



Community Planning and Permitting

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BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING

April 1, 2025 at 1:00 p.m.

Boulder County Courthouse, 3rd Floor,
1325 Pearl Street, Boulder
Virtual and in-person

LU-25-0002 STONE EARTHWORK & GRADING STAFF RECOMMENDATION

DATE PUBLISHED: March 25, 2025

STAFF PLANNER: Pete L'Orange, Senior Planner

Docket LU-25-0002 Stone Earthwork and Grading

Proposal: Limited Impact Special Review for approximately 2,100 cubic yards of non-foundational earthwork on a 1.34-acre parcel.
Location: 650 Longs Peak Drive, a 1.34-acre parcel located approximately 300 feet west of the intersection of Longs Peak Drive and Paragon Drive, in Section 12, Township 1S, Range 70W.
Zoning: Estate Residential (ER) Zoning District
Owner/Applicants: Robert & Diana Stone
Agents: Stewart Architecture, c/o Peter Stewart

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STAFF RECOMMENDATION:

Staff recommend that the Board of County Commissioners conditionally approve docket LU-25-0002 Stone Earthwork & Grading.

SUMMARY AND RECOMMENDATION:

This application requests Limited Impact Special Review for non-foundational earthwork exceeding 500 cubic yards related to the rebuilding of a Marshall Fire impacted parcel. The non-foundational earthwork is analyzed pursuant to the Special Use Criteria outlined in Article 4-601 of the Boulder County Land Use Code (the Code).

Staff recommend conditional approval of the proposed earthwork with a limitation of the area of earthwork to the south and west of the residence. As conditioned, staff find the proposed earthwork can meet all of the criteria for Limited Impact Special Use Review.

DISCUSSION:

The subject parcel is approximately 1.34 acres in size, located on the north side of Longs Peak Drive, approximately 300 feet west of the intersection of Longs Peak Drive and Paragon Drive in the Paragon Estates subdivision (see Figure 1 below).

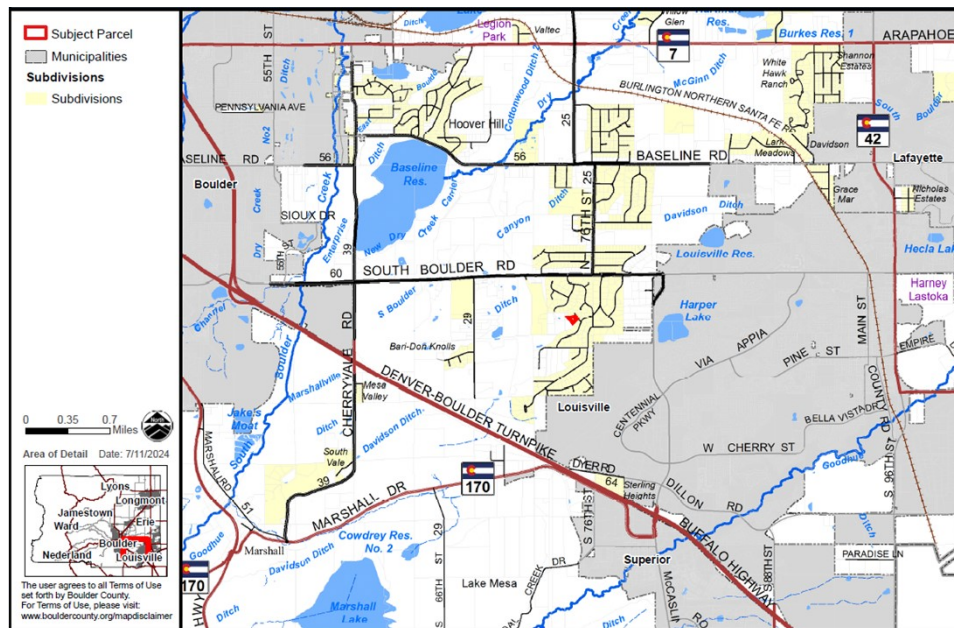


Figure 1: Vicinity Map showing location of the subject parcel.

The Boulder County Comprehensive Plan indicates that there are not any identified environmental resources on the subject parcel (see Figure 2 below), however there is a mapped riparian area immediately south of the subject parcel. There are also some identified Agricultural Lands of Local Importance in the vicinity. The subject parcel is also in an area identified as High Swelling Soil Potential Area (see Figure 3 below).

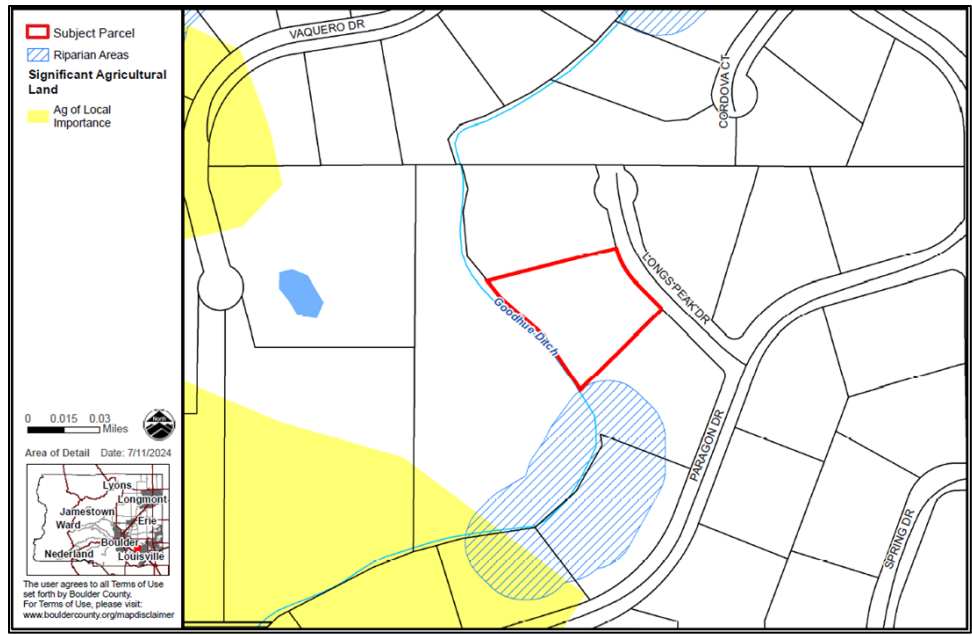


Figure 2: Comprehensive Plan map.

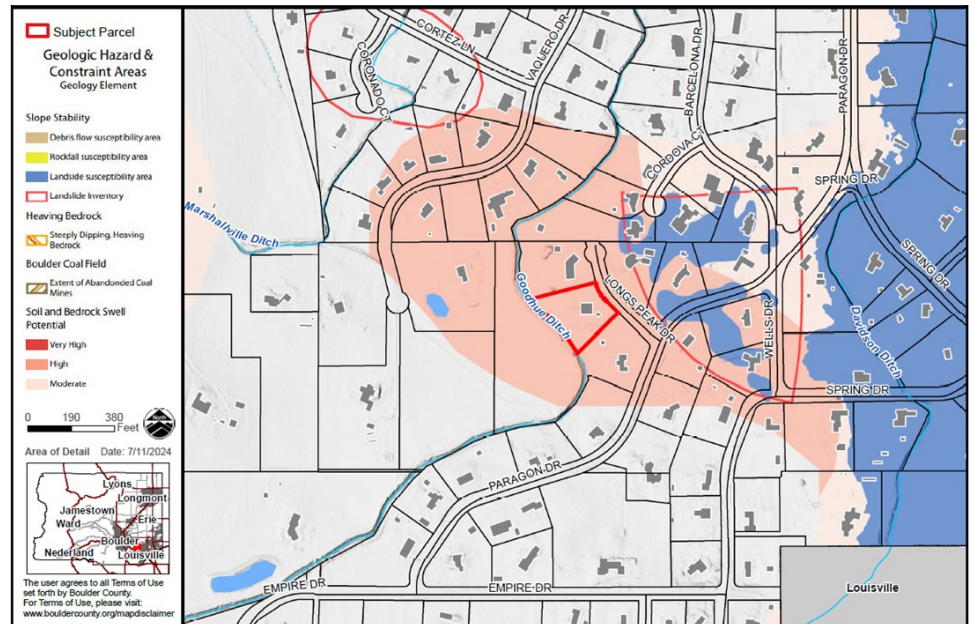


Figure 3: Geological hazards, with identified High Swelling Soil Potential areas indicated in dark pink.

PROPOSAL:

The subject parcel was impacted by the December 2021 Marshall Fire, and the previous residence was destroyed during that event. In 2024, the property owners applied for and received a building permit for a new 5,929-square-foot residence with attached garage through the Article 19-500 provisions of the Code (BP-24-0733); the residence is currently under construction. The work approved through Article 19-500 included approximately 497 cubic yards of non-foundational earthwork (see Figure 4 below).

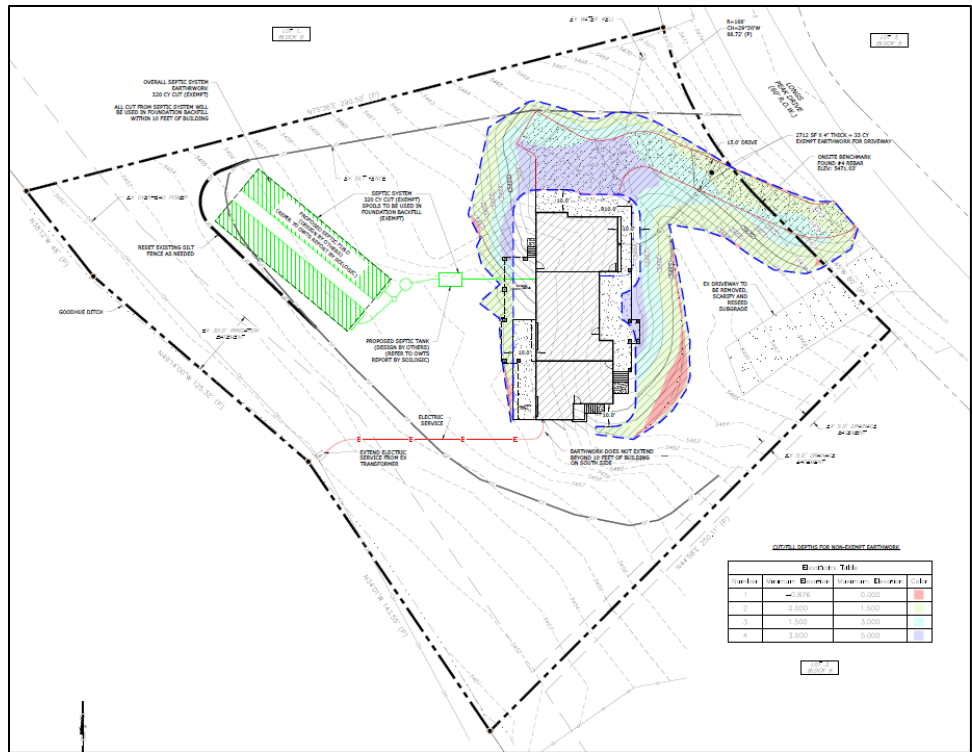


Figure 4: Grading plan approved through Article 19-500.

Subsequent to that building permit, the applicants have proposed additional non-foundational earthwork, now totaling 2,136 cubic yards. This earthwork is intended to flatten both the front and rear yard areas, to allow for the construction of an additional parking pad next to the garage on the north side of the residence, and to reduce the runoff on to the adjacent parcel (see Figures 5 and 6 below). The proposal will include 234 cubic yards of cut and 1,902 cubic yards of fill – 53 cubic yards of fill related to the proposed parking pad and 234 cubic yards of cut and 1,849 cubic yards of fill related to flattening of the front and rear yard areas.

Per Article 4-104.F.3.b of the Code, earthwork and grading in excess of 500 cubic yards in the Estate Residential zoning district may be approved through a Limited Impact Special Review. Staff find that, as conditioned, the proposal can meet all of the applicable criteria set forth in Article 4-601.A of the Code. As such, staff recommend approval of the proposed earthwork subject the recommended conditions of approval discussed below.

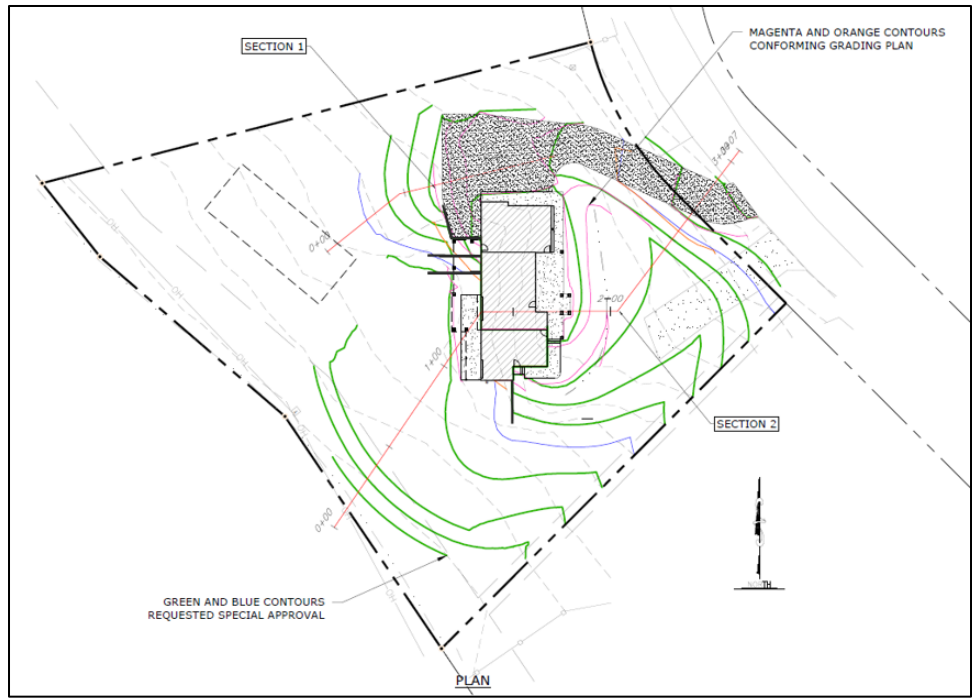


Figure 5: Plan for additional earthwork, with proposed contours indicated in green and blue lines.

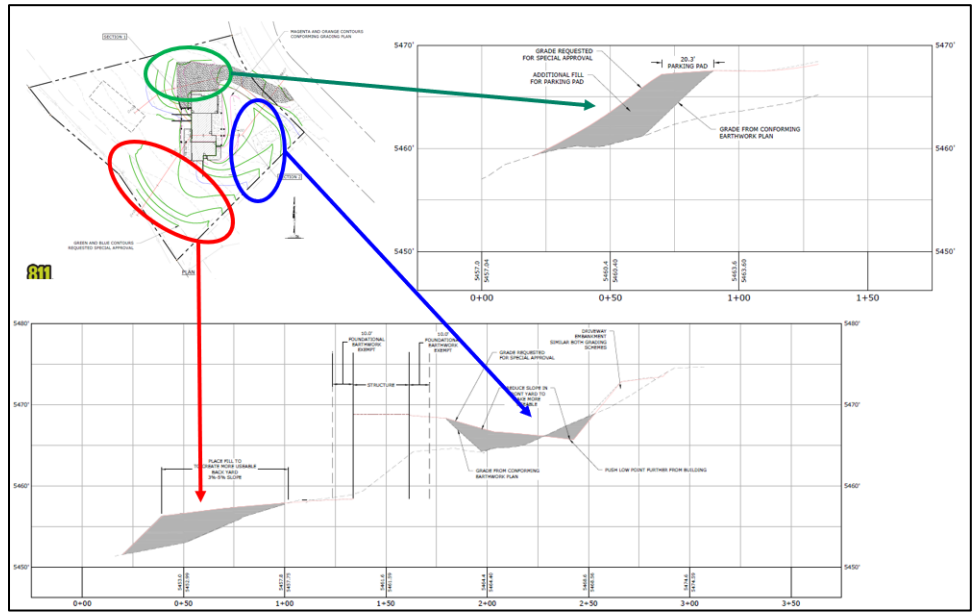


Figure 6: Additional earthwork plan shown in Figure 5 with grading profiles for the parking pad indicated in green, the front yard indicated in blue, and the rear yard indicated in red.

REFERRALS:

This application was referred to the typical agencies, departments, and nearby property owners within 1,500 feet of the property. All responses received are attached and summarized below.

Boulder County Building Safety and Inspection Services Team: Boulder County Building Safety and Inspection Services reviewed the proposal and responded that the proposed grading will require permitting. They also noted that observation reports from the design professional responsible for the design or a similarly qualified Colorado-licensed design professional will be required for the proposed earthwork and grading. A more detailed plan review will be performed at the time of permit application, when full details are available, to assure that the proposal will meet all applicable minimum requirements.

