

Subject: RE: SU-08-008 Palmer Referral Responses
Date: Thu, 26 Feb 2009 09:27:32 -0700
Thread-Topic: SU-08-008 Palmer Referral Responses
Thread-Index:
AckkDfUlkxgtLaTDQdet4qnUwoOAtAO9RxJgCfuBgdAAAI5LIAEsZD8gAACnsYAAAFKFEEAAAYxlgBYLTitAAK
57SIAADlwpgADUxW7AICIKFcAABH4WAAAxjUwAAIyGRiA==
From: "Robert Perletz" <rlperletz@winstonassociates.com>
To: "Hippely, Hannah" <hhippely@bouldercounty.org>
Cc: <chuck@river.com>

Hi Hannah,
The following is the additional information you requested concerning the professional office use. Would it be possible for you to send me a copy of the November 3, 2008 letter mentioning this issue?

hours of operation - unknown at this time without a specific tenant. We would anticipate nothing beyond 7 AM to 12 mid-night

users - unknown at this time without a specific tenant. We would anticipate including any use allowed in the professional office category in the LUC except medical and dental offices.

leased as a group or individually - This would depend on the future tenant, but we would want to maintain as much flexibility as possible. The likelihood is they would be leases individually.

offices be accessed from within the building - We did not anticipate installing new exterior doors for the office spaces. Where existing exterior door allow access areas presently used by tenant would remain.

I have passed on the staff's position on this docket to Chuck to confirm that he is proceeding. Is there an option to delay the hearing to April since Chuck is out of town for the March PC hearing?

Thanks for your help

Bob Perletz
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-----Original Message-----

From: Hippely, Hannah [<mailto:hhippely@bouldercounty.org>]
Sent: Wednesday, February 25, 2009 4:34 PM
To: Robert Perletz
Subject: RE: SU-08-008 Palmer Referral Responses

Hi Bob,

The Land Use staff will be recommending denial of this docket. It can be presented to Planning Commission in March. I wanted to confirm with you that your client does want to continue with this application as he has the option to withdraw his application. Please confirm by end of business tomorrow that the applicant will not be withdrawing the application.

Best,
Hannah

Hannah Hippely, Planner II
Boulder County Land Use Department
PO Box 471 | Boulder CO 80306 | 303-441-3930 hhippely@bouldercounty.org

-----Original Message-----

From: Robert Perletz [<mailto:rlperletz@winstonassociates.com>]
Sent: Wednesday, February 25, 2009 11:01 AM
To: Hippely, Hannah
Cc: chuck@river.com
Subject: RE: SU-08-008 Palmer Referral Responses

Hi Hannah,

I am sorry but I could not find the referral comment concerning additional information regarding the professional office use. I would appreciate it if you would send me a copy of those comments so we can respond appropriately.

However, the short answer is that the professional office is intended for future uses as described in the 4-509 except we will not be including medical or dental offices. In the short-term Chuck thinks there maybe folks who would want an office space for teaching dance and music. I am not sure if this answers the intial question, but if you can send the referral comment asking about the office use we would be happy to provide any additional information.

Thanks for your help

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-----Original Message-----

From: Hippely, Hannah [<mailto:hhippely@bouldercounty.org>]
Sent: Wednesday, February 25, 2009 10:05 AM
To: Robert Perletz
Subject: RE: SU-08-008 Palmer Referral Responses

Hi Bob,
I noticed that the information you provided me does not provide the requested additional information regarding the Professional Office use of the property. Could you please provide me with this information?
Thanks,
Hannah

Hannah Hippely, Planner II
Boulder County Land Use Department
PO Box 471 | Boulder CO 80306 | 303-441-3930 hhippely@bouldercounty.org

-----Original Message-----

From: Robert Perletz [<mailto:rlperletz@winstonassociates.com>]
Sent: Thursday, January 15, 2009 12:42 PM
To: Hippely, Hannah
Cc: Chuck Palmer
Subject: RE: SU-08-008 Palmer Referral Responses

Hi Hannah,
I will deliver to you today hard copies of the responses to the referral comments including the revised traffic study and letter to the fire department. Attached is a pdf. of the letter for your use. If you need additional copies or any additional information prior to staff review please contact me at your convenience.

thanks

Bob Perletz
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-----Original Message-----

From: Hippely, Hannah [<mailto:hhippely@bouldercounty.org>]
Sent: Wednesday, January 14, 2009 11:17 AM
To: Robert Perletz
Subject: RE: SU-08-008 Palmer Referrals

I am taking from your response below that Mr. Palmer does not intend to pursue annexation to the City.
Thanks for getting back to me.
Hannah

Hannah Hippely, Planner II
Boulder County Land Use Department
PO Box 471 | Boulder CO 80306 | 303-441-3930 hhippely@bouldercounty.org

-----Original Message-----

From: Robert Perletz [<mailto:rlperletz@winstonassociates.com>]
Sent: Wednesday, January 14, 2009 9:35 AM
To: Hippely, Hannah
Cc: Chuck Palmer
Subject: RE: SU-08-008 Palmer Referrals

Hi Hannah,
Sorry for the delay. We are finishing up our response to the referral comments and will have the info to you tomorrow. We may have to follow up with the traffic study on Friday.

