



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: Exterior storage unit for Tesla

General Location and Street Address of Project Property: Parking lot, 2 S. Marshall Rd. Superior, CO 80027

Lot: Block: Section: Township: Range:

Subdivison/Planned Development Name:

Existing Use:

Current Zoning: Town: Superior County: Boulder

Proposed Use: Temporary shipping container needed for parts storage in parking lot Acreage:

Property Owner Data:

Name: Michael D. Plante

Address: 31474 Upper Bear Creek Rd. Evergreen, CO 80439

Phone: 303.884.5667 Email: mike@plateproperties.com

Application Representative Data:

Name: Theresa Arzola

Company: Tesla

Address: 2 S. Marshall Rd Superior, CO 80027

Phone: 702.444.1388 Email: tarzola@tesla.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.

Theresa M. Arzola 01/15/2020 Facility Operations Manager
Signature Date Title*

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

Notes:

- Submittals, including application and required documents, are to be packaged in sets in folder or file format. Electronic versions of the signed plans are required by the Town and must be submitted in PDF format.
- A deposit is required per Section 16-1-60 of the Superior Municipal Code for all development review. The deposit amount will be determined on a per application basis. Costs associated with development review will be deducted from the deposit through monthly invoices. Additional deposits may be required by the Town.

From: [Michael Plante](#)
To: [Theresa Arzola](#)
Subject: [EXTERNAL] Re: Tesla Superior- LL Approval Request
Date: Wednesday, January 15, 2020 10:34:32 AM

SPF WARNING: The sender of this email could not be validated and may not match the person in the "From" field.

Hi Theresa. Of course you can place the storage container! I'll stand by to receive the document, sign it and return it to you.
All the best,

Michael D Plante

On Jan 15, 2020, at 1:23 PM, Theresa Arzola <tarzola@tesla.com> wrote:

Hello Mike,

I hope that this email finds you well!

Our Parts team has found that we do not have ample space to store all of their product. As a temporary solution to continue with opening, we would like to request your approval to place a storage container in the parking lot (will follow Town of Superior zoning requirements) until we have another storage solution. The Town of Superior has provided me with a Temporary Use Permit form to complete and landlord approval is needed to send along with our application for review.

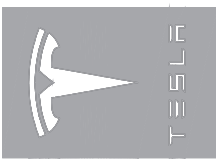
I have attached a photo of the shipping container that we would be renting for your reference.

Please let me know if you have any questions or concerns.

Thank you,
Theresa

Theresa Arzola | Operations Specialist, North America Workplace
6671 S Las Vegas Blvd Ste 300 Las Vegas, NV 89119
m. +1 (702) 444-1388 | tarzola@tesla.com
<[image001.png](#)>

<Mobile Mini 20ft.PNG>



1701 N. GARDEN ST. SUITE 100 DENVER, CO 80202
 TEL: 303.733.8888 FAX: 303.733.8889
 WWW.SHREMSHOCK.COM

2 S. MARSHALL RD
 SUPERIOR, CO 80027

ISSUE / REVISION	SURVEY ISSUE
08.25.2019	SD ISSUE
08.25.2019	75% CD ISSUE
09.02.2019	PERMIT ISSUE
09.30.2019	PERMIT REVISION 1