Boulder County updated the Building Code Amendment in January 2025; the effective date for this new code is March 31, 2025. Any building permit applications submitted as of the effective date will be subject to the new building code amendments.

Boulder County Development Review Team – Access & Engineering: Boulder County Development Review Team – Access & Engineering Group (A&E) reviewed the proposal and noted that the driveway must meet the Boulder County Multimodal Transportation Standards (MMTS). They also provided comment on the drainage requirements for the subject parcel and recommended several conditions of approval related to managing drainage and runoff.

Boulder County Parks & Open Space – Natural Resources Planner: The Natural Resources Planner reviewed the proposal and expressed concern about the amount and extent of the proposed grading in the southwest portion of the subject parcel. They recommended limiting the grading in that area to the existing silt fence location.

Goodhue Ditch Company: This agency reviewed the application and stated that any work impacting the ditch would require an agreement between the property owners and the ditch company. They also stated that no fill material could be placed within the ditch or ditch easement and that ditch bank slopes must be maintained to allow equipment access along the ditch; they noted the proposed slope of approximately 14% adjacent to the ditch could be hazardous for various pieces of ditch equipment and would make ditch cleaning and debris removal more difficult in that area. They also requested additional information on the septic system and stormwater flow and control measures.

Colorado Division of Water Resources: This agency reviewed the application and noted that the property's ability to obtain a well permit will be reviewed upon application and provided guidance on that process.

Xcel Energy: This agency's referral response noted that Xcel owns and operates existing underground electrical facilities on the subject parcel. They also stated that the property owner or their agent will need to complete the Xcel application process for any new electric service, or modification to existing facilities.

Lumen Communications: This agency reviewed the application and noted that there are underground facilities within the project area and the project will need to be reviewed by their engineers to determine if there is any conflict.

Adjacent Property Owners: Notices were mailed to 112 nearby property owners. Staff did not receive any public comments.

Agencies that sent a response indicating no conflicts include: Boulder County Public Health; and Mountain View Fire Protection District.

Agencies that did not respond include: Boulder County Long Range Planning; Boulder County Stormwater Team; the City of Boulder Planning and Development Services Department; and the City of Louisville Planning Department.

LIMITED IMPACT SPECIAL REVIEW SUMMARY:

The Community Planning & Permitting staff reviewed the conditions and standards for approval of a Limited Impact Special Review. Staff has reviewed these standards as they apply to the proposed non-foundational earthwork.

- (1) *Complies with the minimum zoning requirements of the zoning district in which the use is to be established, and will also comply with all other applicable requirements;***

The subject parcel is zoned Estate Residential and is a legal building lot. Per Article 4-104.F.3.b of the Code, Limited Impact Special Review is required for grading exceeding 500 cubic yards. The applicants have proposed approximately 2,136 cubic yards of non-foundational earthwork. Specifically, they have proposed 53 cubic yards of fill related to the proposed parking pad, and 234 cubic yards of cut and 1,849 cubic yards of fill related to flattening of the front and rear yard areas. Per the referral response from the Boulder County Building Safety & Inspection Services Team, the proposed earthwork will require a grading permit. A qualified Colorado-licensed design professional must observe the grading and submit an observation report to ensure that the work is completed in substantial conformance with the approved engineered plans. Staff recommend as conditions of approval that grading permits are obtained, and that the grading observation and associated report be carried out per the referral response. In addition to the grading permit requirements, the plans as submitted include several retaining walls over four feet in height. All retaining walls that are four feet tall or taller, as measured from the top of wall to the wall footing, must be designed by a structural engineer. Staff recommends as a condition of approval that the plans submitted for permitting for any retaining walls four feet or taller be signed and sealed by a structural engineer.

The submitted grading plans show a significant amount of earthwork within both the 20-foot and 50-foot setbacks for the Goodhue Ditch (see Figure 7 below). Per the Goodhue Ditch Company, no permission has obtained from them for work within this setback. As such, staff find that the proposed work within the ditch setback is not in compliance with this criterion. As discussed in more detail and

conditioned in Criterion 4 below, staff recommend that the proposed earthwork be reduced so as to avoid any work within the ditch setback.

In addition to the ditch setbacks, there is a five-foot drainage easement on the southeastern (side) lot line of the subject parcel, as outlined in the Access & Engineering referral response. As such, no grading can occur within this easement. Staff recommends as a condition of approval that revised plans be submitted for permit which do not include any grading within the five-foot drainage easement.



Figure 7: Proposed grading plan overlaid on zoning map with ditch setback.

Finally, when staff conducted a site visit on February 26, 2025, staff observed a significant amount of dirt on the subject parcel. Based on conversation with the property owners on-site during that site visit, much of this material was imported from other Marshall Fire impacted properties. Per Article 5-16.Q of the Code, any earthwork over 50 cubic yards requires some level of review, and per Article 4-104.C.12 earthwork over 500 cubic yards requires Limited Impact Special Review. While the exact amount of material imported to the subject parcel is not known, staff estimate it to be well over 50 cubic yards. As such, review and permitting would have been required. As discussed in more detail under Criterion 10 below, staff find that the imported material should be removed from the subject parcel and recommend removal of the material as a condition of approval.

Therefore, as conditioned here and in Criteria 4 and 10 below, staff find this criterion can be met.

- (2) Will be compatible with the surrounding area. In determining compatibility, the Board should consider the location of structures and other improvements on the site; the size, height and massing of the structures; the number and arrangement of structures; the design of structures and other site features; the proposed removal or addition of vegetation; the extent of site disturbance, including, but not limited to, any grading and changes to natural topography; and the nature and intensity of the activities that will take place on the site. In determining the surrounding area, the Board should consider the unique location and environment of the proposed use; assess the relevant area that the use is expected to impact; and take note of important features in the area including, but not limited to, scenic vistas, historic townsites and rural communities, mountainous terrain, agricultural lands and activities, sensitive environmental areas, and the characteristics of nearby development and neighborhoods;**

For purposes of this review, staff considers the platted subdivision of Paragon Estates as the surrounding area for the subject parcel, which is consistent with the Site Plan Review defined neighborhood as defined in Article 4-806.A.1 of the Code. Existing development within this area consists primarily of single-unit dwellings and undeveloped parcels; many of the currently undeveloped parcels previously had residences which were destroyed during the Marshall Fire.

Many of the other parcels in the surrounding area have slopes similar to the existing slope on the subject parcel. Staff find that creating a large, flat area over most of the subject parcel as proposed would not be in character with the other parcels in the area. This is especially true on the western portion of the subject parcel, where the change in terrain would be especially visible. This is in contrast to the eastern portion of the subject parcel, where the proposed change in terrain will be tucked between the house and Longs Peak Drive, which is uphill from the residence location. Staff find the proposed earthwork in this area would not significantly impact the character of the area. However, staff find the reduction in earthwork as discussed and recommended as a condition of approval in Criterion 4 below will help to ensure that the proposed earthwork remains compatible with the surrounding area.

Therefore, as conditioned in Criterion 4 below, staff find that this criterion can be met.

- (3) The use will be in accordance with the Comprehensive Plan;**

As discussed above, there not any environmental resources identified in the Boulder County Comprehensive Plan on the subject parcel (see Figure 2 above); however, there is a mapped riparian area immediately south of the subject parcel. Staff find that the proposed earthwork on the west side of the subject parcel and the resulting changes to drainage patterns on-site (discussed in more detail in Criterion 13 below) has the potential to have adverse impacts on this

riparian area. However, with the reduction in earthwork as discussed and recommended as a condition of approval in Criterion 4 below, staff find that adverse impacts to the riparian area can be avoided.

Staff have not identified any significant conflicts with any specific goals or policies of the comprehensive plan related to the proposed earthwork.

Therefore, as conditioned in Criterion 4 below, staff find that this criterion can be met.

- (4) *Will not result in an over-intensive use of land or excessive depletion of natural resources. In evaluating the intensity of the use, the Board should consider the extent of the proposed development in relation to parcel size and the natural landscape/topography; the area of impermeable surface; the amount of blasting, grading or other alteration of the natural topography; the elimination or disruption of agricultural lands; the effect on significant natural areas and environmental resources; the disturbance of plant and animal habitat, and wildlife migration corridors; the relationship of the proposed development to natural hazards; and available mitigation measures such as the preservation of open lands, the addition or restoration of natural features and screening, the reduction or arrangement of structures and land disturbance, and the use of sustainable construction techniques, resource use, and transportation management;***

The area of disturbance proposed by the applicants is approximately one acre and the subject parcel is approximately 1.34 acre in size; this would result in approximately 74% of the subject parcel being recontoured. Staff finds this to be an excessive amount of disturbance and recommend that the proposed earthwork be reduced. Specifically, given the potential for adverse impacts to the Goodhue Ditch and the riparian area to the south of the subject parcel, staff recommend as a condition of approval that earthwork related to the rear yard be limited to the existing silt fence as installed to the south of the residence, and then tie into the proposed earthwork for the parking pad on the north side of the residence (see Figure 8 below). Additionally, staff recommend as a condition of approval that plans submitted for permitting reflect this restriction.

Staff find that this will provide the applicants the ability to create the outdoor space they desire, while reducing the total amount of earthwork on the subject parcel and preventing adverse impacts to the riparian area and the ditch. This is also generally consistent with the areas of the subject parcel which have previously been disturbed through the Marshall Fire clean up work and the construction of the new residence. Staff find this will help to limit the potential impacts to areas on the subject parcel which have not previously been disturbed.

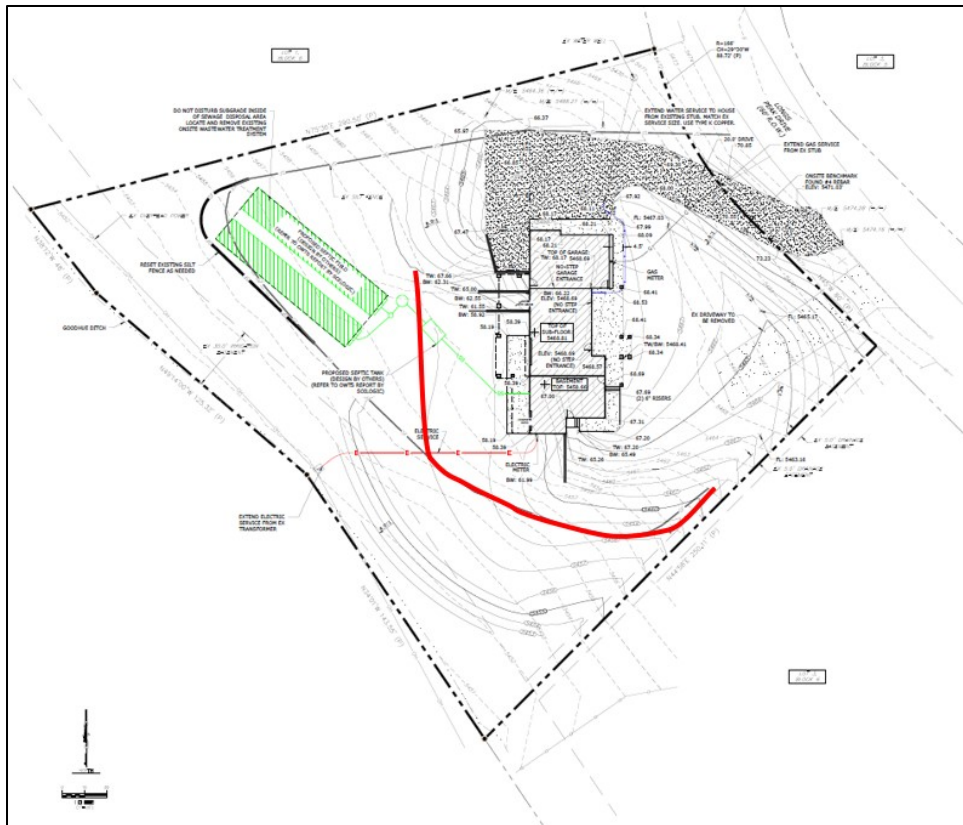


Figure 8: Site plan, with staff recommended limit of area of earthwork to the south and west of the residence indicated in red.

Therefore, as conditioned, staff find that this criterion can be met.

(5) The use will not have a material adverse effect on community capital improvement programs.

Staff have not identified any capital improvement programs which might be impacted by the proposed earthwork; additionally, no referral agency has responded with any such concern.

Therefore, staff find that this criterion is met.

(6) The use will not require a level of community facilities and services greater than that which is available;

Staff did not identify any conflicts related to this criterion and no referral agencies responded with any such concerns.

Therefore, staff find that this criterion is met.

(7) Will support a multimodal transportation system and not result in significant negative impacts to the transportation system or traffic hazards;

The subject property is accessed from Longs Peak Drive, a Boulder County owned and maintained right-of-way (ROW) as shown on the First Addition to Paragon Estates subdivision plat recorded May 27, 1955, at Reception #90556852. Legal access is demonstrated via this platted ROW.

In their referral response, the Access & Engineering Group noted that the driveway as shown the application materials is proposed at 20-feet wide; per the Boulder County Multimodal Transportation Standards (MMTS), the maximum allowed width for driveways in the plains is 16 feet. The driveway approved through Article 19-500 was 15 feet wide. To ensure that the driveway meets the MMTS, staff recommend as a condition of approval that plans submitted for permitting demonstrate compliance with the MMTS.

Additionally, to help ensure that the proposed development does not result in any adverse impacts to the transportation system, staff recommend as a condition of approval that, during construction, all vehicles, materials, machinery, dumpsters, and other items must be staged on the subject property.

Therefore, as conditioned, staff find this criterion can be met.

(8) *Will not cause significant air, odor, water, or noise pollution;*

Staff have not identified any potential air, odor, or noise pollution which might result from the proposed earthwork, and no referral agencies have responded with any such concerns.

However, staff find the proposed earthwork has the potential to result in water pollution due to increased runoff and drainage being directed to the Goodhue Ditch. This is especially true during construction when the subject parcel has active disturbance. To reduce the potential for runoff resulting in pollution into the ditch, staff recommends as a condition of approval that appropriate erosion control measures be installed downslope of any areas of disturbance during construction and until the site is revegetated. Additionally, staff recommends standard revegetation of all disturbed areas as a condition of approval.

As discussed in more detail in Criterion 13 below, staff find that the proposed earthwork in the southwest portion of the subject parcel actively directs drainage towards the ditch. This increased drainage has the potential of result in pollutants entering the ditch. However, as conditioned in Criterion 4 above, staff finds that reducing the area of disturbance, in conjunction with the recommended conditions related to erosion control and revegetation, can help to reduce the potential for runoff leading to water pollution.

Therefore, as conditioned here and in Criterion 4 above, staff find this criterion can be met.

(9) Will be adequately buffered or screened to mitigate any undue visual impacts of the use;

With the recommended condition for revegetation, staff find the proposed earthwork will not result in any undue visible impacts; additionally, no referral agencies have responded with any such concerns.

Therefore, as conditioned in Criterion 8 above, staff find this criterion can be met.

(10) The use will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County;

As discussed above, staff observed a significant amount of cut material on the subject parcel during a site visit. Based on conversations with the property owners on-site, this material was imported from other Marshall Fire properties. Due to the risk of soil contamination from fire debris and ash, the county required that all demolition contractors for Marshall Fire impacted properties to remove debris and ash so that the property is visually clean and must remove soil over impacted areas. If the depth of the removal is between three and six inches, soil testing is also required to test for the presence of arsenic, barium, cadmium, chromium, lead, mercury, selenium, and/or silver. Alternately, contractors may elect to remove 12 inches of soil, in which case no testing is required. Staff does not know where the stockpiled material on the subject parcel came from. As such, staff does not know whether it came from any contaminated sites.

Staff finds the use of potentially contaminated soil as fill on the subject parcel poses a significant potential health risk to both the current residents and any future residences, especially should a resident on the subject parcel decide to grow any vegetables on site. If the soil is contaminated, it also poses the risk of leeching into groundwater in the area, which could spread the contamination farther. Therefore, staff recommend as a condition of approval the stockpiled material be removed from the subject parcel and properly disposed of at an appropriate landfill site. Additionally, staff recommends as condition of approval that Haul Receipts from an approved landfill for the soil removed be submitted for verification.

Therefore, as conditioned, staff find this criterion can be met.

(11) The use will establish an appropriate balance between current and future economic, environmental, and societal needs by minimizing the consumption and inefficient use of energy, materials, minerals, water, land, and other finite resources;

Staff have not identified any concerns or conflicts with this criterion in relation to the proposed earthwork; additionally, no agencies have responded with any such concerns.

Therefore, staff find this criterion is met.

