



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOULDER COUNTY PLANNING COMMISSION PUBLIC HEARING

August 17, 2022 at 1:30 p.m.

Hearing to be Held Virtually due to COVID-19

STAFF RECOMMENDATION

STAFF PLANNER: Pete L'Orange, Planner II

Docket V-22-0001: Maedke Vacation

Proposal: Request to vacate an undeveloped alley right-of-way in the Gold Hill Historic District.
Location: Alley between 410 Boulder Street (Parcel no. 145912010001) to the south and 412 Boulder Street Parcel no. 145912002007) and 0 Main Street (Parcel no. 145912002003) to the north, approximately 3.8 miles west of the intersection of Four Mile Canyon Drive and Gold Run Road, in Section 12, T1N, R72W.
Zoning: Historic (H) Zoning District
Owners/Applicants: Christine Maedke

PACKET CONTENTS

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SUMMARY

The applicant is requesting to vacate an undeveloped, mapped alley in the Gold Hill Historic District. The alley is located between parcel 145912010001 and parcels 145912002007 and 145912002003. The applicant owns all three parcels. Staff recommends conditional approval since, as conditioned, staff finds the request can meet the Vacation criteria in Boulder County Land Use Code Article 10-100. The applicant has also applied for a Subdivision Exemption (SE-22-0004) for a boundary line adjustment to combine the three existing parcels and the vacated area, if approved, into a single parcel of approximately 0.886 acres. However, only the Vacation request is under the purview of the Planning Commission.

DISCUSSION

The subject alley runs east/west between Boulder Street and “East Street” (undeveloped) in the mapped townsite of Gold Hill. Both the alley and East Street are shown the Gold Hill townsite map,

but neither has ever been developed (see Figure 1 below). The alley is located between 410 Boulder Street to the south and 412 Boulder Street and 0 Main Street to the north. 410 Boulder Street is comprised of Lots 1 and 2 of Block 2 of the Gold Hill townsite; 412 Boulder Street is comprised of portions of Lots 13 and 14, as well as all of Lot 15 of Block 3; and 0 Main Street is a portion of Lot 7 of Block 3 (see Figure 2 below) A 1977 recorded deed (Reception #208696) reflect the portions of Lot 13 and 14 and all of Lot 15 as a single parcel. A 1997 deed (Reception #01725489) records 0 Main Street as its own parcel, comprised of the southern 80 feet of Lot 7 of Block 3.

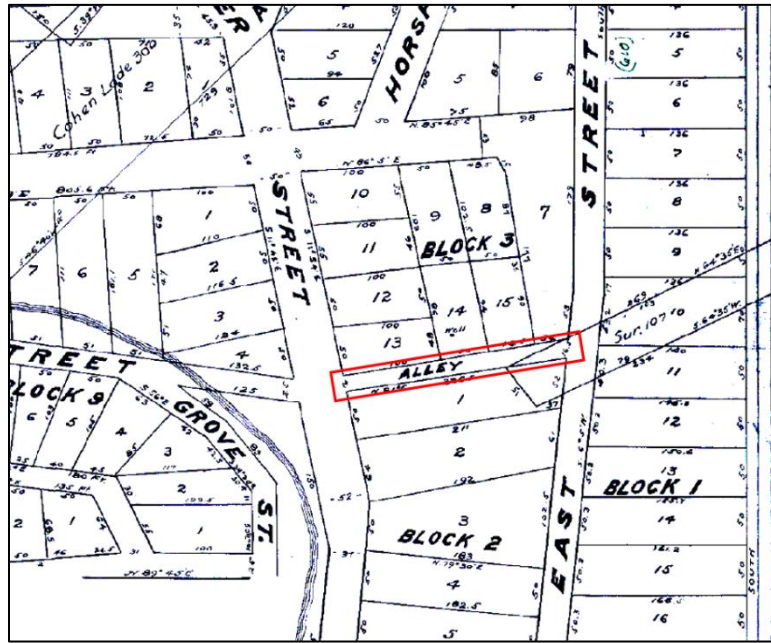


Figure 1: Townsite map with subject alley indicated in red

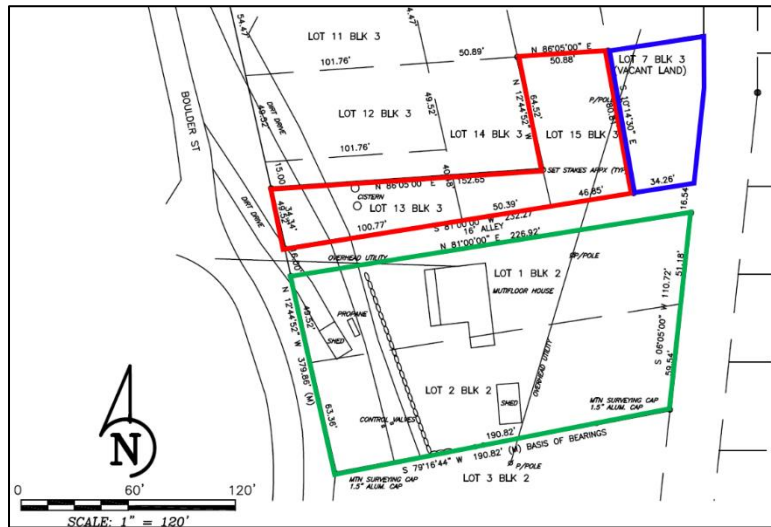


Figure 2: Three existing parcels – 410 Boulder Street in green; 412 Boulder Street in red; and 0 Main Street in blue

The applicant owns all three (3) parcels and wishes to combine all of them into a single parcel (which will be reviewed through a subsequent Subdivision Exemption review by the Board of County Commissioners). Prior to the purchase of the parcels by the applicant in 2020, 410 and 412 Boulder Street had been owned by Jack Kenneth Laughlin, either as an individual, jointly with Linda Beth Laughlin, or in trust by the Jack Kenneth and Linda Beth Laughlin Trust (“the Laughlin Trust”). Since 1977; 0 Main Street was acquired by the Laughlin Trust in 1997. All three were acquired by the

applicant from the Laughlin Trust in 2020 – 410 and 412 Boulder Street in February 2020 (Reception #03776130) and 0 Main Street in June 2020 (Reception #03795622).

As part of this docket (V-22-0001), the applicant is requesting the vacation of the existing alley, as it separates the parcels they own. The stated reason for their request to vacate the alley is that it separates the existing house (located on 410 Boulder Street to the south) and the property’s well and cistern (located on 412 Boulder Street to the north). The applicant states that this situation (having the house and the well and cistern on different parcels, separated by the alley) made it difficult for them to find a title company who was willing work with them to purchase the parcels in 2020.

The applicant has stated they have no intention on building on the smaller parcels (412 Boulder Street and 0 Main Street), but that once the alley is vacated, they are hoping to combine the parcels into one parcel through the Subdivision Exemption process.

The area east of the subject parcels (“East Street” shown in Figure 1) has been traditionally used as a hiking trail by members of the community. There is an unofficial, but commonly used, path which is used to access the hiking trail. A couple of public comments expressed concern that they would lose this access if the alley were to be vacated. Based on aerial photographs, and as confirmed by the applicants, this unofficial access path and a significant portion of the hiking trail are not actually on the alley, but rather on the applicant’s property at 412 Boulder Street (see Figure 3 below). The applicant has stated they have no intention of closing off the hiking trail or the access to it.

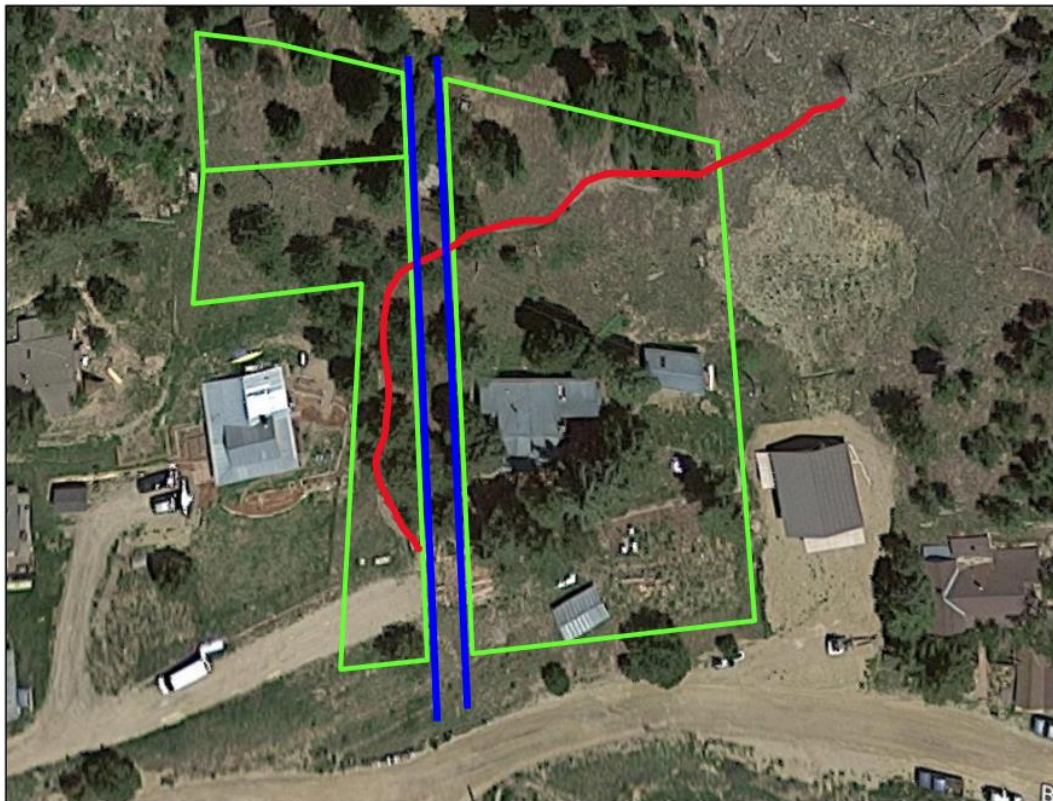


Figure 3: Aerial photograph, with property boundaries in green, existing alley in blue, and approximate location of hiking trail and access in red.

