

**BOULDER COUNTY  
BOARD OF COUNTY COMMISSIONERS  
PUBLIC HEARING**

**April 15, 2025 at 1:00 p.m.**

All Commissioners' public hearings and meetings will be offered in a hybrid format where attendees can join **through Zoom** or **in-person** at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder.

**PUBLIC HEARING**

**STAFF PLANNER:** Jessi Lammers

**STAFF RECOMMENDATION REGARDING:**

**Commissioners' Call-up of SPR-24-0098: Jocas Garage**

Proposal: Site Plan Review for the conversion of an existing 286-square-foot carport to a detached garage for a total of 4,459 square feet of residential floor area where the PSM is 4,182 square feet.

Location: 2566 Crestridge Court, in Section 13 & 24, Township 2N, Range 71W.

Zoning: Rural Residential (RR) Zoning District

Applicant: Danielle Lynn

Owner: Povilas Adomas Jocas & Lori Ann Peak

**STAFF RECOMMENDATION:**

Staff recommend that the Board of County Commissioners uphold the Director's determination for SPR-24-0098 Jocas Garage.

**PACKET CONTENTS:**

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SPR-24-0026 Jocas Garage Determination Letter Packet (Attachment C)	A1 – A137
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**SUMMARY AND RECOMMENDATION**

On January 30, 2025, the Community Planning & Permitting Department (CPP) issued a Determination Letter conditionally approving docket *SPR-24-0098 Jocas Garage*, an application for Site Plan Review (SPR) to construct a 286-square-foot garage for a total residential floor area of 4,337 square feet, where the presumptive size maximum is 4,182 square feet. The Board of County Commissioners (BOCC) authorized a call-up of the Director's determination for review before the Board pursuant to Art. 4-809 of the Boulder County Land Use Code (the Code). At the February 11, 2025 BOCC Business Meeting, the BOCC voted two to one to ratify the call-up and hold a public hearing for the proposal.

## DISCUSSION

The existing residence on the property was originally constructed in 1975. A building permit was approved for a detached garage in 1976 under BP-76-0002 for a 644-square-foot garage and 240-square-foot carport.

Currently, the Assessor's record identifies 4,051 square feet of existing residential floor area on the parcel, all contained within the existing residence and detached garage. The Determination Letter had relied on the Assessor's records and square footage from the 1976 building permit that showed a 644-square-foot detached garage. However, the applicant has since provided architect-stamped plans to show it was built closer to 667 square feet. Of that, 123 square feet was deconstructed in 2024 without a permit, with the applicant planning to rebuild that same portion as part of the garage addition. This results in an existing 544-square-foot garage. Staff has confirmed that there is 4,051 square feet of existing residential floor area on the parcel – 4,174 square feet of permitted residential floor area minus the 123 square feet that has been deconstructed. The applicants have proposed a total of 286 square feet of new residential floor area, for a proposed total of 4,459 square feet of residential floor area. The Determination Letter incorrectly approved the 4,051 square feet of existing floor area plus the 286 square feet of garage space for a total of 4,337 square feet. When including the 123 square feet that was deconstructed with intent to rebuild, the total approved square footage should be 4,459 square feet. Of that, 4,014 square feet is considered above grade and visible. The garage floor plan included the calculations of the previously permitted area that was deconstructed.

The original application proposed enclosing the previously permitted carport adjacent to the existing detached garage on the subject parcel. The applicant proposed to overcome the presumed compatible size of 4,182 square feet by recognizing 445 square feet of the existing 900-square-foot basement as below grade and not visible. Staff supports the applicant's ability to overcome the presumed compatible size through the underground floor area.

During the application review, CPP staff did not have concerns regarding the impact of the proposed garage. As such, the Determination Letter approved the garage as proposed.

During the February 11, 2025 BOCC Business meeting where the call-up was considered, the BOCC requested that staff clarify the existing and proposed square footage. Staff note that the Determination Letter did not include the permitted but deconstructed square footage of the garage.

Following the issuance of the Determination Letter, CPP staff received one comment expressing general support for the proposal. Attachment B includes the full text of the public comment received by staff.

Staff recommend that the BOCC uphold the Director's Determination for *SPR-24-0098 Jocas Garage* as described in the attached Determination Letter packet, with the updated total square footage of 4,459 square feet.



# Community Planning & Permitting

ATTACHMENT A

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

**Claire Levy** *County Commissioner*

**Marta Loachamin** *County Commissioner*

**Ashley Stolzmann** *County Commissioner*

1/30/2025

Danielle Lynn  
Po Box 1698  
Lyons, Colorado 80540

Povilas Adomas Jocas  
2566 Crestridge Court  
Boulder, CO

Lori Anne Peak  
2566 Crestridge Court  
Boulder, CO

Dear Applicant(s):

This letter certifies that in accordance with section 4-800 of the Boulder County Land Use Code, the Boulder County CPP Director has Approved with Conditions the site plan for the following, effective January 30, 2025.

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**Docket: SPR-24-0098 Jocas & Peek Garage**

**Request:** Site Plan Review for the conversion of an existing 286-square-foot carport to a detached garage for a total of 4,459 square feet of residential floor area where the PSM is 4,182 square feet.

**Location:** 2566 CRESTRIDGE COURT

**Zoning:** Rural Residential

**Applicant:** Danielle Lynn

This is a Conditional Approval made by the CPP 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 CPP 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 CPP Director's determination, you are entitled to appeal the determination to the BOCC. You must file an appeal for this purpose with the CPP Department in writing no later than 14 days after the date of this letter. If an appeal is requested, the BOCC will review the CPP 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.

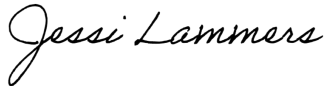
Site Plan Review approval is valid for three years from the date of this letter although any changes in County regulations could affect the proposal prior to application for a building permit. In order to be issued a building permit, the project must comply with all policies and regulations in effect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

The Public Notice sign must remain posted for 14 days after the date of this letter and then returned to the CPP Department in a timely manner after this date. Or, if your Site Plan Review application requires a public hearing, please return the sign after the final public hearing. We will begin processing a refund for the \$25 sign deposit when your sign is returned, and a check will be mailed to you within approximately 2 weeks.

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

Sincerely,

A handwritten signature in cursive script that reads "Jessi Lammers".

Jessica Lammers



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 2566 Crestridge Ct  
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APPLICATION #: SPR-24-0098  
 APPLICANT: Povilas Adomas Jocas & Lori Anne Peek (owners)  
 PROJECT LOCATION: 2566 Crestridge Ct  
 PROJECT SUMMARY: Site Plan Review for the conversion of a 286 square foot carport to a detached garage for a total of 4,337 square feet on a 3.83-acre parcel where the presumptive size maximum is 4,182 square feet.

### CONDITIONS OF APPROVAL

Per Article 4-802.A of the Boulder County Land Use Code (the Code), Site Plan Review is required for this proposed development because it will result in an increase in residential floor area greater than 125% of the median residential floor area for the defined neighborhood in which the subject parcel is located. In this case, the applicant has proposed to convert a 286-square-foot carport to a detached garage resulting in 4,337 square feet of residential floor area where the presumptive size maximum for the defined neighborhood is 4,182 square feet.

Article 4-806 of the Code states that no Site Plan Review can be approved without compliance with the following standards. All site plan review applications must 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.***

1. ***To provide a greater measure of certainty as to the applicable neighborhood relevant for comparison, the following definition of neighborhood shall be used to review proposed Site Plan Review applications:***

- a. ***For applications inside platted subdivisions, which have seven or more developed lots, the neighborhood is that platted subdivision.***

The applicable neighborhood for the subject parcel is the Crestview Estates 2 Subdivision.

2. ***The size of the resulting development (residential or nonresidential) must be compatible with the general character of the defined neighborhood.***
  - a. ***In determining size compatibility of residential structures within the defined neighborhood, it is presumed that structures of a size within the larger of a total residential floor area of either (1) 125% of the median residential floor area for that defined neighborhood or (2) of a total residential floor area of 1,500 square feet in the mapped townsites of Allenspark, Eldora, Eldorado Springs, Raymond, and Riverside, or 2,500 square feet for all other areas of the County, are compatible with that neighborhood, subject also to a determination that the resulting size complies with the other Site Plan Review standards in this section 4-806.A.***

### A. SIZE PRESUMPTION

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The presumed compatible size of residential structures within the defined neighborhood (see Standard 1 above for the applicable neighborhood) is 4,182 square feet.

<b>Median (total residential floor area) in the defined neighborhood*</b>	3,346 square feet
<b>125% of the median residential floor area in the defined neighborhood</b>	4,182 square feet
<b>Total existing residential floor area on the subject parcel*</b>	4,051 square feet
<b>Total proposed residential floor area</b>	4,337 square feet

*\*Source: Boulder County Assessor's records, as verified by CPP staff for the subject parcel.*

***b. Either the applicant or the Director may demonstrate that this presumption does not adequately address the size compatibility of the proposed development with the defined neighborhood.***

***i. Factors to be considered when determining the adequacy of this presumption and whether it can be overcome include:***

***A. The visibility of the proposed development from other private parcels within the defined neighborhood, as well as public roads and open space both within and outside that defined neighborhood.***  
***1. The proposed development must be minimally visible from the above-listed areas. Mitigation of visibility impacts may be achieved by:***

***(b) underground construction to screen the proposed development; existing underground residential floor area may be considered, or***

## **ABILITY TO OVERCOME THE SIZE PRESUMPTION**

Article 4-806.A.2.b. of the Code provides that either the applicant or Director may demonstrate that the presumed compatible size does not adequately address the size compatibility of the proposed development within the defined neighborhood. Per Article 4-806.A.2.b.i.A.1.b, a proposed development may be able to overcome the presumed compatible size if visibility from other private parcels, public road, and open space is sufficiently mitigated by means of underground construction.

In this case, staff finds that the visibility of the proposed development from other private parcels within the defined neighborhood is mitigated because 445 square feet of the existing residence is fully subterranean and not visible from adjacent properties and public roads. The total resulting above-grade floor area of 4,014 square feet is compatible with the existing character of development within the defined neighborhood. Above-grade floor area totals within the defined neighborhood range from 648 square feet to

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5,353 square feet. Above grade floor area totals are not entirely inclusive of the visible residential floor area for the defined neighborhood because several parcels consist of a residence with either a walk-out basement or bi-level split.

Therefore, staff finds that the presumed compatible size of 4,182 square feet can be overcome to a maximum residential floor area of 4,337 square feet, with a maximum of 4,014 square feet of above grade floor area. Further, staff finds no significant adverse impacts related to standards 3-15 of Article 4-806.A.

## B. APPROVED SIZE

<b>RESIDENTIAL FLOOR AREA*</b>	
<b>Total existing residential floor area on the subject parcel</b>	4,051 square feet
<b>Approved NEW residential floor area</b>	Maximum of 286 square feet
<b>Approved TOTAL residential floor area</b>	Maximum of 4,337 square feet Maximum of 4,014 above grade square feet

*\*Residential Floor Area includes all attached and detached floor area on a parcel including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, home offices, and workshops, excluding covered deck. Floor area does not include the area of any covered porch. Gazebos, carports, detached greenhouses and hoopouses up to a total combined size of 400 square feet are also exempt.*

The applicants propose to construct a 286-square-foot attached garage.

Staff supports the size as proposed since the resulting size of 4,337 square feet (4,014 of which is above grade and visible) is compatible with the general character of the defined neighborhood, as discussed above.

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

## ACCESS REQUIREMENTS

The subject property is accessed via Crestridge Court, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Local Secondary. Legal access is demonstrated via adjacency to this public ROW.

As presented, staff have no concerns with the proposed garage.

***During Construction***, all vehicles and construction materials including stockpiles, machinery, dumpsters, and other items must be staged on the subject property or within the private access to not impede the travel way or drainage.

- The proposed development shall avoid natural hazards, including those on the subject property and those originating off-site with a reasonable likelihood of affecting the***

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***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. Natural hazards may be identified in the Comprehensive Plan Geologic Hazard and Constraint Areas Map or through the Site Plan 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. Development within or affecting such natural hazards may be approved, subject to acceptable measures that will satisfactorily mitigate all significant hazard risk posed by the proposed development to the subject property and surrounding area, only if there is no way to avoid one or more hazards, no other sites on the subject property can be reasonably developed, or if reasonably necessary to avoid significant adverse impacts based upon other applicable Site Plan Review criteria.***

The proposed development area is located within landslide inventory and landslide susceptibility area with no way to avoid either. Staff does not foresee the potential for significant hazard risk posed by the proposed development.

5. ***The site plan shall satisfactorily mitigate the risk of wildfire both to the subject property and those posed to neighboring properties in the surrounding area by the proposed development. In assessing the applicable wildfire risk and appropriate mitigation measures, the Director shall consider the referral comments of the County Wildfire Mitigation Coordinator and the applicable fire district, and may also consult accepted national standards as amended, such as the Urban-Wildland Interface Code; National Fire Protection Association (NFPA); International Fire Code; and the International Building Code.***

The proposed project is in Wildfire Zone 1 of unincorporated Boulder County. Therefore, wildfire mitigation is required. The Boulder County wildfire mitigation requirements are composed of site location, ignition-resistant materials and construction, defensible space, emergency water supply, and emergency vehicle access.

There are two paths for completing Boulder County's Defensible Space requirements: 1) Wildfire Partners Certificate or 2) Regulatory Wildfire Mitigation. Contact a Boulder County Wildfire Mitigation Specialist at 303-441-3926 to discuss these paths and associated steps.

***On Building Permit application***, select either the Wildfire Partners or the Regulatory Wildfire Mitigation path.

***Prior to issuance of any permits***, a Wildfire Partners or Regulatory Wildfire Mitigation assessment and defensible space marking must be completed. Based upon the path selected, either a Wildfire Partners Assessment report or a Wildfire Mitigation Plan will be created which will describe the wildfire mitigation requirements to be implemented.

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***Before scheduling rough inspections***, vegetation marked for removal must be cut and all slash, cuttings, and debris must be removed or properly disposed of and inspected by the Boulder County Community Planning & Permitting Department.

The [Fire Sprinkler and Fire Cistern Approval Form](#) must be submitted to the Boulder County Building Safety & Inspection Services at [ezbp@bouldercounty.org](mailto:ezbp@bouldercounty.org) (or Fax: 303-441-4856 or P.O. Box 471, Boulder, Colorado, 80306) after the fire protection district completes the Community Cistern or Individual Fire Cistern portion.

