

MEMORANDUM

TO: Planning Board
FROM: Sloane Walbert, Case Manager
DATE: September 21, 2015
SUBJECT: Informational Item:

TECHNICAL DOCUMENT REVIEW: Final Plat for the elimination of the lot line between Lot 6A and Lot 7A of West Rose Hill Replat A to create one lot addressed 927 7th Street. The project site is split-zoned Residential - Low 1 (RL-1) and Residential - Estate (RE). Case no. TEC2015-00028.

Attached is the disposition of staff approval ([Attachment A](#)) for a Technical Document Review to allow the elimination of the lot line between the property addressed as 927 7th Street (Lot 7A) and undeveloped lot to the north currently addressed 945 7th Street (Lot 6A). This replat, West Rose Hill Addition Replat A Lot Line Elimination, will dissolve and eliminate the current lot line from the City records and replace the two lots with one 15,875 square foot lot, Lot 6B, as shown in [Attachment B](#). The applicant would like to remove the lot line in order to redevelop the property with a new single-family dwelling (refer to [Attachment C](#) for written statement).

The West Rose Hill Addition was subdivided in 1899. The city vacated dedicated alley right-of-way adjacent to the property in 1948 (Ordinance no. 1495) and vested title to abutting property owners. In 1964, the owner of the subject property acquired the easterly 30 feet of Lot 16 and easterly 30 feet and southerly 10 feet of Lot 17. The property also included Lots 6 & 7 and a portion of the vacated alley. A minor subdivision was approved in 2008 to create two lots under West Rose Hill Addition Replat A, Lot 6A at 7,040 square feet and Lot 7A at 8,835 square feet. The applicant obtained approval to demolish the existing home and accessory structure earlier this year. A building permit has not yet been submitted for the new home; however; it will be required to meet the city's compatible development standards.

The majority of the property is zoned Residential - Low 1 (RL-1). A small portion at rear of the property, to the west, is zoned Residential - Estate (RE). Both zone districts are described as "single-family detached residential dwelling units at low to very low residential densities." The minimum lot area in RL-1 and RE zoning is 7,000 square feet and 15,000 square feet, respectively. The proposed lot will meet the minimum requirements.



Vicinity Map

Pursuant to [section 9-12-4](#), B.R.C. 1981, lot lines forming the boundary between two or more conforming platted lots located within the same subdivision or lot lines between lots or parcels that have merged to form one building lot may be eliminated through a replatting process. The subject approval meets all of the requirements of [section 9-12-4](#), B.R.C. 1981 for a Lot Line Elimination.

Pursuant to [subsection 9-12-4\(e\)](#), 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

Attachment C: Written Statement

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 www.bouldercolorado.gov

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 section 9-12-3, B.R.C. 1981, as applied to the proposed development.

DECISION:	Approved
PROJECT NAME:	WEST ROSE HILL REPLAT A LOT LINE ELIMINATION
DESCRIPTION:	LOT LINE ELIMINATION to remove lot line between the property addressed 927 7th Street (Lot 7A) and the undeveloped lot to the north currently addressed 945 7th Street (Lot 6A). Resulting lot to be 15,875 square feet.
LOCATION:	927 7TH ST and 945 7TH ST
COOR:	N01W07
LEGAL DESCRIPTION:	Lots 6A and 7A, West Rose Hill Addition Replat A, County of Boulder, Colorado
APPLICANT:	JAMES TREWITT
OWNER:	BOULDER 7TH LLC
APPLICATION:	TEC2015-00028, Lot Line Elimination
ZONING:	Residential - Low 1 (RL-1), Residential - Estate (RE)
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: 9-2-15
Date

By: [Signature]
David Driskell, Executive Director of Community Planning and Sustainability

CONDITIONS OF APPROVAL
None.

Original Parcel Description
 LOTS 6A AND 7A,
 WEST ROSE HILL ADDITION REPLAT A,
 CITY OF BOULDER,
 COUNTY OF BOULDER,
 STATE OF COLORADO.

Resulting Legal Description
 LOT 6B,
 WEST ROSE HILL ADDITION REPLAT A LOT LINE ELIMINATION,
 CITY OF BOULDER,
 COUNTY OF BOULDER,
 STATE OF COLORADO.

