

We are writing to notify you that the City of Boulder Planning and Development Services Center has received the following development review application:

LOCATION: 1820 FOLSOM

PROJECT NAME: 1820 FOLSOM OFFICE

DESCRIPTION: MINOR SITE REVIEW AMENDMENT for a second floor addition of 2,964 square feet that will connect two existing buildings and create additional office/conference space.

REVIEW TYPE: Minor Site Review Amendment

REVIEW NUMBER: LUR2010-00063

APPLICANT: Jeff Dawson

ZONING: BR-1 (Regional Business-1)

What is allowed on this property?

The project site is zoned BR-1, Business Regional "1". Areas zoned BR-1 are business centers within the Boulder Valley containing a wide range of retail and commercial operations, including the largest regional-scale businesses, which serve outlying residential development; and where the goals of the Boulder Urban Renewal Plan are implemented. For more information regarding the BR-1 zone district, refer to the city's land use regulations at www.bouldercolorado.gov (go to Quick links ↗ Codes & Regulations ↗ Boulder Revised Code ↗ Title 9) or contact Planning and Development Services Staff at 303-441-4130.

Why is this review required?

The current proposal is a revision to an original Site Review approval. Per Section 9-2-14(I), B.R.C. 1981, a project that includes additions to existing buildings which exceed the limits of a minor modification to a site review approval, may be reviewed as a minor amendment. Because the proposed floor area exceeds 10 percent of the existing floor area (the limit of a minor modification) the review criteria for the minor amendment will be applied, and focused specifically on the site criteria applicable to Landscaping, Building Design and Open Space, per Section 9-2-14(I), B.R.C.1981.

What are the criteria for review?

The Planning Department will review the application for compliance with the Site Review criteria of subsection 9-2-14(h)(2)(A),(C), and (F), B.R.C. 1981. This section of the City's land use regulations establishes criteria for approval and amendment of Site Review applications. For more information regarding this zone district, refer to the city's land use regulations at www.bouldercolorado.gov (click on Quick links ↗ Codes & Regulations ↗ Boulder Revised Code ↗ Title 9) or contact Planning and Development Services Staff at 303-441-4130.

When will a decision be made?

The Planning Department will review the application based on the criteria noted above. The timing of the development review process depends on several factors, including the complexity of the project and the number of times the proposal is revised. Staff welcomes inquiries and comments from the public throughout the review process. Comments received from you before November 17, 2010 will be considered in the city's initial response to the applicant. A decision on this application (an approval, denial, or approval with conditions) will be made by the Planning Department. Any decision by the Planning Department is subject to call-up by the Planning Board within 14 days after a decision.

How can I find out more?

For more information or to comment on the application, contact the project's staff case manager Elaine McLaughlin:

By Phone: 303-441-4130

By Mail: P.O. Box 791, Boulder, CO 80306

By FAX: 303-441-3241

By e-mail: mclaughline@bouldercolorado.gov

The project file can also be reviewed at the Planning and Development Services Center, 1739 Broadway, 3rd floor during regular office hours.