REFERRALS

This application was referred to the typical agencies, departments, and adjacent property owners. The deadline for agencies and departments to respond was July 11, 2022.

County Development Review Team – Access & Engineering: This team reviewed the proposal and stated the County Engineer supports the vacation request as proposed. No public road improvements exist in the right-of-way (ROW) proposed for vacation and the Public Works Department has no future plans to develop the ROW. The vacation of the ROW does not preclude any parcels from having legal access. The residence on the property is accessed by an existing shared drive that crosses 470 Boulder Street. There is no evidence of an existing Access Easement along the shared drive. A copy of the recorded Access Easement for the shared driveway over 470 Boulder Street must be submitted to staff prior to recordation of the deeds for the new parcel configuration that is approved through this Subdivision Exemption. An Access Improvement and Maintenance Agreement (AIMA), which is an agreement for future maintenance responsibility, will be issued for shared driveway leading to 412 Boulder Street during building permit review. The AIMA will be prepared by the Access & Engineering staff, signed by the property owner and notarized, and approved as part of the process.

Boulder County Parks & Open Space – Natural Resource Planner: The Natural Resource Planner review the application materials and determined they have no natural resource concerns with the proposal. The alley serves no public-access purpose, and the vacation and combination of the parcels should not result in significant natural resource impacts.

Agencies that responded with no conflict: Boulder County Public Health; Boulder County Building Safety & Inspection Services Team; Wildfire Team; Boulder County Historic Preservation Team; and Xcel Energy.

Agencies that did not submit a response: Boulder County Long Range Planning team; Boulder County Assessor; Boulder County Surveyor; Gild Hill Historic Zoning; Gold Hill Town; United States Bureau of Land Management; and Gold Hill Fire Protection District.

Adjacent Property Owners: Notices were sent to 93 property owners. To date, staff received 2 public comments in response: 1 opposed due to the potential loss of the hiking trail; and 1 not necessarily opposed to the proposal but also concerned about access to the hiking trail.

As discussed above, the hiking trail and the access to it are primarily on the applicant’s property and the vacation of the alley would not impact this. Additionally, in subsequent conversation with the applicant, the applicant states they have spoken with neighbors since those public comments were submitted and the applicant believes the issues have been resolved. No follow-up comments have been received from members of the public, however.

VACATION REVIEW

Section 10-100 of the Boulder County Land Use Code sets the standards for Vacations of Public Roads, Alleys, and Easements. Staff has reviewed the criteria and finds the following:

- (A) Public roads, alleys, and easements may be vacated after consideration at a public hearing by both the Planning Commission and the Board of County Commissioners.**

This docket will be heard by Planning Commission on August 17, 2022. After the Planning Commission makes a recommendation on the vacation request, staff will schedule a public hearing before the Board of County Commissioners, which will ultimately make a decision as to whether to approve the vacation request.

Therefore, staff finds this criterion can be met.

- (B) Unless otherwise noted, the portions of the road or alley vacated will be divided down the centerline and added to the respective adjacent property.**

The application requests to vacate the undeveloped alley located between three parcels, all of which are owned by the applicant. In addition, the request specifies that the vacated area will be combined with the three existing parcels, through a Subdivision Exemption review, to create one parcel. This would eliminate the need for the vacated alley to be divided down the centerline. However, staff would recommend, as a condition of approval, should the subdivision exemption not be granted by the Board of County Commissioners, that the vacated alley be divided down the centerline and added to the respective adjacent properties.

Therefore, as conditioned, staff finds this criterion can be met.

(C) Application and processing requirements for vacations are included in Article 3.

The submitted application materials meet the requirements found in Article 3. In accordance with Article 3, staff referred the application to applicable referral agencies and all property owners within 1,500 feet of the subject property. The application will be heard at a public hearing before the Planning Commission on August 17, 2022, and thereafter by the Board of County Commissioners. Public testimony will be taken at both hearings.

Therefore, staff finds this criterion can be met.

(D) Following approval or conditional approval of a Vacation, the applicant shall submit to the Land Use Department all necessary documents.

The applicant shall comply with all conditions of approval.

Therefore, staff finds this criterion can be met.

(E) The Vacation becomes effective upon recordation of the Board's resolution of approval with the Boulder County Clerk and Recorder's office.

- 1. Prior to recordation, the applicant must comply with and complete all conditions of approval.**
- 2. The Land Use Department staff shall record the Commissioner's resolution of approval with the Clerk and Recorder's office within 1 year of the Commissioners' approval unless otherwise specified.**

If the vacation is approved by the Board of County Commissioners, upon completion of post approval requirements, Community Planning & Permitting staff will record a copy of the Board's Resolution of Approval with the Boulder County Clerk & Recorder.

Therefore, as conditioned, staff finds this criterion can be met.

RECOMMENDATION

Staff has determined that the proposal can meet all the applicable criteria of the Boulder County Land Use Code for Vacation of Public Roads, Alleys, and Easement. Therefore, staff recommends that the Planning Commission recommend that the Board of County Commissioners ***conditionally approve docket V-22-0001: Maedke Vacation*** with the following conditions:

1. In the event the subdivision exemption is granted by the Board of County Commissioners, the applicant shall comply with all post-approval conditions for the subdivision exemption.

2. In the event the subdivision exemption is not granted by the Board of County Commissioners, the vacated alley shall be divided down the centerline and added to the respective adjacent properties and the applicant will provide a new deed and associated legal description to Community Planning & Permitting Staff for review, approval, and recordation.
3. The applicant shall meet all the post approval requirements within one year after the date of the Board of County Commissioners' Resolution approving this vacation. This Resolution and associated documents shall also be recorded by Community Planning & Permitting Staff with the County Clerk and Recorder's Office within this one-year timeframe. This vacation approval shall not be considered final or effective until this recordation. Finally, this vacation approval shall expire if recordation does not occur within the required one-year timeframe (unless an extension is granted).
4. A copy of the recorded Access Easement for the shared driveway over 470 Boulder Street must be submitted to Community Planning & Permitting staff prior to recordation of the deeds for the new parcel configuration that is approved.
5. An Access Improvement and Maintenance Agreement (AIMA), which is an agreement for future maintenance responsibility, will be issued for shared driveway leading to 412 Boulder Street during building permit review. The AIMA will be prepared by the Access & Engineering staff, signed by the property owner and notarized, and approved as part of the process.
6. The applicant shall be subject to the terms, conditions, and commitments of record and in the file for docket V-22-0001: Maedke Vacation.



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: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Only

Intake Stamp

Application Form

Project Number		Project Name	
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input checked="" type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other:		Application Deadline: First Wednesday of the Month <input type="checkbox"/> Variance <input type="checkbox"/> Appeal	
		Application Deadline: Second Wednesday of the Month <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP	
		<input type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change	
Location(s)/Street Address(es) 412 Boulder St. Boulder, CO 80302-8714			
0 Main St. Boulder, CO 80302-8714			
Subdivision Name Gold Hill - MT			
Lot(s) 1-2, S. 80 ft of lot 7, lot 13 less N 15 ft, lot 4 less N 65 ft, lot 15 block 3 Gold Hill	Block(s) 2	Section(s) 12 Gold Hill	Township(s) 1N
Area in Acres .51, .21, .08	Existing Zoning H	Existing Use of Property Residential	Range(s) 72
Proposed Water Supply Well and Cistern on-site	Proposed Sewage Disposal Method Septic System on-site		
Number of Proposed Lots 3 lots combined to 1			

Applicants:

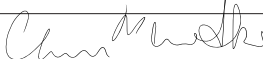
Applicant/Property Owner Christine Maedke		Email Address scubachrissy78@gmail.com	
Mailing Address 412 Boulder St.			
City Boulder	State CO	Zip Code 80302-8714	Phone 303-668-6809 Fax
Applicant/Property Owner/Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	Phone Fax
Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	Phone Fax

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner 	Printed Name Christine Maedke	Date 02-25-2022
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.

Christine Maedke

412 Boulder St.
Boulder, CO 80302
(303)-668-6809
scubachrissy78@gmail.com

25th February 2022

Boulder County Land Use Department

Courthouse Annex Building
2045 13th St.
PO Box 471
Boulder, CO 80302

Dear Commissioners,

I am writing today to request that you consider vacating the unused alley located on our property at 412 Boulder St. in Gold Hill. As you may know, the way Gold Hill was originally platted is not the way it was eventually developed. This means our property stretches across all or some of five different lots with an alley running through the middle. For the small house and yard that we live in (less than an acre), we have three different tax bills.

The steep alley plot was meant to access a road that was never built. The alley was never developed either. It is simply part of our yard. If the alley were ever developed, it would destroy the aesthetics and peaceful nature of our property, as well as cut our home off from our water source as explained below.

When we purchased the home last year, the alley almost made the home unsellable. We had to find a title company willing to work with us. The biggest issue was that our well and cistern are located on the parcel on the north side of the alley, while the house is located on the parcels on the south side of the alley. That left the lot the home is on without a source of water. We had to find a title company willing to consider these two non-adjacent lots as one sellable property. We are hoping to rectify this situation so it isn't a problem in the future.

The smaller lots are not buildable, and we are not looking to add any structures. Once the alley is vacated, we are simply hoping to unite the properties into one taxed parcel of land through the Subdivision Exemption Process. We thank you for your consideration.

