



Community Planning & Permitting

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APPLICATION NOTICE

TO: Applicant(s), Adjacent Property Owners & Referral Agencies

FROM: Sam Walker, Planner II

DATE: June 8, 2023

RE: **Docket SE-23-0004: OSMP Boundary Line Adjustment**

Request: Subdivision Exemption request to adjust the boundary lines between 308 Arapahoe Ave, 310 Arapahoe Ave, and two unaddressed parcels to resolve historic setback and legal description issues.

Location: 308 and 310 Arapahoe Avenue (parcel #146136200035 and #146136200037), along with two unaddressed parcels (#146136200063 and #146136200036), accessed via a .35-mile private drive that extends west and south from the Viewpoint Trail, which begins approximately .1 miles west of the intersection of Arapahoe Ave and 4th Street, in Section 35, Township 1N, Range 71W.

Zoning: Forestry (F) Zoning District

**Applicants/
Owners:** City of Boulder & Arapahoe West, LLC

Please be informed staff has determined that this application meets the Subdivision Exemption criteria subject to the standard post-approval requirements and this application qualifies for an administrative review under Article 9 of the Boulder County Land Use Code. Therefore, the Board of County Commissioners will not hear this docket as previously noticed.

A notice of the Director's determination will be issued and sent to property owners within 1,500 feet and referral agencies. If any person aggrieved by the Director's determination files an appeal with the Community Planning & Permitting Department in writing within 14 calendar days, the Board shall review the Director's determination at a public hearing. If no appeal is made within 14 calendar days after the date of the determination, the Director's determination is final. For more information regarding this item, please visit www.boco.org/SE-23-0004.

If you have any questions, please feel free to contact me at 720-564-2738 or via email at swalker@bouldercounty.org.

Thank you,

Sam Walker, Planner II
Community Planning & Permitting Department - Planning Division