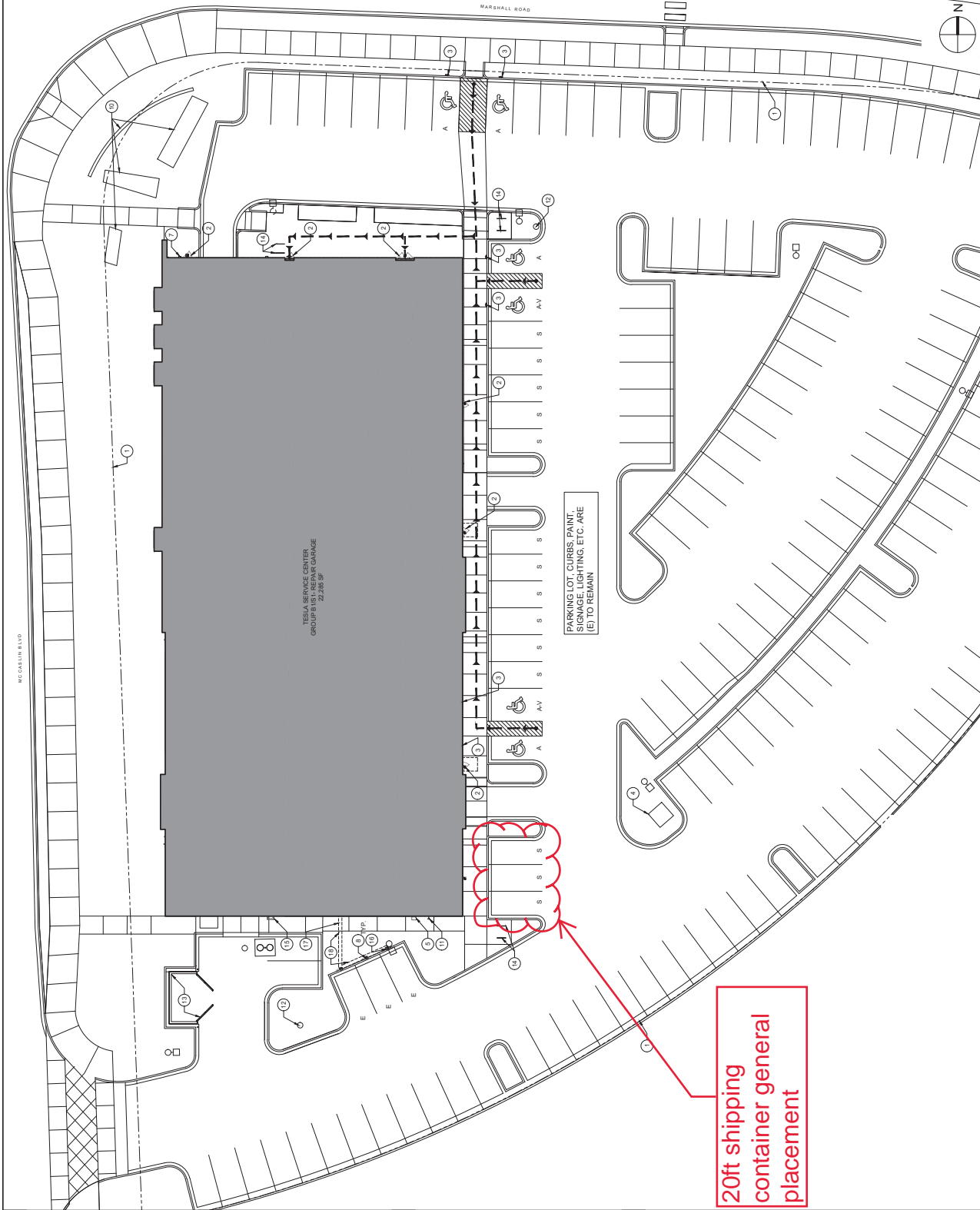
DRAWING TITLE

SITE PLAN

SCALE: AS NOTED
 1/8" = 1'-0"

PROJECT NUMBER: AS NOTED

SHEET NUMBER: A1.01



AREA CALCULATIONS

NONSEPARATED, UNKIND USE OCCUPANCIES:
 BUILDING AREA = 31,371 S.F. AREA = 18,464 S.F.
 TOTAL BALDON AREA = 22,265 S.F.

