



CITY OF BOULDER
Planning and Development Services Center
1739 Broadway, third floor ♦ P.O. Box 791 ♦ Boulder, Colorado 80306
Phone: 303-441-1880 ♦ Fax: 303-441-3241 ♦ Web: boulderplandevlop.net

ADMINISTRATIVE REVIEW APPLICATION FORM

APPLICATION DEADLINE IS 10 A.M. ON MONDAYS.

The types of reviews for which this form is used and a fee schedule are listed on page 2. Application requirements and required separate attachments for each review type begin on page 3. **Inaccurate or incomplete information will result in rejection of the application.**

GENERAL DATA

(To be completed by the applicant.)

PROPERTY

- Street Address (or general location if not addressed): 3151 Pearl Street, Boulder, CO. 80301
- Legal Description: Lot 1, 2, 3 Block _____ Subdivision Boulder Transit Village Subdivision (or attach description)
- Lot Area (in square feet or acres): 143,002 SF 3.28 acres Existing Zoning: MU-4
- Existing Use of Property: VACANT

TYPE OF REVIEW (From page 2) SIMPLE

PROPOSAL

- Description of proposal (Include proposed use and summarize number and size of units/buildings/lots, as applicable):
This proposal is for the "Technical Documents – Minor Modification" for Depot Square at 3151 Pearl Street, Boulder, CO. 80301.

- Name of Development: Depot Square
- Name of Applicant: Pedersen Development Company E-mail: scott@pedersendevelopment.com
- Address: P.O. Box 328 Phone: 720.352.4794
- City: Boulder State: CO Zip Code: 80306 FAX: _____
- Contact Person (if not applicant): NA E-mail: _____
- Address: _____ Phone: _____
- City: _____ State: _____ Zip Code: _____ FAX: _____

STAFF USE ONLY

Application received by: _____ Date/Time: _____ Review # _____

Case Manager: _____ Track #: _____ Project Name _____

REVIEW TYPES, REQUIREMENT AND FEES

To indicated the type of review requested, **check the appropriate box and any applicable subcategories**. If more than one review type is requested, **pay the fee for each**. Payment can be made with Visa, MasterCard (maximum transaction amount of \$2,500), or **by check payable to the City of Boulder**.

√	Type of Review	Code Reference	Application Requirements (See key on page 4.)	Fee
	Accessory Dwelling Unit <input type="checkbox"/> Transfer Fee	9-6-3(a)	6,18	\$420 \$168
	Administrative Parking Deferral	9-9-6(e)	1,2,3,10	\$337
	Administrative Parking Reduction	9-9-6(f)	1,2,3	\$605
	Administrative Setback Variance	9-2-3(c)	2,3,4,7	\$252
	Administrative Solar Exception	9-9-17(f)	3,4,11,18	\$252
	All Other Conditional Uses not specifically listed		1,2,3,4,5	\$1,090
	Antenna for Wireless Telecommunications Services	9-6-9(a)	1,2,14	\$2,440
	Change of Address	9-9-20(c)	1,26	\$274
	Change of Street Name	9-9-20(d)	1,26	\$1,580
	Co-operative Housing Units (MU, RH, RM, RL, RE, & RR zoning districts)	9-6-3(b)	1,2,3,5,10,15,18	\$590
	Day Care Center - less than 50	9-6-6(a)	1,2,3,4	\$1,090
	Day Shelter	9-6-6(b)	1,2,3,4,5	\$1,090
	Detached Dwelling Unit with Two Kitchens	9-6-3(c)	1,2	\$1,090
	Extension of Development Approval/Staff level	9-2-12(b)(1)	23	\$136
	Gasoline Service Station	9-6-9(d)	1,2,3,4,5	\$1,090
	Group Home Facility	9-6-3(d)	1,2,3,4	\$505
	Landscape Standards Modification	9-3-3-2	1,2,3,5	\$274
	Limited Accessory Unit & Transfer Fee	9-6-3(a)	6	\$420 \$168
	Minor Modification of an Approved Discretionary Review Plan <input checked="" type="checkbox"/> Simple (Requires prior authorization) <input checked="" type="checkbox"/> Standard	9-2-14(k)	2,4,8,9	\$168 \$757
	Non-Conforming Uses <input type="checkbox"/> Extension of one-year expiration <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Use with nonstandard parking	9-10-2(a) 9-10-3(c)(2) 9-10-3(c)(3)	1,2,20 1,2,21 1,2,3,22	\$274 \$274 \$274
	Overnight Shelter	9-6-6(b)	1,2,3,4,5	\$1,090
	Owners Accessory Dwelling Unit <input type="checkbox"/> Transfer Fee	9-6-3(a)	6	\$420 \$168
	Parking Stall Requirements Modification	9-9-6(d)(2)	1,2,3,5	\$274
	Public Utility Easement Vacation	8-6-10	1,2,3,5,16,17,27	\$505
	Rescission of Development Approval	9-2-12(e)	5,24	\$547
	Residential and Congregate Care Facilities	9-6-3(f)	1,2,3,4	\$1,090
	Restaurants & Taverns of 1,500 sq ft or less, closing before 11 p.m.	9-6-5	1,2,3,4,5	\$1,090
	Restaurants in the Industrial Districts	9-6-5(b)(3)	1,2,3,4,5	\$1,090
	Sales or Rental of Motor Vehicles on lots located 500 feet or less from a residential use module	9-6-9(i)	1,2,3,4,5	\$1,090
	Selling from a Movable Structure, Vacant Lot or Parking Lot (including Christmas tree sales) or Temporary Outdoor Entertainment <input type="checkbox"/> Application Renewal	9-6-5(c)	1,2,3	\$252 \$84
	Site Access	9-9-5	1,2,3,5,19	\$274
	Small Recycling Collection Facilities	9-6-9(h)(2)	1,2,3,4,5	\$1,090
	Solar Access Permit	9-9-17(h)	27	\$550
	Two Detached Dwellings on a Single Lot	9-7-9	1,2,3,4,5,12	\$589
	Zoning Verification*		25	\$136

