

# Land Use Department

Courthouse Annex  
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

August 10, 2006

Glenn Carriere, Project Manager  
PO Box 791  
Boulder, CO 80306

Dear Glenn Carriere, Project Manager:

This letter certifies that in accordance with section 4-800 of the Boulder County Land Use Code, the Boulder County Land Use Director has Approved with Conditions the site plan for the following, effective August 10, 2006.

**Docket SPR-06-078: CITY OF BOULDER Change in Use Site Plan Review**

- Request:** Site Plan Review for change in use from vacant to recreational (trailhead with 491 cy of grading for berms, 400 sf pavillion and 128 sf privy at 1842 S Foothills Hwy)
- Location:** At 1842 S Foothills Hwy in Section 21, Township 1S, Range 70W
- Zoning:** Business (B)
- Applicant:** Glenn Carriere, Project Manager

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

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

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

Please be aware that the attached Conditions of Approval become final if the docket is not called up by the BOCC at the end of the 14-day review period. There are no other administrative means to appeal. If you wish to resubmit information with regards to complying with any of the attached Conditions of Approval, and have this information reviewed for approval by staff prior to the end of the 14-day review period, your submissions must be received by the office no later than 10 days from the date of this letter.

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

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

Please return the Public Notice sign placed on the review site within 30 days of the date on this Determination Letter. Or, if your Site Plan Review application requires a public hearing, please return the sign within 30 days of the final public hearing. If the sign is not returned within this time, you will be assessed a fee of \$25 at the time you apply for a building permit.

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

Sincerely,



Eric Tkachenko, Planner  
Land Use Department

<b>DOCKET#:</b>	SPR-06-078
<b>APPLICANT:</b>	City of Boulder
<b>PROJECT LOCATION:</b>	1842 S. Foothills Highway

### CONDITIONS OF APPROVAL

Article 4-806 of the Land Use Code states that no Site Plan Review can be approved without compliance with the following standards. All site plan review applications shall be reviewed in accordance with the following standards which the Director has determined to be applicable based on the nature and extent of the proposed development. *Only those standards applicable to this project are included in this list.*

**This is a change of use application for a parking trailhead, privy and outdoor pavilion.**

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

#### A. TRAFFIC STUDY ANALYSIS

A traffic study analysis was provided by Short Elliot Hendrickson that estimates the trip generation for the trailhead parking lot. Based on the methodology of comparing another trailhead parking lot in the area, a total of 46 parking spaces (6 RV/horse trailer spaces, 4 ADA spaces and 36 standard spaces) is proposed. A Special Use review is required for any parking areas that generate traffic volumes in excess of 150 average trips per day, however, the traffic study analysis estimates that this trailhead parking will generate less than 150 average trips per day.

*Prior to issuance of any permits*, the applicant should provide a narrative and/or graphic that explains the expected traffic flow in the parking lot.

Additionally the applicant must provide the Land Use Department and Transportation Department monthly traffic counts for the first year upon the trailhead opening. Traffic counts should include the off-site parking from the immediate vicinity (across State Highway 170 in the right-of way where cars commonly park).

A subsequent review will be required in the following cases:

- A. One year from this approval
- B. When traffic counts have exceeded an average of greater than 150 trips per day during any three consecutive days
- C. When the applicant wishes to construct additional parking spaces.

#### B. ACCESS FROM STATE HIGHWAY

applicant consider the feasibility of relocating the access further east on State Highway 170. Since the application includes a change of use and vehicle type, the applicant must obtain a new access permit from the State of Colorado and undergo an access reevaluation; which may include relocating the access as previously mentioned. Contact the Colorado Department of Transportation (970-350-2163) for access requirements and details.

**Prior to issuance of any permits**, submit to the Land Use Department verification of access permit from the Colorado Department of Transportation. This Site Plan Review approval by the Land Use Director is not to be construed as approval of access, nor is it a waiver of the requirement.

**C. SIGNAGE**

Signage describing direction of traffic flow, trailer parking and handicap parking must be clearly marked around the parking areas and entrance. Additionally, any signage must meet the requirements of Article 13-600(D) of the Land Use Code.

2. *The height, size, location, exterior materials, color, and lighting of proposed structures shall be compatible with the topography, vegetation, and general character of the applicable neighborhood or surrounding area.*

**A. HEIGHT, SIZE, LOCATION, EXTERIOR MATERIALS and COLOR**

The following items have been reviewed and are approved as proposed in the application materials dated 8/10/2006:

	<b>Description</b>	<b>Approved</b>
<b>Height:</b>	Privy: Approximately 12'-6" from existing grade Pavilion: Approximately 12' from existing grade	8/10/2006
<b>Size:</b>	Privy: Approximately 128 sq. ft. Pavilion: Approximately 128 sq. ft.	8/10/2006
<b>Location:</b>	As shown on the site plan and staked in the field	8/10/2006
<b>Exterior materials:</b>	Privy: Fiber cement siding and corrugated metal roof Pavilion:	8/10/2006

	Metal roof	
<b>Exterior colors:</b>	Privy: Earth tone siding and rust colored roof Pavilion: Brown siding and roof	8/10/2006

**B. SIZE**

Information submitted with the application materials indicates that the size of the privy is proposed at approximately 128 sq. ft. and the pavilion is proposed at 400 sq. ft. The proposed size, totaling approximately 528 sq. ft. is approved as submitted in the application documents.

**C. EXTERIOR COLOR**

The application proposes earth tone colors for the siding and rust roofing materials for the privy, and brown siding and roofing materials for the pavilion. No samples, however, were provided for review. The proposed colors should be chosen to ensure that they are compatible with the policies and goals established by the Comprehensive Plan and provisions of the Land Use Code and will not result in an adverse impact on surrounding properties.

*Prior to issuance of building permits*, submit to the Land Use Department for review and approval, one set of samples (color chips, brochure, or catalog page) of all exterior colors to be used for the roofing, siding and trim. These colors should blend with the surrounding environment as much as possible. Note that these samples need to be small enough to fit into a file and will be kept for the record.

