



Boulder County Land Use Department
 Courthouse Annex Building • 2045 13th Street • PO Box 471
 Boulder, Colorado 80302
 Phone: 303-441-3930 • Fax: 303-441-4856
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Monday — Friday 8 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.

Parcel 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:

Are there any structures more than 50 years old located on the parcel?

No Yes

Transferable Development Credit Type

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

- A. Place permanent restrictions on my parcel to keep the parcel vacant and convey associated TDCs, or
- B. Sell my parcel to the County, or (*If choosing this option, Section 1B and \$100 are required. See Section 1B for detail.)
- C. Permanently restrict my parcel 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:
 - 1,000 square feet
 - 1,500 square feet
 - 2,000 square feet

Significant Conservation Values

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

No Yes (If yes, Section 1B and \$100 are required. See Section 1B for detail.)

Significant Floodway Mitigation Potential

I believe that removal of obstructions from the floodway on my parcel would significantly mitigate flood potential, and request that the Transportation Department evaluate if additional TDCs (maximum of 5) are available.

No Yes (If yes, complete Section 1C: Significant Floodway Mitigation)

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 parcel has legal access, please explain below or attach explanatory documents.

Parcel 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 significant conservation values of your parcel. The decision will be final and there is no appeal process.
- ✓ POS will only grant bonus credits for parcels that are smaller than 1 acre in size if POS finds the property presents extraordinary conservation values.
- ✓ Only parcels that have outstanding conservation values, at POS' sole discretion, are eligible for bonus credits.
- ✓ Bonus credits or a request to convey fee title to a property to the County will not be considered unless the required fee has first been paid. The fee is currently \$100 for either; payment of one \$100 fee is sufficient and should be submitted to Land Use, which will forward the funds and the bonus credit request to POS for evaluation. Landowners will incur additional costs if they decide to use bonus credits, as explained in other program materials.
- ✓ POS will make the determination as quickly as possible, but may need additional information from the applicant and may need to conduct a site visit. The site visit will need to be conducted when the property is clear of snow, so no determination deadline will be set.

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	

Historic Preservation — The parcel may be historically significant and I would like County staff to evaluate the potential for landmark designation.

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 parcel 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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Section 1C: Significant Floodway Mitigation Potential (to be completed by the Applicant/Authorized Representative if the Applicant is requesting an evaluation of bonus development credits). Please note the following:

- ✓ The Transportation Department will determine whether bonus credits should be recognized for removal of obstructions from the floodway on your parcel. The decision will be final and there is no appeal process.
- ✓ Transportation will only consider bonus credits for parcels that are wholly or partially located in the floodway.
- ✓ Only parcels that have outstanding floodway mitigation potential, at Transportation's sole discretion, are eligible for bonus credits.
- ✓ Transportation will make the 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 Obstructions on my property, removal of which will significantly improve the floodway are: (check all that apply)

Obstruction in the Floodway	Size in Square Feet	Inhabited?	Do you have a map/survey indicating Location? (If so, include with application)
<input type="checkbox"/> Earthen Berm	Square Feet		
<input type="checkbox"/> Fence (>6x6 Openings)	Square Feet		
<input type="checkbox"/> Septic	Square Feet		
<input type="checkbox"/> Structural Element	Square Feet		
<input type="checkbox"/> Building	Square Feet		
<input type="checkbox"/> Other	Square Feet		

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 parcel has significant floodway mitigation potential, or provide additional specificity to help the Transportation Department evaluate your request. **Note:** Please attach copies; your application materials will not be returned.

Applicant's Signature	Date
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