



# Land Use Department

2040 14th Street • 14th & Spruce Streets • Administrative Services Building, 2nd Floor • Boulder, Colorado 80302 • (303) 441-3930

## BOARD OF COUNTY COMMISSIONERS

**AGENDA ITEM  
MAY 3, 1994 -- 9:00 AM**

**Hearing Room, Third Floor, County Courthouse, Boulder**

### PUBLIC HEARING

**STAFF PLANNER:** Greg Oxenfeld

### STAFF RECOMMENDATION RE:

Docket SU-94-1: LAZY H GUEST RANCH Renovation

**Request:** Special Use Review / Site Specific Development Plan, for recognition & additions to a resort lodge / guest ranch; with sewage treatment facility.

**Location:** Approximately 3/4 mile east of Allenspark, on the north side of State Hwy 7, in Section 25-T3N-R73W.

**Zoning:** Forestry (F)

**Applicant:** Phillip & Karen Olbert

**Boulder County Comprehensive Plan Designations:**

Nonurban Land Use; Open Corridor along Peak-to-Peak Hwy.; Lazy H Ranch Willow Carr (wetlands)

### DISCUSSION

The Lazy H Guest Ranch has been in operation on approximately 56 acres since 1950, and was considered a use allowed by right until it became non-conforming when the County Zoning Resolution was amended to require a Special Use for Resort Lodge / Guest Ranch in the Forestry Zoning District in 1972. The facility includes a main lodge with a pool and hot tub, guest and staff cabins, barn, and sheds. Phil & Karen Olbert have submitted an application for Special Use and Site Specific Development Plan for the following uses:

- 1) Recognize the existing non-conforming resort lodge / guest ranch, and all accessory uses as a legal conforming Special Use;

- 2) Expand the resort lodge / guest ranch by adding a 1,800± sq. ft. structure for vehicle garage with owners quarters above; a 525± sq. ft. addition to the recreation building; a new 1900± sq. ft. staff housing facility; and a 225± sq.ft. addition to the Hogan Cabin.
- 3) Recognize existing sewage treatment facility at the Guest Ranch, which is designed to accommodate over 2,000 gallons per day.

Existing Non-Conforming Uses:

The applicant has provided a site plan of all existing facilities, including: the main lodge and detached guest lodging units/cabins, with 21 bedrooms (57 person capacity); staff lodging units, with 9 bedrooms (20 person capacity); recreation building; swimming pool, hot tub and sauna; and service facility structures, including sheds, a barn, and corrals, etc. The current total capacity of the ranch, including staff is 77 people and no increase to the total capacity is proposed in this application. The number of horses associated with the dude ranch activities range up to 60 horses in the summer.

The applicant has also provided a discussion of the activities that occur at Lazy H Guest Ranch. There are three distinct seasons with the guest ranch. The winter season (mid-October through April) has the least activities with bed and breakfast, weekend getaways, and business conferences and seminars. May and September are the beginning and end of the dude ranch activities, and weddings are typical during these months as well as into October. June, July and August are the primary dude ranch vacation months, where there is extensive horseback riding on the ranch and adjacent Roosevelt National Forest. There are up to 60 horses on site during the summer months.

Proposed Resort Lodge / Guest Ranch Expansion:

The applicant has noted that more efficient staff housing is needed. Therefore, a new staff housing facility of approximately 950 square feet is proposed to replace an existing mobile home. This structure is proposed to be a two story wood frame building, compatible with existing architecture, and will have up to nine sleeping rooms. The applicant is proposing a 1,800± sq.ft. structure for vehicle garage with owners quarters above and will be located immediately north of the existing Lodge. The applicant is also requesting that in the future some of the cabins will need to be remodeled, and staff could support an upgrade to the cabins at no greater than 110% of their current size and no increase to current capacity.

The applicant has stated that guest expectations for evening entertainment are increasing every year, and are, therefore, requesting to add approximately 525 sq. ft. (25' x 25') to the recreation building consistent with the existing architecture. Additionally, the applicant would like to remodel (possibly rebuild) the existing barn and corral areas. No increase in guest or staff capacity is proposed with this application.

Proposed Sewage Treatment Facility:

As a result of the Special Use submittal, the County and State Health Department's have determined that the existing septic system, approved to treat and dispose of 4,875 gallons per day, at the lodge area is designed to receive more than two thousand gallons of sewage per day. Section 28-275 of the County

Zoning Resolution defines this use as a "Sewage Treatment Facility" and requires Special Use approval, per Article 20 of the Zoning Resolution. This system is also subject to Colorado Department of Health site approval process.

## **REFERRAL RESPONSES**

County Transportation - No conflicts.

County Health - Existing individual sewage disposal system was approved on July 28, 1975 to treat and dispose of a maximum daily wastewater flow of 4,875 gallons per day, with subsequent approval for the pool area in 1982. State regulations require systems that are designed to accommodate more than 2,000 gallons per day to receive site approval from the Colorado Department of Health, Division of Water Quality. The County Health Department does not have a conflict proceeding with this Special Use application with a condition that the applicant submitting the application to the State for site approval.

County Parks and Open Space - No conflicts

County Sheriff - No conflicts.

State Engineer - Recommend approval subject to continued compliance with the terms and conditions of the decree in Case No. W-8626-77, which allows for a substitute supply plan approved for the St. Vrain & Left Hand Water Conservancy District.

State Forest Service - No conflicts.

Adjacent Property Owners - No conflicts.

## **CRITERIA ANALYSIS**

An application for a Special Use shall be approved only if the proposal meets the standards and conditions as stated in Section 20-301 of the Boulder County Zoning Resolution. Staff has reviewed these standards and conditions for the existing Resort Lodge / Guest Ranch and accessory uses; expansion to the Resort Lodge / Guest Ranch; and a Sewage Treatment Facility. These standards and conditions are addressed as follows:

- (1) Complies with the minimum zoning requirements of the zoning district in which the Special Use is to be established, as set forth in this (Zoning) Resolution, and complies with all other applicable requirements of this (Zoning) Resolution and the Boulder County Subdivision Regulations.

