



CITY OF BOULDER Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • web boulderplandevlop.net

October 9, 2013

Greetings:

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

LOCATION: 2360 Grove Street
PROJECT NAME: 2360 Grove Townhomes
DESCRIPTION: SITE REVIEW request to develop the project site with three, three bedroom townhomes.
REVIEW TYPE: Site Review
REVIEW NUMBER: LUR2013-00051
APPLICANT: Gary Calderon
ZONING: Residential High-2 (RH-2)

What is allowed on this property?

The project site is zoned RH-2. This zoning district is defined as:

*"High density residential areas primarily used for a variety of types of attached residential units, including, without limitation, apartment buildings, and where complementary uses may be allowed"
(section 9-5-2(c)(1)(F), B.R.C. 1981).*

For more information about RH-5 zoning, 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 303-441-1880.

Why is this review required?

Since there is no minimum threshold that triggers the requirement for Site Review in the RH-2 zone district, a Site Review application may be requested for any development proposal in the RH-2 zone district pursuant to [section 9-2-14\(b\), Table 2-2, "Site Review Threshold Table," B.R.C. 1981](#).

What are the criteria for review?

The applicant's Site Review plans will be reviewed for consistency with the guidelines found in section 9-2-14(h)(2), B.R.C. 1981 and the policies within the Boulder Valley Comprehensive Plan (BVCP). You can review these criteria in the city's land use regulations at www.bouldercolorado.gov (go to City A to Z → Boulder Revised Code → Chapter 9-2-14 Site Review) or the BVCP can be found at the weblink provided: www.bouldervalleycompplan.net.

Typically, a Site Review application is a staff level decision that is subject to a 14-day Planning Board call-up period.

When will a decision be made?

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. Public comments will be considered in the city's initial response to the applicant if received before October 25, 2013. 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?

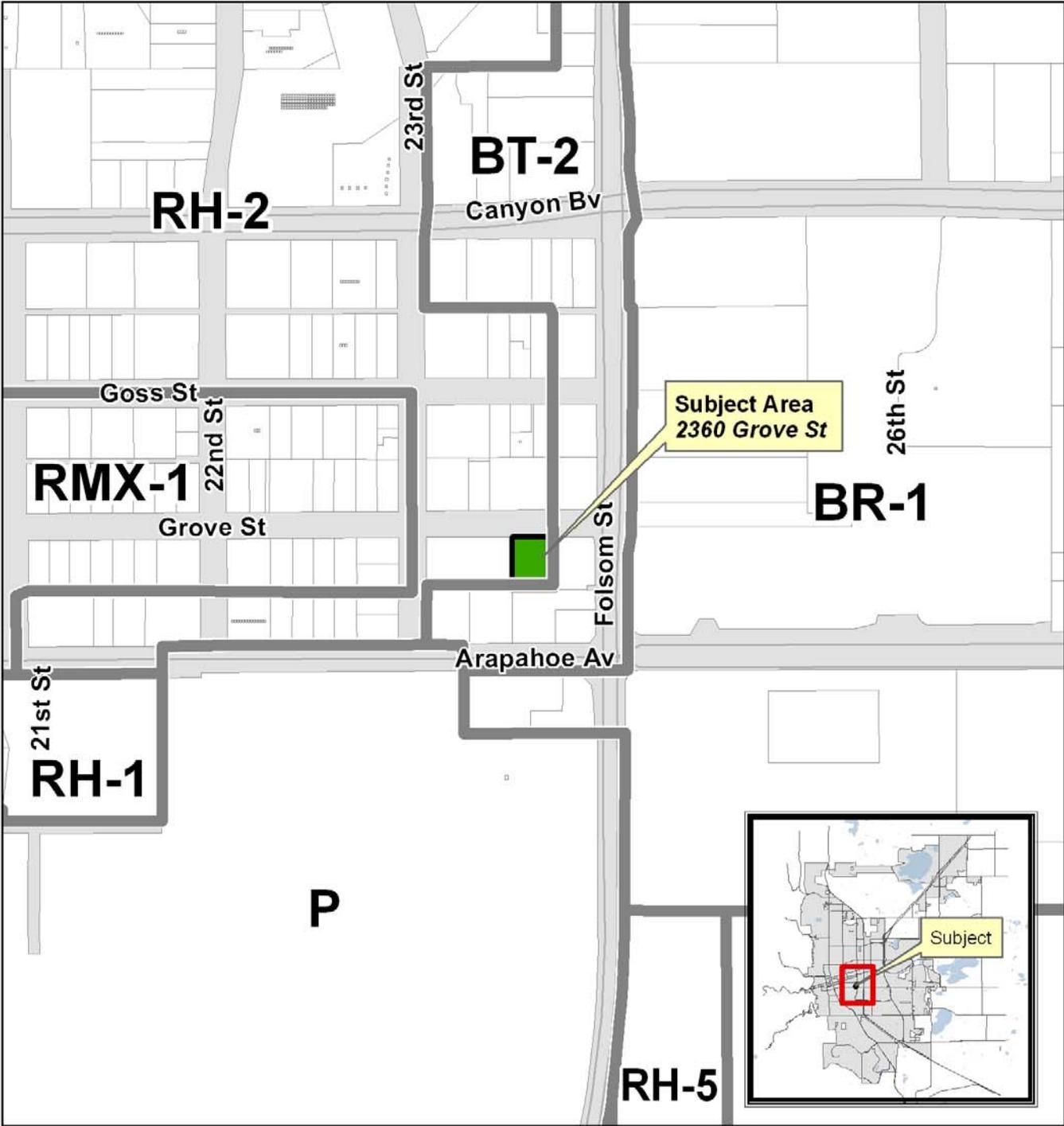
For more information or to comment on the application, contact the project's staff case manager Jessica Vaughn:

By Phone: 303-441-4161
By FAX: 303-441-3241

By Mail: P.O. Box 791, Boulder, CO 80306
By e-mail: vaughnj@bouldercolorado.gov

Or review the project file at the Planning and Development Services Center, 1739 Broadway, 3rd floor during regular office hours.

City of Boulder Vicinity Map



Location: 2360 Grove St
Project Name: 2630 Grove Townhomes
Review Type: Site Review
Review Number: LUR2013-00051
Zoning: Residential - High 2 (RH-2)
Applicant: Gary Calderon



1 inch = 300 feet



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