- (12) *The use will not result in unreasonable risk of harm to people or property – both onsite and in the surrounding area – from natural hazards. Development or activity associated with the use must avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the subject property. Natural hazards include, without limitation, expansive soils or claystone, subsiding soils, soil creep areas, or questionable soils where the safe-sustaining power of the soils is in doubt; landslides, mudslides, mudfalls, debris fans, unstable slopes, and rockfalls; flash flooding corridors, alluvial fans, floodways, floodplains, and flood-prone areas; and avalanche corridors; all as identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map or through the Special Review or Limited Impact Special Review process using the best available information. Best available information includes, without limitation, updated topographic or geologic data, Colorado Geologic Survey landslide or earth/debris flow data, interim floodplain mapping data, and creek planning studies;***

As discussed above, the subject parcel is located within a High Swelling Soil Potential area as identified in the Boulder County Comprehensive Plan. However, staff find that there is no way to avoid this area, as the designated area covers the entirety of the subject parcel. A soils report was submitted as part of the building permit application which recommended specific compaction methods and requirements for the subject parcel. Staff recommends as a condition of approval that these methods and requirements be followed for the proposed non-foundational earthwork as well. The recommended condition of approval for observation reports as discussed in Criterion 1 above will help to ensure that this occurs during construction.

Therefore, as conditioned here and in Criterion 1 above, staff find that this criterion can be met.

- (13) *The proposed use shall not alter historic drainage patterns and/or flow rates unless the associated development includes acceptable mitigation measures to compensate for anticipated drainage impacts. The best available information should be used to evaluate these impacts, including without limitation the Boulder County Storm Drainage Criteria Manual, hydrologic evaluations to determine peak flows, floodplain mapping studies, updated topographic data, Colorado Geologic Survey landslide, earth/debris flow data, and creek planning studies, all as applicable given the context of the subject property and the application;***

As discussed above, staff find that the earthwork as proposed would result in significant alterations to historic drainage patterns and flow rates. Specifically, the proposed grading along the southern parcel line and the steep slopes of the proposed grading in the southwest corner of the subject parcel actively direct runoff toward the Goodhue Ditch and, given the slope of these areas, staff finds that the flow rate of the runoff would likely be significantly increased. The recommended conditions of approval discussed in Criterion 4 above to reduce the proposed earthwork in the southwest corner of the subject parcel and to prohibit any grading in the five-foot drainage easement along the eastern property line will help to reduce the potential for these impacts. Additionally, the proposed project must comply with the Boulder County Storm Drainage Criteria Manual (SDCM). As discussed in the Access & Engineering referral response, staff find that a drainage letter is necessary to determine the exact impacts to the Goodhue Ditch and to ensure that the proposed project is in compliance with the SDCM. As such, staff recommend as a condition of approval that a drainage letter be submitted to the county before permit application for review and approval and that plans submitted for permitting demonstrate compliance with SDCM.

If the drainage letter determines that there will be any increase in volume or rate of runoff, approval from the Goodhue Ditch will be required. However, given the potential of impacts to the Goodhue Ditch in general, staff recommends as a condition of approval that the applicants submit documentation of approval from the Goodhue Ditch Company prior to the issuance of any grading permits.

Per the Access & Engineering referral response, if the total area of disturbance is one acre or more in size, a Stormwater Quality Permit (SWQP) will be required as a part of Boulder County's water quality protection and Municipal Separate Storm Sewer System (MS4) Construction Program. Staff believe that, with the recommended reduction in grading as conditioned in Criterion 4 above, the area of disturbance will likely be less than one acre; however, to ensure compliance with the MS4 program, staff recommend as a condition of approval that, if the proposed area of disturbance on the plans submitted for permitting is one acre or more in size, the applicants apply for and obtain a SWQP.

Therefore, as conditioned here and in Criterion 4 above, staff find that this criterion can be met.

RECOMMENDATION:

Staff have determined that, as conditioned and limited to the south and west of the residence, the proposed earthwork can meet all the applicable criteria of the Boulder County Land Use Code for Limited Impact Special Review. Therefore, staff recommend that the Board of County Commissioners **CONDITIONALLY APPROVE Docket LU-25-0002 Stone Earthwork & Grading**, subject to the following conditions:

1. The development is subject to the requirements of the Boulder County Building Safety and Inspection Services Team and adopted County Building Codes, as outlined in the referral comments.
 2. A qualified Colorado-licensed design professional must observe the grading and submit an observation report to ensure that the work is completed in substantial conformance with the approved engineered plans.
 3. **At building permit**, submit plans for all retaining walls four feet or taller signed and sealed by a structural engineer.
 4. **At building permit**, submit revised plans that do not propose any grading within the five-foot drainage easement.
 5. The grading proposed for the front yard area east of the residence and for the parking pad north of the residence is approved as proposed. The extent of the earthwork related to the rear yard is limited to the existing silt fence as installed to the south of the residence and then going north to tie into the proposed earthwork for the parking pad on the north side of the residence as reflected in Figure 8 in the staff recommendation. **At building permit**, submit revised grading plans and grading calculations which reflect this restriction for county staff review and approval.
 6. The driveway design must comply with the Standards for residential development, including without limitation:
 - Table 5.5.1 – Parcel Access Design Standards (1-Lane Plains Access)
 - Standard Drawing 11 – Private Access
 - Standard Drawing 14 – Access with Roadside Ditch
 - Standard Drawing 15 – Access Profiles Detail
 - Standard Drawing 16 – Access Grade & Clearance
- At building permit**, submit revised plans that show a driveway width that complies with the Boulder County Multimodal Transportation Standards, a driveway cross slope that complies with the standards, and surfacing material callouts that comply with the Standards for county staff review and approval.
7. **During construction, all vehicles**, materials, machinery, dumpsters, and other items must be staged on the subject property.
 8. **Prior to issuance of building permits**, details regarding the placement and construction of the silt barrier must be submitted to and approved by the Community Planning & Permitting Department. The placement and profile of the silt fence may be shown on the Revegetation Plan. The silt barrier 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 the footing foundation inspection and all subsequent inspections, the Community Planning & Permitting 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.

9. **Prior to issuance of building or grading permits**, submit to the Community Planning & Permitting Department for review and approval one copy of the proposed Revegetation Plan that conforms to the requirements as described on the materials located on our [Revegetation Page](#).

The plan must show the location of all erosion control devices such as silt fence, straw bales, riprap, and retaining walls. Cut and fill slopes are not to exceed a slope of 2:1. The grade of all cut and fill slopes must be included on the revegetation plan. The plan must include details regarding the reclamation of existing and proposed cut and fill slopes.

Prior to issuance of a Certificate of Occupancy for the residence, the full installation of the approved revegetation plan must be inspected and approved by the Community Planning & Permitting Department. If weather is not conducive to seeding or if adequate revegetation efforts have not occurred and vegetation is not adequately established at the time of final inspection request, an irrevocable letter of credit or monies deposited into a County Treasurer account will be required to assure the success of revegetation. You should consider the following well in advance of your revegetation inspection:

- a. Whether you are applying for a Certificate of Occupancy, final inspection, or the return of funds held in escrow for completion of revegetation, some level of germination and growth of grass seed is required.
- b. Keep in mind that the steeper the slopes and dryer the soil, the greater the attention needed to establish a level of germination adequate to obtain revegetation approval.
- c. Areas of disturbance found at inspection not included on the revegetation plan are still subject to reseeding and matting.

Incomplete revegetation is the leading cause for delays in obtaining a Certificate of Occupancy.

10. All stockpiled soil materials which have been imported from other Marshall Fire impacted sites must be removed from the subject parcel and properly disposed of at an appropriate landfill site.

Prior to issuance of building or grading permits, submit to this office a narrative describing where imported cut material will be transported.

At the time of final inspection, the location and receipt for transport and dumping must be submitted to the Community Planning & Permitting Department so that receipt of fill materials may be verified.

11. All non-foundational earthwork must be carried out in accordance with the recommendations of the geotechnical subsurface exploration report dated August 30, 2023 and submitted to Boulder County as part of the building permit application for the residence (BP-24-0733).
12. ***At grading permit application,*** submit a drainage letter to Community Planning & Permitting staff for review and approval demonstrating there is no increase in the volume or rate of runoff to the Goodhue Ditch and that all the requirements in the Boulder County Storm Drainage Criteria Manual (SDCM) are being met.
13. ***At grading permit application,*** submit documentation of approval of grading plan and drainage letter from the Goodhue Ditch Company.
14. If plans submitted for permitting show an area of disturbance of one acre or more, a Stormwater Quality Permit (SWQP) will be required for this project.

At building permit, provide a complete SWQP submittal to stormwater@bouldercounty.gov.

15. The Applicants shall be subject to the terms, conditions, and commitments of record and in the file for **Docket LU-25-0002: Stone Earthwork and Grading.**



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

<i>Shaded Areas for Staff Use Only</i>
Intake Stamp

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

Project Number		Project Name	
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent	<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning	<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:

Location(s)/Street Address(es) 650 Longs Peak Dr				
Subdivision Name PARAGON ESTATES 1				
Lot(s) 2	Block(s) 6	Section(s)	Township(s)	Range(s)
Area in Acres 1.3 acres	Existing Zoning ER	Existing Use of Property None (destroyed by the Marshall Fire)	Number of Proposed Lots	
Proposed Water Supply On site well		Proposed Sewage Disposal Method On Site Water Treatment system		

Applicants:

Applicant/Property Owner Robert & Diana Stone			Email rsbuff@comcast.net	
Mailing Address 650 Longs Peak Dr				
City Boulder	State CO	Zip Code 80303	Phone	
Applicant/Property Owner/Agent/Consultant Peter Stewart, Stewart Architecture			Email peter@stewart-architecture.com	
Mailing Address 1132 Jefferson Ave				
City Louisville	State CO	Zip Code 80027	Phone 303-665-6668	
Agent/Consultant			Email	
Mailing Address				
City	State	Zip Code	Phone	

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

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

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

Signature of Property Owner 	Printed Name Robert Stone	Date 12/19/24
Signature of Property Owner 	Printed Name Diana L. Stone	Date 12/19/24

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






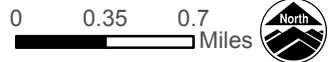
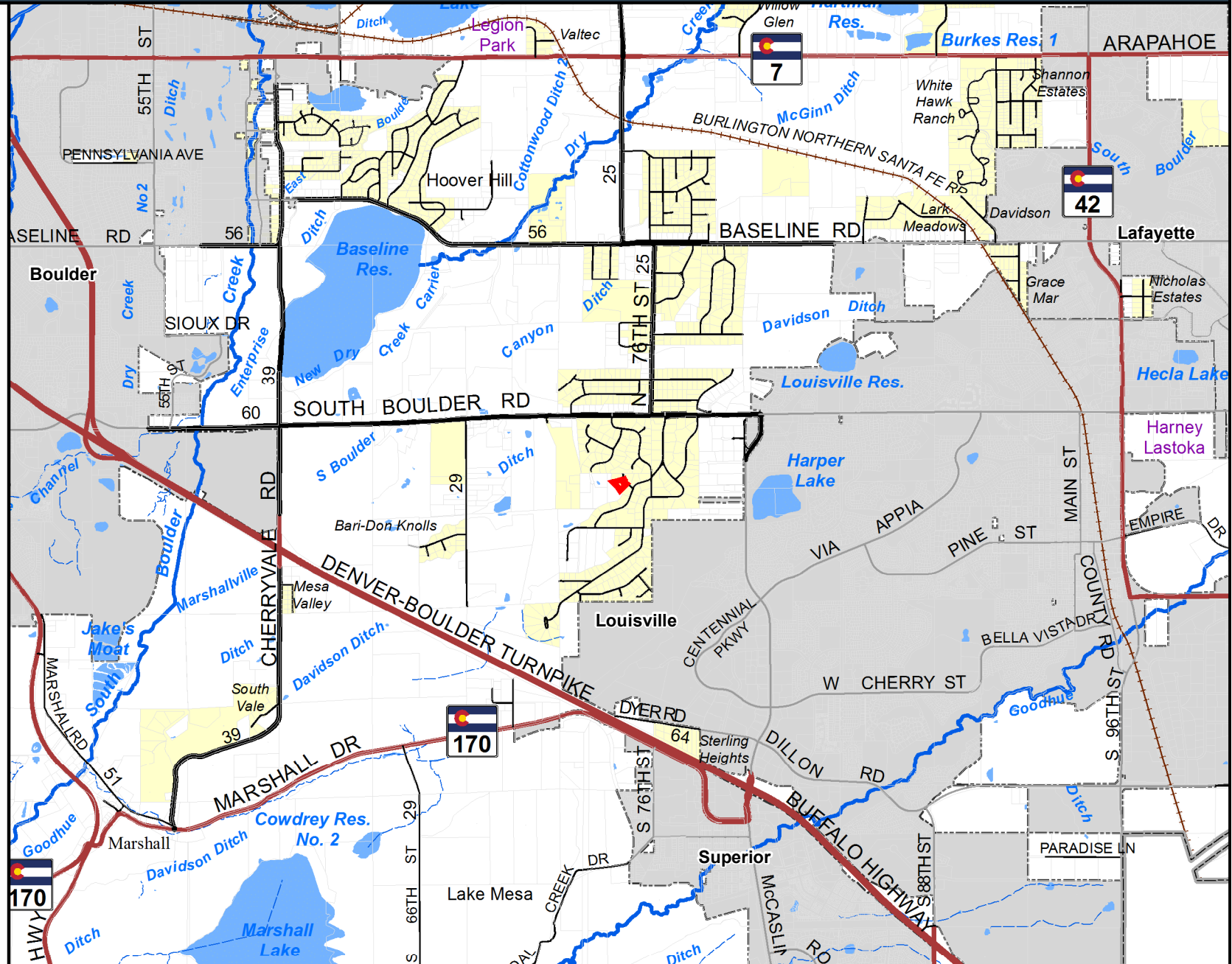
Community Planning & Permitting

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

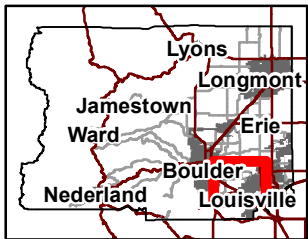
Vicinity

650 LONGS PEAK DR

-  Subject Parcel
-  Municipalities
- Subdivisions**
-  Subdivisions



Area of Detail Date: 7/11/2024



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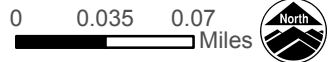
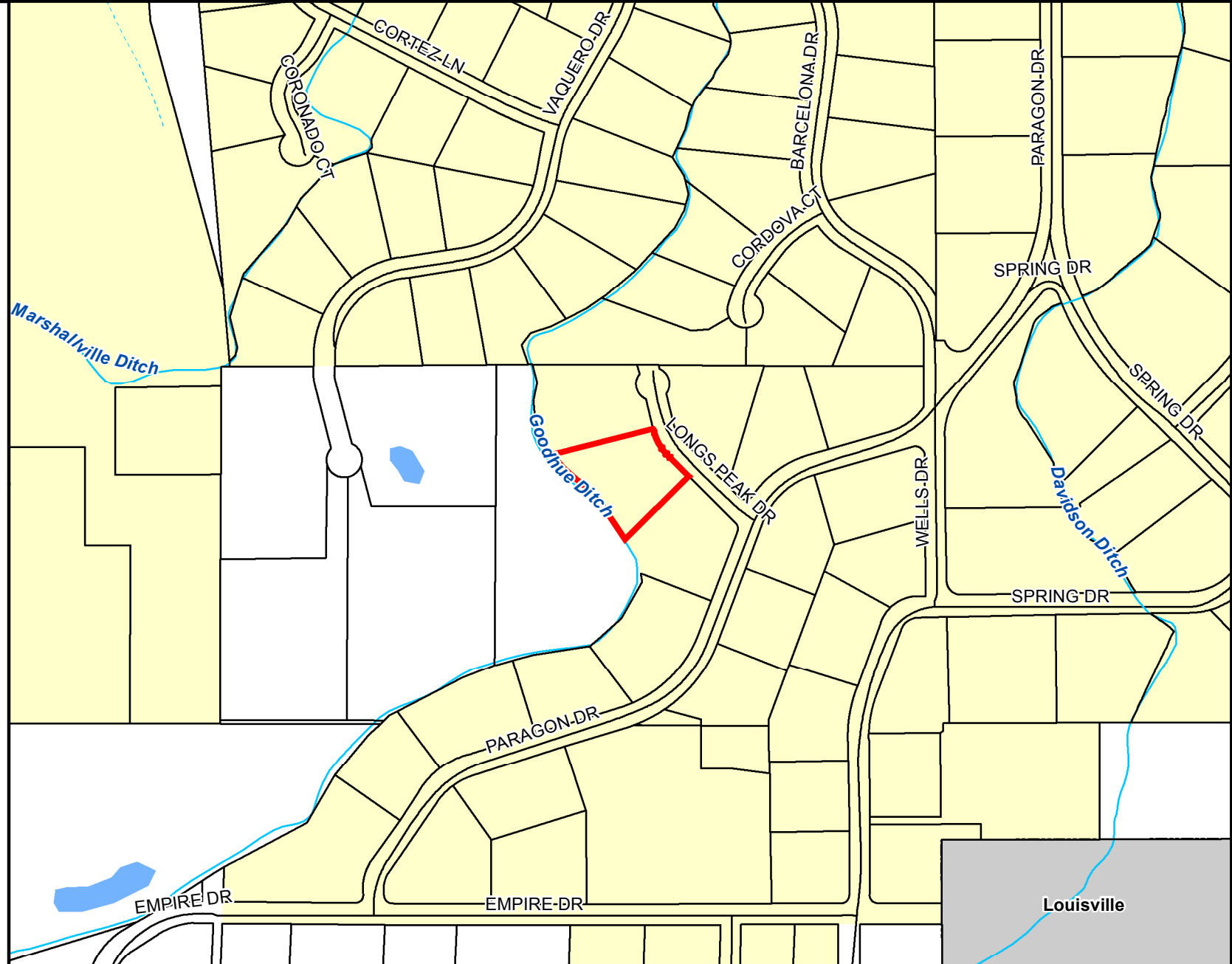
Location