Sincerely,

Christine Maedke



Community Planning & Permitting

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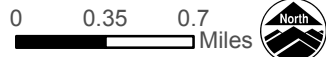
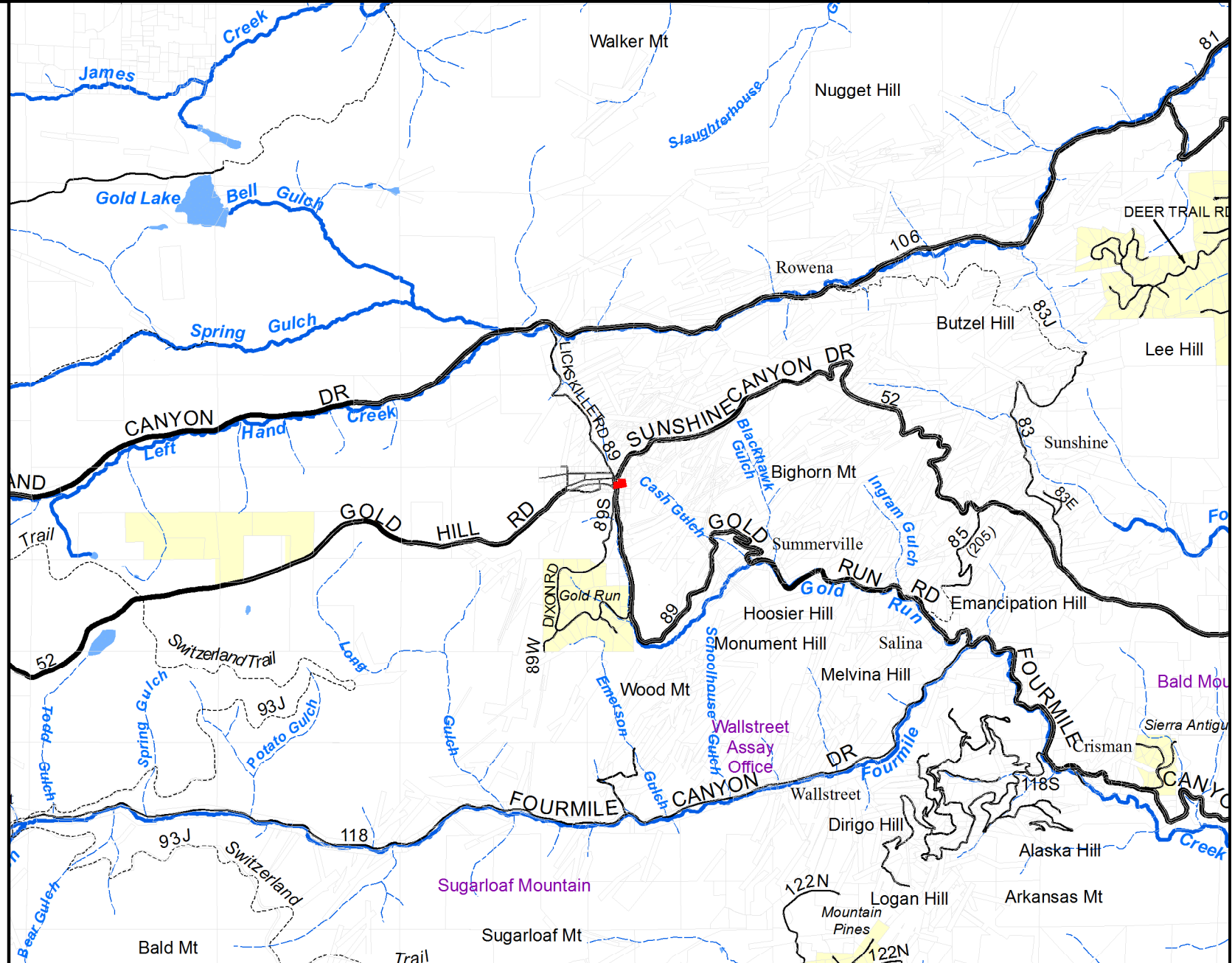
Vicinity

412 BOULDER ST

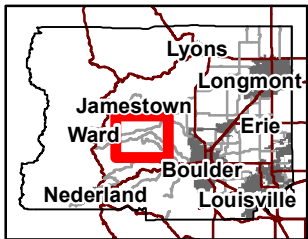
Subject Parcel

Subdivisions

Subdivisions



Area of Detail Date: 9/22/2021



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Community Planning & Permitting

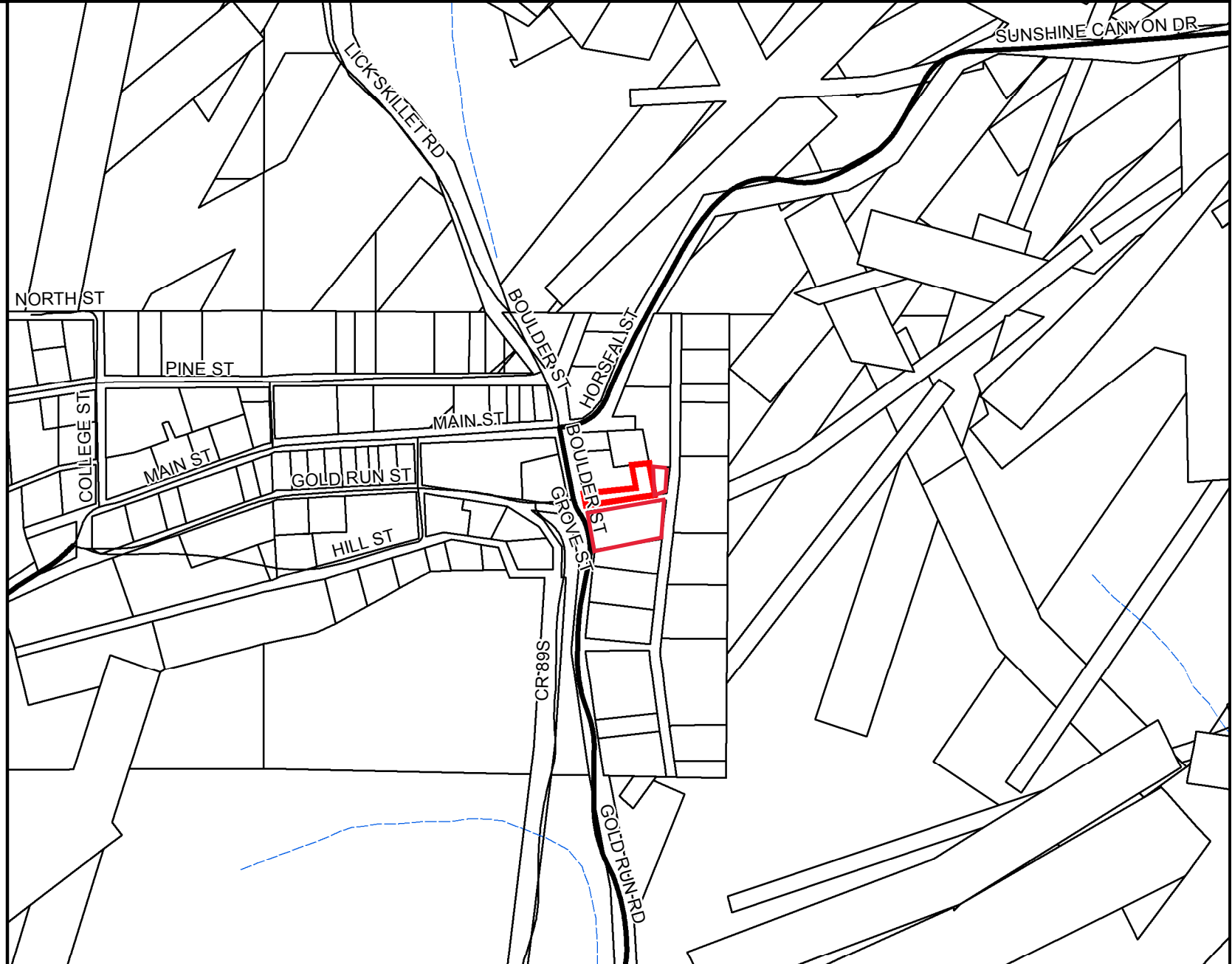
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org

