Boulder County

Boulder County
Land Use Department
Publications

Limited Impact Special Use Review

Land Use Department
Courthouse Annex Building
2045 13th Street
PO Box 471
Boulder, CO 80302

Planning Division:
Phone: 303-441-3930
Fax: 303-441-4856
Email: planner@bouldercounty.org
Website: www.bouldercounty.org/lu

Office Hours:
M, W, TH, F 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

Limited Impact Special Use Review

General Explanation

A use permitted by Limited Impact Special Use Review may be established only upon approval of the Board of County Commissioners, and subject to the conditions set forth in an approval of the use by the Board of County Commissioners.

Limited Impact Special Use Review

Limited Impact Special Use Reviews typically include developments or uses that may potentially have a significant impact on the property, its resources, and the surrounding areas. These uses include developments such as: **Earthwork of more than 500 Cubic Yards; Accessory Dwelling for Agricultural Unit; Wind Powered Electric Generator; Limited Impact Open Mining; Use of Community Significance; Temporary Fireworks Stand; and Adaptive Reuse of a Historic Landmark** (see the Boulder County Land Use Code for more information).

Pre-Application Conference

Applicant(s) must first contact the Land Use Department to make an appointment for a Pre-Application Conference with a Planner to discuss the proposal.

Following the Pre-Application Conference, the review process begins when the Land Use Department receives a complete application. After the application materials have been received, and prior to the public hearing, the application will be referred out for review by various County Departments, public agencies (as necessary) and adjacent property owners. The Limited Impact Special Use Review process includes a 15-day referral period. Staff review of Limited Impact Special Use Review applications occur after the referral deadline. At the staff review meeting, the staff determines if the application is sufficiently complete and if issues are sufficiently resolved for the application to proceed to a public hearing with the Board of County Commissioners.

Board of County Commissioner Hearing

A hearing before the Board of County Commissioners will be scheduled as soon as is practical. A Limited Impact Special Use Review process can typically take two to three months to complete.

Post-Approval Requirements

The Board of County Commissioners may have specific requirements the applicant must complete before a building permit may be issued. If post-approval requirements are not met and construction under a valid building permit does not begin within five years, the approval will expire.