



BOULDER CREEK  
BUILDERS

February 12, 2020

Town of Superior  
124 E. Coal Creek Dr.  
Superior, CO 80027

RE: Lanterns @ Rock Creek Temporary Use Permit Submittal

Dear Sir/Madam:

Per submittal requirements for the temporary use application requirements, I am pleased to present this written project narrative.

Boulder Creek Builders, or its assigns, has applied under separate application for temporary use of a Lanterns at Rock Creek Sales Office in the Garage of 1270 Lanterns Lane, Superior, CO. The duration for the temporary use of the Sales Office will be approximately two to three years. The formal Sales office plans are attached.

The hours of operation will be Sunday to Saturday 9:00 AM to 6:00 PM. There will be a parking lot with an ADA parking space and an ADA Port-O-Let.

I look forward to bringing this project through the Superior development review process and am happy to address any questions or concerns you might have.

Sincerely,

Jeana Schneider  
Senior Administrator  
720-598-0750  
[jschneider@livebouldercreek.com](mailto:jschneider@livebouldercreek.com)



**Town of  
Superior**

**Development Application Form**

Town Hall • 124 E. Coal Creek Drive • Superior, CO 80027  
303-499-3675 • (fax) 303-499-3677 • [www.superiorcolorado.gov](http://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



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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): Lanterns@ Rock creek

Property Location: 1270 Lanterns Lane

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 \_\_\_\_\_ per the requirements of the Town of Superior Land Use Code.

Signature of applicant/Representative:

Jearna Schneider

Date: 01-29-20

Print

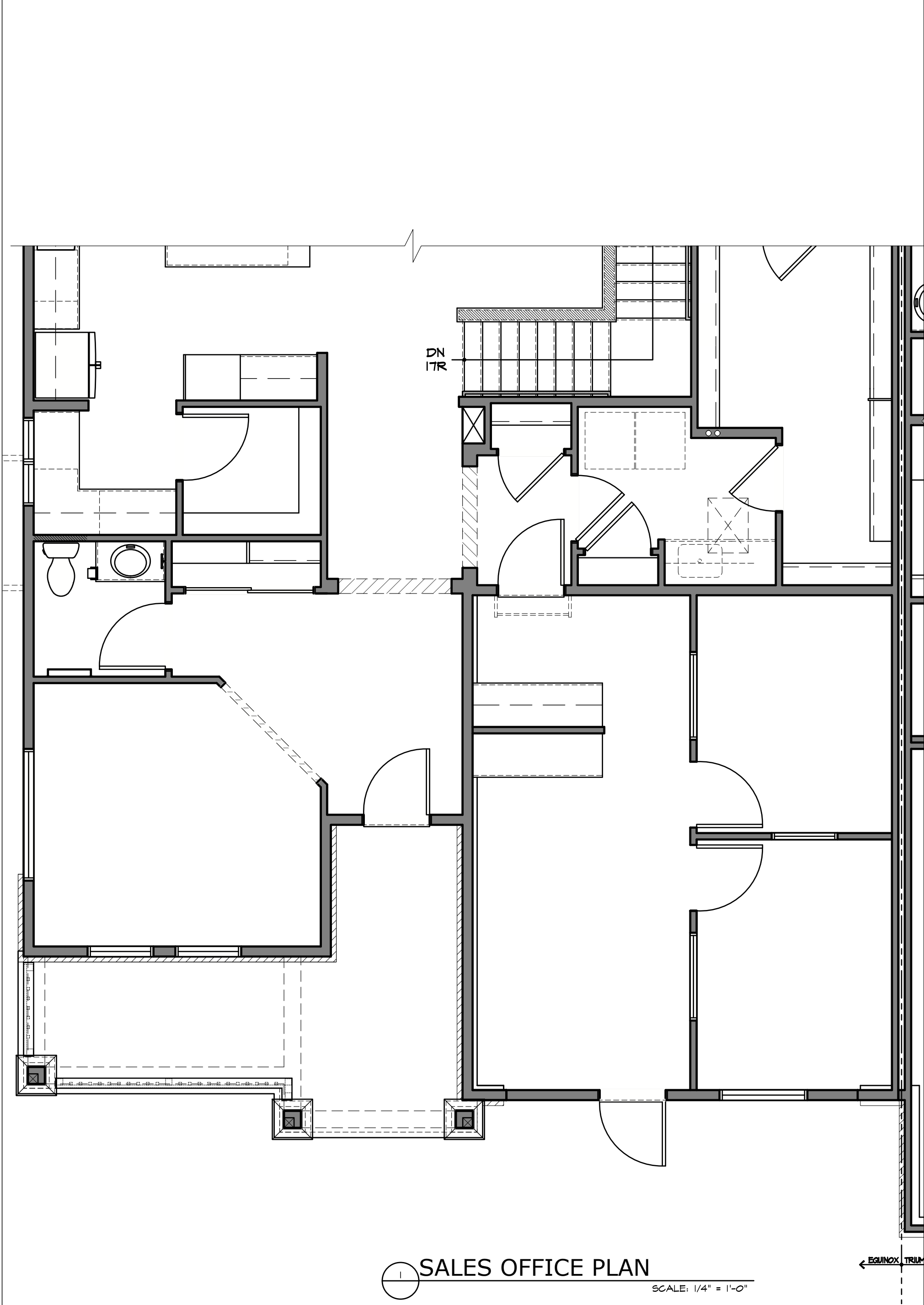
Name:

Jearna Schneider

Address:

712 Main Street

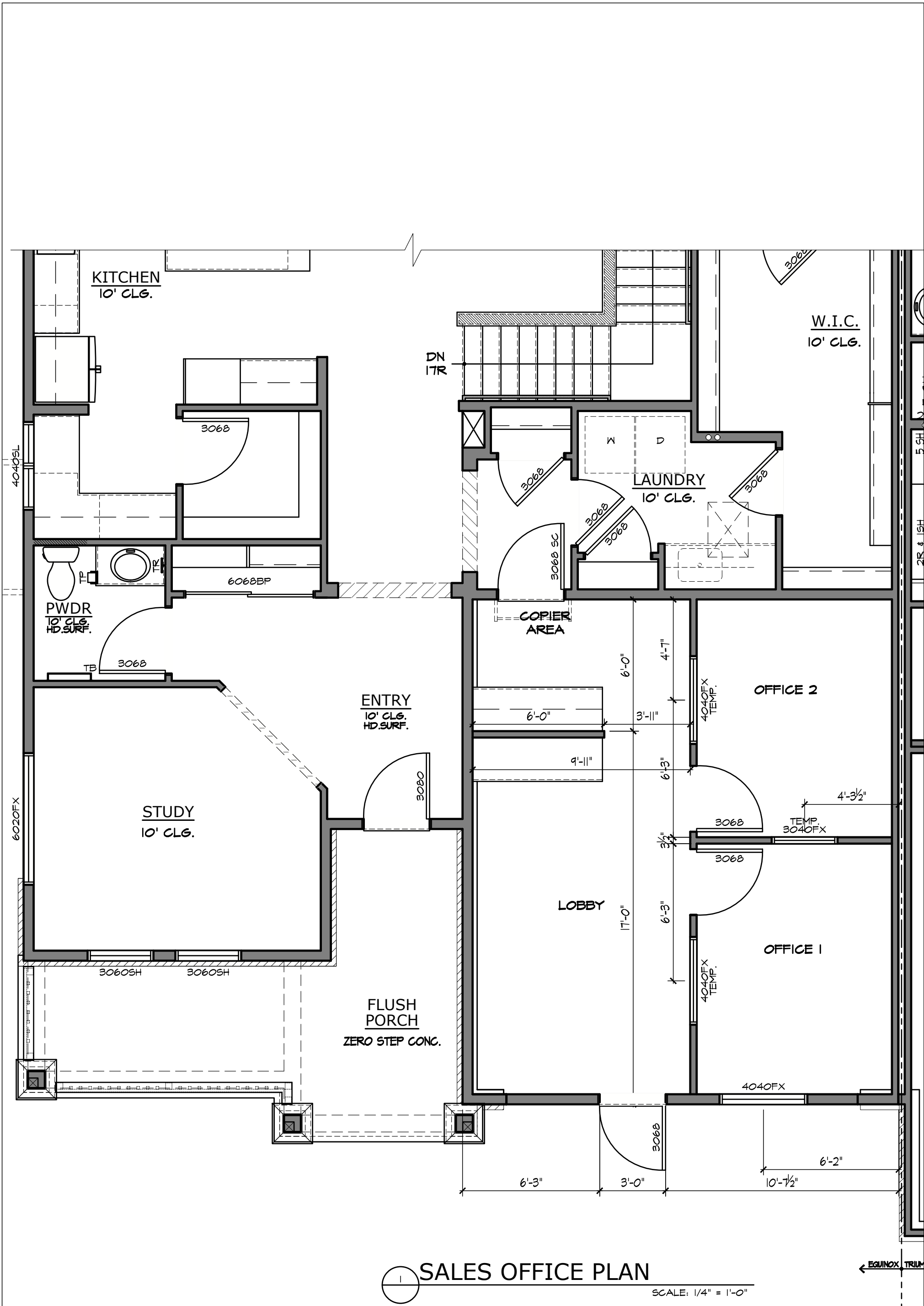
Louisville, CO 80027