650 LONGS PEAK DR

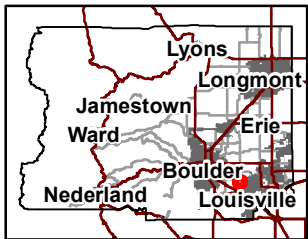
Subject Parcel

Subdivisions

Subdivisions



Area of Detail Date: 7/11/2024



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Aerial

650 LONGS PEAK DR

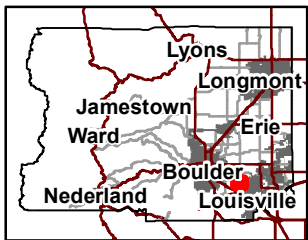
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 7/11/2024



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Aerial

650 LONGS PEAK DR

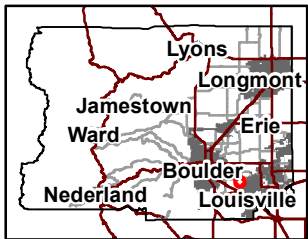
 Subject Parcel



0 0.015 0.03 Miles



Area of Detail Date: 7/11/2024



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Comprehensive Plan

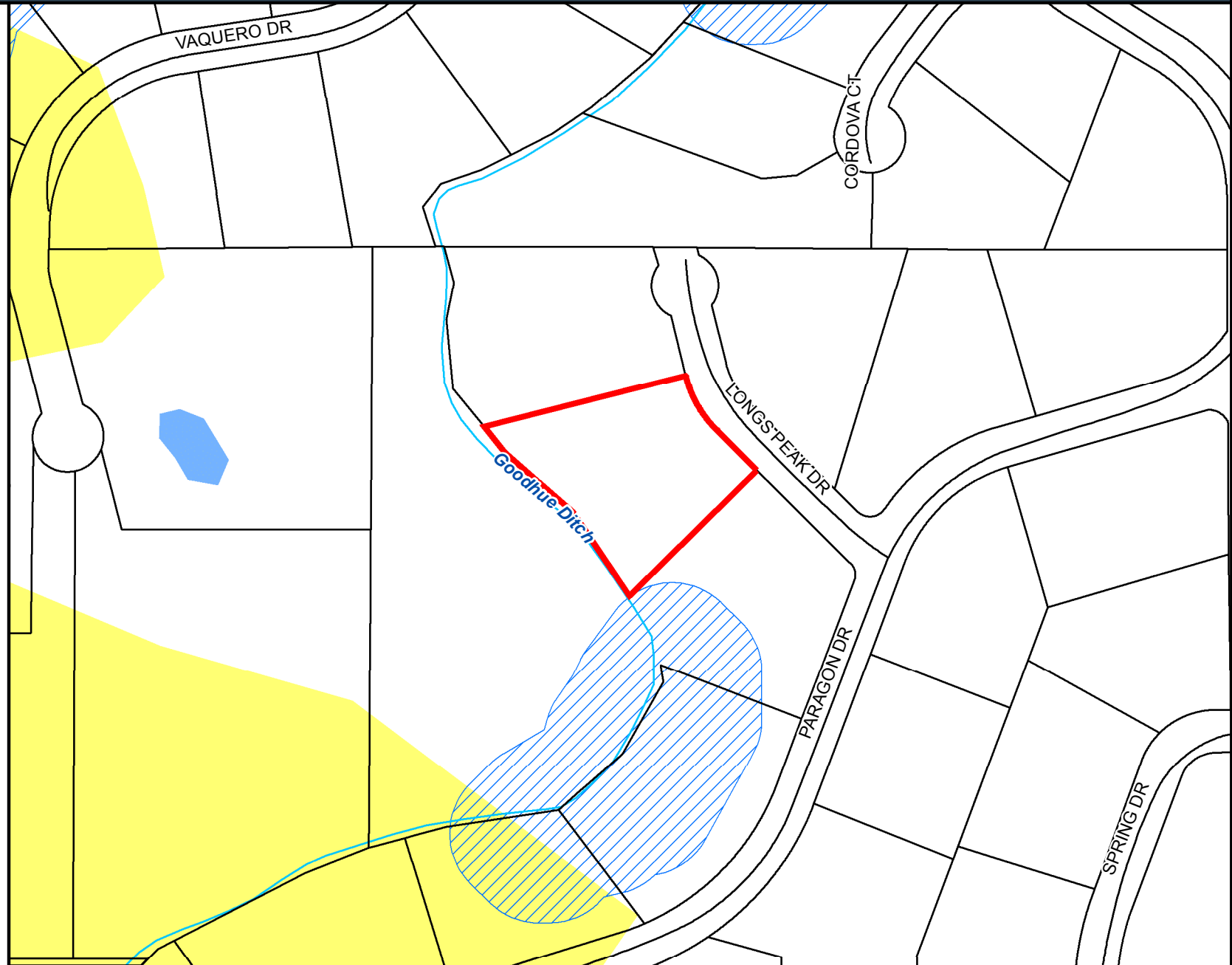
650 LONGS PEAK DR

Subject Parcel

Riparian Areas

Significant Agricultural Land

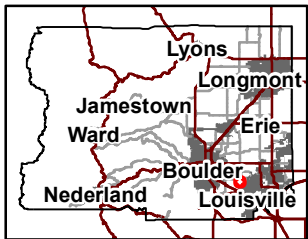
Ag of Local Importance



0 0.015 0.03 Miles



Area of Detail Date: 7/11/2024



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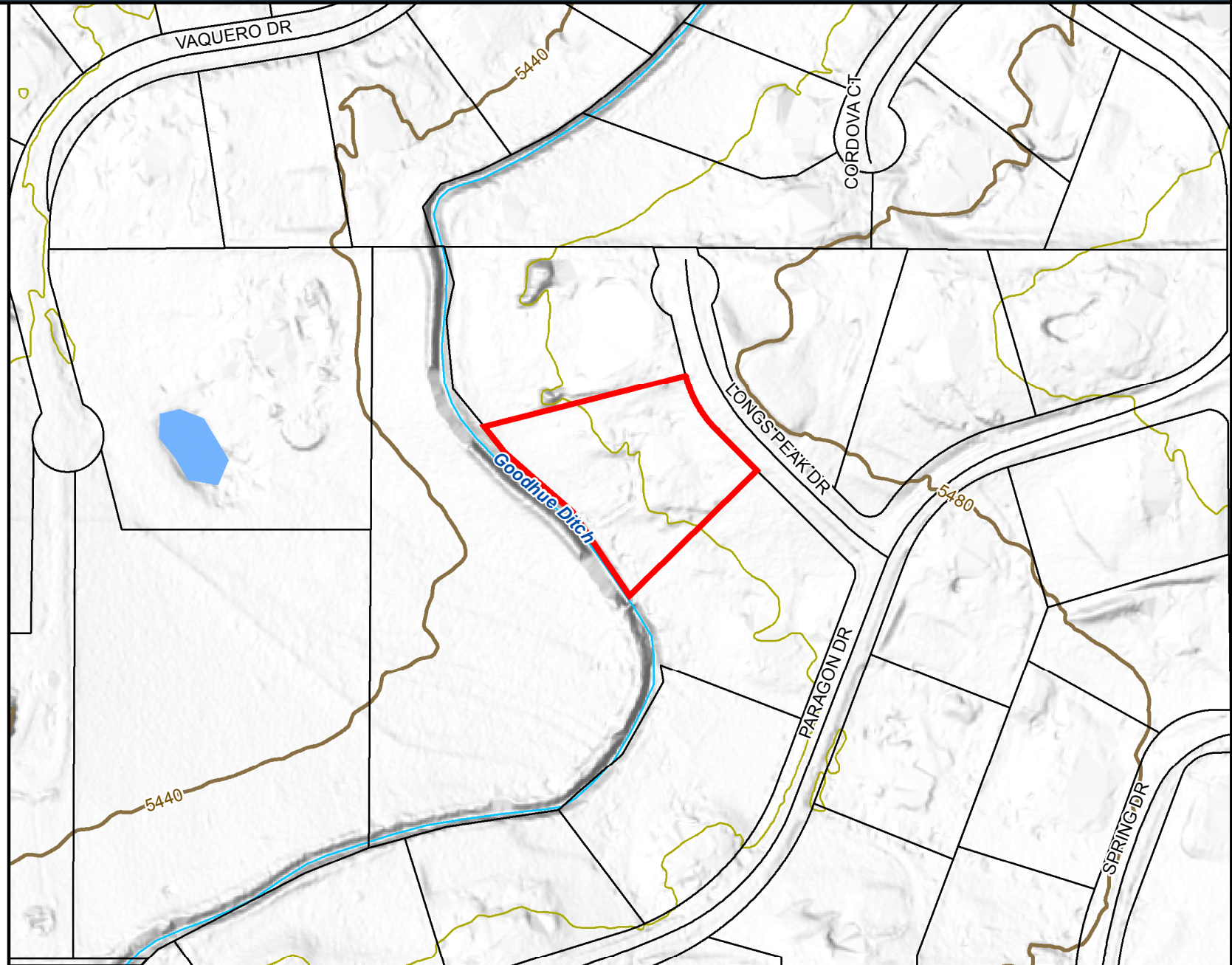
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Elevation Contours

650 LONGS PEAK DR

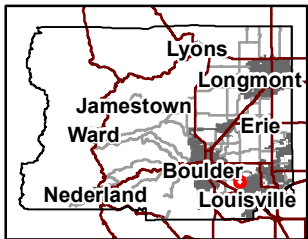
-  Subject Parcel
-  Contours 40'
-  Contours 20'