*Included in a standard **Zoning Verification Letter** is the following information:

- Current zoning of the parcel in question.
- Any prior discretionary reviews.
- Any unresolved zoning, land use and/or building code violations or complaints on record.

Information for a given parcel beyond these three points is available as a separate informational request with an additional hourly fee.

DATA REQUIRED

The following data is required for the review types listed. While a written statement may also include this information, please enter the data here to expedite the review. Please complete only the section applicable to your request.

Minor Modification:

Description of request: This request constitutes minor modifications to various site and building elements such as planter and bus ramp walls, generator enclosure walls, building screening, etc. See attached document , "Written Statement," for a detailed list of proposed changes.

Total gross building floor area in square feet (if applicable):

Existing square feet: NA

Proposed square feet: NA

Case number of previous PUD or Site Review: TEC2012-00006

List any related Site Review, PUD or Use Review Cases:

~~Administrative Setback Variance:~~

Type of setback (✓ requested type):

- Front Yard Rear Yard
 Side Yard - adjacent to a street
 Side Yard Total Side Yard – Interior

Which direction (✓ correct direction):

- North South Northeast Northwest
 East West Southeast Southwest

Principal or Accessory Building (circle one)

Current Setback (in feet): _____

Proposed Setback (in feet): _____

Required Setback (in feet): _____

~~Second setback variance information (if applicable):~~

Type of setback (✓ requested type):

- Front Yard Rear Yard
 Side Yard - adjacent to a street
 Side Yard Total Side Yard - Interior

Which direction (✓ correct direction):

- North South Northeast Northwest
 East West Southeast Southwest

Principal or Accessory Building (circle one)

Current Setback (in feet): _____

Proposed Setback (in feet): _____

Required Setback (in feet): _____

~~Administrative Parking Reduction:~~

Existing Spaces: _____

Total Spaces Proposed: _____

Required Spaces: _____

Percent (%) Reduction Proposed: _____

~~Administrative Parking Deferral:~~

Existing Spaces: _____

Total Spaces Proposed: _____

Proposed Percent (%) Deferred: _____

Required Spaces: _____

Deferred Spaces Proposed: _____

PERSONS IN INTEREST

Names of all persons and companies who hold an interest in the described real property, whether a owner, lessee, optionee, mortgagee, etc. Application will not be accepted without the required signatures or a letter of authorization. Attach additional sheets as necessary.

Owner Lessee Mortgage Other _____

◆ Name (s): Scott Pedersen E-mail: scott@pedersendevelopment.com

◆ Interest: Owner/Developer

◆ Address: P.O. Box 328 Telephone: 720.352.4794

◆ City: Boulder State: CO Zip Code: 80306 FAX: _____

◆ Signature: 

Owner Lessee Mortgage Other _____

◆ Name (s): _____ E-mail: _____

◆ Interest: _____

◆ Address: _____ Telephone: _____

◆ City: _____ State: _____ Zip Code: _____ FAX: _____

◆ Signature: _____

Owner Lessee Mortgage Other _____

◆ Name (s): _____ E-mail: _____

◆ Interest: _____

◆ Address: _____ Telephone: _____

◆ City: _____ State: _____ Zip Code: _____ FAX: _____

◆ Signature: _____

OWNER/APPLICANT CERTIFICATION

(This certification may be completed by an applicant, owner or other representative.)

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that in filing the application I am acting with the knowledge and consent of those persons listed above without whose consent the requested action cannot lawfully be accomplished. I understand that there may be additional fees required to complete the land use review process.

• Name: Scott Pedersen Title: Manager, 3001 Pearl, LLC

• Address: PO Box 328 Telephone: 720-352-4794

• City: Boulder State: CO Zip Code: 80306

• Signature: 