

BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM

Date: November 6, 2025

Time: 9:00 a.m.

This Meeting Will Be Held Virtually and In Person

PUBLIC MEETING: **ZON-22-0117**

Request for the BOCC to authorize abatement of the ZON-22-0117 violation at 1561 S. Foothills Hwy, B8, Boulder CO 80305, consisting of rubbish, including plastic milk crates, flowerpots, wheelbarrows, dollies, plastic buckets, metal racks, metal trellises in disrepair, watering cans, tarps, household items, building materials, containers, barrels, discarded household items, an unpermitted storage tent and shed, and general debris.

STAFF: Moriah Sullivan, Code Compliance Specialist II
Jesse Rounds, Planning Division Manager – Code Compliance & Public Information

Location: 1561 S Foothills Hwy, B8, Boulder CO 80305
Zoning: Manufactured Home (MH)
Owner(s): Kathleen Martindale

SUMMARY:

Boulder County Community Planning & Permitting (CPP), on behalf of the Director, requests that the Board of County Commissioners (BOCC) authorize the County to arrange for the abatement of rubbish located at 1561 S Foothills Hwy, unit B8 in unincorporated Boulder County (the “Property”) according to Article 14 of the Boulder County Land Use Code (the “Code”) and Colorado Revised Statute §30-15-401.

Upon authorization by the BOCC, Article 14 of the Code permits CPP Director to seek an administrative entry and seizure warrant from Boulder County District Court to allow a contractor, retained by the County, to enter the Property and remove the rubbish. The County would charge back the cost of abatement, with penalties, to the property owner(s).

Despite multiple attempts by the Code Compliance Specialists, Wildfire Partners, the Area Agency on Aging, and the County Attorney’s office to work with the Property owner, including, in person notifications and meetings with the Property owner, and mailing multiple letters

informing the owner of the violations, requirements for abatement, and potential penalties and consequences, rubbish remains on the Property, disrupting the community aesthetic and posing a health and safety issue to the public.

THE PROPERTY:

The Property is located at 1561 S Foothills Hwy, B8 in unincorporated Boulder County, also identified as Assessor's Parcel #157721000024 . The Property owner of record is Kathleen Martindale, with a mailing address as noted on Boulder County Assessor's records of 1561 S Foothills Hwy, B8, Boulder CO 80305 (*See Exhibit 1*). This Property is in the Mobile Home (MH) zoning district and the Floodplain Overlay (FO) District.

VIOLATIONS OF THE LAND USE CODE:

This memo specifically addresses the Property's violations of Article 14, Article 4-516(K), and Article 4-405 of the Boulder County Land Use Code.

The purpose of Article 14 is "to protect the health, safety, and welfare of the citizens of Boulder County through the removal of rubbish (including trash, junk, and garbage); weeds and brush... from land in the unincorporated areas of the County." The Property has rubbish, including junk, discarded materials, and debris, which not only disrupts the neighborhood and community aesthetic, but also poses a health and safety hazard to the public.

The purpose of Article 4-516(K) is to provide that the outside placement, does not exceed a period of more than 24 hours, of items which are customary and incidental to the main use of the property. The area of placement may not exceed five percent of the lot area. Items must be adequately screened from the view of adjacent roadways and properties. Any unit, bin, room, or container used for storage must be a permanent structure. And any vehicles or trailers shall be licensed and operable and may not be used for storage.

The purpose of Article 4-405 is to provide that flood protection measures apply to development in the Floodplain Overlay (FO) District in Zones AE, A, AO, and AH. The Property is located in the AE flood zone (100-year floodplain) and has excessive rubbish and accessory storage items that are impermissibly stored on the Property. These items consist of plastic milk crates, flowerpots, wheelbarrows, dollies, plastic buckets, metal racks, metal trellises in disrepair, watering cans, tarps, household items, building materials, containers, barrels, discarded household items, an unpermitted storage tent and shed, and general debris. These items may also be considered rubbish under Article 14-400(C) (*See Exhibit 2 & 3*).

Article 14-400(C) of the Code defines rubbish as "Garbage, trash, and junk including, but not limited to unwanted or discarded household items; waste from building construction, remodeling, and repair; tree branches, grass and shrub clippings, leaves, or other general yard and garden waste; motor vehicle parts or tires, or abandoned, unlicensed, or inoperable motor vehicles including without limitation mobile or manufactured homes; newspapers, magazines, packaging materials, waste paper or cardboard; dead animal carcasses; and any other unsightly or discarded material which causes or is likely to cause a public hazard or nuisance, or is unacceptably offensive in light of community standards of cleanliness or generally accepted neighborhood aesthetics."

Article 4-516 (K.1) defines accessory outside storage as "The outside placement, for a period of more than 24 hours, of items which are customary and incidental to the main use of the property."

Article 4-405 (B.3) requires that all materials that are buoyant, flammable, hazardous, toxic, explosive, or that in times of flooding could be harmful to human, animal, or plant life may not be stored except at or above the FPE (Flood Protection Elevation). The Property has a substantial amount of buoyant items.

The Property is located directly adjacent to and visible from multiple residential homes and public right of ways. Area residents have expressed concern with the effect this Property has had on the enjoyment and value of the community, as well as its failure to adhere to acceptable community standards for a Manufactured Home residence.

As outlined above, the Property contains items that are considered rubbish in Article 14 of the Code. The requirements for abatement and resolution of the zoning violation were outlined in the Notices of Violation that were sent to the property owner. The ongoing violations of Article 14 of the Code are the reasons the current zoning violation case, ZON-22-0117 remains open.

BACKGROUND and CPP'S ABATEMENT ATTEMPTS:

The following section is a timeline of the communications between county staff and the Property owner in an attempt to resolve the zoning violations on the Property.

Key:

Yellow = Attempts by the Boulder County CPP to connect with the Property Owner

Blue = Attempts by the Boulder County Attorney's Office to connect with the Property Owner

- December 2, 2022: CPP received an initial complaint about rubbish on the Property and opened zoning case ZON-22-0117.
- January 25, 2023: Staff inspected the Property and confirmed violations of the Code related to rubbish and outdoor storage in the floodplain (*See Exhibit 2*).
- January 27, 2023: Staff sent Notice of Violation for rubbish and accessory outside storage and building without a permit in the floodplain on the Property (*See Exhibit 2*)
 - *Response received, extension granted. The owner stated she would use the cleanup opportunity in the summer 2023 when free dumpsters were provided to residents of Manufactured Home Park.*
- August 14, 2024: Staff reinspected the Property and confirmed violations of the Code related to rubbish and outdoor storage in the floodplain were still evident (*See Exhibit 4*)
- September 25, 2024: Staff sent a second 30-day Notice of Violation for rubbish, accessory outside storage and building without a permit in the floodplain on the Property (*See Exhibit 4*)
 - *Response received, property owner removed the attached porch but did not remove any items in yard. Assistance was offered through Area Agency on Aging and Wildfire Partners for rubbish removal, but the property owner refused.*
- December 2, 2024: Staff reinspected Property and found that the violations remained. (*See Exhibit 5*)
- December 10, 2024: County Attorney's Office sends letter regarding impermissible outdoor storage and rubbish with zoning violation resolution deadline of January 10, 2025 (*see Exhibit 6*).
 - *No response received*
- October 17, 2025: Staff contacts Property owner via US Postal Service regarding violations and date of the Article 14 abatement authorization BOCC public meeting.

RECOMMENDATION:

CPP requests that the Board of County Commissioners

1. Uphold the Director's determination that a violation of Article 14 of the Boulder County Land Use Code exists on the Property; and
2. Authorize the CPP Director, through the County Attorney, to seek an administrative entry and seizure warrant from a district court as authorized by Article 14 of the Boulder County Land Use Code and Section 30-15-401(1)(A), Colorado Revised Statutes. This warrant will authorize the County to enter the Property to remove all rubbish, including plastic milk crates, flowerpots, wheelbarrows, dollies, plastic buckets, metal racks, metal trellises in disrepair, watering cans, tarps, household items, building materials, containers, barrels, discarded household items, an unpermitted storage tent and shed, and general debris. The cost of abatement, an inspection fee of 5%, and any other associated costs will be billed to the Property owner.

Attachments:

- Exhibit 1 – Parcel Report for 1561 S Foothills Hwy, B8
- Exhibit 2 – Notice of Violation, January 27, 2023
- Exhibit 3 – Floodplain Aerial
- Exhibit 4 – Notice of Violation, September 25, 2024
- Exhibit 5 – Inspection Photos December 2024
- Exhibit 6 – County Attorney Letter, December 10, 2024
- Exhibit 7 - CA Letter Return Receipt, December 15, 2024



Parcel Report

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

Parcel Number 157721000024	Section 21	Township 1S	Range 70
Subdivision SANS SOUCI - MHP BOV			

SITE ADDRESS (1)

M2000064 1561 S FOOTHILLS HWY F9 UNINCORPORATED, 80303

OWNER INFORMATION (63)

Account	Name	Mailing Address
M2000064	HAMILTON MICHAEL M	, 1561 S FOOTHILLS HWY LOT F9, , BOULDER, CO 80305-7343
M2000096	DESANTIS MARTIN	, 1561 S FOOTHILLS HWY SPC C1, , BOULDER, CO 80305
M2001040	DECUERS ROBERT A	, 1561 S FOOTHILLS HWY LOT A1, , BOULDER, CO 80305
M2013050	PAFFORD JOHN WILEY	, 1561 S FOOTHILLS HWY SPC A-7, , BOULDER, CO 80305
M2015068	WRIGHT JOHN WESLEY	, 1561 S FOOTHILLS HWY C2, , BOULDER, CO 80305
M2016037	MCKEE JOHN CURTIS	, 1561 S FOOTHILLS HWY SPC A2, , BOULDER, CO 80305
M2018016	WATTS WILLIAM NELSON	, 1561 S FOOTHILLS HWY E3, , BOULDER, CO 80305
M2020024	BRADLEY BEN	, 1561 S FOOTHILLS HWY C5, , BOULDER, CO 80305-7390
M2024001	KITTAY MINDY ELLEN	, 1561 S FOOTHILLS HWY A4, , BOULDER, CO 80305-7340
M8000180	STEVE JOHNSON	1561 S FOOTHILLS HWY LOT H2, BOULDER, CO 80305-7345
M8300112	LOPEZ MANUEL A GONZALEZ	1561 S FOOTHILLS HWY, BOULDER, CO 80301
M8605538	MARTIN JUSTON RAY	, 1561 S FOOTHILLS HWY B9, , BOULDER, CO 80305
M8605583	SHRUM WILLIAM W	1561 S FOOTHILLS HWY D3, BOULDER, CO 80305-7342
M8605644	RUBIO IRENE NOHEMI NUNEZ	1561 S FOOTHILLS HWY SPC C7, BOULDER, CO 80305-7390
M8724039	TANNER HENRY LEROY	, 1561 S FOOTHILLS HWY C9, , BOULDER, CO 80305
M8724063	NEILL MICAL RAYMOND	, 1561 S FOOTHILLS HWY SPC B10, , BOULDER, CO 80305
M8724064	NUNEZ MARTIN IGNACIO ET AL	, 1561 S FOOTHILLS HWY B5, , BOULDER, CO 80305-7341
M8724064	VIRGEN ERIKA NUNEZ ET AL	,
M8724112	LETICIA MEJIA	C/O GILBERT MEJIA, 1561 S FOOTHILLS HWY B-1, BOULDER, CO 80305
M8724278	PATTERSON CHARLES G	, 1561 S FOOTHILLS HWY D5, , BOULDER, CO 80305
M8724396	MIRANDA MICHAEL ALONSO OLVERA	1561 S FOOTHILLS HWY A5, , BOULDER, CO 80305-7340
M8724422	ORLANDO JAMES R	C/O RENEE JONES, 1561 S FOOTHILLS HWY A10, , BOULDER, CO 80305
M8724461	WILLEY DAVID M	1561 S FOOTHILLS HWY UNIT F2, BOULDER, CO 80305
M8724487	OBERLIN ERIK	1561 S FOOTHILLS HWY LOT C10, BOULDER, CO 80305-7390
M8724850	LYON MAUREEN ANNE	620 MARKET ST STE 100, KNOXVILLE, TN 37902-2207

