



Nederland Planning Commission

AGENDA

Wednesday, August 24, 2011 ~ 7:00 pm

Nederland Community Center

750 Highway 72 North

1) Call to Order

2) Roll Call

3) Approval of minutes from July 27, 2011

4) Action Items

a. Vacation of Right of Way Application from Wendy Williams (442 W. 4th Street)

b. Vacation of Right of Way Application from Michael and Janet Pelkey (422 W. 4th Street)

5) Discussion Items

a. Nederland Comprehensive Plan Update

6) Other Business

7) Adjournment



Nederland Planning Commission

MINUTES

Wednesday, July 27, 2011 ~ 7:00 pm
Nederland Community Center
750 Highway 72 North

1) Call to Order

The Chairman called the meeting to order at 7:17 PM.

2) Roll Call

Present: Chairman Bill Martin, Commissioners Roger Cornell, Denise Jackson, Kris Larsen and Steve Williams

Also present: Town Administrator Alisha Reis, Deputy Town Clerk Kristen Edwards.

Absent: Commissioner Mikki Osterloo and Trustee Kevin Mueller

3) Approval of minutes from May 25, 2011

The motion to approve the minutes was made by Commissioner Cornell, seconded by Commissioner Jackson and unanimously approved.

4) Action Items

a. Special Review Use Application – Pioneer Inn, LLC (15 E. 1st Street)

Applicant Cindy Shaw (Pioneer Inn, LLC - 15 E. 1st Street) introduced the item on behalf of herself and her husband Dave. She explained that they would like to serve food and beverages in the outdoor space informally known as the 'beer garden', as did the previous owner. They have had full inspections by Town Building Officials and the Fire Department and are following all recommendations made by both.

In response to questions, Ms. Shaw explained that the occupancy limit for the space was lowered by the Fire Department based on the

fact that the door between the restaurant and the beer garden doesn't swing both ways. They are currently limited to 49 occupants in the space. She noted they have musical performers in the afternoons on the weekends, but keep the music in the space acoustic in response to concerns from neighbors and to eliminate the need for a permit from the Town. The exterior lighting will be movable and downward facing so as not to disturb the neighbors. The space is owned by Walt Seeley but leased year-round to the Pioneer Inn, LLC. They are undecided as to whether they will actively use the space in the winter, but are encouraging smokers to use the space so as to avoid smokers crowding on the sidewalk near the front door.

Commissioner Cornell opined that the situation is really more of a change of ownership than a new Special Review Use and is fine with the proposal. Chairman Martin agreed that this is the continuation of a legacy in the space and that the use fits well in the district and with the surrounding businesses.

The motion to recommend approval of the application to the Board of Trustees given compliance with the recommendations made during Staff and Town review was made by Commissioner Larsen, seconded by Commissioner Cornell and unanimously approved by a hand vote.

5) Discussion Items

a. Nederland Comprehensive Plan Update

Reis shared with the Commission news from the recent Board of Trustees workshop on goal setting for 2012. Most relevantly, the Comprehensive Plan update was one of the top six goals, and the intention is not only to finish it by the end of 2012 but to fund it in the 2012 budget. The BOT also emphasized the importance of having the Envision 2020 report adopted first, then having planning processes flow from there. The BOT is suggesting that moving forward, hired consultants will do the nitty gritty work on the Comprehensive Plan, while the Commission's role will be one more advisory in nature. The group will be able to react to drafts of the Plan generated by the consultants and will give direction and perspective from their knowledge-based point of view. Reis believes this leadership role is the more appropriate one for a Planning Commission in a Comprehensive Plan update process.

Commissioner Cornell said he would welcome the expertise that a consultant could bring to the process. The group agreed that this is great news and a good way to move the process forward.

Chairman Martin wanted to better understand the Board's directive on the relationship of the Comprehensive Plan to Envision 2020. Reis explained that the BOT's perspective is that the Comprehensive Plan is the key document from which future planning and the corresponding code changes will flow, but they want the Comprehensive Plan in its new form to be informed by the Envision 2020 process. The new Comprehensive Plan in turn will inform a significant code update.

Reis recommended starting the RFQ (Request for Qualifications) and RFP (Request for Proposals) processes now to best use the interim time before the 2012 funds are ready. The best candidate can be selected in advance, and said candidate can hit the ground running when the funds become available in the new year. Reis emphasized the importance of the RFQ process in narrowing the applicant field; assessing only proposals from qualified firms can expedite the process, save time, and allow for a truly focused assessment of the best firms. She will pull materials together for the group to review at the August meeting; ideally the group will have an RFQ document to approve at the September meeting. The goal would be to move through the RFQ and RFP processes by the end of the year and have the selected consultant start work in January.