***At the time of final inspections***, all required items in the Wildfire Partners Assessment Report or Regulatory Wildfire Mitigation Plan are to be implemented, inspected and approved by a Wildfire Mitigation Specialist, and approved.

Please refer to Section R327 of the Boulder County Building Code for Ignition-Resistant Construction requirements. See the referral from the Wildfire Mitigation Team for more information on the County's wildfire mitigation requirements, including: site location, emergency water supply, and emergency vehicle access. See the referral from the Building Safety & Inspection Services Team for more information on the County's Automatic Fire Sprinkler System requirement.

9. ***The development shall avoid significant historic or archaeological resources as identified in the Comprehensive Plan or the Historic Sites Survey of Boulder County, or through the Site Plan Review process. Development within or affecting such resources 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 proposed development area is located archeologically sensitive areas. Staff does not foresee the potential for significant impact to the archeologically sensitive areas posed by the proposed development.

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.***

- b. ***For development anywhere in the unincorporated areas of the county, mitigation of visual impact may include changing structure location, reducing or relocating windows and glazing to minimize visibility, reducing structure height, changing structure orientation, requiring exterior color and materials***

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***that blend into the natural environment, and/or lighting requirements to reduce visibility at night.***

The proposed garage will result in similar total residential floor area as other parcels in the defined neighborhood and staff does not foresee the potential for negative visual impacts to the surrounding area.

	<b>APPROVED</b>
<b>Location</b>	As shown on the site plan (undated) received December 31, 2024
<b>Elevations</b>	As shown on the site plan dated December 23, 2024.
<b>Height</b>	Approximately 12 feet

#### **A. EXTERIOR COLORS AND MATERIALS**

The application materials indicate grey will be used for the siding and weathered wood colors will be used for the roof; however, no color samples were provided. Hardie siding is proposed to be used for the exterior walls, and Class A shingles are proposed to be used for the roof. Samples of the exterior colors and materials must be provided to ensure visual impacts of the development are minimized and that the development blends in with the natural environment and neighborhood character of the surrounding area. This ensures that they are compatible with the policies and goals established by the Comprehensive Plan and provisions of the Code and will not result in an adverse impact on surrounding properties.

***Prior to issuance of building permits,*** submit to the Community Planning & Permitting Department for review and approval, one set of exterior color samples (color chips, brochure, or catalog page) and material samples to be used including roof, siding and trim. Samples may be provided electronically. Samples should be included as part of the building plan set required at the time of permit application. Materials must have a matte finish.

***At the time of final inspection,*** the Community Planning & Permitting Department must inspect and verify that the approved color samples are used on the new structure.

#### **B. LIGHTING FIXTURES / LOCATION**

The locations and types of exterior lighting fixtures were not provided in the application.

***Prior to issuance of building permits,*** if exterior lights is proposed, one copy of a proposed lighting plan must be submitted to the Community Planning & Permitting Department for review and approval. [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. The lighting plan must be included as part of the building plan set required at the time of permit application.



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***Prior to issuance of a Certificate of Occupancy***, the full installation of the approved lighting plan must be inspected and approved by the Community Planning & Permitting Department.

- 11. *The location of the development shall be compatible with the natural topography and existing vegetation and 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. LOCATION**

The locations shown on the site plan (undated) received December 31, 2024 are approved as proposed.

#### **B. EARTHWORK AND GRADING**

There is no proposed earthwork or grading in the submitted plan set.

#### **C. UTILITIES**

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

***Prior to issuance of building and grading permits***, submit to the Community Planning & Permitting Department for review and approval a plan depicting the routing of all utility services. The utility routing plan must be included as part of the building plan set required at the time of permit application.

***At the time of building inspections***, full installation of the utilities per the approved plan must be inspected and confirmed by the Community Planning & Permitting Department.

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

#### **EROSION CONTROL**

Perimeter control of sedimentation (i.e., erosion control logs) is required for all disturbed areas and must be installed downslope and parallel to contours prior to construction and maintained throughout the construction process until revegetation has been established. Stockpiled fill piles in place over 30 days must be properly covered and/or stabilized with temporary vegetation.

***Prior to any grading or site disturbance***, appropriate perimeter control measures such as sediment control logs must be installed downslope and parallel to contours at all disturbed areas and around staging areas. The location and types of perimeter control must be shown on site plans submitted for building permit approval.

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

As conditioned this proposal will be consistent with the Comprehensive Plan, intergovernmental agreements, and this Code.

**ADDITIONAL REQUIREMENTS AND INFORMATION:**

**BUILDING PERMITS:** A building permit, plan review, inspection approvals, and a Certificate of Occupancy (“C.O.”) are required for the proposed garage and carport.

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:

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

**DESIGN WIND AND SNOW LOADS:** The design wind and snow loads for the property are 165 mph (Vult) and 50 psf, respectively.

**IGNITION-RESISTANT CONSTRUCTION AND DEFENSIBLE SPACE:** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.

**ELECTRIC VEHICLE CHARGING:** Boulder County Code requires:

- a. R329.1 Electric vehicle charging pre-wire option. In addition to the one 125-volt receptacle outlet required for each car space by NEC Section 210.52(G) (1.), every new garage or carport that is accessory to a one- or two-family dwelling or townhouse shall include at least one of the following, installed in accordance with the requirements of Article 625 of the Electrical Code:
  - i. A Level 2 (240-volt) electric vehicle charging receptacle outlet, or
  - ii. Upgraded wiring to accommodate the future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet, or
  - iii. Electrical conduit to allow ease of future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet.

**PLAN REVIEW:** The items listed above are a general summary of some of the county’s building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our Residential Plan Check List and other Building Safety publications can be found at: [Building Publications, Applications and Forms – Boulder County](#)

If the applicants should have questions or need additional information, we’d be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at [building@bouldercounty.gov](mailto:building@bouldercounty.gov).





## 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](mailto:planner@bouldercounty.org)  
Web: [www.bouldercounty.org/lu](http://www.bouldercounty.org/lu)  
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.  
Tuesday 10 a.m. to 4:30 p.m.

### Shaded Areas for Staff Use Only

Intake Stamp

## Planning Application Form

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

Project Number		Project Name	
<input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent	<input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning	<input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other:
Location(s)/Street Address(es) 2566 Crestridge Ct, Boulder, CO 80302			
Subdivision Name Crestview Estates 2			
Lot(s) 8	Block(s) BLK A	Section(s)	Township(s)
Area in Acres 3.87	Existing Zoning RR	Existing Use of Property residential	Number of Proposed Lots 1
Proposed Water Supply existing well		Proposed Sewage Disposal Method existing septic	

### Applicants:

Applicant/Property Owner Povilas Adomas Jocas			Email paul.jocas@yahoo.com
Mailing Address 2566 Crestridge Ct			
City Boulder	State CO	Zip Code 80302	Phone 818-618-6475
Applicant/Property Owner/Agent/Consultant Lori Ann Peek			Email
Mailing Address 2566 Crestridge Ct			
City Boulder	State CO	Zip Code 80302	Phone
Agent/Consultant Danielle Lynn, enContext Architecture			Email Danielle@Context-Architect.com
Mailing Address PO Box 1698			
City Lyons	State CO	Zip Code 80540	Phone 303-947-2497

### 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 Povilas Jocas	Date 12/27/24
Signature of Property Owner 	Printed Name Lori Peek	Date 12/27/24

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](http://www.bouldercounty.org)

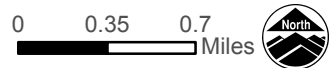
Vicinity

2566 CRESTRIDGE CT

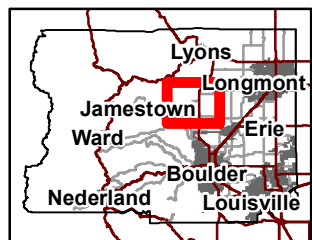
Subject Parcel

**Subdivisions**

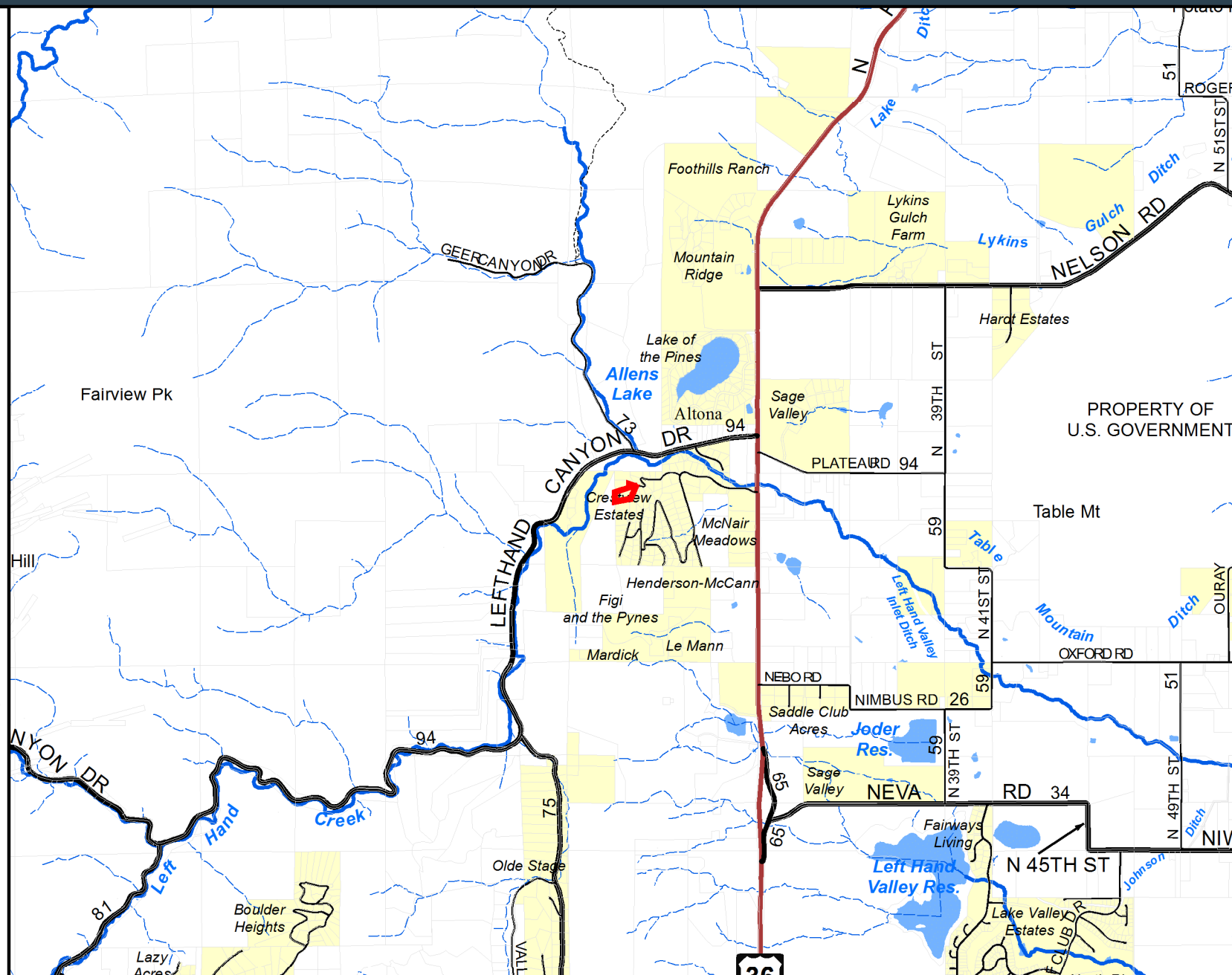
Subdivisions



Area of Detail Date: 11/26/2024



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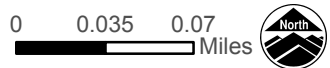
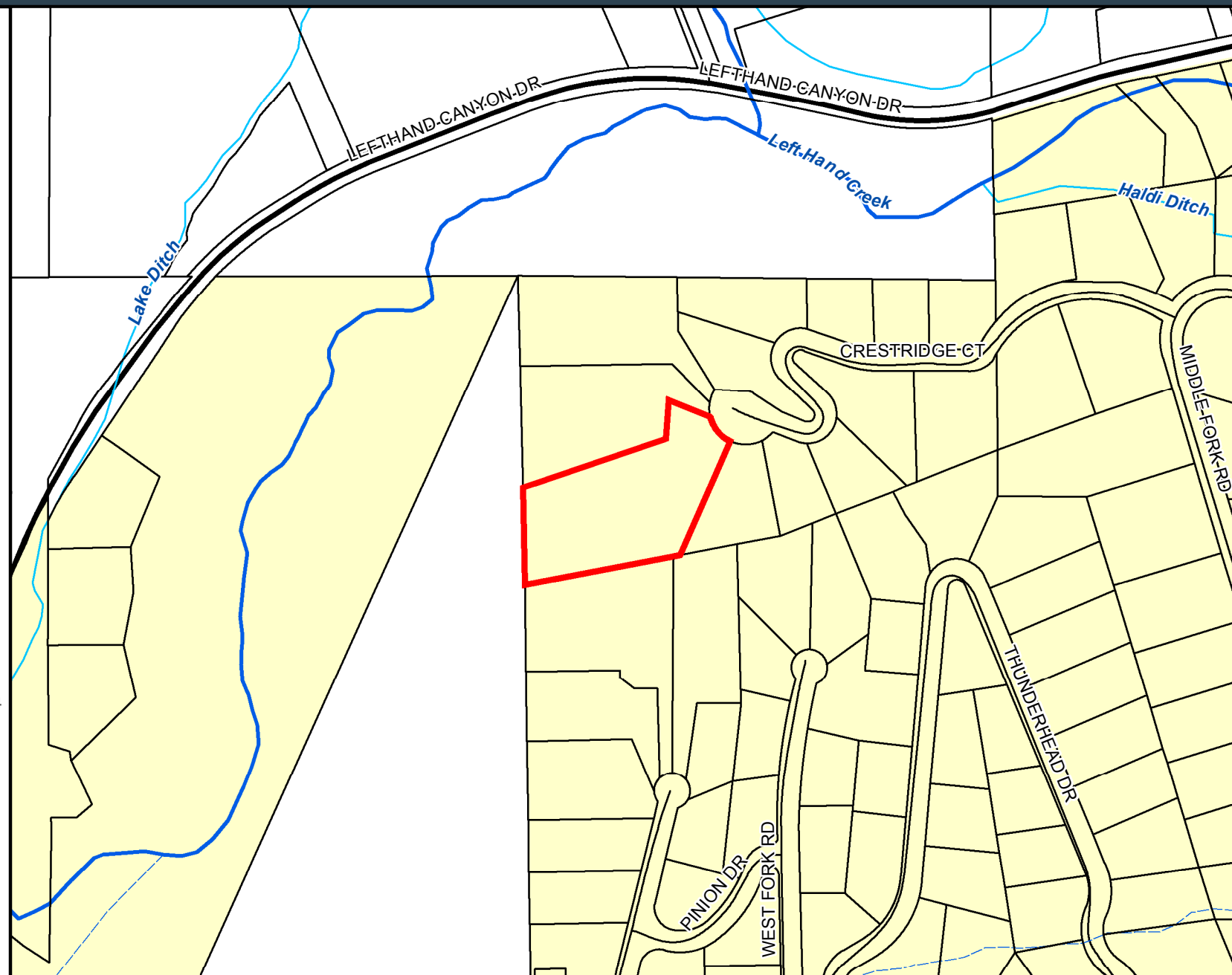
Location

