

MEMORANDUM

TO: Planning Board
FROM: Sloane Walbert, Case Manager
DATE: December 11, 2013
SUBJECT: **Informational Item:**

TECHNICAL DOCUMENT REVIEW: Final Plat for the elimination of the lot line between Lot 1 (also known as Lot 1A) and Lot 2 of Twin Lakes Technological Park to create one lot addressed 4910 Nautilus Ct. The project site is zoned Industrial - General (IG). Case no. TEC2013-00041.

Attached is the disposition of staff approval (Attachment A) for a Technical Document Review to allow the elimination of the lot line between Lot 1, Twin Lakes Technological Park (also known as Lot 1A, Twin Lakes Technological Park Lot Line Adjustment) and Lot 2 of Twin Lakes Technological Park. This replat, Twin Lakes Technological Park - Filing Number Four, will dissolve and eliminate the current lot line from the City records and replace the two lots with one 244,195 square foot lot, Lot 1B, as shown in Attachment B. Please refer to the attached plat for more information.

The lot line elimination is in association with the redevelopment of the property as a brewery and corporate offices for Avery Brewing Company. The conditions of approval for the Site and Use Review (LUR2012-00012) stated that the applicant must process an application to eliminate the lot line between the two properties.

The subject approval meets all of the requirements of Section 9-12-4, B.R.C. 1981 for a Lot Line Elimination.

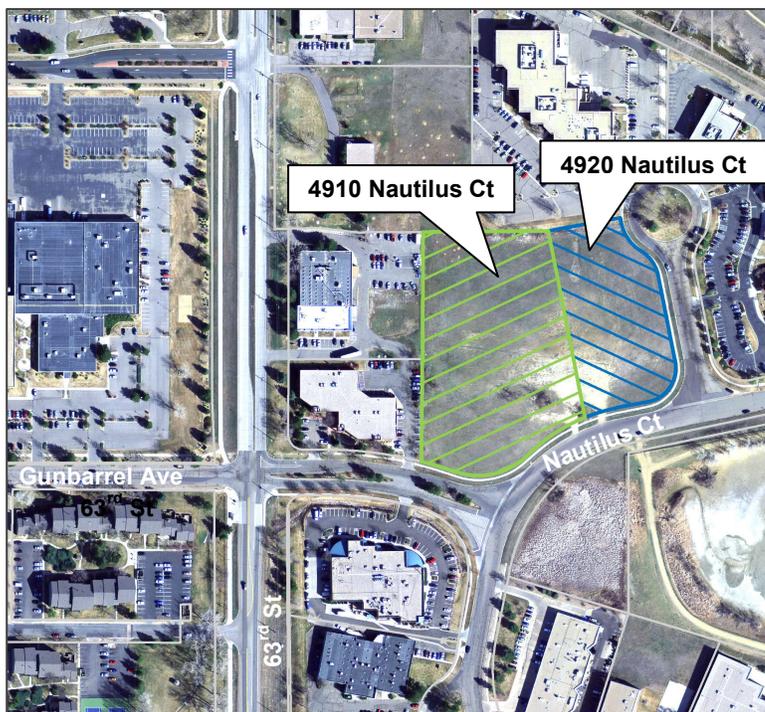
Pursuant to section 9-12-4, B.R.C. 1981, staff is required to notify planning board of the disposition of a replat application. The subject approval is not subject to call-up or appeal.

Questions about the project or decision should be directed to Sloane Walbert at (303) 441-4231 or walberts@bouldercolorado.gov.

Attachments:

Attachment A: Staff Disposition

Attachment B: Lot Line Elimination Plat



Vicinity Map

ATTACHMENT A



**CITY OF BOULDER
Community Planning & Sustainability**

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web boulderplandevlop.net

**CITY OF BOULDER PLANNING DEPARTMENT
NOTICE OF DISPOSITION**

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-12-4, B.R.C. 1981, as applied to the proposed development.

DECISION:	Approved
PROJECT NAME:	TWIN LAKES TECHNOLOGICAL PARK – FILING NUMBER FOUR
DESCRIPTION:	Lot Line Elimination
LOCATION:	4910 Nautilus Ct
COOR:	N09E03
LEGAL DESCRIPTION:	Lot 1A, Twin Lakes Technological Park Lot Line Adjustment A, and Lot 2, Twin Lakes Industrial Park, City of Boulder, County of Boulder, Colorado
APPLICANT:	Andy Stein, Coburn Development
OWNER:	Avery & Avery, LLC, a Colorado limited liability company
APPLICATION:	TEC2013-00041
ZONING:	Industrial – General (IG)
CASE MANAGER:	Sloane Walbert

THIS IS NOT A SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND NO VESTED PROPERTY RIGHT IS CREATED BY THIS APPROVAL.