Recognition of the existing resort lodge / guest ranch and all accessory uses use will cause this portion of the use to be conforming with County zoning. The uses and operations of the resort, as defined in the application and this memorandum would become the defined limits, which means the violation of any condition, safeguard, or commitments of record shall be sufficient grounds for revocation of the Special Use, as noted in Section 20-301 of the County Zoning Resolution.

The applicant has submitted a Special Use application for the proposed Resort Lodge / Guest Ranch expansion, and a new Sewage Treatment Facility in compliance with the County Zoning Resolution.

- (2) Will be in harmony with the character of the neighborhood and compatible with the surrounding area.

Staff finds the request for additional staff housing, recreation building addition, garage with owners quarters, and general upgrade to existing cabins, barn and corral areas to be harmony and compatible with the character of the area based on the existing resort lodge / guest ranch use of the subject property, and being immediately north of Ferncliff. The applicant is proposing the additional structures to be compatible with existing architecture.

- (3) Will be in accordance with the Boulder County Comprehensive Plan.

Goal C.2 of the County Comprehensive Plan states "Adequate parks and recreation facilities should be encouraged throughout the County and should be integrated whenever suitable with public facilities." In further defining recreational land uses, special consideration shall be given to potential impacts on the existing physical and environmental characteristics of the land and impacts on existing surrounding land uses." Staff believes the additions to the existing guest ranch facility will not significantly impact the surrounding land uses.

- (4) Will not result in an over-intensive use of land or excessive depletion of natural resources.

There are approximately 56 acres under ownership by the applicant included in this application. The new additions are proposed to be at the existing developed area and staff does not feel that the additions will result in an over-intensive use of land.

- (5) Will not have a material adverse effect on community capital improvement programs.

No referral responses indicate that the use or its expansions would have an adverse impact on any community capital improvement programs.

- (6) Will not require a level of community facilities and services greater than that which is available.

Review of the application and the referral comments do not reflect any need for additional community facilities and services greater than that which is available.

- (7) Will not result in undue traffic congestion or traffic hazards.

The County Transportation Department and the State Highway Department have not identified any conflicts with this application.

- (8) Will not cause significant air, odor, water, or noise pollution (as amended 12-1-88).

This application request includes recognition of the existing Sewage Treatment Facility. The facility is designed to meet State and County Health Department standards. Additionally, the applicant will provide for manure removal in accordance with Health Department regulations.

- (9) Will be adequately landscaped, buffered, and screened.

The site is well screened from the highway due to the topography and existing trees, and, therefore, no additional landscaping is proposed.

- (10) Will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County.

Provided all commitments of the applicant are followed, the proposal should not be detrimental to the health, safety, or welfare of the present or future inhabitants of Boulder County.

Staff further finds that the application will meet the criteria for a Site Specific Development Plan with the submission of the standard Development Agreement.

## **SUMMARY / CONCLUSION**

The staff finds that the application for recognition of the existing non-conforming resort lodge / guest ranch and all accessory uses as a legal conforming Special Use is appropriate and can support the historical uses as described by the applicant and identified in this memorandum. Based on the review of referral comments and review of standards and conditions of a Special Use, staff can support the application for the additions proposed by the applicant. Staff would suggest conditions to provide "defensible space" for the new garage be incorporated, per State Forest Service guidelines and that the remodeling of the cabins be limited to 110% of existing square footage.

The Planning Commission held a public hearing regarding this request on March 16, 1994. No new information was presented at that hearing and Planning Commission concurred with the staff recommendation for a conditional approval.

## **RECOMMENDATION**

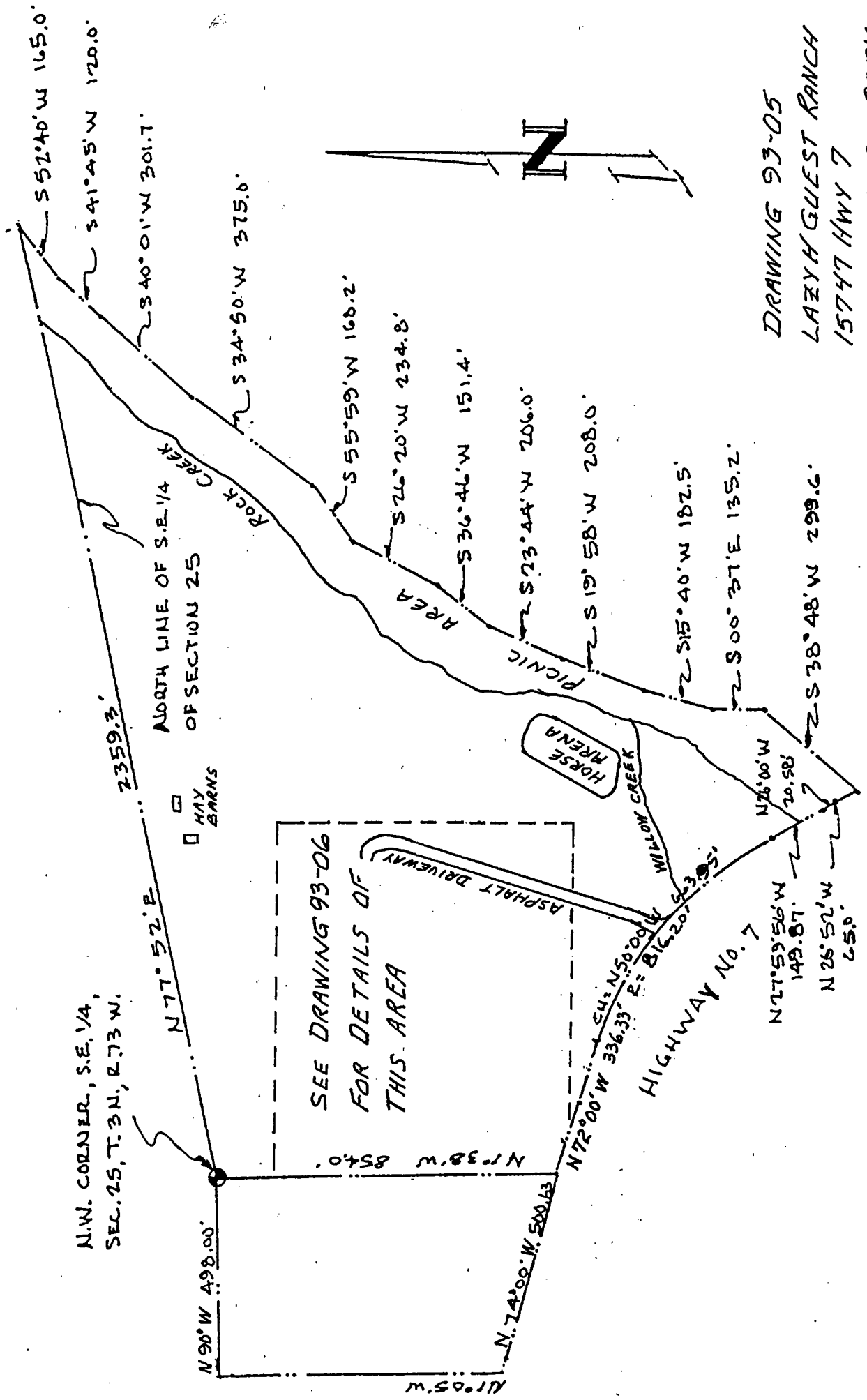
Therefore, the Land Use staff and Planning Commission recommend that the Board of County Commissioners CONDITIONALLY APPROVE Docket SU-94-1: LAZY H GUEST RANCH Resort Lodge / Guest Ranch, with the proposed additions, and the Sewage Treatment Facility with the following conditions:

- 1) The applicant acquire all necessary State and County Health Department permits and approvals prior to the issuance of any new building permits.

- 2) The applicant provide "defensible space" around all new construction, as per the State Forest Service guidelines.
- 3) The remodeling of cabins shall be limited to 110% of the existing square footage, and all other applicable permits at the time of permit application shall be required.
- 4) The applicant shall remove and dispose manure in accordance with all applicable County and State regulations.
- 5) This Special Use shall limit the number of guests to a maximum of fifty-seven (57) people and a maximum of twenty (20) employees.
- 6) The applicant shall be subject to the terms, conditions, and commitments of record and in the file for Docket #SU-94-1: Lazy H Guest Ranch.

12/28/93

LAZY H GUEST RANCH



DRAWING 93-05  
 LAZY H GUEST RANCH  
 15747 HWY 7  
 ALLENSPARK, CO 80510

PO Box 248  
Allenspark, CO 80510  
Phone 747 2532  
December 30, 1993

Boulder County Land Use Department  
2040 14th Street  
Boulder, CO 80302

Dear Sirs:

The following "Written Discussion" portion of the Special Use documentation package is broken into four parts:

- I Introduction
- II Existing use, existing structures, etc.
- III Proposed modifications to use and structures.
- IV Summary of water, sewer, signage and other factors that may be of interest to neighbors, the environment, etc.

I Introduction:

In the spring of 1992 myself, and my wife Karen, purchased the Lazy H Guest Ranch near Allenspark, CO. Since then we have two seasons of operation experience behind us. We now have a very good idea of just what it will require for us to maintain a first rate competitive ranch vacation experience for guests from throughout the world.

The Lazy H is one of only two guest ranches in Boulder County that is approved by the Colorado Dude and Guest Ranch Association. As such it provides a significant asset to the county, both in terms of employment and tax revenues. These are funds that come from out of the county, and would not be coming to Boulder county were it not for the Lazy H Ranch.

II Existing Use, Existing Structures, etc.

We have found the current total guest capacity of the ranch to be almost ideal for meeting our vision of what we want our ranch experience to be for our guests. As such I want to emphasize that although we will be requesting permission to do some remodeling, and in a couple of instances to enlarge current facilities, we do not want or intend to increase the total capacity of the ranch by a single bed.

There are three distinct seasons with associated use and activities at the ranch. The winter season, from about the middle of October through the end of April, has the least activities; being primarily bed and breakfast, weekend get-aways and business conferences and seminars. May and September see the beginning and end of the dude ranch vacation activities. Also many weddings take place at the ranch during both of these months as well as into October.

June, July and August are the primary dude ranch vacation months, and as such receive much of the attention and effort at the ranch. Typical ranch summer activities include but are not limited to the following:

- \* Extensive horseback riding, both on the ranch and in Roosevelt National Forest. This includes a specific children's as well as adult riding program.
- \* Care and maintenance of up to 60 horses.
- \* Picnics and cookouts at the recreation building and along Rock Creek.
- \* Supervised children's program.
- \* Swimming pool, hot tub and sauna activities.
- \* Evening entertainment such as sing-alongs, story telling, magic shows, native American and mountain man lore and nature studies. Guests also take advantage of our living room and/or saloon for relaxing. Adults may play ping pong or pool in the games area, and the children may watch a video in the lounge area of the recreation building.
- \* Food for all meals is prepared and served on the premises.
- \* Lodging.

The staff required to make all this happen is fairly extensive. The full time summer staff which lives on the premises is comprised approximately as follows:

Wranglers and barn manager	5
Kitchen	5
Children's program	2
Housekeeping	3
Maintenance	1
Bartender	1
Office manager	1
Guest relations manager	1
General manager	1

Each staff member is cross trained, and may be called on to help in areas other than their specialty. In addition, various entertainers, rafting specialists, etc. come to the ranch once a week.

Year round staff is significantly less than the summer staff. During the winter, the wranglers are reduced to one, the kitchen to two and housekeeping to one. The children's counselors and bartender are summer only. A full time marketing person is needed during the fall and winter.

