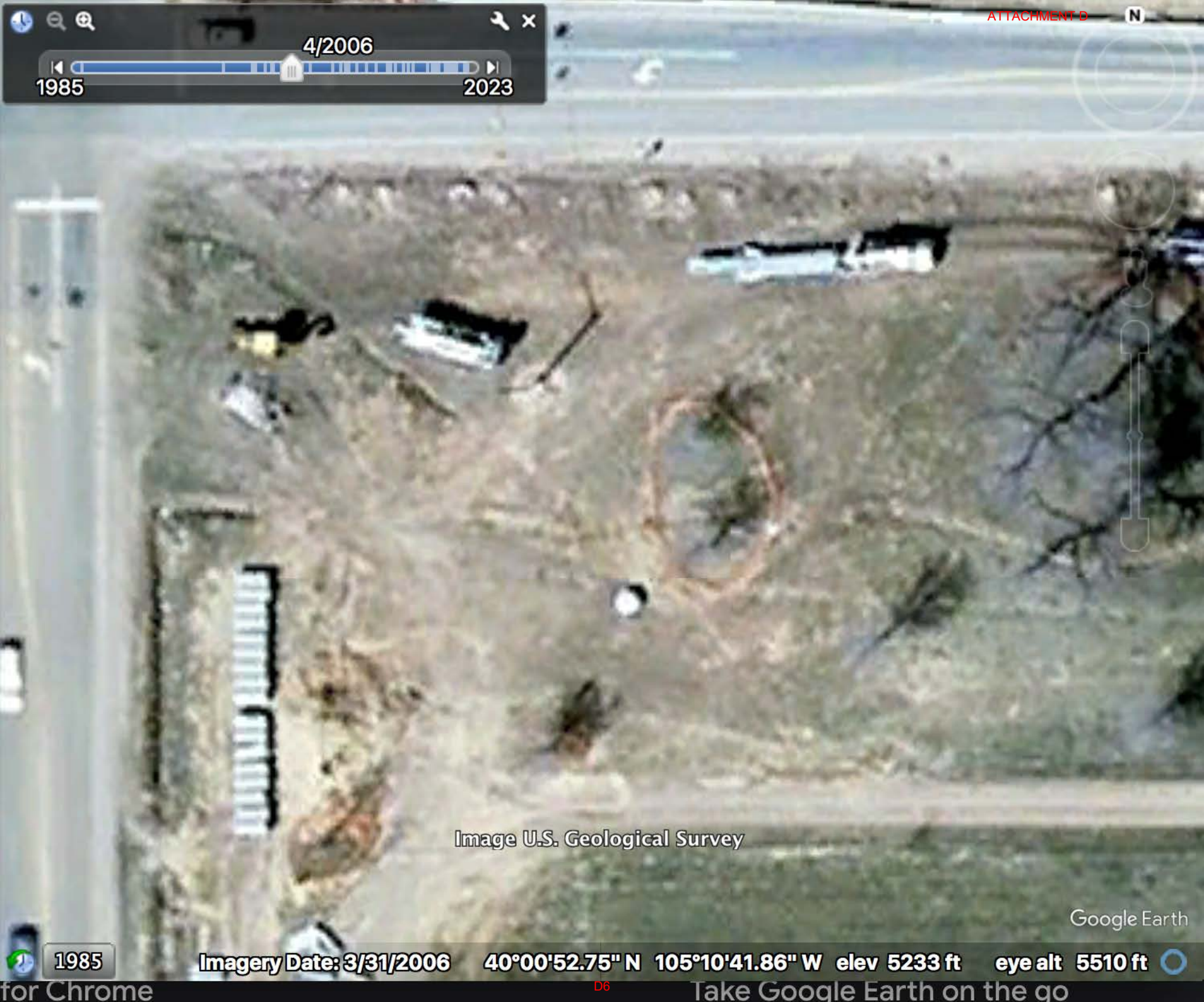


Image U.S. Geological Survey

Google Earth

1985

Imagery Date: 3/31/2006

40°00'52.75" N 105°10'41.86" W elev 5233 ft

eye alt 5510 ft

Sent from my iPhone

On May 16, 2024, at 17:11, Walker, Samuel <swalker@bouldercounty.gov> wrote:

Andre,

Thanks again for speaking with me this afternoon. As we discussed, I'd like to set up a brief virtual meeting with you before the staff recommendation is issued for your Variance. On the phone, I mentioned meeting sometime on May 27 or 28, but didn't realize that the 27th is Memorial Day and County offices will be closed.