*At the time of final inspection*, the Land Use Department must inspect and verify that these color samples are used on the new structure.

**D. LIGHTING**

The locations and types of exterior lighting fixtures were not provided in the application and its unclear if any lighting (on structures and landscape lighting) is proposed.

*Prior to issuance of building permits*, one copy of a proposed lighting plan must be submitted to the Land Use Department for review and approval. This may consist of a reduced size copy of the electrical plan that is submitted at the time of building permit application. Down-lighting is required, meaning that all bulbs must be fully shielded to prevent light emissions above a horizontal plane drawn from the bottom of the fixture.

The lighting plan must indicate the location of all exterior fixtures on the site and structure, and must include cut sheets (manufacturer's specifications with picture or diagram) of all proposed fixtures.

*At the time of final inspection*, the full installation of the approved lighting plan must be inspected and approved by the Land Use Department.

**3. Plans for the proposed development have satisfactorily mitigated any geologic hazards, such as expansive soils, subsiding soils, questionable soils where the safe-sustaining power of the soil is in doubt, or contaminated soils, landslides, unstable slopes, rockfalls, and avalanche corridors, and alluvial fans, as identified in the Comprehensive Plan, or through the site plan review process.**

**A. GEOLOGIC HAZARD**

This property lies within a Major Geologic Hazard Area. Prior to the issuance of a building permit, the building official will require such hazards to be carefully appraised in a Geotechnical Report specified in Section 106.3.6 of the Boulder County Building Code. These materials must be submitted prior to the issuance of a building permit.

*Prior to issuance of building or grading permits*, the Building Division will require a site-specific geotechnical report stamped by a licensed soils engineer that identifies any geologic hazards, including but not limited to liquefaction and unconsolidated alluvial sand.

**5. The proposed development shall not alter historic drainage patterns and/or flow rates or shall include acceptable mitigation measures to compensate for anticipated drainage impacts.**

**B. STORM WATER AND DRAINAGE PLAN**

The applicant must submit a storm water management plan to the Land Use Department. The storm water management plan must be stamped and signed by a civil engineer licensed in the State of Colorado, and must conform to the provisions of the Boulder County Storm Drainage Criteria Manual.

*Prior to issuance of any permits*, the storm drainage plan must be reviewed and approved by the County Transportation and Land Use Departments.

**6. The development shall avoid significant natural ecosystems or environmental features, including but not necessarily limited to riparian corridors and wetland areas, plant communities, and wildlife habitat and migration corridors, as identified in the Comprehensive Plan or through the site plan review process. Development within or**

August 10, 2006

***affecting such areas may be approved, subject to acceptable mitigation measures and in the discretion of the Director, only if no other sites on the subject property can be reasonably developed, or only if reasonably necessary to avoid significant adverse impacts based upon other applicable site plan review criteria.***

The site contains "significant riparian corridor" and "environmental conservation area" designations as identified by the Comprehensive Plan. The entire site has already been disturbed due to previous construction and therefore this development would not further impact the identified environmental features.

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

#### **A. SCREENING AND LANDSCAPE REQUIREMENTS**

The landscape plan submitted with the application is approved as submitted.

***Prior to final inspection,*** the full installation of the approved landscape plan must be inspected and approved by the Land Use Department.

***11. The development shall not cause unnecessary or excessive site disturbance. Such disturbance may include but is not limited to long driveways, over-sized parking areas, or severe alteration of a site's topography. Driveways or grading shall have a demonstrated associated principal use.***

#### **A. UTILITIES**

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

***Prior to issuance of any permits,*** submit to the Land Use Department for review and approval a plan depicting the routing of all utility services.

***At the time of underground inspection or meter release,*** the full installation of the approved utility plan must be inspected and approved by the Land Use Department.

## **B. GRADING PLAN**

The application indicates a total of 491 cubic yards of earthwork.

***Prior to issuance of building or grading permits,*** a detailed grading plan stamped and signed by a Colorado licensed professional engineer must be submitted to and approved by the Land Use Department. This plan must include the following:

- i. All existing and proposed elevation contours in areas proposed to be disturbed (i.e., building site, terraces, parking, drive, septic system, well, and emergency access) must be shown at one or two foot intervals.
- ii. The amount of earthwork in cubic yards and all calculations from which earthwork amounts were derived must be provided.
- iii. A drainage plan with detailed information on the effects of the proposed development on the historic drainage pattern and how these impacts will be mitigated must be provided. This drainage plan must to the provisions of the Boulder County Storm Drainage Criteria Manual. (see condition #5)

All reasonable efforts shall be made to minimize the site disturbance associated with this development proposal. If total earthwork (excluding normal excavation contained within structure footings and foundations) is close to the 500 cubic yard trigger for Limited Impact Special Use Review, then all plans will need to be certified by a licensed professional engineer.

***12. Runoff, erosion, and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area.***

## **A. RE-VEGETATION REQUIREMENT**

***Prior to issuance of a any permits,*** submit to the Land Use Department for review and approval one copy of a proposed Re-vegetation Plan that conforms to the enclosed handout titled "Re-vegetation." Every attempt should be made to preserve the existing vegetation (grasses, shrubs, and trees) and minimize ground disturbance.

***Prior to final inspection,*** the full installation of the approved Re-vegetation Plan must be inspected and approved by the Land Use Department. If weather is not conducive to seeding or if adequate re-vegetation efforts have not occurred and vegetation is not adequately established at the time of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account will be required to assure the success of re-vegetation. Note that areas of



disturbance not included on the re-vegetation plan are still subject to reseeding and matting.

**B. SILT FENCE**

Silt barrier must be installed immediately and maintained throughout the construction process until re-vegetation has been established. Silt barrier construction shall be in accordance with the Colorado Storm Water regulations. (See attached silt barrier handout.) If any surface water is channeled around or through the disturbed areas, anchored hay bale dikes shall also be installed to filter and slow channeled flow.