Location

412 Boulder St (145912002007, 145912010001),

0 Main St

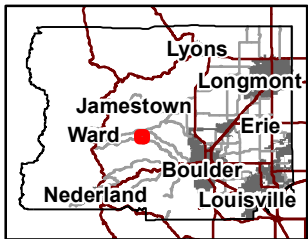
 Subject Parcel



0 0.035 0.07 Miles



Area of Detail Date: 9/22/2021



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Aerial

412 BOULDER ST

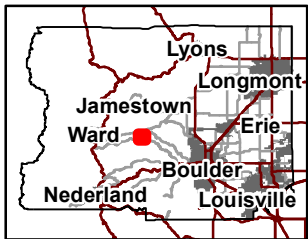
 Subject Parcel



0 0.05 0.1 Miles



Area of Detail Date: 9/22/2021



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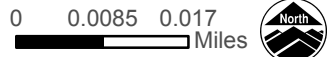
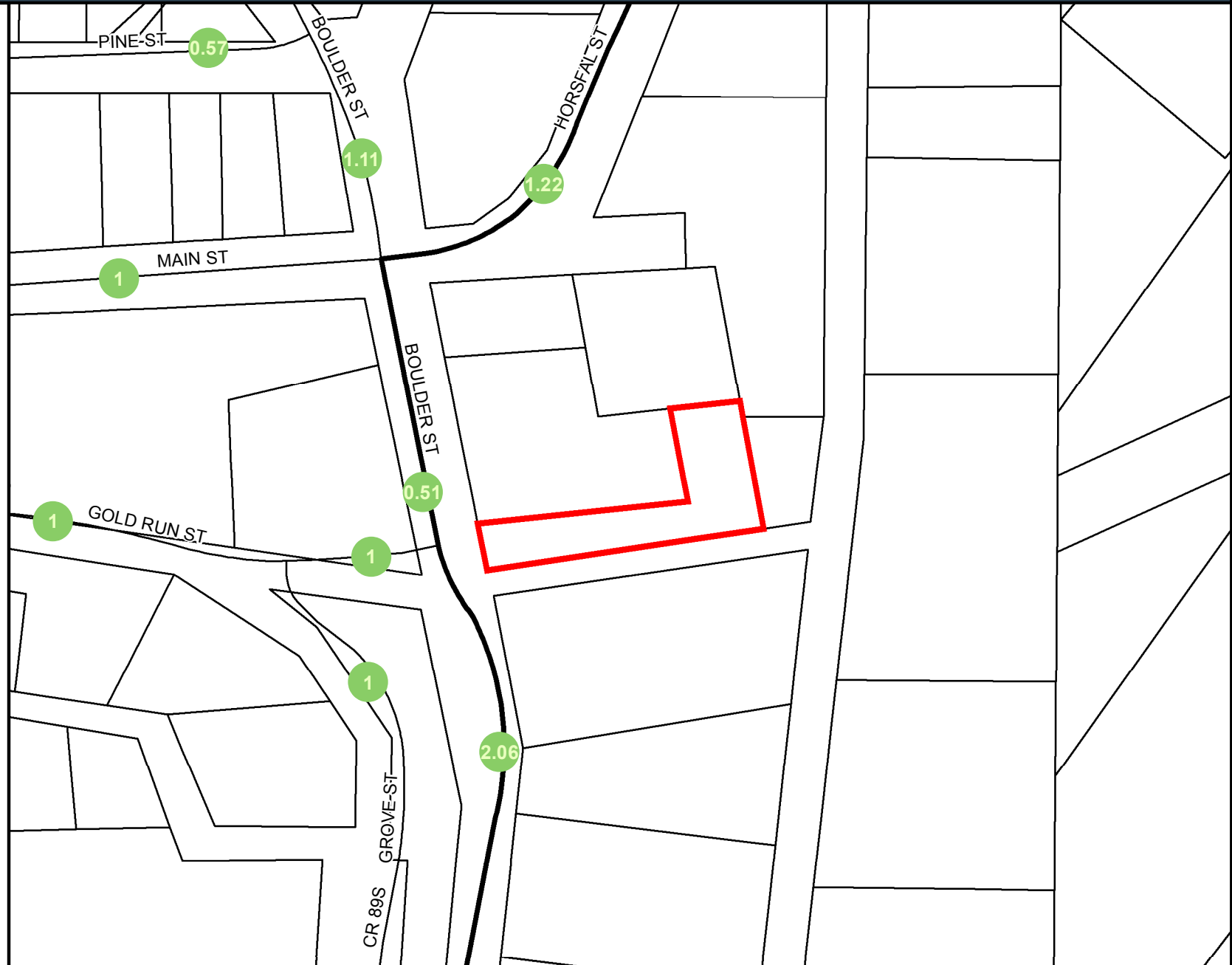
Community Planning & Permitting

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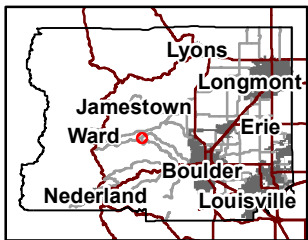
Comprehensive Plan

412 BOULDER ST

 Subject Parcel



Area of Detail Date: 9/22/2021



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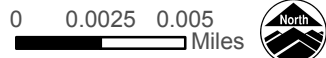
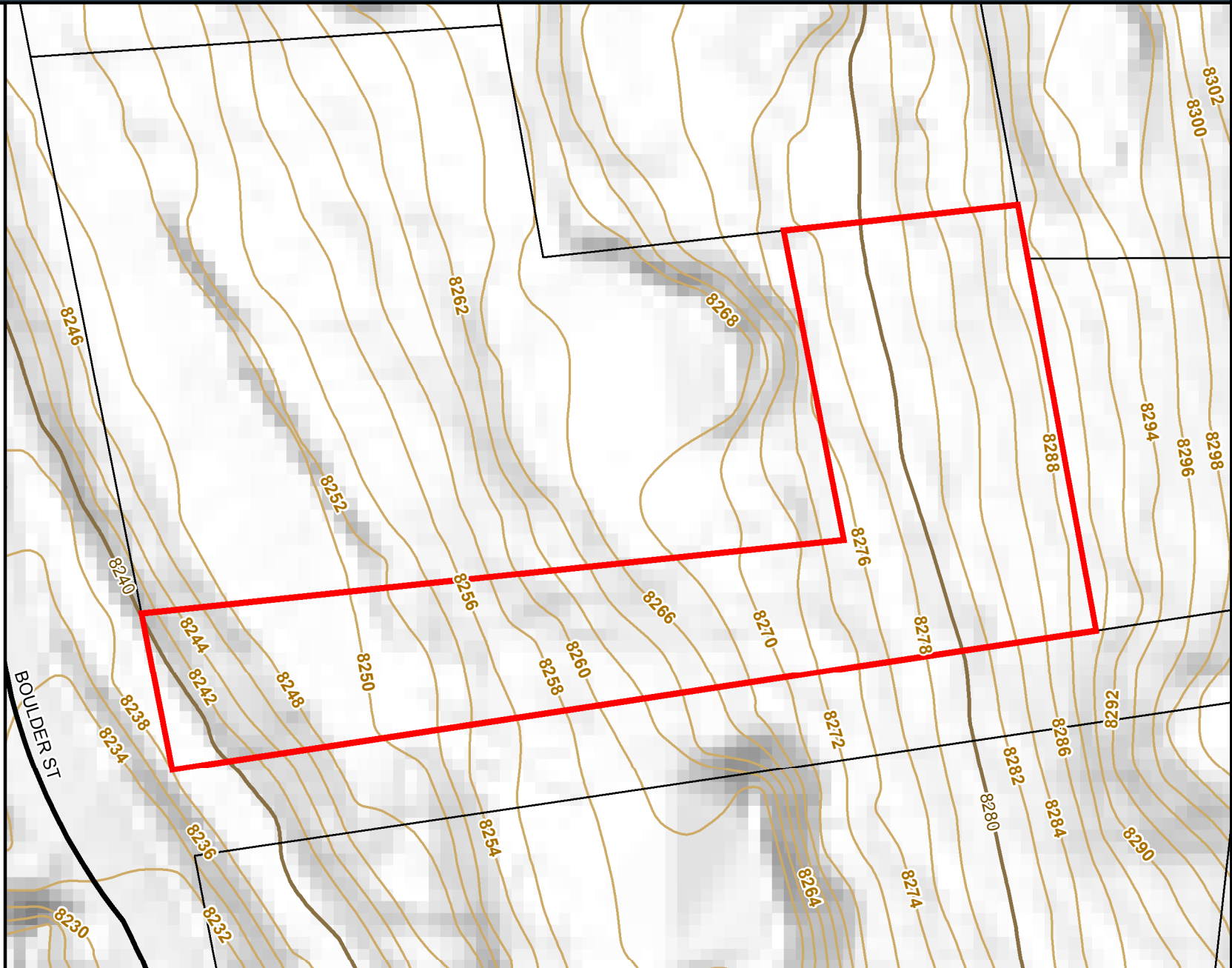
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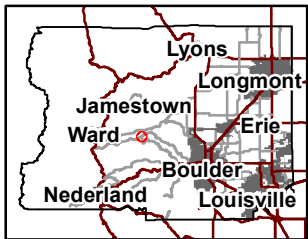
Elevation Contours

412 BOULDER ST

-  Subject Parcel
-  Contours 40'
-  Contours 2'