0 0.015 0.03 Miles



Area of Detail Date: 7/11/2024



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Geologic Hazards

650 LONGS PEAK DR

Subject Parcel

Geologic Hazard & Constraint Areas
Geology Element

Slope Stability

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

Heaving Bedrock

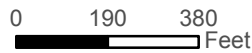
- Steeply Dipping, Heaving Bedrock

Boulder Coal Field

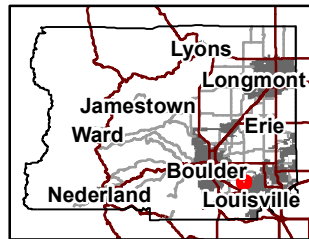
- Extent of Abandoned Coal Mines

Soil and Bedrock Swell Potential

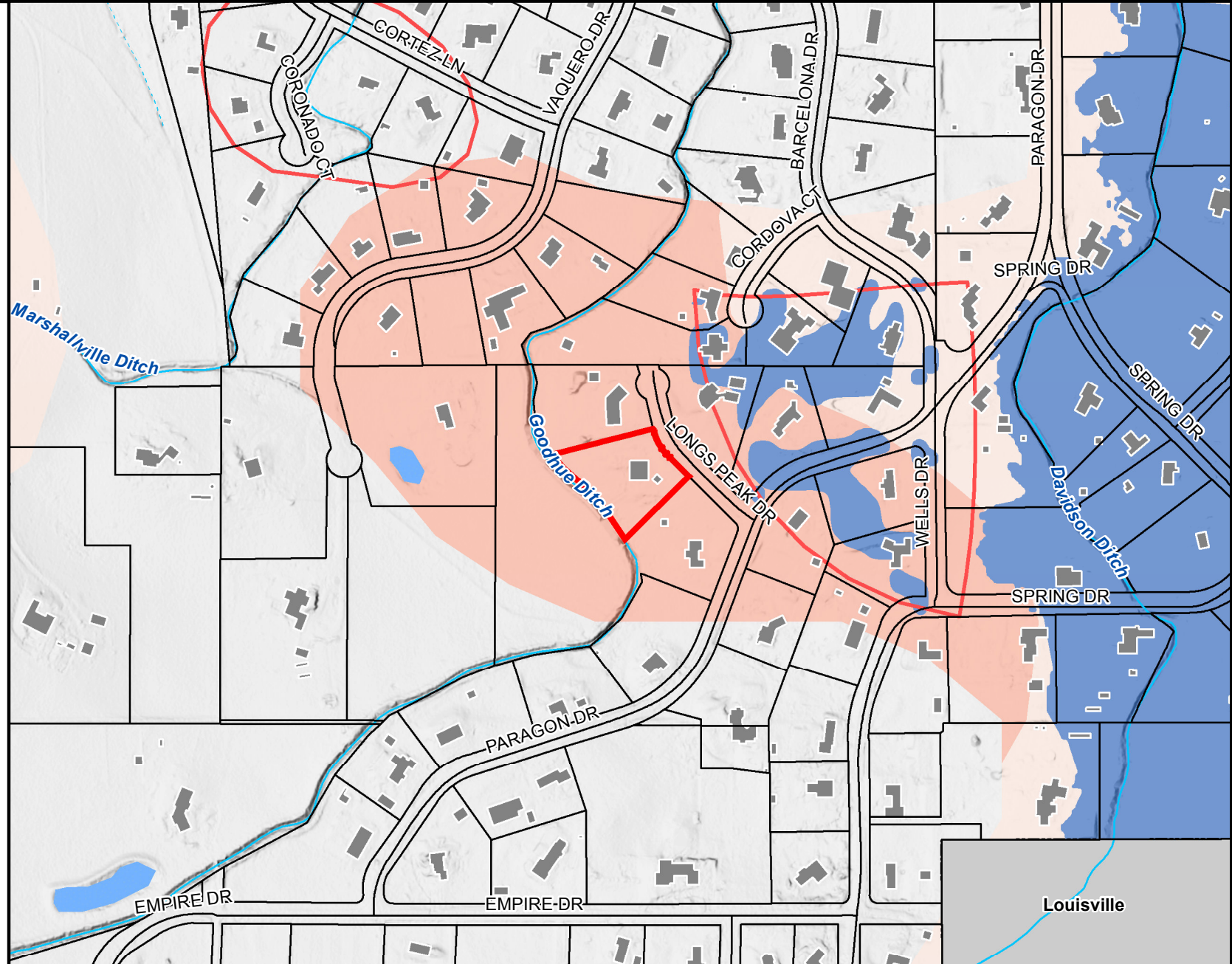
- Very High
- High
- Moderate



Area of Detail Date: 7/11/2024



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Planning Areas

650 LONGS PEAK DR

Subject Parcel

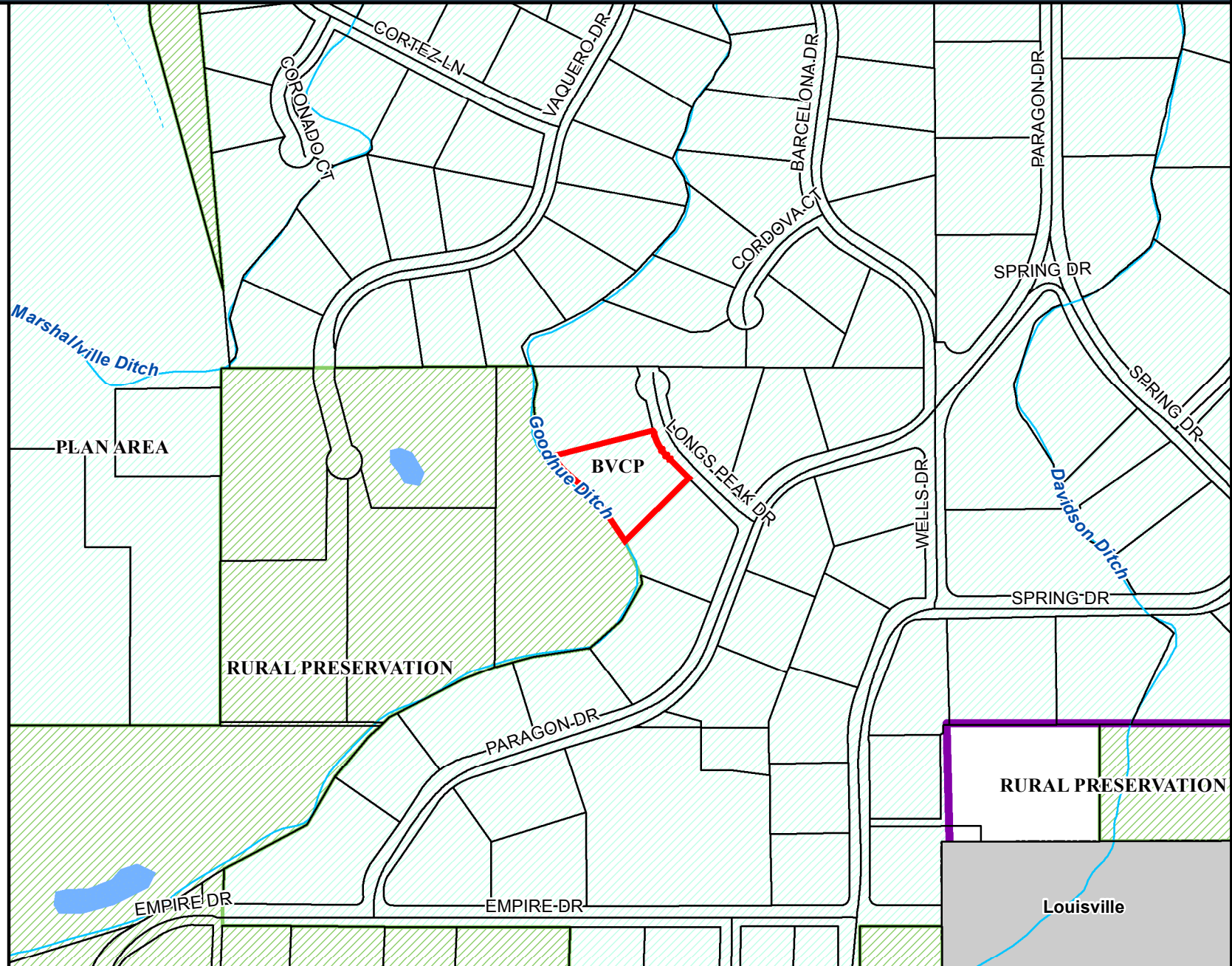
Active IGA Boundary

Active IGA Designation

RURAL PRESERVATION

BVCP

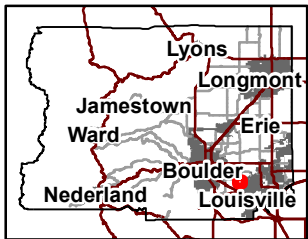
PLAN AREA



0 0.035 0.07 Miles



Area of Detail Date: 7/11/2024



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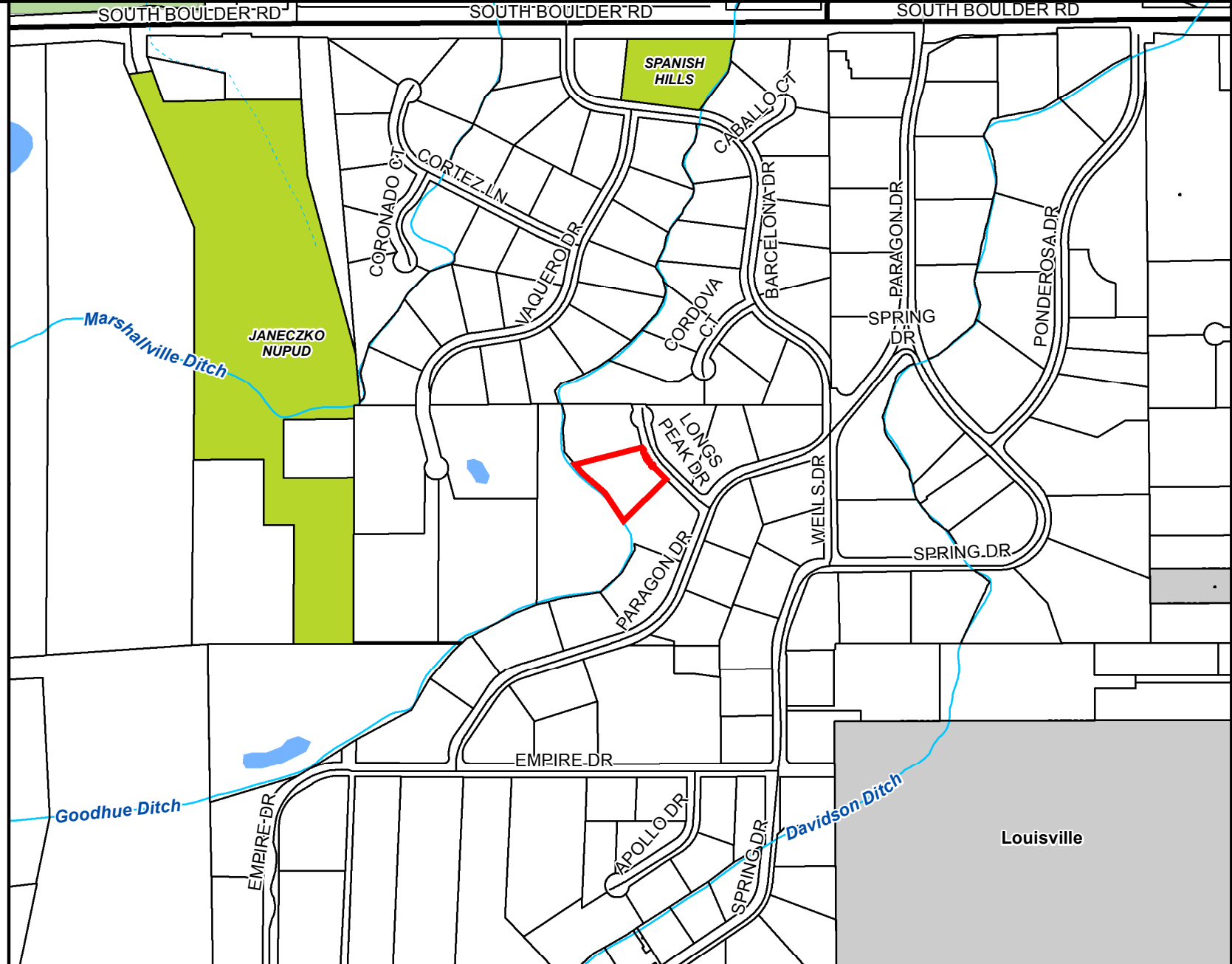
Public Lands & CEs

650 LONGS PEAK DR

Subject Parcel

Boulder County Open Space

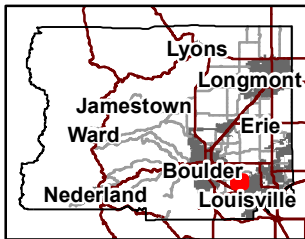
- County Conservation Easement
- OSMP Properties
- Other Municipal OS-BCPOS data



0 0.05 0.1 Miles



Area of Detail Date: 7/11/2024



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Community Planning & Permitting

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Zoning

650 LONGS PEAK DR

Subject Parcel

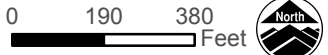
Zoning Districts

Estate Residential

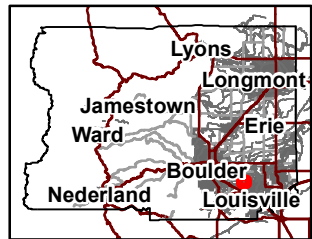
Ditch Setbacks

20 feet

50 feet



Area of Detail Date: 7/11/2024



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February 10, 2025

Pete L'Orange
Senior Planner
Boulder County Community Planning & Permitting
2045 13th Street
Boulder, CO 80302

Re: 650 Longs Peak Drive
Fire Rebuild
LU-25-0002

Dear Pete,

Civil Resources prepared civil construction plans to accompany the building permit for a Marshall Fire rebuild at 650 Longs Peak Drive. The plan ("Conforming Plan") depicted grading of less than 500 cubic yards of non-exempt earthwork. The Conforming Plan indicated a steep slope (approximately 5H to 1V) off the front porch and a pronounced drainage swale along the east side of the house. It also limited grading in the back yard to match pre-existing grades as close as possible to the house while still meeting drainage requirements. The back yard near the southwest corner of the structure would have a slope in excess of 10 percent. The driveway was reconfigured to meet current County slope regulations, which required some non-exempt fill on the north side of the building.

At the Owner's request, we prepared an alternate grading plan which exceeds 500 cubic yards of non-exempt earthwork but provides a grading design that is more functional:

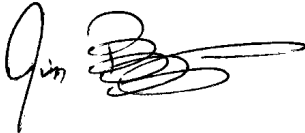
- The front yard grading has been flattened by pushing the swale further east,
- The south side yard swale will be better defined, to minimize runoff entering the adjacent property,
- Rear yard grading has been flattened at the southwest corner of the lot by placing fill above existing grade,
- An additional parking pad has been added west of the garage

It should be noted that virtually the entire lot was disturbed by the fire and related cleanup work. Therefore, there are very little natural/native areas to be retained. The additional fill for the revised grading will come from other Marshall Fire rebuild projects. If not used on this project, that material would otherwise need to be hauled to an off-site disposal area. The resulting plan meets code and best design practices for drainage, and does not impact adjacent properties.

Please refer to the attached Conforming Plan, revised plans, and Exhibit A which depicts cross sections of the two designs. If you have any questions, please do not hesitate to call.

Sincerely,

CIVIL RESOURCES, LLC



Jim Brzostowicz, P.E.
Principal

J:\Diverge Homes - 313\313.001.19 650 Longs Peak\Submittals\2025-02-05\650 Longs Peak Grading.doc

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Use Review (LISR) is required. A Limited Impact Special Use Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Other Grading			
Subtotal			Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation			
Material cut from foundation excavation that will be removed from the property			

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

Is Your Property Gated and Locked?

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

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature	Date
-----------	------



CIVIL RESOURCES

8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM



603 S. PUBLIC RD, UNIT 765
LAFAYETTE, CO 80026
WWW.DIVERGEGROUP.COM

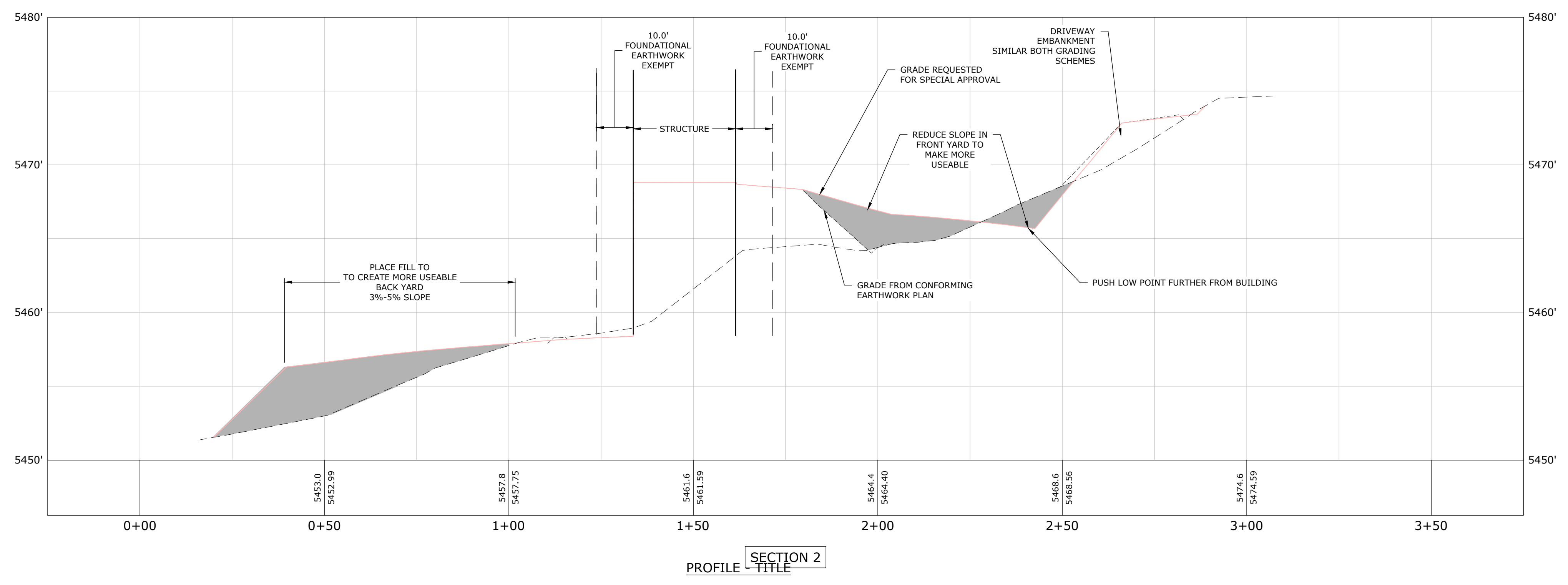
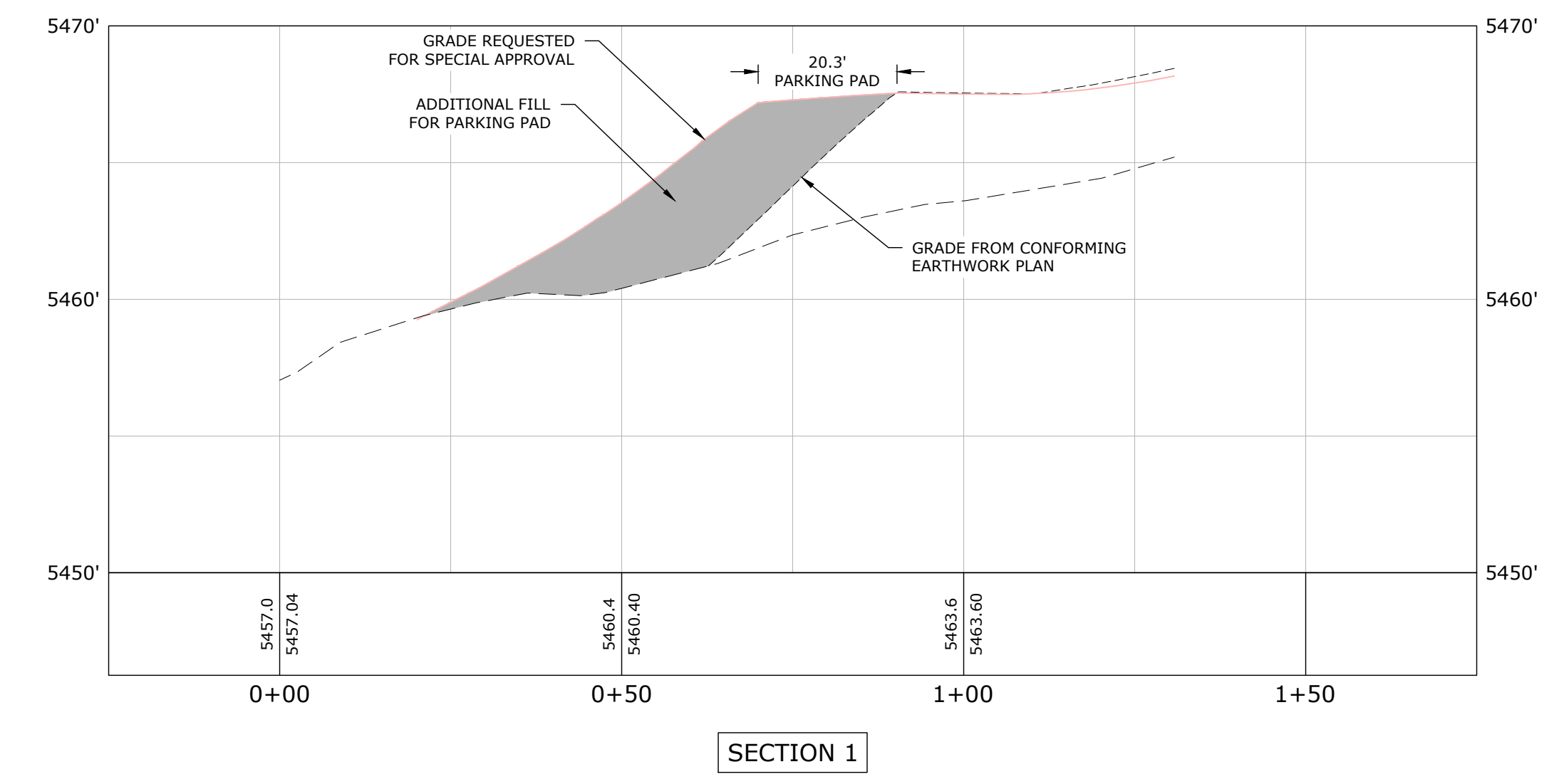
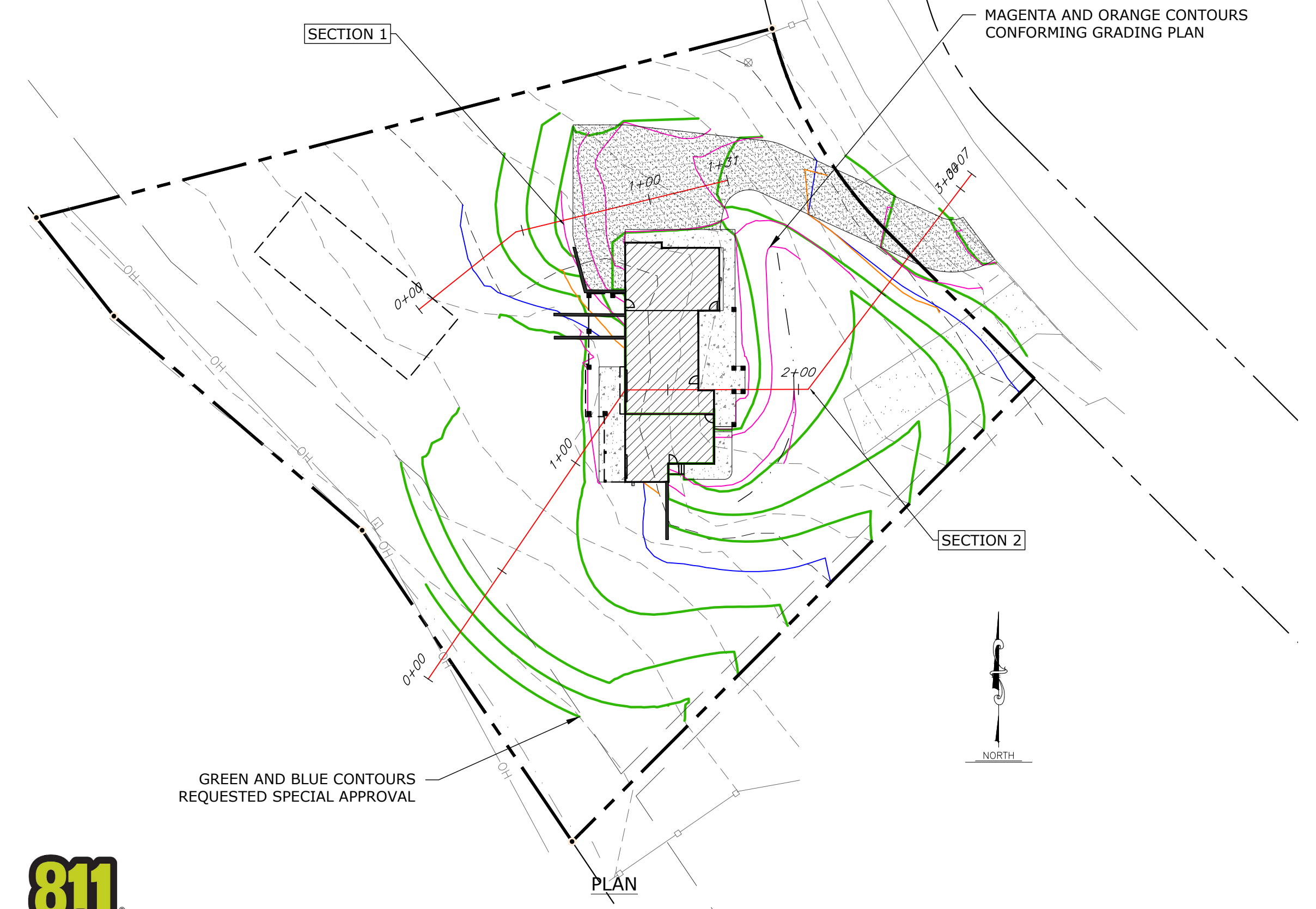
650 LONGS PEAK DRIVE
COUNTY OF BOULDER, CO