*Prior to issuance of building or grading permits*, details regarding the placement and construction of the silt fence must be submitted to and approved by the Land Use Department. The placement and profile of the silt fence may be shown on the Re-vegetation Plan. The silt fence must be installed before construction commences and remain in place until vegetation is sufficiently established on the disturbed soil.

*Prior to any grading or site disturbance*, the silt barrier location and materials must be installed as required per the approved plans.

*At the time of all subsequent inspections*, the Land Use Department must confirm the silt barrier location and materials have been installed as required per the approved plans. Any other areas on site are subject to installation of silt fences, if needed.

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

Article 4-109 (10.c) of the Boulder County Land Use Code permits outdoor recreation for day use. It is defined as: *An area or facility which offers entertainment, recreation, or games of skill for a fee, where any portion of the activity takes place outside only during daylight hours. This includes but is not limited to a golf driving range, rifle range, boating facility, tennis facility, or a miniature golf course.*

**FOR YOUR INFORMATION:**

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

**ONSITE WASTEWATER SYSTEM:**

SPR-06-078: City of Boulder Trailhead  
1842 S. Foothills Highway

Page 8 of 8

August 10, 2006

The Department of Public Health issued a new permit for the installation of a vault on 10/10/06. This Department has not approved the installation of the OWS to date. Final inspection is pending.

**SUBMITTAL STICKERS:** Enclosed please find a sheet of SPR submittal stickers. To ensure the proper routing, handling, and timely review of all materials submitted for consideration / review of this Site Plan Review application and conditions of approval, please affix a sticker to each prior to delivery to the Land Use Department.

**WATER QUALITY:** A permit may be required from the Boulder County Health Department with regard to the Colorado Water Quality Act. Contact the CDPHE water quality Division to determine the applicable requirements at 303-441-1190. Verification of permit issuance must be provided to the Land Use Department prior to the issuance of any building or grading permits.



**Boulder County Land Use Department**  
 2045 13th Street / 13th & Spruce Streets / Courthouse Annex  
 Mailing address: PO Box 471; Boulder, CO 80306  
 Phone 303-441-3930 / Fax 303-441-4856  
 http://www.co.boulder.co.us/lu e-mail: planner@co.boulder.co.us

SHADED AREAS FOR STAFF ONLY  
 INTAKE STAMP

## APPLICATION FORM

PROJECT NUMBER		PROJECT NAME <b>MARSHAL MESA TRAILHEAD</b>			
<b>*No Application Deadline:</b> <input type="radio"/> LIMITED IMPACT SPECIAL USE <input checked="" type="radio"/> SITE PLAN REVIEW <input type="radio"/> SITE PLAN REVIEW WAIVER <input type="radio"/> SUBDIVISION EXEMPTION <input type="radio"/> 1041-STATE INTEREST REVIEW <input type="radio"/> OTHER		<b>*Application Deadline - 1st Wednesday of the month:</b> <input type="radio"/> VARIANCE <input type="radio"/> APPEAL		<b>*Application Deadline - 2nd Wednesday of the month:</b> <input type="radio"/> EXEMPTION PLAT <input type="radio"/> LOCATION AND EXTENT <input type="radio"/> RESUBDIVISION (REPLAT) <input type="radio"/> ROAD/EASEMENT VACATION <input type="radio"/> PRELIMINARY PLAN <input type="radio"/> ROAD NAME CHANGE <input type="radio"/> SPECIAL USE/SSDP <input type="radio"/> EXTENSION OF APPROVAL <input type="radio"/> FINAL PLAT <input type="radio"/> SKETCH PLAN <input type="radio"/> REZONING	
LOCATION(S) - STREET ADDRESS(ES) <b>1842 So Foothill Hwy, Boulder, CO</b>					
SUBDIVISION NAME					
LOT(S)	BLOCK(S)	SECTIONS(S)	TOWNSHIP(S)	RANGE(S)	
AREA IN ACRES <b>2.33</b>	EXISTING ZONING <b>COMMERCIAL</b>		EXISTING USE OF PROPERTY <b>VACANT</b>	NUMBER OF PROPOSED LOTS <b>ONE</b>	
PROPOSED WATER SUPPLY <b>8 gpm water well, existing</b>			PROPOSED SEWAGE DISPOSAL METHOD <b>PRIVY</b>		
<b>APPLICANTS</b>					
APPLICANT/PROPERTY OWNER <b>City of Boulder, CO/OSMP</b>				EMAIL ADDRESS <b>carrier@bouldercolorado.gov</b>	
STREET ADDRESS <b>7315 Red Deer Dr.</b>				<b>GLENN CARRIERE, P.E.</b>	
CITY <b>Boulder</b>	STATE <b>CO</b>	ZIP CODE <b>80306</b>	PHONE NUMBER <b>303-413-7623</b>	FAX NUMBER <b>303-413-7623</b>	
APPLICANT/PROPERTY OWNER				STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER	FAX NUMBER	
AGENT/CONSULTANT				EMAIL ADDRESS	
STREET ADDRESS					
CITY	STATE	ZIP CODE	PHONE NUMBER	FAX NUMBER	
AGENT/CONSULTANT				STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER	FAX NUMBER	
<b>CERTIFICATION</b>					
<p>I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing the application I am acting with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. 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 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.</p> <p>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.</p>					
SIGNATURE <b>X</b> <i>Glenn Carriere</i> <b>Glenn Carriere</b>				DATE <b>5-17-06</b>	
SIGNATURE <b>X</b>				DATE	

PLEASE REFER TO THE REGULATIONS AND APPLICATION SUBMITTAL PACKAGE FOR COMPLETE APPLICATION REQUIREMENTS



# Site Plan Review Waiver Fact Sheet

Each section of this Fact Sheet is required to be completed, even if the information is duplicated elsewhere in the application. Completed Fact Sheets cut application review time, and assist staff in expediting determinations. Please make duplicates of this page if the project involves more than two structures.

