



BOULDER CREEK
BUILDERS

October 24, 2019

Town of Superior
124 E. Coal Creek Dr.
Superior, CO 80027

RE: Lanterns @ Rock Creek Temporary Use Permit Submittal

Dear Sir/Madam:

Per submittal requirements for the temporary use application requirements, I am pleased to present this written project narrative.

Boulder Creek Builders, or its assigns, has applied under separate application for temporary use of a Lanterns at Rock Creek Construction Trailer at 1300 Lanterns Lane, Superior, CO. The duration for the temporary use of the Construction Trailer will be approximately two to three years. All construction traffic will use Lanterns Lane for access. Three gravel parking spots will be provided which have been more than enough at other communities with a temporary construction office. There will be a generator for power until permanent power can be provided. The trailer is held down with tie downs supplied and installed by the trailer supplier.

The hours of operation will be Monday through Friday 6:00 AM to 7:00 PM. There will be parking on the lot.

I look forward to bringing this project through the Superior development review process and am happy to address any questions or concerns you might have.

Sincerely,

Jeana Schneider
Senior Administrator
720-598-0750
jschneider@livebouldercreek.com



Town of
Superior

Development Application Form

Town Hall ▪ 124 E. Coal Creek Drive ▪ Superior, CO 80027
303-499-3675 ▪ (fax) 303-499-3677 ▪ www.superiorcolorado.gov

Important Notes: Please print or type the Development Application Packet form and enclose all required submittal documents as necessary. Applications will not be processed until all required information is provided to the satisfaction of the Town of Superior. Refer to the items listed in the Superior Development Application Standards (SDAS) relating to each specific type of applications(s) for the submittal requirements. Refer to Article II of the Land Use Code (LUC)-(Chapter 16 of the Superior Municipal Code) for the steps of the review process for each type of application. The Development Application Packet and the SDAS are separate files on the Town's website, or are also available at Town Hall. Most applications require a pre-application conference. Please contact Town planning staff for more information.

For Town Use	
Case Number:	Received by:
Date Submitted:	Deposit Submitted:

Application Type:

Annexation:

- Annexation - Major (10+ Acres)
- Annexation - Minor (less than 10 acres)
- Annexation - Enclave

Subdivision:

- Preliminary Plat – Major Subdivision
- Subdivision Exemption
- Final Plat – Major Subdivision
- Lot Line Adjustment
- Final Plat – Minor Subdivision
- Street/Alley/Easement Vacation

Zoning:

- Zoning/Rezoning
- Special Use Permit
- Conditional Use Permit
- Temporary Use Permit

Site Development Plan:

- Site Development Plan (SDP)
- Site Specific Development Plan
- SDP Amendment – Major
- SDP Amendment - Minor

Planned Development:

- PD Plan (Zoning)
- PD Plan Amendment
- Final Development Plan (FDP)
- FDP Amendment - Major
- FDP Amendment - Minor

Miscellaneous:

- Comprehensive Plan Amendment
- Major Public Improvement
- Historic Designation
- Sign Permit (separate form)
- Administrative Amendment
- Banner Permit (separate form)

Board of Adjustment:

- Variance
- Appeal

Project Data:

Project Name: Lanterns @ Rock Creek

General Location and Street Address of Project Property: 1300 Lanterns Lane

Lot: 24 Block: 03 Section: _____ Township: _____ Range: _____

Subdivision/Planned Development Name: _____

Existing Use: _____

Current Zoning: Town: Superior County: Boulder

Proposed Use: _____ Acreage: _____

Property Owner Data:

Name: Boulder Creek Builders

Address: 712 Main Street Louisville, CO 80027

Phone: 720 598 0750 Email: jschneider@livebouldercreek.com

Application Representative Data:

Name: Jeanne Schneider

Company: Boulder Creek Builders

Address: 712 Main Street Louisville, CO 80027

Phone: 720 598 0750 Email: jschneider@livebouldercreek.com

Certification

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. I agree to pay all costs pursuant to Section 16-1-60 of Chapter 16, Land Use Code of the Superior Municipal Code, as it exists and as it may be amended. I am submitting a deposit with this application and understand that the deposit and any additional deposits will be drawn on to pay the actual costs incurred by the Town in reviewing this application. I further agree that I will replenish the deposit as provided in Section 16-1-60. I agree that all submittal documents required by the Land Use Code must be submitted before this application is considered completed for review by the Town.

Jeanne Schneider 10-24-19 Senior Administrator
Signature Date Title*

*If agent for owner, attach permission or other documents that certify agent's right to submit and process application.

Pursuant to Superior Town Code Section 16-2-60(c)(2) an Affidavit verifying the date of the sign posting is required at least ten (10) days prior to the scheduled Planning Commission or Board of Trustees hearing date.

