



**CITY OF BOULDER**  
**Community Planning and Sustainability**

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**October 8, 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: 3050 15<sup>th</sup> Street  
PROJECT NAME: Knapp Subdivision  
DESCRIPTION: PRELIMINARY AND FINAL PLAT: Request to subdivide an approximately 21,781 sq. ft. lot into two lots, Lot 1 (11,241 sq. ft. with existing single-family residence) and Lot 2 (10,540 sq. ft.).  
REVIEW TYPES: Subdivision Preliminary and Final Plat Review  
REVIEW NUMBERS: LUR2013-00052 and TEC2013-00057  
ZONING: Residential- Low 1 (RL-1)  
APPLICANT: Charles Knapp

**What is allowed on this property?**

The project site is zoned RL-1. The RL-1 zone district is defined as “*Single-family detached residential dwelling units at low to very low residential densities*” (section 9-5-2(c)(1)(A), B.R.C. 1981. For more information about this zoning, refer to the city's land use regulations at: [www.bouldercolorado.gov](http://www.bouldercolorado.gov) (go to City A to Z → Boulder Revised Code, 1981) or contact P&DS staff at (303) 441-1880.

**Why is this review required?**

City of Boulder subdivision regulations require a preliminary and final plat be submitted for review and approval prior to subdivision of an existing lot or parcel. The subdivision is required to be reviewed under the Subdivision Regulations (Chapter 9-12 of the Land Use Code). A full subdivision is required due to the fact that the applicant is requesting a variation to [section 9-12-12](#), "Standards for Lots and Public Improvements," B.R.C. 1981 in order to allow for a flag lot subdivision wherein the new lot would have less than the required 30' frontage.

**What are the criteria for review?**

The proposed subdivision plat will be reviewed for compliance with the subdivision requirements of Chapter 9-12, B.R.C. 1981. You can review these criteria in the City's land use regulations at the link noted above.

**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. A decision on this application will not be made before the date below. Public comments will be considered in the city's initial response to the applicant if received before **October 23, 2013**.

A decision on this application (approval, denial, or approval with conditions) will be made by the Planning Department. Within two weeks on the date of decision on the final plat, it may be called up by the Planning Board or appealed by a citizen. If this occurs, the project will be scheduled for a Planning Board hearing within 60 days. Please note that a citizen appeal must be filed in writing in the Planning Department prior to the end of the two week call up period. *If you wish to receive notice of the decision or of any Planning Board hearings, contact the Planning Department's case manager (see below).*

**How can I find out more?**

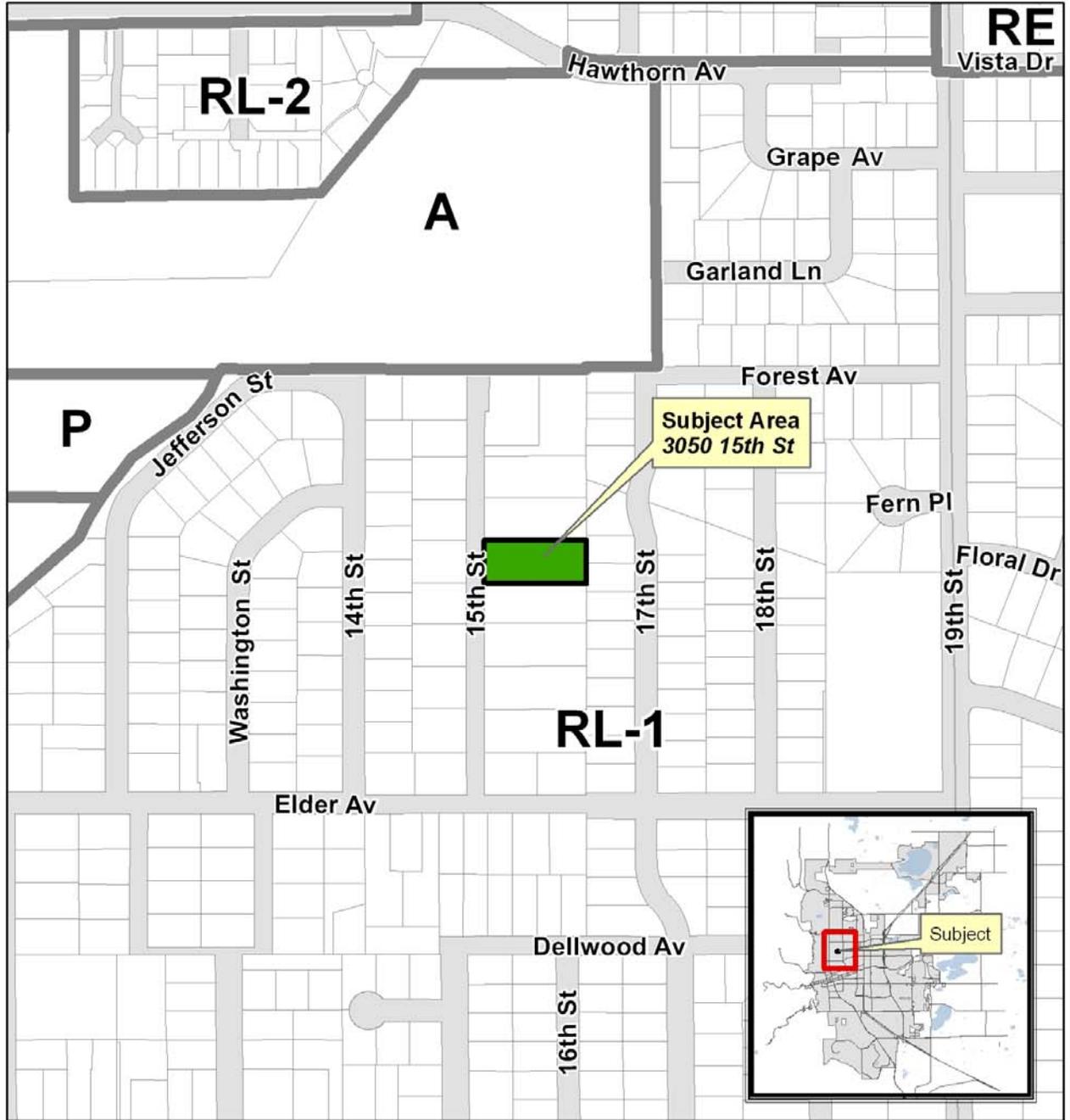
For more information or to comment on the application, contact the project's staff case manager Chandler Van Schaack.

By phone: 303-441-3137  
By FAX: 303-441-3241

By mail: P.O. Box 791, Boulder, CO 80306  
By e-mail: [vanschaackc@bouldercolorado.gov](mailto:vanschaackc@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



Subject Area  
3050 15th St



Location: 3050 15th St  
Project Name: Knapp Subdivision  
Review Type: Preliminary & Final Plat Review  
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Zoning: Residential - Low 1 (RL-1)  
Applicant: Charles Knapp



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