Land Use Department
Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930
http://www.bouldercounty.org/lu/

MEMO TO: Agencies and adjacent property owners
FROM: Hannah Hippely, Planner I
DATE: August 19, 2008
RE: Docket SU-08-008

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP

Request: Special Use and Site Specific Development Plan Review for Multiple Principal Uses including, Indoor Recreation, Day and Night Outdoor Recreation, Professional Office, Warehouse and Distribution Center, and Light Industrial.

Location: At 6185 Arapahoe Road, north of and adjacent to Arapahoe Road/State Highway 7 and west of and adjacent to 62nd Street in Section 27, T11N, R70W.

Zoning: Light Industrial (LI)
Applicant: Chuck Palmer
Agent: Bob Perletz, Winston and Associates

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Please return responses to the above address by September 24, 2008.

We have reviewed the proposal and have no conflicts.

Letter is enclosed.

Signed

Ann FitzSimmons
Agency or Address: City of Boulder Open Space & Mtn. Parks

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Signed [Signature] PRINTED Name Glen Segur
Agency or Address [Address]

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Signed
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Signed [Signature]  
Agency or Address Rocky Mountain Fire

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August 22 2008
Boulder County
Land Use Department

Docket SU-08-008 6185 Arapahoe Rd. Boulder CO. 80303

I have some questions on this plan review.

Is the building sprinkler and is the system working?

Does the building have a fire alarm System?

How many exits are in the building?

Is there a fire lane around the building?

Is the outdoor recreation area going to be fenced in?

Thank you

Ray Proulx
Rocky Mountain Fire
303-494-3735
Land Use Department
Courthouse Annex
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Based upon the information provided, CDOT has no comment regarding this proposal.

Signed Gloria Hice-Idler
Agency or Address CDOT Access

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Cindy Domenico
County Commissioner

Ben Pearlman
County Commissioner

Will Toor
County Commissioner
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☐ Letter is enclosed.

Signed

Agency or Address

PRINTED Name

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Cindy Domenico
County Commissioner

Ben Pearlman
County Commissioner

Will Toor
County Commissioner
Referral
Docket # SU-08-008
Planner Hannah Hippely
From: Jeff Dwight

9/18/2008

1. There are code violations associated with this property as a result of work done without a building permit. See BCV-06-5043. The owner must obtain a building permit for the change in occupancy to convert the space to an assembly occupancy and for the work that was done without a permit. The space must fully comply with the current Building Code.

2. Prior to issuance of the building permit, approval by the Fire District will be required. Prior to final approval of the permit and occupancy of the space, approval of the Fire District will be required.
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✔ We have reviewed the proposal and have no conflicts.
✔ Letter is enclosed.

Signed ___________________________ PRINTED Name ___________________________
Agency or Address 6292 Arapahoe Rd #78 Boulder CO 80303

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- [X] We have reviewed the proposal and have no conflicts.
- [ ] Letter is enclosed.

Signed [Signature]

Agency or Address 6015 ARAPAHOE AVE BOULDER

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Signed: [Signature]

Agency or Address: 6025 Arapahoe Ave. Boulder, CO 80303

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Signed Beth F. Emming
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Signed Stephanie Thompson  PRINTED Name Stephanie Thompson
Agency or Address 6292 Arapahoe #24 Boulder, Co. 80303

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Signed: Barry Schacht

Agency or Address:  

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The Land Use staff, Planning Commission, and County Commissioners value comments from
individuals and referral agencies. Please check the appropriate response below or send a letter. Late
responses will be reviewed as the process permits; all comments will be made part of the public record
given to the applicant. Only a portion of the submitted documents may have been enclosed; you are
welcome to review the entire file at the Land Use Department, 13th and Spruce, Boulder. If you have
any questions regarding this application, please contact the Land Use Department office at (303) 441-
3930 or me via email at hhippely@bouldercounty.org.

Please return responses to the above address by September 24, 2008.

✓ We have reviewed the proposal and have no conflicts.
___ Letter is enclosed.

Signed: __________
Agency or Address: Lot 11, 6292 Arapahoe Ave, Boulder 80301

Please note that all Land Use Department property owner’s mailing lists and parcel maps are generated from
the records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices
to the “property owner” of land in Boulder County. If you feel that you should not be considered a “property
owner,” or if the mailing address used is incorrect, please contact the County Assessor’s Office at (303) 441-3530.

GADOCKET/SU - Special Use/SU 2008/SU08008 Palmer Multiple Principal Uses A 008REF.DOC

Cindy Domenico
County Commissioner

Ben Pearlman
County Commissioner

Will Toor
County Commissioner
Land Use Department
Courthouse Annex
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930
http://www.bouldercounty.org/flu/

MEMO TO: Agencies and adjacent property owners
FROM: Hannah Hippely, Planner I
DATE: August 19, 2008
RE: Docket SU-08-008

Docket SU-08-008: PALMER MULTIPLE PRINCIPAL USES SU/SSDP
Request: Special Use and Site Specific Development Plan Review for Multiple Principal Uses
including, Indoor Recreation, Day and Night Outdoor Recreation, Professional Office,
Warehouse and Distribution Center, and Light Industrial.
Location: At 6185 Arapahoe Road, north of and adjacent to Arapahoe Road/State Highway 7 and
west of and adjacent to 62nd Street in Section 27, T1N, R70W.
Zoning: Light Industrial (LI)
Applicant: Chuck Palmer
Agent: Bob Perletz, Winston and Associates

Special Use Review / Site Specific Development Plan is required of uses which may have greater
impacts on services, neighborhoods, or environment than those allowed with only Building Permit
Review. This process will review compatibility, services, environmental impacts, and proposed site
plan.

These processes include a public hearing before the Boulder County Planning Commission and/or the
Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements
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