Let me know if you'd be available for a ~30 minute meeting any time between 10 AM and 1 PM or after 3 PM on Tuesday, May 28th.

And in the meantime, I would appreciate if you could take a look to see if you can find any records regarding the previous water tanks (which you said were underground or at least covered in mulch prior to your purchasing of the property) and/or the history of the well permit. To see the permit status I was talking about, you can search for your address using the [DWR Well Permit search](#). Permit Number 272962—A is the one tied to Western Equipment with a status listed as "Permit Expired".

Sam Walker

Planner II | Boulder County Community Planning & Permitting
2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov

<image001.png>

*Boulder County has migrated all email to the .gov domain. Please update your contact lists to reflect the change from swalker@bouldercounty.org to swalker@bouldercounty.gov. **Emails sent to both .org and .gov addresses will continue to work.** This work is part of the migration to the .gov domain that began in July 2022 when the Boulder County website moved to www.bouldercounty.gov. This move to the .gov domain provides a higher level of cybersecurity protection*

Walker, Samuel

From: Andre Houssey <ahoussey@gmail.com>
Sent: Friday, May 17, 2024 8:55 AM
To: Walker, Samuel
Subject: [EXTERNAL] Re: Meeting before staff recommendation issuance

Hi Sam,

I wanted to follow up on the well permit expiration.

I did a little research, the only way a well permit can really expire is when a permit is issued for the construction of a new well and the well is not documented to be constructed and a pump installed prior to the expiration.

The permit issued on my well, was a permit to recognize a well existing prior to May 5, 1972. So it doesn't make sense that an approved well permit could expire. Since the well and the pump were pre-existing to the permit and even pre-existing to 1972 when the rules were established.

So I think existence of an expiration date is just an artifact of the permitting process that only applies for new wells.

Additionally, our water source meets the definition of a spring under Colorado water law, (page 16 in the linked document - it's actually a really interesting thing- the legal definition of a spring) and since we have a water right therefore does not need a well permit at all. The well permit is simply an extra level of documentation. Hope that helps.

Also to clear up something you said: the use of the tanks and the spring/well is primarily for the houses, the livestock and a small lawn around the house. The vegetable field that you referenced is irrigated from our surface water rights.

Best,

Andre
720-201-5725

Beginner's Guide to Well Permits.pdf
drive.google.com



Sent from my iPhone

On May 16, 2024, at 17:11, Walker, Samuel <swalker@bouldercounty.gov> wrote:

Andre,

Thanks again for speaking with me this afternoon. As we discussed, I'd like to set up a brief virtual meeting with you before the staff recommendation is issued for your Variance. On the phone, I mentioned meeting sometime on May 27 or 28, but didn't realize that the 27th is Memorial Day and County offices will be closed.

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Sam Walker

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Walker, Samuel

From: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>
Sent: Tuesday, May 21, 2024 11:04 AM
To: Walker, Samuel
Subject: Re: [EXTERNAL] Fwd: Referral Packet for VAR-24-0001: Housney Setback Reductions at 7602 Arapahoe Road

Good Morning,

Thank you for the additional information provided. Based on our records the existing so-called "spring" was decreed by the Division 1 Water Court as Debacker Sump in case no. W6252. The water right associated with this structure was abandoned in case no. 11CW0263 and the structure was registered as a well under permit no. [272962](#). On April 4, 2007, permit no. [272962-A](#) was issued as a replacement permit, to re-drill the original well no. 272962. The replacement permit 272962-A was not constructed prior to the expiration date of April 4, 2009 therefore permit no. 2729862-A expired. Based on that it appears that the owner is still using the original well no. 272962 for the property. The use of the groundwater from well no. 272962 is limited to ordinary household purposes inside 2 single family dwellings, fire protection, the watering of domestic animals and poultry, and the irrigation of not more than 1 acre of home gardens and lawns. Based on a field inspection report performed at the time of the registration of well no. 272962 the water from the structure was piped underground to a collection point before 1930 on the property. Although not clear it is most likely that the underground collection point was replaced by above ground water tanks.

So long as well no. 272962 is being used in accordance with the conditions of the permit, we have no issues with this project.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer



P 303-866-3581 x 8246
1313 Sherman St., Suite 818, Denver, CO 80203
ioana.comaniciu@state.co.us | www.colorado.gov/water

On Tue, May 21, 2024 at 8:27 AM Walker, Samuel <swalker@bouldercounty.gov> wrote:

Ioana,

After some further review of this application and discussion with the applicant, we have some questions about the water supply on the property and how it functions. The applicant is claiming that there's a spring on the property that they withdraw water from, pump into holding tanks, and then gravity-feed onto the property for indoor/outdoor domestic use as well as livestock watering. I did see that there's an expired well permit tied to a previous owner of the property, but is their use of the spring something that DWR would allow? I've attached their description of the spring/well situation and some associated discussion. I've also re-attached the original referral packet for context.

