



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: County Transportation, Health, and Parks Departments, FPD.
FROM: Laura Weinstein, Planner I
DATE: December 4, 2017
RE: Site Plan Review application SPR-17-0116

Docket SPR-17-0116: THEIS New Residence Site Plan Review

Request: Site Plan Review to construct a new 3,219-square-foot residence and 572-square-foot detached garage on a 46.84 acre vacant lot where the PSM is 3,720-square-feet.
Location: At 768 Steamboat Valley Road, in Section 7, Township 3N, Range 70W.
Zoning: Agricultural (A) Zoning District
Applicants/Property Owners: Chad and Larry Theis

Site Plan Review by the Boulder County Land Use Director is required for new building/grading/access or floodplain development permits in the plain and mountainous areas of unincorporated Boulder County. The Review considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Land Use staff values 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 and 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, 2045 13th Street on the corner of 13th and Spruce, Boulder.

Please return responses to the above address by **December 22, 2017.**

☐ We have reviewed the proposal and have no conflicts.
☒ Letter is enclosed.

Signed Amy Eschberger PRINTED Name Amy Eschberger
Agency or Address Div. of Reclamation, Mining and Safety



COLORADO

Division of Reclamation, Mining and Safety

Department of Natural Resources
1313 Sherman Street, Room 215
Denver, Colorado 80203

December 4, 2017

Laura Weinstein, Planner I
Boulder County Land Use Dept.
P.O. Box 471
Boulder, CO 80306

Re: Site Plan Review Application SPR-17-0116; THEIS New Residence Site Plan Review

Ms. Weinstein:

On December 4, 2017, the Division of Reclamation, Mining and Safety (Division) received notice from your department of the THEIS New Residence Site Plan Review for 768 Steamboat Valley Road, in Section 7, Township 3N, Range 70W, in Boulder County.

The Division has the following comments:

- a) The proposed location for the new residence is part of a 59.7 acre permitted sandstone quarry, Permit No. M-1981-057, Sprague Red Lyons, operated by Arkins Park Stone Corporation.
- b) The approved post-mining land use for Permit No. M-1981-057 includes a combination of rangeland and residential.
- c) It is the Division's understanding the mine operation is not currently active in the portion of the site proposed for the new residence, and that disturbed land in this area is in final reclamation.
- d) The Division is not opposed to the new residence as long as it does not prevent access to disturbed lands requiring reclamation under Permit No. M-1981-057.

If you have any questions, you may contact me by telephone at 303-866-3567, ext. 8129, or by email at amy.eschberger@state.co.us.

Sincerely,

Amy Eschberger
Environmental Protection Specialist



CC: Judy Sprague
Arkins Park Stone Corporation
5975 NCR 27
Loveland, CO 80538

David Sprague via email at: walking4kids@gmail.com
Chad Theis via email at: 5280chad@gmail.com
Wally Erickson, DRMS via email at: wally.erickson@gmail.com