Approved On:

12/5/13
Date

By:

David Driskell, by SR
David Driskell, Executive Director of Community Planning & Sustainability

CONDITIONS OF APPROVAL

None.

TWIN LAKES TECHNOLOGICAL PARK – FILING NUMBER FOUR

FOR THE ELIMINATION OF THE LOT LINE BETWEEN LOT 1A, TWIN LAKES TECHNOLOGICAL PARK LOT LINE ADJUSTMENT A
AND LOT 2, TWIN LAKES TECHNOLOGICAL PARK
A PART OF THE SW 1/4 OF SECTION 11, T1N, R70W OF THE 6TH P.M.
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA = 244,195 SQ. FT. OR 5.61 ACRES
SHEET 1 OF 1

PARCEL DESCRIPTIONS

EXISTING LEGAL DESCRIPTION (4910 NAUTILUS COURT)
LOT 1A, TWIN LAKES TECHNOLOGICAL PARK LOT LINE ADJUSTMENT A, ACCORDING TO THE MAP THEREOF RECORDED MARCH 2, 2006 UNDER RECEPTION NO. 2759832, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

EXISTING LEGAL DESCRIPTION (4920 NAUTILUS COURT)
LOT 2, TWIN LAKES TECHNOLOGICAL PARK, COUNTY OF BOULDER, STATE OF COLORADO.

RESULTING LEGAL DESCRIPTION (LOT 1B, TWIN LAKES TECHNOLOGICAL PARK – FILING NUMBER 4)

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1A, TWIN LAKES TECHNOLOGICAL PARK LOT LINE ADJUSTMENT A; THENCE ALONG THE BOUNDARY OF SAID LOT 1A THE FOLLOWING TWO COURSES:

1. N00°17'30"E, 502.49 FEET;
2. S89°52'30"E, 276.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, TWIN LAKES TECHNOLOGICAL PARK; THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING SEVEN COURSES:
 1. N80°49'18"E, 160.18 FEET;
 2. ALONG THE ARC OF A CURVE TO THE LEFT 88.00 FEET, SAID ARC SUBTENDED BY A RADIUS OF 101.00 FEET, A CENTRAL ANGLE OF 49°55'08" AND A CHORD BEARING S34°08'09"E, 85.24 FEET;
 3. ALONG THE ARC OF A CURVE TO THE RIGHT 67.09 FEET, SAID ARC SUBTENDED BY A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 48°02'53" AND A CHORD BEARING S35°04'16"E, 65.14 FEET;
 4. S11°02'50"E, 188.20 FEET;
 5. ALONG THE ARC OF A CURVE TO THE RIGHT 124.09 FEET, SAID ARC SUBTENDED BY A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING S33°57'10"W, 111.72 FEET;
 6. S78°57'10"W, 64.91 FEET;
 7. ALONG THE ARC OF A CURVE TO THE LEFT 76.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1A, SAID ARC SUBTENDED BY A RADIUS OF 406.00 FEET, A CENTRAL ANGLE OF 10°48'16" AND A CHORD BEARING S73°33'02"W, 76.45 FEET;
- THENCE ALONG THE BOUNDARY OF SAID LOT 1A, THE FOLLOWING THREE COURSES:
 1. ALONG THE ARC OF A CURVE TO THE LEFT 154.29 FEET, SAID ARC SUBTENDED BY A RADIUS OF 406.00 FEET, A CENTRAL ANGLE OF 21°46'24" AND A CHORD BEARING S57°15'42"W, 153.36 FEET;
 2. ALONG THE ARC OF A CURVE TO THE RIGHT 166.17 FEET, SAID ARC SUBTENDED BY A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 63°28'17" AND A CHORD BEARING S73°33'02"W, 157.80 FEET;
 3. ALONG THE ARC OF A CURVE TO THE LEFT 79.04 FEET TO THE POINT OF BEGINNING, SAID ARC SUBTENDED BY A RADIUS OF 853.00 FEET, A CENTRAL ANGLE OF 5°18'32" AND A CHORD BEARING N72°48'29"W, 79.01 FEET.

SAID PARCEL CONTAINING 244,195 SQUARE FEET.

CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

OWNER'S CERTIFICATE

AVERY & AVERY, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF LOT 1A OF TWIN LAKES TECHNOLOGICAL PARK LOT LINE ADJUSTMENT A, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, AND LOT 2 OF TWIN LAKES TECHNOLOGICAL PARK, COUNTY OF BOULDER, STATE OF COLORADO, DOES HEREBY APPROVE THIS LOT LINE ELIMINATION PLAT SHOWN HEREON.