The group agreed to review the Envision 2020 document and see how it fits with the Comprehensive Plan chapters they've been editing.

For the August meeting, Reis will generate a draft RFQ as well as provide a number of alternative samples to review.

Chairman Martin encouraged the group to continue working on chapter updates so as to provide any incoming consultants with the most updated information that best reflects current thinking.

6) Other Business

There was no other business.

7) Adjournment

The motion to adjourn was made by Commissioner Cornell, seconded by Commissioner Larsen and unanimously approved at 8:17 pm.

Approved by the Planning Commission,

Bill Martin, Chair, Planning Commission

ATTEST:

Kristen Edwards, Deputy Town Clerk



AGENDA INFORMATION MEMORANDUM TOWN OF NEDERLAND PLANNING COMMISSION

Meeting Date: August 24, 2011

Initiated By: /s/Alisha Reis

Dept: Zoning

Action X Discussion

AGENDA ITEM:

Vacation of Right of Way Application from Wendy Williams (442 W. 4th Street)

SUMMARY:

Applicant Wendy Williams is requesting that the Town vacate property adjacent to her home at 442 W. 4th Street.

Staff received the application on July 1st and deemed it complete. Notices of the public hearing were posted in the Mountain-Ear as well as mailed to property owners within a 300-foot radius.

The Fire Department, Police Department and CDOT reviewed the application and had no concerns from their respective points of view. The Public Works Department indicated they do not currently maintain this property. The Town Attorney's assessment is attached.

At the \$4,000 valuation proposed in the appraisal, the Town's property tax revenues would increase by \$4.80 annually.

Staff asked three local realtors to review the appraisal and weigh in on the valuation number. One realtor agreed with the proposed valuation, one said it was fair but at the low end of the reasonable range, and one disagreed strongly with the valuation, revising it to \$10,000-\$12,500. Comments from all three realtors are attached.

The application must be reviewed in accordance with C.R.S. 43-2-301 to 43-2-304 (attached), as well as Resolution 2006-10 Policy on Disposal of Public Lands. See attached memo from the Town Attorney regarding analysis as to State law governing vacation of right-of-way.

As to compliance with Resolution 2006-10, Town staff would ask the Commission to particularly review the application in comparison with Points No. 2, 3, 4 and 8. Given the strong emphasis placed on public benefit, Town staff is unconvinced this case meets that criterion. However, please note that this policy is adopted by resolution only and does not carry the weight of law, as do policies adopted by ordinance into the Municipal Code.

HISTORY AND PREVIOUS COMMISSION ACTION:

- Adoption of 2006 policy – The Board of Trustees adopted a policy for disposal of public lands via resolution in 2006 (Res. 2006-10). The policy set guidelines “to ensure consistent and equal treatment of those requesting land vacations...”, however the policy was never transformed to ordinance and adopted into the Municipal Code. As you know, land use decisions are based heavily upon Municipal Code and State Statute to ensure legal consistency and defensibility.

- Rambo vacation – In January 2007, a portion of the former Caribou Street right-of-way at Third Street was vacated in order to create a commercially viable lot. The agreement included requirements for sales tax-generating development on the site or an annual payment to the Town to offset that should the development be slow in coming, which it has indeed been.

- Library vacation – The portion of Jackson Street between Third Street and Highway 72 was vacated in March 2008 to provide buildable space for a new public library, in keeping with the Town’s policy that a vacation of right-of-way should be driven by a demonstrable public good.

ALTERNATIVES:

- 1) Recommend approval of the application to the BOT as proposed
- 2) Recommend approval of the application to the BOT with conditions
- 3) Recommend denial of the application to the BOT

ATTACHMENTS:

- 1) Vacation of Right of Way Application, including written statement, survey and appraisal
- 2) Resolution 2006-10 – Policy on Disposal of Public Lands
- 3) Memo from Town Attorney
- 4) Comments from local realtors

FINANCIAL CONSIDERATIONS:

An option to pure vacation of right-of-way would be to sell the portion for a market-set rate of compensation to the Town.



Vacation of Right of Way Application

Town of Nederland

45 W. 1st Street, PO Box 396, Nederland CO 80466

Applicant Name: Wendy Williams (Gould)

Address: P.O. Box 957, 442 W 4th, Nederland, CO 80466

Phone: (Home) 303 258-8691 (Work) (303) 258-0656

Email: Wendy@indianpeaksve.com Date of Application: 6/1/11

If there are additional applicants, please attach those names and information to the application.