## Structure Information

STRUCTURE #1:

TYPE OF STRUCTURE: TRAILHEAD w/ PRIVY  
(e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: \_\_\_\_\_ sq/ft DEMOLISH: \_\_\_\_\_ sq/ft  
(Finished + Unfinished sq.ft. - always include garage if attached)

	PROPOSED FLOOR AREA (new construction only)		
	Finished	Unfinished	Total
Basement	0 sq/ft	0 sq/ft	0 sq/ft
1st Floor	128 sq/ft	0 sq/ft	128 sq/ft
2nd Floor	0 sq/ft	0 sq/ft	0 sq/ft
Garage <input type="checkbox"/> Detached <input type="checkbox"/> Attached	0 sq/ft	0 sq/ft	0 sq/ft
Covered Deck	0	0 sq/ft	0 sq/ft
<b>Total</b>	<b>128 sq/ft</b>	<b>0 sq/ft</b>	<b>128 sq/ft</b>

Height above existing grade 12'6"

Exterior wall: Fiber Cement

- Material Cement

- Color Earthtone

Roofing: Corrugated metal

- Material metal

- Color Rust

When completed, this structure will have a total of 0 bedrooms.

STRUCTURE #2:

TYPE OF STRUCTURE: PAVILLION  
(e.g. residence, studio, barn, etc.)

TOTAL EXISTING FLOOR AREA: 0 sq/ft DEMOLISH: 0 sq/ft  
(Finished + Unfinished sq.ft. - always include garage if attached)

	PROPOSED FLOOR AREA (new construction only)		
	Finished	Unfinished	Total
Basement	sq/ft	sq/ft	sq/ft
1st Floor	sq/ft	400 sq/ft	400 sq/ft
2nd Floor	sq/ft	sq/ft	sq/ft
Garage <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq/ft	sq/ft	sq/ft
Covered Deck		sq/ft	sq/ft
<b>Total</b>	<b>sq/ft</b>	<b>400 sq/ft</b>	<b>400 sq/ft</b>

Height above existing grade 12'

Exterior wall: OPEN

- Material Brown

Roofing: metal

- Material Brown

When completed, this structure will have a total of \_\_\_\_\_ bedrooms.

## Project Identification

Project Name: Marshall Mesa T.H.

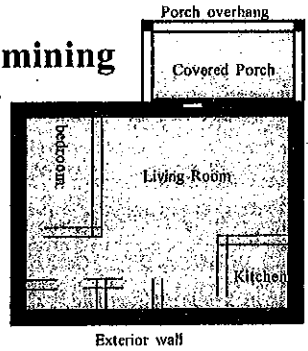
Property Address/Location: 1842 S. Foothills

Current Owner: City of Boulder, CO OSMP

Size of Property in Acres: 2.33 acres

## Determining Floor Area:

Floor area is measured in terms of square



feet as everything within the inside of the outside walls and includes covered porches, garages and basements. The shaded area on the diagram above indicates the area counted as square feet.

If a Limited Impact Special Use Review is required, then call 303-441-3930 and ask for a new Preapplication conference for the Limited Impact Review.

This document prepared by:  
Boulder County Land Use Dept.  
Courthouse Annex, 13th & Spruce St.  
PO Box 471; Boulder, CO 80306  
Phone: (303) 441-3930  
Fax: (303) 441-4856  
Web Site:  
<http://www.co.boulder.co.us/lu/>  
or <http://www.bouldercounty.us/lu/>  
E-mail:  
[planner@co.boulder.co.us](mailto:planner@co.boulder.co.us)

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

**Earth Work / 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.

	Cut	Fill	Total
Driveway & Parking Areas	/	/	/
Berms	/	251	251
Other Grading:	240		240
<b>Total</b>			<b>491</b> <i>Box 1</i>

Note that applicants 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.

If the total in Box 1 is more than 500 cubic yards, then a Limited Impact Special Review is required.

	Cut	Fill	Total
Foundation	11		11

Also, note that all areas of earthwork must be represented on the site plan.

Material cut from foundation excavation to be removed from the property. Excess material will be transported to the following location:

0

*None / Landscaping*

**Narrative**

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application. If more room is needed, feel free to attach a separate sheet.

*see attached letter dated 5-17-06*

**Grading Calculation Note**

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify that a Limited Impact Review (LU) is not required. A LU 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.

**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 *[Handwritten Signature]*

Date *5-17-06*

•••••  
 • Is your property gated and locked? If  
 • county personnel cannot access the property, then it could cause  
 • delays in reviewing your application. *Client fence*  
 • LOCK  
 • COMBINATION# *2872*  
 •••••