M8724866	MCGOVERN SHAWN	, 1561 S FOOTHILLS HWY LOT D7, , BOULDER, CO 80305-7342
M8725279	CASTILLO YANDER RODRIGUEZ	1561 S FOOTHILLS HWY E2, BOULDER, CO 80303
M8725402	CZAIA KIM	, 1561 S FOOTHILLS HWY SPC F4, , BOULDER, CO 80305
M8725453	HULTQUIST DORETTA M	1561 S FOOTHILLS HWY E5, BOULDER, CO 80305
M8725542	POCREVA MICHAEL A	1561 S FOOTHILLS HWY E8, BOULDER, CO 80303-7361
M8725606	GUTIRREZ-BUNDY ALLYSON KAY	, 1561 S FOOTHILLS HWY LOT B7, , BOULDER, CO 80305-7341
M8725666	REDMAN PATRICK D	, 1561 S FOOTHILLS HWY UNIT D1, , BOULDER, CO 80305
M8725750	SIEH DAVID	, 1561 S FOOTHILLS HWY F5, , BOULDER, CO 80305
M8725756	SNYDER HARRY	1561 S FOOTHILLS HWY H-1, BOULDER, CO 80303
M8726055	KO CHANGPING ROGER	, 1561 S FOOTHILLS HWY C8, , BOULDER, CO 80305
M8726105	BILL MARYJO	1561 S FOOTHILLS HWY SPC D9, BOULDER, CO 80305-7342
M8726150	BROOK ALLEY AQUISHA	, 1561 S FOOTHILLS HWY SPC E6, , BOULDER, CO 80305
M8726249	BINDER BRUCE D	, 1561 S FOOTHILLS HWY SPC A9, , BOULDER, CO 80305
M8726271	SANDROCK MICHAEL D	, PO BOX 2223, , BOULDER, CO 80306
M8726368	MARTIN JOHN C	, 1561 S FOOTHILLS HWY E7, , BOULDER, CO 80305
M8726388	SAPP RYAN D	1561 FOOTHILLS HWY C6, BOULDER, CO 80303
M8726551	RUDDOCK STEVEN	, 1561 S FOOTHILLS HWY C4, , BOULDER, CO 80305
M8726710	HOTH KEVIN J	, 1561 S FOOTHILLS HWY F7, , BOULDER, CO 80305
M8726775	SWANN WILLIAM G	1561 S FOOTHILLS HWY LOT F1, BOULDER, CO 80303-7361
M8726863	MUHOVICH CHERYL & WILL	, 1561 S FOOTHILLS HWY LOT E1, , BOULDER, CO 80305
M8727224	HUTCHISON JESSICA & ZOE QUAINANCE	, 1561 FOOTHILLS HWY F8, , BOULDER, CO 80305
M8727756	MUHOVICH WILLIAM	1561 S FOOTHILLS HWY SPC E4, BOULDER, CO 80305-7361
M8727796	FAIRCHILD MICHAEL P & BEVERLY R	1561 S FOOTHILLS HWY B2, BOULDER, CO 80305
M8727823	STREETER GLENN	1561 S FOOTHILLS HWY D2, BOULDER, CO 80305-7342
M8727919	MARTINDALE KATHLEEN E	1561 S FOOTHILLS HWY B8, BOULDER, CO 80305
M8727999	CZAIA LESLIE G & MICHAEL PEIRCE	, 1561 S FOOTHILLS HWY F3, , BOULDER, CO 80303
M8728057	PETERSON KAREN	, 1561 S FOOTHILLS HWY LOT D6, , BOULDER, CO 80305
M8728062	GUOKAS ROBERT W	1561 S FOOTHILLS HWY LOT A3, BOULDER, CO 80305-7340
M8800257	VIGDEN H VICTORIA	, 1561 S FOOTHILLS HWY E7, , BOULDER, CO 80305
M8800390	HERMAN SILAS & COLLEEN PENNICK	, 1561 S FOOTHILLS HWY LOT B4, , BOULDER, CO 80305-7341
M9200008	CEELEN JOHAN & CYNTHIA	, 1561 S FOOTHILLS HWY LOT A8, , BOULDER, CO 80305-7340
M9600034	TAMURA MELISSA	, 1561 S FOOTHILLS HWY SPC G3, , BOULDER, CO 80305
M9600067	PEGGY KUHN	1561 S FOOTHILLS HWY H3, BOULDER, CO 80305

M9600068	FINCH KAREN L	, 1561 S FOOTHILLS HWY G2, , BOULDER, CO 80303
M9700002	UNKNOWN OWNER OF RECORD	C/O PER RUNNESTO, 1561 S FOOTHILLS HWY G1, BOULDER, CO 80303-7344
M9900370	CREAMER MARJORIE 00	C/O PETER KIRBY, 1561 S FOOTHILLS HWY B3, BOULDER, CO 80305
M9900430	STYPULA ALEXANDER M	, 1561 S FOOTHILLS HWY #B6, , ELDORADO SPRINGS, CO 80025-0232
R0037544	SAN SOUCI COOPERATIVE	1561 S FOOTHILLS HWY LOT F3, BOULDER, CO 80305

LOCATION INFORMATION

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

	On or Adjacent to Parcel
Estimated Area	568,900 (13.06a.)
Zoning	RR (4.34 Acres); MH (8.72 Acres)
Floodplain	Boulder County: NOT PRESENT FEMA: AE (5.09 Acres); X (7.98 Acres)
Open Space Ownership	NOT PRESENT
County Plats	SAN SOUCI MHP (13.04 Acres)
Wind and Snow Load	165; 160 mph. 45; 40 lbs/sqft.
Fire Protection	MOUNTAIN VIEW FIRE



LEGAL DESCRIPTION (62)

			ACRES	
M2000064	F9 SANS SOUCI MHP 00 AME 48X28 GDGENE090017071		M9600068	0.00
M2000096	C1 SANS SOUCI MHP 00 AMERICAN 44X24 5798 GENE060017038I/II		M8725453	0.00
M2001040	A1 SANS SOUCI MHP 99 PLA 64X16 4425 GDGENE049916514		M8000180	0.00
M2013050	A7 SANS SOUCI MHP 2014 SKYL 56X14 1R510175G		M8726368	0.00
M2015068	C2 SANS SOUCI MHP 2016 FLE 48X14 FLE230ID1531845A		M8724461	0.00
M2016037	A2 SANS SOUCI MHP 2016 CHAMPION 14X56 VIN 00500PHA002153A		M8728062	0.00
M2018016	E3 SANS SOUCI MHP 2018 ATLA 14X48 VIN 00500PHA002725A		M8727823	0.00
M2020024	C5 SANS SOUCI MHP 2020 ATLA 40X15 VIN 00500PHA003472A		M2024001	0.00
M2024001	A4 SANS SOUCI MHP 2022 CHAM 48X24 VIN 233000HA011472AB		M8725542	0.00
M8000180	H2 SANS SOUCI MHP 80 ATLANTIC 52X14 4700613874		M8725756	0.00
M8300112	A6 SAN SOUCI MHP 83 TITAN 66X14 15686 2238876583		M2013050	0.00
M8605538	B9 SANS SOUCI MHP 71 G W 63X14 GW6614C3N2510		M8726863	0.00
M8605583	D3 SANS SOUCI MHP 67 M SYSTEM 46X12 3980 FGSPXMT01396		M8726271	0.00
M8605644	C7 SANS SOUCI MHP 70 GREAT NORTHERN 47X12 GNS2825		M8724278	0.00
M8724039	C9 SANS SOUCI MHP 65 DETROITER 40X10 5498 DRHDK11924		M9700002	0.00
M8724063	B10 SANS SOUCI MHP 62 KIT 49X10 55X2CKSEE720K		M8727756	0.00
M8724064	B5 SANS SOUCI MHP 65 ROLL 52X12 6853 20330		M8725666	0.00
M8724112	B1 SANS SOUCI MHP 63 VAG 48X10 GSKB2912S273		M8727224	0.00
M8724278	D5 SANS SOUCI MHP 72 SKY 48X12 4100 SC1075F		M9600034	0.00

M8724396	A5 SANS SOUCI MHP 66 VAN 56X12 VIN IDTL068185AA		M8724063	0.00
M8724422	A10 SANS SOUCI MHP 65 SKYLINE 56X12	6658 604265K	M8726775	0.00
M8724461	F2 SANS SOUCI MHP 65 DETROITER 50X10 VIN DK10634		M9200008	0.00
M8724487	C10 SANS SOUCI MHP 62 CHA 38X10	3671 NEB2688	M8724039	0.00
M8724850	D4 SANS SOUCI MHP 55 COMMODORE 42X8	3731 546127	M8800390	0.00
M8724866	D7 SANS SOUCI MHP 68 DET 42X12	4178 K16485	M8727999	0.00
M8725279	E2 SANS SOUCI MHP 66 HILL 52X12 HK376		M8724422	0.00
M8725402	F4 SAN SOUCI MHP 62 GEN 51X10 GLFPS5483		M8726551	0.00
M8725453	E5 SANS SOUCI MHP 64 FRO 47X10	2974 10508138	M8726710	0.00
M8725542	E8 SANS SOUCI MHP 67 AME 51X20	8784 K58006TW	M8725279	0.00
M8725606	B7 SANS SOUCI MHP 63 BUDDY 54X10	5442 CL57109643	M8727796	0.00
M8725666	D1 SANS SOUCI MHP 69 GL 50X12 3IG5312C2N23558		M8726150	0.00
M8725750	F5 SANS SOUCI MHP 65 MARLETTE 49X10	4750 K252AKET41228	M2020024	0.00
M8725756	H1 SANS SOUCI MHP 59 AMERICAN 43X10	4264 N3629	M8724112	0.00
M8726055	C8 SANS SOUCI MHP 69 HAC 42X12 31H4512E2N23690		M8727919	0.00
M8726105	D9 SAN SOUCI MHP 61 PEERLESS 46X10	4780 4878GS	M2001040	0.00
M8726150	E6 SANS SOUCI MHP 72 GRENADA 56X14 VIN 544		M8800257	0.00
M8726249	A9 SANS SOUCI MHP 65 WELLINGTON 52X12	4400 255512029	M8726055	0.00
M8726271	F6 SANS SOUCI MHP 72 HILLCREST 56X12	5450 HK3242F	M8726105	0.00
M8726368	D8 SANS SOUCI MHP 74 CENT 49X14 ACS7411		M2016037	0.00
M8726388	C6 SANS SOUCI MHP 69 CAMELOT 44X12	3345 ES1981	M9600067	0.00
M8726551	C4 SANS SOUCI MHP 57 GEER 38X8 VIN# 57215		M8725402	0.00
M8726710	F7 SANS SOUCI MHP 67 MARLETTE 53X12	K12260FBX70377	M8724866	0.00
M8726775	F1 SANS SOUCI MHP 60 GREAT LAKES 52X10	3322	M8728057	0.00
M8726863	E1 SANS SOUCI MHP 72 COLUMBINE 62X14	7477 1CD5257	M8605644	0.00
M8727224	F8 SANS SOUCI MHP 64 AME 51X10	4495 K53959H	M9900430	0.00
M8727756	E4 SANS SOUCI MHP 72 MELODY 56X12 6540	1271264S22475	M8724850	0.00
M8727796	B2 SANS SOUCI MHP 65 SKYLINE 51X12	4797 543669K	M8605538	0.00
M8727823	D2 SANS SOUCI MHP 66 LACABANA 42X16	1746LC339	M8605583	0.00
M8727919	B8 SANS SOUCI MHP 65 BILTMORE 54X10	4640 B575191103F	M8726249	0.00
M8727999	F3 SANS SOUCI MHP 58 RUSHMORE 71X10	6890 50158209	M8726388	0.00
M8728057	D6 SANS SOUCI MHP 67 AMERICAN 46X12	K589820	M2000096	0.00
M8728062	A3 SANS SOUCI MHP 57 ROLLOHOME 38X8	3350 8452	M2015068	0.00

M8800257	E7 SANS SOUCI MHP 63 GR LAKES 52X10 3G3G5310F2N15358	4925	M8725606	0.00
M8800390	B4 SANS SOUCI MHP 61 PACEMAKER 47X10 551FK3N165		M9900370	0.00
M9200008	A8 SANS SOUCI MHP 68 VAN DYKE 47X12 3HV5312FR2N21703		M8724487	0.00
M9600034	G3 SANS SOUCI MHP 71 LEVILLA 70X14 12P805701 VIN 1184		M2000064	0.00
M9600067	H3 SANS SOUCI MHP 96 NSU 48X27 22960294195A&B		R0037544	0.00
M9600068	G2 SANS SOUCI MHP 96 MAGNOLIA 48X28 GDGENE189615571	6154	M8724396	0.00
M9700002	G1 SANS SOUCI MHP 80, EST. HOMEDALE 61X11 UNKNOWN VIN #	6300	M8300112	0.00
M9900370	B3 SANS SOUCI MHP BOV 1981 SKY 66X14 01520524P		M2018016	0.00
M9900430	B6 SANS SOUCI MHP 2000 OAK 14X56 470047001923		M8725750	0.00
R0037544	TR 2514-A & TR 2233 LESS A 21-1S-70 AKA SANS SOUCI MHP		M8724064	0.00

PERMIT AND DOCKET HISTORY (158)