Area of Detail Date: 9/22/2021



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Zoning

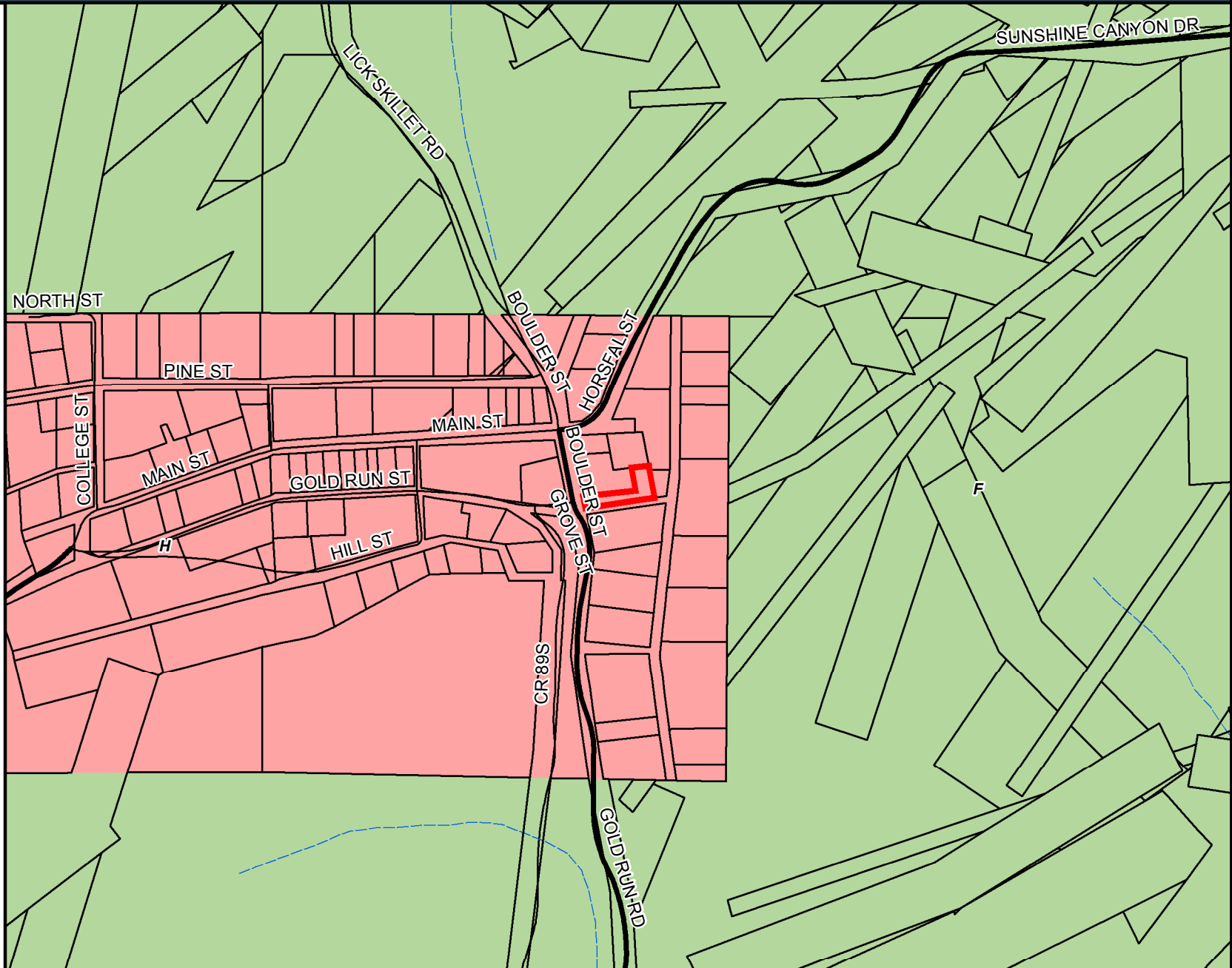
412 BOULDER ST

Subject Parcel

Zoning Districts

Forestry

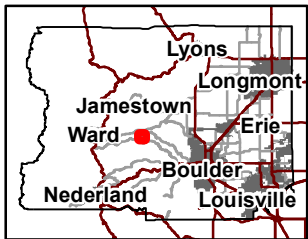
Historic



0 0.035 0.07 Miles



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Public Lands & CEs

412 BOULDER ST

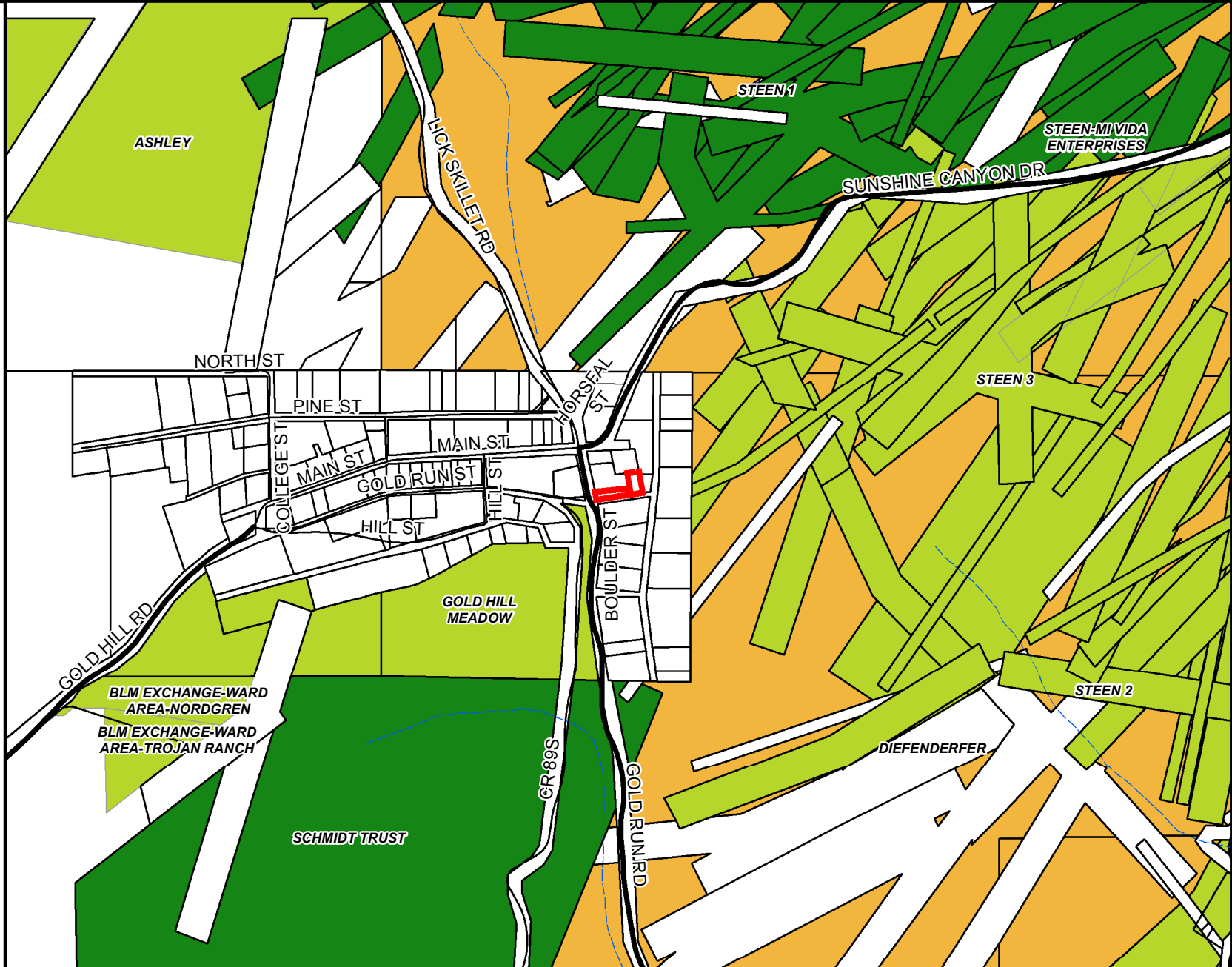
Subject Parcel

Boulder County Open Space

- County Open Space
- County Conservation Easement
- Other Municipal OS-BCPOS data

Federal Lands

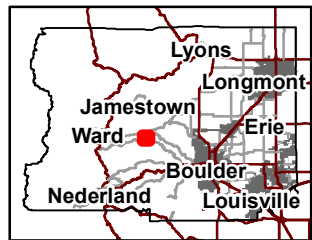
- BLM Land



0 0.05 0.1 Miles



Area of Detail Date: 9/22/2021



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Parcel Report

Community Planning & Permitting Department
 Courthouse Annex
 2045 13th St. - 13th & Spruce Streets
 P.O. Box 471 Boulder Colorado 80306-0471
 www.bouldercounty.org
 Planning 303-441-3930 Building 303-441-3925

Parcel Number 145912002003	Section 12	Township 1N	Range 72
Subdivision GOLD HILL - MT			

SITE ADDRESS (1)

R0023487 0 MAIN ST UNINCORPORATED, 80302

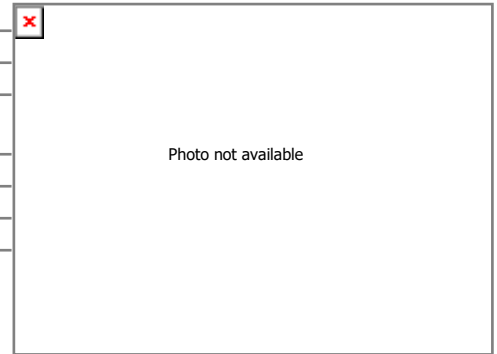
OWNER INFORMATION (1)

Account	Name	Mailing Address
R0023487	MAEDKE CHRISTINE	412 BOULDER ST, BOULDER, CO 80302-8714

LOCATION INFORMATION

Note: The estimate acres will likely not match the recorded acreage of the property, please see the legal description, plat, or deed for the actual acreage.
 Because of small inconsistencies in the locations of lines in the map layers, this location information searches may show information from adjacent parcels even though no overlap is visible on the screen.
 View the map at an appropriate scale to resolve any uncertainty.

On or Adjacent to Parcel	
Estimated Area	3,433 (.08a.)
Zoning	H (0.08 Acres)
Floodplain	Boulder County: NOT PRESENT FEMA: X (0.08 Acres)
Open Space Ownership	NOT PRESENT
County Plats	GOLD HILL (0.08 Acres)
Wind and Snow Load	170 mph. 50 lbs/sqft.
Fire Protection	GOLDHILL FIRE



LEGAL DESCRIPTION (1)

R0023487 S 80 FT LOT 7 BLK 3 GOLD HILL

ACRES

R0023487 0.08

PERMIT AND DOCKET HISTORY (0)

Note: Parcel numbers and addresses may change over time. Only permits/dockets with the exact same parcel number or address at the time of application are shown.