# Boulder County

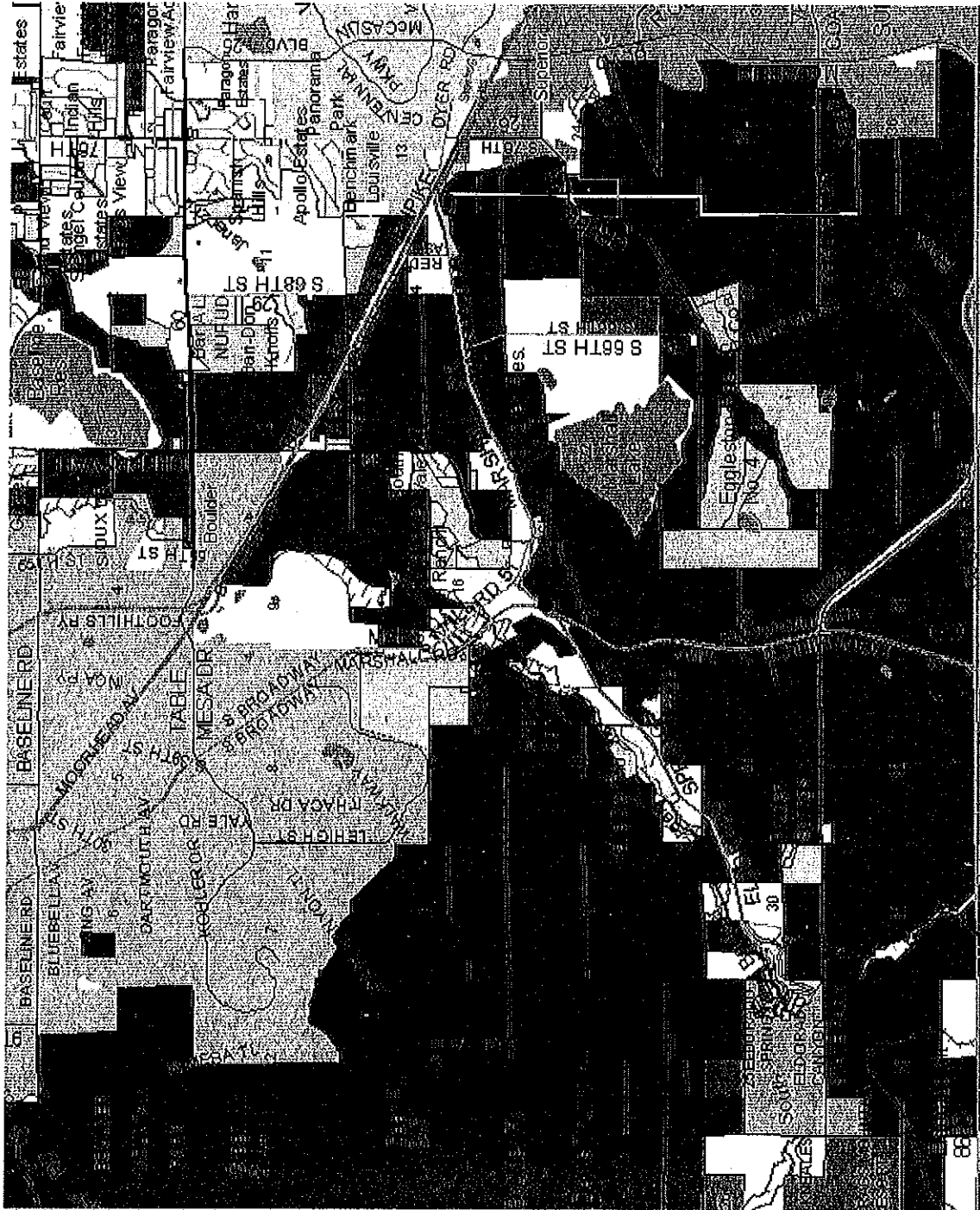
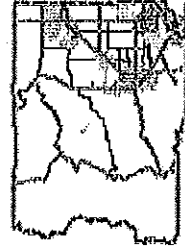
Land Use Department  
PreApp - Vicinity Map



This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.

## Legend

- Open Space
- Federal
- State
- Local
- Conservation Easements
- Gravel sites
- Utilities and other
- Subdivided
- Lot
- Impd
- Floodplain
- FD Zoning District
- Map Location



TO GOLDEN-11 MILES



TO ARVAD

This map is for informational purposes only and, in itself, does not indicate whether property will conflict with any Comprehensive Plan or Environmental Resources. Review processes may also reveal environmental resources not found on County maps.

# Boulder County

Land Use Department  
Pre-App - Location Map

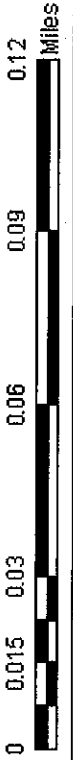
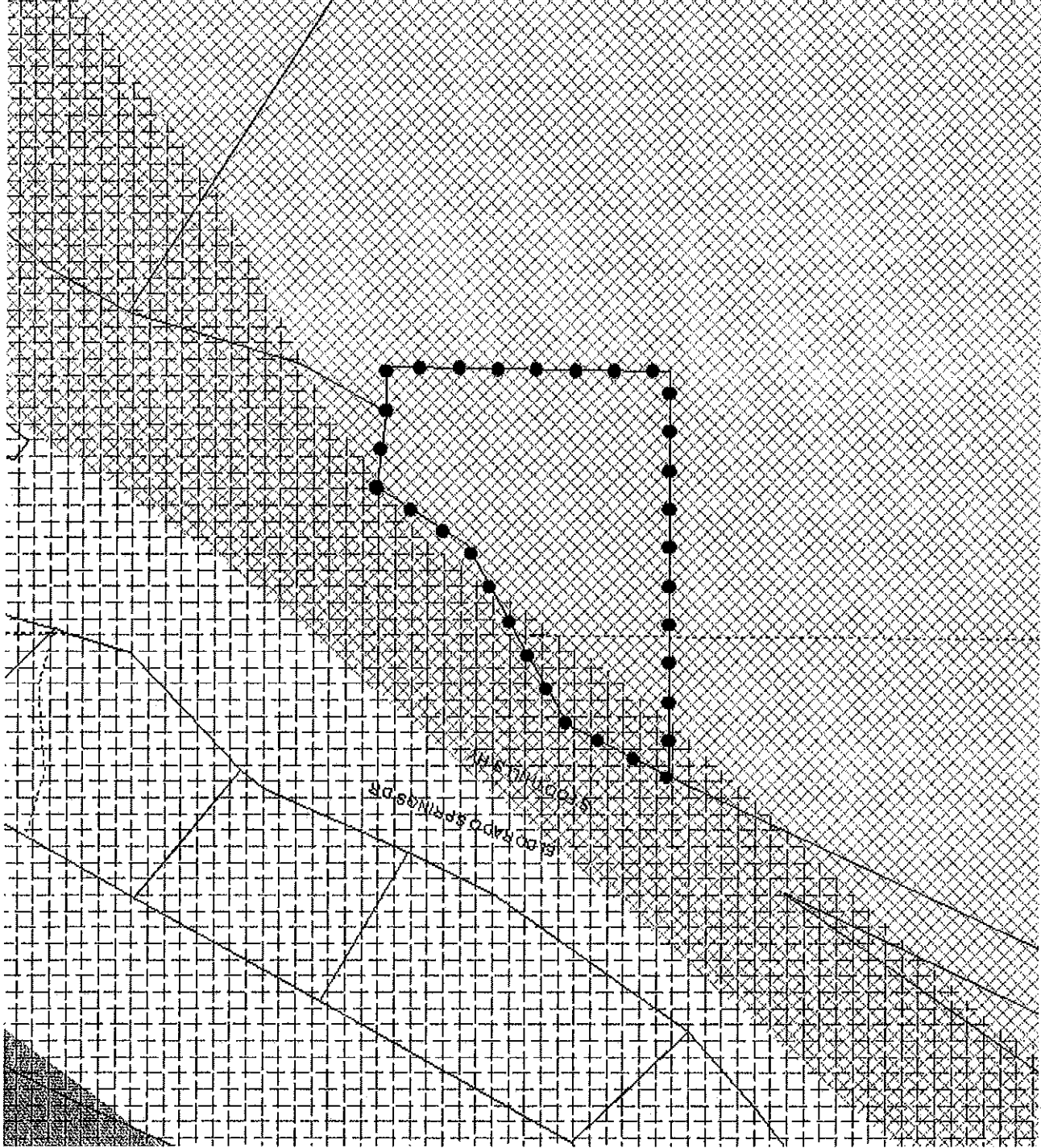
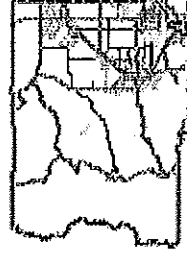