2566 CRESTRIDGE CT

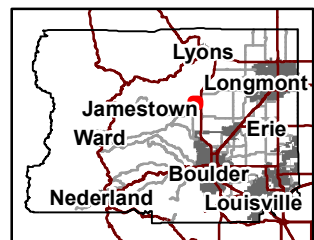
 Subject Parcel

**Subdivisions**

 Subdivisions



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Aerial

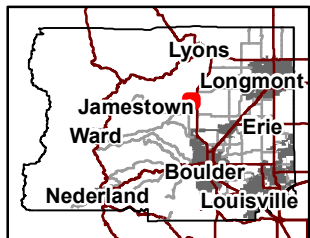
2566 CRESTRIDGE CT

 Subject Parcel

0 0.05 0.1 Miles



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# Community Planning & Permitting

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Aerial

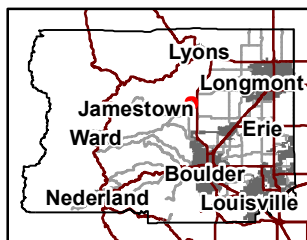
2566 CRESTRIDGE CT

 Subject Parcel

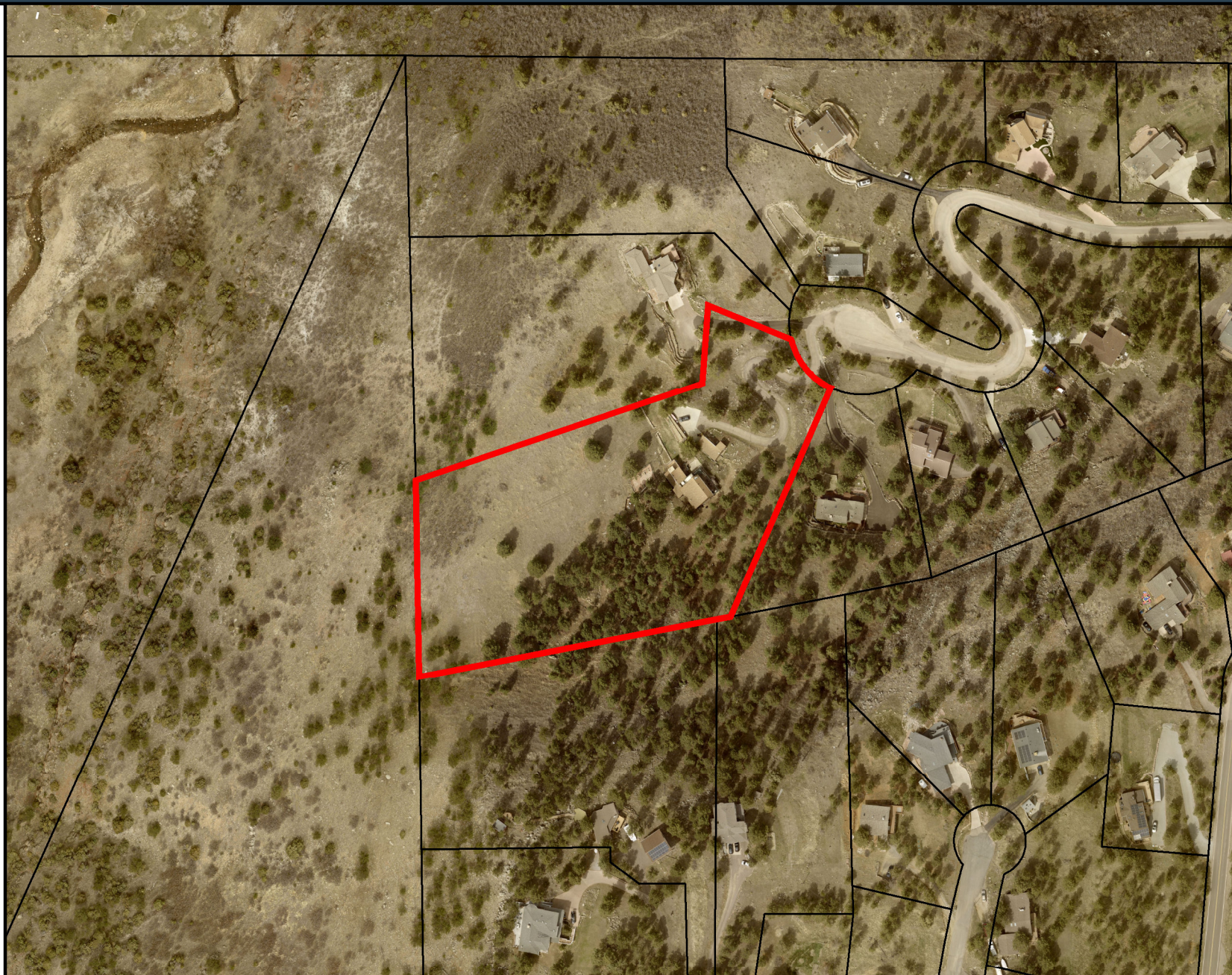
0 0.015 0.03  
Miles



Area of Detail Date: 11/26/2024



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# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

Comprehensive Plan

2566 CRESTRIDGE CT

Subject Parcel

NLNA Buffer

**Archeologically Sensitive Travel Routes**

Archeologically Sensitive Travel Routes

Riparian Areas

**Archaeologically Sensitive Areas**

Archeologically Sensitive Areas

Riparian Habitat Connectors

**High Biodiversity Areas**

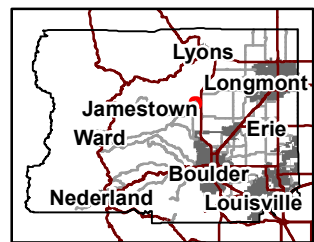
B2: Very High Biodiversity Significance

Natural Landmarks  
Natural Areas

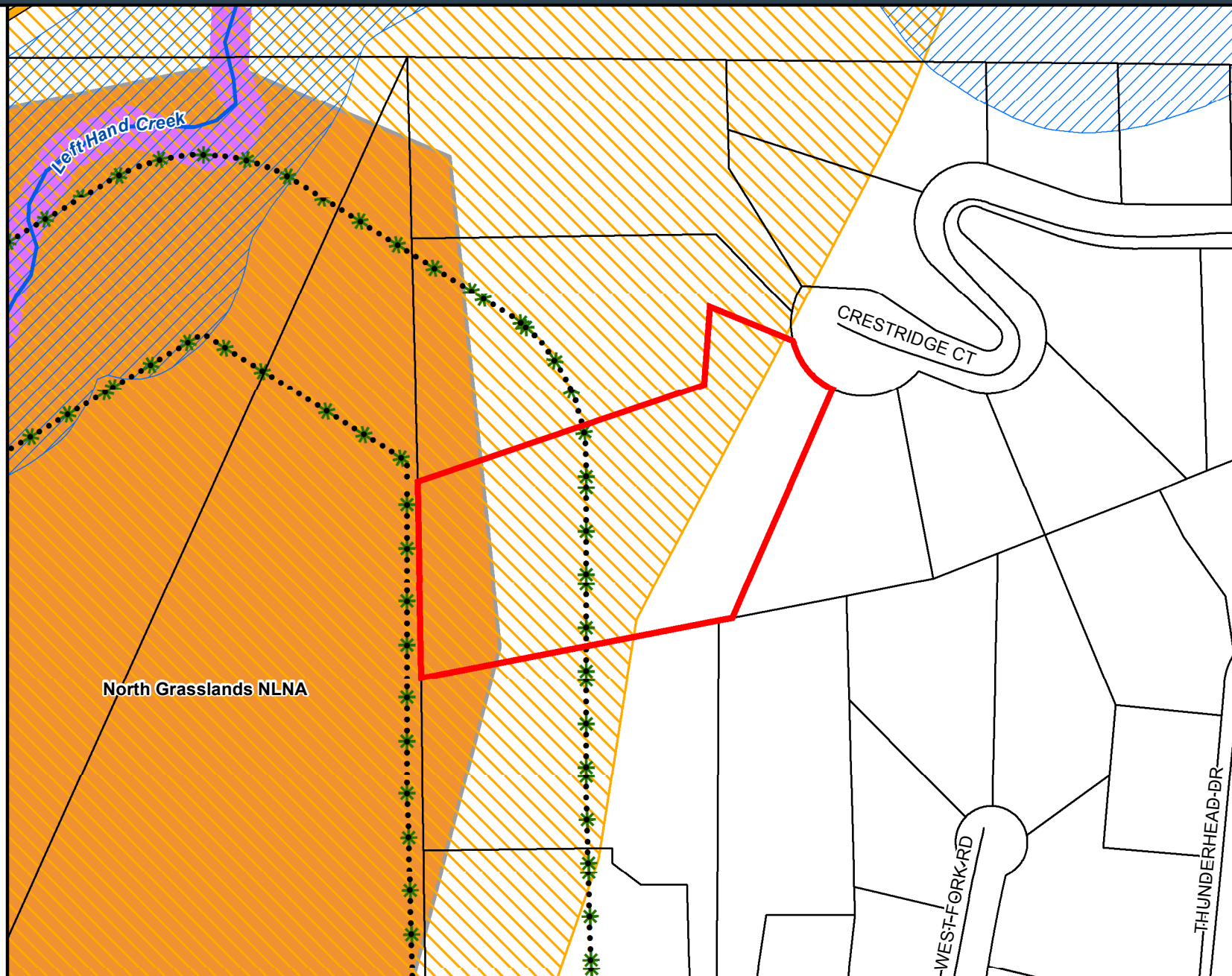
**Significant Agricultural Land**

Ag of Local Importance

Scale: 0.015 0.03 Miles  
Date: 11/26/2024



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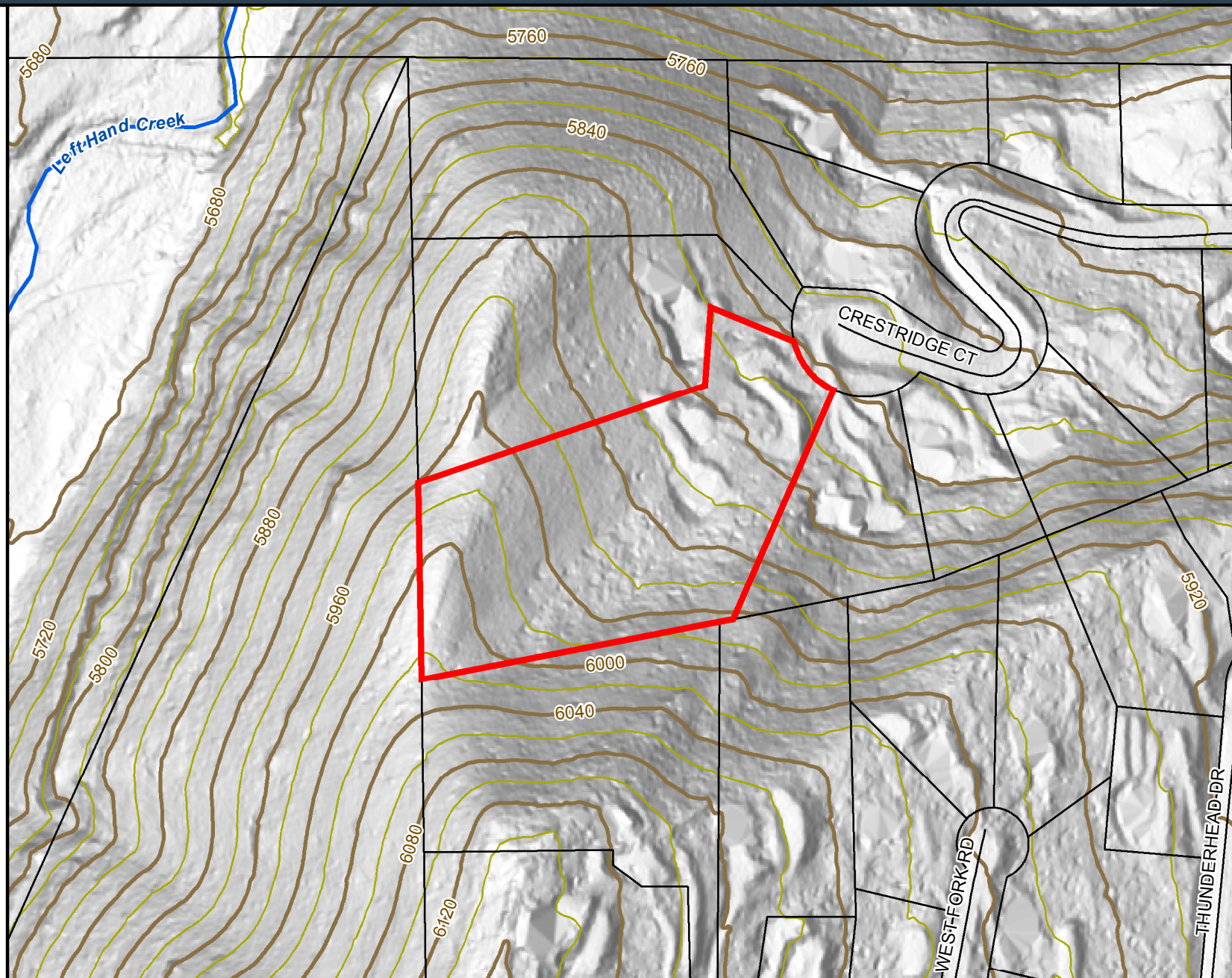
# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