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

On Parcel Number: 157721000024

Permit/Docket Parcel Number(s)	Type Permit/Docket Address(es)	Application Name Application Date	Application Status	Status Date Permit Value
IDDE-24-006	Stormwater Illegal Discharge			
157721000024	1561 FOOTHILLS	6/4/2024	No Violation	6/4/2024
IDDE-24-004	Stormwater Illegal Discharge			
157721000024	1561 Foothills	4/19/2024	Closed	8/1/2024
FDL-24-001	Floodplain Determination Letter			
157721000024	1561 FOOTHILLS	1/31/2024		1/31/2024
GFDP-23-015	General FDP			
157721000024	1561 FOOTHILLS	11/28/2023	Complete	11/28/2023
Existing mobile home park office and laundry room building. Removal of existing 100 amp meter, disconnect and branch circuits and replace with new meter, disconnect and interior branch wiring.				
BP-23-2992	Commercial Electric	1561 Foothills		
157721000024	1561 foothills	11/1/2023	Permit Complete	12/13/2023
Existing mobile home park office and laundry room building. Removal of existing 100 amp meter, disconnect and branch circuits and replace with new meter, disconnect and interior branch wiring.				
ZON-23-0145	Zoning Enforcement	1561 S FOOTHILLS HWY LOT A-6		
157721000024	1561 FOOTHILLS	9/25/2023	Complaint Received	7/10/2024
BWOP/RUB				
BP-23-2247	Electrical Service Change	1561 S Foothills Hwy Unit F8		
157721000024	1561 FOOTHILLS	9/5/2023	Permit Complete	2/15/2024
Sub Panel Upgrade to Increase Service to 125 Amps				
BP-23-2198	Water Heater	1561 S Foothills Hwy C6		
157721000024	1561 FOOTHILLS	8/28/2023	Permit Issued	9/5/2023
Replace 40 Gallon Gas Water Heater				
BP-23-2149	Furnace	1561 Foothills Highway Lot F9		
157721000024	1561 FOOTHILLS	8/23/2023	Permit Issued	8/29/2023
Replace Gas Furnace				
BP-23-1655	Furnace	1561 FOOTHILLS HIGHWAY		
157721000024	1561 FOOTHILLS	7/11/2023	Permit Complete	8/7/2023
Install 95% AFUE furnace 45,000 btu.& GFCI Outlet For Plug				
				\$3935.00

IDDE-23-004	Stormwater Illegal Discharge			
157721000024	1561 FOOTHILLS	6/2/2023	Closed	8/21/2023
Paul Grant (ORC for Sans Souci MHP WWTF) about this incident. The division understands that around 8am yesterday, May 30, treated effluent overflowed from discharge piping after treatment and prior to the permitted outfall. The overflow was reportedly caused by root intrusion into the buried discharge piping. The PRP said the piping blockage was cleared and normal discharge to the outfall was restored yesterday by around 2-2:30pm.				
An unknown volume of treated effluent, plus groundwater from recent rains and 20-30 total gallons of sediment was discharged to South Boulder Creek separate from the permitted outfall. The PRP indicated that the discharge caused a slight amount of erosion at the overflow location, and they plan to physically remove any excess sediment in the overflow area. The PRP reports no adverse impacts observed in the creek.				
WQCD Field Services has requested a 5-day spill reporting form from the PRP. WQCD Clean Water Enforcement contacts are copied on this email for their awareness of the incident.				
ZON-23-0069	Zoning Enforcement	1561 S Foothills Hwy D8		
157721000024	1561 FOOTHILLS	5/31/2023	Closed	9/8/2023
Complaint of impermissible outside storage or rubbish				
ZON-23-0068	Zoning Enforcement	1561 S Foothills Hwy E7		
157721000024	1561 FOOTHILLS	5/31/2023	Closed	8/4/2023
Complaint of impermissible outside storage or rubbish				
ZON-23-0067	Zoning Enforcement	1561 S Foothills Hwy E5		
157721000024	1561 FOOTHILLS	5/31/2023	Closed	9/8/2023
Complaint of impermissible outside storage or rubbish				
ZON-23-0066	Zoning Enforcement	1561 S Foothills Hwy B3		
157721000024	1561 FOOTHILLS	5/31/2023	Closed	9/8/2023
Complaint of impermissible outside storage or rubbish				
ZON-23-0065	Zoning Enforcement	1561 S Foothills Hwy		
157721000024	1561 FOOTHILLS	5/31/2023	Closed Referred	6/7/2023
Complaint of illegal sewage water discharges into S Boulder Creek				
BP-23-1199	Water Heater	1561 S Foothills Hwy Unit A7		
157721000024	1561 FOOTHILLS	5/25/2023	Permit Issued	5/30/2023
Replace 40-Gal Water Heater				\$8974.00
BP-23-0888	Water Heater	1561 S Foothills Hwy A3		
157721000024	1561 FOOTHILLS	4/19/2023	Permit Complete	10/11/2023
Replace Natural Gas Water Heater				\$1788.00
VL-23-0023	Rental Licensing Enforcement	1561 S Foothills Highway F7		
157721000024	1561 Foothills	4/3/2023	Complaint Received	7/10/2024
RES-23-0030	Research	1561 S Foothills Hwy		
157721000024	1561 FOOTHILLS	2/15/2023	Closed	2/15/2023
MHP Rezone File contains history and inventories of Sans Souci. See pages 96, 203, 356, 362, other.				
BP-22-3398	Manufactured Home	1561 S Foothills Hwy, Lot A4		
157721000024	1561 FOOTHILLS	12/27/2022	Permit Complete	7/24/2023
Space A4: Mobile Home Setup				\$26960.00
FDP-22-026	Floodplain Development Permit			
157721000024	1561 FOOTHILLS	12/16/2022	Complete	3/29/2023
New manufactured home installation: Lot A4 in the Sans Souci mobile home park. The mobile home will be a 24' x 48' double wide unit.				
Minor grading will also be needed to crown the ground under the home.				
ZON-22-0117	Zoning Enforcement	1561 S Foothills Hwy B8		
157721000024	1561 FOOTHILLS	12/2/2022	Abatement In Process	7/10/2024
Complaint of outside storage / rubbish				
BP-22-2930	Furnace	1561 S Foothills Hwy D7		
157721000024	1561 FOOTHILLS	10/31/2022	Permit Complete	11/14/2022
Replace Furnace				\$3500.00
BP-22-1834	Temporary Dwelling Unit	1561 S Foothills Hwy F1		
157721000024	1561 FOOTHILLS	7/15/2022	Permit Issued	7/26/2022
Temporary RV - Space F1 - Marshall Fire				\$100.00
BP-22-1760	Temporary Electrical Service	1561 S Foothills Hwy Lot F1		
157721000024	1561 FOOTHILLS	6/17/2022	Permit Issued	7/19/2022
Temp Electrical for RV				\$4300.00

GFDP-22-005	General FDP			
157721000024	1561 FOOTHILLS	4/21/2022	Complete	4/27/2022
Mobile home deconstruction - Sans Souci lot D9				
GFDP-22-004	General FDP			
157721000024	1561 FOOTHILLS	4/21/2022	Complete	4/27/2022
Mobile home deconstruction - Sans Souci lot F1				
GFDP-22-003	General FDP			
157721000024	1561 FOOTHILLS	4/21/2022	Complete	4/27/2022
Mobile home deconstruction - Sans Souci lot A3				
BP-22-0961	Manufactured Home	1561 S Foothills Hwy D9		
157721000024	1561 FOOTHILLS	4/21/2022	EZBP Hold	4/21/2022
Mobile Home Deconstruction Due To Marshall Fire				\$100.00
BP-22-0960	Manufactured Home	1561 S Foothills Hwy F1		
157721000024	1561 FOOTHILLS	4/21/2022	EZBP Hold	4/21/2022
Mobile Home Deconstruction Due To Marshall Fire				\$100.00
BP-22-0959	Manufactured Home	1561 S Foothills Hwy A3		
157721000024	1561 FOOTHILLS	4/21/2022	EZBP Hold	4/21/2022
Mobile Home Deconstruction Due To Marshall Fire				\$100.00
BDA-22-0213-	Marshall Fire	Wind Damage		
157721000024	1561 FOOTHILLS	4/14/2022		4/14/2022
Report of wind damage				
BDA-22-0212-	Marshall Fire	Wind Damage		
157721000024	1561 FOOTHILLS	4/13/2022		4/13/2022
Report of Wind Damage				
BDA-22-0211-	Marshall Fire	Wind Damage		
157721000024	1561 FOOTHILLS	4/13/2022		4/13/2022
Report of Wind Damage				
BDA-22-0210-	Marshall Fire	Wind Damage		
157721000024	1561 FOOTHILLS	4/13/2022		4/13/2022
Report of Wind Damage				
BDA-22-0208-	Marshall Fire	Wind Damage		
157721000024	1561 FOOTHILLS	4/13/2022		4/13/2022
Report of wind damage				
BP-22-0792	Reroofing	1561 S Foothills Hwy Unit C1		
157721000024	1561 FOOTHILLS	4/4/2022	Permit Complete	4/22/2022
Partial Tear Off & Reroof (NW Half) w/Owens Corning Duration				\$2408.55
BP-22-0625	Furnace	1561 S Foothills Hwy C8		
157721000024	1561 FOOTHILLS	3/17/2022	Permit Complete	3/30/2022
Replace Furnace				\$2550.00
ZON-22-0016	Zoning Enforcement	1561 N Foothills Hwy Unit A6		
157721000024	1561 FOOTHILLS	3/16/2022	Void	3/18/2022
Complaint of shingles, plywood, and other loose materials				
BP-22-0477	Reroofing	1561 S Foothills Hwy Spc F9		
157721000024	1561 FOOTHILLS	3/2/2022	Permit Complete	3/30/2022
Tear Off & Reroof w/ Atlas Stormmaster				\$6400.00
BP-22-0353	Furnace	1561 S Foothills Hwy E1		
157721000024	1561 FOOTHILLS	2/16/2022	Permit Complete	3/17/2022
Replace Furnace				\$2550.00
BP-22-0352	Manufactured Home	1561 S Foothills Hwy A4		
157721000024	1561 FOOTHILLS	2/16/2022	Application Withdrawn	12/28/2022
Space A4: Mobile Home Setup				
RES-22-0024	Research	Sans Souci MHP Space A4		
157721000024	1561 FOOTHILLS	2/14/2022	Closed	2/14/2022
Space A4: Oncall inquiry for the placement of a mobile home in Sans Souci (Spanish)				
see docs				
BP-22-0279	Water Heater	1561 S Foothills Hwy, Lot E4		
157721000024	1561 FOOTHILLS	2/10/2022	Permit Complete	3/14/2022
Replace Water Heater & Increase Gas Line Output Pressure				\$750.00
BP-22-0089	Water Heater	1561 S Foothills Highway A2		
157721000024	1561 FOOTHILLS	1/12/2022	Permit Complete	1/19/2022
Replace failed water heater				\$2350.00

ZON-22-0005	Zoning Enforcement	1561 S Foothills A6		
157721000024	1561 Foothills	1/10/2022	Violation Confirmed	7/10/2024
BWOP and construction debris uncontained.				
ZON-21-0113	Zoning Enforcement	1561 S Foothills Hwy B5		
157721000024	1561 Foothills	8/26/2021	Abatement In Process	7/10/2024
Space B5: Report of unpermitted building activity in process				
ZON-21-0112	Zoning Enforcement	1561 S Foothills Hwy B4		
157721000024	1561 Foothills	8/24/2021	No Violation Found	8/25/2021
Space B4: Report of unpermitted building activity in progress				
ZON-21-0111	Zoning Enforcement	1561 S Foothills Hwy B3		
157721000024	1561 Foothills	8/24/2021	No Violation Found	8/26/2021
Report of unpermitted building activity in progress				
GFDP-21-020	General FDP			
157721000024	1561 Foothills	7/16/2021	Complete	7/19/2021
New underground gas main				
RES-21-0096	Research	Nunez		
157721000024	1561 Foothills	6/23/2021	Closed	6/23/2021
Space B5: Spanish On-Call Inquiry for a potential living room addition to the mobile home in Space B5 of Sans Souci MHP (M8724064)				
see docs				
BP-21-1131	Reroofing	1561 S Foothills Hwy #H3		
157721000024	1561 Foothills	5/18/2021	Permit Complete	6/9/2021
Tear Off & Reroof w/Malarkey Vista				\$6000.00
ZVL-21-0001	Zoning Verification Letter	LeBlanc		
157721000024	1561 Foothills	1/13/2021	Complete	2/10/2021
BP-20-3150	New Commercial Building	1561 S Foothills Hwy		
157721000024	1561 Foothills	12/23/2020	Permit Complete	12/2/2021
Water Treatment Plant (MD-20-0015/SU-79-0036)				\$380000.00
MD-20-0015	Modification Determination - Other	San Souci Manufactured Home Park Modification		
157721000024	1561 Foothills	7/22/2020	Complete	11/5/2020
Modification Determination for SU-79-0036 to replace the existing 218-square-foot Water Treatment Facility with a new 1,110-square-foot facility on an approximately 13-acre parcel.				
IDDE-20-007	Stormwater Illegal Discharge			
157721000024	1561 Foothills	6/8/2020	No Violation	6/8/2020
Complaint received of possible illegal discharge (sewage) coming from a septic tank or well down the road of the A buildings				
BP-20-1049	Furnace	1561 S Foothills Hwy #B9		
157721000024	1561 Foothills	5/26/2020	Permit Issued	5/27/2020
Remove existing mobile home furnace and replace with new of same: 80% AFUE, 70,000 BTU natural gas mobile home-furnace. No new electrical.				\$3500.00
BP-20-0861	Electrical Service Change	1561 S Foothills Hwy #C5		
157721000024	1561 Foothills	5/5/2020	Permit Issued	5/6/2020
electrical service upgrade				\$3500.00
FDP-20-012	Floodplain Development Permit			
157721000024	1561 Foothills	4/15/2020	Complete	7/30/2021
New manufactured home installation in the Sans Souci mobile home park. The mobile home will be 16 ft. wide and 41.5 ft long, for a total livable area of 664 sq. ft.				
BP-20-0144	Residential Remodel	1561 S Foothills Hwy #C3		
157721000024	1561 Foothills	1/22/2020	Permit Complete	2/11/2020
Mobile Home - Perimeter Insulation				\$335.00
BP-20-0044	Manufactured Home	1561 S Foothills Hwy #C5		
157721000024	1561 Foothills	1/8/2020	Permit Complete	8/5/2021
Mobile Home Setup				\$90000.00
BP-19-3418	Water Heater	1561 S Foothills Hwy #B7		
157721000024	1561 Foothills	12/4/2019	Permit Issued	12/4/2019
Replace Water Heater				\$11699.00
BP-19-2216	Unlighted Free-standing Sign	1561 S. Foothills Hwy		
157721000024	1561 Foothills	8/5/2019	Permit Issued	10/3/2019
Replace Existing Sign at MH Park Entrance				\$5600.00