Permit/Docket Parcel Number(s)	Type Permit/Docket Address(es)	Application Name Application Date	Application Status	Status Date Permit Value
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RECENT DEEDS (5)

Date	Type	Reception No	Amount	Grantor	Grantee
8/20/2021	QD	03910828	\$0	MAEDKE CHRISTINE ET AL	MAEDKE CHRISTINE
6/24/2020	WD	3795622	\$0	LAUGHLIN JACK KENNETH & LINDA BETH TRUST	MAEDKE CHRISTINE & DANIEL
5/4/1998	WD	1798471	\$0		
8/25/1997	WD	1725489	\$8,000		
5/5/1959	QD	631693	\$0		

ASSESSOR'S STRUCTURE INFORMATION

Account	Class	Design	Year Built	Remodeled
R0023487				
Building	Floor Area Description	Size	Structure Information	

ESTIMATED RESIDENTIAL FLOOR AREA

Floor Area Description

ROOMS

Size Account Bld Rooms Bed Bath Bath 3/4 Bath 1/2
 R0023487

ACCOUNT ASSESSED VALUE

Account	Land	Structures	Total
R0023487	\$1,400	\$0	\$1,400

TAXING DISTRICT

COUNTY

BOULDER CO TEMP HS SAFETY NET FUND
 BOULDER COUNTY CAPITAL EXPEND FUND
 BOULDER COUNTY CONTINGENCY FUND
 BOULDER COUNTY DEVEL DISABILITY FUND
 BOULDER COUNTY GENERAL OPERATING
 BOULDER COUNTY HEALTH & HUMAN SERVICES
 BOULDER COUNTY JUDGMENT LEVY FUND
 BOULDER COUNTY PUBLIC WELFARE FUND
 BOULDER COUNTY PUBLIC WORKS
 BOULDER COUNTY REFUND ABATEMENT
 BOULDER COUNTY RETIREMENT FUND
 BOULDER COUNTY ROAD & BRIDGE
 BOULDER COUNTY SELF INSURANCE FUND
 BOULDER COUNTY SOLID WASTE FUND

FIRE PROTECTION DISTRICT

GOLD HILL FIRE DIST ABATEMENT REFUND
 GOLD HILL FIRE DIST BOND
 GOLD HILL FIRE DIST CONTRACT OBLIGATION
 GOLD HILL FIRE DIST GENERAL OPERATING
 GOLD HILL FIRE DIST OTHER
 GOLD HILL FIRE DIST TAX CREDIT

SCHOOL DISTRICT

BOULDER VALLEY RE-2 INSURANCE
 BOULDER VALLEY RE-2 RESERVE
 BOULDER VALLEY RE-2 TAX CREDIT
 BOULDER VALLEY RE2 ABATEMENT REFUND
 BOULDER VALLEY RE2 BOND REDEMPTION
 BOULDER VALLEY RE2 CAPITAL CONSTRUCTION
 TECHNOLOGY & MAINTENANCE
 BOULDER VALLEY RE2 GENERAL OPERATING
 BOULDER VALLEY RE2 OVERRIDES
 BOULDER VALLEY RE2 TRANSPORTATION

TRANSPORTATION DISTRICT

RTD GENERAL OPERATING

UNINCORP CTY PLACE HOLDER DISTRICT

UNINCORP CTY PLACE HOLDER DISTRICT



Parcel Report

Community Planning & Permitting Department
 Courthouse Annex
 2045 13th St. - 13th & Spruce Streets
 P.O. Box 471 Boulder Colorado 80306-0471
 www.bouldercounty.org
 Planning 303-441-3930 Building 303-441-3925

Parcel Number 145912002007	Section 12	Township 1N	Range 72
Subdivision GOLD HILL - MT			

SITE ADDRESS (1)

R0024282 412 BOULDER ST UNINCORPORATED, 80302

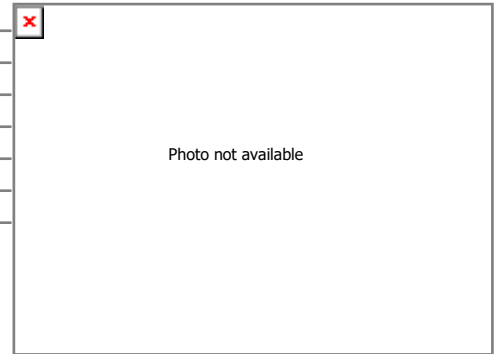
OWNER INFORMATION (1)

Account	Name	Mailing Address
R0024282	MAEDKE CHRISTINE & DANIEL	, 412 BOULDER ST, , BOULDER, CO 80302-8714

LOCATION INFORMATION

Note: The estimate acres will likely not match the recorded acreage of the property, please see the legal description, plat, or deed for the actual acreage.
 Because of small inconsistencies in the locations of lines in the map layers, this location information searches may show information from adjacent parcels even though no overlap is visible on the screen.
 View the map at an appropriate scale to resolve any uncertainty.

On or Adjacent to Parcel	
Estimated Area	9,021 (.21a.)
Zoning	H (0.21 Acres)
Floodplain	Boulder County: NOT PRESENT; FEMA: X (0.21 Acres)
Open Space Ownership	NOT PRESENT
County Plats	GOLD HILL (0.21 Acres)
Wind and Snow Load	170 mph. 50 lbs/sqft.
Fire Protection	GOLDHILL FIRE



LEGAL DESCRIPTION (1)

ACRES

R0024282 LOT 13 LESS N 15 FT & LOT 14 LESS N 65 FT & ALL LOT 15 BLK 3 GOLD HILL R0024282 0.22

PERMIT AND DOCKET HISTORY (4)

Note: Parcel numbers and addresses may change over time. Only permits/dockets with the exact same parcel number or address at the time of application are shown.

On Parcel Number: 145912002007

Permit/Docket Parcel Number(s)	Type Permit/Docket Address(es)	Application Name Application Date	Application Status	Status Date Permit Value
PAC-21-0397 145912002007	PreApplication Conference 412 BOULDER	Maedke 9/20/2021	PAC Scheduled	9/20/2021
Vac of R.O.W./Easement/SE: VAC- of alley & SE- Join two lots of property together into one lot per POC./FJD				
BLD-20-0012 145912002007	Building Lot Determination 0 Boulder	Ogsbury BLOTNOT 2/14/2020	BLOTNOT	3/4/2020
BLOTNOT in Section 12-T1N-R72W (see docs)				

These Permits/Dockets are on a different parcel number, but have an address that is associated with the parcel

RES-20-0118 145912010001	Research 412 BOULDER	Maedke 8/20/2020	Closed	8/20/2020
------------------------------------	-------------------------	---------------------	--------	-----------

Address researched for County Assessor's Office.

Records show the address as 410 Boulder St, but it is possible that there is an address marker/plate with 412 Boulder Street.

Address Assigned 412 Boulder St

BLD-20-0020 145912010001	Building Lot Determination 412 BOULDER	Ogsbury BLOTNOT 2/27/2020	BLOTNOT	3/4/2020
BLOTNOT in Section 12, T1N, R72W (see docs)				

RECENT DEEDS (3)

Date	Type	Reception No	Amount	Grantor	Grantee
4/2/2020	SJ	3776130	\$437,000	LAUGHLIN JACK KENNETH & LINDA BETH TRUST	MAEDKE CHRISTINE & DANIEL
4/30/1991	QD	1100084	\$0		
1/27/1977		208696	\$0		

ASSESSOR'S STRUCTURE INFORMATION

Account	Class	Design	Year Built	Remodeled
R0024282				

Building	Floor Area Description	Size	Structure Information

ESTIMATED RESIDENTIAL FLOOR AREA

Floor Area Description

ACCOUNT ASSESSED VALUE

Account	Land	Structures	Total
R0024282	\$4,100	\$0	\$4,100

ROOMS

Size	Account	Bld	Rooms	Bed	Bath	Bath 3/4	Bath 1/2
	R0024282						

TAXING DISTRICT**COUNTY**

BOULDER CO TEMP HS SAFETY NET FUND
BOULDER COUNTY CAPITAL EXPEND FUND
BOULDER COUNTY CONTINGENCY FUND
BOULDER COUNTY DEVEL DISABILITY FUND
BOULDER COUNTY GENERAL OPERATING
BOULDER COUNTY HEALTH & HUMAN SERVICES
BOULDER COUNTY JUDGMENT LEVY FUND
BOULDER COUNTY PUBLIC WELFARE FUND
BOULDER COUNTY PUBLIC WORKS
BOULDER COUNTY REFUND ABATEMENT
BOULDER COUNTY RETIREMENT FUND
BOULDER COUNTY ROAD & BRIDGE
BOULDER COUNTY SELF INSURANCE FUND
BOULDER COUNTY SOLID WASTE FUND

FIRE PROTECTION DISTRICT

GOLD HILL FIRE DIST ABATEMENT REFUND
GOLD HILL FIRE DIST BOND
GOLD HILL FIRE DIST CONTRACT OBLIGATION
GOLD HILL FIRE DIST GENERAL OPERATING
GOLD HILL FIRE DIST OTHER
GOLD HILL FIRE DIST TAX CREDIT

SCHOOL DISTRICT

BOULDER VALLEY RE-2 INSURANCE
BOULDER VALLEY RE-2 RESERVE
BOULDER VALLEY RE-2 TAX CREDIT
BOULDER VALLEY RE2 ABATEMENT REFUND
BOULDER VALLEY RE2 BOND REDEMPTION
BOULDER VALLEY RE2 CAPITAL CONSTRUCTION
TECHNOLOGY & MAINTENANCE
BOULDER VALLEY RE2 GENERAL OPERATING
BOULDER VALLEY RE2 OVERRIDES
BOULDER VALLEY RE2 TRANSPORTATION

TRANSPORTATION DISTRICT

RTD GENERAL OPERATING
UNINCORP CTY PLACE HOLDER DISTRICT
UNINCORP CTY PLACE HOLDER DISTRICT

Report Date: 9/22/2021 11:45:08 AM

LU_ParcelReport_v3



Parcel Report

Community Planning & Permitting Department
 Courthouse Annex
 2045 13th St. - 13th & Spruce Streets
 P.O. Box 471 Boulder Colorado 80306-0471
 www.bouldercounty.org
 Planning 303-441-3930 Building 303-441-3925

Parcel Number 145912010001	Section 12	Township 1N	Range 72
Subdivision GOLD HILL - MT			

SITE ADDRESS (1)

R0024280 412 BOULDER ST UNINCORPORATED, 80302

OWNER INFORMATION (1)

Account	Name	Mailing Address
R0024280	MAEDKE CHRISTINE & DANIEL	, 412 BOULDER ST, , BOULDER, CO 80302-8714

LOCATION INFORMATION

Note: The estimate acres will likely not match the recorded acreage of the property, please see the legal description, plat, or deed for the actual acreage.
 Because of small inconsistencies in the locations of lines in the map layers, this location information searches may show information from adjacent parcels even though no overlap is visible on the screen.
 View the map at an appropriate scale to resolve any uncertainty.