## Elevation Contours

### 2566 CRESTRIDGE CT

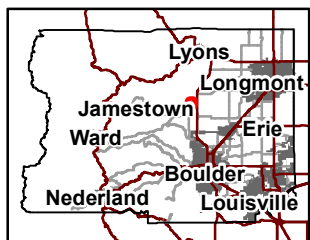
- Subject Parcel
- Contours 40'
- Contours 20'



0 0.015 0.03  
Miles



Area of Detail Date: 11/26/2024



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## Geologic Hazards

2566 CRESTRIDGE CT

Subject Parcel

### Geologic Hazard & Constraint Areas Geology Element

#### Slope Stability

Debris flow susceptibility area

Rockfall susceptibility area

Landslide susceptibility area

Landslide Inventory

#### Heaving Bedrock

Steeply Dipping, Heaving Bedrock

#### Boulder Coal Field

Extent of Abandoned Coal Mines

#### Soil and Bedrock Swell Potential

Very High

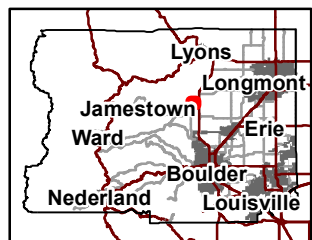
High

Moderate

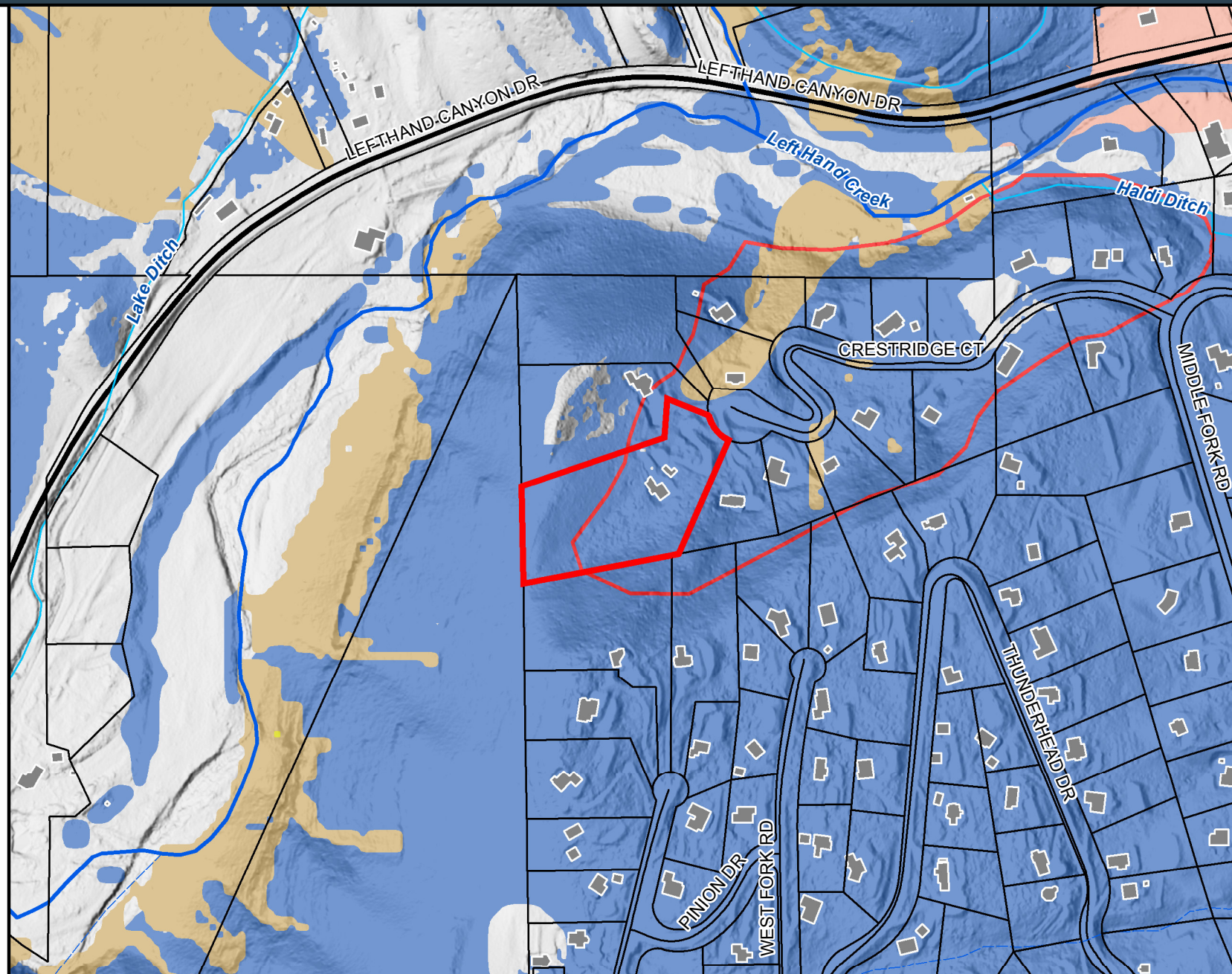
0 190 380 Feet



Area of Detail Date: 11/26/2024



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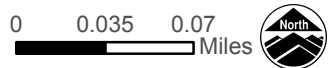
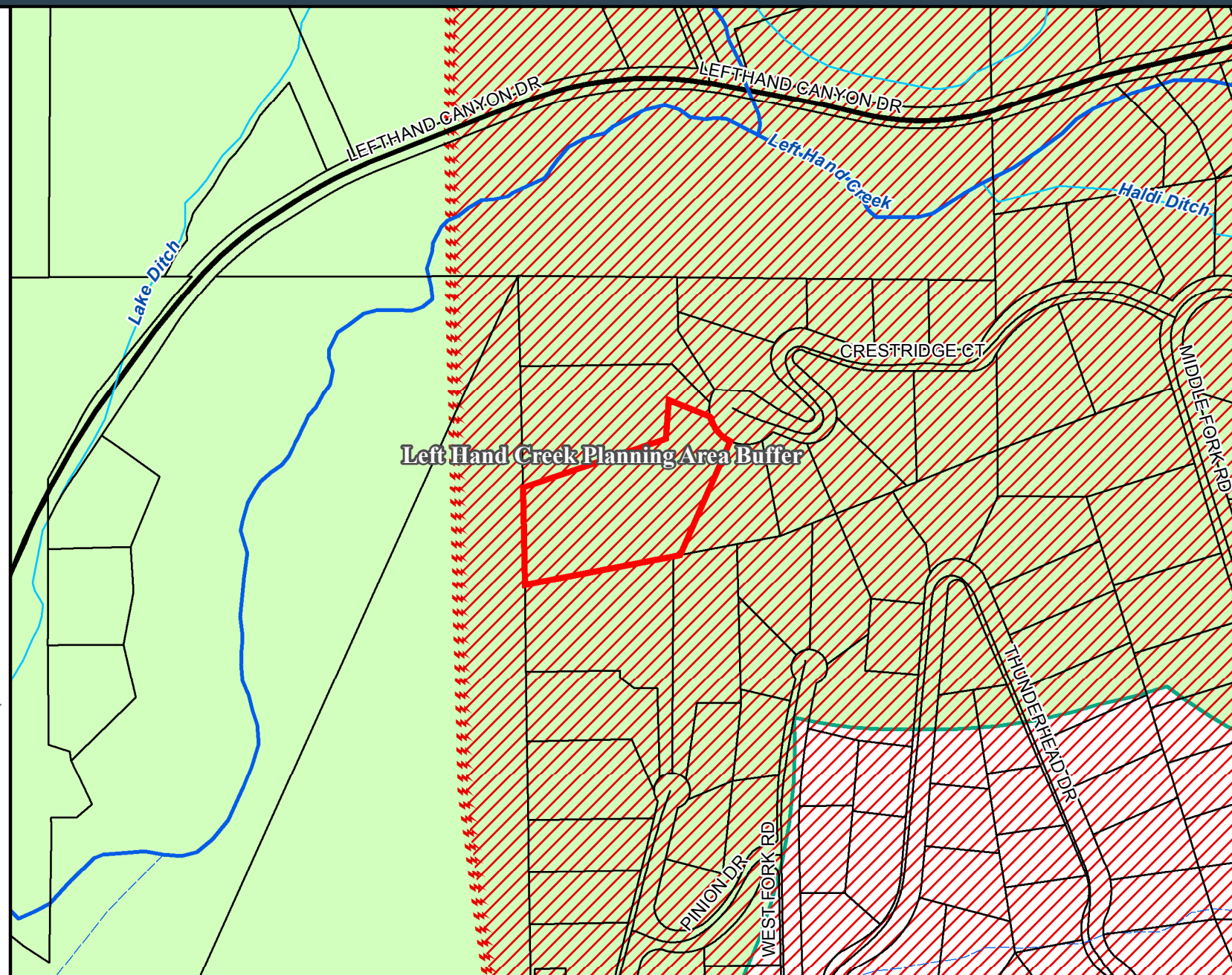
# Community Planning & Permitting

2045 13th Street, Boulder, CO 80302 303-441-3930 [www.bouldercounty.org](http://www.bouldercounty.org)

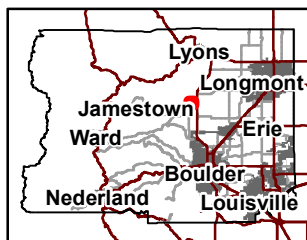
Planning Areas

2566 CRESTRIDGE CT

- Subject Parcel
- ⚡ Telecom Protection
- Creek Planning Area



Area of Detail Date: 11/26/2024



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# Community Planning & Permitting



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Public Lands & CEs

2566 CRESTRIDGE CT

 Subject Parcel

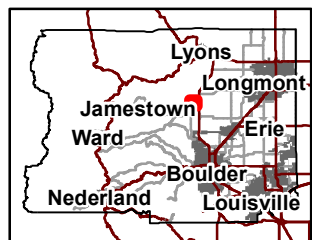
## Boulder County Open Space

-  County Open Space
-  County Conservation Easement

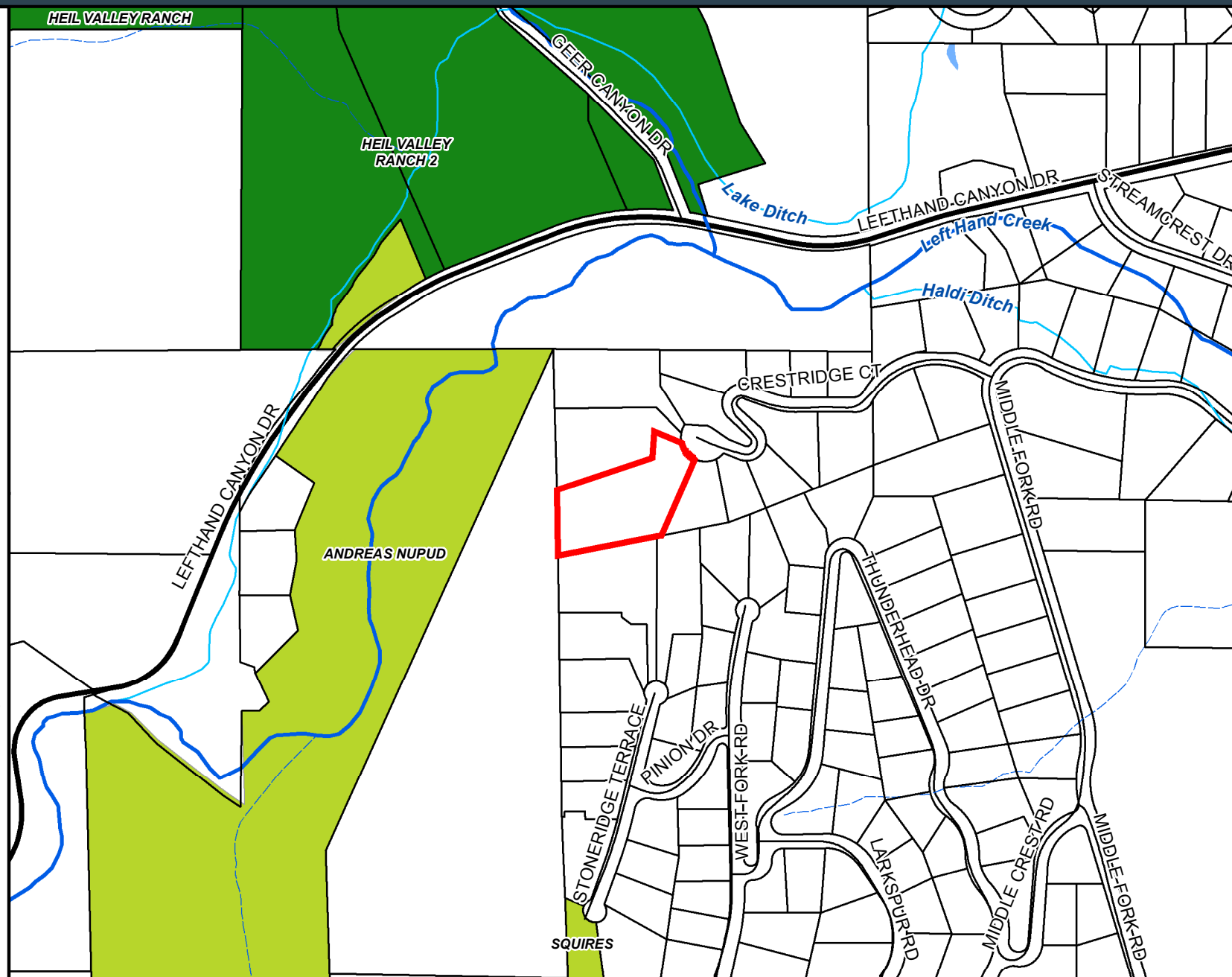
0 0.05 0.1 Miles



Area of Detail Date: 11/26/2024



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# Community Planning & Permitting