This map is for informational purposes only and, in itself, does not indicate where the project will conflict with any Comprehensive Plan or Environmental Resources. Risk to resources may also reveal environmental resources not found on County maps.

## Legend

- Hydrologically Sensitive Travel Routes
- Municipalities
- Hydrologically Sensitive Areas
- Open Corridor, Roadside
- Open Corridor, Streamside
- Stream Habitat Connectors
- Stream Habitat Connectors
- Significant Riparian Corridors
- Critical Wildlife Habitat
- Rare Plant Sites
- Floodplain - F0 Zoning District
- Environmental Conservation Areas
- Natural Landmarks and Areas
- Significant Natural Communities
- Significant Agricultural Lands
- National Importance
- Statewide Importance
- Local Importance

Map Location



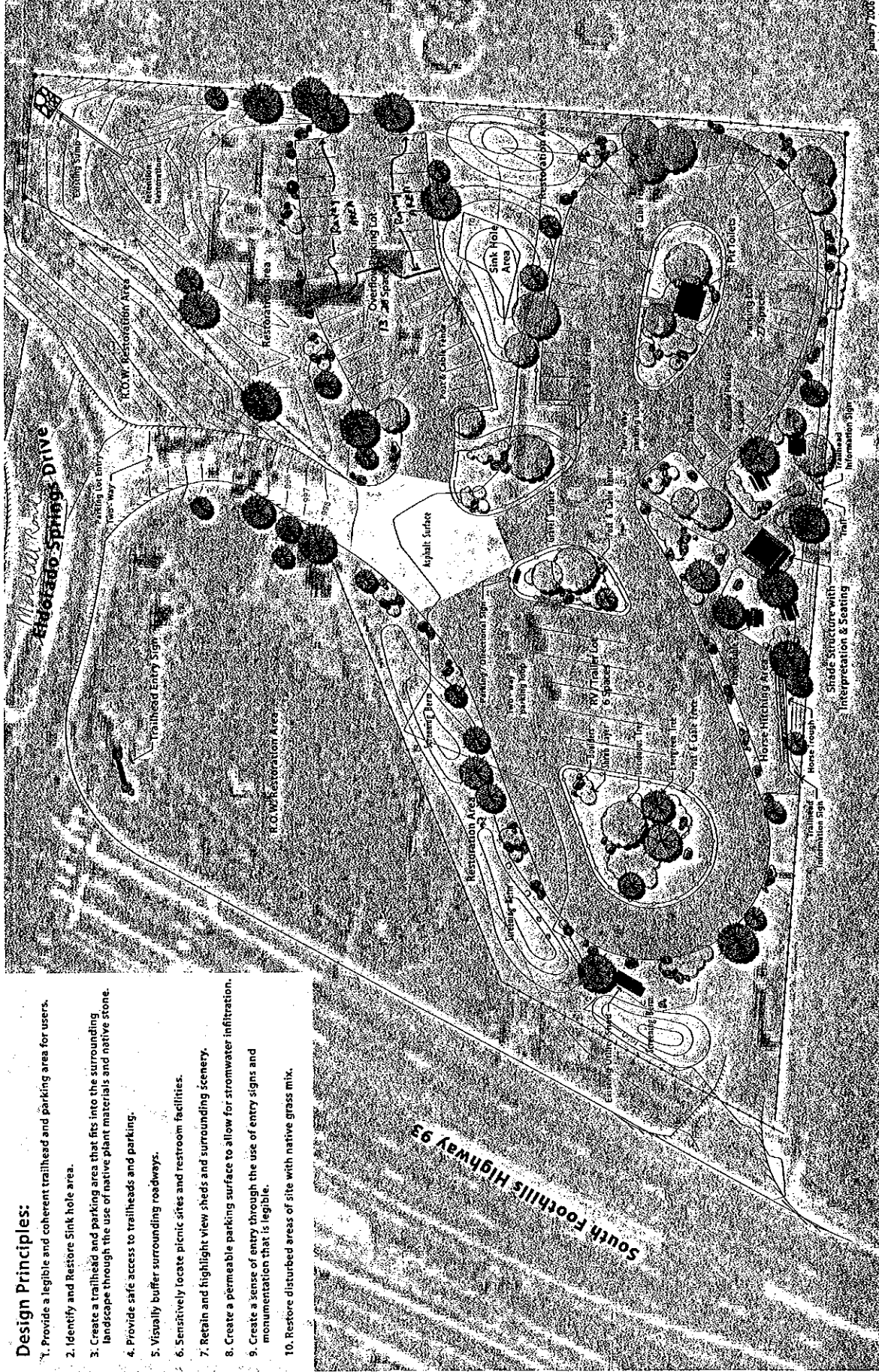
This map is for informational purposes only and, in itself, does not indicate where the project will conflict with any Comprehensive Plan or Environmental Resources. Risk to resources may also reveal environmental resources not found on County maps.