Sam Walker

Planner II | Boulder County Community Planning & Permitting

2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov



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From: Walker, Samuel

Sent: Wednesday, April 24, 2024 10:38 AM

To: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>

Subject: RE: [EXTERNAL] Fwd: Referral Packet for VAR-24-0001: Housney Setback Reductions at 7602 Arapahoe Road

Received, thank you.

Sam Walker

Planner II | Boulder County Community Planning & Permitting

2045 13th Street, Boulder, CO 80302

Ph: 720-564-2738

swalker@bouldercounty.gov



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From: Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>

Sent: Tuesday, April 23, 2024 6:13 PM

To: Walker, Samuel <swalker@bouldercounty.gov>

Subject: [EXTERNAL] Fwd: Referral Packet for VAR-24-0001: Housney Setback Reductions at 7602 Arapahoe Road

Good Afternoon Samuel Walker,

We have received your April 18, 2024 referral regarding a request to reduce the supplemental setback along N. 75th Street from 110 ft. to 78.5 ft. and Arapahoe Road from 110 ft. to 106 ft. to permit a water tank enclosure constructed without a building permit.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

A review of our records show no permitted wells on the subject property. The proposed existing and future water supply for the property or for the water tank was not provided. Therefore we have no comments on this project.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 818, Denver, CO 80203

ioana.comanicu@state.co.us | www.colorado.gov/water

----- Forwarded message -----

From: **Morgan, Heather** <hmorgan@bouldercounty.gov>

Date: Thu, Apr 18, 2024 at 9:16 AM

Subject: Referral Packet for VAR-24-0001: Houssney Setback Reductions at 7602 Arapahoe Road

To: Flax, Ron <rflax@bouldercounty.gov>, Frederick, Summer <sfrederick@bouldercounty.gov>, HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.gov>, Huebner, Michelle <mhuebner@bouldercounty.gov>, Morgan, Heather <hmorgan@bouldercounty.gov>, Sanchez, Kimberly <ksanchez@bouldercounty.gov>, Skufca, Erika <eskufca@bouldercounty.gov>, Transportation Development Review <TransDevReview@bouldercounty.gov>, West, Ron <rowest@bouldercounty.gov>, !LongRange <longrange@bouldercounty.gov>, Historic <historic@bouldercounty.gov>, #CodeCompliance <codecompliance@bouldercounty.org>, Floodplain Admin <floodplainadmin@bouldercounty.gov>, #AssessorReferral <AssessorReferral@bouldercounty.org>, #CAreferral <CAreferral@bouldercounty.gov>, Oehlkers, Jason <joehlkers@bouldercounty.gov>, Allshouse, Alycia <aallshouse@bouldercounty.gov>, Kiepe, Bob <bkiepe@bouldercounty.gov>, Stadele, Lee <leestadele@bouldercounty.gov>, Stadele, Lee <leestadele@flagstaffsurveying.com>, BDRCO@xcelenergy.com <BDRCO@xcelenergy.com>, Donna.L.George@xcelenergy.com <Donna.L.George@xcelenergy.com>, Ranglos, Chris <ranglosc@bouldercolorado.gov>, bonnellj@bouldercolorado.gov <bonnellj@bouldercolorado.gov>, CollinsB@bouldercolorado.gov <CollinsB@bouldercolorado.gov>, CassidyJ@bouldercolorado.gov <CassidyJ@bouldercolorado.gov>, planning@lafayetteco.gov <planning@lafayetteco.gov>, planning@louisvilleco.gov <planning@louisvilleco.gov>, Larson, Laura <llarson@bouldercounty.gov>, sarah.brucker@state.co.us <sarah.brucker@state.co.us>, prevention@mvfpd.org <prevention@mvfpd.org>

Cc: Walker, Samuel <swalker@bouldercounty.gov>

Please find attached the referral packet for **VAR-24-0001: Houssney Setback Reductions at 7602 Arapahoe Road.**

Please return responses and direct any questions to **[Samuel Walker](mailto:swalker@bouldercounty.gov)** by **May 3, 2024**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)



Heather Morgan | Lead Administrative Technician

Planning Division | Boulder County Community Planning & Permitting

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

hmorgan@bouldercounty.gov | (720) 864-6510 | www.boco.org/cpp

My usual working hours are Monday-Friday, 7:30 a.m.-4:00 p.m.

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