ZON-19-0119	Zoning Enforcement	1561 S Foothills E7		
157721000024	1561 FOOTHILLS	7/29/2019	Closed	8/28/2019
Report of extensive BWOP for a shed and structure adjacent to shed built without permits.				
GFD-19-006	General FDP			
157721000024	1561 FOOTHILLS	6/18/2019	Complete	6/21/2019
Deconstruct Mobile Home				
BP-19-1602	Residential Deconstruction	1561 S Foothills Hwy #C5		
157721000024	1561 FOOTHILLS	6/12/2019	Permit Complete	9/25/2019
Deconstruct Mobile Home (ZON-19-0026)				\$2000.00
IDDE-19-004	Stormwater Illegal Discharge	Sans Souci Paving Complaint		
157721000024	1561 FOOTHILLS	5/3/2019	No Violation	5/3/2019
ZON-19-0026	Zoning Enforcement	1561 S Foothills Hwy Unit C5		
157721000024	1561 FOOTHILLS	3/18/2019	Closed	10/2/2019
Report of unpermitted interior construction including wall, plumbing, and electrical work and unpermitted exterior roofing work in progress.				
RES-18-0147	Research	Short Term Dwelling Registration		
157721000024	1561 FOOTHILLS	9/24/2018	Closed	9/24/2018
Short Term Dwelling Registration				
ZVL-18-0003	Zoning Verification Letter	KAZ-Corporate Office		
157721000024	1561 FOOTHILLS	7/24/2018	Complete	7/31/2018
FDP-17-067	Floodplain Development Permit			
157721000024	1561 FOOTHILLS	8/7/2017	Issued	8/17/2017
Repair mobile home on existing mobile home chassis				
BP-17-1609	New Residence	1561 Foothills Hwy #F4		
157721000024	1561 FOOTHILLS	8/7/2017	Permit Issued	5/18/2018
New Home on Existing Chaise BWOP (ZON-17-0004)				\$25000.00
ZON-17-0004	Zoning Enforcement	1561 S Foothills Hwy Unit F4		
157721000024	1561 FOOTHILLS	1/20/2017	Abatement In Process	7/10/2024
Referral by B. Nye, Building and Safety - BWOP, structure being built over an existing mobile home without permits.				
BDA-16-0082	Damage Assessment	1561 Foothills #A2		
157721000024	1561 FOOTHILLS	12/27/2016		12/27/2016
Front window was knock out and steps to side door was damaged. No one on site to talk with				\$1.00
BDA-16-0081	Damage Assessment	1561 Foothills #B2		
157721000024	1561 FOOTHILLS	12/27/2016	Affected	12/27/2016
Overhead power to electric meter and main disconnect was knocked down by branches due to high winds on 12/25/16. The existing service riser was not damaged and requires a new service riser to be installed. Notified electrician that an electrical permit is required				\$1.00
BDA-16-0080	Damage Assessment	1561 Foothills #B1		
157721000024	1561 FOOTHILLS	12/27/2016	Affected	12/27/2016
Overhead power to electric meter and main disconnect was knocked down by branches due to high winds on 12/25/16. The existing service riser was not damaged and requires a new service riser to be installed. Notified electrician that an electrical permit is required				\$1.00
BP-16-2493	Furnace	1561 South Foothills Hwy #B5		
157721000024	1561 FOOTHILLS	11/29/2016	Permit Complete	12/15/2016
Replace Furnace - 50k btu				\$1800.00
BP-16-2132	Furnace	1561 S Foothills Hwy, #F2		
157721000024	1561 FOOTHILLS	10/14/2016	Permit Complete	11/4/2016
Install 50k BTU Furnace				\$1500.00
BP-16-1839	Electrical Service Change	1561 S Foothills Hwy #E2		
157721000024	1561 FOOTHILLS	9/13/2016	Permit Issued	9/13/2016
Electrical Service Panel Upgrade to 100amp				\$2200.00
BP-16-1786	Furnace	1561 S Foothills Hwy, #E3		
157721000024	1561 FOOTHILLS	9/6/2016	Permit Issued	9/6/2016
Replace Furnace				\$4559.00
BP-16-1542	Window and Door Replacement	1561 Foothills Hwy #E-2		
157721000024	1561 FOOTHILLS	8/5/2016	Application Withdrawn	8/19/2016
Replace 12 Windows - Like for Like				\$9359.00

BP-16-0107	Manufactured Home	1561 S Foothills Hwy #A-2		
157721000024	1561 Foothills	1/27/2016	Permit Complete	2/19/2016
Mobile Home Setup				\$75000.00
BP-15-1867	Manufactured Home	1561 S. Foothills Blvd		
157721000024	1561 Foothills	9/14/2015	Permit Complete	9/23/2015
Mobile Home Set Up				\$2000.00
BP-15-1762	Manufactured Home	1561 S Foothills Hwy #C-2		
157721000024	1561 Foothills	9/1/2015	Application Withdrawn	9/29/2015
Mobile Home Set-up				\$3500.00
FDP-15-060	Floodplain Development Permit			
157721000024	1561 Foothills	7/7/2015	Complete	10/27/2017
Room addition				
Percent Improvement: 40 Cumulative Percent of All Improvements: 40				
BP-15-0756	Residential Addition	1561 S Foothills Space #C7		
157721000024	1561 Foothills	5/7/2015	Permit Issued	7/14/2015
Space C7: Addition to Mobile Home BWOP				\$3000.00
FLD-13-0121	Flood 2013 Information Note	1561 S Foothills Hwy #A 10		
157721000024	1561 Foothills	9/20/2013	Inspected- No Placard	10/17/2013
flooded garage only. Personal storage items lost.				
BP-13-1297	Manufactured Home	1561 S. Foothills Hwy A#7		
157721000024	1561 Foothills	8/16/2013	Permit Complete	8/29/2013
Space A7: Mobile Home Setup				\$500.00
PAC-13-0047	PreApplication Conference	Hingle, Mike		
157721000024	1561 Foothills	4/29/2013	PAC Held	5/30/2013
Variance for addition to MH				
RUB-12-0005	Unsafe Structure Enforcement	1561 S Foothills		
157721000024	1561 Foothills	3/1/2012	No Violation Found	4/11/2012
Fallen Tree is on a mobile home				
BP-11-0198	Furnace	1561 S Foothills Hw #H-1		
157721000024	1561 Foothills	2/17/2011	Permit Closed	5/17/2011
Replace furnace-60kBTU				\$1500.00
BP-10-2290	Furnace	1561 Foothills Pkwy		
157721000024	1561 Foothills	12/13/2010	Permit Closed	12/20/2010
replace furnace 90 % 60,000 BTU's				\$1500.00
BP-10-0158	Furnace	1561 S Foothills HWY B3		
157721000024	1561 Foothills	2/3/2010	Complete	3/18/2010
FURNACE 60KBTU				\$1700.00
BP-10-0156	Water Heater	1561 S Foothills HWY #D3		
157721000024	1561 Foothills	2/3/2010	Expired	8/31/2011
WATER HEATER REPLACEMENT				\$900.00
BWOP-09-0056	Building Code Violation	Vigden		
157721000024	1561 Foothills	11/30/2009	Closed	5/29/2013
CLOSED. An unpermitted addition to a mobile home was observed while inspecting RUB-09-0044				
RUB-09-0044	Rubbish Enforcement	Compost/Garbage Pile		
157721000024	1561 Foothills	11/17/2009	Closed	4/19/2010
ABATED. Complainant states there is a yard waste/compost pile in neighbor's backyard. Nothing is being done about the pile, and is creating a strong odor.				
BCV-09-5010	Building Code Violation	BOND, BRIAN		
157721000024	1561 Foothills Hwy	2/23/2009	No Violation Found	7/15/2009
Tenant reports unsafe trailer. For last 6 months, no heat, broken window and door, and gas leaks. Possible addition to the trailer without a permit. NOT ENOUGH EVIDENCE TO PROVE A VIOLATION. NO ENFORCEMENT ACTION TAKEN. SEE COMMENTS				
BP-08-0823	Residential Remodel			
157721000024	1561 Foothills	5/23/2008	Permit Closed	
REPLACE FURNACE POWER VENT				\$1800.00
BP-06-2147	Moved in Residence			
157721000024	1561 Foothills	12/18/2006	Permit Expired	3/12/2013
MOBILE HOME SET-UP				\$2000.00
BP-04-1798	Residential Remodel			
157721000024	1561 Foothills	10/21/2004	Expired	1/5/2006
Space D1: COVERED PORCH (EXPIRED-NO FINAL REQUESTED-1/5/06)				\$1992.00

BP-03-1287	Residential Remodel			
157721000024	1561 FOOTHILLS	8/26/2003	Permit Closed	
INSTALL GAS WATER HEATER-40GAL				\$300.00
LS-03-0046	Land Survey Plat			
157721000024		3/7/2003		
SANS SOUCI MOB. HOME PARK, 10.886 AC., S1/2 SEC.16, N1/2 SEC.21,1S,70.				
BP-02-1719	Moved in Residence			
157721000024	1561 FOOTHILLS	10/10/2002	Expired	6/7/2005
MOBILE HOME SETUP(EXPIRED-FINAL NEVER REQUESTED-6/7/05)				\$350.00
BP-02-1353	Accessory Agricultural Building			
157721000024	1561 FOOTHILLS	8/9/2002	Permit Closed	
Space C9: 10X16 SHED				\$3000.00
BP-02-0049	Residential Remodel			
157721000024	1561 FOOTHILLS	1/11/2002	Expired	10/26/2005
INSTALL FURNACE 50K-BTU(EXPIRED-10/26/05)				\$1900.00
BP-01-1974	Electrical Service Change			
157721000024	1561 FOOTHILLS	11/5/2001	Permit Closed	
ELEC METER RELEASE				
BP-00-2045	Electrical Service Change			
157721000024	1561 FOOTHILLS	11/3/2000	Permit Closed	
REPLACE 53 ELEC METERS FOR MOBILE HM PK				\$23500.00
BP-00-0877	Electrical Service Change			
157721000024	1561 FOOTHILLS	5/25/2000	Permit Closed	
NEW 100 AMP SERVICE				\$250.00
BP-00-0876	Electrical Service Change			
157721000024	1561 FOOTHILLS	5/25/2000	Permit Closed	
NEW 100 AMP SERVICE				\$250.00
NWE-00-0018	Noxious Weed Enforcement	COWAN KEITH B & BEVERLY C		
157721000024	1561 Foothills	5/2/2000		
Diffuse knapweed				
BP-00-0310	Moved in Residence			
157721000024	1561 FOOTHILLS	3/6/2000		
MOVED IN MANUFACTURED HOME FINAL INSPECTION NEVER REQUESTED. 01/17/01 LLS				\$1000.00
BP-00-0159	Moved in Residence			
157721000024	1561 FOOTHILLS	2/8/2000	Permit Closed	
MOBILE HOME IN PARK				\$50000.00
NWE-99-0014	Noxious Weed Enforcement	COWDERY COMPANY		
157721000024	1600 66th	6/22/1999		
diffuse knapweed				
BP-98-1738	Residential Remodel			
157721000024	1561 FOOTHILLS	10/26/1998	Permit Closed	
INSTALL GAS FREESTANDING STOVE				\$600.00
BP-98-1713	Accessory Agricultural Building			
157721000024	1561 FOOTHILLS	10/23/1998	Expired	
Space A8: DETACHED STORAGE SHED				\$3000.00
BP-97-1333	Accessory Agricultural Building			
157721000024	1561 FOOTHILLS	9/8/1997	Permit Closed	
Space H3: STORAGE SHED				\$2500.00
BP-97-0525	Residential Addition			
157721000024	1561 FOOTHILLS	4/22/1997	Permit Closed	
Space B3: ADDITION TO MOBILE HOME(AS-BUILT)				\$10000.00
BP-96-0767	Residential Remodel			
157721000024	1561 FOOTHILLS	5/23/1996	Withdrawn	
REROOF MOBILE HOME(WITHDRAWN)				
BP-96-0714	Moved in Residence			
157721000024	1561 FOOTHILLS	5/15/1996	Final Inspection Complete	8/4/2000
MAHO IN PARK				\$200.00
BP-96-0699	Moved in Residence			
157721000024	1561 FOOTHILLS	5/14/1996	Permit Closed	
SET UP MOBILE HOME				\$1200.00