	On or Adjacent to Parcel
Estimated Area	22,340 (.51a.)
Zoning	H (0.51 Acres)
Floodplain	Boulder County: NOT PRESENT FEMA: X (0.52 Acres)
Open Space Ownership	NOT PRESENT
County Plats	GOLD HILL (0.51 Acres)
Wind and Snow Load	170 mph. 50 lbs/sqft.
Fire Protection	GOLDHILL FIRE



LEGAL DESCRIPTION (1)

R0024280 LOTS 1-2 BLK 2 GOLD HILL

ACRES

R0024280 0.49

PERMIT AND DOCKET HISTORY (14)

Note: Parcel numbers and addresses may change over time. Only permits/dockets with the exact same parcel number or address at the time of application are shown.

On Parcel Number: 145912010001

Permit/Docket Parcel Number(s)	Type Permit/Docket Address(es)	Application Name Application Date	Application Status	Status Date Permit Value
RES-20-0118	Research	Maedke		
145912010001	412 BOULDER	8/20/2020	Closed	8/20/2020

Address researched for County Assessor's Office.

Records show the address as 410 Boulder St, but it is possible that there is an address marker/plate with 412 Boulder Street.

Address Assigned 412 Boulder St

BLD-20-0020	Building Lot Determination	Ogsbury BLOTNOT		
145912010001	412 BOULDER	2/27/2020	BLOTNOT	3/4/2020

BLOTNOT in Section 12, T1N, R72W (see docs)

MAJP-2016-	OWTS Major Repair			
145912010001	410 BOULDER	9/1/2016	System Approved	10/6/2017

FDL-13-028	Floodplain Determination Letter			
145912010001	410 BOULDER	7/19/2013		7/19/2013

H-11-0001	Historic District Review	Laughlin outbuilding		
145912010001	410 BOULDER	10/12/2011	Application Received	6/29/2011

replacing outbuilding lost in FMF

HIST-DOC-0001	Historic Document	Laughlin accessory building		
145912010001	410 BOULDER	10/12/2011	Cataloged	2/14/2012
Approval to rebuild outbuilding lost in FMF				
BP-11-0383	New Residence	410 Boulder St		
145912010001	410 BOULDER	3/28/2011	Permit Closed	8/10/2011
New Storage Shed with Studio (FMF-10-0209)				\$20000.00
FMF-10-0209	Four Mile Fire Information Note	410 Boulder		
145912010001	410 BOULDER	11/12/2010	Case Manager Assigned	2/28/2011
Detached garage/shop destroyed. Structure shown in site plan for BP-98-0545 for addition to residence. Permit plans are attached in Accela to BP-98-0545.				
HBR-98-0545	Historic Building Review	LAUGHLIN Addition		
145912010001	410 Boulder	5/4/1998		
40.5 square foot addition to an existing 1914 structure. Two previous additions and replacement siding appear to have been added in the past. Proposed addition does not significantly affect context. No historic significance per staff. No HPAB review required.				
BP-98-0545	Residential Addition			
145912010001	410 BOULDER	4/27/1998	Final Inspection Complete	8/18/1998
ADDITION TO& REROOF RES/METAL				\$10000.00
BP-78-23514	Residential Addition			
145912010001	410 BOULDER	1/1/1978		
DINING ROOM				\$3700.00
BP-75-19474	Accessory Agricultural Building			
145912010001	410 BOULDER	1/1/1975		
WORKSHOP				\$700.00
BP-74-18813	Residential Addition			
145912010001	410 BOULDER	1/1/1974		
ADD DORMERS TO RESIDENC				\$500.00
<i>These Permits/Dockets are on a different parcel number, but have an address that is associated with the parcel</i>				
PAC-21-0397	PreApplication Conference	Maedke		
145912002007	412 BOULDER	9/20/2021	PAC Scheduled	9/20/2021
Vac of R.O.W./Easement/SE: VAC- of alley & SE- Join two lots of property together into one lot per POC./FJD				

RECENT DEEDS (3)

Date	Type	Reception No	Amount	Grantor	Grantee
4/2/2020	SJ	3776130	\$437,000	LAUGHLIN JACK KENNETH & LINDA BETH TRUST	MAEDKE CHRISTINE & DANIEL
4/30/1991	QD	1100084	\$0		
1/27/1977		208696	\$0		

ASSESSOR'S STRUCTURE INFORMATION

Account	Class	Design	Year Built	Remodeled
R0024280	SINGLE FAM RES IMPROVEMENTS	2-3 Story	1914	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1061	CONST - Commercial: Frame	
	2ND FLOOR AND HIGHER FINISHED AREA	513	EXT_WALL_PRIMARY: Frame Wood/Shake	
	DETACHED GARAGE	180	FOUNDATION: Piers	
			ROOF_DSN: Gable	
			LAND_PERCENT: 50% LAND RATIO	
Account	Class	Design	Year Built	Remodeled
R0024280	SINGLE FAM RES IMPROVEMENTS	EQUIPMENT (SHOP) BUILDING	1933	0
Building	Floor Area Description	Size	Structure Information	
2	EQUIPMENT (SHOP) BUILDING	252		

Account R0024280 Class SINGLE FAM RES IMPROVEMENTS

Design Studio

Year Built 2011 Remodeled 0

Building 3	Floor Area Description STUDIO AREA STORAGE AREA	Size 132 132	Structure Information CONST - Commercial: Frame FOUNDATION: Concrete EXT_WALL_PRIMARY: Frame Wood/Shake ROOF_DSN: Gable ROOF_COVER: Asphalt LAND_PERCENT: 0% LAND RATIO
------------	---	--------------------	---

ESTIMATED RESIDENTIAL FLOOR AREA

ROOMS

Floor Area Description	Size
Account Number R0024280	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1061
2ND FLOOR AND HIGHER FINISHED AREA	513
DETACHED GARAGE	180
	<hr/>
	1754
Building Number 3	
STUDIO AREA	132
	<hr/>
	132

Account	Bld	Rooms	Bed	Bath	Bath 3/4	Bath 1/2
R0024280	1	5	2	1		

TAXING DISTRICT

COUNTY
BOULDER CO TEMP HS SAFETY NET FUND
BOULDER COUNTY CAPITAL EXPEND FUND
BOULDER COUNTY CONTINGENCY FUND
BOULDER COUNTY DEVEL DISABILITY FUND
BOULDER COUNTY GENERAL OPERATING
BOULDER COUNTY HEALTH & HUMAN SERVICES
BOULDER COUNTY JUDGMENT LEVY FUND
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SCHOOL DISTRICT
BOULDER VALLEY RE-2 INSURANCE
BOULDER VALLEY RE-2 RESERVE
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BOULDER VALLEY RE2 GENERAL OPERATING
BOULDER VALLEY RE2 OVERRIDES
BOULDER VALLEY RE2 TRANSPORTATION
TRANSPORTATION DISTRICT
RTD GENERAL OPERATING
UNINCORP CTY PLACE HOLDER DISTRICT
UNINCORP CTY PLACE HOLDER DISTRICT