WEST ROSE HILL ADDITION REPLAT A LOT LINE ELIMINATION

FOR THE ELIMINATION OF LOT LINES BETWEEN LOTS 6A AND 7A, WEST ROSE HILL
 ADDITION REPLAT A, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36,
 TOWNSHIP 1 NORTH, RANGE 71 WEST OF THE 6TH P.M.,
 CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
 SHEET 1 OF 1

Notes

- EMPIRE TITLE NORTH, LLC COMMITMENT NUMBER 00107025, DATED AUGUST 19, 2015 AT 8:00 A.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: A BEARING OF S85°30'22"E ACROSS LOT 6A CALCULATED FROM RECORD INFORMATION FROM THE PLAT OF WEST ROSE HILL ADDITION REPLAT A, AS RECORDED IN BOULDER COUNTY AT REC#292010B DATED 4/1/2008, BETWEEN A FOUND #5 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "SCOTT COX & ASSOC. PLS24302 AT THE WESTERLY LINE OF LOT 6A AND A FOUND #5 REBAR WITH ORANGE PLASTIC CAP (STAMPING ILLEGIBLE) AT THE SOUTHEAST CORNER OF LOT 6A AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508.
- THE AREA OF EXISTING LOT 6A IS 7,040 SQ. FT. OR 0.16 ACRES AND THE AREA OF EXISTING LOT 7A IS 8,835 SQ. FT. OR 0.13 ACRES. THE TOTAL AREA OF THE NEWLY FORMED LOT 6B IS 15,875 SQ. FT. OR 0.36 ACRES, MORE OR LESS.
- THE PURPOSE OF THIS SURVEY IS TO ELIMINATE THE LINE BETWEEN LOTS 6A & 7A CREATING ONE LOT.

**STATEMENT OF OWNERSHIP (927 AND 945 7TH STREET)
 LOT 6A AND LOT 7A**

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER AND PROPRIETOR OF LOTS 6A AND 7A, WEST ROSE HILL ADDITION REPLAT A, COMMONLY KNOWN AS 927 AND 945 7TH STREET.

BOULDER 7TH LLC,
 A DELAWARE LIMITED LIABILITY COMPANY

BY: Wendy Dinkins
 WENDY DINKINS, SOLE MEMBER

ACKNOWLEDGMENT

STATE OF COLORADO }
 COUNTY OF BOULDER } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF August, 2015, BY WENDY DINKINS, AS SOLE MEMBER OF BOULDER 7TH LLC.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: JUNE 20, 2016
Jennifer L. Case
 NOTARY PUBLIC

JENNIFER L. CASE
 Notary Public
 State of Colorado



Vicinity Map
 NOT TO SCALE

APPROVAL

[Signature]
 DIRECTOR OF PLANNING
[Signature]
 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 _____, 20__.

ATTEST:

CITY CLERK _____ CITY MANAGER _____

SURVEYOR'S STATEMENT

I, JOHN B. GUYTON, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THE SURVEY OF A LOT LINE ELIMINATION FOR LOT 6A AND LOT 7A, WEST ROSE HILL ADDITION REPLAT A WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

John B. Guyton DATE 8/26/15
 JOHN B. GUYTON
 COLORADO P.L.S. #16406
 CHAIRMAN & CEO,
 FLATIRONS, INC.