BP-96-0507	Manufactured Home			
157721000024	1561 FOOTHILLS	4/17/1996	Final Inspection Complete	5/22/1996
MOBILE HOME IN PARK LOT				
BP-96-0462	Electrical Service Change			
157721000024	1561 FOOTHILLS	4/9/1996	Permit Closed	
WIRE FROM DISCONNECT TO MOBILE HOME				\$400.00
BP-96-0333	Moved in Residence			
157721000024	1561 FOOTHILLS	3/20/1996	Application Expired	1/17/2001
MAHO FINAL INSPECTION NEVER REQUESTED. 01/17/01 LLS				\$300.00
BP-96-0311	Electrical Service Change			
157721000024	1561 FOOTHILLS	3/18/1996	Permit Closed	
NEW METER STACK & DISCONNECTS FOR 6 HOMES				\$3800.00
BP-96-0215	Electrical Service Change			
157721000024	1561 FOOTHILLS	2/23/1996		
TEMP SERVICE IN MOBILE HOME				\$400.00
BP-93-2062	Accessory Agricultural Building			
157721000024	1561 FOOTHILLS	11/3/1993	Application Expired	2/4/1997
Space B3: STORAGE SHED				\$4370.00
BP-93-1466	Residential Addition			
157721000024	1561 FOOTHILLS	8/9/1993	Withdrawn	
Space D9: Living rm/bdrm addition(WITHDRAWN)				
BP-81-0230	Residential Addition			
157721000024	1561 FOOTHILLS	3/27/1981		
Space B9: Addition to MoHo				
SU-79-0036	Special Use Review	KEITH & BEVERLY COWAN MOBILE HOME P		
157721000024	1561 Foothills	12/26/1979	BOCC Approved	5/8/2012
Approval of a Use by Special Review, per Section 15.6 of the Zoing Resolution, for installation of a water storage tank				
BP-72-16652	Accessory Agricultural Building			
157721000024	1561 FOOTHILLS	10/19/1972		
Spaces C2,E7,C9,C4: SHED & MOHOS				
BP-72-15457	Moved in Residence			
157721000024	1561 FOOTHILLS	4/20/1972		
MOHO				
BP-71-14755	Moved in Residence			
157721000024	1561 FOOTHILLS	11/3/1971		
MOHO				
BP-71-14533	Moved in Residence			
157721000024	1561 FOOTHILLS	9/15/1971		
MOHO				
BP-71-14032	Moved in Residence			
157721000024	1561 FOOTHILLS	6/15/1971		
MOHO SETUP				
BP-71-13845	Moved in Residence			
157721000024	1561 FOOTHILLS	5/4/1971		
MOHO				
BP-71-14076	Moved in Residence			
157721000024	1561 FOOTHILLS	1/1/1971		
MOHO				\$380.00
BP-69-11740	New Commercial Building			
157721000024	1561 FOOTHILLS	7/25/1969		
SEWAGE TREATMENT PLANT				
BP-69-11650	Moved in Residence			
157721000024	1561 FOOTHILLS	7/7/1969		
MOHO SETUP				
SU-69-0489	Special Use Review	Lang John		
157721000024	1561 Foothills	6/12/1969		9/6/2017
Request for a sewage treatment facility (Sans Souci MHP) in the MF Zoning District. Located west side of South Foothills Hwy on the south side of Boulder Creek, in S16-T1S-R70W				
BP-69-12039	Moved in Residence			
157721000024	1561 FOOTHILLS	1/1/1969		
MOHO SETUP				\$620.00

BP-63-6917	Accessory Agricultural Building			
157721000024	1561 FOOTHILLS	8/30/1963		
STORAGE SHED				
BP-63-0004	Grading			
157721000024	1561 FOOTHILLS	3/6/1963		
MOHO PARK USE PERMIT				
<i>These Permits/Dockets are on a different parcel number, but have an address that is associated with the parcel</i>				
ZON-23-0144	Zoning Enforcement	1561 S. Foothills Hwy. Lot A-6		
158136010022	1561 FOOTHILLS	9/22/2023	Complaint Received	7/10/2024
Short term rental no permit				
BP-22-2910	Reroofing	1561 S Foothills Hwy, Lot A3		
A-3	1561 foothills	10/27/2022	Permit Complete	7/11/2023
Repair Roof w/144 sq. ft of 2" Polyiso & Seal and Recoat w/ Gaco Silicone Roof Sealer (After Marshall Fire/Wind)				\$2200.00
BCV-04-5067	Building Code Violation	STAFFORD		
	1561 Foothills	10/30/2006		
deck being covered w/o permit				
BP-04-5065	Liquor License Inspection			
	1561 FOOTHILLS	10/14/2004		
REROOF W/O PERMIT				
BP-04-0133	Residential Remodel			
	1561 FOOTHILLS	1/23/2004	Permit Closed	
INSTALL 30 GAL LP WATER HEATER				\$300.00
BCV-05-0000	Noxious Weed Enforcement	COWAN KEITH B & BEVERLY C		
	1561 Foothills	6/22/1999		
diffuse knapweed				
ZON-95-0016	General Zoning Enforcement	COWAN		
	1561 Foothills	7/18/1994		
storage of unlicensed and inoperable vehicles, storage of misc. rubbish/culvert tubing. Article 14				
BP-92-1426	Residential Remodel			
	1561 FOOTHILLS	9/29/1992	Permit Closed	
FURNACE REPLACEMENT/MAHO				\$1000.00
BP-92-0187	Moved in Residence			
	1561 FOOTHILLS	2/18/1992		
MOBILE HOME SET UP				\$5000.00
BP-91-0508	Moved in Residence			
	1561 FOOTHILLS	4/19/1991	Permit Closed	
MOBILE HOME SET-UP				\$100.00
BP-90-1135	Moved in Residence			
	1561 FOOTHILLS	9/21/1990	Permit Closed	
MOBILE HOME SET UP				\$300.00
BP-88-0219	Moved in Residence			
	1561 FOOTHILLS	3/22/1988		
NEW MOBILE HOME				
BP-83-0289	Moved in Residence			
	1561 FOOTHILLS	1/1/1983		
MOBILE HOME				\$18000.00
BP-75-19701	Residential Addition			
	1561 FOOTHILLS	6/12/1975		
Space D4: ADD TO MOHO				
BP-74-18531	Residential Addition			
	1561 FOOTHILLS	4/29/1974		
Space C6: ADD TO MOHO				

SUBSTANTIAL IMPROVEMENTS

SUBSTANTIAL DAMAGE

Note: Improvements are shown only for the exact same parcel number. Properties with the same address, but different parcel number are NOT shown.

Reason	Permit	Status	Date	Construction Value	Value of All Structures	Percent Improvement	Reason	Percent Damage
FDP-15-060	BP-15-0756	Permit Issued	5/7/2015	\$3,000	\$100,000	3.00%		
FDP-17-067	BP-17-1609	Permit Issued	8/7/2017	\$25,000	\$50,000	50.00%		
FDP-20-012	BP-20-0044	Permit Complete	1/8/2020	\$90,000	\$57,600	156.25%		
FDP-22-026	BP-22-3398	Permit Complete	12/27/2022	\$26,960	\$90,000	29.96%		

RECENT DEEDS (298)

Date	Type	Reception No	Amount	Grantor	Grantee
Account Number M8724396					
4/7/2022	VT	3955157	\$10,000	VIGNOLA NICHOLAS	MIRANDA MICHAEL ALONSO OLVERA
1/26/2021	VT	3872978	\$2,000	CARDONA DEEDRA ANETTE	VIGNOLA NICHOLAS
10/24/2003	TU		\$8,000		
10/14/1997	MT	7P050140	\$5,100		
10/14/1997	NC	7P577631	\$0	CARDONA DEEDRA ANETTE &	CARDONA DEEDRA ANETTE
6/3/1996	MT	7M941836	\$5,100		
9/28/1993	MT	7M799937	\$5,100		
10/11/1978	MT	07E763654	\$5,000		
Account Number M8605583					
5/27/1988	TU	07M409098	\$6,500		
4/11/1986	MT	07M240131	\$4,000		
11/8/1985	MT	7M228255	\$4,000		
10/30/1979	MT	07E817463	\$4,000		
Account Number M8728057					
8/31/2008	VT	2953606	\$23,500	BROOK ANNIE	PETERSON KAREN
4/20/2003	TU	7P570729	\$3,900	RICHARDSON KERRY	BROOK ANNIE
2/18/2000	TU	7P241819	\$24,000		
3/15/1995	TU	7M857438	\$9,500		
12/14/1982	MT	7M087988	\$3,900		
7/18/1980	MT	07E860355	\$3,900		
Account Number M8724461					
6/6/2002	TU	7P541727	\$22,500	YOUKEY DAVID A	WILLEY DAVID M
6/6/2002	VT	2985189	\$22,500		
6/28/1991	TU	7M653739	\$5,500		
2/10/1984	MT	7M092117	\$5,000		
7/29/1980	MT	07E865440	\$5,000		
Account Number M8724866					
6/28/2023	VT	4037526	\$105,000	VANDERPOOL ROBERT	MCGOVERN SHAWN
9/30/2022	VT	3986722	\$79,900	KONECNY NANCY GREEN	VANDERPOOL ROBERT
12/15/2021	VT	3936285	\$77,000	NOVOTNY JOHN	KONECNY NANCY GREEN
7/19/2010	VT	3087083	\$5,000		NOVOTNY JOHN
3/16/2001	TU	7P297120	\$24,000		
5/7/1996	MT	7P170560	\$5,000		
5/7/1996	TU	7M938967	\$5,000		
8/3/1972	MT	07M010037	\$4,200		
Account Number M8605538					
10/5/2017	VT	3622797	\$12,000	OBRIEN WILLIAM SHAWN	MARTIN JUSTON RAY
4/30/2010	VT	3165376	\$11,000	MARTIN JOHN	OBRIEN WILLIAM SHAWN
11/2/2005	TU	07P661501	\$5,000	HUGGINS JOSEPH P & ANN	MARTIN JOHN
5/8/2001	TU	7P508964	\$28,000	STANLEY CLARISSA	HUGGINS JOSEPH P & ANN
7/13/1999	MT	7P186468	\$0		
5/1/1999	TU	7P173680	\$12,000		
4/1/1994	TU	7M948336	\$3,200		
11/27/1984	MT	07M168168	\$7,400		
Account Number M8727823					
12/29/2021	VT	3943261	\$10,000	WIMBERLY LIANNA	STREETER GLENN
4/28/2008	NC	07P784446	\$0	WIMBERLY STEVE	WIMBERLY LIANNA
4/27/1999	MT	7P174708	\$5,700		
1/18/1995	TU	7M852219	\$19,500		
3/22/1993	TU	7M741629	\$8,500		
12/12/1984	MT	07M168223	\$14,000		
Account Number M8725606					
5/17/2023	VT	4007847	\$0	GUTIRREZ-BUNDY ALLYSON KAY	GUTIRREZ-BUNDY ALLYSON KAY
8/30/2019	VT	3733698	\$40,000	ESTRADA JOANNE M	GUTIRREZ-BUNDY ALLYSON KAY
7/30/2019	VT	3727303	\$0	SMITH JONATHAN & JOANNE M ESTRADA	ESTRADA JOANNE M

