

## **The Boulders**

### **The Boulders Condominiums (Phase 1-3)**

- [Planning Commission Resolution 2001-01](#)
- Approved February 14, 2001
- Application 00-021
- Project Description: 180-unit multi-family residential development

### **General Conditions of Approval**

1. The use permit / development permit is approved for the construction of a 180-unit multi-family residential development as shown on the site plan, elevations, floor plans, and vesting tentative map approved on February 14, 2001 on file in the Community Development Department except as modified by these conditions of approval. The project may be constructed in multiple phases that number more than and differ from the phases shown on the approved site plan if development in each phase, on its own standing, complies with the conditions of approval of the planned development and use permit / development permit and the Development Code. The applicant is responsible for complying with all conditions of approval and providing evidence to the Planning Division of compliance with the conditions. The project shall comply with the time limits established by Chapter 18.84 of the Development Code and the following:
  - “The project may be constructed in multiple phases that number more than and differ from the phases shown on the plans.”
  - Use Permit/Development Permit required to be exercised within 2 years from the date of approval. “Exercised” means that the applicant has obtained the necessary building permits for construction of a minimum of 20 units and installation of the foundations for structures for 20 units have been completed. Building permits for residential buildings shall not be issued after two years from the date of approval; residential buildings shall be completed within four years from the date of approval.
  - Upon the applicant obtaining the necessary building permits for the construction of a minimum of 76 units and initiating grading and/or building construction for a minimum of 76 units, the Director shall grant a two-year extension of time to the time limits. Building permits for residential buildings shall not be issued after four years from the date of approval; residential buildings for the project shall be completed within six years from the date of approval.
  - Upon the applicant obtaining the necessary building permits for the construction of a minimum of 156 units and initiating grading and/or building construction for a minimum of 156 units, the Director shall grant an additional two year extension of time/ Building permits for residential buildings shall not be issued after six years from the date of approval of the land use permits; residential buildings for the project shall be completed within eight years from the date of approval.
  - From staff report:

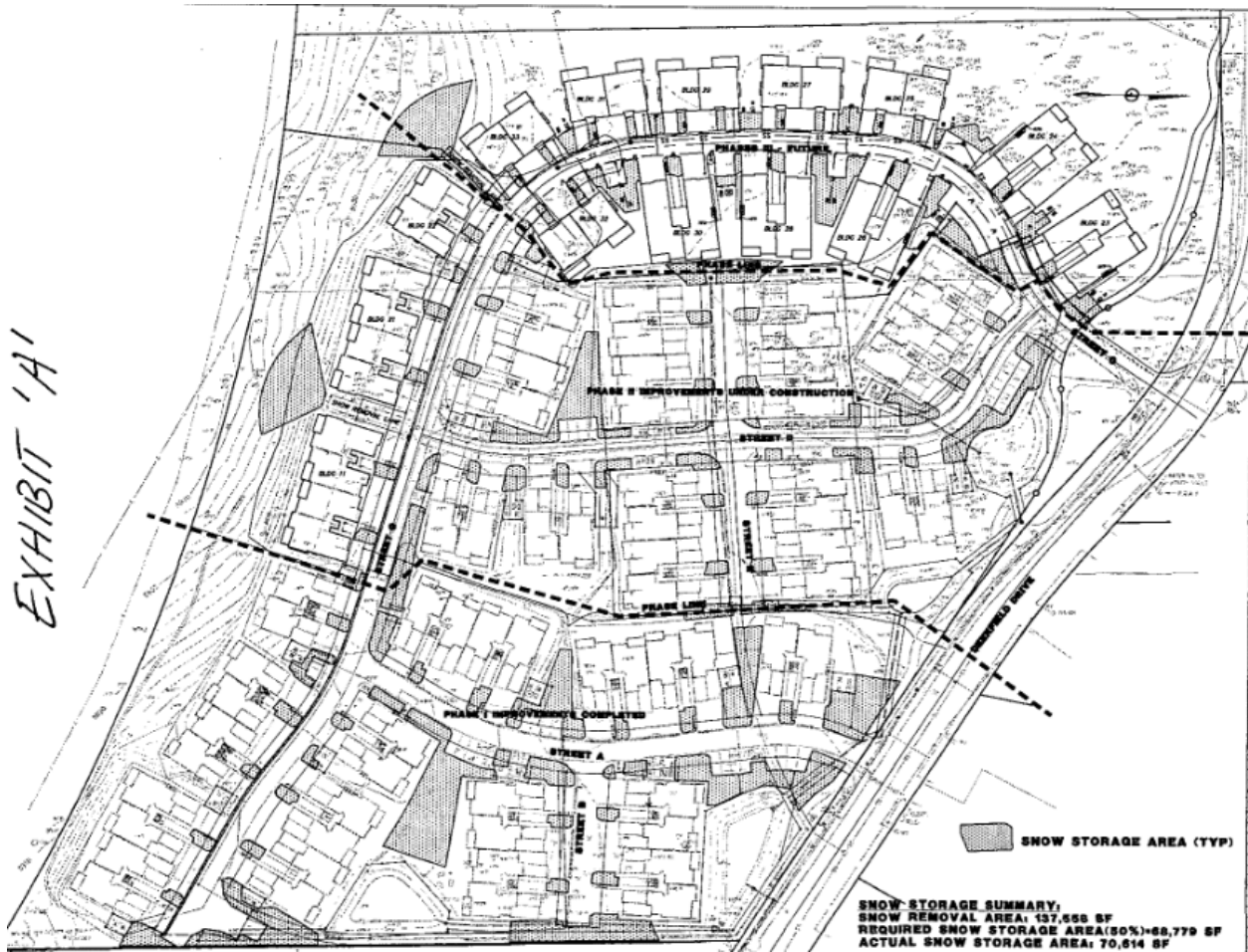
### PROJECT LOCATION AND DESCRIPTION

The applicant proposes to construct a 180-unit condominium project on a 15.82 acre site. The project site consists of two parcels: a 10.44 acre parcel referred to as Parcel 1 in this staff report and a 5.38 acre parcel referred to as Parcel 2. The project will be constructed in three phases with 76 units to be constructed in Phase 1, 80 units in Phase 2, and 24 units in Phase 3. The buildings for the project will consist of six single family residences, five duplexes, nine four-plexes, and sixteen eight-plexes. All of the single family residences and duplexes will be constructed as part of Phase 3. Access to the site is from two driveways onto Deerfield Drive.

Truckee Communities



- [Planning Commission Resolution 2004-18](#)
- Approved September 8, 2004
- Application 00-021
- Floor area and architectural modifications to Buildings 11, 21 to 33



#### The Boulders Phase IV

- [Planning Commission Resolution 2006-12](#)
- Approved July 12, 2006
- Application 00-021
- Project Description: Phase IV of the Boulder – 43-unit multi-family residential development
- Effective Date: July 22, 2006
- Approval for Use Permit and Development Permit effective for 24 months.
- Vesting Tentative Map: Within 24 months of approval; condo plan recorded concurrently with final map.