ALLOWABLE AREA CALCULATION:
 2019 INTERNATIONAL BUILDING CODE, SECTION 906, TABLE 503 AND EQUATION 5-1

CONSTRUCTION TYPE: V-B

ALLOWABLE BUILDING AREA CALCULATIONS PER SHEET BUILDING DOCUMENTS:
 FRONTAGE INCREASE: 75% ENTIRE BUILDING EXCEEDING 30' PUBLIC WAY OR OPEN SPACE INCREASE FOR SPRINKLERED BUILDING: 300%
 ACTUAL AREA: 22,265 S.F.

PARKING CALCULATIONS

PARKING REQUIRED: 8 S.F. OF FLOOR AREA
 PARKING EXISTING: 170 (E/AST)
 REQUIRED: 170 (E/AST)
 PROVIDED: 170 (E/AST)

REQUIRED	PROVIDED
INVENTORY PARKING	N/A
EMPLOYEE PARKING	26 (E/AST)
CUSTOMER SPACES	70 (E/AST)
SERVICE SPACES	N/A
DELIVERY/PICKUP SPACES	31 (E/AST)
PARKING GENERAL	1 PER 300 S.F. (E/AST)
TOTAL	170 (E/AST)

LEGEND

PROPERTY LINE
 ACCESSIBLE PATH OF TRAVEL
 MINIMUM 5'-0" WIDE AND UNINTERRUPTED STRIPING SPACED AT 3'-0" ON CENTER AT 90 DEGREE ANGLE
 HIGH POWER POST MOUNTED ELECTRICAL DISCONNECT (SEE DETAIL 1/18/07 & ELECTRICAL DRAWINGS)
 STANDARD PARKING STALL
 ELECTRIC CAR CHARGING STALL
 ACCESSIBLE PARKING STALL
 ACCESSIBLE VAN PARKING STALL
 SITE LIGHTING

KEY NOTES

- PROPERTY LINE
- EGRESS DOOR, SEE 2/10/22
- ACCESSIBLE PARKING SIGNAGE
- TRANSFORMER
- GAS METER
- SELF-CONTAINED NIGHT DROP BOX, WALL MOUNTED, TOP EDGE OF UNIT AT 7'-0" A.F.F. VERIFY LOCATION WITH TESLA PM
- MANUFACTURER'S RECOMMENDATIONS, SEE ELECTRICAL DRAWINGS, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- SUPERIOR TOWN SIGN (N.I.C.)
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT LOCATION
- TRASH ENCLOSURE
- BICYCLE RACK
- ROOF LADDER
- PROPERTY AS SHOWN TO THE CENTER OF THE PARKING SPACE AS POSSIBLE
- PATCH SIDEWALK AS REQUIRED AT TRENCHING FOR CHARGERS. SEE SITE NOTES 1/10/21.
- NEW CONDITION AFTER TRENCHING FOR ELECTRICAL

20ft shipping container general placement

SITE PLAN
 SCALE: 1/8" = 1'-0"
 1

10'

15'

20'

25'

40'

INTERNAL

7' 8-1/2" W

19' 10-1/2" L

7' 10-1/4" H

Volume:

1203 cubic feet

[More Product Details](#)

EXTERNAL

8' W

20' L

8'6" H

Volume:

1360 cubic feet



Logistics +



AVAILABLE OPTIONS



Standard Door



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): Tesla

Property Location: 2 S. Marshall Rd, Superior, CO 80027

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 1/21/2020 per the requirements of the Town of Superior Land Use Code.

Signature of applicant/Representative:

Theresa M. Arzola

Date: 01/21/2020

Print

Name: Theresa Arzola

Address: 2 S. Marshall Rd, Superior, CO 80027

NOTICE OF TEMPORARY USE REQUEST

Notice is hereby given that the property upon which this sign is posted will be considered for a temporary exterior storage unit under the Superior Municipal Code.

For further information contact the Town of Superior at (303) 499-3675.

The request would allow for a temporary storage building to be located on subject property for a period of 6 months.

ATTENTION
ATENCIÓN
**IRRIGATED WITH
RECLAIMED WATER
DO NOT DRINK**
NO BEBER
REGADA CON AGUA RECICLADA



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