AVERY & AVERY, LLC
A COLORADO LIMITED LIABILITY COMPANY

By: ADAM AVERY, MANAGER

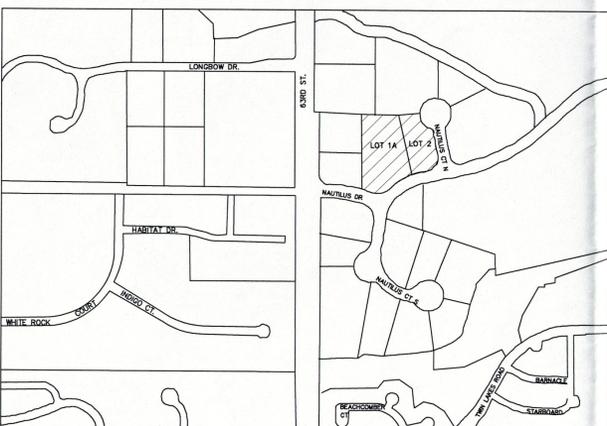
ACKNOWLEDGEMENT

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)

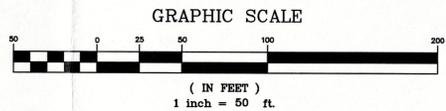
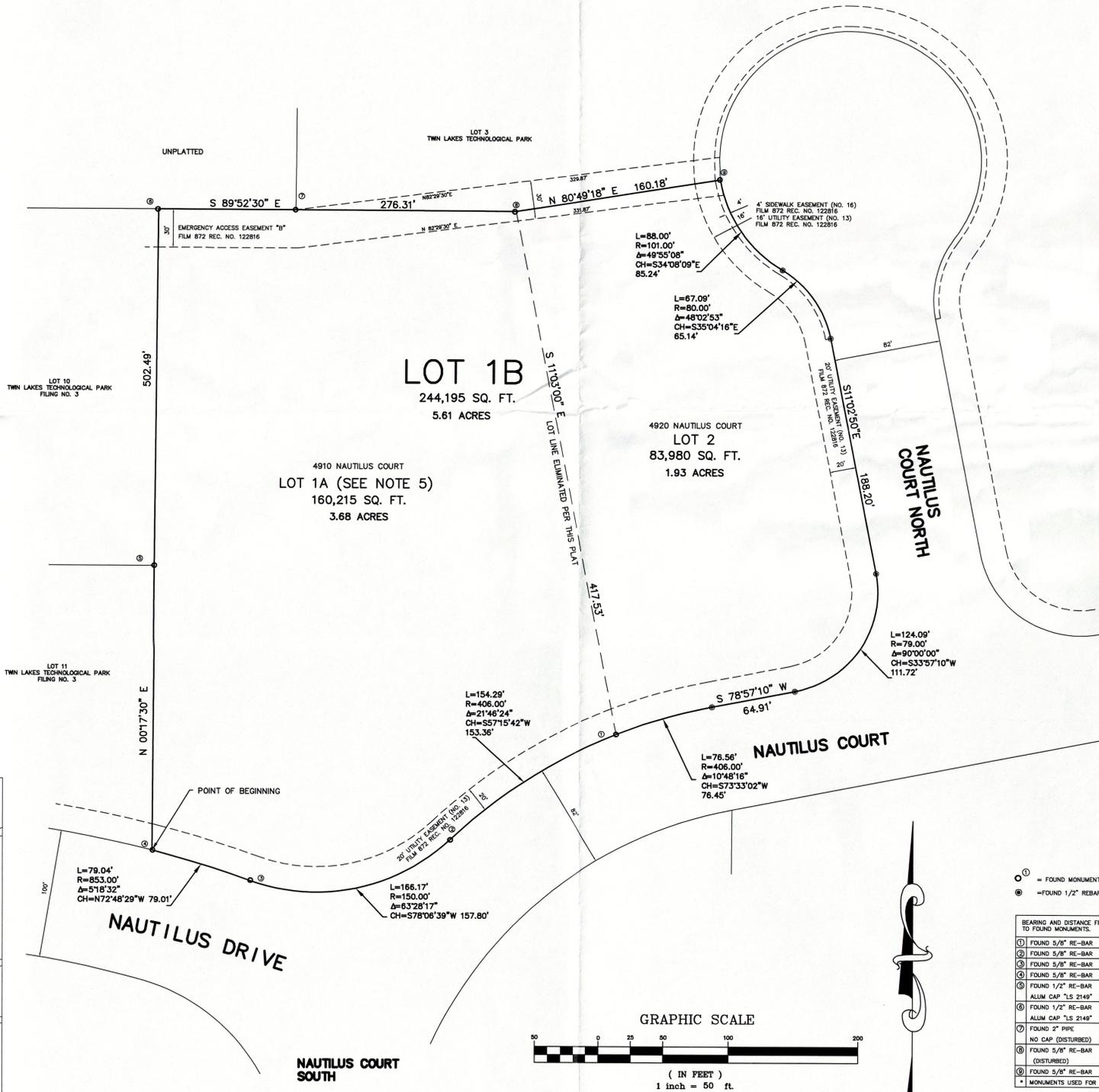
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013 BY ADAM AVERY, MANAGER OF AVERY & AVERY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND SEAL
MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____