Designated by: State, Federal, Tribal, and other resources. Designated by: State, Federal, Tribal, and other resources. Designated by: State, Federal, Tribal, and other resources. Designated by: State, Federal, Tribal, and other resources.



### Design Principles:

1. Provide a legible and coherent trailhead and parking area for users.
2. Identify and Restore Sink hole area.
3. Create a trailhead and parking area that fits into the surrounding landscape through the use of native plant materials and native stone.
4. Provide safe access to trailheads and parking.
5. Visually buffer surrounding roadways.
6. Sensitive locate picnic sites and restroom facilities.
7. Retain and highlight view sheds and surrounding scenery.
8. Create a permeable parking surface to allow for stormwater infiltration.
9. Create a sense of entry through the use of entry signs and monumentation that is legible.
10. Restore disturbed areas of site with native grass mix.



# Marshall Mesa Trailhead

City of Boulder Open Space and Mountain Parks

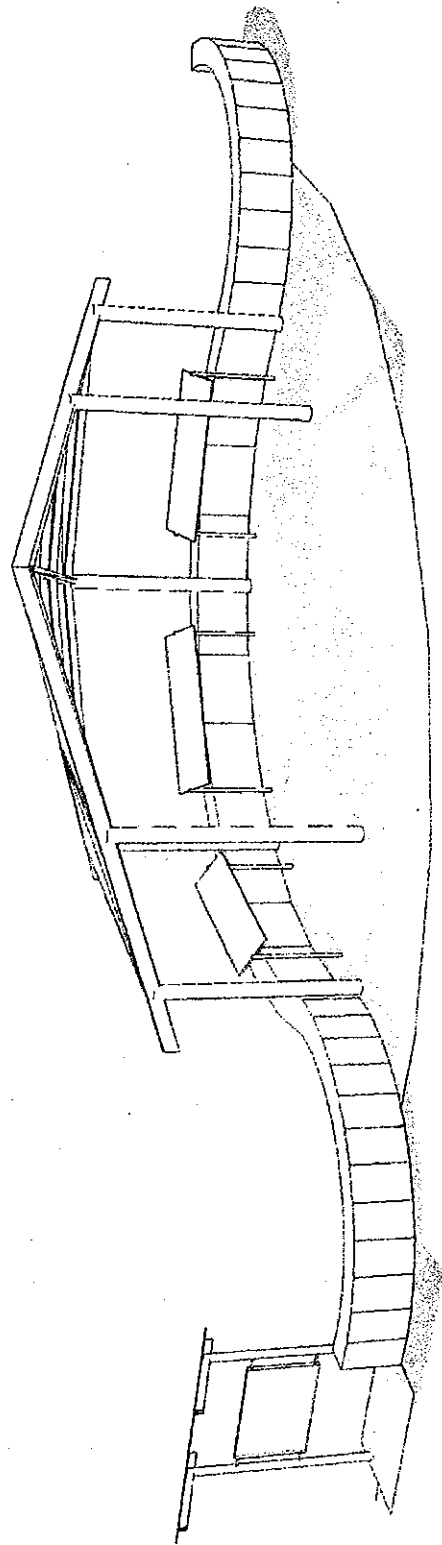
**SHAPINS ASSOCIATES**  
 PLANNING ARCHITECTURE LANDSCAPE ARCHITECTURE  
 1815 S. CENTER STREET, BOULDER, COLORADO 80502  
 303.442.0077 FAX: 303.442.8008 MAIL@SHAPINS.COM

# Concept Plan

Scale: 1" = 30'

January 2008

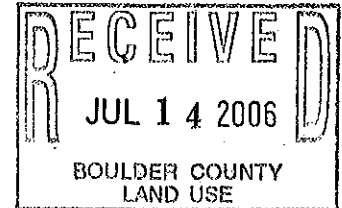






## City of Boulder Open Space & Mountain Parks

P.O. Box 791, Boulder, CO 80306; 303-441-3440  
www.ci.boulder.co.us/openspace/



Pac-06-095

July 14, 2006

Boulder County Land Use Dept.  
Courthouse Annex, 13<sup>th</sup> & Spruce Street  
P.O. Box 471  
Boulder, Colorado 80306  
Attn: Greg Oxenfeld, County Planner  
Eric Tkachenko, Planner

Re: Site Plan Review for change in use to Parking  
1842 South Foothills Highway

Dear Greg, Eric,

The City of Boulder Open Space and Mountain Parks desires to construct a trailhead on 2.33 acres of land located at 1842 South Foothills Highway, Boulder, Colorado. This property was purchased by the City of Boulder on December 8, 2004. The proposed trailhead will include gravel parking for 6 trucks with horse trailers, 36 vehicles and 4 ADA parking spaces (total of 46 parking spaces), a men and women's vault privy, an interpretive area, several picnic tables, a small horse corral, and native plant restored islands and berms areas. Two new trail connections will extend to the south from this new trailhead in the future. A trailhead identity sign as well as an information board will be installed on this site to inform the public of our trails, information, and regulations.