Existing structures are shown in Lazy H Site Plan drawing No. 93-06. Their use is summarized below:

<u>Main Lodge</u>	Number	Capacity
Guest Rooms	12	35
Staff Rooms	4	14
Dining Room	1	70+
Kitchen	2	
Cold Storage/Pantry	3	
Office	2	
Conference	1	
Shop	1	
 <u>Cheyenne Cabin</u>		
Guest Rooms	3	9

<u>Ute Cabin</u>		
Guest Rooms	3	6
<u>Sundance Cabin</u>		
Guest Rooms	3	7
<u>Hogan Cabin</u>		
Staff Rooms	2	2
<u>Mobile Home</u>		
Staff Rooms	3	4
Total Capacity		77 ^^

^^ Note: because of guest family distribution, the total actual occupancy seldom exceeds 60 people.

Recreation Building - Game room, lounge room, restrooms.  
 Pool Building - Machinery for pool and hot tub. Sauna  
 Tack Barn - Saddle and tack storage.  
 Various sheds for horse shelter, hay and storage.  
 Hay sheds located near north boundary of ranch used for summer storage of hay.

### III Proposed Modifications to Structures and Activities

We expect no significant change to the activities at the ranch. We are constantly looking to improve and upgrade our activities and program, however it should continue to fit within the bounds of the present described activities.

It has apparently been at least 25 years since there has been any significant upgrading of guest and staff accommodations at the Lazy H. Since purchasing the ranch we have done extensive redecorating by installing new carpeting, drapes, beds and comforters, etc. This seems to be somewhat sufficient for the time being, however we have experienced a real need to lower the guest density, i.e. fewer or larger beds in many of our rooms, if we are to remain competitive in the years to come. In addition, our current staff accommodations are not sufficient to keep us in a good position for acquiring and maintaining a high quality staff.

We believe we currently have sufficient guest rooms in the lodge and cabins to accommodate our guests at a density level that will be competitive for the foreseeable future. Unfortunately we are presently using several of these rooms as dormitory style staff rooms.

Guest expectations for evening entertainment are increasing every year. As such we feel we need to upgrade and enlarge part of our recreation building.

Our barn and corral area has been neglected for many years. Extensive fixing is required, and remodeling the barn

(probably most efficient to tear the old one down and build a new one) would greatly improve our efficiency in dealing with the many demands the wranglers are faced with each day.

Finally, we very much want, at some future point, to build a garage for our car and truck with owners quarters above. There is currently no vehicle shelter nor specific owners quarters at the ranch. This would also facilitate our final attempt to lower guest density while maintaining our current total capacity.

In order to accommodate the above mentioned various goals, I have outlined the following plan which hopefully will be approved under Special Review. Please see accompanying drawings for location and size details of the present and proposed ranch layout.

- 1) Beginning spring, 1994: Remove mobile home, which is currently being used as staff quarters, and build a two story frame staff quarters at approximately the same location.
- 2) 1994 or 1995: Extend the recreation building approximately 20 (no more than 25) feet to the west. Rebuild the east covered area which is in disrepair.
- 3) 1995: Rebuild barn and tack area. Continue indefinitely repairing and rebuilding corrals as necessary.
- 4) 1996: Build vehicle garage with owners quarters above.
- 5) Beginning as early as 1994: Remodel the four 1 story cabins. The three cabins to the east are seasonal guest cabins and remodeling would simply be to upgrade. No significant expansion of area is anticipated, and certainly no expansion of capacity. Sundance cabin needs a new roof. The small cabin furthest to the west is a year around residence for our married daughter, and remodeling this unit will probably involve an increase in size. We anticipate extending the cabin about 20 feet to the north and removing and rebuilding the covered porch area. We feel that our married daughter and her husband who are key permanent staff certainly deserves accommodations upgraded from the current cabin.

The proposed changes result in the following distribution of guests and staff:

<u>Main Lodge</u>	Number	Capacity
Guest Rooms	15	41
Staff Rooms	1	1
 <u>Cheyenne Cabin</u>		
Guest Rooms	3	6

<u>Ute Cabin</u>		
Guest Rooms	3	4
<u>Sundance Cabin</u>		
Guest Rooms	3	6
<u>Hogan Cabin</u>		
Staff Rooms	2	2
<u>Mobile Home</u>		
Staff Rooms	Removed	
Staff Quarters	9	14
Owners Quarters	2	3
Total Capacity		77

IV Summary of Water, Sewer, Signage and Other Factors that may be of Interest to Neighbors, Environment, etc.

Because there is no proposed increase in water usage, the current industrial water adjudication of 15 gallons per minute is more than adequate. For the same reason, the present septic system will be used within its design limits, and has proven more than adequate over the years to handle the proposed usage requirement. The system is carefully maintained, and should not require repair or replacement in the foreseeable future.

As mentioned above, the current signage is one half the allotted 32 square ft. There are no specific plans to increase the present sign. However, we would like to have the freedom to increase the total sign area to 32 square ft. if sometime in the future such an increase seemed useful.

Except for the barn, the proposed structural changes are only partially visible from neighbor areas at a great distance. Any upgrading to the barn should enhance neighbor satisfaction as it will not present a larger visible structure, and it will replace the present somewhat ramshackle building. All structural changes or additions will be painted with the same deep earthtone red (Navajo Red) as the present buildings.

We know of no factors within our proposal that would be detrimental to our neighbors, the environment, or to the county.