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: xxx DATE: 02-05-25
DRAWN BY: xxx SCALE: AS NOTED
CHECKED BY: xxx AS NOTED
JOB NO.: ###
DWG NAME: EARTHWORK COMPARISON.DWG

EARTHWORK
COMPARISON

SHEET:
EXH. A



I:\DIVERGE HOMES - 313\313.001.19 650 LONGS PEAK\DESIGN\EARTHWORK COMPARISON

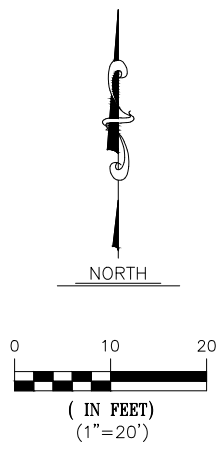
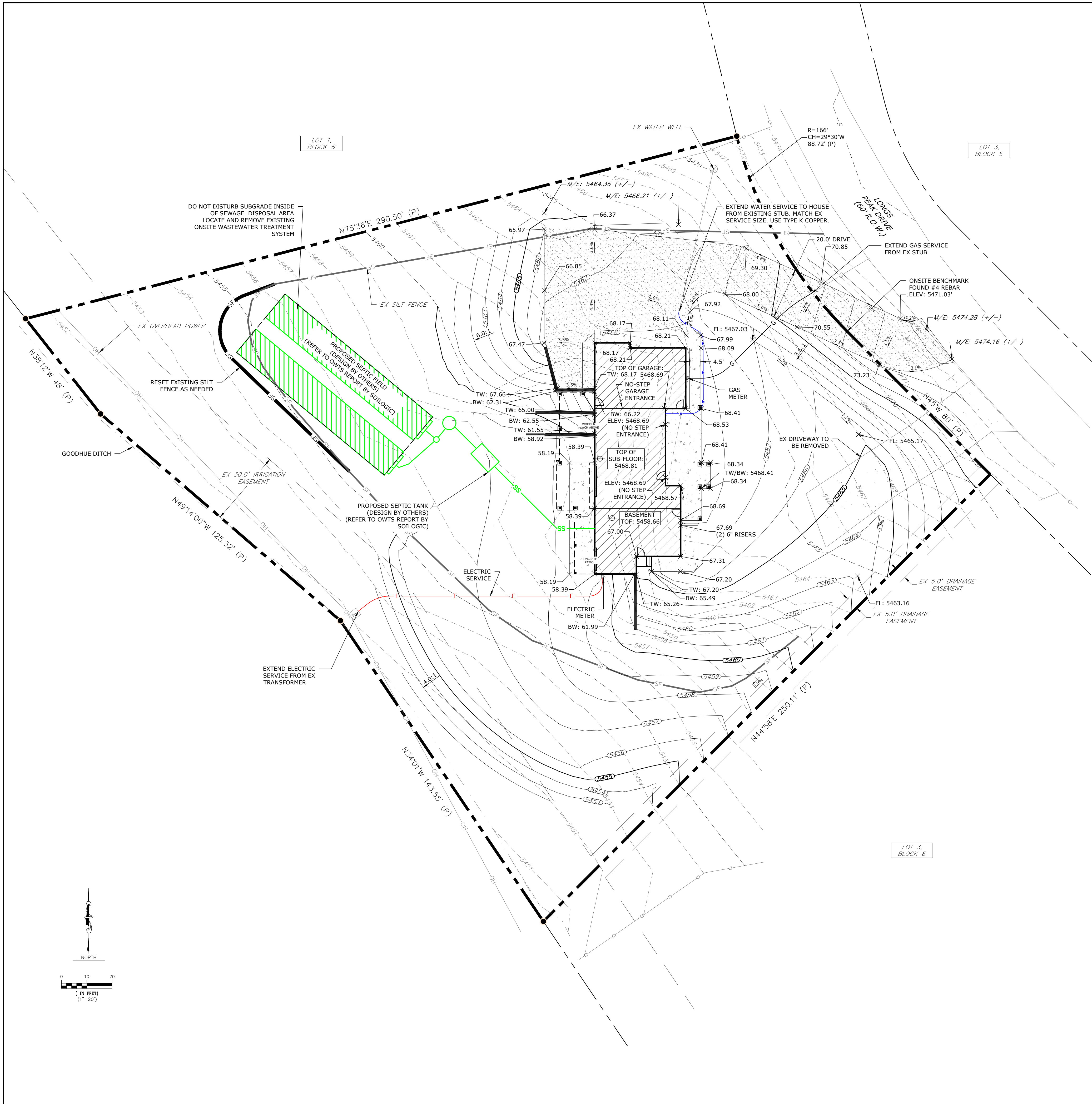


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LAFAYETTE, CO 80026
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650 LONGS PEAK DRIVE
COUNTY OF BOULDER, CO



GENERAL LEGEND

WW 5207.78	WINDOW WELL
---	PROPOSED ELEVATION
---	PROPERTY LINE
---(27.40)---	PROPOSED MAJOR CONTOURS
---(27.50)---	PROPOSED MINOR CONTOURS
[Hatched Box]	PROPOSED BUILDING
[Stippled Box]	PROPOSED HARDSCAPE
[Dotted Box]	PROPOSED GRAVEL DRIVE
---	PROPOSED SWALE
---	PROPOSED WATER LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED GAS LINE
---	EXISTING EASEMENT
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER

NOTES:

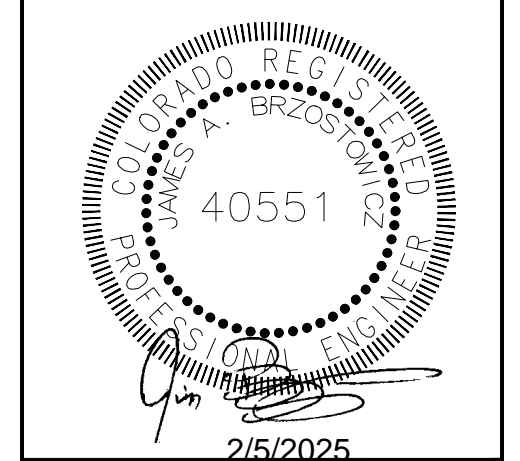
- BACKGROUND SURVEY DATA PROVIDED BENCHMARK SURVEYING, IN PDF CAD & FORMAT, FROM "IMPROVEMENT LOCATION CERTIFICATE, LOT 2, BLOCK 6, FIRST ADDITION TO PARAGON ESTATES" DATED 09/20/2023.
- ON SITE BENCHMARK INFORMATION: SMARTNET NORTH AMERICAN CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK AT THE EAST SIDE OF THE SITE, BEING A FOUND #4 REBAR WITH AN ELEVATION OF 5471.03 FEET (NAVD 88). NGS POINT W 413, BEING A STEEL ROD LOCATED 0.6 MILES NORTH OF THE SUBJECT PARCEL, WITH A PUBLISHED ELEVATION OF 5459.62 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 5459.62 FEET. NO DIFFERENTIAL LEVEL WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.

Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas	0	53	53
Berm(s)			
Other Grading (General site)	234	1849	2083
Subtotal			2136
Box 1			
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
Foundation	404	942	1346
Material cut from foundation excavation that will be removed from the property			0

REVISIONS

NO.	DESCRIPTION	DATE
1	ADJUSTED SEPTIC TANK	01/08/24
2	ARCH. COORDINATION	01/16/24
3	REV EARTHWORK TABLE	04/08/24
4	GRADING ADJUSTMENT	04/25/24
5	GRADING ADJUSTMENT	10/28/24
6	GRADING ADJUSTMENT	11/08/24
7	ALTERNATE GRADING	02/05/25



DESIGNED BY: CMH DATE: 01-10-24
 DRAWN BY: CMH SCALE: 1"=20'
 CHECKED BY: JAB
 JOB NO.: 313.001.09
 DWG NAME: 313001190GP ALTERNATE

GRADING AND UTILITY PLAN

SHEET:
C1.0



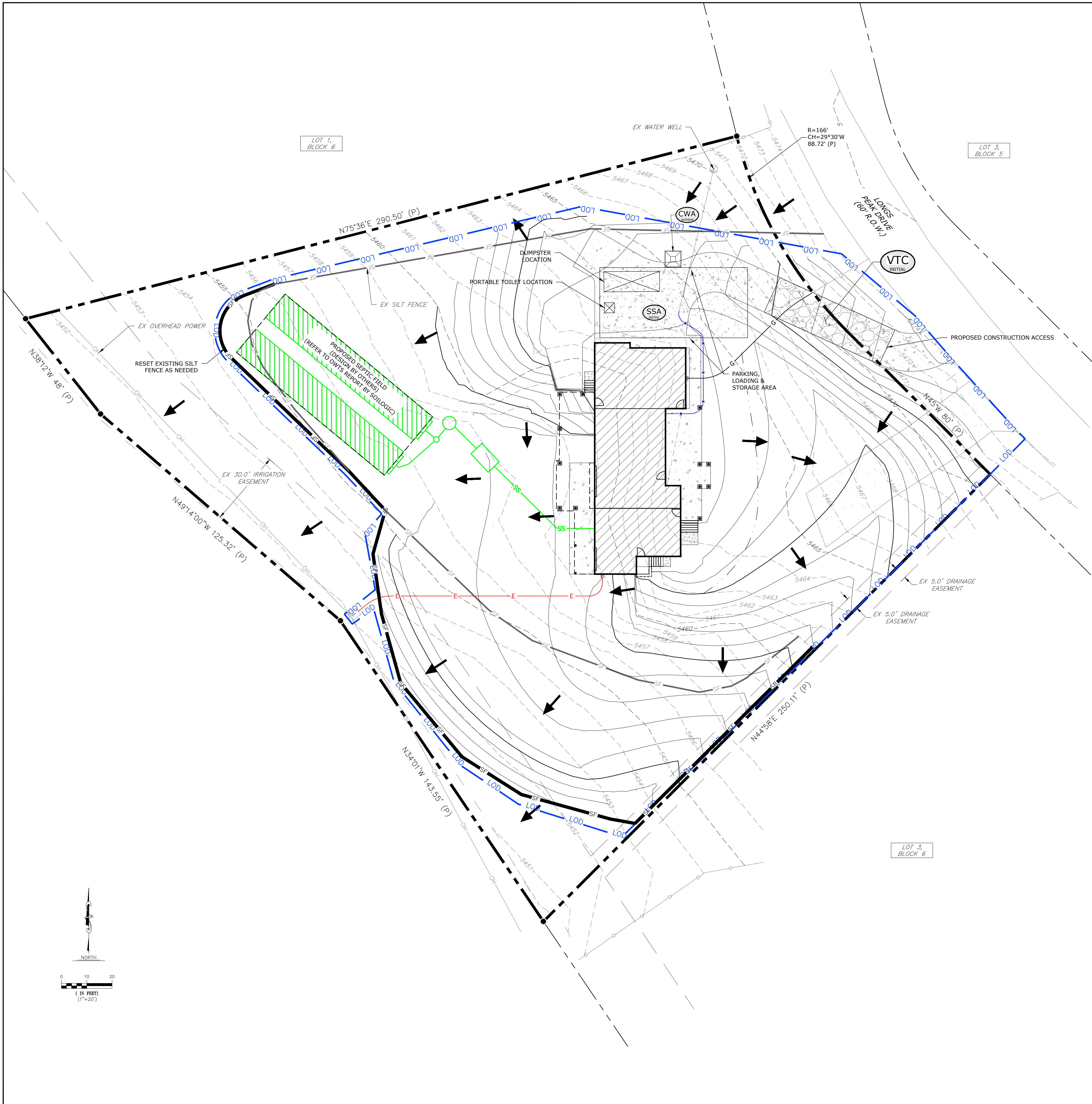


CIVIL RESOURCES
 8308 COLORADO BLVD
 SUITE 200
 FIRESTONE, CO 80530
 303.833.1416
 WWW.CIVILRESOURCES.CO



DIVERGE
 603 S. PUBLIC RD, UNIT 765
 LAFAYETTE, CO 80026
 WWW.DIVERGEHOMES.CO

650 LONGS PEAK DRIVE
 COUNTY OF BOULDER, CO

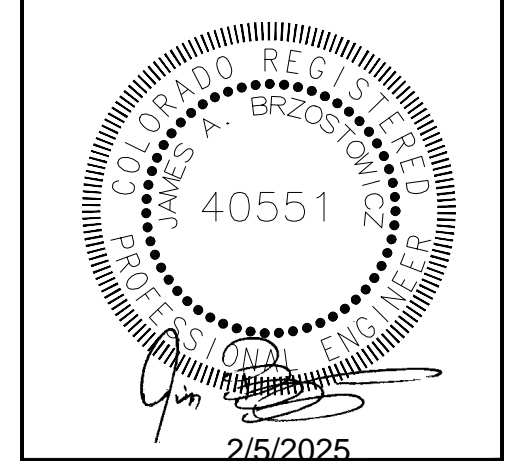


BMP LEGEND

	CD	CHECK DAM
	CB	COMPOST BLANKET
	CFB	COMPOST FILTER BERM
	CWA	CONCRETE WASHOUT AREA
	CF	CONSTRUCTION FENCE
	CM	CONSTRUCTION MARKER
	DW	DEWATERING
	DD	DIVERSION DITCH
	ECB	EROSION CONTROL BLANKET
	IP	INLET PROTECTION
	RCD	REINFORCED CHECK DAM
	RRB	REINFORCED ROCK BERM
	RRC	RRB FOR CULVERT PROTECTION
	SB	SEDIMENT BASIN
	SCL	SEDIMENT CONTROL LOG
	ST	SEDIMENT TRAP
	SM	SEDIMENT TRAP
	SF	SILT FENCE
	SSA	STABILIZED STAGING AREA
	SR	SURFACE ROUGHENING
	TSD	TEMPORARY SLOPE DRAIN
	TSC	TEMPORARY STREAM CROSSING
	TER	TERRACING
	VTC	VEHICLE TRACKING CONTROL
	WW	VTC WITH WHEEL WASH
	LOC	LIMITS OF CONSTRUCTION
	LOD	LIMITS OF DISTURBANCE
	TBR	TO BE REMOVED