1 SALES OFFICE PLAN

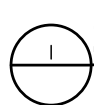
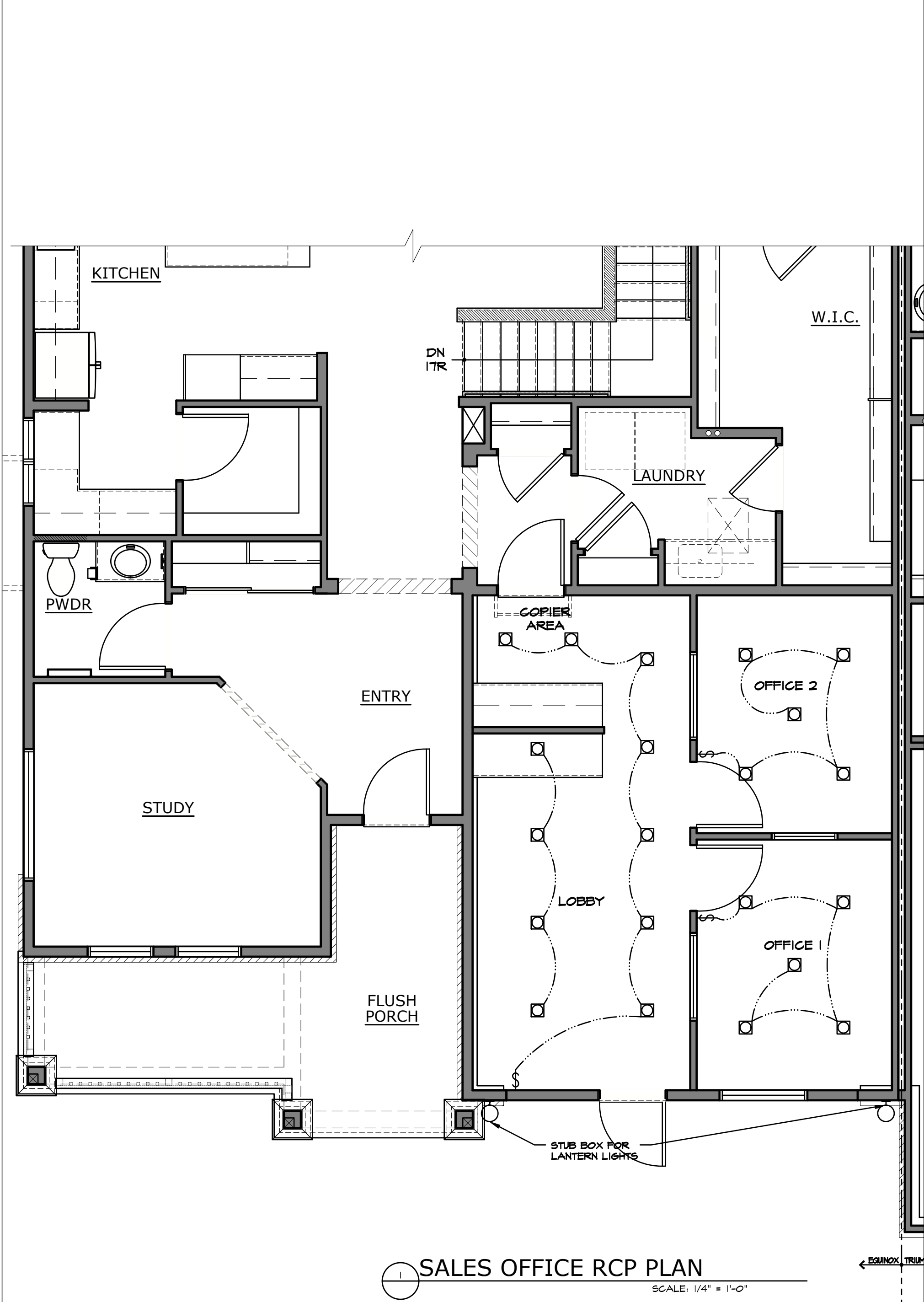
SCALE: 1/4" = 1'-0"