2/8/2016	VT	3500006	\$19,000	MEYER GAVIN & SHELBY BENNETT	SMITH JONATHAN & JOANNE M ESTRADA
8/12/2010	VT	3122710	\$5,000	STADT RANDAL G	MEYER GAVIN & SHELBY BENNETT
3/26/1998	TU	7P076023	\$14,000		
11/21/1997	TU	7P054510	\$1,000		
6/30/1986	MT	7M262506	\$5,400		
12/28/1984	MT	07M170173	\$5,400		
Account Number M8726105					
9/7/2021	VT	03955930	\$70,000	MAYS STEPHANIE	BILL MARYJO
8/21/2020	VT	3808954	\$1,400	WEST PAULINE LAVONNE	MAYS STEPHANIE
6/7/1999	TU	7P177787	\$19,000		WEST PAULINE LAVONNE
4/14/1995	TU	7M860299	\$17,500		
5/17/1993	TU	7M746055	\$6,000		
4/12/1985	MT	07M198547	\$6,600		
Account Number M8605644					
5/16/2022	VT	03964060	\$0	NUNEZ VIRGEN MARTIN IGNACIO	RUBIO IRENE NOHEMI NUNEZ
1/3/2009	VT	3041437	\$8,000	SNOW SEAN ESTATE & RODRIGUEZ LETICIA	RODRIGUEZ LETICIA
1/1/2009	VT	3060714	\$1,000	RODRIGUEZ LETICIA & NUNEZ VIRGEN MARTIN IGNACIO	NUNEZ VIRGEN MARTIN IGNACIO
9/1/1994	TU	7M818546	\$10,000		
10/23/1990	MT	7M362818	\$4,300		
2/7/1983	MT	07M289546	\$4,300		
2/7/1983	MT	7M230698	\$4,300		
Account Number R0037544					
6/15/2021	SW	03894743	\$3,300,000	MHCO SAN SOUCI OF BOULDER LLC	SAN SOUCI COOPERATIVE
8/21/2018	SW	3672663	\$3,850,000	KRELAE LLC	MHCO SAN SOUCI OF BOULDER LLC
10/2/2002	DC	2338200	\$0		
9/26/2002	SW	2338202	\$1,600,000	COWAN KEITH B & BEVERLY C COWAN TRUST	KRELAE LLC
7/3/1991	BD	2338198	\$0	COWAN BEVERLY C	COWAN BEVERLY C TRUST
2/22/1983	SW	534136	\$0		
10/3/1973	WD	082683	\$273,300		
Account Number M9900430					
2/8/2021	VT	03869294	\$57,000	INITIUM LLC	STYPULA ALEXANDER M
8/17/2016	VT	3537956	\$1,000	LI HUINA	INITIUM LLC
8/3/2015	VT	3464544	\$18,000	SCHUE JARED	LI HUINA
10/1/2014	VT	3410154	\$3,000	COWAN KEITH	SCHUE JARED
11/28/2006	TU	11P475534	\$0		COWAN KEITH
Account Number M8000180					
5/18/2009	VT	3034223	\$5,000	FAHEY PHYLLIS	JOHNSON STEVE
3/9/2004	TU	7P598700	\$12,000	NISS MELISSA E	MURPHY KEVIN J & FAHEY PHYLLIS MARY
3/9/2004	NC	07P787907	\$12,000	MURPHY KEVIN J & FAHEY PHYLLIS MARY	FAHEY PHYLLIS MARY
3/9/2004	NC	07P730221	\$0	MURPHY KEVIN J & FAHEY PHYLLIS MARY	MURPHY KEVIN J & FAHEY PHYLLIS MARY
4/10/1997	TU	7P006556	\$20,000		
4/29/1996	TU	7M918538	\$15,000		
9/16/1991	TU	7M614292	\$8,500		
5/17/1982	MT	12M537052	\$10,000		
Account Number M2013050					
9/1/2013	VT	3345159	\$40,059	FIVE STAR HOMES	PAFFORD JOHN WILEY
Account Number M2015068					
9/30/2015	VT	3498804	\$46,037		WRIGHT JOHN WESLEY
Account Number M2016037					
3/10/2016	VT	3515153	\$62,000	CHAMPION HOME BUILDERS INC	MCKEE JOHN CURTIS

Account Number M2018016

9/20/2017	VT	3658529	\$28,386	REGENCY HOMES & INSURANCE INC	WATTS WILLIAM NELSON
9/15/2017	VT	3658528	\$14,760	CHAMPION HOME BUILDERS INC	REGENCY HOMES & INSURANCE INC

Account Number M2020024

10/14/2019	VT	3931412	\$62,978	CHAMPION HOME BUILDERS INC	BRADLEY BEN
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Account Number M2024001

11/18/2022	VT	4040998	\$154,900	COUNTY LAND AND HOMES LLC	KITTAY MINDY ELLEN
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Account Number M8726710

9/12/2016	VT	3543076	\$40,000	JOZEFCZYK STEPHEN	HOTH KEVIN J
4/1/2014	VT	3377747	\$12,000	RYAN GARY	JOZEFCZYK STEPHEN
4/24/2006	TU	07P685019	\$15,000	RIEDEL KIRA	RYAN GARY
3/8/2006	TU	07P6821114	\$15,000	RYAN GARY	RIEDEL KIRA
11/4/2003	TU	7P590082	\$17,000	ELLSWORTH MICHELLE SPENCER	RYAN GARY

8/2/1990	MT	7M543998	\$4,800		
4/22/1986	MT	7M266544	\$4,800		
1/19/1982	MT	7E959734	\$4,900		
7/25/1979	MT	7E834361	\$4,900		

Account Number M9700002

5/25/1993	TU	7M814187	\$8,000		
6/1/1983	MT	7M049421	\$6,300		
8/1/1980		7E865899	\$6,300		

Account Number M8727756

7/22/2021	VT	03977464	\$40,000	ROSS AARON	MUHOVICH WILLIAM
9/24/2003	NC	07P625259	\$0	ROSS AARON & PERRY RACHEL	ROSS AARON
9/24/2003	TU	7P362174	\$15,000	CLARK ROGER L	ROSS AARON & PERRY RACHEL
7/27/1981	MT	E0922944	\$6,500		
6/30/1980		7E940174	\$6,500		

Account Number M8725756

6/10/1997	VT	03895151	\$0	FINCH KAREN 00	SNYDER HARRY
10/16/1994	TU	7M861564	\$6,000		
9/8/1993	MT	7M761629	\$4,200		
10/5/1990	MT	7M527804	\$4,300		
10/26/1981	MT	7E952256	\$4,300		

Account Number M8726388

7/10/2001	TU	7P510761	\$20,000	ABELSON KEN	SAPP RYAN D
3/24/1997	TU	7P004491	\$16,000		
3/13/1992	TU	7M650409	\$4,400		
8/11/1987	TU	7M370675	\$7,500		
2/28/1986	MT	7E967290	\$3,300		

Account Number M8724039

7/29/2002	TU	7P548661	\$9,500	LAMBERT MARJORY A & HOWARD P	TANNER HENRY LEROY
9/17/1994	TU	7M820087	\$10,000		
9/10/1990	MT	7M548704	\$5,400		
5/20/1986	MT	7M251345	\$5,400		
12/6/1978	MT	7M0202111	\$0		

Account Number M8725402

2/17/2010	VT	3383438	\$7,500	THOMPSON NEAL B	CZAIA KIM
11/17/2005	TU	07P663488	\$14,000	PALMER LEONARD 00	BOND BRIAN
11/3/1999	TU	7P195712	\$12,000		
8/20/1996	TU	7M962575	\$18,500		
4/23/1993	TU	7M946440	\$6,000		
3/11/1983	MT	7M041508	\$9,800		

Account Number M8300112

10/7/2021	VT	03971525	\$20,500	DRAKE NICHOLAS	LOPEZ MANUEL A GONZALEZ
2/9/2017	VT	3574491	\$10,000	SEEGER MARCIA L	DRAKE NICHOLAS
7/8/2000	TU	7P257632	\$27,500		
8/9/1995	MT	7M885125	\$15,600		

11/26/1986	MT	7M166692	\$15,600		
3/14/1983	TN	7M041947	\$19,900		
Account Number M8724063					
1/23/2015	VT	3424352	\$0	NEILL MIRAA J	NEILL MICAL RAYMOND
12/10/2011	VT	3273445	\$11,000	COMSTOCK MOBILE HOME SALES	NEILL MIRAA J
5/9/2006	TU	07P688453	\$8,000	ONEIL MARGARET ANN	COMSTOCK MOBILE HOME SALES
10/4/1992	TU	7M698614	\$7,800		
5/20/1991	TU	7M591894	\$4,300		
2/19/1986	MT	7M235551	\$8,000		
2/24/1984	MT	7M115312	\$8,000		
Account Number M8727796					
4/9/1990	MT	7M532769	\$4,800		
4/11/1984	MT	7M165355	\$4,800		
Account Number M8725750					
3/3/2017	VT	3594799	\$10,000	MARKIEWICZ NICHOLAS	SIEH DAVID
4/15/2011	VT	3150015	\$4,000	GAGE PENNY	MARKIEWICZ NICHOLAS
2/1/2005	TU	07P628026	\$4,275	CASSIDY KATHLEEN MARY	GAGE PENNY
4/7/1997	MT	7P006121	\$4,700		
10/22/1993	TU	7M774111	\$100		
6/11/1987	MT	7M383285	\$4,800		
7/23/1985	MT	7M209437	\$4,800		
Account Number M8726551					
8/16/2013	VT	3336036	\$10,000	SCHORR TOBER	RUDDOCK STEVEN
9/3/2008	VT	2953605	\$2,000	LENIK EDWARD T JR	SCHORR TOBER
7/10/1992	TU	7M980637	\$500		
10/1/1990	MT	7M563436	\$5,300		
2/6/1987	MT	7M306978	\$5,300		
1/16/1986	MT	7M233136	\$5,400		
Account Number M8728062					
8/23/1992	MT	7P170046	\$8,900		
8/23/1992	TU	7M720789	\$8,900		
5/29/1990	MT	7M589203	\$3,300		
5/12/1986	MT	7M243271	\$3,300		
Account Number M8726150					
11/26/2013	VT	3354994	\$4,999	BOGUE MARTIN P	BROOK ALISON LEE
11/26/2013	VT	3510343	\$0	BROOK ALISON LEE	BROOK ALLEY AQUISHA
5/24/2002	MT	7P540397	\$0	BINDER BRUCE D	BOGUE MARTIN P
10/29/2001	TU	7P529486	\$20,500	BOGUE MARTIN	BINDER BRUCE D
2/28/1997	TU	7P001990	\$21,200		
8/27/1991	TU	7M614468	\$7,000		
1/19/1983	MT	7M253258	\$6,000		
1/19/1983		7M008613	\$6,000		
Account Number M8724850					
2/21/2023	VT	04004834	\$148,000	VANLANDINGHAM KAREN	LYON MAUREEN ANNE
2/21/2023	VT	4000772	\$148,000	VANLANDINGHAM KAREN	LYON MAUREEN ANNE
3/14/2022	VT	3950329	\$0	VANLANDINGHAM KAREN	VANLANDINGHAM KAREN
1/13/1997	TU	7M987410	\$18,000		
9/19/1994	MT	7P191731	\$18,000		
4/19/1994	TU	7M804750	\$1,800		
3/9/1987	MT	7M329983	\$3,700		
Account Number M8726775					
10/28/1998	TU	7P132752	\$27,000		
11/16/1994	TU	7M849366	\$300		
6/26/1990	MT	7M540259	\$3,300		
8/7/1986	MT	7M376793	\$3,300		
Account Number M8724487					
1/14/2005	TU	07P627357	\$1	CALITRI JASON	OBERLIN ERIK
12/13/2001	MR	7P525870	\$12,000		CALITRI JASON
5/5/2000	TU	7P233966	\$10,000		
1/1/1999	TU	7P157232	\$6,000		
11/26/1997	TU	7P035042	\$13,000		

5/25/1989	TU	7M470671	\$4,500		
Account Number M8726863					
8/2/2005	TU	07P653086	\$21,000	MARRY DAMIEN	MUHOVICH CHERYL & WILL
3/15/2004	TU	07P631555		BRONTE ERIKA	MARRY DAMIEN
2/24/2004	MT	7P597261		MERRY URSULA & DAMIEN	BRONTE ERIKA
2/23/2001	TU	7P294902	\$28,000		
7/30/1996	TU	7M952509	\$24,000		
1/31/1992	TU	7M819389	\$200		
4/24/1991	TU	7M614477	\$1,000		
Account Number M9200008					
9/26/2017	VT	3616670	\$0	CEELAN CYNTHIA & ANDREW P DONOVAN	CEELEN CYNTHIA
11/24/1997	TU	7P054787	\$9,500		
6/2/1997	VT	3246898	\$9,500	CEELEN CYNTHIA & JOHAN	CEELEN CYNTHIA
6/2/1997	VT	3368112	\$0	CEELEN CYNTHIA	CEELEN CYNTHIA & ANDREW P DONOVAN
6/2/1997	VT	3691633	\$0	CEELEN CYNTHIA	CEELEN JOHAN & CYNTHIA
6/1/1993	MT	7M739158	\$4,400		
4/21/1992	TU	7M653977	\$5,500		
Account Number M8724112					
5/21/2004	TU	7P605800	\$9,900	KAMER JEFF & ERIC	ANTOS APRIL LYNN
5/21/2004	NC	07P689620		ANTOS APRIL LYNN	PETERSEN APRIL
8/4/1999	TU	7P186343	\$19,000		
9/11/1998	TU	07P135194	\$1,800		
2/21/1995	TU	7M855273	\$4,700		
6/9/1993	TU	7M740924	\$4,700		
Account Number M8800390					
3/16/2022	VT	3951067	\$1,000	GOODRIDGE SUSAN	HERMAN SILAS & COLLEEN PENNICK
6/1/2015	VT	3460426	\$13,500	ROWLAND CHRISTOPHER & LISA GROSS	GOODRIDGE SUSAN
5/4/2006	TU	07P685698	\$1,600	RADEMACHER KURT R	ROWLAND CHRISTOPHER & LISA GROSS
9/1/2000	TU	7P668918	\$9,000	BOOTERBAUGH REBECCA 00	RADEMACHER KURT R
7/3/1997	MT	7PO57031	\$7,000		
8/5/1993	TU	7M745783	\$2,500		
Account Number M8726368					
1/20/2005	TU	07P626996	\$1	VIGDEN H VICTORIA	MARTIN JOHN C
8/12/2004	TU	07P626993	\$1	BASSI MARY & GABRIEL MARC	VIGDEN H VICTORIA
6/26/1998	TU	7P236294	\$22,500		
1/27/1998	MT	7P061770	\$12,900		
6/12/1997	TU	7P013881	\$12,900		
10/26/1991	TU	7M756385	\$12,900		
Account Number M9600034					
5/1/2015	VT	3493627	\$40,000	HOVEN SHAWN & WATT ELIZABETH G	TAMURA MELISSA
7/28/2004	TU	07P613867	\$34,000	HAMILTON DAVID B	HOVEN SHAWN & WATT ELIZABETH G
4/19/1996	TU	7M943165	\$10,000		
Account Number M9600068					
6/14/1996	TN	7M945522	\$59,900		
6/14/1996	VT	3496595	\$59,900	BEVERIDGE JAMES F & KAREN L FINCH	FINCH KAREN L
Account Number M9600067					
1/6/1998	TU	7P058468	\$52,000		
8/1/1996	TN	7M955076	\$61,400		
Account Number M8725666					
8/15/2014	VT	3428384	\$10,000	MACIAS NICOLAS	REDMAN PATRICK D
4/24/2010	VT	3072623	\$8,000	STAFFORD CANDACE L	MACIAS NICOLAS
11/22/2000	TU	7P286577	\$17,000		
2/26/1998	TU	7P073198	\$14,000		
5/21/1997	TU	7P011659	\$18,500		
1/24/1997	TU	7M974119	\$6,700		