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Zoning

2566 CRESTRIDGE CT

Subject Parcel

## Zoning Districts

Agricultural

Forestry

Rural Residential

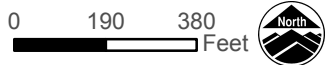
## Ditch Setbacks

20 feet

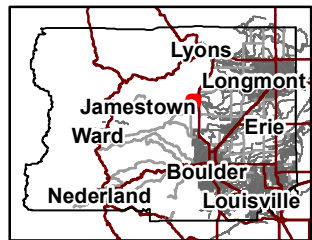
50 feet

## Major Road Setbacks

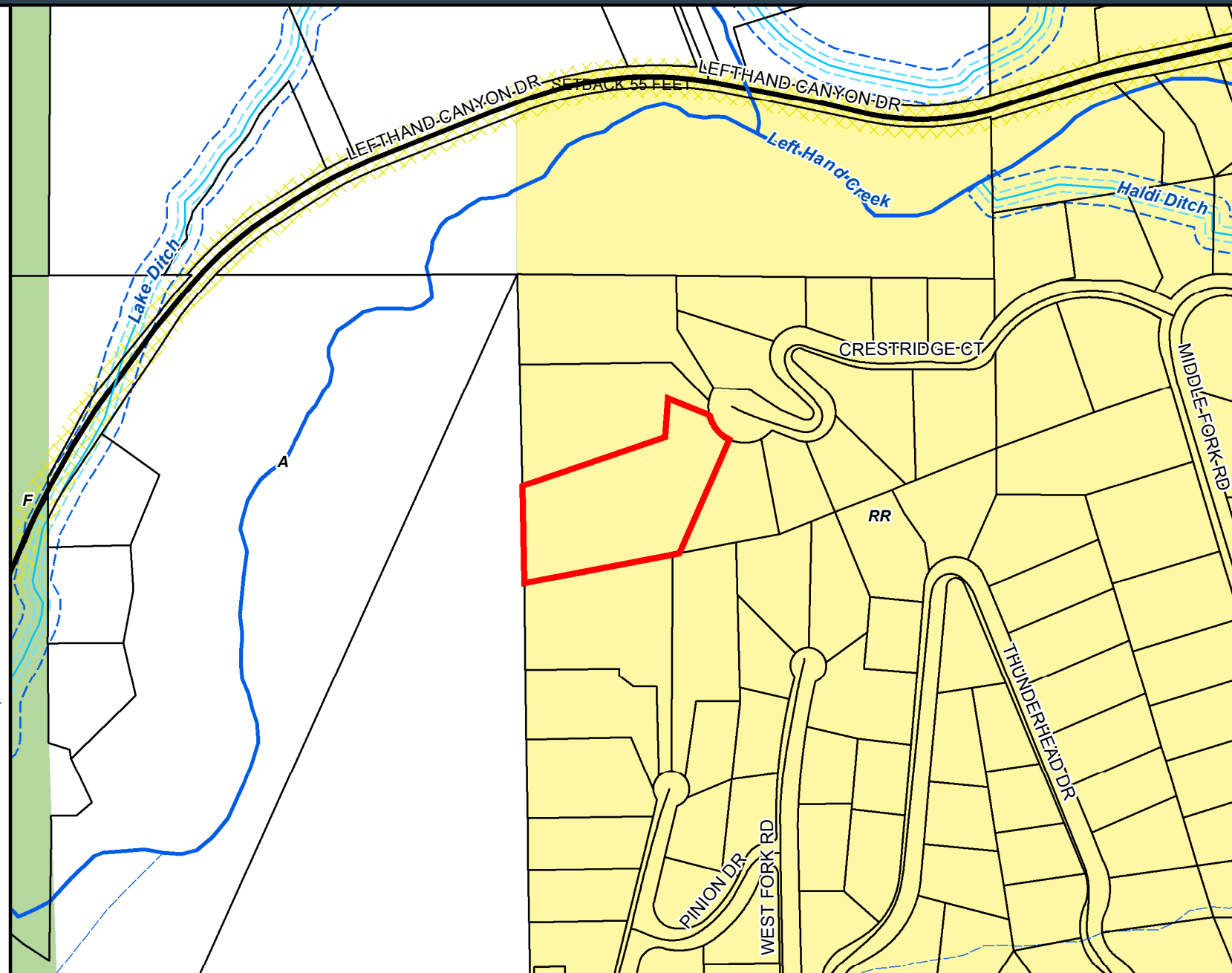
55 feet



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*www.Context-Architect.com*

# SPR NARRATIVE

**Date: 12.23.24**

Danielle Lynn / 303.947.2497 / Danielle@Context-Architect.com

**ADDRESS:** 2566 Crestridge Ct., Boulder, CO 80302

## **SITE REVIEW NARRATIVE:**

### **Request**

The homeowners are submitting a Site Review to request a Residential Square Footage exemption for 154.5 sf of the main house, which would allow an existing approved 285.5. sf carport to be converted to an enclosed garage space.

### **Context**

The existing single-family home is set on a heavily wooded, steep lot, and sits over 50' above a cul-de-sac. The existing house is set into the hillside and contains a 900 sf basement under the main floor deck. The basement is visible when directly adjacent to the home. However, the basement is not visible from the road below, the hillside above, and from the sides of the house due to topography, trees, the deck, and the existing detached garage, which all obscure the exposed basement.

### **Article 4-806, Section 2, b, (i), (A)**

The size presumption can be overcome when the visibility of the proposed development from other private parcels within the defined neighborhood and visibility from public roads or open space is considered.

Because of the reasons stated above, the basement square footage of the existing home is not visible from neighbors, the cul-de-sac, or open space. This is supported by all listed compliance options: a) the existing natural topography, b) existing underground portion of basement, and c) distance of the developed from roads, adjacent parcels, and open space.

### **Existing Square Footage**

Basement: 900 sf  
Main Floor: 1,737 sf  
Upper Floor: 870 sf  
Detached Garage/Shop: 666.5 sf (per approved permit)  
Carport: 285.5 sf (per approved permit)

***Total existing RFA (excludes carport): 4,173.5 sf***

***125% Median = 4,182 sf***

### **Proposed Square Footage**

Basement: 900 sf (over half is set into the hillside)  
Main Floor: 1,737 sf  
Upper Floor: 870 sf  
Detached Garage/Shop: 666.5 sf  
Convert Carport to Garage: 285.5 sf

***Total proposed RFA: 4,459 sf***

***Requesting to overcome PSM by 277 sf***



**View From Cul-de-sac (east side)** – The structures are very obscured from the road. The detached garage in the foreground obscures the view of the home.



House (basement not visible)

Garage/Carport

**View from top half of the driveway** (the basement only becomes partially visible after ascending the driveway)



Approved permit  
for carport (on  
top of slab)

\*Proposing to  
convert carport  
into enclosed  
garage space



**Backside of home (basement obscured) – West view**



**View of North side of the home**

(The basement is under the large deck on the south end. The north end of home is open to below)



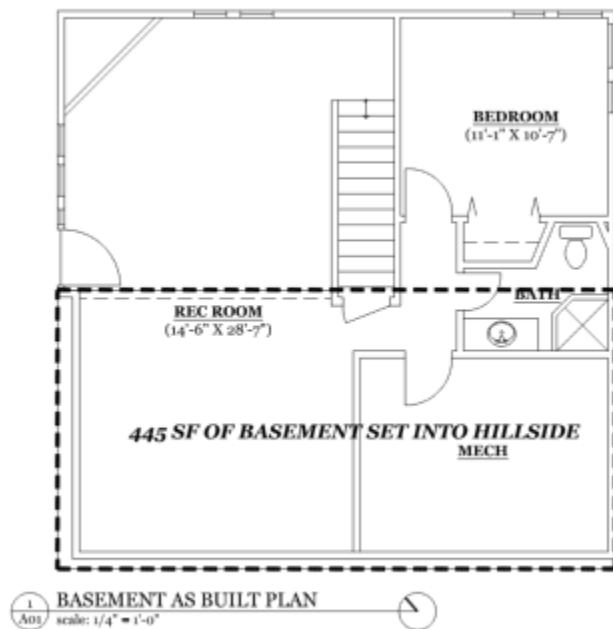


### View of the South side of the home

(The basement is visible when directly adjacent on this side, however, the hillside and trees obscure this view when beyond property lines)



### Basement Floor Plan



# Site Plan Review Fact Sheet

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

## Structure #1 Information

<b>Type of Structure:</b> (e.g. residence, studio, barn, etc.)				<b>Garage / Carport</b>	
<b>Total Existing Floor Area:</b> (Finished + Unfinished square feet including garage if attached.)				666.5 sq. ft.	<b>Deconstruction:</b> <i>Convert 285.5 sf carport to garage</i> sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (include the new floor area square footage in the table below)					
<b>Proposed Floor Area (New Construction Only)</b>				<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<b>Finished</b>	<b>Unfinished</b>	<b>Total</b>	<b>Height</b> (above existing grade)	<b>12 ft.</b>
<b>Basement:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Exterior Wall Material</b>	<b>Hardie</b>
<b>First Floor:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Exterior Wall Color</b>	<b>Grey</b>
<b>Second Floor:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Roofing Material</b>	<b>Class A Shingle</b>
<b>Garage:</b> <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	285.5 sq. ft.	285.5 sq. ft.	<b>Roofing Color</b>	<b>Weathered Wood</b>
<b>*Covered Porch:</b>	sq. ft.	sq. ft.	sq. ft.		
<b>Total:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Total Bedrooms</b>	

## Project Identification:

Project Name:

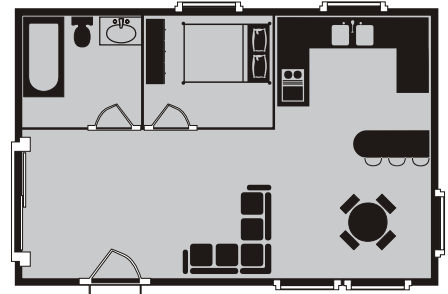
Property Address/Location:

Current Owner:

Size of Property in Acres:

## Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. **Covered porch area that is attached to the principal structure is not included (see Article 18-131A).** The shaded area on the diagram indicates the area counted as square feet.



## Structure #2 Information

<b>Type of Structure:</b> (e.g. residence, studio, barn, etc.)					
<b>Total Existing Floor Area:</b> (Finished + Unfinished square feet including garage if attached.)				sq. ft.	<b>Deconstruction:</b> sq. ft.
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
<b>Proposed Floor Area (New Construction Only)</b>				<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<b>Finished</b>	<b>Unfinished</b>	<b>Total</b>	<b>Height</b> (above existing grade)	
<b>Basement:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Exterior Wall Material</b>	
<b>First Floor:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Exterior Wall Color</b>	
<b>Second Floor:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Roofing Material</b>	
<b>Garage:</b> <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	<b>Roofing Color</b>	
<b>*Covered Porch:</b>	sq. ft.	sq. ft.	sq. ft.		
<b>Total:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Total Bedrooms</b>	

## Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

**Note:** If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

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

\*See Article 18-131A for definition of covered porch.



## Grading Calculation

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

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

## Earth Work and Grading

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

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

## Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas	0	0	0
Berm(s)			
Other Grading			
Subtotal			0

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	0	0	0
Material cut from foundation excavation to be removed from the property			0

## Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

## Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.

Existing detached garage and carport slab. No changes to grading. No changes to driveway or access. No footprint expansion. Convert existing approved 285.5 sf carport to enclosed garage.
Requesting to overcome the PSM by exempting basement square footage on the main residence that is set into the hillside, and located far above the road with minimal visibility. The main house is blocked from view by steep grades, heavy vegetation, and the detached garage/carport. See attached pictures & expanded narrative.

## Is Your Property Gated and Locked?

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

## Certification

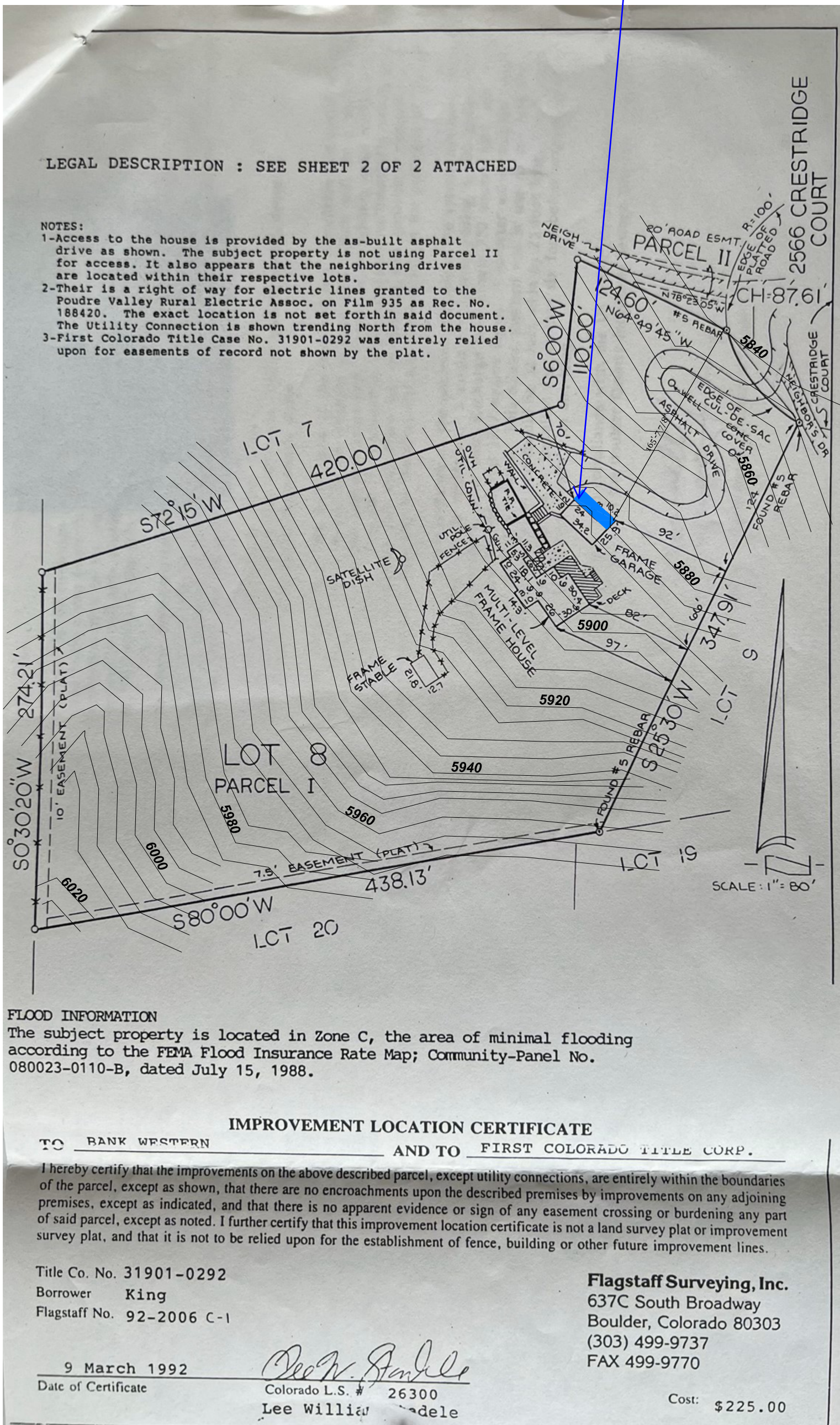
I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is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

