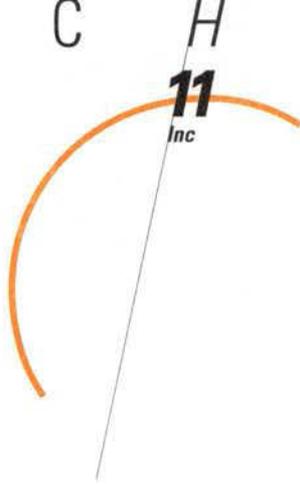


3100 Carbon Place
Number 100
Boulder, CO 80301

1200 Bannock Street
Denver, CO 80204

303.546.6868
arch11.com



TO: City of Boulder
RE: Minor Modification to Existing LUR
2250 Pearl St / Boulder, CO 80302
Date: 12.24.14

PROJECT DESCRIPTION:

On behalf of Pashasna LLC (owner of property) and Black Shack Office (re-development architect), Arch11 is submitting the attached application and supporting materials for a Minor Modification to an existing Administrative Site Review (LUR2014-00022) for the property at 2250 Pearl Street, Boulder, Colorado.

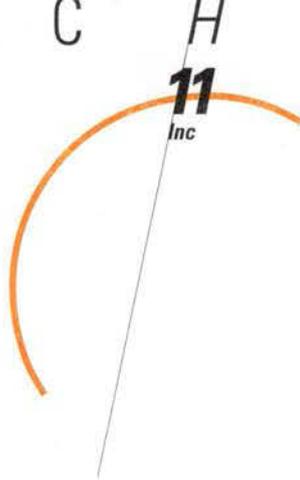
The scope of work for this project is alteration of exterior elevation to include:

1. Relocate restaurant tenant entry, replace aluminum overhead door with storefront, alter location of windows and reconfigure floor plan of proposed restaurant space (no change to seating numbers).
2. Reconfigure restaurant tenant restrooms and walk-in cooler (this results in increase of restaurant area of 68 SF.)
3. Remove skylight in residence, add mechanical room to residence (this results in increase of residential space of 50SF), and relocate long term bike parking.

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SITE REVIEW CRITERIA:

The proposed minor modification application meets all applicable review requirements. Specifically, those described in Section 9-2-14(k) of the Boulder Land Use Regulations. (see below)

1. The proposed minor modifications if approved will not vary the minimum setbacks permitted by the underlying zoning district.
2. The proposed minor modifications if approved will expand the cumulative floor area by less than 200 square feet and less than ten percent of the existing approved floor area.
3. The proposed minor modifications if approved will move or expand the exterior envelope by less than ten feet and less than ten percent of the building length as measured along the buildings axis in the direction of proposed modifications.
4. The proposed minor modifications if approved will move or expand the approved exterior envelope by less than ten feet in any direction.
5. The proposed minor modifications if approved will not change any dwelling unit types.
6. The proposed minor modifications if approved will not alter the height of any existing building.
7. The proposed minor modifications if approved will not increase an existing openspace or parking reduction.
8. The proposed minor modifications if approved will not vary the basic intent of the approved LUR.

Thank you for your attention and consideration.
Sincerely,

A handwritten signature in blue ink, appearing to read 'James Trewitt', is written above the printed name.

James Trewitt
Principal, Arch11, Inc