Thanks for your patience

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-----Original Message-----

From: Hippely, Hannah [<mailto:hhippely@bouldercounty.org>]
Sent: Tuesday, January 13, 2009 12:46 PM
To: Robert Perletz
Subject: RE: SU-08-008 Palmer Referrals

Hi Bob,

I was wondering if you have an update for me on Mr. Palmer's decision. I am hoping by now he has determined whether or not he will be perusing annexation to the City.

Thanks,
Hannah

Hannah Hippely, Planner II
Boulder County Land Use Department
PO Box 471 | Boulder CO 80306 | 303-441-3930 hhippely@bouldercounty.org

-----Original Message-----

From: Robert Perletz [<mailto:rlperletz@winstonassociates.com>]
Sent: Tuesday, December 16, 2008 11:29 AM
To: Hippely, Hannah
Cc: Chuck Palmer
Subject: RE: SU-08-008 Palmer Referrals

Hi Hannah,

No problem. We understand the situation and continue to diligently work to respond.

thanks

Bob Perletz
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-----Original Message-----

From: Hippely, Hannah [<mailto:hhippely@bouldercounty.org>]
Sent: Tuesday, December 16, 2008 11:26 AM
To: Robert Perletz
Subject: RE: SU-08-008 Palmer Referrals

Hi Bob,

When you would like this considered at the docket review meeting we will need all the items requested in the letter that was sent (I believe this included a request for additional traffic information). Since we will not have time to review any information submitted prior to the upcoming docket review meeting we cannot make a determination about whether the application is ready to go to Planning Commission. I would likely be able to present this at the January docket review meeting if you are able to submit the requested materials.

The reason I have requested an update on the status of the annexation decision is that this docket is resulting from a zoning violation and the applicant must be making an effort to remedy this violation. I would like this update when you have it, regardless of the scheduling for the docket review meeting.

Thank you,
Hannah

Hannah Hippely, Planner II
Boulder County Land Use Department
PO Box 471 | Boulder CO 80306 | 303-441-3930 hhippely@bouldercounty.org

-----Original Message-----

From: Robert Perletz [<mailto:rlperletz@winstonassociates.com>]
Sent: Tuesday, December 16, 2008 11:15 AM
To: Hippely, Hannah
Cc: Chuck Palmer
Subject: RE: SU-08-008 Palmer Referrals

Hi Hannah,

Chuck got back in town yesterday and we are preparing a written response to the long range planning comments of the Susan Richstone and Pete Fogg. I am assuming that you would like something from us prior to your docket review meeting which I believe is tomorrow. We will do our best to respond quickly.

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-----Original Message-----

From: Hippely, Hannah [<mailto:hhippely@bouldercounty.org>]
Sent: Tuesday, December 16, 2008 10:50 AM
To: Robert Perletz
Subject: RE: SU-08-008 Palmer Referrals

Hi Bob,
Have you been able to touch base with Mr. Palmer?
Thanks,
Hannah

Hannah Hippely, Planner II
Boulder County Land Use Department
PO Box 471 | Boulder CO 80306 | 303-441-3930 hhippely@bouldercounty.org

-----Original Message-----

From: Robert Perletz [<mailto:rlperletz@winstonassociates.com>]
Sent: Wednesday, December 10, 2008 11:18 AM
To: Hippely, Hannah
Cc: Chuck Palmer
Subject: RE: SU-08-008 Palmer Referrals

Hi Hannah,
Chuck Palmer is out of town until early next week. When he is back we will put together a letter describing his decision.

thanks

Bob Perletz
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-----Original Message-----

From: Hippely, Hannah [<mailto:hhippely@bouldercounty.org>]
Sent: Wednesday, December 10, 2008 11:03 AM
To: Robert Perletz
Subject: RE: SU-08-008 Palmer Referrals

Hi Bob,
I just wanted to touch base with you regarding the status of the annexation.
Has the applicant made any decision regarding this yet?
Thank you,
Hannah

Hannah Hippely, Planner II
Boulder County Land Use Department
PO Box 471 | Boulder CO 80306 | 303-441-3930 hhippely@bouldercounty.org

-----Original Message-----

From: Robert Perletz [<mailto:rlperletz@winstonassociates.com>]
Sent: Monday, October 20, 2008 4:40 PM
To: Hippely, Hannah
Cc: Chuck Palmer; Matt Delich
Subject: RE: SU-08-008 Palmer Referrals

Hi Hannah,
We thought it would be appropriate to provide you with a letter describing our present status of our responses to the referral comments provided concerning this docket. We are awaiting Pete Fogg's return to obtain his response to our meeting concerning the designation of the project as "new urban development". As you might expect Pete's response will have a significant impact on how we proceed from this point. Also Matt Delich, our traffic engineer is working to contact the County Transportation staff to help understand any deficiencies in the traffic study. If the County staff determines that a significant amount of new data is required to accept the traffic study, we will need to arrange to obtain new data. We will certainly proceed as quickly as possible, but our initial Traffic Report was prepared based on input from the County Transportation staff. To receive new instruction at this time will result in delays in responding. Chuck has also met with representatives of the fire district and attached to this email is a letter outlining responses to their questions and based on a site visit with a fire district representative verified that the building is presently operating without fire violations.

Thanks for your help. Please call/email with any questions or comment.

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