



CITY OF BOULDER
Planning and Development Services

70-934-5664

1739 Broadway, Third Floor • P.O. Box 791, Boulder, Colorado 80306-0791
phone 303-441-1880 • fax 303-441-4241 • email plandevlop@bouldercolorado.gov
www.boulderplandevlop.net

June 23, 2016

Boulder Property Management
1100 28th St. Suite 100
Boulder, CO 80303
Attn: Ken Rahmig

Kew

473-9559

Gentles LLC
7204 Spring Creek Circle
Longmont, CO 80503

Boulder Property Management,

Thank you for your letter regarding the rental property located at 1044 13th St.

Planning and Development Services staff has reviewed the records for this property and support a conclusion of four dwelling units with a maximum occupancy of thirteen unrelated occupants.

The records indicate that the property is a legal non-conforming property. The most recent zoning inspection record which was approved on May 4, 1992 indicates that the property contains four dwelling units with a maximum of thirteen occupants. The zoning inspection record also indicates that the top two floors of the property consist of one, four bedroom dwelling unit each. For this reason, it was determined that those two units may contain four unrelated occupants each. The remaining five occupants may then be divided among the two dwelling units on the bottom floor.

If you have any additional documentation that you'd like to submit for consideration, please send it to me at your convenience. After examining this staff review, please let me know whether you would like to appeal the occupancy determination. Per Section 10-2-2 of the Boulder Revised Code (B.R.C.), 1981, you have the right to appeal this decision through an administrative hearing process at the Boulder Municipal Court. Please note that the fee to appeal, per Section 4-20-47, B.R.C., 1981 is \$106, made payable to the City of Boulder, and must be received in our office at 1739 Broadway, 3rd floor within 14 days of the date of this letter.

Please contact me if you have any questions.

Sincerely,

HRE

Chris Bowman
Administrative Specialist
Rental Housing Licensing
City of Boulder
303-441-4446