Sincerely,

*Phillip D. Olbert*

Phillip D. Olbert  
Partner/Manager Lazy H Guest Ranch

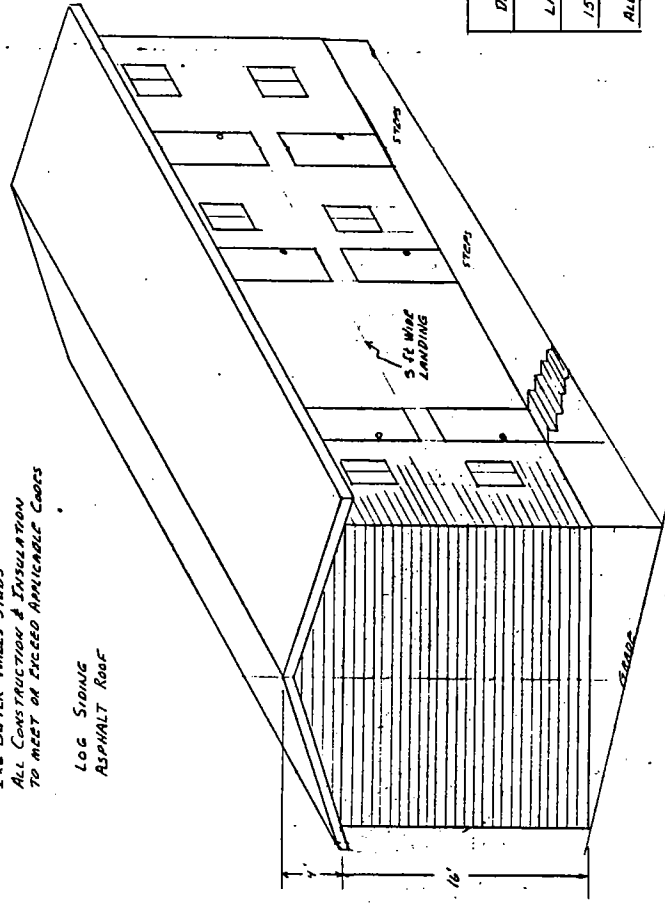


12/30/73

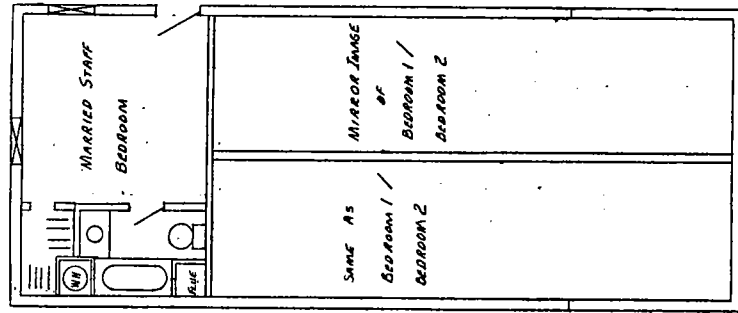
LAZY H RANCH STAFF QUARTERS

2 STORY FRAME  
2 1/2" OUTER WALL STUDS  
ALL CONSTRUCTION & INSULATION  
TO MEET OR EXCEED APPLICABLE CODES

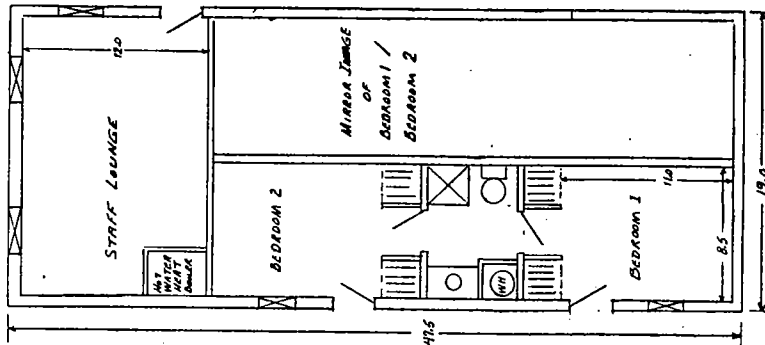
LOG SIDING  
ASPHALT ROOF



