



Boulder County Land Use Department
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 Boulder, Colorado 80302
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<http://www.bouldercounty.org/lu/>
 Office Hours: Monday – Friday 8:00 AM to 4:30 PM

Intake Stamp
TDCD#:

Transferable Development Credit (TDC) Determination Application Form

Section 1A: TDC Applicant Information (to be completed by the Applicant/Authorized Representative)

Applicant		Email Address	
Mailing Address		Phone	Fax
City		State	Zip Code
Applicant's Signature			Date

Owner's Information:

Please note that it is our policy to notify the current owner of a parcel with the result of a TDC Determination.

Property Owner's Name	Phone
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Parcel Information for TDC Determination (Attach a map showing location)

Location/Street Address	
Assessor's Tax Account Number	Parcel Identification Number (PIN)
Section-Township-Range (STR)	Zoning

Check the box next to any structures located on the Parcel, and identify their sizes in square feet.

<input type="checkbox"/> Residence	Size	<input type="checkbox"/> Garage	Size	<input type="checkbox"/> Studio	Size
<input type="checkbox"/> Pool House	Size	<input type="checkbox"/> Home Office	Size	<input type="checkbox"/> Workshop	Size
<input type="checkbox"/> Barn	Size	<input type="checkbox"/> Loafing Shed	Size	<input type="checkbox"/> Other	Type/Size

Transferable Development Credit Type

I am requesting a TDC Determination because I wish to: (check appropriate box)

- A. Place permanent restrictions on my property to keep the property vacant and convey associated TDCs, or
- B. Sell my property to the County, or
- C. Permanently restrict my property to development of a size of not more than [check box below] as calculated under Article 4-1300 of the Boulder County Land Use Code:
- 1000 square feet 1500 square feet 2000 square feet

Significant Conservation Values:

I believe my parcel is greater than 1 acre and contains significant conservation values, and request that the County Parks and Open Space Department evaluate if additional TDCs (maximum of 5) are available:

- No Yes (If yes, complete Section 1B: Significant Conservation Values)

Building Lot Determination

In order to qualify for TDCs, your parcel must be a legal building lot. If you have a building lot determination, please attach it to this form. If not, the Land Use Department will determine if your parcel is a legal building lot prior to reviewing your TDC determination request.

Legal Access (Parcels must have legal access to qualify for TDCs)

If you have information that you believe would assist the County Transportation Department in determining whether your property has legal access, please explain below or attach explanatory documents.

Property Legal Access Information

Section 1B: Significant Conservation Values (to be completed by the Applicant/Authorized Representative if the Applicant is requesting an evaluation of bonus development credits). Please note the following:

- The Boulder County Parks and Open Space Department (POS) will determine whether bonus credits should be recognized for your property. The decision will be final and there is no appeal process.
- POS will only consider bonus credits for properties that are greater than 1 acre in size.
- Only properties that have outstanding conservation values, in POS' sole discretion, are eligible for bonus credits.
- POS will not consider bonus credits unless the required fee has first been paid.
- POS will make its determination as quickly as possible, but may need additional information from the applicant and may need to conduct a site visit, so no deadline will be set for the determination.

The Significant Conservation Values on my parcel include (check all that apply):

- Preservation of Resources** – The parcel contains natural, cultural, or ecological resources as outlined in the Boulder County Comprehensive Plan that would be preserved by a restriction on development on the parcel. These resources include, but are not limited, to:

Designations in the Comprehensive Plan	Specify the Named Area, Landmark, etc.
<input type="checkbox"/> Environmental Conservation Areas	
<input type="checkbox"/> Natural Landmarks	
<input type="checkbox"/> Natural Areas	
<input type="checkbox"/> Significant Natural Communities	
<input type="checkbox"/> Rare Plant Areas	
<input type="checkbox"/> Critical Wildlife Habitats	
<input type="checkbox"/> Significant Riparian Corridors	
<input type="checkbox"/> Open Roadside Corridors	
<input type="checkbox"/> Significant Agricultural Lands of National Importance	

- Agricultural Water Rights** – The parcel has significant agricultural water for irrigation to be tied to the land to be preserved.

Specify the Water Rights, e.g., by ditch name and number of shares:

- Urban Shaping** – The parcel helps create significant buffer zones between communities or between residential and non-residential uses, including, but not limited to, rural preservation areas specified in County intergovernmental comprehensive planning agreements with municipalities.

Specify how the parcel creates significant buffer zones:

- Other Open Space Benefits** – The parcel offers desired linkages to trails or other open space properties, provides desired access to public lakes, streams or other usable open space properties, or eliminates private property enclaves.

Specify how the parcel offers other open space benefits:

You may attach additional pages of narrative, photographs, maps, and other explanatory materials if you believe they would support the reason(s) you believe your property has significant conservation values, or provide additional specificity to help the Parks and Open Space Department evaluate your request. **Note:** Please attach copies; your application materials will not be returned.

Applicant's Signature	Date
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