Location of property in question (Street Address, Block, Lot, Subdivision, Zoning, etc.):

442 Lower West 4th St.

The following information is required to be included with this application. 12 copies of a completed application including everything in items 1 through 6 below are required.

| | <u>Initial</u> | <u>Date</u> |
|--|----------------|-------------|
| 1. A written statement describing the reasons for the vacation request, including the public benefit(s) to the Town: | <u>WV</u> | <u>7/1</u> |
| 2. A vicinity map indicating the location of the property | <u>WV</u> | <u>7/1</u> |
| 3. Site plan showing the proposed right of way and all surrounding private property | <u>WV</u> | <u>7/1</u> |
| 4. Survey of the land (less than 5 yrs old) including any utility easements | <u>WV</u> | <u>7/1</u> |
| 5. Current appraisal of the land (completed within 3 months of application) | <u>WV</u> | <u>7/1</u> |
| 6. A formal plan for development of the lots | <u>N/A</u> | <u>7/1</u> |
| 7. Mailing labels for all adjacent property owners (Available from the Boulder County Assessor's Office - 303.441.3530) | <u>WV</u> | <u>7/1</u> |
| 8. Non-refundable application fee of \$500 | <u>WV</u> | <u>7/1</u> |

Town Staff may request other materials deemed necessary for the review of a specific case.

The Applicant hereby agrees to pay all costs and fees incurred by the Town of Nederland in relation to the application and land vacation. The obligation of the Applicant to pay such fees bears no relationship to the result of the application process. The Applicant will pay all fees as billed in any event, including the event the Applicant shall withdraw or delay the application, or in the event the application is denied.

WV
Initial

The Applicant agrees that the Town may retain easements on the land for future use.

WW
Initial

Per C.R.S. 43-2-303(2)(a), no platted or deeded roadway or part thereof or unplatted or undefined roadway which exists by right of usage shall be vacated so as to leave any land adjoining said roadway without an established public road or private-access easement connecting said land with another established public road.

WW
Initial

The Applicant agrees to development of the land within three years of the date the land is vacated. If that fails to occur, the Applicant is subject to a \$500 per year fee until the development is complete.

WW
Initial

This agreement is made between the Town of Nederland and Wendy Williams
(printed name of Applicant)

On the 1st day of July, 2011.

WW
Applicant

_____ for the Town of Nederland

For Use by Zoning Administrator

Date complete application received: 7/1/11
Date of the Planning Commission hearing: 8/24/11
Public notice deadline: 8/9/11
Date letters sent to adjacent property owners: 8/8/11

Planning Commission decision: Approved _____ Disapproved _____

Reason for decision: _____

Date of Board of Trustees Meeting: _____

Board of Trustees decision: Approved _____ Disapproved _____

Ordinance Number: _____

Date signed Ordinance mailed by Clerk: _____
(to Applicant, BZA Chair & Boulder County for recording)

Signed:

Zoning Administrator

Date

6/1/2011

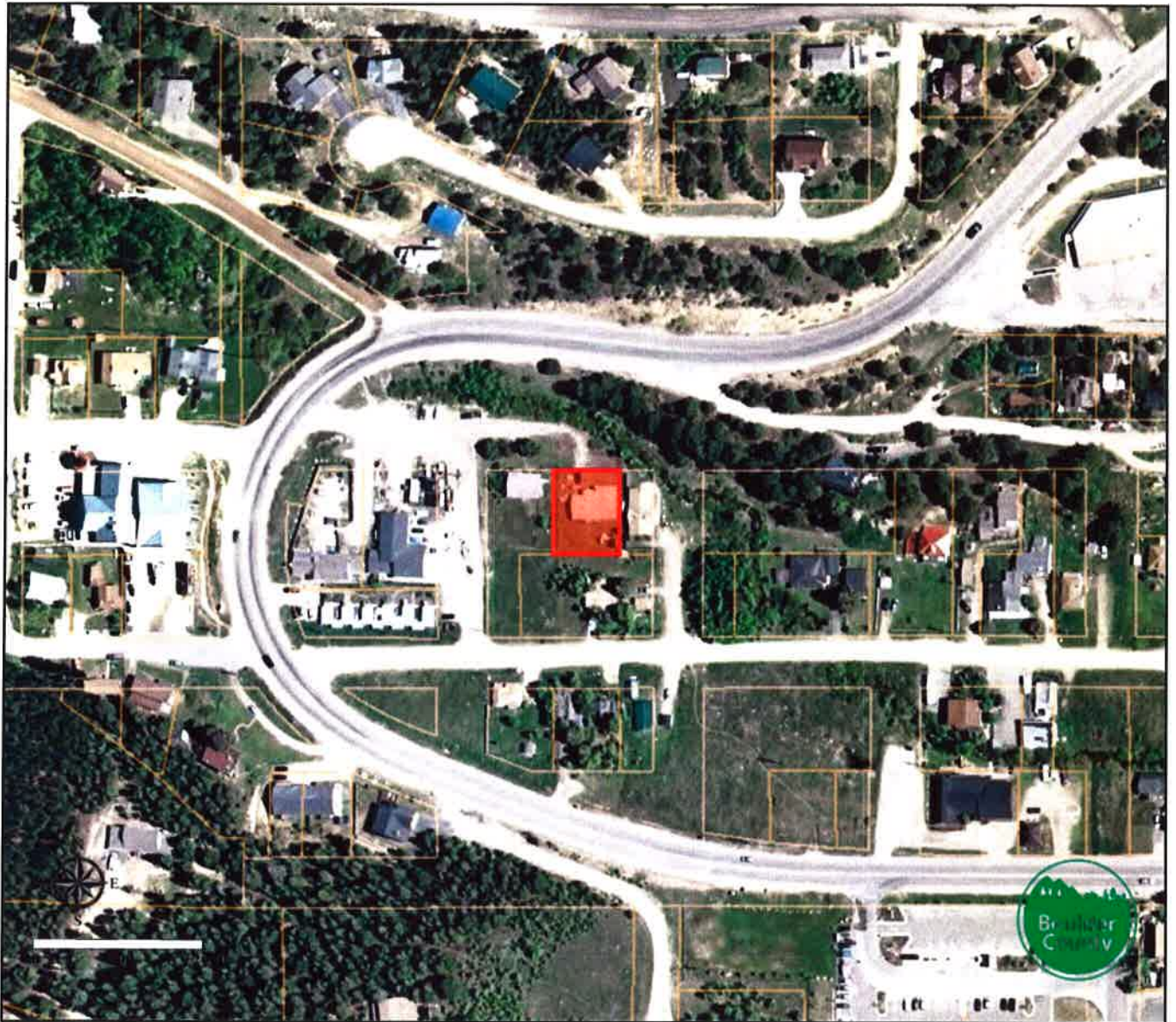
We are respectfully asking for the vacation of the right of way for Lower West 4th street. We feel that through this vacation, the Town of Nederland will no longer have to maintain this area, and we will increase our tax contribution to the town.

Thank you for your time and consideration,

A handwritten signature in cursive script that reads "Wendy Williams". The signature is written in black ink and is positioned above the printed name and address.

Wendy Williams
442 Lower West 4th Street,
Nederland, CO

Boulder County EMapping - Map Print



State Highway No. 72

EDGE OF ROAD

TOP OF HILL

BLOCK 30

ENTIRE BLOCK IS STATE HIGHWAY
RIGHT-OF-WAY FOR HIGHWAY 72

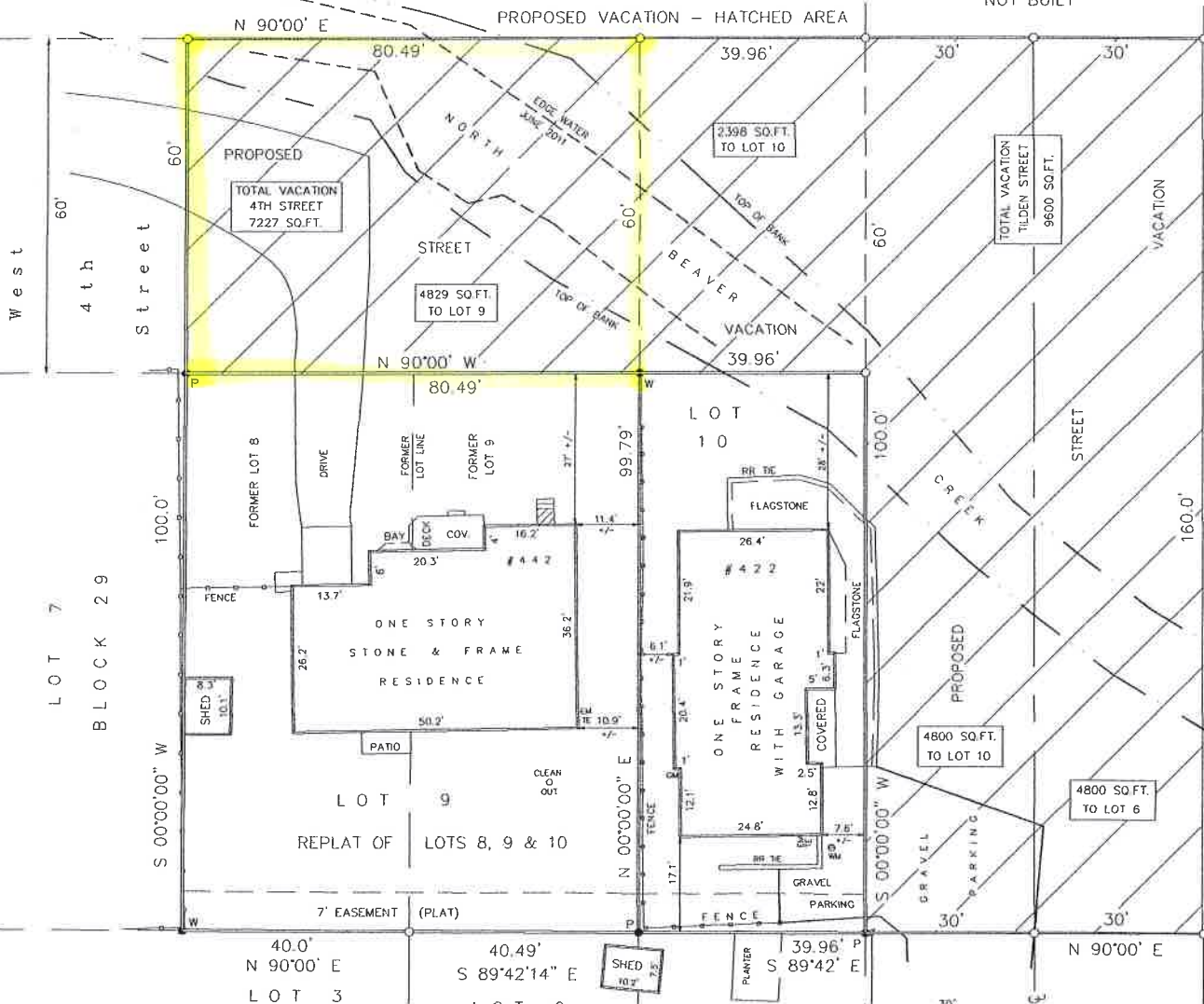
TILDEN STREET
NOT BUILT

BLOCK 25

4TH STREET R-O-W

LOT 6, BLOCK 26

N 00°00'00" E



Property Description -
(PER THE BOULDER COUNTY ASSESSOR)
LOTS 9 & 10, BLOCK 29,
REPLAT OF LOTS 8, 9 AND 10,
BLOCK 29, TOWN OF NEDERLAND,
BOULDER COUNTY, COLORADO

- Notes -**
- 1) PLATTED EASEMENTS ARE SHOWN. A CURRENT TITLE COMMITMENT WOULD BE REQUIRED TO CHECK FOR OTHER EASEMENTS OF RECORD.
 - 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT ON THIS CERTIFICATE WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT ON THIS CERTIFICATE BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - 3) THIS IMPROVEMENT LOCATION CERTIFICATE HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF MICHAEL PELKEY, JANET PELKEY, WENDY WILLIAMS AND THE TOWN OF NEDERLAND.
 - 4) THIS IMPROVEMENT LOCATION CERTIFICATE AND THE INFORMATION HEREON SHOULD NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSE BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHOM IT IS CERTIFIED.

- Legend -**
- FOUND 1 INCH STEEL PIN (SQUARE)
 - W FOUND #5 REBAR WITH ALUMINUM CAP SET BY WALDNER, COLORADO PLS 28667
 - TE TELEPHONE CONNECTION
 - EM ELECTRIC METER
 - GM GAS METER
 - WM WATER METER
 - UTILITY POLE
 - SQ.FT. SQUARE FEET
 - UL UTILITY LINES



SCALE: 1" = 10'
U.S. SURVEY FEET

Flagstaff Surveying Inc.
Tobin Mesa Shopping Center
837 South Broadway Suite C
Boulder, Colorado 80305
303.498.9737
16105b-1.dwg 6 June 2011

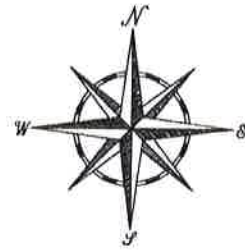
Improvement Location Certificate -
for: Michael Pelkey, Janet Pelkey, Wendy Williams
& the Town of Nederland

I HEREBY CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. I FURTHER CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.

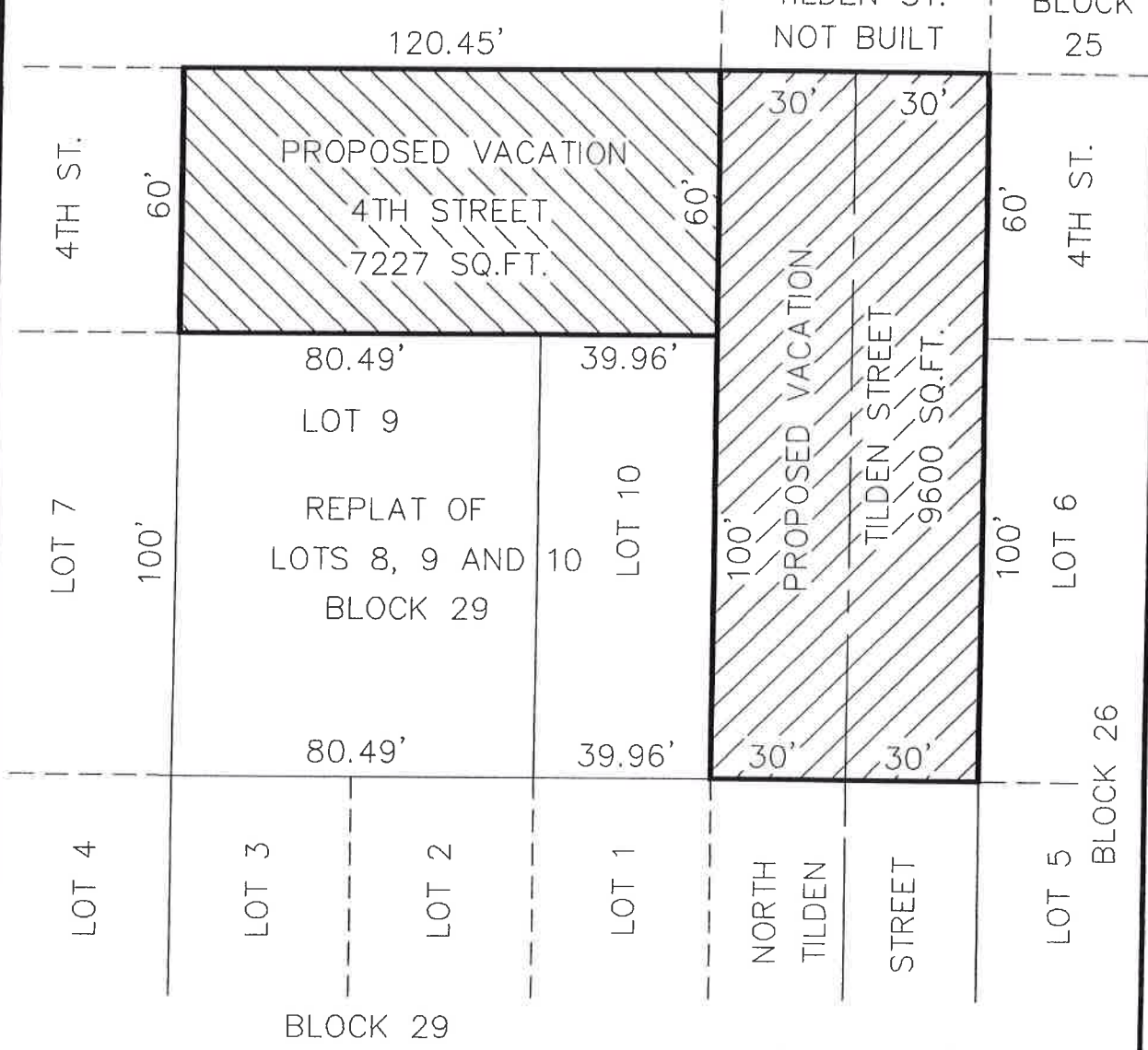
© 2011 FLAGSTAFF SURVEYING, INC. ALL RIGHTS RESERVED. NOT TO BE REPRODUCED WITHOUT THE EXPRESS PERMISSION OF THE AUTHOR. THIS IMPROVEMENT LOCATION CERTIFICATE IS COMPILED AND SUBJECT TO COPYRIGHT PROTECTION UNDER THE COPYRIGHT ACT OF 1976. IT IS HEREBY CERTIFIED THAT THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF FLAGSTAFF SURVEYING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FLAGSTAFF SURVEYING, INC. THE BOUNDARIES AND DIMENSIONS OF THE ACTUAL PARCELS OF THE OWNER AND IMPROVEMENT OF THE PROJECTS OF THE SURVEY.

- Road Vacation Exhibit -

ADJACENT TO BLOCK 29 . TOWN OF NEDERLAND
BOULDER COUNTY . COLORADO



BLOCK 30 - TO CDOT FOR HIGHWAY 72



- Flagstaff Surveying Inc. -

Table Mesa Shopping Center
637 South Broadway . Suite C
Boulder . Colorado . 80305
303.499.9737
16105b-1.dwg . 6 June 2011

SCALE : 1" = 40'
U.S. SURVEY FEET



PREPARED BY LEE STADELE
COLORADO PLS 26300

Flagstaff Surveying Inc.

Road Vacation Description - West Fourth Street

A portion of the West 4th Street road right-of-way in the Town of Nederland, located in the northwest quarter of Section 13, Township 1 South, Range 73 West of the 6th Principal Meridian, County of Boulder, State of Colorado, more particularly described as follows:

Beginning at the northeast corner of Lot 10,
REPLAT OF LOTS 8, 9 & 10, BLOCK 29, TOWN OF NEDERLAND,
the plat of which is recorded in Planfile P-63, F-3 #19;

thence North 90°00'00" West, along the north line of Block 29,
a distance of 120.45 feet to the northwest corner of Lot 9,
REPLAT OF LOTS 8, 9 & 10, BLOCK 29, TOWN OF NEDERLAND;

thence North 00°00'00" East, a distance of 60.0 feet
to a point on the south line of Block 30, TOWN OF NEDERLAND;

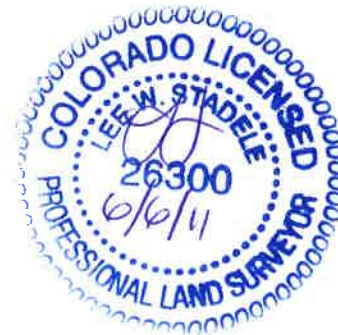
thence South 90°00'00" East, along the south line of Block 30,
a distance of 120.45 feet, more or less, to the southeast corner of Block 30;

thence South 00°00'00" West, a distance of 60.0 feet to the northeast corner of
Lot 10, REPLAT OF LOTS 8, 9 & 10, BLOCK 29, TOWN OF NEDERLAND,
the **Point of Beginning**.

This parcel contains 7227 square feet.



prepared by Lee Stadele
Colorado PLS 26300



637 South Broadway . Suite C - Table Mesa Shopping Center
Boulder . Colorado . 80305
p-303.499.9737 f- 303.499.9770
email - LeeStadele@FlagstaffSurveying.com



APPRAISAL OF REAL PROPERTY

LOCATED AT:

Proposed Vacation of West 4th street
Contiguous to 442 West 4th Street
Nederland, CO 80466

FOR:

Wendy Gould
PO Box 957
442 West 4th Street
Nederland, CO 80466

AS OF:

June 18, 2011

BY:

Annette Price
CR# 01313721
Associated Real Estate Appraisers
P.O. Box 176; Platteville, CO 80651
970-785-9090 ~ office
303-258-0125 ~ cell

File No. Gould - Vacate 4th

June 18, 2011
 Wendy Gould
 PO Box 957
 Nederland, CO 80466

As per your instructions, and with your assistance, I have physically inspected a parcel of land known as Lower W 4th Street in the town of Nederland, a part of Boulder County. According to the Boulder County Assessor's Office, you are currently the owner of 442 W 4th Street in Nederland, which includes one single family residence and approximately .18 acres of land. They identify this property as Account # R0507461 and is zoned Neighborhood Commercial by the Town of Nederland.

It is my understanding that you will appeal to the Town of Nederland to vacate that part of Lower W 4th Street which is contiguous to the north of the property now known as 442 W 4th Street which is legally described as: Lots 8 & 9, Block 29 Nederland Replat of Lots 8 & 9 & 10, Blk 29.

According to the attached Improvement Location Survey, the area of the vacation will be 4,829 square feet and is traversed by North Boulder Creek and appears to be contiguous to Block 24 which is dedicated Right-Of-Way for Highway 72.

It is my understanding that this vacated portion of 4th Street will then be incorporated into, or added onto, the residentially improved 442 W 4th Street.

It is understood that the intended users of this report will be both you and the Town of Nederland.

It is understood that 4th Street has never been considered a buildable site and will not, in the future, be considered a legal building site.

The purpose of this appraisal is to research any and all pertinent sales that will lead to a reasonable and supportable market value for the vacated 4th Street parcel.

MARKET DATA ANALYSIS:

~~The data for vacant sales in the suburban mountain areas west of Boulder is very random and strong market trends are difficult to extract from such limited data. ~~The last known transfer of vacated road easement inside the town limits of Nederland was in 2008 when a part of Jackson Street was transferred to the Nederland Community Library Foundation. In this transaction, no monies were traded.

~~Our research indicates that there have been no recent sales of vacated right-of-way, nor lots that are otherwise deemed to have no development rights, inside the city limits of Nederland in the last five years. We broadened our research parameter and interviewed the Town Administrators of the small mountain communities of Jamestown and Lyons. There were no sales available of vacated right-of-way inside the city limits of Jamestown or Lyons in the last five years.

~~Typically residential land is offered for sale on a "per building site" basis, whereas commercial land is often valued on a price per square foot basis. 442 N W Street is now being used as a single family residence but it is zoned NC which does allow for limited commercial usage as well as residential development.

ZONING:

~~The subject property and Comp Sales #1 and #2 have commercial zoning.

~~Due to the limited number of sales of smaller lot sizes a current listing is offered. Current Listing #3 is zoned Medium Density Residential, is larger in lot size and reflects the residential land values at this time. It has been for sale for 11 months.

~~ CBD zoning implies that many types of Commercial development are possible.

~~Neighborhood Commercial (NC) was established to accommodate residential and a limited range of Commercial uses which are deemed compatible with existing residential properties.

~~The only sales of vacant land in Old Town Nederland were zoned CBD = Central Business District, and they have been researched in this this report. These lots are considered buildable and are, therefore, far superior to the subject property, which will have no development rights.

LAND VALUES:

~~At this time it is very difficult to secure financing for vacant land. This has had a negative impact on the number of land sales as well as overall land values. Vacant land values in the suburban mountain neighborhoods have dropped in the last ten years.

~~As noted above strong marketing trends are difficult to extract with the limited sales in this neighborhood.

~~There have been several sales in Block 1 of Nederland Roosens in the last 10 years. These lots are very similar in location and amenities. The last three sales are listed below and reflect the downward trend of market values.

Act# R0023314 120 E 2nd St, Ned. 7,805 sf sold 10-9-01 for \$ 158,500 reflects a price per SF of \$20.31.

Act# R0510373 114 E 2nd St, Ned. 4,060 sf sold 11-13-05 for \$ 85,000 reflects a price per SF of \$20.94.

Act# R0023314 112 E 2nd St, Ned. 3,873 sf sold 10-22-10 for \$ 57,350 reflects a price per SF of \$14.94.

APPRAISAL PRINCIPALS: According to the Principal of Contribution, the sum of added parts does not always equal the total costs of all the parts. The primary example is a swimming pool that cost \$10,000 to install. It does not mean that the property values increase by \$10,000. Indeed, in our local market, the addition of the swimming pool may detract from value as it limits the numbers of buyers that are interested in the upkeep and liability of having a swimming pool.

It is this appraisers opinion that adding 4,829 square feet to the exiting Lots 8 & 9 will not significantly effect the land values. As noted, North Beaver Creek does traverse that area of proposed vacation which limits the usable square footage but a water feature is often considered to have a positive effect on land values, whereas the proximity of the highway, with its added noise and traffic is considered a detriment to residential uses.

RECONCILIATION.

1) Indicated Value of Subject on a per lot basis indicates a value range of \$10,000 to \$14,300 per subdivided lot.

2) When the Adjusted Sales Price per Square Foot is multiplied by the subject's lot size the Indicated Value of the Subject is \$4,000 to \$18,600.

Due to the fact that the proposed vacation of current right-of-way will never be a buildable parcel, a value of \$4,000 is concluded.

| | | | | | |
|------------------|---|--------|----------|--------------------|-------------------|
| Owner | CLIENT : Wendy Gould | | File No. | Gould - Vacate 4th | |
| Property Address | Vacated Easement near 442 West 4th street | | | | |
| City | Nederland | County | Boulder | State | CO Zip Code 80466 |
| Client | Wendy Gould | | | | |

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