PROPERTY LINE	
EX MAJOR CONTOURS	
EX MINOR CONTOURS	
DIRECTION OF FLOW	

REVISIONS		
NO.	DESCRIPTION	DATE
1	DESIGNED SEPTIC TANK	01/08/24
2	ARCH. COORDINATION	01/16/24
3	REV EARTHWORK TABLE	04/08/24
4	ALTERNATE GRADING	02/05/25



DESIGNED BY: CMH DATE: 01-10-24
 DRAWN BY: CMH SCALE: 1"=20'
 CHECKED BY: JAB
 JOB NO.: 313.001.09
 DWG NAME: 313001195WMP-CS-ALT

CONSTRUCTION
 EXHIBIT

SHEET:
C1.1





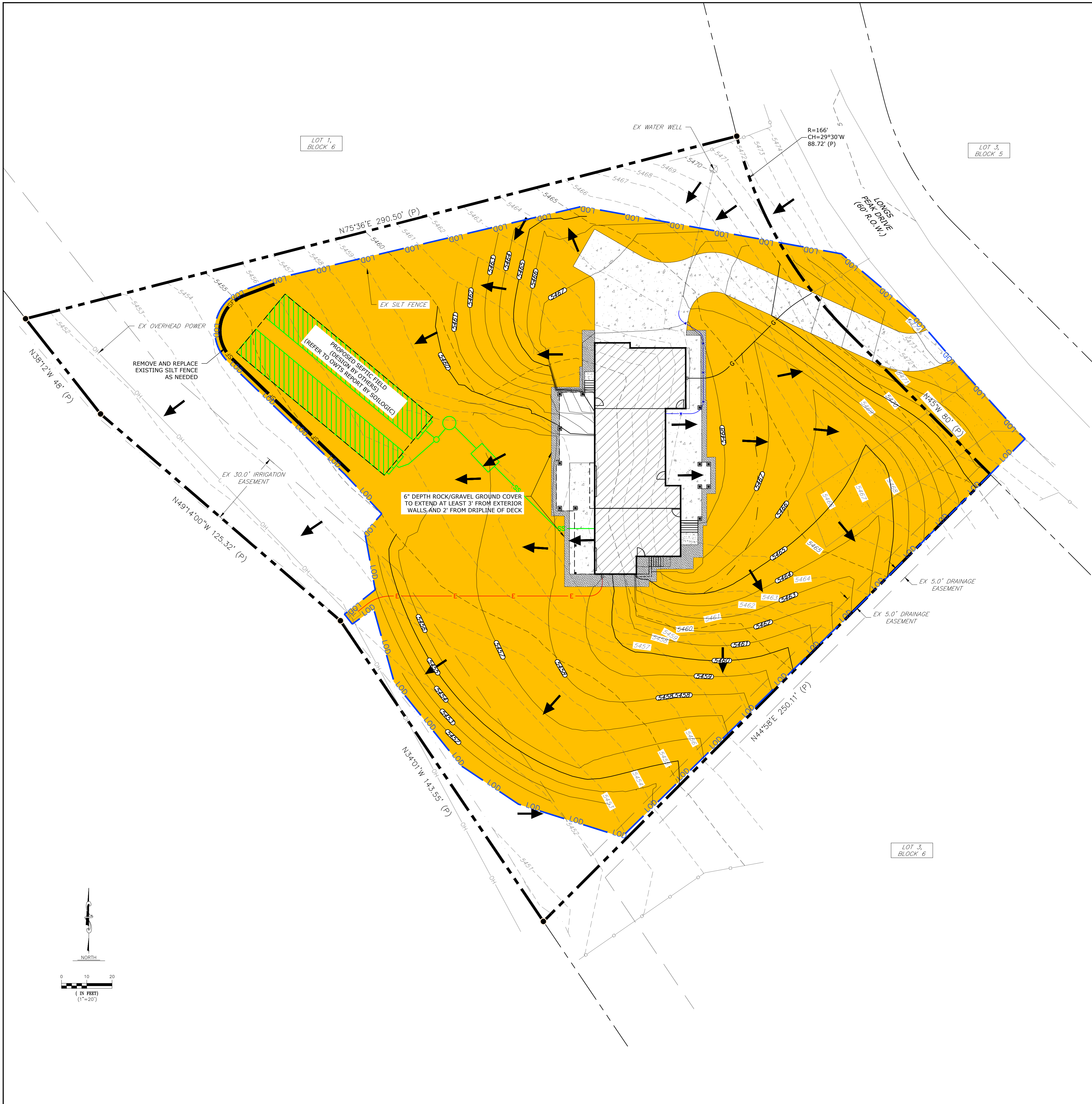
CIVIL RESOURCES

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650 LONGS PEAK DRIVE
COUNTY OF BOULDER, CO



BMP LEGEND

- CD CHECK DAM
- CB COMPOST BLANKET
- CFB COMPOST FILTER BERM
- CWA CONCRETE WASHOUT AREA
- CF CONSTRUCTION FENCE
- CM CONSTRUCTION MARKER
- DW DEWATERING
- DD DIVERSION DITCH
- ECB EROSION CONTROL BLANKET
- IP INLET PROTECTION
- RCD REINFORCED CHECK DAM
- RRB REINFORCED ROCK BERM
- RRC RRB FOR CULVERT PROTECTION
- SB SEDIMENT BASIN
- SCL SEDIMENT CONTROL LOG
- ST SEDIMENT TRAP
- SM STABILIZED STAGING AREA
- SF SILT FENCE
- SSA STABILIZED STAGING AREA
- SR SURFACE ROUGHENING
- TSD TEMPORARY SLOPE DRAIN
- TSC TEMPORARY STREAM CROSSING
- TER TERRACING
- VTC VEHICLE TRACKING CONTROL
- WW VTC WITH WHEEL WASH
- LOC LIMITS OF CONSTRUCTION
- LOD LIMITS OF DISTURBANCE
- TBR TO BE REMOVED

PROPERTY LINE ---

EX MAJOR CONTOURS - - - - 5740 - - - -

EX MINOR CONTOURS - - - - 5741 - - - -

PROP MAJOR CONTOURS ——— 5740 ———

PROP MINOR CONTOURS ——— 5736 ———

DIRECTION OF FLOW →

DISTURBED AREA (TO BE RESEEDED)

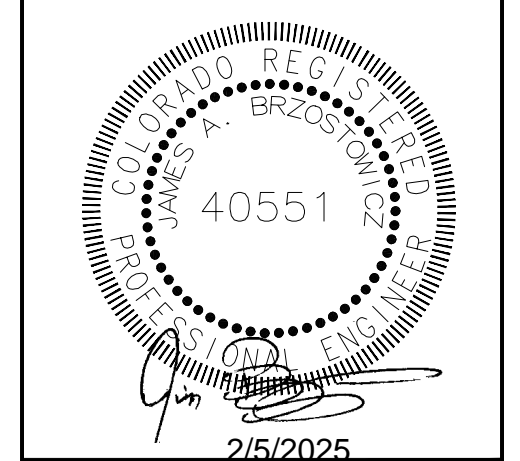
ROCK/GRAVEL GROUND COVER

SEED MIX - BOULDER COUNTY

COMMON NAME	% OF MIX	# PLS/AC
WESTERN WHEATGRASS	25%	7.94
SIDEOTS GRAMA	15%	2.74
BLUE GRAMA	20%	0.84
BUFFALOGRASS	15%	9.33
LITTLE BLUESTERN	13%	1.74
GREEN NEEDLEGRASS	12%	2.31

REVISIONS

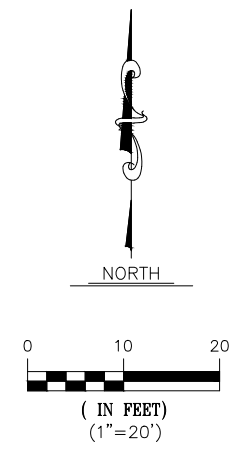
NO.	DESCRIPTION	DATE
1	ADJUSTED SEPTIC TANK	01/08/24
2	ARCH. COORDINATION	01/16/24
3	REV EARTHWORK TABLE	04/08/24
4	ALTERNATE GRADING	02/05/25



DESIGNED BY: CMH DATE: 01-10-24
 DRAWN BY: CMH SCALE: 1"=20'
 CHECKED BY: JAB
 JOB NO.: 313.001.09
 DWG NAME: 31300119REVEG-ALT

REVEGETATION EXHIBIT

SHEET: **C1.2**





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: Pete L'Orange, Senior Planner
FROM: Michelle Huebner, Plans Examiner Supervisor
DATE: February 24, 2025

RE: Referral Response, LU-25-0002: Stone Earthwork and Grading. Limited Impact Special Review for approximately 2,100 cubic yards of non-foundational earthwork on a 1.34-acre parcel.

Location: 650 Longs Peak Drive

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

1. **Building Permit.** A grading permit, plan review, and inspection approvals are required for the grading. The construction documents must be Stamped, signed and sealed by the Colorado design.

We have updated the **Building Code Amendment**, the effective date for this new code is March 31, 2025. You can review the new [Boulder County Building Code Amendments, effective March 31, 2025](#)

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](#)

2. **Grading Permit.** A separate grading permit and plan review and inspections approvals are required for the proposed non-foundational grading. Please refer to the county's adopted 2015 editions of the International Codes and code amendments, including IBC Appendix Chapter J for grading.
3. **Observation Reports.** The design professional responsible for the design or a similarly qualified Colorado-licensed design professional is to observe the grading and submit a stamped report to Building Safety & Inspection Services for review and approval. The final report is to state that the work has been completed in substantial conformance with the approved engineered plans.

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 grading permit application.

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.



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

March 7, 2025

TO: Pete L'Orange, Senior Planner; Community Planning & Permitting, Development Review Team - Zoning

FROM: Tim Oliver, Planner II; Community Planning & Permitting, Development Review Team – Access & Engineering

SUBJECT: Docket # LU-25-0002: Stone Earthwork and Grading at 650 Longs Peak Drive

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

1. The subject property is accessed from Longs Peak Drive, a Boulder County owned and maintained right-of-way (ROW) as shown on the First Addition to Paragon Estates subdivision plat recorded May 27, 1955, at Reception #90556852. Legal access is demonstrated via this platted ROW.
2. The driveway design must comply with the Multimodal Transportation Standards (the Standards) for residential development, including without limitation:
 - a. Table 5.5.1 – Parcel Access Design Standards (1-Lane Plains Access)
 - b. Standard Drawing 11 – Private Access
 - c. Standard Drawing 14 – Access with Roadside Ditch
 - d. Standard Drawing 15 – Access Profiles Detail
 - e. Standard Drawing 16 – Access Grade & Clearance

The submitted plans propose a 20-foot-wide driveway. A 15-foot-wide driveway was approved on the building permit plans for BP-24-0733. The maximum allowable driveway width is 16 feet per the Standards.

The plans have a cross slope on the driveway sloping towards the downhill side of the driveway. The cross slope on the driveway must slope towards the uphill side of the driveway.

The surfacing material for the gravel driveway must be 4 inches of Class 6 Aggregate Road base.

At building permit, submit revised plans that show a driveway width that complies with the Standards, a driveway cross slope that complies with the standards, and surfacing material callouts that comply with the Standards.

At final inspection, the Community Planning & Permitting Department must verify that the access and driveway has been constructed to comply with the Standards.

3. There are retaining walls on the submitted plans that are over 4 feet tall. All retaining walls that are 4 feet tall or taller, as measured from the top of wall to the wall footing, must be designed by a structural engineer.

At building permit, submit plans for all retaining walls 4 feet or taller signed and sealed by a structural engineer.

4. The proposed grading on the submitted plans ties into the existing grades on the east property line. There is a drainage easement offset 5 feet from the property line. No grading can be proposed within this drainage easement.

At building permit, submit revised plans that do not propose any grading within the drainage easement.

5. As a part of Boulder County's water quality protection and Municipal Separate Storm Sewer System (MS4) Construction Program, a Stormwater Quality Permit (SWQP) is required for this project because the submitted materials propose over an acre of disturbance.

At building permit, provide a complete SWQP submittal to stormwater@bouldercounty.gov.

6. Before the Access & Engineering group can complete a review of this application, a drainage letter demonstrating there is no increase in the volume or rate of runoff to the Goodhue Ditch and that all the requirements in the Boulder County Storm Drainage Criteria Manual (SDCM) are being met must be submitted to TransDevReview@bouldercounty.gov. If there is an increase in the volume or rate of runoff, approval from Goodhue Ditch must be obtained per Section 401.1 of the SDCM.
7. Staff has concern about the steepness and proximity of the grading to the Goodhue Ditch, southwest of the residence. Staff recommends limiting the grading in this backyard area to decrease the limits of disturbance and help alleviate the velocity of the runoff entering the Goodhue Ditch
8. During construction, all vehicles must be staged on the subject property or to one side of Longs Peak Drive to not impede the travel way. Materials, machinery, dumpsters, and other items must be staged on the subject property.

This concludes our comments at this time.



Parks & Open Space

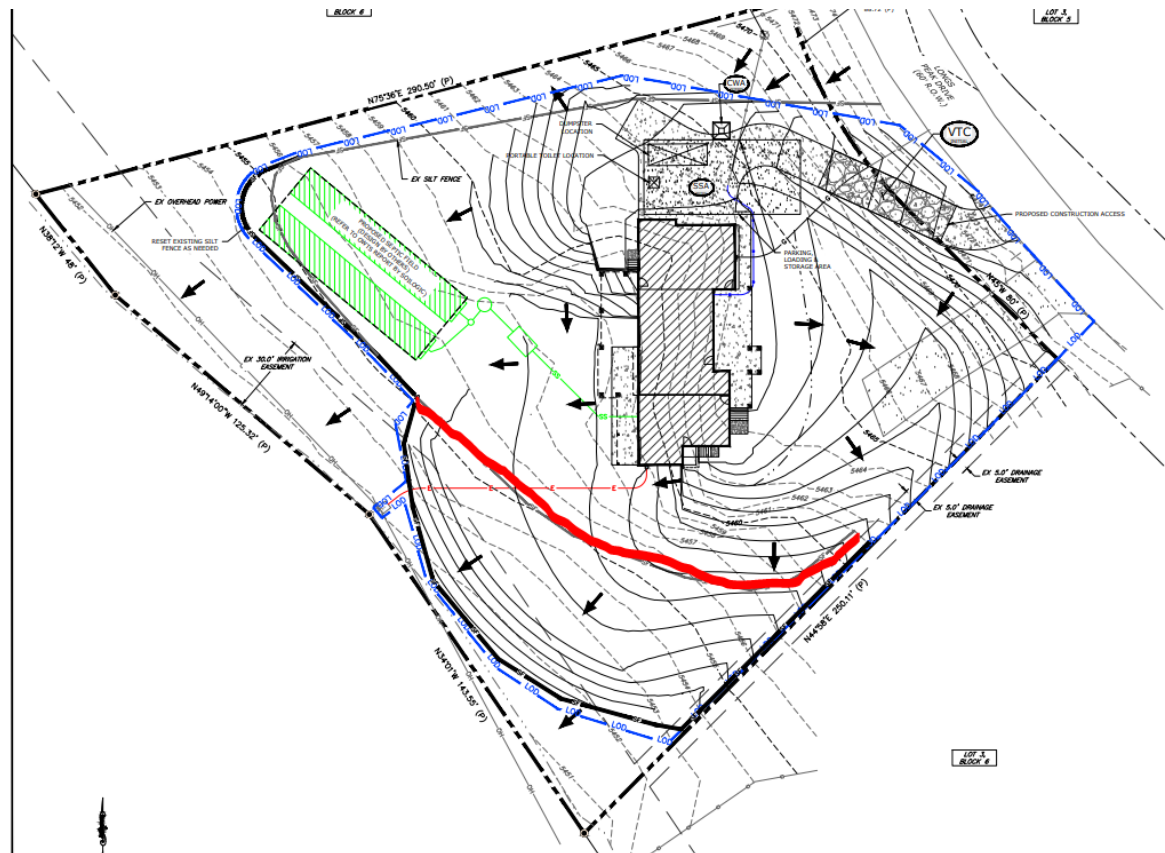
5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

TO: Pete L'Orange, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: March 12, 2025
SUBJECT: Docket LU-25-0002, Stone, 650 Longs Peak Drive

Staff has reviewed the submitted materials, and has substantial concern with part of the proposal. Although Drawing C1.1 is not precise, it appears that the proposed grading would be about 6 feet from the edge of the property line, and thus about 8 feet from the edge of the Goodhue Ditch embankment. In this area, the fill would be almost 5 feet deep, and would end in a steep slope towards the ditch. (What is the existing "30.0' irrigation easement" on the drawing, which the grading would cover?)