DRAWING 93-07
LAZY H GUEST RANCH
15747 HIGHWAY 7
ALLENSPARK, CO 80510



2ND FLOOR



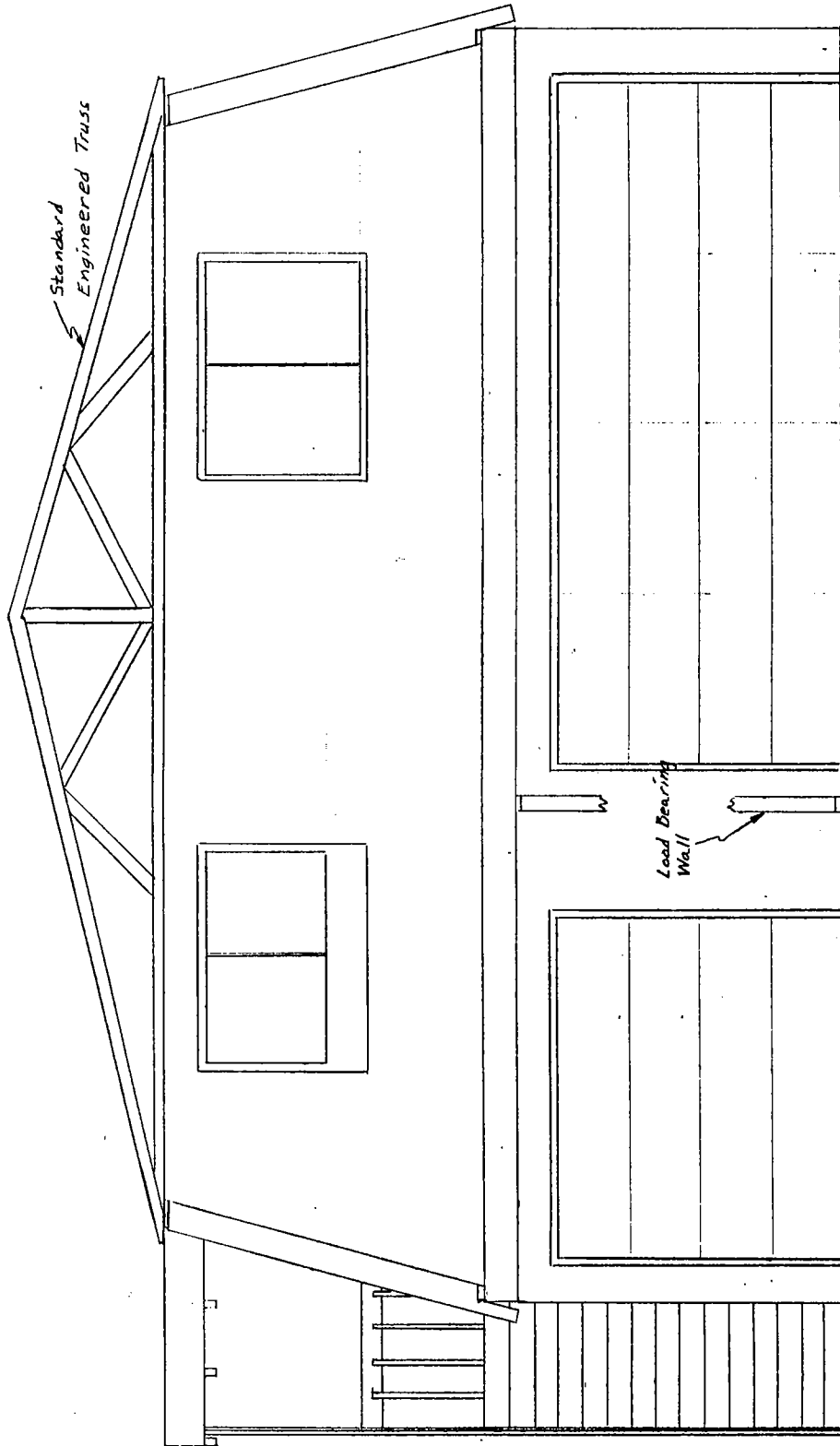
1ST FLOOR

Nov 30, 1991

P. Dilbert

LAZY H RANCH

Garage and Owner  
Quarters

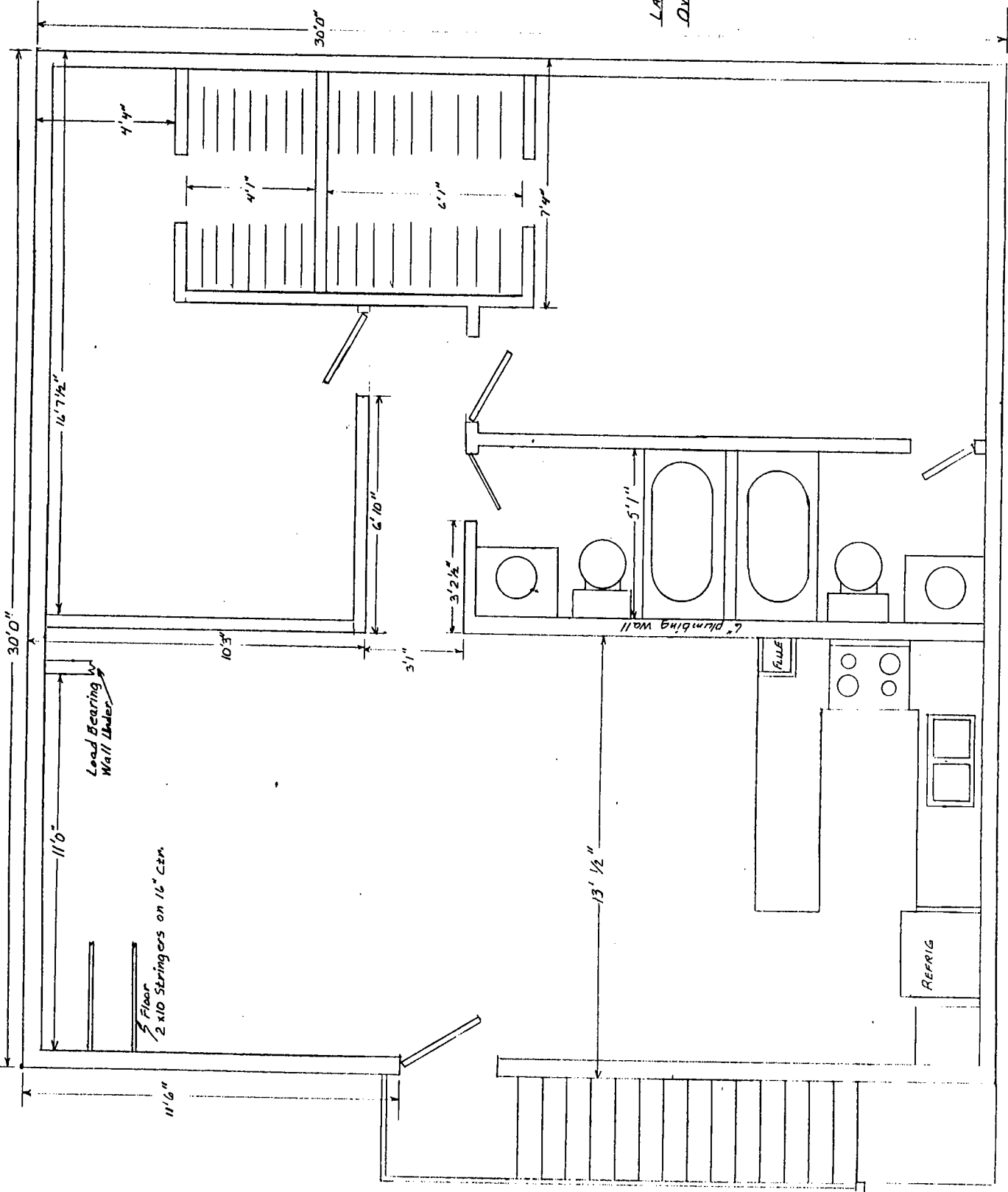


11/29/91  
P. Olbert

Scale: 1 inch = 2 ft

Note: All dimensions  
are "Framing measurements"  
Scale is to finished  
dimensions.