VICINITY MAP
NO SCALE



- = FOUND MONUMENT AS DESCRIBED BELOW
- = FOUND 1/2" REBAR/PLASTIC CAP PLS 15315

BEARING AND DISTANCE FROM PLATTED POSITION TO FOUND MONUMENTS.
① FOUND 5/8" RE-BAR N 90°00'00" E 0.00' *
② FOUND 5/8" RE-BAR S 74°54'30" E 0.33'
③ FOUND 5/8" RE-BAR N 80°17'30" E 0.44'
④ FOUND 5/8" RE-BAR N 75°36'29" E 0.37' *
⑤ FOUND 1/2" RE-BAR ALLUM CAP "LS 2149" N 35°38'46" E 0.10'
⑥ FOUND 1/2" RE-BAR ALLUM CAP "LS 2149" S 72°07'11" W 0.43'
⑦ FOUND 2" PIPE NO CAP (DISTURBED) N 80°21'24" W 0.36'
⑧ FOUND 5/8" RE-BAR (DISTURBED) S 81°32'17" W 1.07'
⑨ FOUND 5/8" RE-BAR N 69°17'37" W 0.52'
* MONUMENTS USED FOR BEARING BASIS

NOTICE
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, ROBERT ORTHMAN, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF ORTHMAN SURVEYING, LLC TO AVERY & AVERY, LLC, THAT A SURVEY OF THE ABOVE DESCRIBED REAL PROPERTY WAS DONE BY ME ON 9/16/11, THAT SAID SURVEY ON THE ATTACHED PRINT HEREON WAS MADE IN SUBSTANTIAL COMPLIANCE WITH C.R.S. 38-51-105 "LAND SURVEY PLAT".

ROBERT ORTHMAN
COLORADO PLS NO. 15315

DATE: _____

NOTES

1. BEARING AND SURVEY POSITION BASIS: CALCULATED FROM THE RECORDED PLATS OF THE ABOVE DESCRIBED PROPERTY BETWEEN THE FOUND MONUMENTS AT THE SOUTHEAST AND SOUTHWEST CORNERS OF LOT 1: S75°36'29"W, 370.52 FEET (MEASURED S75°36'29"W, 370.15 FEET). FOUND PROPERTY CORNER MONUMENTS WERE ACCEPTED AS THE BEST EVIDENCE OF THE PROPERTY BOUNDARY. WHERE NO MONUMENTS WERE FOUND, MONUMENTS WERE SET FROM THOSE MONUMENTS USED FOR THE BEARING AND POSITION BASIS.
2. MINOR DIFFERENCES ON LOT 1A, TWIN LAKES TECHNOLOGICAL PARK LOT LINE ADJUSTMENT A AND LOT 2, TWIN LAKES TECHNOLOGICAL PARK BETWEEN RECORD BEARINGS, DISTANCES AND AREA AND THE BEARINGS, DISTANCES AND AREA SHOWN ON THIS PLAT ARE DUE TO DRAFTING AND CALCULATION METHODS AND ARE ACCEPTABLE FOR THE ERA IN WHICH EACH PLAT WAS PREPARED.
3. THE PURPOSE OF THIS SURVEY IS TO ELIMINATE THE LINE BETWEEN LOT 1A, TWIN LAKES TECHNOLOGICAL PARK LOT LINE ADJUSTMENT A AND LOT 2, TWIN LAKES TECHNOLOGICAL PARK.
4. THE ABOVE DESCRIBED PROPERTY IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FIRM MAP NUMBER 13C0412J DATED DECEMBER 18, 2012. THIS INFORMATION IS SUBJECT TO CHANGE.
5. LOT 1A, TWIN LAKES TECHNOLOGICAL PARK LOT LINE ADJUSTMENT A.

APPROVALS

DIRECTOR OF PLANNING _____

DIRECTOR OF PUBLIC WORKS AND UTILITIES _____

CITY MANAGER'S CERTIFICATE

IN WITNESS WHEREOF, THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS CITY MANAGER THIS _____ DAY OF _____, 2013.

CITY CLERK _____ CITY MANAGER _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF BOULDER)
I HERBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2013, AND IS RECORDED AT RECEPTION NO. _____

CLERK AND RECORDER _____ DEPUTY _____

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ORTHMAN SURVEYING, LLC
6823 TWIN LAKES ROAD
BOULDER, COLORADO, 80301
PHONE (303) 527-3464

DWG: TLTOPO DATE: 7/29/13
PROJ. TWINLAKES SHEET: 1 of 1