Town of Superior
124 E. Coal Creek Drive
Superior, CO 80027

RE: PROPERTY NOTICE SIGN POSTING

Case No(s): _____

Property Name (if applicable): Lanterns @ Rock Creek

Property Location: 1300 Lanterns Lane

Hearing Date: _____

Before Planning Commission: _____

Before Town Board: _____

This letter is to certify that a sign giving notice of a public hearing was posted for the above case(s) on or before _____ per the requirements of the Town of Superior Land Use Code.

Signature of applicant/Representative:

Jeanne Schneider

Date: 10-24-19

Print

Name: Jeanne Schneider

Address: 712 Main Street

Louisville, CO 80027

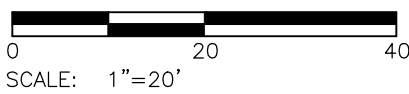
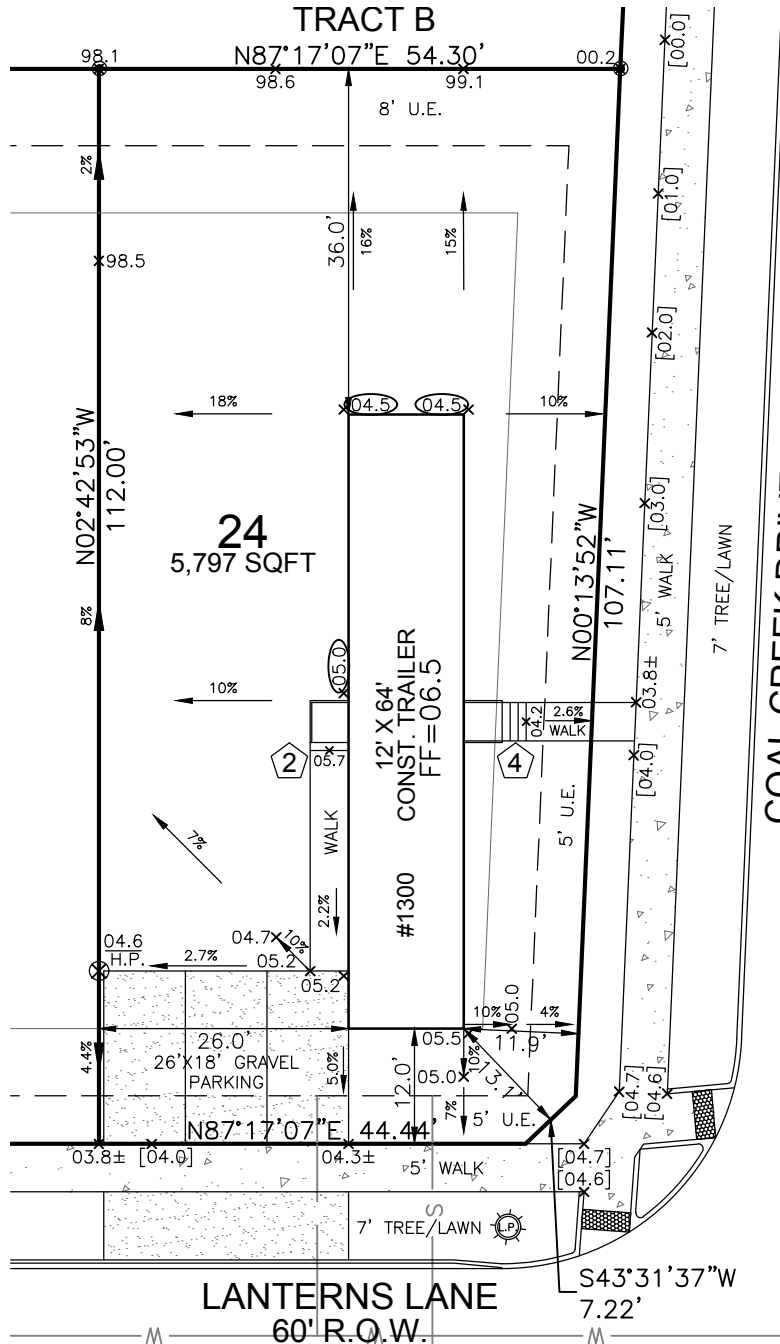
BOULDER CREEK NEIGHBORHOODS

PLOT PLAN

LOT 24
BLOCK 3

REVISIONS:

10-21-19 - ADDED PARKING/REAR TRAILER ENTRY/ADDITIONAL GRADING. MM



LEGEND

LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION
(XX.X) MPH	BUILDING HEIGHT AT MID-POINT OF HOUSE
---	OVEREX LIMITS

MODEL OPTIONS: CONSTRUCTION TRAILER

SUBDIVISION: ROCK CREEK RANCH FILING NO. 12A

COUNTY: BOULDER TOWN: SUPERIOR

ADDRESS: 1300 LANTERNS LANE

MINIMUM SETBACKS:

FRONT: 12'
REAR: 15'
CORNER: 10'
SIDE: 5'

DRAWN BY: MM

DATE: 10-03-19



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 07-09-19