LARRY H. RANCK  
OWNERS QUARTERS



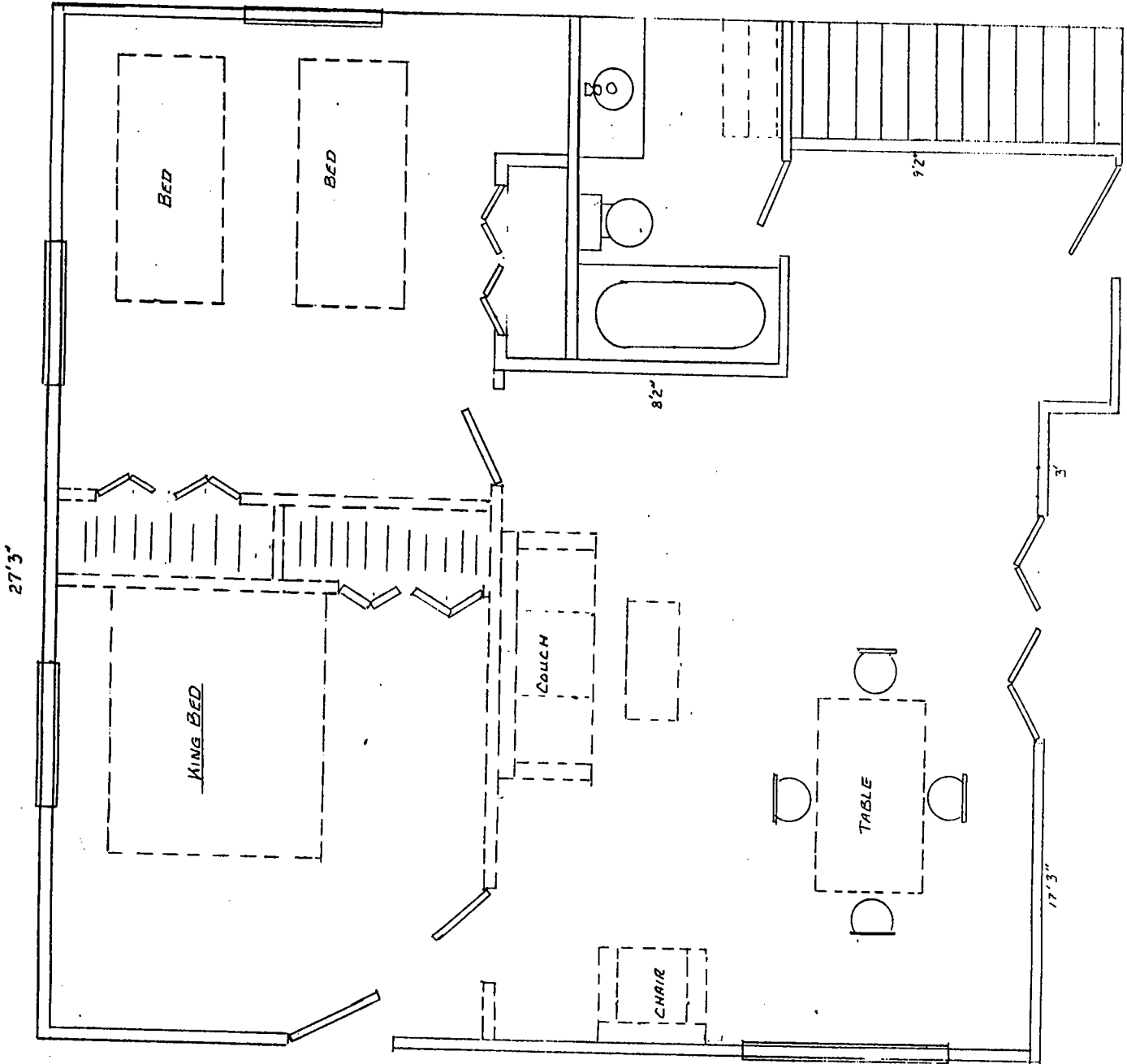
1/15/92  
PDD

PROPOSED REMODEL TO  
MAINTAIN SAME TOTAL  
PERSON CAPACITY AT THE  
LAZY H RANCH WITH ADDITION  
OF OWNERS QUARTERS

SCALE 1" = 2 FT

LAZY H LARGE BARRACKS ROOM

- CURRENT SHOWN IN SOLID
- REMODEL TO CONVERT TO LUXURY FAMILY SUITE SHOWN IN DOTTED.
- CURRENT FIVE BUNK BEDS REMOVED. ONE KING BED AND TWO SINGLE BEDS INSTALLED.





**Boulder County Land Use Department**  
 2040 14th Street - 14th & Spruce Streets - 2nd Floor - Boulder  
 P.O. Box 471 - Boulder, Colorado 80306  
 (303) 441-3930 / Fax (303) 441-4525

# APPLICATION FORM

**APPLICATION DEADLINE:**  
**FIRST WEDNESDAY OF THE MONTH - 4:30 PM**

<b>SHADED AREAS FOR STAFF ONLY</b>
TAX I.D. NUMBER(S)
DOCKET NUMBER(S) <i>SL-94-1</i>

PROJECT NAME <i>LAZY H</i>			
DATE SUBMITTED <i>1-3-94</i>	PLANNER'S NAME		FEE <i>\$ 800</i>
<input type="checkbox"/> BOA VARIANCE/APPEAL	<input type="checkbox"/> ROAD NAME CHANGE	<input type="checkbox"/> SUBDIVISION PRELIMINARY PLAN	
<input type="checkbox"/> EXEMPTION PLAT	<input type="checkbox"/> SITE SPECIFIC DEVELOPMENT PLAN	<input type="checkbox"/> SUBDIVISION FINAL PLAT	
<input type="checkbox"/> LOCATION & EXTENT	<input checked="" type="checkbox"/> SPECIAL USE	<input type="checkbox"/> VACATION	
<input type="checkbox"/> RESUBDIVISION (REPLAT)	<input type="checkbox"/> SUBDIVISION EXEMPTION	<input type="checkbox"/> OTHER:	
<input type="checkbox"/> REZONING	<input type="checkbox"/> SUBDIVISION SKETCH PLAN		
LOCATION(S) - STREET ADDRESS(ES) <i>15747 HIGHWAY 7</i>			
<i>ALLENSPARK CO 80510</i>			
SUBDIVISION NAME <i>NA</i>			
LOT(S) <i>NA</i>	BLOCK(S) <i>NA</i>	SECTION(S) <i>25</i>	TOWNSHIP <i>3N</i>
		RANGE <i>73W of 6<sup>TH</sup> PM</i>	
AREA IN ACRES <i>56</i>	EXISTING ZONING <i>FORESTRY</i>	EXISTING USE OF PROPERTY <i>DUDE RANCH</i>	NUMBER OF PROPOSED LOTS <i>NA</i>
PROPOSED WATER SUPPLY <i>EXISTING WELL</i>		PROPOSED SEWAGE DISPOSAL METHOD <i>EXISTING SEPTIC</i>	