### Existing Conditions-

Currently on the site is a 27,000 gallon underground water storage tank holding water pumps with sufficient capacity to provide sprinkler protection for the previously designed 24,000 square foot commercial office space (never completed). We are working with EXCEL to reconnect the power to these pumps which should occur very soon. Additionally, in cooperation with the Front Range Fire Protection District (former Cherryvale FD), we plan to operate this site as a fire water supply point/system to service this southern Boulder County area, the Towns of Marshall and Eldorado Springs. Front Range Fire has agreed to refill this tank when they are able after any useage.

The previous owner(s) had installed an 8 gallon a minute (gpm) water well and 1000 gallon drinking water storage tank on the site that will be used to provide water for horses and other animals in the new trailhead area. At this time, we are not planning to provided potable water for public use. Signs will be placed to inform the public of this "non-potable water" source for their animals.

We have applied to Boulder County Building inspection and received a building permit #37860 to install a men and women's vaulted privy on this site. Included in this design is a small storage area to store

*Open Space & Mountain Parks...Preserving a Wild Idea!*

interpretive materials as well as cleaning supplies for the outhouse. We have applied to Boulder County Building Inspection for a permit to build this outhouse.

Previous owners of this property had constructed an 8000 s.f. office building (never completed), gas station, liquor store, fireworks stand, and a café in the past. After we purchased this property, we deconstructed the 8000 SF office building and donated these recycled materials to ReSource, Boulder, CO. Recently we deconstructed the septic system that was installed on the site including breaking and filling in the concrete vaults, removing the system piping and gravel. The system had never been used and was too large for our purposes.

#### **Present Land Form-**

The present 2.36 acres of land is generally flat with a storm water detention pond built by the previous owner located in the northeast corner. This detention pond was designed to retain runoff from the proposed office buildings and paved parking lot. The property has been fenced with our standard 10 strand high tensile smooth wire fence on the east and south and the CDOT standard barbed wire along the Right of Way line.

#### **Mining Investigation-**

We have investigated the underground coal mines in the area and have determined that we have a suspected coal mine access shaft in the eastern portion/edge of this property – 20 feet long x 20 feet wide by 2 feet (settled). We explored this settlement by drilling and found the shaft filled with uncompacted fill dirt to the shaft floor. A portion of our proposed grading plan is designed to add fill above this area, re-vegetate, and to fence off this area from public access. Informational signs will be placed around this area to inform the public of this past settlement. Additionally, this area will be monitored by staff and repairs/fill added as needed.

#### **Grading Plan-**

Currently, we plan to excavate approximately 240 cubic yards of soil material from the southern boundary area. This area was filled in the past with uncompacted clay fill and debris (tires, metal car parts, fenders, etc. found in test pits). We plan to remove and dispose of any debris we might find in the local landfill.

The 240 cubic yards of cleaned up clay material will be placed as fill above the coal mine subsidence area, in the parking lot islands, and along the roadway edges to obstruct the view of our parked cars by the highways. Once this is accomplished, minor grading will occur to create positive drainage on the site.

#### **Parking Surface –**

Once the grading is completed, the parking areas and access driveways will be defined by the installation of approximately 450 cubic yards of CDOT Class 6 road base (3 inches deep).

### **Traffic Lot Trip Generation –**

Attached is the document “**Marshall Mesa Trailhead Parking Lot Trip Generation, and Comparison to County Special Use Criteria for Traffic Impact**” study done Short Elliot Hendrickson, Inc. (SEH) for this proposed new trailhead.

This study concludes that we “**could construct 46 parking spaces at the Marshall Mesa trailhead parking lot now and not exceed the 150 trips per day threshold that triggers the County Special Review Process**”.

### **Traffic Control and Fencing -**

The parking lots, roadway edges, water tanks, and control building will be defined/protected by the installation of 2 rail smooth pole fencing. Traffic control signage will be installed to direct the horse trails on the one way traffic pattern they need to follow as well as the installation of ADA parking signage.

### **Lighting-**

There are no plans to install any type of outdoor lighting at this trailhead or in the privy. All of our trailheads close at dark.

### **Information - Interpretive Area-**

In the south central portion of the trailhead, regulation boards, landscaping, and trail gates will be installed to connect the parking lot to the new trails to the south. It is our plan to build an interpretive center in this area to provide information, interpretation, and outreach to the public who will enjoy this new trailhead and new trails. Exact details for this interpretive area have not been determined. The present plan for this interpretive area is to have an identifiable steel pole supported structure that provides some shade and will support photographs, maps, and written information. Interpretive presentations by actors in era specific roles such as coal miners, ranchers, and shopkeepers from the Marshall Mesa Mining Era – 1880 to 1930 are proposed to educate the public about this special place.

### **Horse Trailer Parking and Corral –**

The western portion of the trailhead is designed to handle 6 horse trailers and haul vehicles. The traffic flow will be one-way in this area so signage and fencing is very important to insure these large rigs will be able to maneuver in the parking lot. Additionally, we will have a small corral area for horses to be located in the southwest corner of the new trailhead. Horse users will have a separate access to our trail system from this corral area. A non-potable, frost-free water hydrant will be provided to water these horses if needed.

### **Ingress/egress to Trailhead from Marshall Road/Hwy 170**

The previous property owner obtained an access permit from the State of Colorado Highway Department to access the property from the current paved driveway off Marshall Road (Hwy 170). We plan to maintain and use this access for our access as well.

If there are any questions or you desire more information on this new trailhead and its associated uses, kindly contact me and I will provide this information.

Sincerely,



Glenn D. Carriere, P.E.

Project Management Supervisor

Attached-

1. Site Plan Review Waivers
2. Application Form
3. Site Plan Review Waiver Fact Sheet
4. Special Warranty Deed, 1842 Foothills Highway
5. Boulder County Health Permit #37860 for Vaulted Outhouse
6. "Marshall Mesa Trailhead Parking Lot Trip Generation, and Comparison to County Special Use Criteria for Traffic Impact, by SHE, dated July 12, 2006.