Account Number M2000096

3/13/2013	VT	3532052	\$47,000	HOLLAND GLEN	DESANTIS MARTIN
5/17/2000	TN	7P247476	\$27,800		
5/17/2000	ML	07P447799	\$27,775	HOLLAND GLEN J	HOLLAND GLEN J

Account Number M2000064

4/12/2000	TN	7P250990	\$58,700		
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Account Number M2001040

6/21/2011	VT	3161336	\$32,000	ADAMS JAMES W	DECUERS ROBERT A
6/11/2001	TN	7P509665	\$37,000		
6/11/2001	ML	7P548896	\$0		

Account Number M8724064

8/25/2012	VT	3250861	\$1,400	BINDER BRUCE D	NUNEZ MARTIN IGNACIO ET AL
10/29/2001	TU	7P529486	\$20,500	BINDER BRUCE	BINDER BRUCE D
7/11/1998	TU	7P126385	\$20,500		
9/28/1988	TU	7M426468	\$6,500		
4/4/1985		07M181364	\$6,900		
9/1/1965		E0105279	\$6,900		

Account Number M8725453

7/28/2022	VT	3974265	\$0	HULTQUIST DORETTA M	HULTQUIST DORETTA M
2/4/1970		E0261455	\$3,000		

Account Number M8726055

12/27/2017	VT	3633131	\$25,000	PALMER LEONARD	KO CHANGPING ROGER
12/27/2017	VT	3862541	\$0	KO CHANGPING ROGER	KO CHANGPING ROGER
3/19/2007	TU	07P731006	\$6,500	MCGUCKIN WENDY 00	PALMER LEONARD
5/27/1994	TU	7M809902	\$8,700		
4/7/1993	TU	7M802304	\$7,000		
7/2/1987	MT	7M383908	\$3,900		
10/5/1971		E0339752	\$3,900		

Account Number M8725279

9/20/2021	VT	3928848	\$42,000	SAMS HOUSING	CASTILLO YANDER RODRIGUEZ
5/11/2021	VT	3886544	\$32,500	YU LINNA	SAMS HOUSING
6/19/2019	VT	3719230	\$30,000	JOHNSON KIRK & TIFFANY	YU LINNA
7/23/2016	VT	3538757	\$16,500	HOTH KEVIN J	JOHNSON KIRK & TIFFANY
7/23/2016	VT	3719375	\$0	JOHNSON TIFFANY	JOHNSON TIFFANY
8/5/2012	VT	3242629	\$1,000	ALLEN DERWIN NEAL	HOTH KEVIN J
9/6/2010	VT	3097031	\$1,000	DOYLE SUSAN	ALLEN DERWIN NEAL
7/28/2010	VT	3094061	\$6,094	DOYLE SUSAN NYBY & BARBARA HANES	DOYLE SUSAN
3/28/2006	TU	07P683017	\$0	BRUNGARDT JACK & GEORGE DOYLE	DOYLE SUSAN NYBY & BARBARA HANES
4/27/1972		E0365957	\$6,100		

Account Number M8725542

9/15/1972		E0386967	\$6,000		
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Account Number M8726271

6/18/2018	VT	3662315	\$15,000	ENNIS PATRICK J	SANDROCK MICHAEL D
4/10/1991	VT	3525916	\$4,500	BRAUCH BRYCE B	ENNIS PATRICK J
9/18/1982	MT	7M575852	\$5,500		
9/23/1974		E0501268	\$5,500		

Account Number M8726249

5/22/2012	VT	3240334	\$25,000	LENIK ED	BINDER BRUCE D
11/18/2008	VT	2965012	\$0	JAEGER SHARON K	LENIK ED
10/17/1989	MT	7M496001	\$4,400		
5/18/1984	MT	7M194712	\$4,400		
5/18/1984	MT	7M142364	\$4,400		
1/21/1974		E0523363	\$4,400		

Account Number M8727224

6/28/2017	VT	3611123	\$88,000	THORSON LISA H	HUTCHISON JESSICA & ZOE QUAINANCE
7/1/2009	VT	3013248	\$20,000	HAYNES STEVEN D	THORSON LISA H
2/8/1991	MT	7M571945	\$4,400		
5/22/1975		E0586251	\$3,100		

Account Number M8724278					
2/22/1991	MT	7M573374	\$4,100		
11/30/1976		E0620408	\$4,100		
Account Number M8727999					
6/2/1998	TU	7P083880	\$23,000		
6/17/1985		7M209808	\$6,900		
5/5/1982		E975218	\$6,900		
1/7/1977		E0689741	\$6,900		
Account Number M8800257					
7/20/2004	TU	07P610622	\$15,000	LOTOWYCZ JULIA & ORZEL ROBERT G	VIGDEN H VICTORIA
6/5/2003	TU	7P599086	\$16,000	COLLIER CAROLINE B	LOTOWYCZ JULIA & ORZEL ROBERT G
8/12/2002	TU	7P548319	\$17,000	COLLIER CAROLINE B	
7/30/2002	TU	7M942166	\$5,000	MARTIN JOHN	
5/1/1996	TU	7M942166	\$9,500		
3/18/1996	MT	7M933798	\$5,000		
7/1/1980	MT	7M902028	\$5,000		
9/7/1978		E0756310	\$4,900		
Account Number M8724422					
2/2/1981		7E893252	\$6,700		
2/22/1979		E0774052	\$6,700		
Account Number M8727919					
10/15/1987	TU	7M374980	\$3,500		
10/2/1981	MT	7E933215	\$4,600		
8/14/1974	MT	E7661148	\$4,600		

ASSESSOR'S STRUCTURE INFORMATION

Account	Class	Design	Year Built	Remodeled
M2000064	MANUFACTURED HOUSING IMPROVEMENTS	DOUBLE WIDE	2000	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1344		
Account	Class	Design	Year Built	Remodeled
M2000096	MANUFACTURED HOUSING IMPROVEMENTS	DOUBLE WIDE	2000	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1056		
Account	Class	Design	Year Built	Remodeled
M2001040	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1999	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	960		
Account	Class	Design	Year Built	Remodeled
M2013050	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	2014	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	784		
Account	Class	Design	Year Built	Remodeled
M2015068	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	2015	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	672		
Account	Class	Design	Year Built	Remodeled
M2016037	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	2016	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	728		
Account	Class	Design	Year Built	Remodeled
M2018016	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	2018	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	616		

Account	Class		Design	Year Built	Remodeled
M2020024	MANUFACTURED HOUSING IMPROVEMENTS		SINGLE WIDE	2020	0
Building	Floor Area Description		Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA		600		
Account	Class		Design	Year Built	Remodeled
M2024001	MANUFACTURED HOUSING IMPROVEMENTS		DOUBLE WIDE	2022	0
Building	Floor Area Description		Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA		1152		
Account	Class		Design	Year Built	Remodeled
M8000180	MANUFACTURED HOUSING IMPROVEMENTS		SINGLE WIDE	1980	0
Building	Floor Area Description		Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA		728		
Account	Class		Design	Year Built	Remodeled
M8300112	MANUFACTURED HOUSING IMPROVEMENTS		SINGLE WIDE	1983	0
Building	Floor Area Description		Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA		924		
Account	Class		Design	Year Built	Remodeled
M8605538	MANUFACTURED HOUSING IMPROVEMENTS		SINGLE WIDE	1971	0
Building	Floor Area Description		Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA		882		
Account	Class		Design	Year Built	Remodeled
M8605583	MANUFACTURED HOUSING IMPROVEMENTS		SINGLE WIDE	1967	0
Building	Floor Area Description		Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA		552		
Account	Class		Design	Year Built	Remodeled
M8605644	MANUFACTURED HOUSING IMPROVEMENTS		SINGLE WIDE	1970	0
Building	Floor Area Description		Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA		882		
	PATIO AREA		165		
Account	Class		Design	Year Built	Remodeled
M8724039	MANUFACTURED HOUSING IMPROVEMENTS		SINGLE WIDE	1965	0
Building	Floor Area Description		Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA		400		
Account	Class		Design	Year Built	Remodeled
M8724063	MANUFACTURED HOUSING IMPROVEMENTS		SINGLE WIDE	1962	0
Building	Floor Area Description		Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA		490		
Account	Class		Design	Year Built	Remodeled
M8724064	MANUFACTURED HOUSING IMPROVEMENTS		SINGLE WIDE	1965	0
Building	Floor Area Description		Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA		624		
Account	Class		Design	Year Built	Remodeled
M8724112	MANUFACTURED HOUSING IMPROVEMENTS		SINGLE WIDE	1963	0
Building	Floor Area Description		Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA		480		
Account	Class		Design	Year Built	Remodeled
M8724278	MANUFACTURED HOUSING IMPROVEMENTS		SINGLE WIDE	1972	0
Building	Floor Area Description		Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA		576		

Account	Class	Design	Year Built	Remodeled
M8724396	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1966	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	672		
Account	Class	Design	Year Built	Remodeled
M8724422	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1965	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	672		
Account	Class	Design	Year Built	Remodeled
M8724461	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1965	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	500		
Account	Class	Design	Year Built	Remodeled
M8724487	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1962	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	380		
Account	Class	Design	Year Built	Remodeled
M8724850	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1955	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	336		
Account	Class	Design	Year Built	Remodeled
M8724866	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1968	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	504		
Account	Class	Design	Year Built	Remodeled
M8725279	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1966	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	624		
Account	Class	Design	Year Built	Remodeled
M8725402	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1962	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	510		
Account	Class	Design	Year Built	Remodeled
M8725453	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1964	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	470		
Account	Class	Design	Year Built	Remodeled
M8725542	MANUFACTURED HOUSING IMPROVEMENTS	DOUBLE WIDE	1967	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1020		
Account	Class	Design	Year Built	Remodeled
M8725606	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1963	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	540		
Account	Class	Design	Year Built	Remodeled
M8725666	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1969	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	600		

Account	Class	Design	Year Built	Remodeled
M8725750	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1965	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	490		
Account	Class	Design	Year Built	Remodeled
M8725756	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1959	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	430		
Account	Class	Design	Year Built	Remodeled
M8726055	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1969	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	480		
Account	Class	Design	Year Built	Remodeled
M8726105	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1961	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	460		
Account	Class	Design	Year Built	Remodeled
M8726150	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1972	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	784		
Account	Class	Design	Year Built	Remodeled
M8726249	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1965	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	624		
Account	Class	Design	Year Built	Remodeled
M8726271	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1972	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	672		
Account	Class	Design	Year Built	Remodeled
M8726368	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1974	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	686		
Account	Class	Design	Year Built	Remodeled
M8726388	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1969	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	528		
Account	Class	Design	Year Built	Remodeled
M8726551	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1957	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	342		
Account	Class	Design	Year Built	Remodeled
M8726710	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1967	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	636		
Account	Class	Design	Year Built	Remodeled
M8726775	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1960	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	520		