All of this new fill area would be unnecessary site disturbance, and is apparently to find a "use" for the large amount of fill material that has already been hauled to the site.

Staff recommends that the limit of grading be the existing silt fence, as shown below. Even this more-limited amount of grading covers about 70 percent of the entire lot.





March 15, 2025

[via email]

Mr. Cory Peterson
Goodhue Ditch & Reservoir Company
P.O. Box 276
Louisville, CO 80027

**Subject: Project Goodhue – Stone Earthwork and Grading at 650 Longs Peak Drive –
Boulder County Referral Packet for Docket LU-25-0002 – Initial Review**

Dear Mr. Peterson:

Schnabel Engineering has reviewed the documents associated with Boulder County, Community Planning & Permitting, Docket LU-25-0002: Stone Earthwork and Grading on behalf of the Goodhue Ditch & Reservoir Company (Goodhue). These review comments are intended to be preliminary in nature with the expectation that additional review(s) of revised plans will occur prior to Goodhue approval. The proposed work will occur on the 1.34 acre lot located at 650 Longs Peak Drive, in Section 12, Township 15, Range 70 West of the 6th P.M. The Goodhue Ditch traverses along the bottom of the slope on the western side of the parcel.

The Docket LU-25-0002 documents relevant to the Goodhue Ditch that were reviewed include:

- Application Materials
- 3b-Earth Work and Grading Worksheet
- 4-Build Plans_650 Longs Peak
- 7-Site-Vicinity Map
- 9a-Plan and Profile_Grading 11-14-24
- 9b- Landscape-Erosion Control

The preliminary plans provided are for the grading around the reconstructed/expanded home at 650 Longs Peak Drive. Most of the proposed work is outside of the Goodhue easement on the property, but there is proposed fill in the rear yard that may adversely affect Goodhue's access for ditch operations and maintenance. The plan proposes to flatten the rear yard at the southwest corner of the lot by placing fill above the existing grade. This proposed fill encroaches into the Goodhue easement and creates a steep side slope that would need to be accessed and traversed by equipment (e.g. backhoe). The proposed slope shown on *9a-Plan and Profile_Grading* sheet shows a 4:1 (H:V) slope, which equates to about a 14% slide slope. Such a slope could be hazardous for traversing with various pieces of ditch equipment. It also would make ditch cleaning and debris removal more difficult in that area.

**Goodhue – Boulder County Referral Packet LU-25-0002
Stone Earthwork and Grading at 650 Longs Peak Drive**

The drawing also does not completely show the ditch, only the centerline. To better evaluate the impacts of the proposed fill material and possible alternatives, additional topographical information is required. Goodhue would like to see the surveyed location of the toe of bank and top of bank for the ditch to be shown on the grading plan sheets. The Goodhue Ditch & Reservoir Company's preference would be for the existing grade to remain within the ditch easement but is willing to discuss alternatives that address Goodhue's concerns and owner's goals.

This review is based on the information included in Docket LU-25-0002 and the Goodhue Ditch & Reservoir Company retains the right to provide additional review and comments throughout the remainder approval process.

Please contact me if clarifications or further discussions are needed on any of these items.

Sincerely,

SCHNABEL ENGINEERING, LLC



Dan Mathes
Associate Engineer

GOODHUE DITCH COMPANY

March 14, 2025

Pete L'Orange, Senior Planner
Boulder County Community Planning & Permitting
P.O. Box 471
Boulder, CO 80306

Subject: 650 Longs Peak Drive

Dear Mr. L'Orange:

The Goodhue Ditch and Reservoir Company ("Goodhue") has reviewed the Stone Earthwork at 650 Longs Peak Drive (LU-25-0002).

Based on the review of the applicants materials, the Goodhue has the following preliminary comments:

1. Any and all work within or impacting the Goodhue Ditch will require an agreement with applicable fees, including advance deposit for legal and engineering review. Applicant can reach the ditch company at the following email address (manager.goodhue@gmail.com).
2. Fill material shall not be permitted within the ditch or the ditch easement.
3. Ditch bank slopes must be maintained to allow equipment access along the ditch.
4. Additional information is requested on the septic system including: design parameters, soil conditions, overflow locations, water quality protection measures etc.
5. More detail is requested on stormwater controls and flow.
6. The Goodhue easement will require an updated legal description and must be recorded with the County. Please provide updated survey information.

Goodhue looks forward to working with the applicant and providing additional comments, modifications, restrictions and requirements once the required review deposit and information is provided.

Sincerely,

Cory Peterson,
City of Louisville, serving as President of the Goodhue Ditch and Reservoir Company



COLORADO
Division of Water Resources
Department of Natural Resources

March 14, 2025

Pete L'Orange, Senior Planner

Boulder County Community Planning and Permitting Planning Division

Transmitted via email: plorange@bouldercounty.gov

Re: Case No. LU-25-0002 650 Longs Peak Drive

Applicant: Robert and Diana Stone

The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 12, Twp. 1 South, Rng. 70 West, 6th PM

Water Division 1, Water District 6

CDWR Assigned Referral No. 32740

Dear Pete L'Orange:

We have received the limited impact special review referral for LU-25-0002 to construct a new residential structure at 650 Longs Peak Drive in Boulder County.

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.

The proposed water uses, estimated water requirements, and proposed water supply were not provided. The ability for the Applicant to obtain a well permit and the allowed use(s) will be determined at the time the permit application is submitted to and reviewed by the State Engineer's Office. In order to apply to re-permit the well, the Applicant must submit



LU-25-0002, Boulder County
March 14, 2025

Page 2 of 2

the completed [GWS-44](#) form and a copy of the property deed to DWRpermitsonline@state.co.us after which they will be invoiced for the \$100 filing fee. Evaluation of complete permit applications will take approximately 4-6 weeks.

Please contact Ariel.Hacker@state.co.us or 303-866-3581 x 8234 with any questions.

Sincerely,



Ioana Comaniciu, P.E.

Water Resources Engineer



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

February 28, 2025

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

Attn: Pete L'Orange

Re: Stone Earthwork and Grading, Case # LU-25-0002

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the limited impact special review for **Stone Earthwork and Grading**. Please be aware PSCo owns and operates existing natural gas and electric utilities within the subject property. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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

From: [Morgan, Heather](#)
To: [L"Orange, Pete](#)
Subject: Fw: Under Review: Referral Packet for Docket LU-25-0002: Stone Earthwork and Grading at 650 Longs Peak Drive
Date: Thursday, March 13, 2025 2:43:21 PM
Attachments: [Utility Map.pdf](#)

See below.

Thank you,
Heather Morgan

From: Gaard, Jordan <Jordan.Gaard@lumen.com>
Sent: Thursday, March 13, 2025 2:32:48 PM
To: Morgan, Heather <hmorgan@bouldercounty.gov>
Subject: [EXTERNAL] Under Review: Referral Packet for Docket LU-25-0002: Stone Earthwork and Grading at 650 Longs Peak Drive

Date: **2/20/2025**
Attn: **Heather Morgan**
RE: **RELO - LU-25-0002: Stone Earthwork and Grading at 650 Longs Peak Drive**
Requestor Project ID: **LU-25-0002**

Lumen has received your project notification.

It has been determined that Lumen does have facilities within your proposed construction area. If you have submitted project plans for review, they will be sent to our Engineering team for conflict analysis, and the estimated review time is 10 business days. Please follow the instructions below when you are ready to submit plans for our review.

Any changes or additions to the project plans or parameters must be submitted using the [Lumen Relocation Request Portal](#) by selecting the option "Update An Existing Project". Please reference the Project ID **P-644624** with any future communications.

Thank you for your cooperation!

Lumen Intake Team
relocations@lumen.com

Remember: Please contact your State One Call prior to construction – call811.com or dial 811 on your phone.

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

From: Morgan, Heather <hmorgan@bouldercounty.gov>
Sent: Thursday, February 20, 2025 10:01 AM
To: !LongRange <longrange@bouldercounty.gov>; ReferralsXcelDistribution@xcelenergy.com; Hester, Renee <Renee.Hester@lumen.com>; relocations <relocations@centurylink.com>; Ranglos,

Chris <ranglosc@bouldercolorado.gov>; Peterson, Cory <cpeterson@louisvilleco.gov>; Beck, Darren <dbeck@bouldercounty.gov>; manager.goodhue@gmail.com; johnathonoppermann@gmail.com; planning@louisvilleco.gov; sarah.brucker@state.co.us; prevention@mvfpd.org; Atherton-Wood, Justin <jatherton-wood@bouldercounty.gov>; 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>; TD Stormwater Shared Mailbox <stormwater@bouldercounty.gov>; Transportation Development Review <TransDevReview@bouldercounty.gov>; West, Ron <rowest@bouldercounty.gov>

Cc: L'Orange, Pete <plorange@bouldercounty.gov>; Duchi, Trevor <tduchi@bouldercounty.gov>

Subject: Referral Packet for Docket LU-25-0002: Stone Earthwork and Grading at 650 Longs Peak Drive

Please find attached the public notice and referral packet for Docket **LU-25-0002: Stone Earthwork and Grading at 650 Longs Peak Drive**.

Please return responses and direct any questions to [Pete L'Orange](#) by **March 7, 2025**. (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**

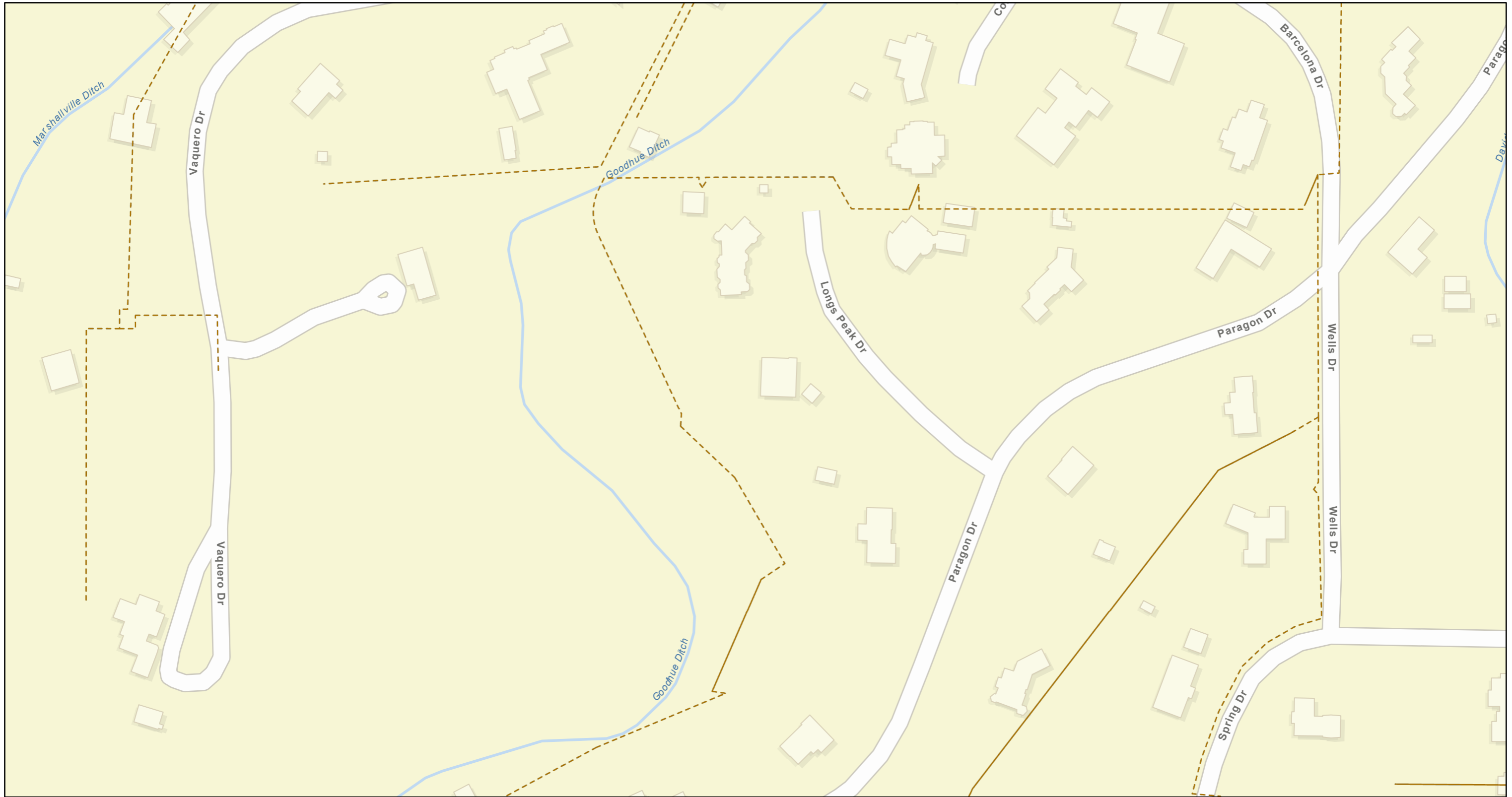
P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

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

My working hours are Tuesday – Friday from 6:00 a.m. to 4:30 p.m.

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Lumen Facility Map



3/13/2025, 3:31:39 PM

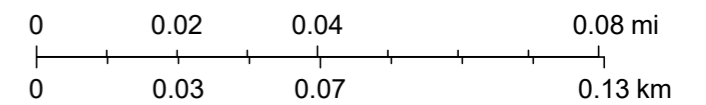
Local Copper Aerial Route

— Aerial, In Service

Local Copper UG Route

- - - Underground, In Service

1:2,257



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Note: Facilities shown are only approximate and Lumen hereby disclaims any responsibility to third parties for the accuracy of this information. Persons working in the area must contact statewide Call-Before-You-Dig systems.



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

MEMO TO: Agencies and Adjacent Property Owners
FROM: Pete L'Orange, Senior Planner
DATE: February 20, 2025
RE: Docket LU-25-0002

Docket LU-25-0002: Stone Earthwork and Grading

Request: Limited Impact Special Review for approximately 2,100 cubic yards of non-foundational earthwork on a 1.34-acre parcel.
Location: 650 Longs Peak Drive, a 1.34-acre parcel located approximately 300 feet west of the intersection of Longs Peak Drive and Paragon Drive, in Section 12, Township 1S, Range 70W.
Zoning: Estate Residential (ER) Zoning District
Applicant/Owner: Robert & Diana Stone
Agent: Stewart Architecture, c/o Peter Stewart

Limited Impact Special Review is required of proposed uses that may have greater impacts on services, neighborhoods, or the environment than those allowed by right under the Boulder County Land Use Code. This process will review conformance of the proposed use with the Boulder County Comprehensive Plan and the Land Use Code.

This process includes a public hearing before the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of this hearing.

The Community Planning & Permitting staff and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to planner@bouldercounty.gov. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.gov to request more information. If you have any questions regarding this application, please contact me at 303-441-1418 or plorange@bouldercounty.gov.

Please return responses by **March 7, 2025**.

We have reviewed the proposal and have no conflicts.
 Letter is enclosed.

Signed Michelle Kelly PRINTED Name Michelle Kelly

Agency or Address Mountain View Fire District

Date 2/24/25