

# Site Plan Review Waiver Fact Sheet

The applicant(s) is/are required to complete each section of this Fact Sheet is required to be completed, even if the information is duplicated elsewhere in the application. Completed Fact Sheets cut application review time, and assist staff in expediting determinations. Please make duplicates of this page if the project involves more than two structures. Please note: If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq. ft., then the project will trigger a full SPR prior to issuance of a building permit.

## Structure #1 Information

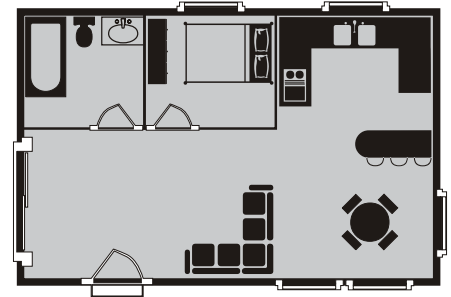
<b>Type of Structure:</b> (e.g. residence, studio, barn, etc.)					
<b>Total Existing Floor Area:</b> (Finished + Unfinished square feet including garage if attached.)			sq. ft.	<b>Deconstruction:</b>	sq. ft.
<b>Are new floor areas being proposed where demolition will occur?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
<b>Proposed Floor Area (New Construction Only)</b>				<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<b>Finished</b>	<b>Unfinished</b>	<b>Total</b>	<b>Height</b> (above existing grade)	
<b>Basement:</b>	sq. ft.	sq. ft.	sq. ft.		
<b>First Floor:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Exterior Wall Material</b>	
<b>Second Floor:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Exterior Wall Color</b>	
<b>Garage:</b> <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	<b>Roofing Material</b>	
<b>*Covered Porch:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Roofing Color</b>	
<b>Total:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Total Bedrooms</b>	

## Project Identification:

Project Name:
Property Address/Location:
Current Owner:
Size of Property in Acres:

## Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. **Covered porch area that is attached to the principal structure is not included (see Article 18-131A).** The shaded area on the diagram indicates the area counted as square feet.



## Structure #2 Information

<b>Type of Structure:</b> (e.g. residence, studio, barn, etc.)					
<b>Total Existing Floor Area:</b> (Finished + Unfinished square feet including garage if attached.)			sq. ft.	<b>Deconstruction:</b>	sq. ft.
<b>Are new floor areas being proposed where demolition will occur?</b> <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
<b>Proposed Floor Area (New Construction Only)</b>				<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<b>Finished</b>	<b>Unfinished</b>	<b>Total</b>	<b>Height</b> (above existing grade)	
<b>Basement:</b>	sq. ft.	sq. ft.	sq. ft.		
<b>First Floor:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Exterior Wall Material</b>	
<b>Second Floor:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Exterior Wall Color</b>	
<b>Garage:</b> <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	<b>Roofing Material</b>	
<b>*Covered Porch:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Roofing Color</b>	
<b>Total:</b>	sq. ft.	sq. ft.	sq. ft.	<b>Total Bedrooms</b>	

## Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

**Note:** If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

**If a Limited Impact Special Review is required,** then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

\*See Article 18-131A for definition of covered porch.

## Floor Area

**Please Note:** If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq. ft., then the project will trigger a full SPR prior to issuance of a building permit.

## Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

## Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

**Note:** Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

## Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application. If more room is needed, feel free to attach a separate sheet.


## Is Your Property Gated and Locked?

**Note:** If county personnel cannot access the property, then it could cause delays in reviewing your application.

## Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature	Print Name	Date
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## Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
<b>Driveway and Parking Areas</b>			
<b>Berm(s)</b>			
<b>Other Grading</b>			
<b>Subtotal</b>			Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.			
	Cut	Fill	Total
<b>Foundation</b>			
<b>Material cut from foundation excavation to be removed from the property</b>			

## Excess Material will be Transported to the Following Location:

Excess Materials Transport Location: