

# ***Open Space Advisory Board***

## **Agenda**

**Wednesday, July 13<sup>th</sup>, 2016**

**Louisville Public Library**

**1<sup>st</sup> Floor Meeting Room**

**951 Spruce Street**

**7:00pm**

- I. 7:00 pm Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
- V. Staff Updates
- VI. 7:15 pm Board Updates
- VII. 7:20 pm Public Comments on Items Not on the Agenda (more time as needed)
- VIII. 7:30 pm Discussion Item: Review Draft Options for the Harper Lake Interpretive Education Panels and Select Favorable Components  
Presented by: Michelle Wolf, ECOS Communications
- IX. 8:00 pm Discussion Item: Candidate Open Space Property Ranking and Reformatting
- X. 9:00 pm Draft Letter to City Council Regarding CIP Priorities & Davidson Mesa Parking Lot
- XI. 9:15 pm Discussion Item: McCaslin Blvd Small Area Plan  
Presented by: Scott Robinson, Planner II City of Louisville
- XII. 9:45 pm Discussion Items for Next Meetings with the Parks and Public Landscapes Advisory Board on August 10<sup>th</sup> 2016
  - a. Louisville Citizen Survey
  - b. Dog Issues
  - c. Candidate Acquisition Properties & Process
  - d. Wayfinding
  - e. Introduction of Kelsey Harter, Ranger Naturalist and The Ranger Program

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***City of Louisville***

*Parks & Recreation Department 749 Main Street Louisville CO 80027  
303.335.4735 (phone) 303.335.4738 (fax) www.louisvilleco.gov*

f. Property Designations: Lake Park Open Space & Walnut

XIII. Adjourn

## Open Space Advisory Board Meeting Minutes

Wednesday, June 8<sup>th</sup>, 2016

6:00 pm City Hall- Depart for Field Tour

7:54 pm Louisville Public Library

1<sup>st</sup> Floor Meeting Room 951 Spruce Street

6:00 PM - Field Visit to Potential Open Space Candidate Properties.

I. **Call to Order**— Helen called the meeting to order at 7:54 pm.

II. **Roll Call**—

Board Members Present: Helen Moshak, Mike Schantz, Laura Scott

Denton, Linda Smith, Missy Davis, Graeme Patterson

Board Members Absent: Spencer Guthrie, Christopher Smith

City Council Members Present: none

Staff Members Present: Ember Brignull, Joe Stevens

III. **Approval of Agenda**—

Missy moved to approve the agenda as written. Graeme seconded. The motion was passed unanimously.

IV. **Approval of Previous Meeting's Minutes**—

Laura moved to approve the minutes as written. Linda seconded. The motion was passed unanimously.

V. **Staff Updates**—

A. The National Trails Day event was postponed. There had been a group committed to volunteer who had to back out. Low citizen RSVP's. It will be a Boy Scout project instead.

B. The goat-grazing weed control for Davidson Mesa had been scheduled for next week. But the goats are sick, so Louisville will have to wait until next spring. Ember shared the goat/weed signs that staff had created for the project and asked the board for feedback. Staff will use the signs next year when the goats come. Joe asked Ember to send the signs to City Council and the City Manager's office as well.

C. The Harper Lake kiosk signs contract is out.

D. The weed contractor will be at Davidson Mesa next week. They will be using herbicide along with hand-clipping.

E. Staff is getting cost estimates for hiring consultants to do bird surveys.

F. Staff is pursuing an algae and millfoil control contract for Hecla Lake.

G. There will be grassland surveys done by contracts by July.

H. Staff are currently working on putting together a ranger policy manual and compiling Ranger Kelsey's initial reports from the properties.

I. The Boulder County Youth Corp starts work in Louisville next week. They will be starting with Parks projects, then switching to Open Space projects after July 4th. Ember shared the Youth Corp project schedule with the board members.

J. There were 11 people at the Noxious Weed Identification program.

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### City of Louisville

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- K. Staff is preparing a bird program to present to over 80 boy scouts.
- L. There is a bird walk at North Open Space scheduled for Wed., Jun 15th from 7-8am.
- M. There will be a Monarch Butterfly Program on June 23 from 2-3.
- N. City of Boulder Open Space and Mountain parks will present an astronomy program at the Golf Course Clubhouse on June 25th.
- O. There will be a "Pulling for Colorado" weed pulling event on Davidson Mesa on July 9th from 9-11am.
- P. Joe reported that the City Council had a budget retreat recently. The focus was CIPs. The Council instructed the City Manager to prioritize road re-surfacing projects. The Open Space wayfinding project will be deferred, especially the new signs. Council seemed to want to prioritize trail connectivity and trails over signage. Laura asked Joe if the Davidson Mesa parking lot came up. Joe reported that there were four votes to fund paving the lot with a hard surface. The City budget will not be adopted until October/November and there will be public hearings between now and then. There will be a chance for public comment in August. Helen asked the board members if they would like to draft a letter to Council commenting on these budget priorities. Mike suggested that OSAB members may want to attend a few of these public comment sessions.
- Q. Joe reported that he and the City Manager discussed OSAB's concern regarding the proposed concrete trail connection from the Hwy 36 Bikeway to Dyer Rd. OSAB felt the connection was probably redundant to the connections at Davidson and the Park 'n Ride. OSAB also felt that since the connection would not cross Open Space or Park property it should probably be a low priority for funding from the Open Space & Parks Fund. The City Manager agreed with these arguments. They communicated to the Hwy 36 Project and Boulder County Public Works that the City of Louisville is uninterested in funding this project at this time. The design is done and paid for however, but the City will not be participating in construction costs.

**VI. Board Updates—**

A. Missy suggested that the City add a "portal" on its webpage where land owners who are interested in conservation could learn how to contact the City. She thought this could be a cheap and easy way to help begin conversations with landowners. Joe commented that the City Council would like to see a more aggressive posture towards acquisition and Missy's idea could be helpful. Joe suggested again that the City should retain the use of a realtor to help identify and research prospective parcels.

**VII. Public Comments on Items Not on the Agenda—**

A. none

**VIII. Discussion Item: Proposed Expansion of the Recreation/Senior Center and Upgrades to Memory Square Pool—**

Laura Denton, who is a member of the Recreation Center Expansion Task Force, gave a Powerpoint presentation of the current architectural and funding plans for the Recreation/Senior Center expansion and Memory Square Pool remodel. She answered clarifying questions as they came up during the presentation, then asked for general comments at the end.

Mike commented that the ballot referendum language for the operational/maintenance tax should be explicitly and narrowly focused on these facilities.

He didn't want to see it broadly-written allowing funds to be diverted towards other City projects.

Linda, Helen, and Mike liked the plans and expressed their shared opinion that this project is needed. Graeme commented that he never feels crowded at the Rec. Center during the times he is there. Helen liked the idea of facilitating food truck access to the Rec. Center rather than trying to sell concessions.

Linda felt it might be wise to express to the citizens how building costs would increase if the City waits on this project.

Graeme wants to preserve the cricket field in the "bowl" below the Rec. Center.

**IX. Discussion Item: Criteria Discussion and Draft Ranking of Candidate Open Space Properties—**

Helen suggested a few criteria changes to OSAB's traditional property ranking spreadsheet. She felt that there has been some confusion about the board's rubric when she discussed them with City Council members. Helen's new suggestions give more value to the "Strategic" value, since she thought this is how Council thinks about properties. She also added definitions for each criterion. Laura suggested that agricultural language should be added to the "Conservation/Restoration Potential" category, since sometimes land can be restored to production, but not native prairie. Graeme wanted to make sure the board gives more weight to larger pieces of land, since larger parcels generally have larger ecological value. Joe commented that City Council would like OSAB to comment on lower-priority land that is currently for sale. Helen responded that it shouldn't really change the intrinsic property rankings if the land is currently available. Mike agreed and added his opinion that the board would want lower priority properties also, if there were enough funding. Graeme commented that a lot of the properties have a much greater value when they are bundled together. Helen agreed that we don't want property "islands." Helen hopes that having the properties "sub-numbered" might work with this. Ember suggested that she and Helen could re-code the properties (e.g. the Paradise Lane properties) to clarify their relationship to each other. The board agreed to a re-coding. Helen mentioned that she also wants to make a booklet about the properties, where each open parcel in Louisville is pictured and described. Helen proposed that the board do their own rating activity as homework, which would also serve to get absent members' input. Ember is going to email the property-rating spreadsheet and directions to the board members to complete at home. She and Helen will compile the results before the next meeting.

**X. Discussions Items for Next Meeting on July 13th—**

- A. Discuss and finalize scoring of the property ranking exercise.
- B. Final discussion of the Grove at Harper Lake's Fencing Proposal.
- C. Review Draft Interpretive Education Panels for Harper Lake.
- E. Discussion Items for Joint Meeting with PPLAB in August.
- G. Letter to Council and possible plan for attendance at Council Meetings.

**XI. Adjourn—**

The meeting adjourned at 9:43 pm.

# Recreation & Senior Center and Memory Square Improvements



## The process





## **Why are improvements necessary?**

- Cardio and strength fitness space is small and overcrowded
- Limited recreational and leisure pool area
- Senior areas are shared with youth programs
- Locker rooms are too small and lack family change space
- The population for the City of Louisville has doubled since the facility was built.

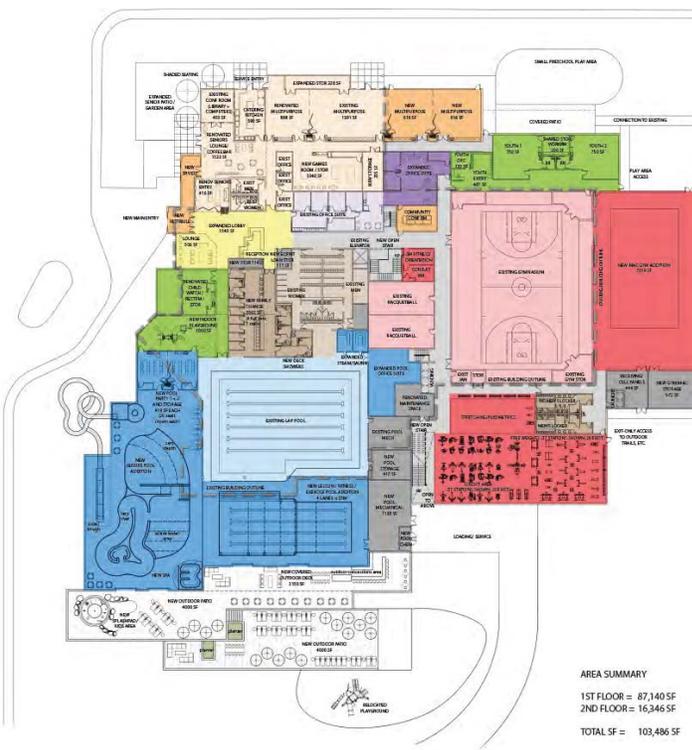


## **Recreation/Senior Center Proposed Improvements**

# Site Improvements



- Expanded parking area
- New outdoor pool deck and patio
- Relocated playground
- New covered senior entry
- Landscaping improvements
- Trail Connections



- New Leisure Pool
- New Lesson/Exercise/Lap Pool
- Senior Center Improvements
- New Youth Areas
- New Fitness Center Addition
- New Turf Gymnasium
- New Family Locker/Change Room

Total Main Level:	87,140 sf
Total New Main Area:	37,677 sf
Total New Area:	46,486 sf
Total Building Area:	103,486 sf

AREA SUMMARY  
 1ST FLOOR = 87,140 SF  
 2ND FLOOR = 16,346 SF  
 TOTAL SF = 103,486 SF



# Proposed Improvements: Water Opportunities

Plunge Slide



Rope Swing



Climbing Wall



# Proposed Improvements: Outdoor Pool Deck

Large Door Openings



Seating Patio



Sprayground



# Proposed Improvements: Strength Fitness

## Free Weight / Strength Training



## Machine Circuit Training



Current fitness area: 1,670 sf  
Proposed fitness area: 4,700 sf

# Proposed Improvements: Cardio Fitness

## Cardio Fitness



Current cardio area: 1,670 sf  
Proposed cardio area: 5,195 sf

# Proposed Improvements: Group Exercise and Spinning Studio

## Aerobics / Group Exercise Fit Zone



## Spinning Studio



Current group exercise area: 1,600 sf

Proposed group exercise area: 4,500 sf

# Proposed Improvements: Turf Gymnasium

## Indoor Turf Gym and Activities



Current gymnasium: 9,230 sf

Proposed gymnasium: 15,245 sf

# Proposed Improvements: Senior Areas

**New Lounge and Reception**

**Upgraded Meeting Rooms**

**New Catering Kitchen**



**Current senior area: 7,050 sf**  
**Proposed senior area: 10,783 sf**

# Proposed Improvements: Youth Areas

**Remodeled Child Sitting**

**Indoor Playground**

**New Youth Classrooms**



**Current youth area: 1,920 sf**  
**Proposed youth area: 4,975 sf**

## Square footage comparisons

Program	Current Ft. <sup>2</sup>	Proposed Ft. <sup>2</sup>
Fitness Center - Strength	1,670	4,700
Fitness Center – Cardio/Plyometric	1,680	5,195
Group Exercise	1,600	4,500
Gymnasium	9,230	15,245
Aquatics	11,785	24,850
Senior Areas	7,050	10,783
Youth Areas	1,920	4,975
Administration	1,391	2,890

## Memory Square Proposed Improvements



## Project Cost

## Estimated Cost of Improvements

Category	Total Estimated Costs*
Site Construction	\$2,797,770
New Additions	\$20,619,877
Existing Area Renovation	\$3,458,642
Memory Square Improvements	\$1,240,515

**Total project costs estimated at \$28 million to \$30 million**

**Operations & maintenance costs estimated at \$500,000 annually**

\* Estimate includes all costs for planning, design, engineering and construction

## Public Finance Considerations

- Property tax proposed to finance capital construction.
- A \$28 million project would amount to an annual increase of \$123 on a \$500,000 home, based on 2.50% interest rate for a 20-year bond.
- Annual operations and maintenance costs estimated at \$500,000 would be financed through a voter-approved sales tax of approximately 20 cents on every \$100 spent.
- The following schedule is an estimate of the additional property and sales taxes required to pay back various size debt issuances. The amounts will actually depend on interest rates, bond ratings, property valuations, etc.

## Public Finance Considerations

Debt Amount	Approx. Annual Debt Service	Sales Tax Rate to Pay Back Debt	Sales Tax on \$100	Mill Levy to Pay Back Debt	Annual Property Tax Increase on \$500,000 Residence
\$30 million	\$1,924,000	.673%	.67	3.32	\$132.03

## Next Steps

- Language is being drafted for the two ballot issues that must pass for this project to move forward. The first issue will ask voters to approve a property tax increase to fund capital construction and the second issue will ask voters to approve a sales tax increase to fund annual operations & maintenance costs.
- If City Council moves forward with these two ballot measures, citizens will vote on them Nov. 8. **(Both measures must pass!)**



# View of New Recreation Center and Senior Entry



**Harper Lake Kiosk Signage**  
**City of Louisville Open Space & Trails**  
**Submittal #1 from ECOS Communications**  
**Design Options for Two Interpretive Panels**  
**OSAB Review: July 13, 2016**

### **Review Objectives**

Per our contracted scope of work, ECOS has provided two design directions for the pair of interpretive panels to be installed at the Harper Lake Open Space. The front face of the kiosk will hold a sign with Welcome and Regulatory messages, and the back face will present History of Uses messaging. We seek comment on design, messages, visuals, and copy (in that order of priority).

Design Options A and B use distinct shapes, color palettes, fonts, visual assets, graphic treatments, and layouts. Our primary goal during this meeting will be to receive feedback from the Advisory Board about which design direction—or elements from the two design directions—would best serve the City’s communications needs with visitors at Harper Lake.

It will be important to remember that this is not an exercise in personal opinion or likes/dislikes. The thinking should not be about favorite colors or what you’d prefer in your home or garden. Rather, direction to ECOS should focus on the conditions and needs of the site, and conditions and needs for the public messaging. We will ask the Advisory Board to work to reach a consensus, so that we receive a clear direction for moving forward.

(Ideally, this would include thinking long-term and broadly about the City’s entire system of open space areas and trails: to look for design elements that would lend themselves to application and/or adaptation for other sites, in a programmatic approach.)

Secondarily, we will seek feedback on the images used, the messages/storylines included (and those not included), and the copy itself: voice, style, word choice, etc. The next step for ECOS will be to revise and finalize these two signs for review and approval during the August meeting.

### **Process for Collecting Comments**

We will solicit comment in two ways:

#### 1. Discussion Format

We believe it’s important that Board members hear one another’s thoughts and opinions. Again, the goal will be to come to consensus—or, at least, to a strong majority feel. ECOS will take notes on general preferences and trends.

#### 2. Sticker Voting

We will then ask each member to indicate top choices for shape, color palette, fonts, visuals, layout, text options, etc.

# Welcome to Harper Lake Open Space

## Place for Water and Wildlife—and Your Enjoyment



DESIGN OPTION A

Harper Lake is a great place to get out—to run, stroll, watch for birds, catch a fish, or catch the sunset. Part of the City of Louisville's Open Space system, this protected area serves the needs for recreation, wildlife habitat, and water storage. What slice of nature will you find today?



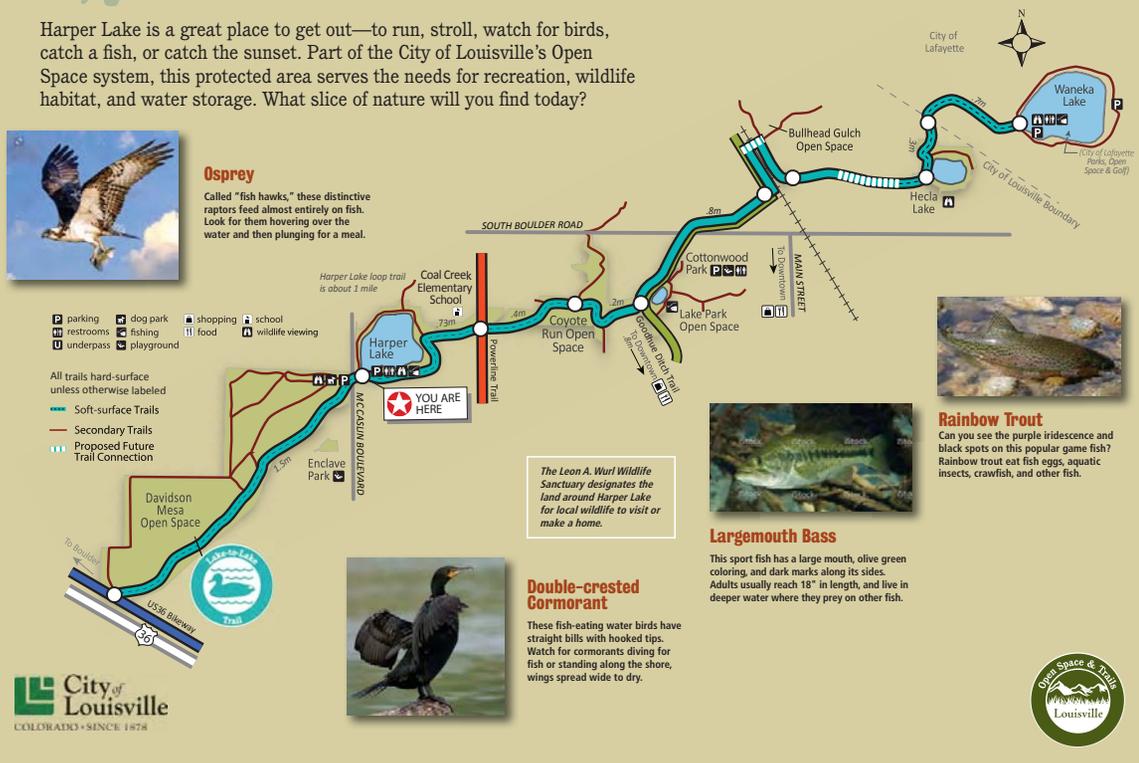
### Osprey

Called "fish hawks," these distinctive raptors feed almost entirely on fish. Look for them hovering over the water and then plunging for a meal.

- parking
- dog park
- shopping
- school
- restrooms
- fishing
- wildlife viewing
- underpass
- playground
- food

All trails hard-surface unless otherwise labeled

- Soft-surface Trails
- Secondary Trails
- Proposed Future Trail Connection



The Leon A. Wurl Wildlife Sanctuary designates the land around Harper Lake for local wildlife to visit or make a home.



### Double-crested Cormorant

These fish-eating water birds have straight bills with hooked tips. Watch for cormorants diving for fish or standing along the shore, wings spread wide to dry.



### Rainbow Trout

Can you see the purple iridescence and black spots on this popular game fish? Rainbow trout eat fish eggs, aquatic insects, crawfish, and other fish.



### Largemouth Bass

This sport fish has a large mouth, olive green coloring, and dark marks along its sides. Adults usually reach 18" in length, and live in deeper water where they prey on other fish.

## Let's Keep this Water Clean

Birds and fish are welcome in Harper Lake. But not people and dogs... That's because this 31-acre lake is part of Louisville's drinking water system, holding about 230 million gallons in reserve.

### Fishing and Limited Boating Allowed

**Anglers:** You must have a valid Colorado fishing license and follow all state regulations. (Kids under 16 don't need a license.)

**Boaters:** You must obtain a permit from the City of Louisville through our online system. Go to <http://www.louisvilleco.gov> and search "Harper Lake" or use the QR code here.

yes

### Prohibited Activities

- NO SWIMMING
- NO PADDLEBOARDS
- NO DOGS
- NO GUNS OR WEAPONS (includes BB guns, bows, and fireworks)
- DO NOT DISTURB THE WILDLIFE
- NO HORSES
- NO FIRES
- NO GRILLING
- NO CAMPING

no

### Important

Not all prohibited activities are listed here. It is your responsibility to know and observe all applicable laws and regulations.

**Thank you, Louisville Voters!**  
The City of Louisville's Open Space and Parks Fund provides critical support for local open space, parks and trails through sales tax revenue.



Option A: Welcome/Regulations Sign

CITY OF LOUISVILLE: Harper Lake Interpretive Signage



June 28 2016

# Harper Lake Open Space

## This Place Over Time

### Making a Mark on Colorado

The name "Harper Lake" starts with a Scottish immigrant who came west in the 1850s. By the early 1870s, John H. Harper was mayor of Denver and had purchased 1,000 acres of land in Boulder County. This was before Colorado became a state in 1876!

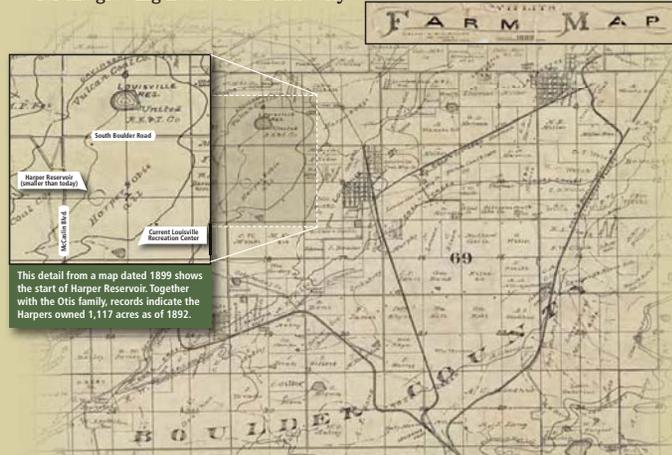


**John H. Harper in 1871 (1825–1874)**  
Along with his partners, this enterprising pioneer was active in hardware sales, ranching, and coal mining.



Long before today's Harper Lake, these fields were likely farmed for hay, alfalfa, or sugar beets—grueling work in the 1800s.

For hundreds of years, this land has supported a variety of human needs—from camping and hunting by Native tribes, to farming and mining by settlers. Yet Harper Lake speaks to the ongoing importance of water in arid Colorado. What began as a livestock reservoir on a family farm now stores drinking water for the growing needs of this little city.



This detail from a map dated 1899 shows the start of Harper Reservoir. Together with the Otis family, records indicate the Harpers owned 1,117 acres as of 1892.



### A County Rich in Coal

Numerous coal mines once operated in Louisville, Superior, Boulder, and Lafayette. Shafts from the Matchless Mine extended under Harper Lake during its operation (1903-1927). This photo shows miners at the entrance of a Boulder County mine around 1900.



Expansion of Harper Lake in 1985 provided for 12 times the capacity of the old reservoir. Today, this lake stores 233 million gallons of drinking water for the City of Louisville.

### Timeline of Uses



**1700s**

Native American peoples occupy the area: Apache, Kiowa, Comanche, Arapaho, Cheyenne

**Early 1870s**

John H. Harper purchases 1,000 acres in the area

**1890s**

Harper Lake created as water storage for ranching

**1903–1927**

Matchless Mine extends under Harper Lake (coal extraction)

**1930s–1970s**

Grazing and/or farming around Harper Lake

**1979**

City of Louisville acquires and designates Harper Lake Open Space

**1985**

Harper Lake expanded to current capacity (233 million gallons)



WELCOME TO:

# HARPER LAKE OPEN SPACE

*A lake for you—and the wildlife*



Harper Lake is a great place to get out—to run, stroll, watch for birds, catch a fish, or catch the sunset. Part of the City of Louisville's Open Space system, this protected area serves the needs for recreation, wildlife habitat, and water storage. What slice of nature will you find today?

**Legend:**  
 - Soft-surface Trails (dashed line)  
 - Secondary Trails (solid line)  
 - Proposed Future Trail Connection (dotted line)

**Trails:** Lake-to-Lake Trail, Powerline Trail, Covote Run Open Space, Cottonwood Park, Lake Park Open Space, Bullhead Gulch Open Space, Hecla Lake, Waneka Lake.

**Landmarks:** Joe Carnivale Park, Coal Creek Elementary School, Enclave Park, Davidson Mesa Open Space, Recreation + Senior Center, Enclave Park, Cottonwood Park, Lake Park Open Space, Bullhead Gulch Open Space, Hecla Lake, Waneka Lake.

**Trails:** Lake-to-Lake Trail, Powerline Trail, Covote Run Open Space, Cottonwood Park, Lake Park Open Space, Bullhead Gulch Open Space, Hecla Lake, Waneka Lake.

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**Largemouth Bass**  
 This sport fish has a large mouth, olive green coloring, and dark marks along its sides. Adults usually reach 18" in length, and live in deeper water where they prey on other fish.



**Rainbow Trout**  
 Can you see the purple iridescence and black spots on this popular game fish? Rainbow trout eat fish eggs, aquatic insects, crawfish, and other fish.

The Leon A. Wurl Wildlife Sanctuary designates the land around Harper Lake for local wildlife to visit or make a home.



**Double-crested Cormorant**  
 These fish-eating water birds have straight bills with hooked tips. Watch for cormorants diving for fish or standing along the shore, wings spread wide to dry.



**Osprey**  
 Called "fish hawks," these distinctive raptors feed almost entirely on fish. Look for them hovering over the water and then plunging for a meal.

## It's All About the Water

Birds and fish are welcome in Harper Lake. But not people and dogs... That's because this 31-acre lake is part of Louisville's drinking water system, holding about 230 million gallons in reserve.

### Fishing and Limited Boating Allowed

- Anglers:** You must have a valid Colorado fishing license and follow all state regulations. (Kids under 16 don't need a license.)
- Boaters:** You must obtain a permit from the City of Louisville through our online system. Go to <http://www.louisvilleco.gov> and search "Harper Lake" or use the QR code here.

### Prohibited Activities

- NO SWIMMING
- NO PADDLEBOARDS
- NO DOGS
- NO GUNS OR WEAPONS (includes BB guns, bows, and fireworks)
- DO NOT DISTURB THE WILDLIFE
- NO HORSES
- NO FIRES
- NO GRILLING
- NO CAMPING

### Important

Not all prohibited activities are listed here. It is your responsibility to know and observe all applicable laws and regulations.

### Tax Funds Working for You

Sales tax revenue to the City of Louisville's Open Space and Parks Fund supports local open space, parks and trails. Thank you, Louisville Voters!

DESIGN OPTION B



HARPER LAKE OPEN SPACE

# PEOPLE ON THIS LAND

## Then and Now

This area offers rolling grasslands and sweeping views—and has attracted people for centuries. Harper Lake's presence speaks to the ongoing importance of water in arid Colorado. What began as a livestock reservoir on a family farm now stores drinking water for the growing needs of the City of Louisville.



### Local Leader of the Early Days

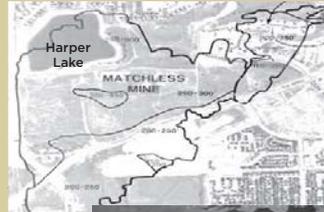
The name "Harper Lake" starts with a Scottish immigrant who came west in the 1850s. By the early 1870s, John H. Harper was mayor of Denver and had purchased 1,000 acres of land in Boulder County. (This was before Colorado became a state in 1876.) Harper died young, but his son John J. Harper carried on with the family ranch.



**John H. Harper in 1871 (1825-1874)**  
 Along with partners, this enterprising pioneer was active in hardware sales, ranching, and coal mining. The two Harper Streets in Louisville may have been named after him.



Long before today's Harper Lake, these fields were likely farmed for hay, alfalfa, or sugar beets. Farming during the late 1800s was grueling work that relied on an intricate system of irrigation ditches crisscrossing the plains.



### A County Rich in Coal



Did you know that numerous coal mines once operated in Louisville, Superior, Boulder, and Lafayette? Shafts from the Matchless Mine extended under Harper Lake during its operation (1903-1927)—and remnants still exist under our feet today. This photo shows miners at the entrance of a Boulder County mine around 1900.

### Timeline of Uses

- 1700s**  
Native American peoples occupy the area: Apache, Kiowa, Comanche, Arapaho, Cheyenne
- Early 1870s**  
John H. Harper purchases 1,000 acres in the area
- 1878**  
Town of Louisville established (State of Colorado in 1876)
- 1890s**  
Harper Lake created as water storage for ranching
- 1903-1927**  
Matchless Mine extends under Harper Lake (coal extraction)
- 1930s-1970s**  
Grazing and/or farming around Harper Lake
- 1979**  
City of Louisville acquires and designates Harper Lake Open Space
- 1985**  
Harper Lake expanded to current capacity (233 million gallons)



Harper Lake is a great place to go to catch a fish, or catch

Main Paragraph - ITC Cushing Book 52 pt.

# Let's Keep

Subhead - ITC Cushing Bold 95 pt.

Birds and fish are welcome  
That's because this 31-acre

Secondary Paragraph - Frutiger Bold Condensed 40 pt.

## Rainbow Trout

Caption Header - Bureau Gortisque three seven 47 pt.

Can you see the purple iridescence and black spots on this popular game fish?

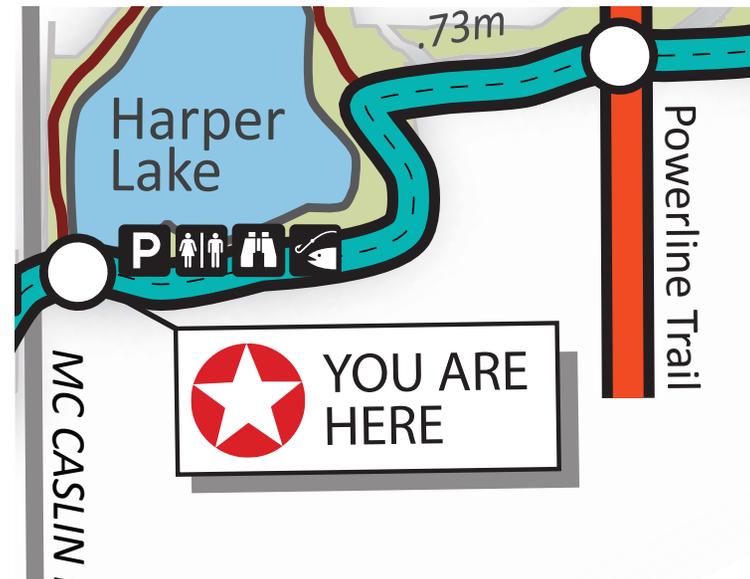
Caption - Frutiger Bold Condensed 28 pt.

**Anglers: You must have a valid Colorado fishing license. (Kids under 16 must be accompanied by an adult.)**

Instructional - Frutiger Black Italic 25 pt.

**NO SWIMMING**

Frutiger Bold Cond 28 pt.



This area offers rollir views—and has attra

Main Paragraph - Gotham Book 45 pt.

# It's All About

Subhead - Gorilla ITC 90 pt.

Sales tax revenue to the City Open Space and Parks Fund

Secondary Paragraph - Gotham Book 30 pt.

## Fishing and

Caption Headers - Gotham Bold 47 pt.

*Can you see the purple iridescence and black spots on this popular*

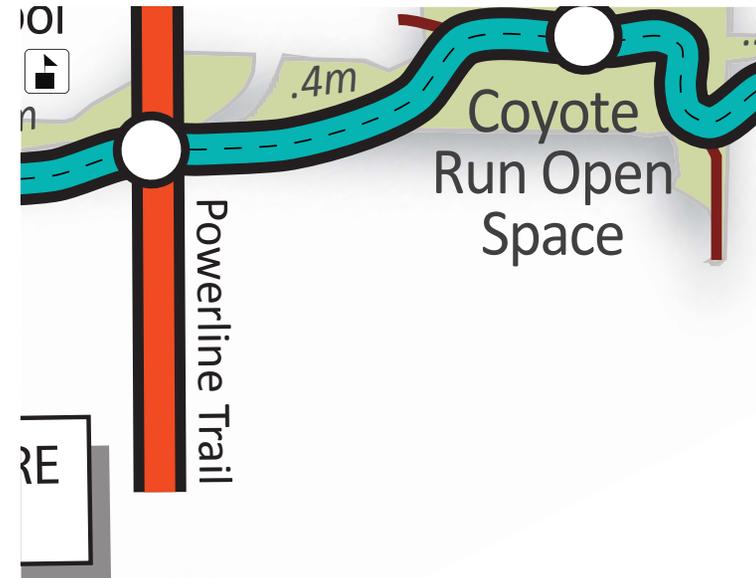
Captions - Gotham Book Italic 24 pt.

***Anglers: You must have a valid Colorado all state regulations. (Kids under 16 don***

Instructional - Gotham Bold Ital 25

## NO SWIMMING

Gotham Med 28 pt.





K	NW of Hwy 42 & 287-2nd in from east	12	1	1	1	1	1	1	1	1	1	1	1	0	1	0	0	0	10	1	0	0	1	1	0	0	2.50	12.50
HH	S of Paradise Lane- 2nd in from west	10	1	1	1	1	1	1	1	1	1	1	1	0	1	0	0	1	9.5	1	0	0	1	1	0	0	2.50	12.00
G	NW of Hwy 42 & 287- Western most	3	1	1	1	1	0	1	1	1	0	1	1	0	1	0	0	0	9.25	1	0	0	1	1	0	0	2.25	11.50
I	NW of Hwy 42 & 287-3rd in from west	17	1	1	1	0	0	1	1	1	0	1	0	2	0	0	0	0	8.75	1	0	0	1	1	0	0	2.25	11.00
O	Dillon Road Homestead (within Trillium)	5	1	1	0	1	0	1	1	1	1	1	0	1	0	1	1	8.75	1	0	0	1	1	0	0	2.25	11.00	
B	PSOC on Dillon West of Warembourg	5	1	1	1	1	1	1	1	1	0	1	0	1	1	0	0	7.75	1	0	0	1	1	0	0	2.25	10.00	

**Total Acres:**

**Priority Tiers:** Although listed in numerical order, preference for acquisition will be based on the tier level. Tier one (in yellow) reflects the highest priorities for acquisition followed by tier two (in green) and tier three (in blue).

**Rating Scale:** The scale consist of a 0-2 rating, zero meaning the feature/quality is not present; one meaning the feature/quality is partially represented; and two meaning the feature/quality is fully present.

**Strategic Community Values & Resource Values Definitions**

**Ecological Significance** - land with natural areas, wildlife and native plant habitat, important wetlands or watershed lands, potential for sustainable wildlife and native plant populations, and stream corridors.

**Conservation/Restoration Potential**- well maintained land, well situated to be protected and managed so as to preserve the natural conditions and has opportunities for passive, low-impact types of recreation.

**Buffer** - Natural divisions providing a discernable break between or within communities.

**Potential for Partners** - The likelihood that other entities would share the financial burden of acquisition and/ or management of the property.

**Trail Connections** - land with potential to connect local and regional trail sections and corridors.

**Recreation Potential** - Feasibility and quality of appropriate recreational use.

**Agricultural Preservation** - Value in maintaining the active use of farming or ranching and/or preserving the history of prior agricultural use.

**Public Visibility**- The degree in which a prospective open space parcel can be viewed from public roads or facilities.

**Scenic** - An area that provides for natural visual enjoyment to an observer while not on the property.

**View** - An area that provides for natural visual enjoyment to an observer while on the property.

**Comp. Plan**- The City of Louisville Comprehensive Plan designation for this property is as open space.

**Threat of Development**- Possibility or probability of new development in the near term.

**Undefined Unique Features** - Value not captured in other category.

**Historical Significance** - Contains physical reminders, archeological sites, or historical structures, or there is knowledge of significant past use that is of public value.

**Existing Conditions**- How close the current state of the property is to the desired state.

**Vegetation**- The abundance / diversity of native plant species.

**Wetlands**- Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation.

**Riparian** - Riparian vegetation and land adjacent to natural flowing water.

**Wildlife Habitat** - Area that provides sustainable shelter, food, or protection for indigenous wildlife

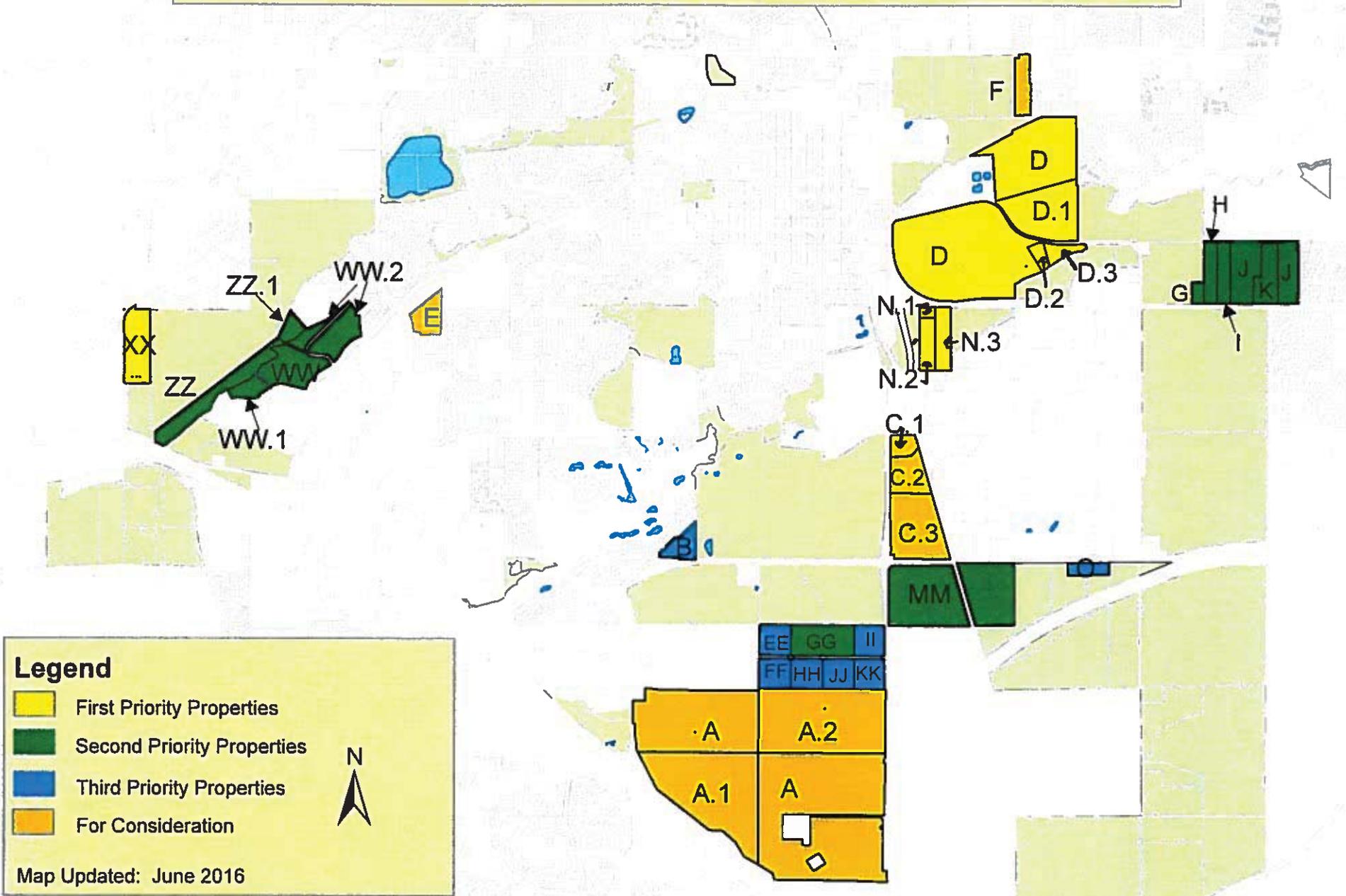
**Connectivity**- A piece of land that contributes to an overall open space and or community recreational network.

**Open Water** - A standing body of water present year round or seasonal that is important to the sustenance of vegetation, wildlife, or recreational opportunities.

**Topographic & Geological Significance** - Features that act as visual markers, aesthetic formations, geological uniqueness, or vantage points deemed of public value.

**Size** - Small, medium or large.

# Candidate Open Space Properties 2017



Property Search

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No Picture Available

Account Number: R0031055  
 Owner: SALAMAN R K & NAOMI R  
 Mailing Address: 7222 SPRING DR  
 City: BOULDER CO  
 Zip: 80303-5116  
 Sec-Town-Range: 13 -1S -70  
 Subdivision: TR SOUTH CENTRAL NBR 145 820  
 Parcel Number: 157713000008  
 Property Address: 7222 SPRING DR  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description:  
 LOT 23 PT S OF BENCHMARK DR PANORAMA PARK LESS 60 FT STRIP &  
 TR 3075 LESS MIN & TR 2973 13-1S-70 IDS 35183 & 31056 COMB HERE  
 PER OWNER 1983 SPLIT SEE ID 121405 09/95  
 Est. Parcel Area:  
 Square Feet: 828,696  
 Acres: 19.02

**Property ID:** XX

**Bordered by Open Space:**

- City of Louisville- Davidson Mesa Open Space to the East and South
- City of Boulder Open Space & Mountain Parks to the Southwest

**Zoning:** Unincorporated Boulder County

**Partnership:** Consider reaching out to City of Boulder Open Space & Mountain Parks

**Agricultural:** Not currently in agricultural production

**Comp Plan:** Not identified

**Historical Structures:** TBD

Property Search

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No Picture Available

Account Number: R0400159  
 Owner: PUBLIC SERVICE CO OF COLORADO  
 Mailing Address: P O BOX 1979  
 City: DENVER CO  
 Zip: 80201-1979  
 Sec-Town-Range: 13 -1S -70  
 Subdivision: PUBLIC UTILITIES  
 Parcel Number: 157713000005  
 Property Address: 0 HWY 36  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description: TR 3750 13-1S-70  
 Est. Parcel Area:  
 Square Feet: 955,780  
 Acres: 21.94

**Property ID:** ZZ

**Bordered by Open Space:** City of Louisville- Davidson Mesa Open Space to the north

**Zoning:** Planned Commercial

**Partnership:** No

**Agricultural:** Not currently in agricultural production

**Comp Plan:** Misidentified as Open Space. Adjacent to Areas of Change- Special District (suburban)

**Historical Structures:** No

Property Search

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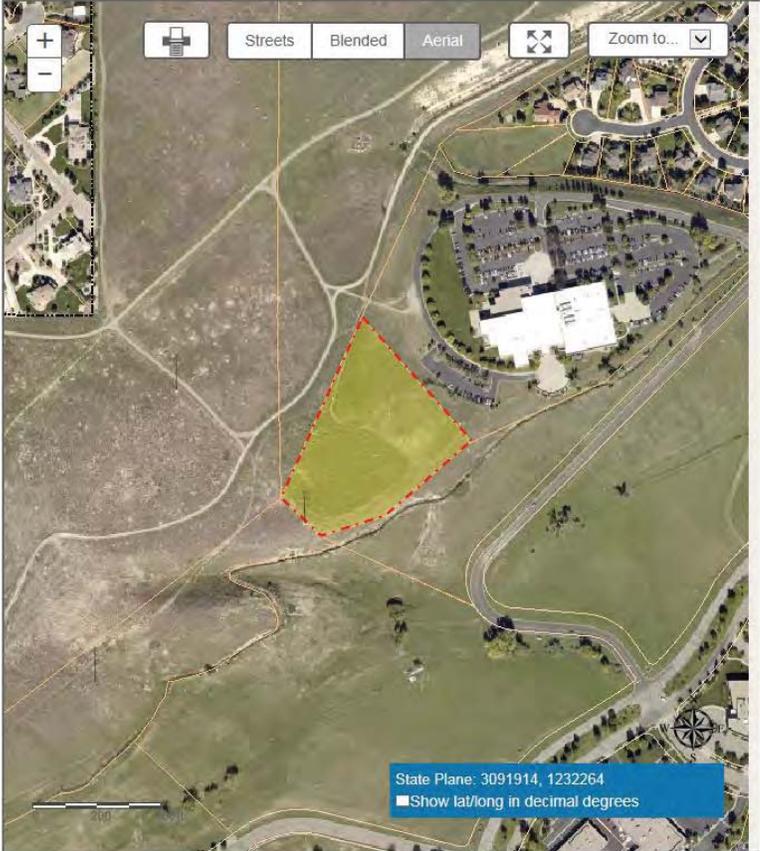
Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

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Account Number: R0105318  
 Owner: CENTENNIAL VALLEY PROPERTIES IV LLC  
 Mailing Address: 5291 E YALE AVE  
 City: DENVER CO  
 Zip: 80222  
 Sec-Town-Range: 12 -1S -70  
 Subdivision: CENTENNIAL VALLEY BUSINESS PARK 2LO  
 Parcel Number: 157713007001  
 Property Address: 0 CENTURY DR  
 Location: LOUISVILLE  
 Jurisdiction:  
 Legal Description: LOT 2 BLK 1 CENTENNIAL VALLEY BUSINESS PARK 2  
 Est. Parcel Area:  
 Square Feet: 205,684  
 Acres: 4.72

Property Taxes Septic System Subdivision Plat



**Property ID:** ZZ.1

**Bordered by Open Space:** City of Louisville- Davidson Mesa Open Space to the northwest

**Zoning:** Planned Commercial

**Partnership:** No

**Agricultural:** Not currently in agricultural production

**Comp Plan:** Areas of Change-Special District (suburban)

**Historical Structures:** No

Property Search

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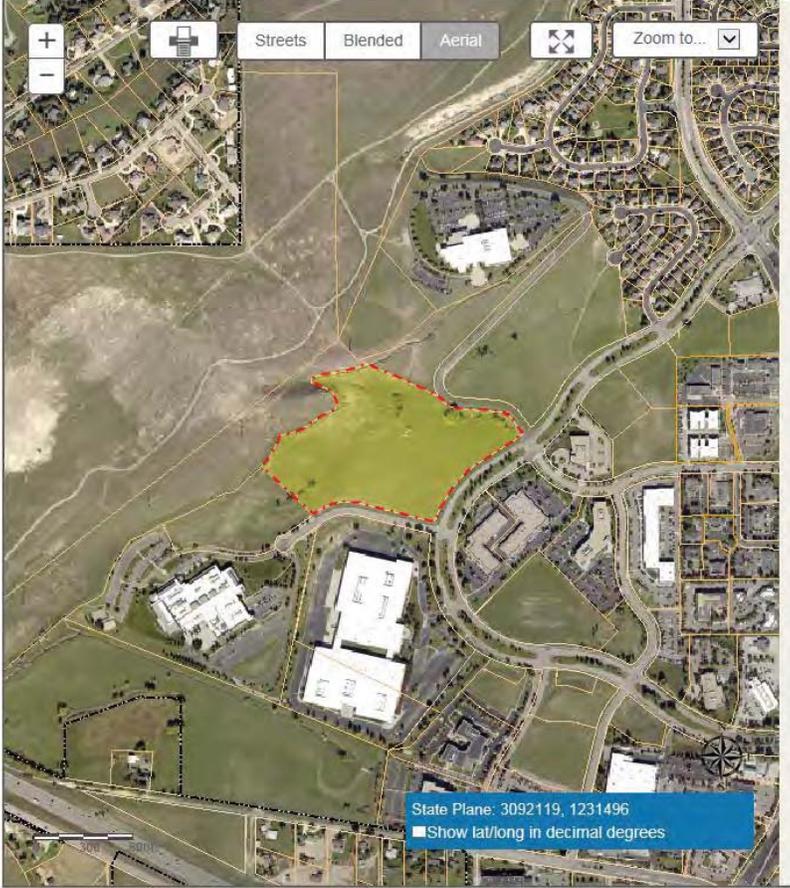
Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

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Account Number: R0106719  
 Owner: CENTENNIAL VALLEY PROPERTIES IV LLC  
 Mailing Address: 5291 E YALE AVE  
 City: DENVER CO  
 Zip: 80222  
 Sec-Town-Range: 13 -1S -70  
 Subdivision: CENTENNIAL VALLEY GENERAL DEV PLAN  
 Parcel Number: 157713008005  
 Property Address: 64 CENTENNIAL  
 Location: LOUISVILLE  
 Jurisdiction:  
 Legal Description:  
 PARCEL F CENTENNIAL VALLEY GEN DEV PLAN PER REC 826992 01/13/87  
 BCR LESS PT TO CENTENNIAL VLY BUS PK FLG 4 SPLIT SEE IDS 120745  
 120746  
 Est. Parcel Area:  
 Square Feet: 839,377  
 Acres: 19.27

Property Taxes Septic System Subdivision Plat



**Property ID:** WW

**Bordered by Open Space:** City of Louisville- Davidson Mesa Open Space to the northwest

**Zoning:** Planned Commercial

**Partnership:** No

**Agricultural:** Not currently in agricultural production

**Comp Plan:** Areas of Change-Special District (suburban)

**Historical Structures:** No

http://maps.bouldercounty.org/boco/PropertyViewer

Boulder County's Property ...

## Property Search

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Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

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Account Number: R0120745  
 Owner: CENTENNIAL VALLEY PROPERTIES IV LLC  
 Mailing Address: 5291 E YALE AVE  
 City: DENVER CO  
 Zip: 80222  
 Sec-Town-Range: 13 -1S -7D  
 Subdivision: CENTENNIAL VALLEY BUSINESS PARK FLG 4  
 Parcel Number: 157713011003  
 Property Address: 0 CENTENNIAL  
 Location: LOUISVILLE  
 Jurisdiction:  
 Legal Description:  
 LOT 2 CENTENNIAL VALLEY BUSINESS PARK FLG 4 SPLIT FROM ID 106719 07/95 SUB SPLIT BY TAX AREA  
 Est. Parcel Area:  
 Square Feet: 262,855  
 Acres: 6.03

Property Taxes Septic System Subdivision Plat



Streets Blended Aerial Zoom to...

State Plane: 3090990, 1231352  
 Show lat/long in decimal degrees

**Property ID:** WW.1

**Bordered by Open Space:** City of Louisville- Davidson Mesa Open Space to the northwest

**Zoning:** Planned Commercial

**Partnership:** No

**Agricultural:** Not currently in agricultural production

**Comp Plan:** Areas of Change-Special District (suburban)

**Historical Structures:** No

Property Search

Enter search term... Clear

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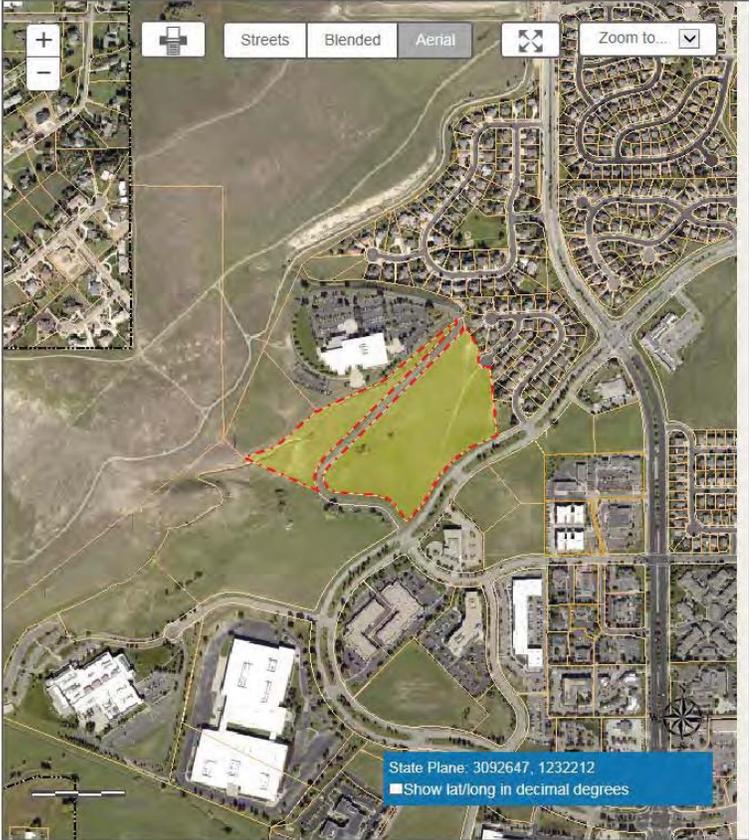
Report an Issue

Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

Print Report Print All Contact Us



Account Number: R0062892  
 Owner: CENTENNIAL VALLEY PROPERTIES V LLC  
 Mailing Address: 5291 E YALE AVE  
 City: DENVER CO  
 Zip: 80222  
 Sec-Town-Range: 18 -1S -7D  
 Subdivision: CENTENNIAL VALLEY GENERAL DEV PLAN  
 Parcel Number: 157713008003  
 Property Address: 60 CENTENNIAL  
 Location: LOUISVILLE  
 Jurisdiction:  
 Legal Description: PARCEL C CENTENNIAL VALLEY GENERAL DEVELOPMENT PLAN PER REC 826992 2/13/87 BCR TOTAL 14.28 ACS M/L SPLIT SEE ID 67906 & 106461  
 Est. Parcel Area:  
 Square Feet: 854,007  
 Acres: 19.60



Streets Blended Aerial

Zoom to...

State Plane: 3092647, 1232212  
 Show lat/long in decimal degrees

**Property ID:** WW and WW.2  
**Bordered by Open Space:** No  
**Zoning:** Planned Commercial  
**Partnership:** No  
**Agricultural:** Not currently in agricultural production  
**Comp Plan:** Areas of Change-Special District (suburban)  
**Historical Structures:** No

[Property](#) | [Assessment](#) | [Sales](#) | [Floodplain](#) | [Public Limits](#) | [Zoning](#) | [Easements](#) | [Surveys](#) | [Other Views](#) | [Email Link](#)

[Home](#) | [Create Map](#) | [CSV](#) | Total Record Count: 2

Account Number: [R0080976](#)  
 Owner: [PHILLIPS 66 COMPANY](#)  
 Mailing Address: [420 SOUTH KEELER](#)  
 City: [BARTLESVILLE OK](#)  
 Zip: [74003-6670](#)  
 Sec-Town-Range: [20 -1S -69](#)  
 Subdivision: [TR, 390, 490, 495 - COMMERCIAL](#)  
 Parcel Number: [157520000024](#)  
 Property Address: [2270 S 88TH ST](#)  
 Location: [LOUISVILLE](#)  
 Jurisdiction:  
 Legal Description: [S 1/2 SE 1/4 & N 1/2 SW 1/4 LESS 0.41 ACS TO HWY DEPT PER 1989419 10/8/99 20-1S-69 & N 1316.88 FT OF NE 1/4 LESS PTS SOLD 29-1S-69 & OUTLOT A STORAGETEK BLDG SIX SUB LESS POR TO HWY DEPT POR OF PARCEL \(S1/2 SE1/4\) FOR MINERALS ON 80975](#)  
 Est. Parcel Area:  
 Square Feet: [9,691,597](#)  
 Acres: [222.48](#)

**Property ID:** A

**Bordered by Open Space:** Scriffiny Open Space to the west (separated by 88<sup>th</sup> Street)

**Zoning:** Planned Commercial

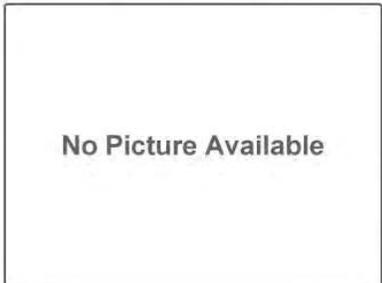
**Partnership:** Consider reaching out to Broomfield and/or Boulder County Parks and Open Space

**Agricultural:** Not currently in agricultural production

**Comp Plan:** Areas of Change-Special District (rural)

**Historical Structures:** Unknown

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Account Number: R0604091  
 Owner: PHILLIPS 66 COMPANY  
 Mailing Address: 420 SOUTH KEELER  
 City: BARTLESVILLE OK  
 Zip: 74003-6670  
 Sec-Town-Range: 20 -1S -69  
 Subdivision: TR, 390, 490, 495 - COMMERCIAL  
 Parcel Number: 157520000035  
 Property Address: 2270 S 88TH ST  
 Location: LOUISVILLE  
 Jurisdiction:  
 Legal Description:  
 W 1/2 29-1S-69 N OF HWY 36 & PTS S 1/2 SW 1/4 20-1S-69 LESS PTS TO CITY/CNTY OF BROOMFIELD PER 2013404 ID R014268 - SEE R0080974 FOR MINS  
 Est. Parcel Area:  
 Square Feet: 3,351,549  
 Acres: 76.94

**Property ID: A.1**

**Bordered by Open Space:** No

**Zoning:** Planned Commercial

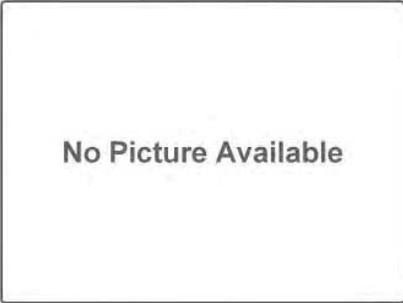
**Partnership:** Consider reaching out to Broomfield and/or Boulder County Parks and Open Space

**Agricultural:** Not currently in agricultural production

**Comp Plan:** Areas of Change-Special District (rural)

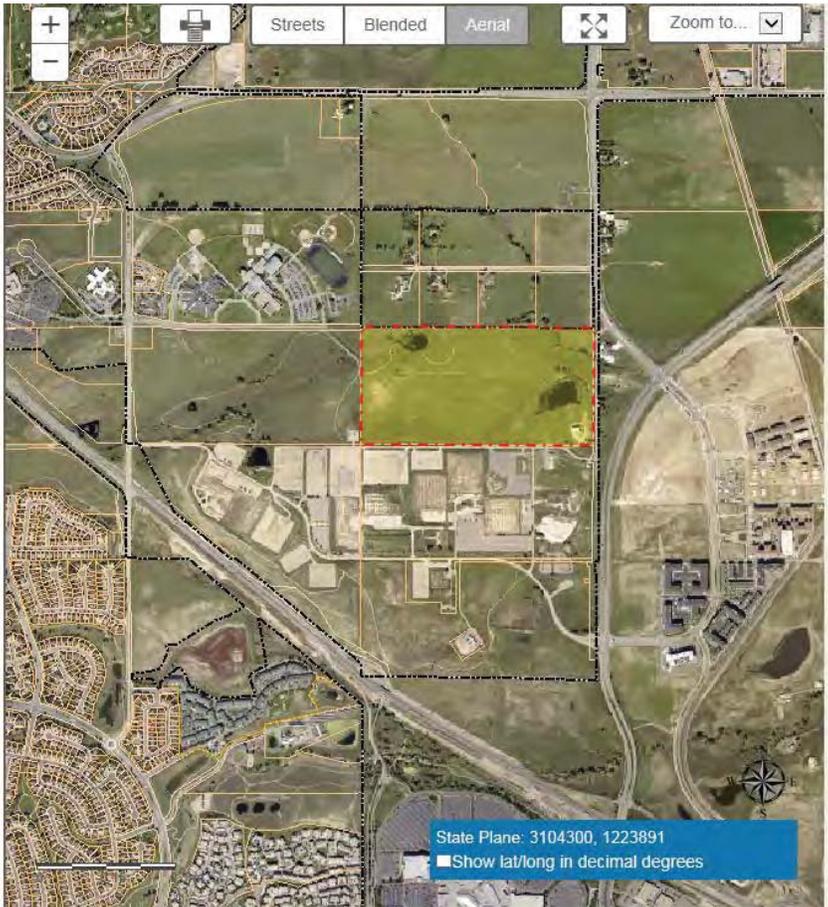
**Historical Structures:** Unknown

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Account Number: R0031170  
Owner: PHILLIPS 66 COMPANY  
Mailing Address: 420 SOUTH KEELER  
City: BARTLESVILLE OK  
Zip: 74003-6670  
Sec-Town-Range: 20 -1S -69  
Subdivision: TR, 390, 490, 495 - COMMERCIAL  
Parcel Number: 157520000031  
Property Address: 2115 S 96TH ST  
Location: LOUISVILLE  
Jurisdiction:  
Legal Description: N 1/2 SE 1/4 20-1S-69 LESS COAL 80 ACS M/L  
Est. Parcel Area:  
Square Feet: 3,504,391  
Acres: 80.45

Property Taxes    Septic System    Subdivision Plat



**Property ID:** A.2  
**Bordered by Open Space:** No  
**Zoning:** Planned Commercial  
**Partnership:** Consider reaching out to Broomfield and/or Boulder County Parks and Open Space  
**Agricultural:** Not currently in agricultural production  
**Comp Plan:** Areas of Change-Special District (rural)  
**Historical Structures:** Unknown

http://maps.bouldercounty.org/boco/PropertyViewer

Boulder County's Property ...

## Property Search

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Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

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Account Number: R0030855  
 Owner: PHILLIPS 66 COMPANY  
 Mailing Address: 420 SOUTH KEELER  
 City: BARTLESVILLE OK  
 Zip: 74003-6670  
 Sec-Town-Range: 20 -1S -69  
 Subdivision: TR SOUTH CENTRAL NBR 145 820  
 Parcel Number: 157520000002  
 Property Address: 9255 PARADISE LN  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description: NW 1/4 SW 1/4 NE 1/4 10 ACS 20-1S-69  
 Est. Parcel Area:  
 Square Feet: 420,929  
 Acres: 9.66

Property Taxes Septic System Subdivision Plat

State Plane: 3101560, 1225810  
 Show lat/long in decimal degrees

**Property ID:** EE

**Bordered by Open Space:** Admor Open Space to the north

**Zoning:** Unincorporated Boulder County

**Partnership:** Consider reaching out to Boulder County Parks and Open Space

**Agricultural:** Horse Grazing

**Comp Plan:** Not identified

**Historical Structures:** No

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Account Number: R0030748  
 Owner: PHILLIPS 66 COMPANY  
 Mailing Address: 420 SOUTH KEELER  
 City: BARTLESVILLE OK  
 Zip: 74003-6670  
 Sec-Town-Range: 20 -1S -69  
 Subdivision: TR SOUTH CENTRAL NBR 145 820  
 Parcel Number: 157520000003  
 Property Address: 9355 PARADISE LN  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description:  
 NE 1/4 SW 1/4 NE 1/4 10 ACS & TR 5248 10 AC M/L 20-1S-69  
 Est. Parcel Area:  
 Square Feet: 831,999  
 Acres: 19.10

Property Taxes Septic System Subdivision Plat



**Property ID:** GG

**Bordered by Open Space:** Admor Open Space to the North

**Zoning:** Unincorporated Boulder County

**Partnership:** Consider reaching out to Boulder County Parks and Open Space

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** No

**Note:** Goodhue ditch runs through the property

http://maps.bouldercounty.org/boco/PropertyViewer

Boulder County's Property ...

# Property Search

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Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

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No Picture Available

Account Number: R0031112  
 Owner: ROCK OF PANAMA CITY INC  
 Mailing Address: 2413 N HARRIS AVE  
 City: PANAMA CITY FL  
 Zip: 32405  
 Sec-Town-Range: 20 -1S -69  
 Subdivision: TR SOUTH CENTRAL NBR 145 820  
 Parcel Number: 157520000004  
 Property Address: 9557 PARADISE LN  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description: NE 1/4 SE 1/4 NE 1/4 LESS ROW 9 AC 20-1S-69  
 Est. Parcel Area:  
 Square Feet: 396,813  
 Acres: 9.11

Property Taxes Septic System Subdivision Plat

State Plane: 3103165, 1226952  
 Show lat/long in decimal degrees

**Property ID: II**

**Bordered by Open Space:** Admor Open Space to the north

**Zoning:** Unincorporated Boulder County

**Partnership:** Consider reaching out to Boulder County Parks and Open Space

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** No

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**No Picture Available**

Account Number: R0031109  
 Owner: THOMPSON LIVING TRUST  
 Mailing Address: 9250 PARADISE LN  
 City: BROOMFIELD CO  
 Zip: 80020-9714  
 Sec-Town-Range: 20 -1S -69  
 Subdivision: TR SOUTH CENTRAL NBR 145 820  
 Parcel Number: 157520000005  
 Property Address: 9250 PARADISE LN  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description: SW 1/4 SW 1/4 NE 1/4 10 ACS 20-1S-69 2 BLDGS  
 Est. Parcel Area:  
 Square Feet: 420,499  
 Acres: 9.65

State Plane: 3101478, 1225276

Show lat/long in decimal degrees

**Property ID:** FF

**Bordered by Open Space:** No

**Zoning:** Unincorporated Boulder County

**Partnership:** Consider reaching out to Boulder County Parks and Open Space

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** No

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## Property Search

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Account Number: R0068478  
 Owner: 9350 PARADISE LANE LLC  
 Mailing Address: 4735 MONTVIEW BLVD  
 City: DENVER CO  
 Zip: 80207-3759  
 Sec-Town-Range: 20 -1S -69  
 Subdivision: TR SOUTH CENTRAL NBR 145 820  
 Parcel Number: 157520000020  
 Property Address: 9350 PARADISE LN  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description:  
 SE 1/4 SW 1/4 NE 1/4 20-1S-69 10 ACS M/L PER DEED 2203737 10/03/01  
 BCR  
 Est. Parcel Area:  
 Square Feet: 423,279  
 Acres: 9.72

Property Taxes Septic System Subdivision Plat



**Property ID:** HH

**Bordered by Open Space:** No

**Zoning:** Unincorporated Boulder County

**Partnership:** Consider reaching out to Boulder County Parks and Open Space

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** No

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## Property Search

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No Picture Available

Account Number: R0031090  
 Owner: PHILLIPS 66 COMPANY  
 Mailing Address: 420 SOUTH KEELER  
 City: BARTLESVILLE OK  
 Zip: 74003-6670  
 Sec-Town-Range: 20 -1S -69  
 Subdivision: TR SOUTH CENTRAL NBR 145 820  
 Parcel Number: 157520000019  
 Property Address: 9450 PARADISE LN  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description: SW 1/4 SE 1/4 NE 1/4 20-1S-69 9.49 ACS M/L  
 Est. Parcel Area:  
 Square Feet: 413,211  
 Acres: 9.49

Property Taxes Septic System Subdivision Plat

State Plane: 3102106, 1225613  
 Show lat/long in decimal degrees

**Property ID:** JJ  
**Bordered by Open Space:** No  
**Zoning:** Unincorporated Boulder County  
**Partnership:** Consider reaching out to Boulder County Parks and Open Space  
**Agricultural:** No  
**Comp Plan:** Not identified  
**Historical Structures:** No

http://maps.bouldercounty.org/boco/PropertyViewer Boulder County's Property ...

## Property Search

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Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

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**No Picture Available**

Account Number: R0515385  
 Owner: PHILLIPS 66 COMPANY  
 Mailing Address: 420 SOUTH KEELER  
 City: BARTLESVILLE OK  
 Zip: 74003-6670  
 Sec-Town-Range: 20 -1S -69  
 Subdivision: EAST COUNTY  
 Parcel Number: 157520000034  
 Property Address: 9550 PARADISE LN  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description: PT SE1/4 SE1/4 NE1/4 TOTAL 9.14 AC M/L  
 Est. Parcel Area:  
 Square Feet: 398,215  
 Acres: 9.14

Property Taxes Septic System Subdivision Plat

State Plane: 3103648, 1225614  
 Show lat/long in decimal degrees

**Property ID:** KK

**Bordered by Open Space:** No

**Zoning:** Unincorporated Boulder County

**Partnership:** Consider reaching out to Boulder County Parks and Open Space

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** No

http://maps.bouldercounty.org/boco/PropertyViewer

Boulder County's Property ...

## Property Search

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Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

View Create Report CSV Total Record Count: 2

Account Number: R0031069  
 Owner: SCHREITER JAMES W ESTATE ET AL  
 Owner: SCHREITER FARM LLC ET AL  
 Mailing Address: 12177 BASELINE RD  
 City: LAFAYETTE CO  
 Zip: 80026  
 Sec-Town-Range: 21 -1S -69  
 Subdivision: TR SOUTH CENTRAL NBR 145 820  
 Parcel Number: 157521000004  
 Property Address: 1716 S 96TH ST  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description: N 1/2 NW 1/4 LESS RR & UP RES LESS NLY STRIP E OF C & S RR 35 X 1192 FT. 21-1S-69  
 Est. Parcel Area:  
 Square Feet: 3,185,553  
 Acres: 73.13

Streets Blended Aerial

Zoom to...

State Plane: 3103396, 1228083  
 Show lat/long in decimal degrees

**Property ID:** MM

**Bordered by Open Space:** Admor Open Space to the west (separated by S. 96<sup>th</sup> St) and Trillium Open Space to the east

**Zoning:** Unincorporated Boulder County

**Partnership:** This is one of Louisville's annual acquisition requests to Boulder County. Boulder County Parks & Open Space will consider pursuing this purchase in partnership with Louisville if the opportunity becomes available.

**Agricultural:** Yes

**Comp Plan:** Not identified

**Historical Structures:** Unknown

http://maps.bouldercounty.org/boco/PropertyViewer Boulder County's Property ...

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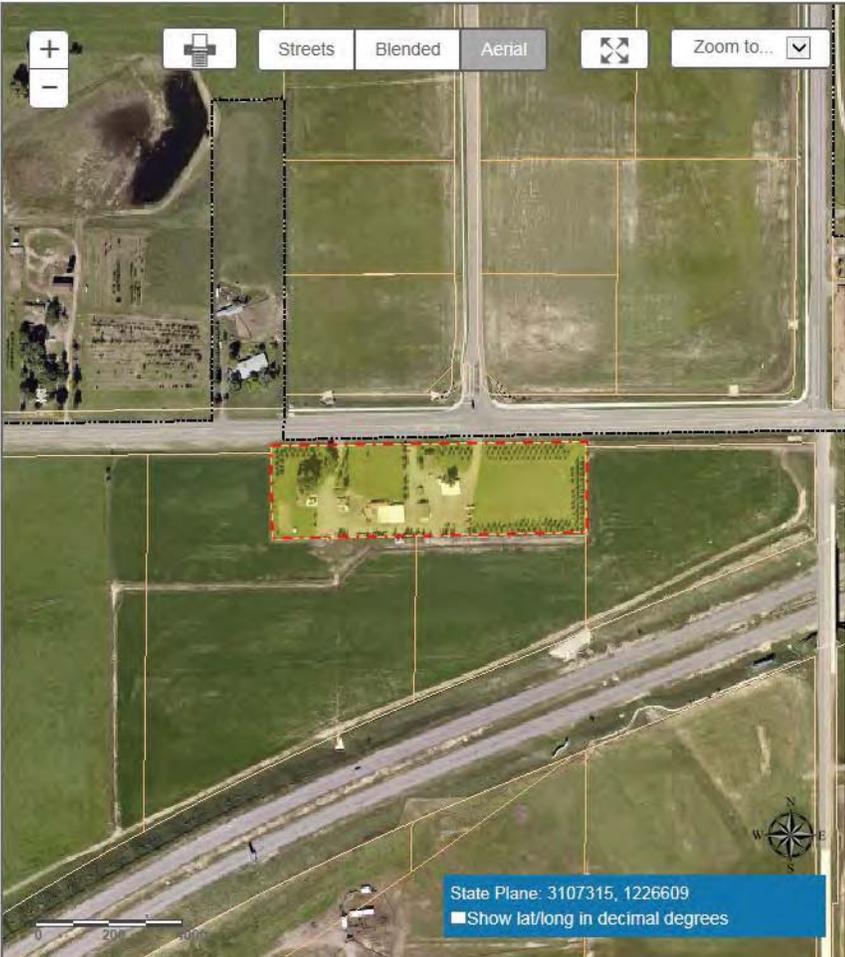
Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

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Account Number: R0031183  
 Owner: GOLDSTEIN ASHLEY TITTLE  
 Mailing Address: 1131 JEFFERSON AVE  
 City: LOUISVILLE CO  
 Zip: 80027  
 Sec-Town-Range: 21 -1S -69  
 Subdivision: EAST COUNTY  
 Parcel Number: 157521000023  
 Property Address: 10234 DILLON RD  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description:  
 4.09 AC M/L N 273 FT OF E 850 FT N 1/2 N 1/2 NE 1/4 21-1S-69 2 IMPS  
 Est. Parcel Area:  
 Square Feet: 214,737  
 Acres: 4.93

Property Taxes Septic System Subdivision Plat



Streets Blended Aerial Zoom to...

State Plane: 3107315, 1226609  
 Show lat/long in decimal degrees

**Property ID:** O

**Bordered by Open Space:** Trillium Open Space to the west, south and east

**Zoning:** Unincorporated Boulder County

**Partnership:** Consider reaching out to Boulder County Parks and Open Space

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** Unknown

http://maps.bouldercounty.org/boca/PropertyViewer Boulder County's Property ...

## Property Search

Enter search term... Clear

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Preferences

Report an issue

Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

Print Report Print All Contact Us

**No Picture Available**

Account Number: R0505402  
 Owner: GAMES ADRIAN D  
 Mailing Address: 5276 PENNSYLVANIA AVE  
 City: BOULDER CO  
 Zip: 80303-2756  
 Sec-Town-Range: 16 -1S -69  
 Subdivision: TR SOUTH CENTRAL NBR 145 820  
 Parcel Number: 157516000050  
 Property Address: 1212 S 96TH ST  
 Location: LOUISVILLE  
 Jurisdiction:  
 Legal Description: PT NW 1/4 SW 1/4 5.43 ACS M/L 16-1S-69  
 Est. Parcel Area:  
 Square Feet: 236,714  
 Acres: 5.43

Streets Blended Aerial Zoom to...

State Plane: 3102925, 1229855

Show lat/long in decimal degrees

**Property ID: C.1**

**Bordered by Open Space:**

- City of Louisville Industrial land to the north
- Warembourg Open Space to the west (separated by S. 96<sup>th</sup> St.)

**Zoning:** Planned Commercial

**Partnership:** No

**Agricultural:** No

**Comp Plan:** Areas of Change-Special District (rural)

**Historical Structures:** Unknown

http://maps.bouldercounty.org/bocci/PropertyViewer Boulder County's Property ...

## Property Search

Enter search term... Clear

Reset Help Advanced Preferences

Property Assessment Sales Easement Public Lands Zoning Elections Surveys Other Views Email Link

View Create Report CSV Total Record Count: 2

Click to Select

AccountNo	Owner	Address
R0030883	COLORADO TENNIS FACILITIES LLC	1326 S 96TH ST LOUISVILLE
P0401482	ROCKY MOUNTAIN TENNIS CENTER	1326 S 96TH ST LOUISVILLE

**Property ID:** C.2

**Bordered by Open Space:** Warembourg Open Space to the west (separated by S. 96<sup>th</sup> St.)

**Zoning:** Planned Commercial

**Partnership:** No

**Agricultural:** No

**Comp Plan:** Areas of Change-Special District (rural)

**Historical Structures:** Unknown

http://maps.bouldercounty.org/bo/co/PropertyViewer

Boulder County's Property ...

## Property Search

Reset Help Adv

Enter search term... Clear Preferences

Report an issue

Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

Print Report Print All Contact Us

No Picture Available

Account Number: R0505212  
 Owner: ARCHDIOCESE OF DENVER ST LOUIS  
 Mailing Address: 1300 SOUTH STEELE ST  
 City: DENVER CO  
 Zip: 80210  
 Sec-Town-Range: 16 -1S -69  
 Subdivision: TR SOUTH CENTRAL NBR 145 820  
 Parcel Number: 157516000048  
 Property Address: 9673 DILLON ST  
 Location: LOUISVILLE  
 Jurisdiction:  
 Legal Description:  
 N 1410 FT E OF RR SW1/4 SW1/4 16-1S-69 LESS POR TO CITY OF LOUISVILLE FOR ROW & LESS 22.46 ACS OF COAL & LESS 50 X 100 FT TR PER REC# 680594 TOTAL 34.37 ACS M/L 100% EXEMPT DPT 07-01113-06  
 Est. Parcel Area:  
 Square Feet: 1,435,016  
 Acres: 32.94

State Plane: 3103988, 1228465  
 Show lat/long in decimal degrees

**Property ID: C.3**

**Bordered by Open Space:** Warembourg Open Space to the west (separated by S. 96<sup>th</sup> St.)

**Zoning:** Planned Commercial

**Partnership:** No

**Agricultural:** No

**Comp Plan:** Areas of Change-Special District (rural)

**Historical Structures:** Unknown

http://maps.bouldercounty.org/boca/PropertyViewer Boulder County's Property ...

## Property Search

Reset Help Advanced

Enter search term... Clear Preferences

Report an issue

Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

Print Report Print All Contact Us



Account Number: R0072076  
 Owner: CAMBIER CRAIG S & SUSAN M  
 Mailing Address: 9722 EMPIRE RD  
 City: LOUISVILLE CO  
 Zip: 80027-2002  
 Sec-Town-Range: 16 -1S -69  
 Subdivision: TR SOUTH CENTRAL NBR 145 820  
 Parcel Number: 157516000029  
 Property Address: 9722 EMPIRE RD  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description:  
 N 220 FT W 327.9 FT W 1/2 E1/2 NW1/4 16-1S-69 1.66 ACS  
 Est. Parcel Area:  
 Square Feet: 71,802  
 Acres: 1.65



Streets Blended Aerial Zoom to...

State Plane: 3104757, 1232027

**Property ID:** N.1

**Bordered by Open Space:** Olson Open Space to the west

**Zoning:** Unincorporated Boulder County

**Partnership:** No

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** No

http://maps.bouldercounty.org/boco/PropertyViewer

Boulder County's Property ...

## Property Search

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Preferences

Report an issue

Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

Print Report Print All Contact Us



Account Number: R0030723  
 Owner: BENNETT HAROLD T & ROSEMARY  
 Mailing Address: 1297 S 104TH ST  
 City: BROOMFIELD CO  
 Zip: 80020-9745  
 Sec-Town-Range: 16 -1S -69  
 Subdivision: TR SOUTH CENTRAL NBR 145 820  
 Parcel Number: 157516000028  
 Property Address: 9710 EMPIRE RD  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description:  
 W 1/2 E 1/2 NW 1/4 NW 1/4 LESS PART TO HWY 16-1S-69 PER DEED  
 998861 08/22/89 BCR TOTAL 8.40 ACS M/L SPLIT SEE ID 108630  
 Est. Parcel Area:  
 Square Feet: 360,508  
 Acres: 8.28



State Plane: 3104412, 1232735  
 Show lat/long in decimal degrees

**Property ID: N.2**

**Bordered by Open Space:** Olson Open Space to the west

**Zoning:** Unincorporated Boulder County

**Partnership:** This is one of Louisville's annual acquisition requests to Boulder County. Boulder County Parks & Open Space will consider pursuing this purchase in partnership with Louisville if the opportunity becomes available.

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** No

http://maps.bouldercounty.org/boco/PropertyViewer Boulder County's Property ...

## Property Search

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Reset Help Adva

Report an issue

Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

Print Report Print All Contact Us

No Picture Available

Account Number: R0108630  
 Owner: NEWBOLD HERB & LYNDA  
 Mailing Address: 9750 EMPIRE RD  
 City: LOUISVILLE CO  
 Zip: 80027-9066  
 Sec-Town-Range: 16 -1S -69  
 Subdivision: TR SOUTH CENTRAL NBR 145 820  
 Parcel Number: 157516000043  
 Property Address: 9750 EMPIRE RD  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description:  
 E 1/2 E 1/2 NW 1/4 NW 1/4 LESS PART TO HWY 16-1S-69 TOTAL 10 ACS M/L  
 PER DEED 1005583 9/28/89 BCR SPLIT FROM ID 30723  
 Est. Parcel Area:  
 Square Feet: 431,477  
 Acres: 9.90

**Property ID:** N.3

**Bordered by Open Space:** CTC Open Space to the east

**Zoning:** Unincorporated Boulder County

**Partnership:** This is one of Louisville's annual acquisition requests to Boulder County. Boulder County Parks & Open Space will consider pursuing this purchase in partnership with Louisville if the opportunity becomes available.

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** No

http://maps.bouldercounty.org/boco/PropertyViewer Boulder County's Property ...

## Property Search

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Enter search term... Clear Preferences

Report an issue

Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

View Create Report CSV Total Record Count: 6

Click to Select

AccountNo	Owner	Address
R0514872	BARON LEANNAH MAYHOFFER ET AL	10014 EMPIRE ST UNINCORPORATED
R0514872	BARON LEANNAH MAYHOFFER ET AL	10164 EMPIRE ST UNINCORPORATED
R0514872	MAYHOFFER JOHN D IRREV TR ET AL	10014 EMPIRE ST UNINCORPORATED
R0514872	MAYHOFFER JOHN D IRREV TR ET AL	10164 EMPIRE ST UNINCORPORATED
R0514872	MAYHOFFER ROBERT PATRICK ET AL	10014 EMPIRE ST UNINCORPORATED
R0514872	MAYHOFFER ROBERT PATRICK ET AL	10164 EMPIRE ST UNINCORPORATED

**Property ID:** D

**Bordered by Open Space:**

-Harney Lastoka Open Space to the north and northwest

-Aquarius Open space to the southeast

**Zoning:** Unincorporated Boulder County

**Partnership:** This is one of Louisville's annual acquisition requests to Boulder County. Boulder County Parks & Open Space will continue to pursue the purchase of the Mayhoffer property in partnership with Louisville and Lafayette.

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** Yes

http://maps.bouldercounty.org/boco/PropertyViewer

Boulder County's Property ...

## Property Search

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Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

View Download Record CSV Total Record Count: 3

Streets Blended Aerial Zoom to...

Account Number: R0514671  
 Owner: MAYHOFFER JEANE A TRUST ET AL  
 Owner: MAYHOFFER ROBERT PATRICK ET AL  
 Owner: BARON LEANNAH MAYHOFFER ET AL  
 Mailing Address: 10164 EMPIRE RD  
 City: LAFAYETTE CO  
 Zip: 80026  
 Sec-Town-Range: 9 -1S -69  
 Subdivision: EAST COUNTY  
 Parcel Number: 157509400015  
 Property Address: 10095 EMPIRE ST  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description: PT NW4 SE1/4 & PT NE/4 SE/4 & VAC  
 PORTION OF EMPIRE RD 9-1S-69 35.1 AC  
 Est. Parcel Area:  
 Square Feet: 1,530,061  
 Acres: 35.12

State Plane: 3105576, 1233713  
 Show lat/long in decimal degrees

**Property ID:** D.1

**Bordered by Open Space:**

-Adler Fingru Open Space to the east

**Zoning:** Unincorporated Boulder County

**Partnership:** This is one of Louisville's annual acquisition requests to Boulder County. Boulder County Parks & Open Space will continue to pursue the purchase of the Mayhoffer property in partnership with Louisville and Lafayette.

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** unknown

http://maps.bouldercounty.org/boco/PropertyViewer Boulder County's Property ...

# Property Search

Reset Help Advanced

Enter search term... Clear Preferences

Report an Issue

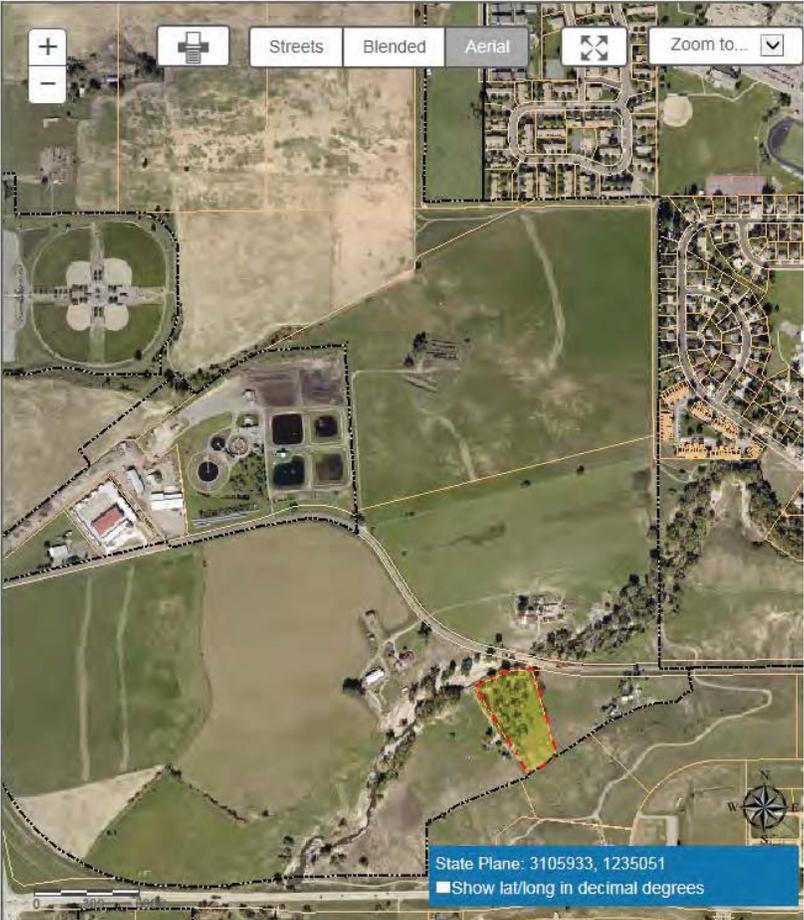
Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

Print Report Print All Contact Us



Account Number: R0031118  
 Owner: STAHR BARBARA R  
 Mailing Address: 10080 EMPIRE RD  
 City: LAFAYETTE CO  
 Zip: 80026  
 Sec-Town-Range: 09 -1S -69  
 Subdivision: EAST COUNTY  
 Parcel Number: 157509400002  
 Property Address: 10080 EMPIRE DR  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description: TRACT 2047 LESS NW CORNER TO PROP ADJ AT W 9-1S-69 3.33 ACS M/L  
 Est. Parcel Area:  
 Square Feet: 144,966  
 Acres: 3.33

Property Taxes Sentic System Subdivision Plat



Streets Blended Aerial Zoom to...  
 State Plane: 3105933, 1235051  
 Show lat/long in decimal degrees

**Property ID:** D.2

**Bordered by Open Space:**

-Aquarius Open Space to the south

**Zoning:** Unincorporated Boulder County

**Partnership:** Consider reaching out to Boulder County Parks and Open Space

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** unknown

D.3 (adjacent to Aquarius)

Property Search

Enter search term... Clear

Report an issue

Reset Help Advance

Preferences

Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

Print Report Print All Contact Us

Account Number: R0030816  
Owner: GLENN EDWARD L JR & ELVIRA M  
Mailing Address: 10178 EMPIRE DR  
City: LAFAYETTE CO  
Zip: 80026-9002  
Sec-Town-Range: 09 -1S -69  
Subdivision: EAST COUNTY  
Parcel Number: 157509400003  
Property Address: 10178 EMPIRE DR  
Location: UNINCORPORATED  
Jurisdiction:  
Legal Description: TR 2076 9-1S-69 PER DEED 389613 3/28/80 BCR  
Est. Parcel Area:  
Square Feet: 217,670  
Acres: 5.00

Property Taxes Septic System Subdivision Plat

State Plane: 3106398, 1234474  
Show lat/long in decimal degrees

**Property ID:** D.3

**Bordered by Open Space:**

-Aquarius Open Space to the south

**Zoning:** Unincorporated Boulder County

**Partnership:** Consider reaching out to Boulder County Parks and Open Space

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** unknown

http://maps.bouldercounty.org/boco/PropertyViewer Boulder County's Property ...

## Property Search

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Report an issue

Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

Print Report Print All Contact Us



Streets Blended Aerial Zoom to...

State Plane: 3106323, 1237396  
 Show lat/long in decimal degrees

200 400ft

Account Number: R0031064  
 Owner: SANTILLI FARM LP  
 Mailing Address: PO BOX 476  
 City: LOUISVILLE CO  
 Zip: 80027  
 Sec-Town-Range: 09 -1S -69  
 Subdivision: SANTILLI - LO  
 Parcel Number: 157509531002  
 Property Address: 1750 SOUTH BOULDER RD  
 Location: LOUISVILLE  
 Jurisdiction:  
 Legal Description: LOT 2 SANTILLI LESS E 30 X 599.93 FT  
 Est. Parcel Area:  
 Square Feet: 397,900  
 Acres: 9.13

Property Taxes Septic System Subdivision Plat

**Property ID:** F

**Bordered by Open Space:**

-Harney Lastoka to the west and south (separated by a ditch)

**Zoning:** Planned Commercial

**Partnership:** Consider reaching out to Boulder County Parks and Open Space

**Agricultural:** No

**Comp Plan:** Area of Change- Corridor (rural)

**Historical Structures:** unknown

http://maps.bouldercounty.org/boco/PropertyViewer

Boulder County's Property ...

## Property Search

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Enter search term... Clear Preferences

Report an issue

Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

Print Report Print All Contact Us



Account Number: R0021673  
 Owner: LANGLOIS BRIAN E & MARY LOUISE  
 Mailing Address: 10627 EMPIRE RD  
 City: LAFAYETTE CO  
 Zip: 80026  
 Sec-Town-Range: 10 -1S -69  
 Subdivision: EAST COUNTY  
 Parcel Number: 157510300004  
 Property Address: 10627 EMPIRE RD  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description: 2.7 AC SW 1/4 SURF ONLY LESS RD 10-1S-69 PER REC 697109 06/28/85 BCR  
 Est. Parcel Area:  
 Square Feet: 112,728  
 Acres: 2.59

Property Taxes Septic System Subdivision Plat

State Plane: 3110871, 1233232  
 Show lat/long in decimal degrees

**Property ID: G**

**Bordered by Open Space:**

- Esmail Open Space to the west
- Mayhoffer Section 15 to the south (separated by Hwy 42)

**Zoning:** Unincorporated Boulder County

**Partnership:** No

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** Unknown

http://maps.bouldercounty.org/boca/PropertyViewer

Boulder County's Property ...

## Property Search

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Report an issue

Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

Print Report Print All Contact Us



Account Number: R0021686  
 Owner: LOSASSO ROBERTA J REVOC LIVING TRUST &  
 Mailing Address: GERALD F LOSASSO REVOC LIVING TRUST 10655 EMPIRE RD  
 City: LAFAYETTE CO  
 Zip: 80026-9005  
 Sec-Town-Range: 10 -1S -69  
 Subdivision: EAST COUNTY  
 Parcel Number: 157510300013  
 Property Address: 10655 EMPIRE RD  
 Location: UNINCORPORATED  
 Jurisdiction:  
 Legal Description: TR 5060 10-1S-69 AS DESC REC 58040 FILM 810 03-13-73 BO COUNTY RECORDS  
 Est. Parcel Area:  
 Square Feet: 359,755  
 Acres: 8.26

Property Taxes Septic System Subdivision Plat



**Property ID:** H  
**Bordered by Open Space:** Mayhoffer Section 15 to the south (separated by Hwy 42)  
**Zoning:** Unincorporated Boulder County  
**Partnership:** No  
**Agricultural:** No  
**Comp Plan:** Not identified  
**Historical Structures:** Unknown

http://maps.bouldercounty.org/bcco/PropertyViewer

Boulder County's Property ...

## Property Search

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Report an issue

Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

View Create Report CSV Total Record Count: 2

Click to Select

Account Number: [R0021687](#)  
 Owner: [LOSASSO ROCCO JAMES & SHARRON L](#)  
 Mailing Address: [10675 EMPIRE RD](#)  
 City: [LAFAYETTE CO](#)  
 Zip: [80026](#)  
 Sec-Town-Range: [10 -1S -69](#)  
 Subdivision: [EAST COUNTY](#)  
 Parcel Number: [157510300012](#)  
 Property Address: [10675 EMPIRE RD](#)  
 Location: [UNINCORPORATED](#)  
 Jurisdiction:  
 Legal Description: [TRACT 5061 SE 1/4 SW 1/4 10-1S-69 8.3 AC M/L](#)  
 Est. Parcel Area:  
 Square Feet: [350,878](#)  
 Acres: [8.05](#)

**Property ID:** I

**Bordered by Open Space:** Mayhoffer Section 15 to the south (separated by Hwy 42)

**Zoning:** Unincorporated Boulder County

**Partnership:** No

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** Unknown

http://maps.bouldercounty.org/boca/PropertyViewer Boulder County's Property ...

## Property Search

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Enter search term... Clear Preferences

Report an Issue

Property Assessment Sales Flood/Leak Public Works Zoning Elections Surveys Other Views Email List

CSV Total Record Count: 2

Click to Select

Account Number: R0021687  
 Owner: [LOSASSO ROCCO JAMES & SHARRON L](#)  
 Mailing Address: 10675 EMPIRE RD  
 City: [LAFAYETTE CO](#)  
 Zip: 80026  
 Sec-Town-Range: 10 -1S -69  
 Subdivision: [EAST COUNTY](#)  
 Parcel Number: 157510300012  
 Property Address: 10675 EMPIRE RD  
 Location: [UNINCORPORATED](#)  
 Jurisdiction:  
 Legal Description: [TRACT 5061 SE 1/4 SW 1/4 10-1S-69 8.3 AC ML](#)  
 Est. Parcel Area:  
 Square Feet: 350,878  
 Acres: 8.05

**Property ID: J**

**Bordered by Open Space:** Mayhoffer Section 15 to the south (separated by Hwy 42)

**Zoning:** Unincorporated Boulder County

**Partnership:** No

**Agricultural:** Unknown

**Comp Plan:** Not identified

**Historical Structures:** Unknown

http://maps.bouldercounty.org/boco/PropertyViewer

Boulder County's Property ...

## Property Search

Reset Help Advanced

Enter search term... Clear Preferences

Report an issue

Property Assessment Sales Floodplain Public Lands Zoning Elections Surveys Other Views Email Link

View Create Report CSV Total Record Count: 2

Account Number: [R0021687](#)  
 Owner: [LOSASSO ROCCO JAMES & SHARRON L](#)  
 Mailing Address: [10675 EMPIRE RD](#)  
 City: [LAFAYETTE CO](#)  
 Zip: [80026](#)  
 Sec-Town-Range: [10 -1S -69](#)  
 Subdivision: [EAST COUNTY](#)  
 Parcel Number: [157510300012](#)  
 Property Address: [10675 EMPIRE RD](#)  
 Location: [UNINCORPORATED](#)  
 Jurisdiction:  
 Legal Description: [TRACT 5061 SE 1/4 SW 1/4 10-1S-69](#)  
[8.3 AC M/L](#)  
 Est. Parcel Area:  
 Square Feet: [350,878](#)  
 Acres: [8.05](#)

**Property ID:** K

**Bordered by Open Space:** Mayhoffer Section 15 to the south (separated by Hwy 42)

**Zoning:** Unincorporated Boulder County

**Partnership:** No

**Agricultural:** No

**Comp Plan:** Not identified

**Historical Structures:** Unknown

## Memorandum

**Date:** July 13, 2016  
**To:** Open Space Advisory Board  
**From:** Planning and Building Safety Department  
**Subject:** McCaslin Blvd Small Area Plan

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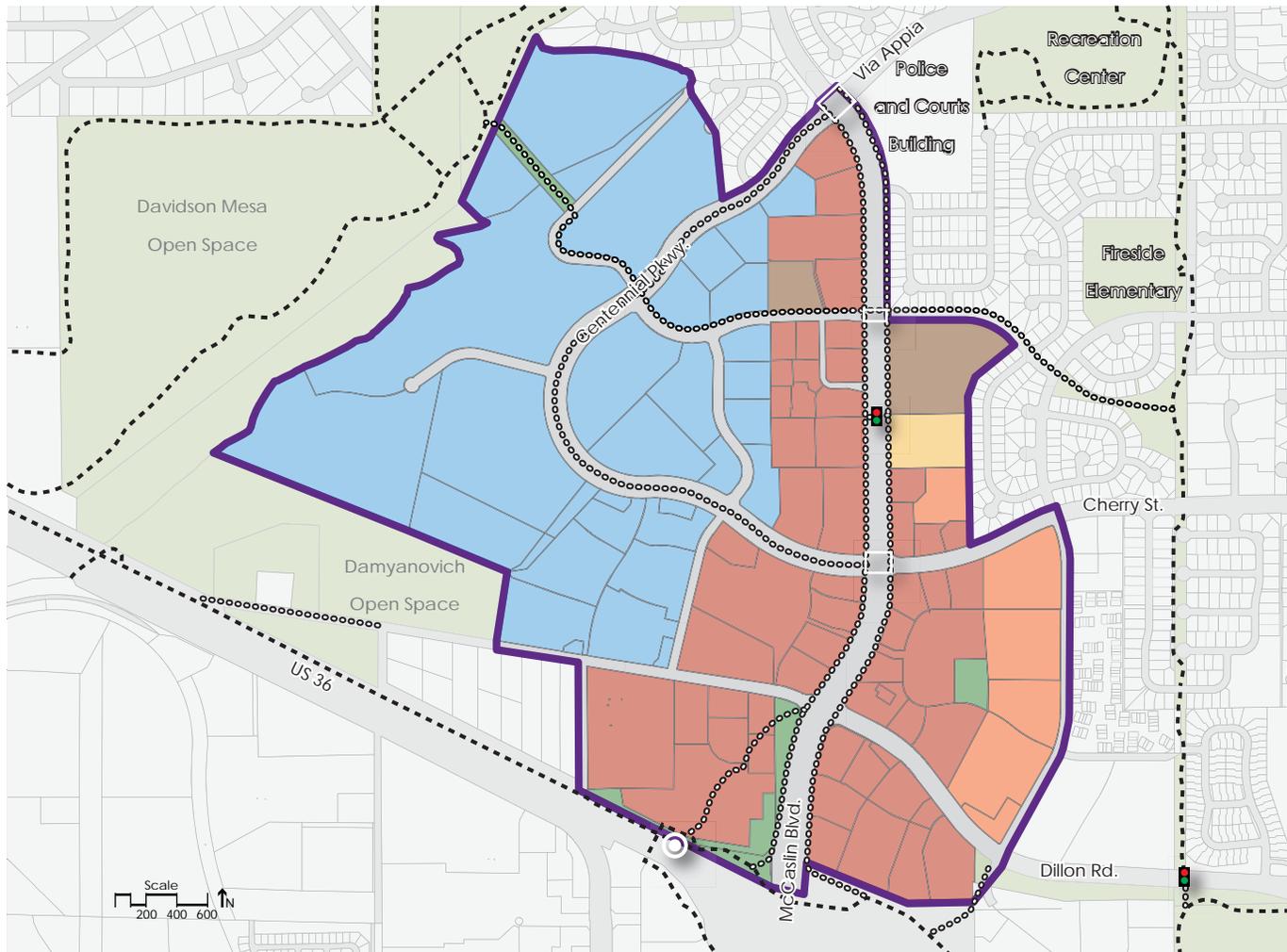
The McCaslin Blvd small area plan is intended to define desired community character, land uses, and public infrastructure priorities to provide a reliable roadmap for public and private investments in the corridor. The plan is currently being reviewed by Planning Commission prior to adoption by City Council.

Staff requests OSAB review the attached draft Trails Improvement Plan and make comments and recommendations. In particular, staff is seeking input on whether any proposed trails should be added or removed from the attached map.

## THE PLAN

### Trails Improvement Plan

The trail improvement plan includes proposed new trails in and around the corridor, including enhanced sidewalks/trails along McCaslin Blvd. The plan also shows recommended locations for new or enhanced crosswalks and or signalized pedestrian (HAWK) crossings. The proposal for McCaslin Blvd includes a widened sidewalk, multi-use trail, and two-way, on-street bike lanes in place of the outside vehicle lanes. The proposal for Centennial Pkwy is a soft-surface trail in the median.



- Existing trails
- ..... New/enhanced trails/sidewalks
- New/enhanced crosswalks
- 🚦 New HAWK signal