CLERK AND RECORDER'S CERTIFICATE

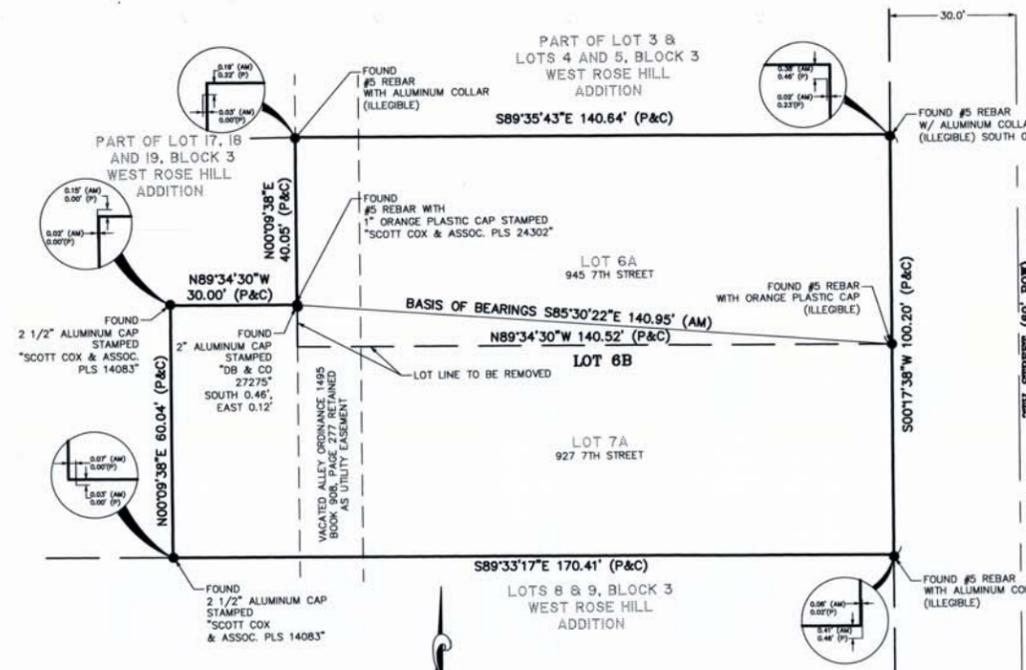
STATE OF COLORADO }
 COUNTY OF BOULDER } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, ____ M., THIS ____ DAY OF _____, 20__.

AND IS RECORDED AT RECEPTION # _____

FEES PAID: \$ _____

CLERK AND RECORDER _____ DEPUTY _____

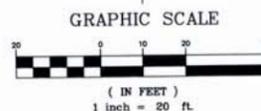


Legend

- FOUND MONUMENT AS DESCRIBED
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED BASED ON FOUND MONUMENTS AND RECORD INFORMATION
- (P) AS PER THE RECORDED PLAT

LOT AREA CALCULATIONS

LOT 6A ORIGINAL	7,040 SQ. FT.
LOT 7A ORIGINAL	8,835 SQ. FT.
FINAL	15,875 SQ. FT.



DATE	
REVISION	
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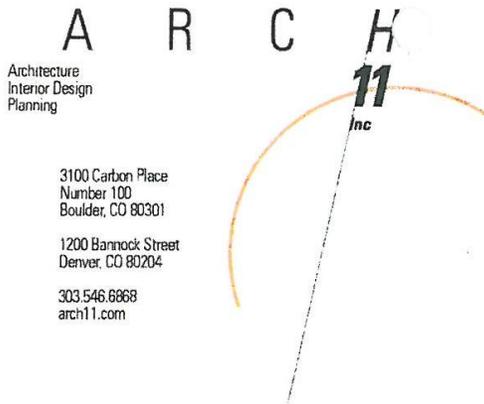
LOT LINE ELIMINATION PLAT

FLATIRONS, Inc.
 Surveying, Engineering & Geomatics
 www.FlatironsInc.com
 3660 DOWNING ST
 BOULDER, CO 80301
 DENVER, CO 80205
 UNIT E
 PH: (303) 443-7001
 PH: (303) 776-1733
 PH: (303) 443-9830
 PH: (303) 776-4355
 PH: (303) 443-9830
 FAX: (303) 776-4355
 FAX: (303) 443-9830

JOB NUMBER:
 15-65,682
 DATE:
 08-26-2015
 DRAWN BY:
 B. SWFT
 CHECKED BY:
 JZG, SB

SHEET 1 OF 1

ATTACHMENT C



TO: City of Boulder
RE: Technical Document Review
Lot Line Elimination
927 and 945 7th Street / Boulder, CO
Date: 05.29.15

PROJECT DESCRIPTION:

On behalf of Boulder 7th LLC, I am submitting the attached application and supporting materials for a Lot Line Elimination for the properties at 927 and 945 7th Street / Boulder, CO.

EXISTING CONDITIONS AND PROPOSED ALTERATIONS:

The properties addressed as 927 and 945 7th Street / Boulder, CO are held in common ownership by Boulder 7th LLC. We are requesting the elimination of two lines so that the properties can be combined for the purpose of redeveloping the site(s) for a single family dwelling. The two lot lines to be eliminated are common to both properties and fully described in the attached Lot Line Elimination Plat. Please also find all required documentation included the checklist which demonstrates that all criteria have been met.

Thank you for your attention and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James Trewitt', is written over a faint blue line.

James Trewitt

Principal, Arch11, Inc