



# City of Boulder Planning & Development Services

## CITY OF BOULDER LAND USE REVIEW RESULTS AND COMMENTS

DATE OF COMMENTS: **August 5, 2020**  
CASE MANAGER: **Sloane Walbert**  
PROJECT NAME: **WATERVIEW**  
LOCATION: **5801 ARAPAHOE RD**  
REVIEW TYPE: **Use Review**  
REVIEW NUMBER: **LUR2019-00022**  
APPLICANT: **BILL HOLICKY, COBURN PARTNERS**  
DESCRIPTION: **Request for Use Review approval of the following uses within the development:**

- **Residential uses within the IG zone district;**
- **Professional, technical, or other offices in Buildings 1 and 2 in the RH-4 zone district;**
- **Convenience retail sales in Buildings 1 and 2 in the RH-4 zone district; and**
- **Restaurant, brewpub, or tavern within the RH-4 zone district with 60 indoor and 50 outdoor seats.**

**Refer to LUR2019-00021 for companion Site Review.**

### I. REVIEW FINDINGS

Additional information and revisions to the plan documents are required as indicated below. Revised plans must be submitted by 10/4/2020 for this application to remain active. Please contact staff with any questions or concerns.

### II. CITY REQUIREMENTS

The section below addresses issues that must be resolved prior to project approval.

#### Floodplain

Please see all comments associated with LUR2019-00021.

Christin Shepherd, 303-441-3425

#### Wetland

Please see all comments associated with LUR2019-00021.

Christin Shepherd, 303-441-3425

Physical Address  
1739 Broadway, Third Floor  
Boulder CO 80302

Mailing Address  
PO Box 791  
Boulder CO 80306-0791

BoulderPlanDevelop.net  
plandevlop@bouldercolorado.gov  
P: 303-441-1880 F: 303-441-4241