← EQUINOX TRIUMPH



**SALES OFFICE PLAN**  
 SCALE: 1/4" = 1'-0"

 <p style="font-size: 8px; margin-top: 5px;">         290 SECOND AVE., P.O. BOX 10241 NEWOT, CO. 80544-1024          PHONE (303) 652-2668 FAX (303) 652-2717          www.osmosisarchitecture.com       </p>	<b>Sales Office - Equinox Plan</b> <b>1270 Lanterns Lane, Superior, CO 80027</b>		JOB NUMBER 18001
			DATE 02/10/20
	<h2 style="margin: 0;">sales office</h2>		



**SALES OFFICE RCP PLAN**

SCALE: 1/4" = 1'-0"

← EQUINOX TRIUMPH

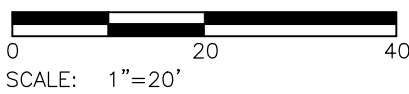
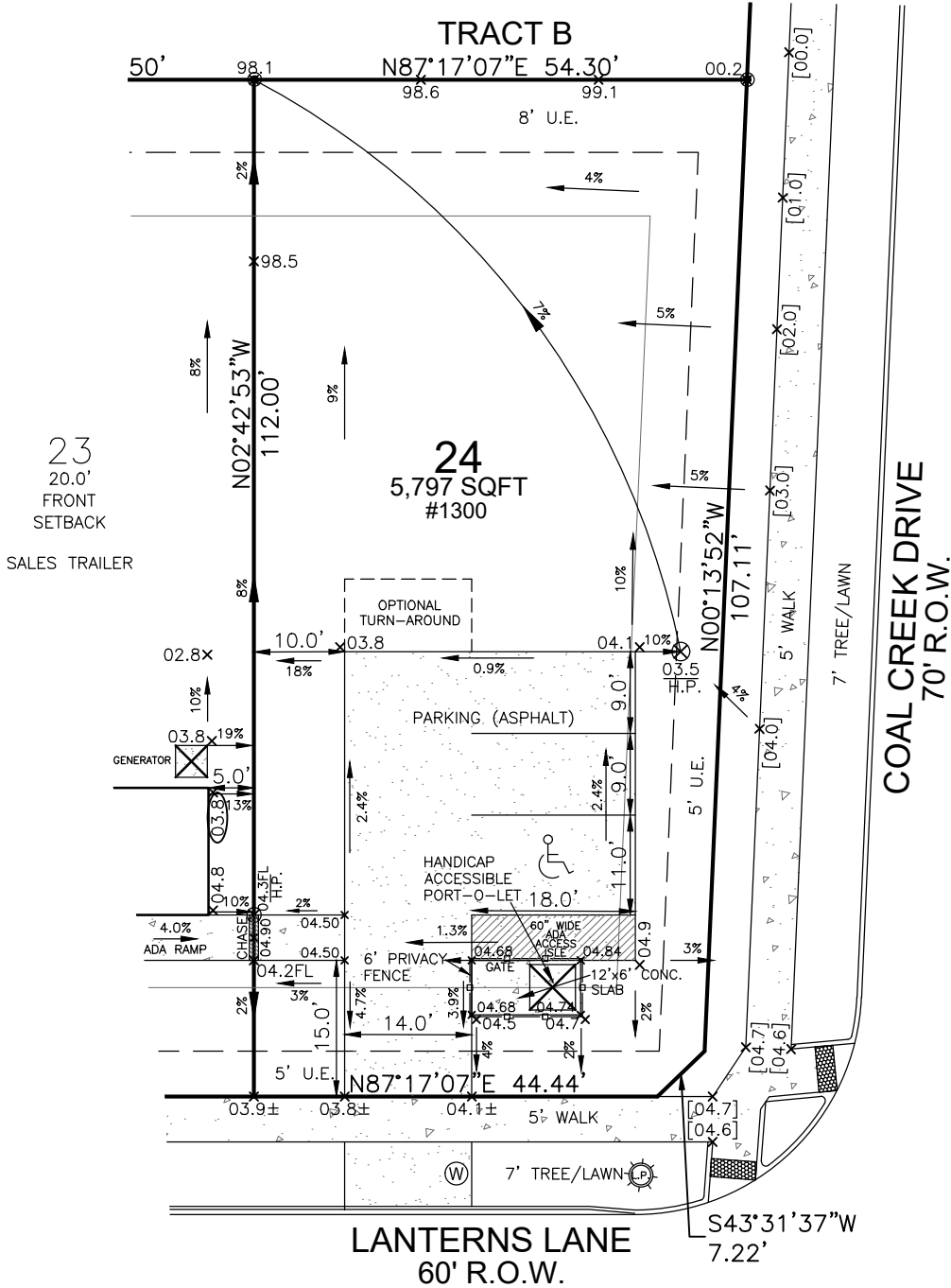
# BOULDER CREEK NEIGHBORHOODS

