



## CITY OF BOULDER Planning and Development Services

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1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791  
phone 303-441-1880 • fax 303-441-3241 • web [www.bouldercolorado.gov](http://www.bouldercolorado.gov)

October 9, 2014

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: 921 PEARL ST  
PROJECT NAME: WORLD OF BEER USE REVIEW  
DESCRIPTION: USE REVIEW: Request for a tavern at 921 Pearl Street. The Use Review is required for the approximately 4,000 square foot ground floor tavern space, hours of operation past 11:00 p.m. and associated 690 square foot outdoor seating area on Pearl Street.  
REVIEW TYPE: Use Review  
REVIEW NUMBER: LUR2014-00081  
APPLICANT: JASON RAPPAPORT  
ZONING: DT-2 (Downtown – 2)

### What is allowed on this property?

The project site is zoned Downtown – 2 (DT-2), which is defined in the land use code as, “a transition area between the downtown and surrounding residential areas where a wide range of retail, office, residential and public uses are permitted.” For more information about this zoning, refer to the city's land use regulations at [www.bouldercolorado.gov](http://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?

Restaurants and taverns within the DT-2 zone district that are over 1,500 square feet in floor area, close after 11 p.m. or have an outdoor seating of 300 square feet or more within 500 feet of a residential zoning district require Use Review approval (section 9-6-1(d), B.R.C. 1981). The requested tavern exceeds all three thresholds for Use Review.

### What are the criteria for review?

The Planning Department will review the application for compliance with the Use Review criteria of Section 9-2-15, B.R.C. 1981. For more information regarding this zone district, refer to the city's land use regulations at [www.bouldercolorado.gov](http://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.

Note that restaurants and taverns in the DT-2 zone district are required to hold a neighborhood meeting and to provide a management plan for review. The purpose of the neighborhood meeting is to provide interested persons in the surrounding neighborhood an opportunity to inform the facility owner or operator of the concerns and comments from the neighborhood on the proposed management plan. A notice with details regarding the Good Neighbor Meeting will be forthcoming.

### 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 24, 2014. However, the city welcomes comments and inquiries throughout the review process. A decision on this application (an approval, denial, or approval with conditions) will be made by the Planning Department subject to call-up by the Planning Board within 14 days after a decision is made.

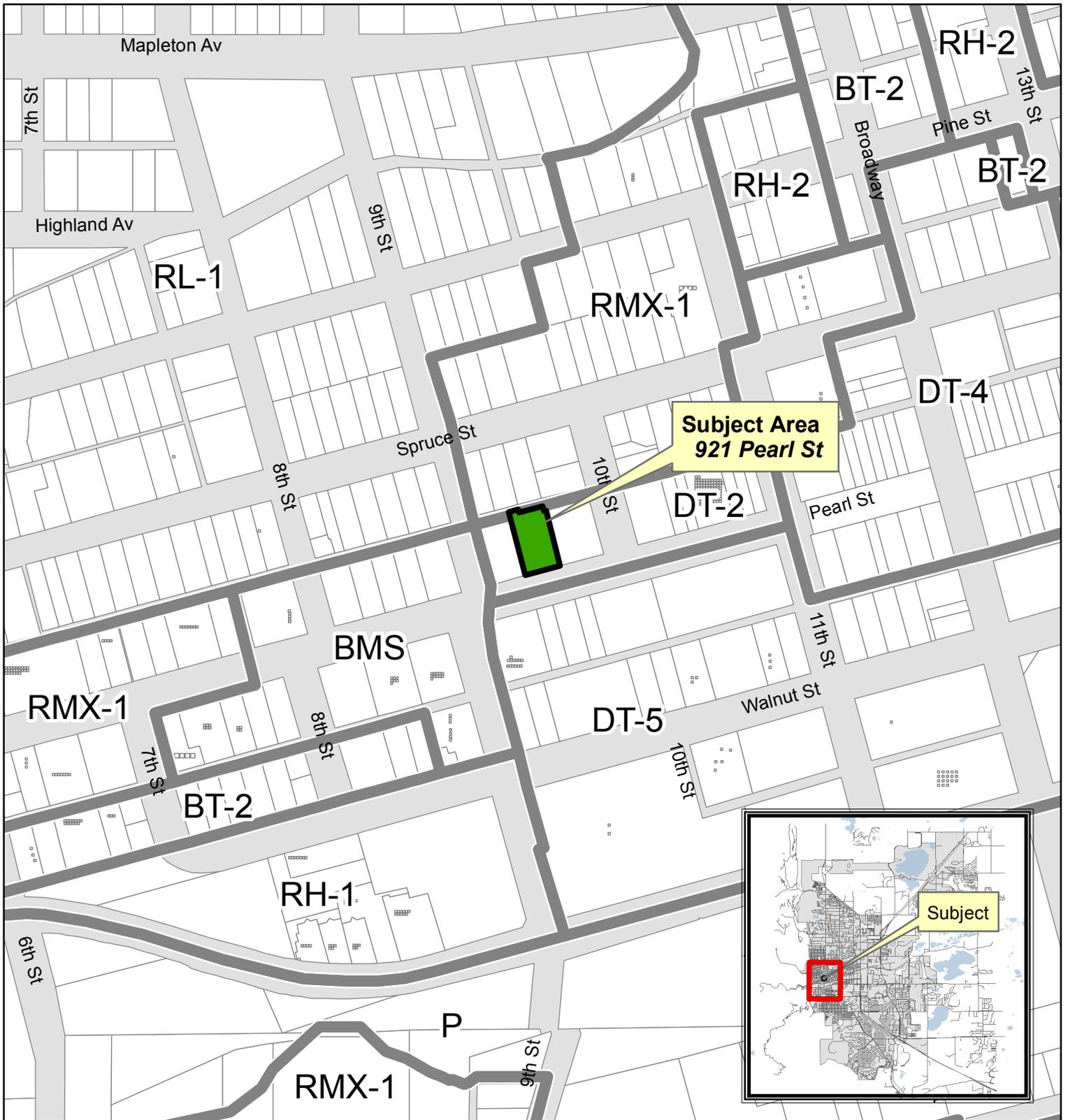
### How can I find out more?

For more information or to comment on the application, contact the project's staff case manager, Sloane Walbert.

by phone:	303-441-4231	by mail:	P.O. Box 791, Boulder, CO 80306
by FAX:	303-441-3241	by e-mail:	<a href="mailto:walberts@bouldercolorado.gov">walberts@bouldercolorado.gov</a>

Or visit the Department during regular office hours, 8:00 a.m. to 4:00 p.m. Monday, Wednesday, Thursday and Friday and 10:00 a.m. to 4:00 p.m. on Tuesdays.

# City of Boulder Vicinity Map



**Location:** 921 Pearl St  
**Project Name:** World of Beer  
**Review Type:** Use Review  
**Review Number:** LUR2014-00081  
**Zoning:** Downtown - 2 (DT-2)  
**Applicant:** Jason Rappaport



1 inch = 300 feet



The information depicted on this map is provided as graphical representation only. The City of Boulder provides no warranty, expressed or implied, as to the accuracy and/or completeness of the information contained herein.