

## MEMORANDUM

**TO:** Planning Board

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

**DATE:** October 8, 2015

**SUBJECT:** **Call Up Item:** Floodplain Development Permit (LUR2015-00090)  
505 27<sup>th</sup> Way

This decision may be called up before Planning Board on or before **October 22, 2015**.

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A floodplain development permit was approved by Public Works Development Review staff on October 8, 2015 for the construction of a carport structure within the Conveyance Zone of Skunk Creek.

The proposed structure will be constructed with steel posts and include a roof mounted solar photovoltaic array. The inverters and associated electrical equipment will be mounted above the base flood elevation in accordance with section 9-3-3 of the Boulder Revised Code, 1981.

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 October 8, 2015 and the decision may be called up before Planning Board on or before October 22, 2015. There is one Planning Board meeting within the 14 day call up period on **October 15, 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@bouldercolorado.gov](mailto:stevensj@bouldercolorado.gov).

Attachments:

- A. Floodplain Development Permit
- B. Vicinity Map



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

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:** October 7, 2015      **Expiration Date: October 7, 2018**  
 (Pursuant to Subsection 9-3-6(e), B.R.C. 1981)

**Permit Number:** LUR2015-00090

### Contact Information

BEN FELSON  
 2840 WILDERNESS PL STE F  
 BOULDER, CO 80301

### Project Information

**Location:** 505 27TH WY  
**Legal Description:** PT LOT 1 LYING S OF CENTERLINE SKUNK CREEK & NLY 9.34 FT M/L OF ELY 140 FT OF LOT 8 PENFOL D TELLEN & PT VAC ELM ST LESS 0.03 ACS M/L DEEDED TO CITY O F BOULDER REC#2777490  
**Description of Work:** FLOODPLAIN DEVELOPMENT PERMIT: Installation of a 100 kw photovoltaic detached carport over existing parking lot.  
**Type of Floodplain Permit:** Floodplain Review W/O Analysis  
**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.
- Prior to final inspections being scheduled, the applicant shall submit an Elevation Certificate, prepared by a Colorado registered land surveyor, certifying that the structure has been constructed at or above the flood protection elevation. This certification shall be provided on a standard Federal Emergency Management Agency (FEMA) Elevation Certificate. (FEMA Form 81-31) No Certificate of Occupancy will be issued for any structure where this provision has not been satisfied.
- Improvements shall be constructed in accordance with the plans submitted as part of the floodplain development permit application.
- As required by section 9-3-3(a)(16) of the Boulder Revised Code, 1981 the improvements must be constructed with all electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities designed and located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- The applicant shall confirm in writing that all improvements have been completed in conformance with this Floodplain Development Permit.

**Inspections**

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2015-00090).

- Final Elevation Certificate
- Final Floodplain Inspection

# 505 27th Way



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SUBJECT TO REVISION

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For information call (303) 441-3266 or visit us on the web at <http://www.bouldercolorado.gov/pwplan>

## Legend

- Flood Conveyance Zone
- City 100 Year Flood Plain

