



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: STC Marshall Bridge - Creek View Project and Parks 1 and 2

General Location and Street Address of Project Property: 2008 McCaslin Blvd Superior, CO 80027

Lot: _____ Block: _____ Section: _____ Township: _____ Range: _____

Subdivison/Planned Development Name: Superior Town Center

Existing Use: _____

Current Zoning: Town: Superior County: Boulder

Proposed Use: Mixed Acreage: 19

Property Owner Data:

Name: RC Superior

Address: 11452 El Camino Real, Suite 120 San Diego, CA 92130

Phone: 303-489-7968 Email: david@edificenorth.com

Application Representative Data:

Name: Nick Ochs

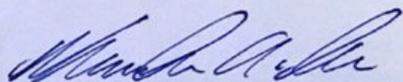
Company: Concrete Express, Inc. dba CEI

Address: 2027 W. Colfax Ave Denver, CO 80204

Phone: 720-584-4114 Email: nochs@ceiconstructors.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.

 12/15/2020 Project 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: [Nick Ochs](#)
To: [Steven Williams](#)
Cc: [Martin Toth](#); [Alex Ariniello](#); [Rick Davis](#); [Michael McCollum](#)
Subject: RE: Temporary Use Permit
Date: Friday, December 18, 2020 8:20:35 AM

Steven,

I have tried to best address your questions below (in red). Please let me know what other information I can offer up. Thank you.

Nick Ochs

Project Manager
T: 303-562-2000
M: 720-584-4114
F: 303-562-2010
nochs@ceiconstructors.com



We are an EEO Employer

From: Steven Williams <stevenw@superiorcolorado.gov>
Sent: Thursday, December 17, 2020 2:56 PM
To: Nick Ochs <NOchs@ceiconstructors.com>
Cc: Martin Toth <MartinT@superiorcolorado.gov>; Alex Ariniello <alexa@superiorcolorado.gov>; Rick Davis <rickd@superiorcolorado.gov>; Michael McCollum <MMcCollum@ceiconstructors.com>
Subject: RE: Temporary Use Permit

Hi Nick,

I am still working my way through your proposal. Can you clarify when you plan to mobilize and site these trailers? **Neither, the trailer or the conex would be mobilized until we have permit in hand. Ideally for us, we would like to mob both units in early-mid January.** I will work to sync up my review as closely as possible to meet your construction schedule, but I do need some additional details.

- Please clarify where you will be locating your restroom facilities. Your floor plan suggests facilities will be separate from the trailers. **Portable restroom units will be placed near the trailer/ConEx at staging. They will be located in such a manner as to ideally be out of direct wind, pinned down with rebar, and if necessary strapped to T-posts. Our trailer does not have interior sanitary facilities.**
- How will power be provided? Are you planning on siting a generator or temporarily tying into existing facilities? **Our plan is to tie into existing power at the corner of McCaslin and Creek View; however, I have not gotten a response from Xcel yet. It is possible that we would need to temporarily power the trailer with a genset. Again this unit would run solely between the hours of 7am and 5pm.**
- Please clarify your proposed parking arrangement, how many spots you are proposing relative the workers you anticipate having on site. **Historically, we like to construct an oversized SSA**

that would far exceed the anticipated number of employees. Initially we would plan for ~30 vehicles, but keep materials on hand to increase by as many as another 30 spots, if planned crew size is to increase, or we would be expecting a rise in the number of subs on site.

- Please clarify your access route in a out of your site. I assume you will be primarily using Gateway Drive, which is not improved. I have not seen your construction drawings, but can get PW to share them with me if they include these details, or you can share separately, but I would like your proposal summary updated as well. **In accordance with what Rick sent over, our main access points will be Marshall from the North and McCaslin/Creek View from the West. We do not plan any construction access from Gateway, as we will be keeping all construction traffic off of Main St.**

Alex – if or Rick can clarify some of these points, feel free. Or direct me to where I can see their construction plans.

Thanks,
Steven

From: Nick Ochs <NOchs@ceiconstructors.com>

Sent: Tuesday, December 15, 2020 2:43 PM

To: Steven Williams <stevenw@superiorcolorado.gov>

Cc: Martin Toth <MartinT@superiorcolorado.gov>; Alex Ariniello <alexa@superiorcolorado.gov>; Rick Davis <rickd@superiorcolorado.gov>; Michael McCollum <MMcCollum@ceiconstructors.com>

Subject: RE: Temporary Use Permit

Steven,

My apologies, I thought I had already replied to you regarding this permit. Please see attached, and below for permit application requirements. Our signs are in production now, and will posted as soon as possible. Please reach out if any further information is needed. Thank you for your time and help.