Signature 	Print Name Danielle Lynn, enContext Architecture	Date 12.23.24
---	---	------------------



# 2566 Crestridge Ct., Boulder, CO 80302

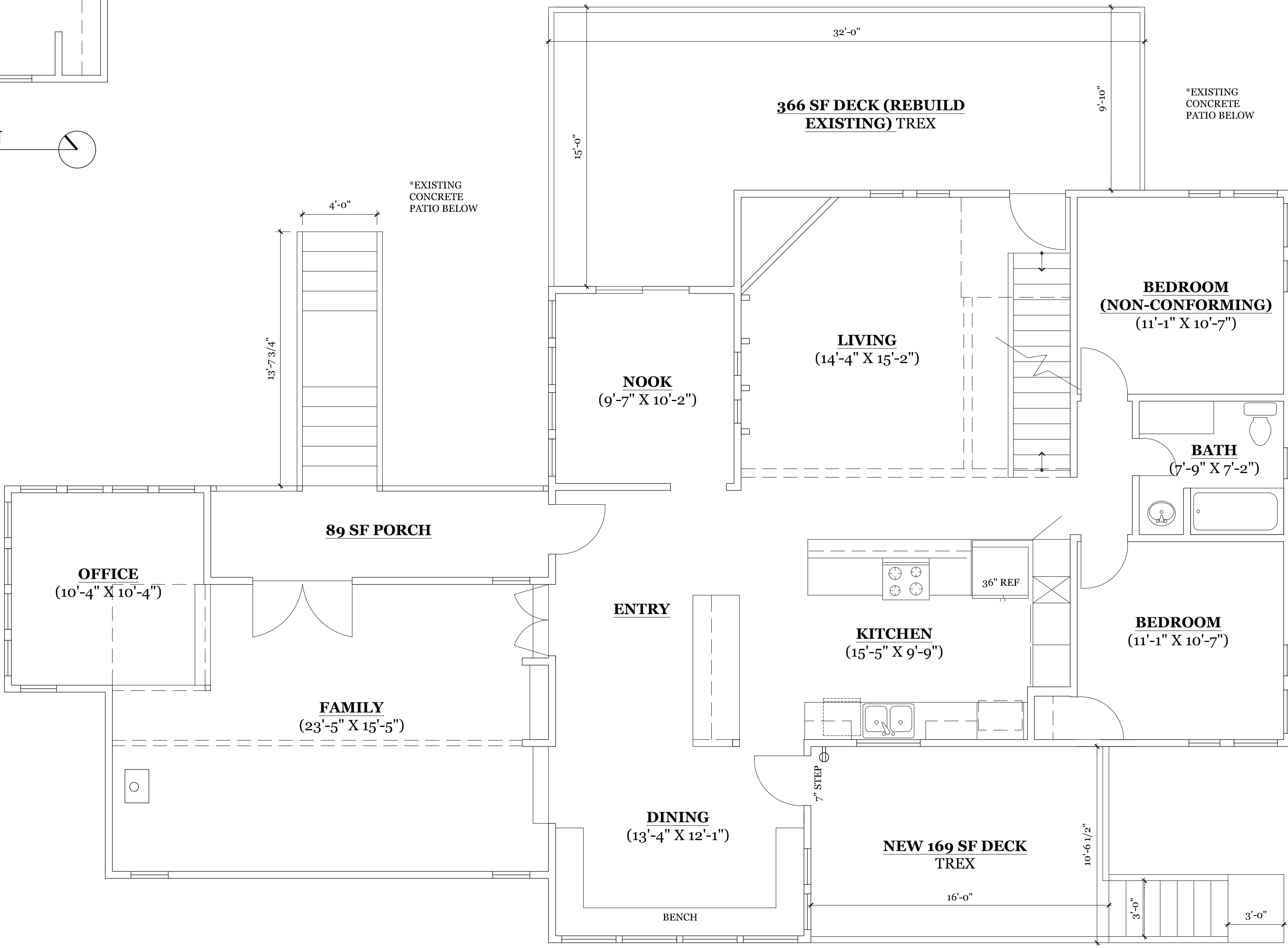
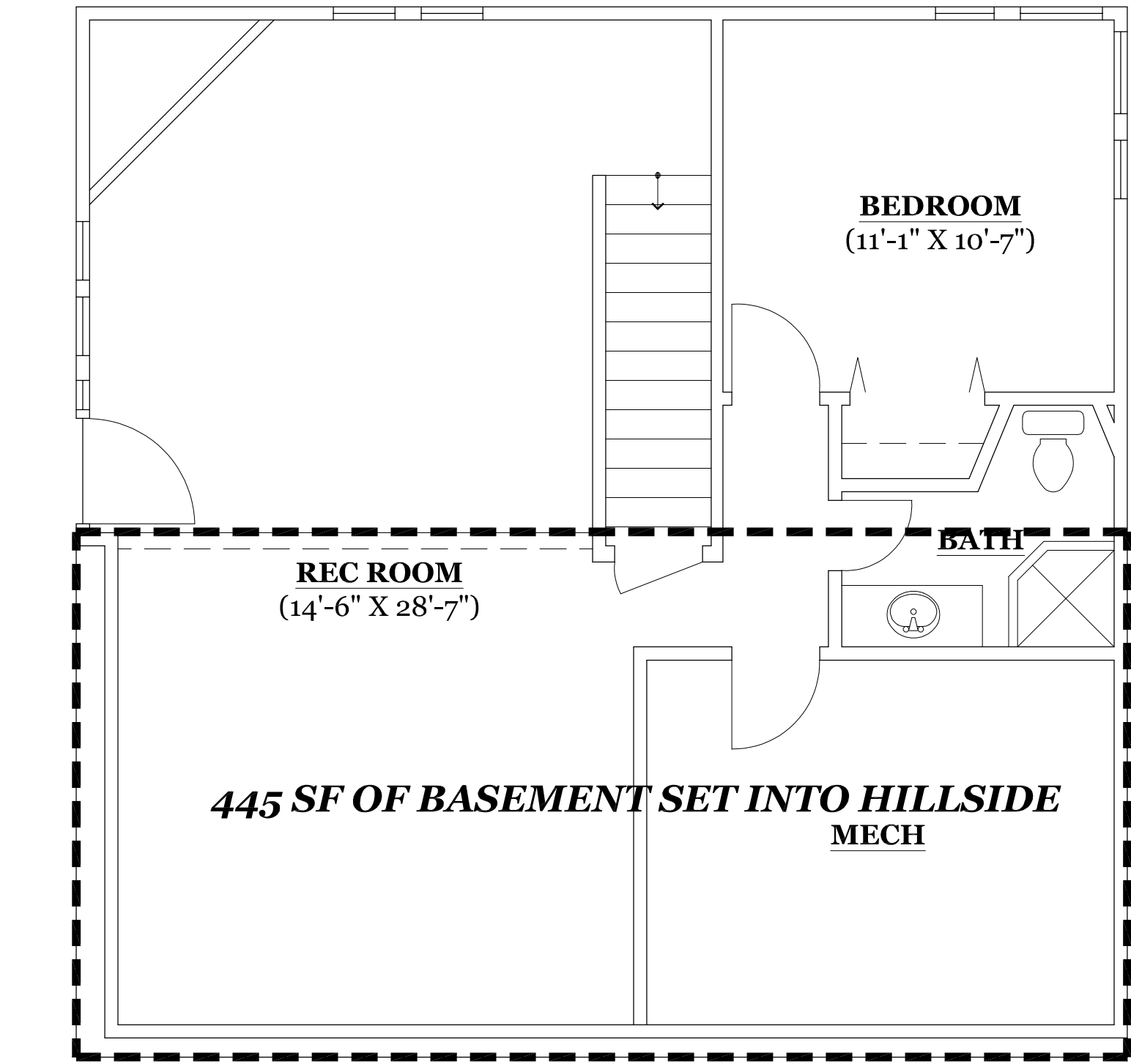
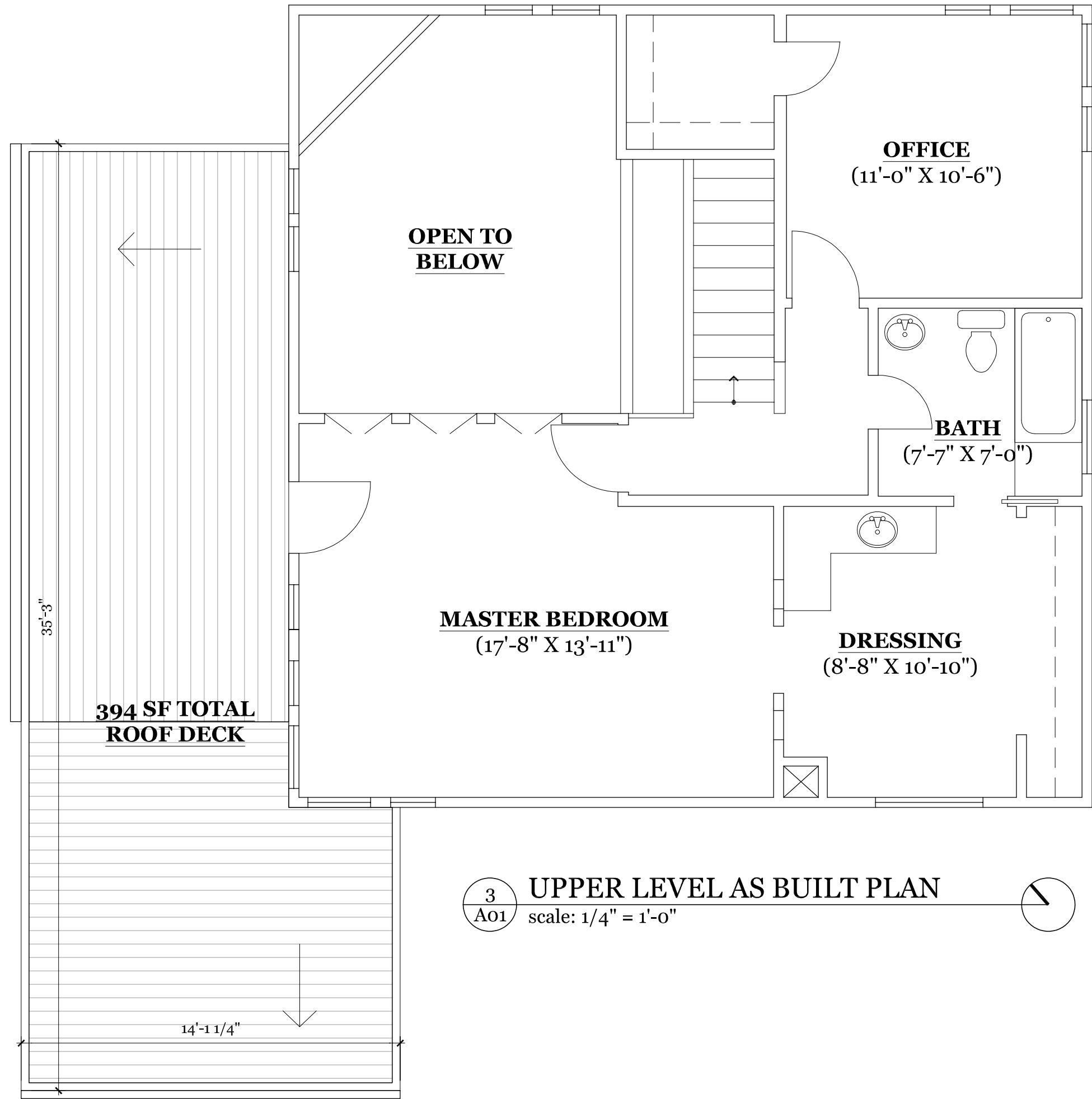
CONVERT CARPORT TO GARAGE



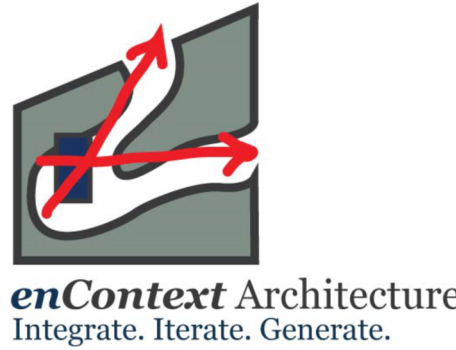


# 2566 CRESTRIDGE CT, BOULDER, CO:

MAIN HOUSE AS-BUILTS



- AREAS:
- BASEMENT: 900 SF
  - MAIN FLOOR: 1,737 SF
  - UPPER FLOOR: 870 SF
  - DETACHED GARAGE: 666.5 SF
  - CARPORT: 285.5 SF
  - COVERED PORCH: 89 SF
  - FRONT DECK: 366 SF
  - ROOF DECK: 394 SF
  - BACK DECK: 169 SF
- TOTAL CONDITIONED: 3,507 SF



GARAGE ADDITION

2566 CRESTRIDGE CT.

BOULDER, CO 80302

DISCLAIMER:

THESE DOCUMENTS, GENERATED BY ENPROCESS ARCHITECTURE LLC, ARE PROVIDED FOR THE DESIGN INTENT OF THIS SPECIFIC PROJECT AND ONLY THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COORDINATION, METHODS AND MATERIALS REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO THE QUALITY OF WORKMANSHIP AND MATERIALS REQUIRED FOR EXECUTION OF THESE DOCUMENTS, AND WORK OR MATERIALS SUPPLIED BY ANY SUBCONTRACTORS. ALL WORK SHALL COMPLY WITH GOVERNING CODES AND ORDINANCES. THE CONTRACTOR SHALL REVIEW AND UNDERSTAND ALL DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS, FIELD CONDITIONS OR DIMENSIONS.

