

## MEMORANDUM

**TO:** Planning Board

**FROM:** Jessica Stevens, Civil Engineer II

**DATE:** November 10, 2015

**SUBJECT:** **Call Up Item:** Floodplain Development Permit (LUR2015-00033)  
2930 Pearl Street

This decision may be called up before Planning Board on or before **November 24, 2015**.

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A floodplain development permit was approved by Public Works Development Review staff on November 6, 2015 for channel improvements within the Conveyance Zone of the Boulder Slough.

The project proposes the reconfiguration of the existing irrigation ditches and the Boulder Slough to allow for redevelopment of the site. The improvements will include the construction of an open channel, where an enclosed box culvert currently exists. A Site Review for the Pearl Place development was reviewed and approved by the Planning Board in December of 2014. The applicant has submitted a Conditional Letter of Map Revision to FEMA for review and approval.

The applicant has demonstrated compliance with the City's floodplain regulations. The project will not adversely impact nearby properties. A copy of the floodplain development permit and a vicinity map showing the location of the improvements is attached.

The floodplain development permit was approved by Public Works Development Review staff on November 6, 2015 and the decision may be called up before Planning Board on or before November 24, 2015. There is one Planning Board meeting within the 14 day call up period on **November 19, 2015**.

Questions about the project should be directed to the interim Floodplain and Wetlands Administrator, Jessica Stevens at 303-441-3121 or by e-mail at [stevensj@bouldercolo.gov](mailto:stevensj@bouldercolo.gov).

Attachments:

- A. Floodplain Development Permit
- B. Vicinity Map



**CITY OF BOULDER**  
**Planning and Development Services**

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1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791  
 phone 303-441-1880 • fax 303-441-4241 • web boulderplandevlop.net

## Land Use Review Floodplain Development Permit

**Date Issued:**

**Expiration Date:**

(Pursuant to Subsection 9-3-6(e), B.R.C. 1981)

**Permit Number:**

LUR2015-00033

**Contact Information**

LESLIE EWY  
 801 MAIN STREET SUITE 210  
 LOUISVILLE, CO 80027

**Project Information**

**Location:**

2930 PEARL ST

**Legal Description:**

TR 33A1B & PT TR 34A3 1.08 AC M/L 29-1N-70

**Description of Work:**

FLOODPLAIN DEVELOPMENT PERMIT - FLOOD MAP REVISION WITH ANALYSIS (IN FLOODWAY). Associated with larger scope delineated under TEC2015-00003

**Type of Floodplain Permit:**

Flood Map Revision-Floodway

**Creek Name:**

**Flood Protection Elevation:**

Not applicable

**Conditions of Approval**

- The proposed project/activity is approved on the basis that it satisfies applicable requirements of Chapter 9-3-3, "Floodplain Regulations," Boulder Revised Code 1981. Other floodplain requirements as set forth in Chapter 9-3-3 which are not specifically outlined in the conditions of approval below remain applicable to this project/activity.
- The applicant shall submit certification prepared by a Colorado Licensed Professional Engineer that all improvements have been completed in conformance with this Floodplain Development Permit.
- The applicant shall obtain a site inspection and approval from the City of Boulder Floodplain and Wetlands Coordinator upon completion of the projects.
- Improvements shall be constructed in accordance with the plans submitted as part of the floodplain development permit application.
- The applicant must submit a Letter of Map Revision to FEMA for review and approval prior to final floodplain inspection approval

**Inspections**

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2015-00033).

# 2930 Pearl Street

