



Land Use Department

Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930
<http://www.bouldercounty.us/lu/>

November 3, 2008

Chuck Palmer
Boulder Dance LLC
2270 Bluebird Ave
Boulder, CO 80302

Bob Perletz
Winston and Associates
4696 Broadway
Boulder, CO 80304

Dear Applicant:

Boulder County staff members from the Land Use, Transportation, Attorney, Parks & Open Space, and Health Departments held a joint meeting (*i.e.*, Docket Review) on October 29, 2008 to review responses to referral comments and discuss issues concerning **Docket SU-08-008 Palmer Multiple Principle Uses**. We received your letter dated October 20, 2008, in which you responded to the referral responses received to-date. Thank you for submitting this. Your responses answered almost all of the questions raised in the referral responses, and they have been duly noted and conveyed to staff at the Docket Review meeting. However, the staff members in attendance identified the need for some additional information about your proposal.

Staff respectfully requests a written response to the items below by **November 19, 2008**. A satisfactory response by this time will allow for the continued processing of your docket without further delay. (Please feel free to respond via e-mail, as this will expedite the process.) This date provides staff with adequate time to prepare for the next Docket Review meeting, which is scheduled for **November 26, 2008**.

Outstanding issues and recommendations from the referral responses for this proposal are summarized below:

Boulder County Land Use Department— This Staff has identified a few areas where more information is needed:

The referral response received from the Boulder County Long Range Division has recommended that the property annex to the City of Boulder. Please provide a response to this referral indicating if annexation will be pursued, if the applicant will be continuing with the application as currently in process, or if the building will be returned to a single user building thus resolving the zoning violation.

Additional information regarding the plans for the Professional Office portion of the building is also requested. Please include the hours of operation, types of uses envisioned, description about how

patrons and occupants of the office will access their portion of the building (will there be separate outside entrances or will access be internal through the front door and ballroom), how will these offices be leased (will there be a single office user or multiple tenants in each office).

City of Boulder - Returned the following comments:

Noted that the property is located in Area IIA of the Boulder Valley Comprehensive Plan, is bordered by the City on two sides, and is eligible for annexation. Based on the finding that this proposal is 'new urban development' and consistent with the City's water and sewer agreement for this property the City has requested that the applicant annex to the City.

Boulder County Transportation Department– This Staff has identified that more information is needed:

The analysis of Special Use requests necessitates very detailed information in order for staff to accurately assess the impacts of activities related to the use. The traffic study originally provided was not adequate for the purposes of the Transportation Department. Please submit a traffic study that complies with the criteria for a comprehensive traffic study.

The Transportation Department also recommended improvements to the parking lot that may be required.

Boulder County Public Health Department – Returned the following comments:

This Department noted that water and sewer services are provided by the City of Boulder. The Department also provided information regarding asbestos, lead, land disturbance, stormwater management, and radon. Please review this information, as all state and federal air quality, water quality and public health regulations shall be complied with.

Boulder County Building Division – Returned the following comments:

Noted that building code violations remain outstanding. A permit for a change of use and for the work done without a permit shall be obtained. The building shall be brought into full compliance with the Boulder County Building Code.

Rocky Mountain Fire Protection District – Returned the following comments:

Responded to the referral request with a list of questions regarding the fire sprinkler system, alarm, building exits, fire lane, and outdoor recreation area. Thank you for providing responses to these questions.

The following agencies responded that they did not have a conflict with the proposal:

Boulder Valley School District
City of Boulder, Open Space and Mountain Parks
Boulder County Sheriff's Office
Colorado Department of Transportation

Adjacent Property Owners –

Eight adjacent property owners responded that they did not have conflicts with the proposal, of the eight one included a note of support for the project.

Please contact me at (303) 441-3930 if you have any questions about the any of the issues and comments, or if I may be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hannah Hippely', written in a cursive style.

Hannah Hippely
Planner II, Current Planning Division