1. The proposed use, for this site would be two temporary trailers, for construction use. Our working hours would be, strictly, 7am to 5pm Monday-Friday, and would run from accepted Permit Application date, to no later than December 31st, 2021. On site/temporary trailers would include placing a tan/off white temporary construction office trailer (measuring ~40' long by 12' wide, and 10' high), as well as a blue or white ConEx box, for tool storage measuring ~10' wide by 25" long and 8" high. As shown on attached map, we would have a VTC rock tracking pad and stabilized staging area immediately adjacent to our temporary paved site entrance. The SSA will accommodate all employee and site visitor parking. At present we anticipate hooking up to power, from the Xcel box, at the corner of proposed Creek View, and McCaslin Boulevard (this would ideally eliminate the need for the use of a genset, and nuisance noise). Sanitary, portable facilities will be used, and maintained within SSA limits. These units will be secured to the ground, in accordance with CDPHE Stormwater Permit guidelines.
2. Attached is a scaled site plan, specifically including LOD/LOC, proposed locations of trailer

units, SSA, employee parking and sanitary facilities. I have not included the full set of site plans, as the file is too large. Plans should be in Town possession, but please reach out, and share file access can certainly be established.

3. Trailer dimensions are listed (diagram is attached), specs can be provided, if needed.
4. Temporary construction trailer will have a double office/storage/conference floor plan (no facilities), please see attached and pictures can be provided, if required.

Thank you again for your time and help in this matter, and don't hesitate to reach out for further information.

Nick Ochs

Project Manager

T: 303-562-2000

M: 720-584-4114

F: 303-562-2010

nochs@ceiconstructors.com



We are an EEO Employer

From: Steven Williams <stevenw@superiorcolorado.gov>

Sent: Thursday, December 3, 2020 3:26 PM

To: Nick Ochs <NOchs@ceiconstructors.com>

Cc: Martin Toth <MartinT@superiorcolorado.gov>; Alex Ariniello <alexa@superiorcolorado.gov>; Rick Davis <rickd@superiorcolorado.gov>

Subject: Temporary Use Permit

Hi Nick,

I have attached our general application form and outlined the requirements for a TUP below. I have also attached the affidavit that is required for posting your sign.

Submittal requirements include

1. a short narrative that clarifies the use, project hours, duration the trailer will be onsite and associated parking needs. (please also address how restroom needs will be met and if tie downs are required)
2. a scaled site plan illustrating the proposed location and any associated improvements
3. trailer elevations or spec sheets that clarify building dimensions (L, W, and H), color etc.
4. floor plan

The posting requirements for a Temporary Use Permit are outlined below. It is the applicant's responsibility to post a sign on the property. Once this is done, 10 days need to pass before the Temporary Use Permit can be issued.

c) Posting.

(1) If notice by posting is required, the applicant shall accomplish such notice by prominently posting one (1) sign within two (2) feet of the property line on each public street frontage on the property that is the subject of the proposed action. The sign shall be a minimum of three (3) feet tall and four (4) feet wide and four (4) feet off the ground, and the font of the type on the sign shall be a minimum of two (2) inches. Such sign shall be posted not less than ten (10) days prior to the hearing, shall be easily legible from the nearest public street and shall be in substantially the following format:

NOTICE OF TEMPORARY USE REQUEST

Notice is hereby given that the property upon which this sign is posted will be considered for (nature of request.) 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.

(2) Prior to the hearing, the applicant shall provide an affidavit and a photograph showing the property was posted in compliance with this Section.

(3) The posted sign shall be removed by the applicant within fourteen (14) days following the final decision.

(Ord. O-10 §1, 2010; Ord. [O-4](#) §1(Exh. A), 2015)

In addition to posting this sign, applicants are required to take a photo of the sign and complete the attached affidavit. Both the posting and the affidavit are geared toward notices for public hearings, but because Temp. Uses do not require public hearings, you can put N/A next to these lines in the affidavit and just explain the request and location within this form.

I will follow up with a timeline on how quickly you can reasonably expect to site your trailer.

Best,

Steven Williams

Planning and Building Manager

Town of Superior

303-499-3675, ext 131

stevenw@superiorcolorado.gov



Tan/Off White Temporary Office Trailer