## APPLICANTS

APPLICANT/PROPERTY OWNER <i>PHILLIP / KAREN OLBERT</i>				STREET ADDRESS <i>15747 HWY 7</i>	
CITY <i>ALLENSPARK</i>	STATE <i>CO</i>	ZIP CODE <i>80510</i>	PHONE NUMBER <i>(303) 747-2532</i>	FAX NUMBER <i>(303) 447-1388</i>	
APPLICANT/PROPERTY OWNER				STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER ( )	FAX NUMBER ( )	
APPLICANT/PROPERTY OWNER				STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER ( )	FAX NUMBER ( )	
AGENT/CONSULTANT				STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER ( )	FAX NUMBER ( )	
AGENT/CONSULTANT				STREET ADDRESS	
CITY	STATE	ZIP CODE	PHONE NUMBER ( )	FAX NUMBER ( )	

## CERTIFICATION

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing the application I am acting with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that road, school and park dedications may be required as a condition of approval.

SIGNATURE <i>X Phillip D. Olbert</i>	DATE <i>12/30/93</i>
SIGNATURE <i>X Karen K. Olbert</i>	DATE <i>12/30/93</i>

## PLEASE NOTE

REFER TO THE REGULATIONS AND APPLICATION SUBMITTAL PACKAGE FOR COMPLETE APPLICATION REQUIREMENTS



land use department

po box 471 13th and spruce street boulder, colorado 80306-4413930

# DEVELOPMENT SUMMARY FORM

DEPARTMENT USE ONLY	
DOCKET NUMBER	
SUB. TYPE	
EXE. TYPE	
S.U. TYPE	
D.U. TYPE	

PROJECT NAME <b>LAZY H GUEST RANCH</b>
APPLICANT <b>PHILLIP/KAREN OLBERT</b>
PROPERTY OWNER <b>SAME</b>

### TYPE OF REQUEST

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> ROAD NAME CHANGE    | <input checked="" type="checkbox"/> SPECIAL USE | <input type="checkbox"/> SUBDIVISION SKETCH PLAN      |
| <input type="checkbox"/> VACATION            | <input type="checkbox"/> LOCATION & EXTENT      | <input type="checkbox"/> SUBDIVISION PRELIMINARY PLAN |
| <input type="checkbox"/> REZONING            | <input type="checkbox"/> SUBDIVISION EXEMPTION  | <input type="checkbox"/> SUBDIVISION FINAL PLAT       |
| <input type="checkbox"/> BOA VARIANCE/APPEAL | <input type="checkbox"/> OTHER: _____           | <input type="checkbox"/> RESUBDIVISION (REPLAT)       |

NATURE OF REQUEST OR (FOR BOA VARIANCE ONLY) STATEMENT OF HARDSHIP

**GENERAL UPGRADING OR REPLACING OF EXISTING STRUCTURES TO MORE NEARLY MEET CURRENT REQUIREMENTS. ADD 3 CAR GARAGE WITH OWNERS' QUARTERS ABOVE.**

### GENERAL LOCATION • LEGAL DESCRIPTION

GENERAL LOCATION <b>3/4 MILE EAST OF ALLENSPARK TOWN</b>			ADDRESS <b>15747 HWY 7</b>		
LOT <b>NA</b>	BLOCK <b>NA</b>	SUBDIVISION <b>NA</b>	SECTION <b>25</b>	TOWNSHIP <b>3N</b>	RANGE <b>73W</b>
AREA IN ACRES <b>56</b>	EXISTING ZONING <b>FORESTRY</b>	PROPOSED ZONING <b>FORESTRY</b>			
PERCENT SINGLE FAMILY <b>NA</b>	PERCENT MULTI FAMILY <b>NA</b>	PERCENT OPEN OR UNDEVELOPED <b>60</b>			
EXISTING USE OF PROPERTY <b>DUDE RANCH</b>	NUMBER OF EXISTING LOTS <b>NA</b>	NUMBER OF PROPOSED LOTS <b>NA</b>			
NUMBER OF EXISTING DWELLINGS <b>6</b>	NUMBER OF PROPOSED DWELLINGS <b>7</b>	PROPOSED SQUARE FEET COMMERCIAL/INDUSTRIAL <b>17000</b>			
WATER <b>WELL</b>	SEWAGE <b>SEPTIC</b>	ELECTRIC <b>TOWN OF ESTES PARK</b>			
TELEPHONE <b>747-2532</b>	GAS <b>PROPANE</b>	DITCHES <b>NONE</b>	CITY OR TOWN WITHIN 2 MILES <b>ALLENSPARK</b>		
FIRE RESPONSE AREA <b>ALLENSPARK</b>	SCHOOL DISTRICT <b>L.R.P. 3.1</b>	PARCEL I.D. NUMBER(S) <b>NA</b>			
COMPREHENSIVE PLAN LAND USE DESIGNATION	BOULDER COUNTY COMPREHENSIVE PLAN ANALYSIS AREA	ACRES OF AGRICULTURAL LAND REMOVED FROM PRODUCTION			

### SUBDIVISION INFORMATION

PROPOSED ACRES IN OPEN SPACE/AGRICULTURAL PRESERVATION	PRICE RANGE OF LOTS/DWELLINGS		
	\$ _____ \$		
ROADS	MILES OF NEW ROADS	PUBLIC	PRIVATE
	ACRES DEDICATED TO ROADS	PUBLIC	PRIVATE
ESTIMATED CONSTRUCTION DATES	BEGIN	COMPLETE	

OTHER

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PROJECT NAME  
DOCKET NUMBER