

MEMORANDUM

TO: Planning Board

FROM: Jessica Stevens, Floodplain and Wetland Administrator

DATE: August 26, 2016

SUBJECT: **Call Up Item:** Floodplain Development Permit (LUR2016-00049)
5765 Arapahoe Avenue

This decision may be called up before Planning Board on or before **September 9, 2016**.

A floodplain development permit was approved by Public Works Development Review staff on August 26, 2016 for overlot grading at 5765 Arapahoe Avenue.

The permit proposes to complete overlot grading that was originally permitted in 2008. The previous permit approved the import of 30,000 cubic yards of fill and site grading, including the construction of flood mitigation channels. The permitted fill was stockpiled onsite. Final grading was not completed prior to the expiration of the permit. Completion of the site grading will improve the existing flooding conditions for the site and surrounding properties. No additional fill will be placed on site. The applicant has demonstrated compliance with the City's floodplain regulations. The grading 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 August 26 and the decision may be called up before Planning Board on or before September 9, 2016. There is one Planning Board meeting within the 14 day call up period on **September 1, 2016**.

Questions about the project should be directed to the Floodplain and Wetlands Administrator, Jessica Stevens at 303-441-3121 or by e-mail at 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: August 22, 2016 **Expiration Date: August 23, 2019**
 (Pursuant to Subsection 9-3-6(e), B.R.C. 1981)

Permit Number: LUR2016-00049

Contact Information

JEFFREY WINGERT
 1375 WALNUT SUITE 10
 BOULDER, CO 80302
 303-442-8687

Project Information

Location: 5675 ARAPAHOE RD
Legal Description: TR 926 LESS PT TO HWY & LESS A 27-1N-70 9.80 AC PER 2110447 - 2110448 1/16/01 BCR
Description of Work: Floodplain review w/o analysis for Watersedge. See LUR2007-00091 for reference.
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.
- 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.
- Certification by a Colorado Registered Professional Engineer that the development has been completed in compliance with the approved permit application and that all conditions have been fulfilled must be submitted to the City of Boulder prior to scheduling final inspections.
- Once the proposed work is completed, the applicant shall submit final as-built drawings to Planning and Development Services and shall apply to FEMA for a Letter of Map Revision (LOMR) to modify the regulatory floodplain.
- The applicant/owner shall not import additional fill material to the site.
- Prior to commencement of construction activities the applicant must obtain a Demolition Permit for removal of the existing structure, Grading and Erosion Control Permits and a State of Colorado Construction Stormwater Permit.

Inspections

To schedule an inspection, call 303-441-3280 and refer to your permit number (LUR2016-00049).

5675 Arapahoe Avenue



Legend

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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>