No.	Revision/Issue	Date

DRAWN BY:

Danielle Lynn

Danielle@Context-Architect.com

303.947.2497

CONTRACTOR:

Project	SITE REVIEW	Sheet
Date	12.23.24	AB
Scale	PER DRAWINGS	

COVER / AS-BUILTS

DISCLAIMER: DIMENSIONS DEEMED ACCURATE WITHIN 6" +/- . ACTUAL WALLS MAY NOT BE PLUMB OR SQUARE AND CAN CAUSE DISCREPANCIES. FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING ANY BUILDING MATERIALS, FURNITURE ETC.

# 2566 CRESTRIDGE CT.

## CARPORT & GARAGE ADDITION

**SCOPE OF WORK:**

- ADDITION OF 122.5 SF SHOP SPACE TO EXISTING DETACHED GARAGE. CONVERSION OF 285.5 SF CARPORT TO ATTACHED GARAGE

**FLOOR AREAS:**

- *FIRST FLOOR: 1,737 SF*
- *2ND FLOOR: 870 SF*
- *WALKOUT BASEMENT FINISHED: 900 SF*
- *DETACHED GARAGE: 544 SF*

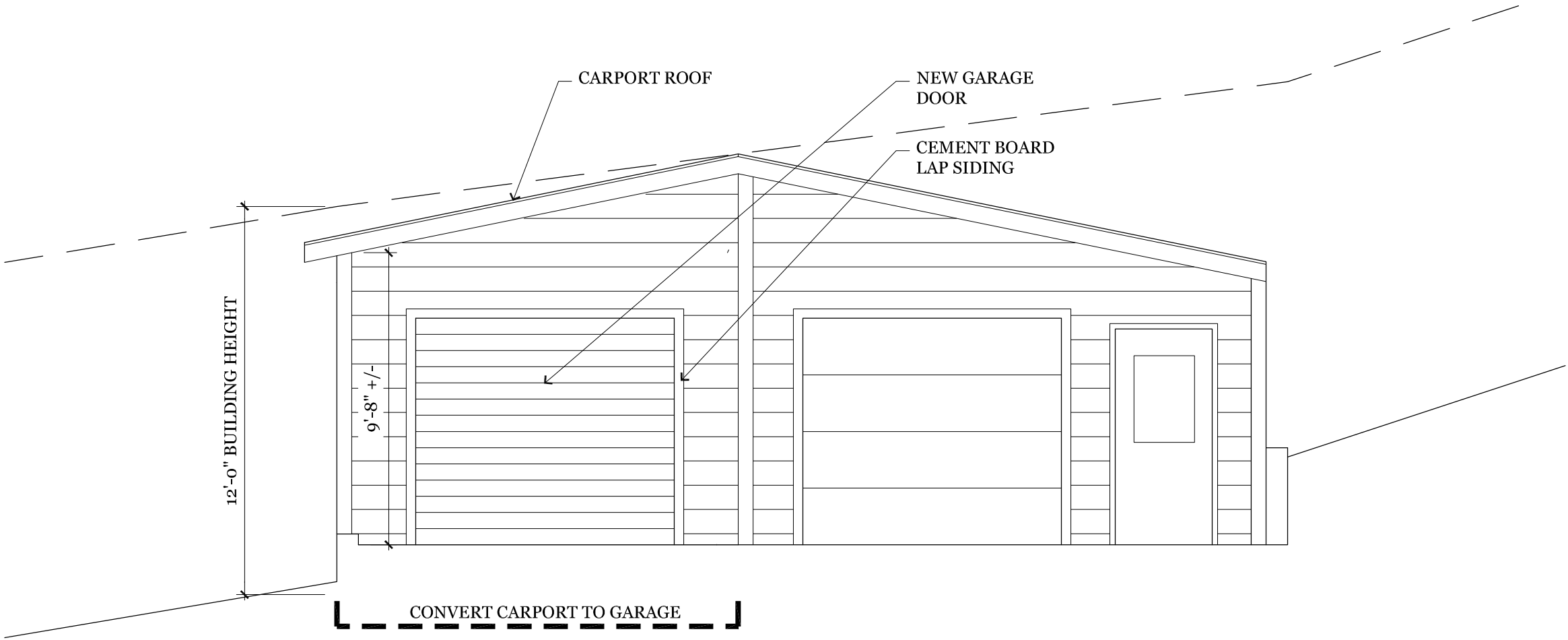
**TOTAL EXISTING RFA: 4,051 SF** (PSM = 4,132 SF)  
**\*REMAINING AVAILABLE RFA: 131 SF**

**NEW PROPOSED:**

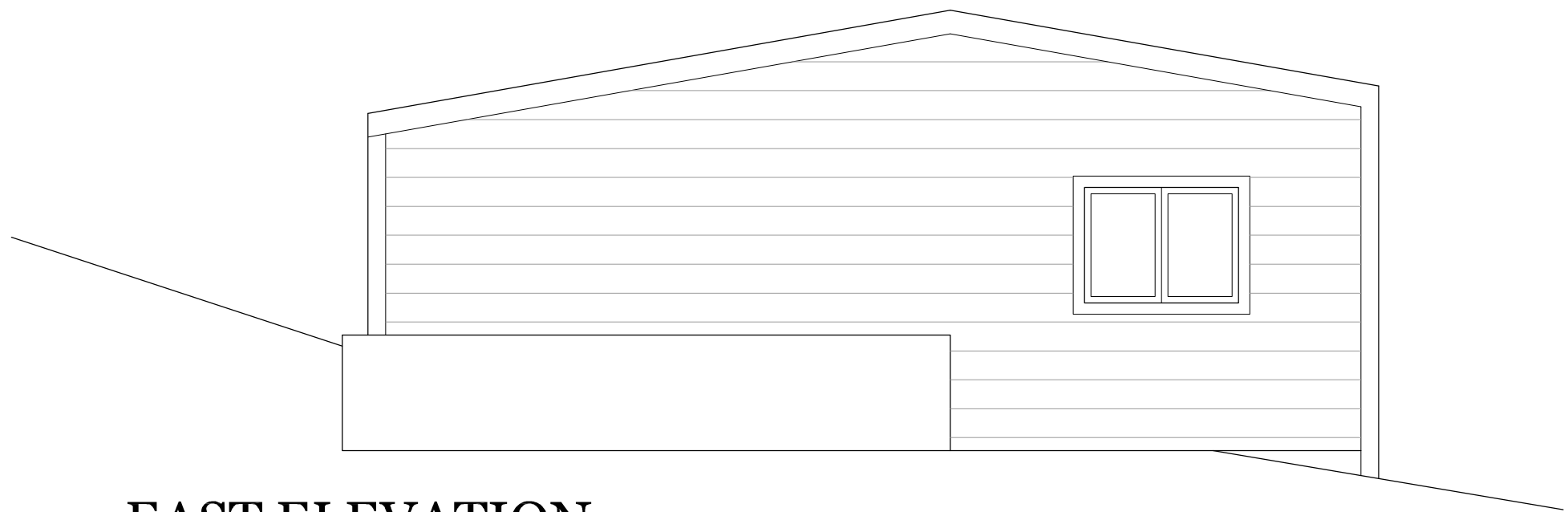
- *122.5 SF SHOP/GARAGE ADDITION*
- *285.5 SF CARPORT CONVERSION TO GARAGE*
- *(REQUESTING RSF EXEMPTION OF 154.5 SF)*

**APPLICABLE BUILDING CODES:**

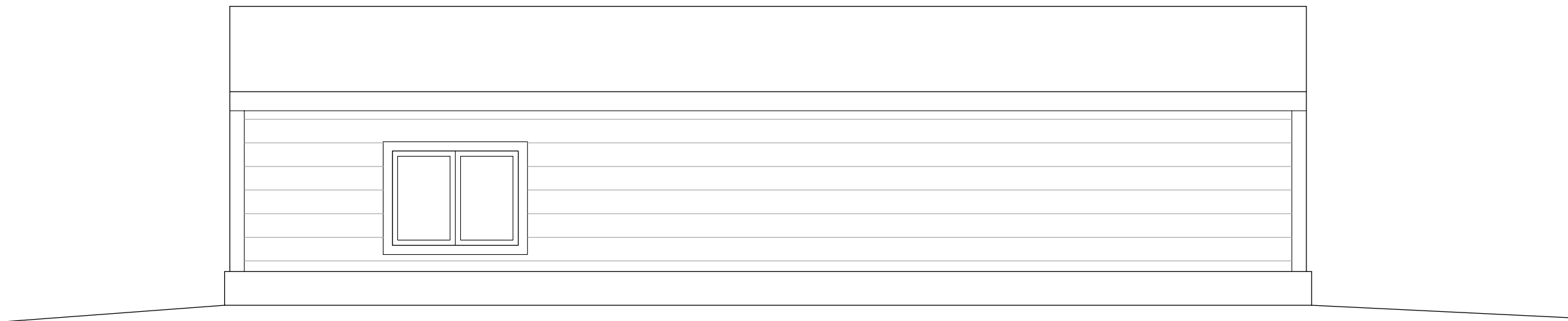
- 2015 IRC
- 2023 NEC
- WILDFIRE ZONE 1 (IGNITION RESISTANT CONSTRUCTION)



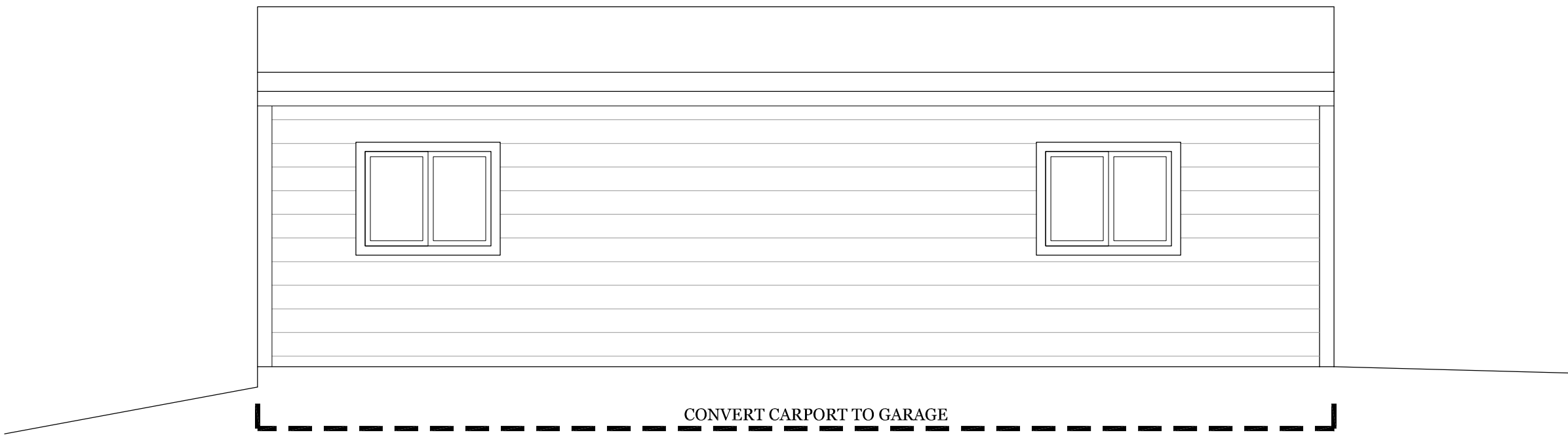
3 WEST ELEVATION  
A01 scale: 1/4" = 1'-0"



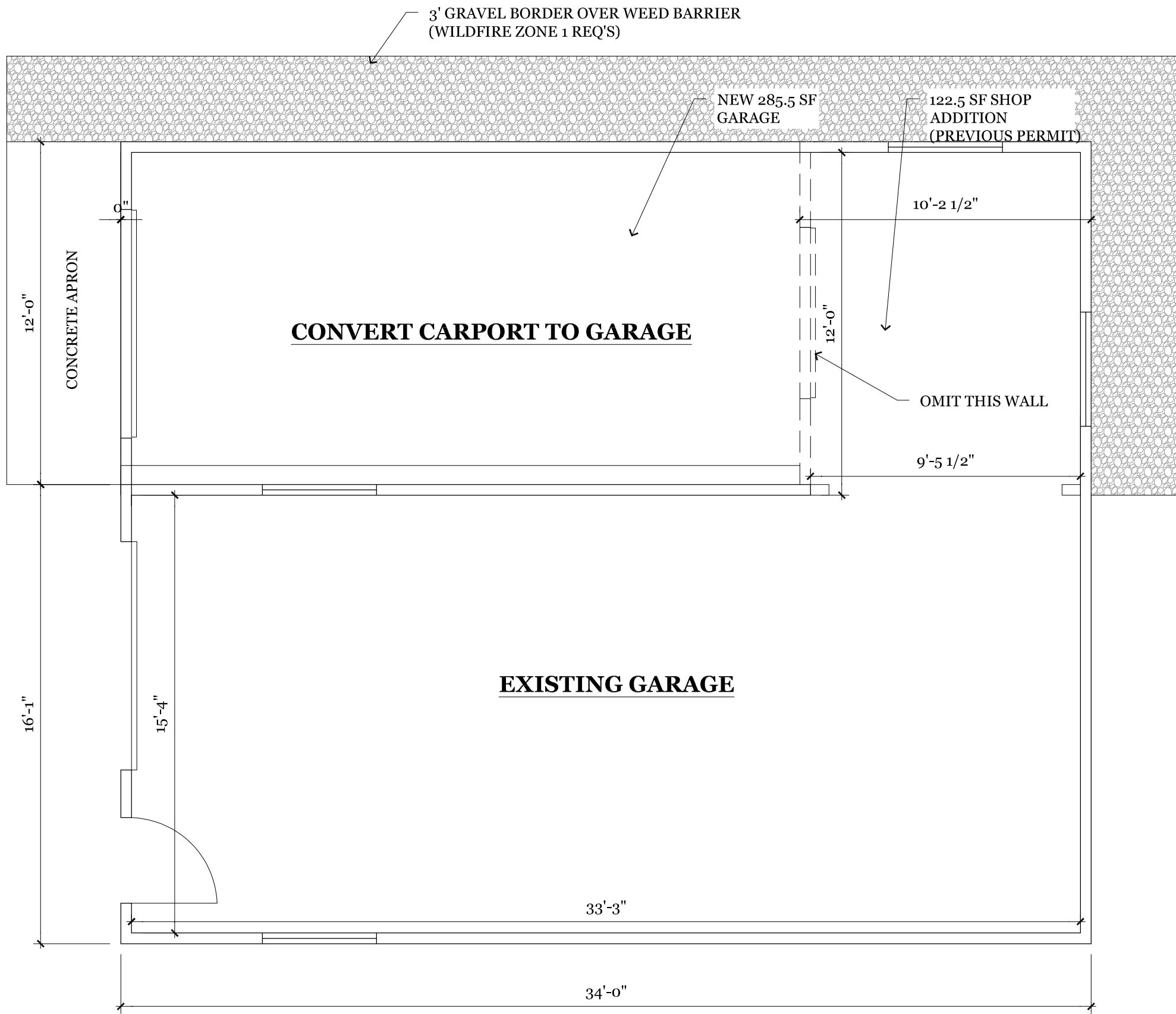
4 EAST ELEVATION  
A01 scale: 1/4" = 1'-0"



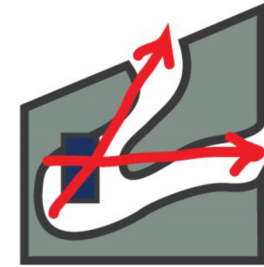
5 SOUTH ELEVATION  
A01 scale: 1/4" = 1'-0"



6 NORTH ELEVATION  
A01 scale: 1/4" = 1'-0"



2 GARAGE - PROPOSED  
A01 scale: 1/4" = 1'-0"



enContext Architecture  
Integrate. Iterate. Generate.