ACCOUNT ASSESSED VALUE

Account	Land	Structures	Total
R0024280	\$27,200	\$395,870	\$423,070

IMPROVEMENT LOCATION CERTIFICATE

Job Number 20200320

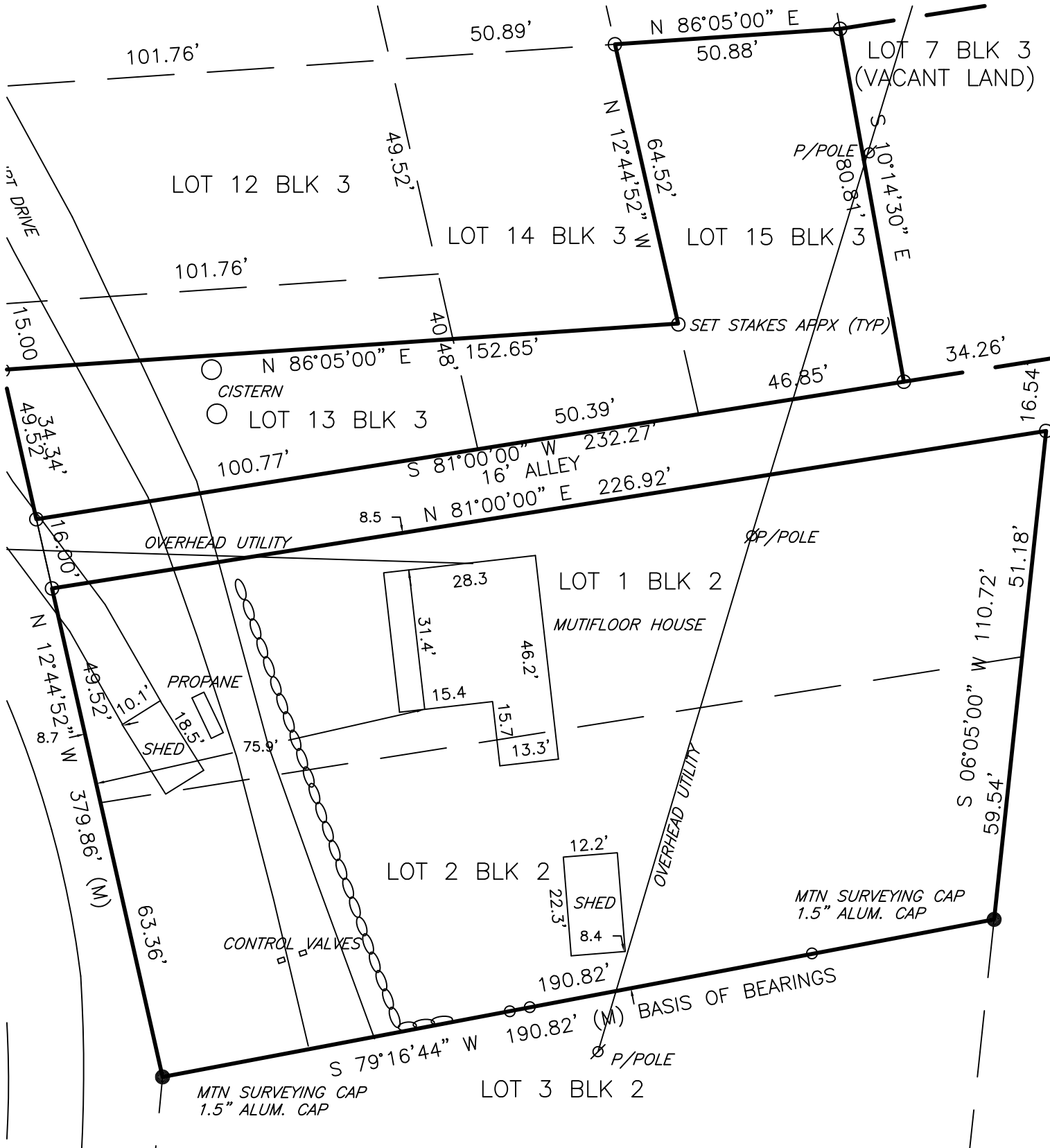
Client JACK LAUGHLIN

Mtn. Surveying, Llc.
P.O. Box 783
Nederland, Colorado 80466
Bus:(303) 443-3012 Carl g Swift rLs 26301

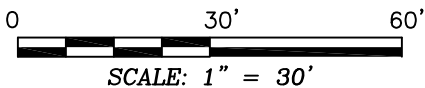


Address of Property:

410 BOULDER STREET
GOLDHILL, COLORADO
LEGAL DESCRIPTION PROVIDED BY: AMERICAN LAND TITLE ASSOCIATION
FILE NO. 830001112-BF DATED 02/07/2020



HOUSE DETAIL



NOTES: ILC IS BASED ON PREVIOUS BOUNDARY SURVEY BY MTN SURVEYING LOT 3 BLOCK 2. ALL DIMENSIONS ARE PRORATED BASED ON SAID SURVEY. OTHER PROPERTIES ARE SHOWN AS ORIGINAL PLAT (PRORATED) NOT PRESENT ALLOCATION/OWNERSHIP.



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

July 18, 2022

TO: Pete L'Orange, Planner II; Community Planning & Permitting, Zoning Development Review

FROM: Jena Van Gerwen, Planner I; Community Planning & Permitting, Engineering Development Review

SUBJECT: Docket # V-22-0001/ SE-22-0004: MAEDKE Vacation and Subdivision Exemption

410 and 412 Boulder Street (Parcels no. 145912010001 and 14591200002007) and 0 Main Street (Parcel no. 145912002003)

The Engineering Development Review Team has reviewed the above referenced docket and has the following comments:

1. The County Engineer supports the vacation request as proposed. No public road improvements exist in the right-of-way (ROW) proposed for vacation and the Public Works Department has no future plans to develop the ROW. The vacation of the ROW does not preclude any parcels from having legal access.
2. The residence on the property at 412 Boulder Street is accessed by an existing shared drive that crosses 470 Boulder Street. There is no evidence of an existing Access Easement along the shared drive. A copy of the recorded Access Easement for the shared driveway over 470 Boulder Street must be submitted to staff prior to recordation of the deeds for the new parcel configuration that is approved through this Subdivision Exemption.
3. An Access Improvement and Maintenance Agreement (AIMA), which is an agreement for future maintenance responsibility, will be issued for shared driveway leading to 412 Boulder Street during building permit review. The AIMA will be prepared by the Access & Engineering staff, signed by the property owner and notarized, and approved as part of the process.

This concludes our comments at this time.



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

TO: Pete L'Orange, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: July 13, 2022
SUBJECT: Docket V-22-0001/SE-22-0004, Maedke, 410 et. al. Boulder Street

Staff has reviewed the submitted materials, and has no natural resource concerns with the proposal. The alley serves no public-access purpose, and the vacation and combination of the parcels should not result in significant natural resource impacts.

From: noreply_accela@bouldercounty.org
To: [L"Orange, Pete](#)
Subject: V-22-0001 - Public Health Water Quality - Environmental Review
Date: Monday, July 11, 2022 2:25:28 PM

The Public Health Water Quality - Environmental Review workflow task for V-22-0001 has been updated to **No Comments/No Conflict** and the following comments entered:

null

Please see the Accela record for more information.

email sent by EMSE: PLN_Referrals_Entered



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303-441-3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.BoulderCounty.org

Wildfire Mitigation Team

MEMO

TO: Pete L'Orange, Planner II
FROM: Abby Silver, Wildfire Mitigation Specialist
DATE: July 11, 2022
RE: Referral packet for V-22-0001/SE-22-0004: MAEDKE Vacation and Subdivision Exemption at 410 & 412 Boulder Street and 0 Main Street

Thank you for the referral. We have reviewed the application and have no conflicts.



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: Referral Agencies, FPD and Adjacent Property Owners
 FROM: Pete L'Orange, Planner II
 DATE: June 23, 2022
 RE: Docket V-22-0001/SE-22-0004

Docket V-22-0001/SE-22-0004: MAEDKE Vacation and Subdivision Exemption

Request: Vacation and Subdivision Exemption request to vacate a portion of an existing undeveloped alley and combine it with three existing parcels to create one parcel of approximately 0.885 acres.

Location: 410 and 412 Boulder Street (Parcels no. 145912010001 and 145912002007) and 0 Main Street (Parcel no. 145912002003), approximately 3.8 miles west of the intersection of Four Mile Canyon Drive and Gold Run Road, in Section 12, T1N, R72W.

Zoning: Historic (H) Zoning District

Applicant/Owner: Christine Maedke

A Vacation (V) may be requested in order for public rights of way to be conveyed to adjacent property owners. A Subdivision Exemption (SE) is a waiver of the usual subdivision requirements to allow a Boundary Line Adjustment, a Lot Recognition, a Lot Split, or a Community Facility Lot Split.

This process includes a public hearing before the Planning Commission and Board of County Commissioners. All adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department via mail (PO Box 471, Boulder, CO 80306) or email to planner@bouldercounty.org. All comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department at 303-441-3930 or email planner@bouldercounty.org to request more information. If you have any questions regarding this application, please contact me at 303-441-1418 or email plorange@bouldercounty.org to request more information.

Please return responses to the above address by **July 11, 2022**.

(Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>).

We have reviewed the proposal and have no conflicts.

Letter is enclosed.

Signed  PRINTED Name Jessica Fasick

Agency or Address CP&P Historic Review



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

July 12, 2022

Boulder County Community Planning and Permitting
PO Box 471
Boulder, CO 80306

Attn: Pete L'Orange

**RE: Maedke Vacation and Subdivision Exemption
Case #s V-22-0001 and SE-22-0004**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the vacation and subdivision exemption for **Maedke** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

From: [LU Land Use Planner](#)
To: [L"Orange, Pete](#)
Subject: FW: [EXTERNAL] Ask a Planner - Jamshid Drakhti - V-22-0001/SE-22-0004 - 412 Boulder St., Gold Hill, Colorado
Date: Monday, June 27, 2022 9:17:26 AM

From: Ask A Planner <no-reply@wufoo.com>
Sent: Monday, June 27, 2022 9:04 AM
To: LU Land Use Planner <planner@bouldercounty.org>
Subject: [EXTERNAL] Ask a Planner - Jamshid Drakhti - V-22-0001/SE-22-0004 - 412 Boulder St., Gold Hill, Colorado

Boulder County Property Address : 412 Boulder St., Gold Hill, Colorado

If your comments are regarding a specific Docket, please enter the Docket number: V-22-0001/SE-22-0004

Name: Jamshid Drakhti

Email Address: mereauk@gmail.com

Phone Number: (303) 440-4572

Please enter your question or comment: Dear Planner,

The notice to property owners in proximity to subject docket number is incorrect and misleading. The notice states the location is 3.8 miles west of the town of Gold Hill which caused much confusion among residents and many disregarded the notice as irrelevant due to the 3.8 mile statement when in fact the location is in the town of Gold Hill. Vacating the 'alley' would close an historic and vital-yet-today trail as described below. The attached file illustrates the trail clearly.

The so-stated "undeveloped alley" is in fact an historic trail from the top of the ridge to the town site that has been used continuously for the past 150 years. For the past 50 years of current residents of the town, the trail has been used to access Gold Hill; so is a working trail to this day. Attached is a map showing the trail which was platted as an alley to preserve the thoroughfare and begins at the end of Boulder street and continues around the east end of subject property then south and east to residences at the top of the ridge.

By eliminating the alley we hikers will be forced to finish the hike by walking down the busy and dusty Sunshine Canyon Rd., with our dogs. creating a dangerous situation.

Thank you for your consideration of this information in a decision on the petition to vacate the alley that starts at the end of Boulder Street in Gold Hill and connects the town and residents along the hill and on the ridge.

Attach a photo or document (optional): <https://bouldercounty.wufoo.com/cabinet/1bd0f6c4-9c11-4d7c-845d-d0d0a0a3adbb> - 4.56 MB

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.



trail marked each side with lines

Google

Emily Rose, phone call with staff on 6/27/2022

Not necessarily opposed but concerned about trail access. Keep it open as path to trail. Should not be closed off; doesn't care if applicant owns it. Wants to see walking trail kept open and accessible.