## PLOT PLAN

LOT 24  
BLOCK 3

**REVISIONS:**

10-21-19	- ADDED PARKING/REAR TRAILER ENTRY/ADDITIONAL GRADING. MM
01-29-20	- FROM CONSTRUCTION TRAILER TO SALES TRAILER PARKING. MM
02-03-20	- PARKING LOT FLIPPED/RE-GRADED PER KYLE ELLIS. MM



**LEGEND**

LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XX.XX)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION
(XX.X) MPH	BUILDING HEIGHT AT MID-POINT OF HOUSE
---	OVEREX LIMITS

MODEL OPTIONS: SALES TRAILER PARKING

SUBDIVISION: ROCK CREEK RANCH FILING NO. 12A

COUNTY: BOULDER TOWN: SUPERIOR

ADDRESS: 1300 LANTERNS LANE

**MINIMUM SETBACKS:**

FRONT: 12'  
REAR: 15'  
CORNER: 10'  
SIDE: 5'

DRAWN BY: MM

DATE: 10-03-19



6841 South Yosemite Street #100  
Centennial, CO 80112 USA  
Phone: (303) 850-0559  
Fax: (303) 850-0711  
E-mail: info@bjsurvey.net

**GENERAL NOTES:**

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 11-13-19





# Town of Superior

## Application for Building Permit

Town Hall • 124 E. Coal Creek Drive • Superior, CO 80027  
303-499-3675 • (fax) 303-499-3677 • www.superiorcolorado.gov

Date: Jan. 29, 2020 Owner: BoulderCreekLanterns@RockCreek  
Address: 1270 Lanterns Lane  
Phone: 7205980750 Email: j.schneider@livebouldercreek.com

Contractor: Boulder creek Builders  
Address: 712 Main Street  
City: Louisville, CO 80027 Phone: 303 544 5857

### Building Costs:

Construction: \_\_\_\_\_ Plumbing: \_\_\_\_\_  
Electrical: Temp Heating: \_\_\_\_\_

### Type of Construction:

( ) Residence ( ) Garage (X) Other sales office

Stories: \_\_\_\_\_ Rooms: \_\_\_\_\_ Area: \_\_\_\_\_ square feet  
Bsmt: \_\_\_\_\_ square feet Garage: \_\_\_\_\_ square feet Deck: \_\_\_\_\_ square feet  
Porch: \_\_\_\_\_ square feet

### Proposed Building:

Legal Description: \_\_\_\_\_

Setbacks: Front: \_\_\_\_\_ feet Side: \_\_\_\_\_ feet Side: \_\_\_\_\_ feet Rear: \_\_\_\_\_ feet

Plan Number: \_\_\_\_\_

Remarks or Comments: \_\_\_\_\_  
\_\_\_\_\_

Inspector's Notes: Sub= \_\_\_\_\_  
5%= \_\_\_\_\_  
95%= \_\_\_\_\_

Total Valuation: \_\_\_\_\_  
Permit Fee: \_\_\_\_\_  
Plan Check Fee: \_\_\_\_\_  
Use Tax Fee: \_\_\_\_\_  
County Use Tax Fee: \_\_\_\_\_  
Total: \_\_\_\_\_

**ATTACH PLOT PLAN – Show size of lot, size and location of buildings, distance from property lines; all must be drawn to scale. Show location and name of adjacent streets.**

I hereby certify that the above information is correct and agree to construct this building in accordance with the plot, building plans and specifications submitted herewith, and in strict compliance with all the provisions of the Zoning Ordinance, Building Code, Electrical Code, Heating Code and Health and Plumbing Regulations of the Town of Superior, Colorado.

Owner or Agent: Geena Schneider