GARAGE ADDITION  
2566 CRESTRIDGE CT.  
BOULDER, CO 80302

**DISCLAIMER:**  
THESE DOCUMENTS, GENERATED BY ENPROCESS ARCHITECTURE LLC, ARE PROVIDED FOR THE DESIGN INTENT OF THIS SPECIFIC PROJECT AND ONLY THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COORDINATION, METHODS AND MATERIALS REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO THE QUALITY OF WORKMANSHIP AND MATERIALS REQUIRED FOR EXECUTION OF THESE DOCUMENTS, AND WORK OR MATERIALS SUPPLIED BY ANY SUBCONTRACTORS. ALL WORK SHALL COMPLY WITH GOVERNING CODES AND ORDINANCES. THE CONTRACTOR SHALL REVIEW AND UNDERSTAND ALL DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS, FIELD CONDITIONS OR DIMENSIONS.

No.	Revision/Issue	Date

DRAWN BY:  
Danielle Lynn  
Danielle@Context-Architect.com  
303.947.2497

CONTRACTOR:

Project	Sheet
SITE REVIEW	
Date	
12.23.24	
Scale	
PER DRAWINGS	

A01

CARPORT



## Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503  
303-678-6200 • POSinfo@bouldercounty.org  
[www.BoulderCountyOpenSpace.org](http://www.BoulderCountyOpenSpace.org)

ATTACHMENT A

**TO:** Jessica Lammers, Community Planning & Permitting Department  
**FROM:** Ron West, Natural Resource Planner  
**DATE:** January 21, 2025  
**SUBJECT:** Docket SPR-24-0098, Jacas, 2566 Crestridge Court

Staff has reviewed the submitted materials, and has no natural resource concerns with the proposal. Archeological resources are very unlikely due to the original house construction. Standard revegetation should be required.





# Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • [www.bouldercounty.org](http://www.bouldercounty.org)

## Building Safety & Inspection Services Team

### MEMO

**TO:** Jessica Lammers, Planner I  
**FROM:** Michelle Huebner, Plans Examiner Supervisor  
**DATE:** January 2, 2025

**RE:** Referral Response, Docket SPR-24-0098: Jocas Garage: Site Plan Review for the conversion of an existing carport to a 285-square-foot detached garage for a total of 4,459 square feet of residential floor area where the PSM is 4,182 square feet.

Location: 2566 Crestview Court

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

1. **Building Permits.** A building permit, plan review and inspections approvals are required for the proposed detached garage.

Please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

**2015 Building Code Adoption & Amendments**, at the following URL:  
[Amendments to Boulder County Building Code effective June 6, 2022](#)

2. **Design Wind and Snow Loads.** The design wind and snow loads for the property are 165mph (Vult) and 50 psf, respectively.
3. **Electric vehicle charging outlet.** Boulder County Building Code requires:
  - a. R329.1 Electric vehicle charging pre-wire option. In addition to the one 125-volt receptacle outlet required for each car space by NEC Section 210.52(G)(1.), every new garage or carport that is accessory to a one- or two-family dwelling or townhouse shall include at least one of the following, installed in accordance with the requirements of Article 625 of the Electrical Code:
    - i. A Level 2 (240-volt) electric vehicle charging receptacle outlet, or
    - ii. Upgraded wiring to accommodate the future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet, or
    - iii. Electrical conduit to allow ease of future installation of a Level 2 (240-volt) electric vehicle charging receptacle outlet.

Claire Levy County Commissioner Marta Loachamin County Commissioner Ashley Stolzmann County Commissioner

4. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.
5. **Plan Review.** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our Building Safety publications can be found at: [Building Publications, Applications and Forms - Boulder County](#)

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. Please call (720) 564-2640 or contact us via e-mail at [building@bouldercounty.org](mailto:building@bouldercounty.org)



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303-441-3930 • [www.BoulderCounty.gov](http://www.BoulderCounty.gov)

Jan. 21, 2025

TO: Jessica Lammers, Planner I; Community Planning & Permitting, Development Review

FROM: Ian Brighton, Planner II; Community Planning & Permitting, Access & Engineering

SUBJECT: Docket SPR-24-0098: Jocas Garage

The Development Review Team – Access & Engineering (A&E) staff has reviewed the above referenced docket and has the following comments:

1. The subject property is accessed via Crestridge Court, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Local Secondary. Legal access is demonstrated via adjacency to this public ROW.
2. As presented, staff have no concerns with the proposed garage.
3. All construction materials including stockpiles, machinery, dumpsters, and other items shall be staged on the subject property or within the private access so as to not impede the travel way or drainage.
4. During construction (i.e. during the day while work is being performed), all vehicles shall be parked on site or to the side of Crestridge Court as to not impede the travelway.

This concludes our comments at this time.





## 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](http://www.BoulderCounty.gov)

**MEMO TO:** County Health and Parks Departments, FPD  
**FROM:** Jessica Lammers, Planner I  
**DATE:** January 2, 2025  
**RE:** Site Plan Review application SPR-24-0098

**Docket SPR-24-0098: Jocas Garage**

**Request:** Site Plan Review for the conversion of an existing carport to a 285-square-foot detached garage for a total of 4,459 square feet of residential floor area where the PSM is 4,182 square feet.  
**Location:** 2566 Crestview Court, Section 24, Township 2N, Range 71W  
**Zoning:** Rural Residential (RR) Zoning District  
**Owner/Applicant:** Lori Anne Peak & Povilas Adomas Jocas  
**Agent:** Danielle Lynn C/O enContext Architecture, LLC

Site Plan Review by the Boulder County Community Planning & Permitting Director is required for new building/grading/access or floodplain development permits in the plains and mountainous areas of unincorporated Boulder County. The subject review process considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Community Planning & Permitting staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department at P.O. Box 471, Boulder, Colorado 80306 or via email to [planner@bouldercounty.gov](mailto: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 720-564-2219 or email [jammers@bouldercounty.gov](mailto:jammers@bouldercounty.gov) to request more information.

Please return responses by **January 20, 2025.**

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

Signed Name  Printed Name Jessica Fasick

Agency or Address CP&P Historic Review

Date 1/9/25

**From:** [Do Not Reply](#)  
**To:** [Lammers, Jessica](#)  
**Subject:** SPR-24-0098 - Public Health Water Quality - Environmental Review  
**Date:** Thursday, January 16, 2025 11:34:46 AM

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The Public Health Water Quality - Environmental Review workflow task for SPR-24-0098 has been updated to **No Comments/No Conflict** and the following comments entered:

*null*

Please see the Accela record for more information.

*email sent by EMSE: PLN\_Referrals\_Entered*



# History Colorado

Danielle Lynn  
enContext Architecture, llc  
PO BOX 1698, LYONS, Colorado, 80540

January 7, 2025

Re: 2566 Crestridge Ct  
File Search No. 26707

At your request, the Office of Archaeology and Historic Preservation has conducted a search of the Colorado Inventory of Cultural Resources based on your specified search criteria, located in the following areas:

PM	T	R	S
6th	2N	71W	24

17 sites and 7 surveys were located in the search area(s).

If any site, district, building, structure, object, or survey area was identified within the search area, a spreadsheet of detailed information\* accompanies this letter. Our records may not represent all cultural resources in Colorado, nor can they be considered comprehensive, as most of the state has not been surveyed for cultural resources. There is the possibility that as yet unidentified cultural resources exist within the proposed impact area.

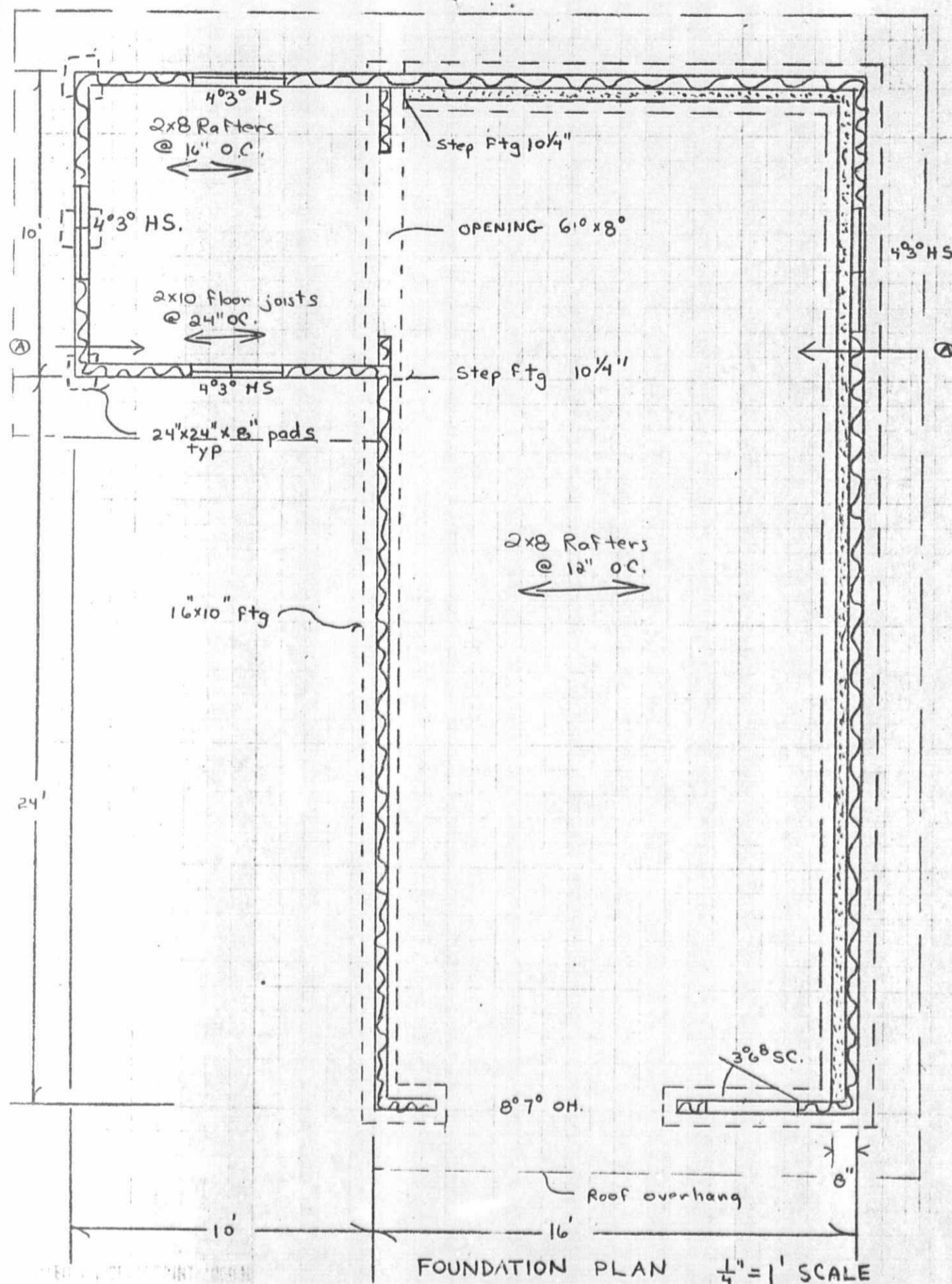
This letter is not considered formal consultation under Section 106 of the National Historic Preservation Act (36 CFR 800) or the Colorado Register of Historic Places (CRS 24-80.1). In the event that there is federal or state agency involvement, please note that it is the responsibility of the agencies to meet the requirements of these regulations.

We look forward to consulting with you regarding the effect of the proposed project on significant cultural resources in accordance with the Advisory Council on Historic Preservation regulations titled "Protection of Historic Properties" or the Colorado Register of Historic Places, as applicable (<http://www.historycolorado.org/consultation-guidance>).

If you have any questions, please contact the Office of Archaeology and Historic Preservation at (303) 866-3392. Thank you for your interest in Colorado's cultural heritage.

Dawn DiPrince  
State Historic Preservation Officer

\*Information regarding significant archaeological resources is excluded from the Freedom of Information Act. As such, legal locations of these resources must not be included in documents for public distribution.



**From:** [Wufoo](#)  
**To:** [LU Land Use Planner](#)  
**Subject:** [EXTERNAL] Ask a Planner - Patricia Jocas - SPR-24-0098 -  
**Date:** Tuesday, March 25, 2025 3:26:23 PM

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If your comments are regarding a specific Docket, please enter the Docket number: SPR-24-0098

Name: Patricia Jocas

Email Address: patsylynnj@gmail.com

Phone Number: (818) 523-7620

Please enter your question or comment: Re: Proposed garage at 2566 Crestridge Ct., Boulder 80302

We reside at 2617 Crestridge Ct, across the cul-de-sac from the Docket property. We support the conversion of the existing carport into a closed garage. The current garage is quite a distance from the street and can barely be seen, which indicates the proposed enclosure, which is adjacent to the existing garage will follow suit.

We see no adverse effects from enclosing the existing carport.

Thank you,

Patricia and Richard

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.