Account	Class	Design	Year Built	Remodeled
M8726863	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1972	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	868		
Account	Class	Design	Year Built	Remodeled
M8727224	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1964	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	850		
Account	Class	Design	Year Built	Remodeled
M8727756	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1972	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	672		
Account	Class	Design	Year Built	Remodeled
M8727796	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1965	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	612		
Account	Class	Design	Year Built	Remodeled
M8727823	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1966	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	672		
Account	Class	Design	Year Built	Remodeled
M8727919	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1965	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	540		
Account	Class	Design	Year Built	Remodeled
M8727999	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1958	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	710		
Account	Class	Design	Year Built	Remodeled
M8728057	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1967	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	552		
Account	Class	Design	Year Built	Remodeled
M8728062	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1957	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	304		
Account	Class	Design	Year Built	Remodeled
M8800257	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1963	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	520		
Account	Class	Design	Year Built	Remodeled
M8800390	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1961	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	470		
Account	Class	Design	Year Built	Remodeled
M9200008	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1968	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	564		

Account	Class	Design	Year Built	Remodeled
M9600034	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1971	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	980		
Account	Class	Design	Year Built	Remodeled
M9600067	MANUFACTURED HOUSING IMPROVEMENTS	DOUBLE WIDE	1996	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1296		
Account	Class	Design	Year Built	Remodeled
M9600068	MANUFACTURED HOUSING IMPROVEMENTS	DOUBLE WIDE	1996	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1312		
Account	Class	Design	Year Built	Remodeled
M9700002	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1980	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	671		
Account	Class	Design	Year Built	Remodeled
M9900370	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	1981	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	924		
Account	Class	Design	Year Built	Remodeled
M9900430	MANUFACTURED HOUSING IMPROVEMENTS	SINGLE WIDE	2000	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	784		
Account	Class	Design	Year Built	Remodeled
R0037544	MANUFACTURED HOME PARK IMPROVEMENTS	Studio	1954	0
Building	Floor Area Description	Size	Structure Information	
1	FIRST FLOOR (ABOVE GROUND) FINISHED AREA	496	FOUNDATION: Concrete CONST - Commercial: Masonry EXT_WALL_PRIMARY: Brick on Block LAND_PERCENT: 95% LAND RATIO	
Account	Class	Design	Year Built	Remodeled
R0037544	MANUFACTURED HOME PARK IMPROVEMENTS	TOOL SHED	1969	0
Building	Floor Area Description	Size	Structure Information	
2	TOOL SHED	475		
Account	Class	Design	Year Built	Remodeled
R0037544	MANUFACTURED HOME PARK IMPROVEMENTS	TOOL SHED	1954	0
Building	Floor Area Description	Size	Structure Information	
3	TOOL SHED	256		

ESTIMATED RESIDENTIAL FLOOR AREA

Floor Area Description	Size	Account
Account Number M2000064		M2000064
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1344	M2000096
	1344	
Account Number M2000096		M2001040
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1056	M2013050
	1056	
Account Number M2001040		M2015068
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	960	M2016037
	960	

ROOMS

Bld Rooms Bed Bath Bath 3/4 Bath 1/2

Account Number M2013050		M2018016
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	784	M2020024
	784	
Account Number M2015068		M2024001
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	672	M8000180
	672	
Account Number M2016037		M8300112
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	728	M8605538
	728	
Account Number M2018016		M8605583
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	616	M8605644
	616	
Account Number M2020024		M8724039
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	600	M8724063
	600	
Account Number M2024001		M8724064
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1152	M8724112
	1152	
Account Number M8000180		M8724278
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	728	M8724396
	728	
Account Number M8300112		M8724422
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	924	M8724461
	924	
Account Number M8605538		M8724487
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	882	M8724850
	882	
Account Number M8605583		M8724866
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	552	M8725279
	552	
Account Number M8605644		M8725402
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	882	M8725453
	882	
Account Number M8724039		M8725542
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	400	M8725606
	400	
Account Number M8724063		M8725666
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	490	M8725750
	490	
Account Number M8724064		M8725756
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	624	M8726055
	624	
Account Number M8724112		M8726105
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	480	M8726150
	480	
		M8726249
		M8726271
		M8726368

Account Number M8724278		M8726388
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	576	M8726551
	576	
Account Number M8724396		M8726710
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	672	M8726775
	672	
Account Number M8724422		M8726863
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	672	M8727224
	672	
Account Number M8724461		M8727756
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	500	M8727796
	500	
Account Number M8724487		M8727823
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	380	M8727919
	380	
Account Number M8724850		M8727999
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	336	M8728057
	336	
Account Number M8724866		M8728062
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	504	M8800257
	504	
Account Number M8725279		M8800390
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	624	M9200008
	624	
Account Number M8725402		M9600034
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	510	M9600067
	510	
Account Number M8725453		M9600068
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	470	M9700002
	470	
Account Number M8725542		M9900370
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	470	M9900430
	470	
Account Number M8725542		
Building Number 1		
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1020	R0037544
	1020	

Account Number M8725606		TAXING DISTRICT
Building Number 1		COUNTY
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	540	BOULDER CO TEMP HS SAFETY NET FUND
	540	BOULDER COUNTY CAPITAL EXPEND FUND
Account Number M8725666		BOULDER COUNTY CONTINGENCY FUND
Building Number 1		BOULDER COUNTY DEVEL DISABILITY FUND
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	600	BOULDER COUNTY GENERAL OPERATING
	600	BOULDER COUNTY HEALTH & HUMAN SERVICES
Account Number M8725750		BOULDER COUNTY JUDGMENT LEVY FUND
Building Number 1		BOULDER COUNTY PUBLIC WELFARE FUND
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	490	BOULDER COUNTY PUBLIC WORKS
	490	BOULDER COUNTY REFUND ABATEMENT
Account Number M8725756		BOULDER COUNTY RETIREMENT FUND
Building Number 1		BOULDER COUNTY ROAD & BRIDGE
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	430	BOULDER COUNTY SELF INSURANCE FUND
	430	BOULDER COUNTY SOLID WASTE FUND
		FIRE PROTECTION DISTRICT
		MOUNTAIN VIEW FIRE RESCUE DISTRICT BOND
		REDEMPTION
		MOUNTAIN VIEW FIRE RESCUE DISTRICT GENERAL
		OPER
		MOUNTAIN VIEW FIRE RESCUE DISTRICT PENSION
		MOUNTAIN VIEW FIRE RESCUE DISTRICT REFUND

Account Number M8726055
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

480

480

Account Number M8726105
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

460

460

Account Number M8726150
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

784

784

Account Number M8726249
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

624

624

Account Number M8726271
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

672

672

Account Number M8726368
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

686

686

Account Number M8726388
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

528

528

Account Number M8726551
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

342

342

Account Number M8726710
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

636

636

Account Number M8726775
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

520

520

Account Number M8726863
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

868

868

Account Number M8727224
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

850

850

Account Number M8727756
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

672

672

Account Number M8727796
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

612

612

Account Number M8727823
Building Number 1
FIRST FLOOR (ABOVE GROUND) FINISHED AREA

672

672

ROCKY MOUNTAIN FIRE DIST BOND ONLY
ROCKY MOUNTAIN FIRE DIST BOND REDEMPTION
ROCKY MOUNTAIN FIRE DIST GENERAL OPERATI
FLOOD AND DRAINAGE DISTRICT
URBAN DRAIN & FLOOD CTRL GENERAL OPER
LIBRARY DISTRICT
BOULDER PUBLIC LIBRARY DISTRICT GENERAL
OPERATING
SCHOOL DISTRICT
BOULDER VALLEY RE-2 INSURANCE
BOULDER VALLEY RE-2 RESERVE
BOULDER VALLEY RE-2 TAX CREDIT
BOULDER VALLEY RE2 ABATEMENT REFUND
BOULDER VALLEY RE2 BOND REDEMPTION
BOULDER VALLEY RE2 CAPITAL CONSTRUCTION
TECHNOLOGY & MAINTENANCE
BOULDER VALLEY RE2 GENERAL OPERATING
BOULDER VALLEY RE2 OVERRIDES
BOULDER VALLEY RE2 TRANSPORTATION
SOIL CONSERVATION DISTRICT
BOULDER CONSERVATION DIST GEN OPER
TRANSPORTATION DISTRICT
RTD GENERAL OPERATING
UNINCORP CTY PLACE HOLDER DISTRICT
UNINCORP CTY PLACE HOLDER DISTRICT

Account Number M8727919	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	540
	<u>540</u>
Account Number M8727999	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	710
	<u>710</u>
Account Number M8728057	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	552
	<u>552</u>
Account Number M8728062	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	304
	<u>304</u>
Account Number M8800257	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	520
	<u>520</u>
Account Number M8800390	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	470
	<u>470</u>
Account Number M9200008	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	564
	<u>564</u>
Account Number M9600034	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	980
	<u>980</u>
Account Number M9600067	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1296
	<u>1296</u>
Account Number M9600068	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	1312
	<u>1312</u>
Account Number M9700002	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	671
	<u>671</u>
Account Number M9900370	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	924
	<u>924</u>
Account Number M9900430	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	784
	<u>784</u>
Account Number R0037544	
Building Number 1	
FIRST FLOOR (ABOVE GROUND) FINISHED AREA	496
	<u>496</u>
Building Number 2	
TOOL SHED	475
	<u>475</u>
Building Number 3	
TOOL SHED	256
	<u>256</u>

ACCOUNT ASSESSED VALUE

<u>Account</u>	<u>Land</u>	<u>Structures</u>	<u>Total</u>
M8724064	\$0	\$15,400	\$15,400
M8724074	\$0	\$6,100	\$6,100
M9900380	\$0	\$0	\$0
M2001040	\$0	\$42,700	\$42,700
M8800257	\$0	\$8,300	\$8,300
M2000096	\$0	\$56,600	\$56,600
M8726863	\$0	\$22,400	\$22,400
M8727756	\$0	\$17,300	\$17,300
M8726775	\$0	\$7,400	\$7,400
M9600068	\$0	\$65,600	\$65,600
M8728062	\$0	\$5,600	\$5,600
M8725606	\$0	\$13,300	\$13,300
M8727999	\$0	\$7,700	\$7,700
M8724422	\$0	\$16,700	\$16,700
M8726271	\$0	\$17,300	\$17,300
M8726551	\$0	\$6,300	\$6,300
M2013050	\$0	\$52,100	\$52,100
M8725750	\$0	\$12,000	\$12,000
M8725375	\$0	\$7,615	\$7,615
M8726368	\$0	\$18,400	\$18,400
M8726055	\$0	\$7,700	\$7,700
M9900370	\$0	\$22,400	\$22,400
M8725279	\$0	\$15,400	\$15,400
M2015068	\$0	\$46,000	\$46,000
M8605538	\$0	\$22,300	\$22,300
M8725666	\$0	\$14,800	\$14,800
M2000064	\$0	\$72,000	\$72,000
M8725756	\$0	\$10,500	\$10,500
M8726105	\$0	\$7,300	\$7,300
M8724850	\$0	\$6,200	\$6,200
M8724112	\$0	\$11,800	\$11,800

M8300112	\$0	\$29,100	\$29,100
M2024001	\$0	\$84,700	\$84,700
M8724829	\$0	\$9,300	\$9,300
M8724183	\$0	\$0	\$0
M8724487	\$0	\$9,400	\$9,400
M8605583	\$0	\$13,600	\$13,600
M9200008	\$0	\$13,900	\$13,900
M8727224	\$0	\$29,600	\$29,600
M8727823	\$0	\$16,700	\$16,700
M8725542	\$0	\$29,700	\$29,700
M8724039	\$0	\$9,800	\$9,800
M8727796	\$0	\$12,000	\$12,000
M8724866	\$0	\$12,500	\$12,500
M8725493	\$0	\$4,500	\$4,500
M8000180	\$0	\$22,500	\$22,500
M8724396	\$0	\$16,700	\$16,700
M8726388	\$0	\$13,100	\$13,100
M9700002	\$0	\$20,800	\$20,800
M9900430	\$0	\$35,800	\$35,800
M9600067	\$0	\$64,800	\$64,800
M8727919	\$0	\$13,300	\$13,300
M8801074	\$0	\$10,700	\$10,700
M2018016	\$0	\$46,600	\$46,600
M8605644	\$0	\$21,500	\$21,500
M8725453	\$0	\$11,500	\$11,500
M8725560	\$0	\$5,900	\$5,900
M8726710	\$0	\$15,600	\$15,600
M8724278	\$0	\$14,800	\$14,800
M2016037	\$0	\$51,700	\$51,700
M8726249	\$0	\$13,600	\$13,600
M8726150	\$0	\$20,300	\$20,300
M8800390	\$0	\$7,600	\$7,600
M8724461	\$0	\$12,200	\$12,200

M8728057	\$0	\$13,600	\$13,600
M8724063	\$0	\$8,300	\$8,300
M2020024	\$0	\$43,800	\$43,800
M9600034	\$0	\$23,800	\$23,800
M8725402	\$0	\$12,600	\$12,600
R0037544	\$3,750,000	\$50,000	\$3,800,000

Report Date: 9/16/2024 5:03:39 PM

LU_ParcelReport_v3



Community Planning & Permitting

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

VIOLATION NOTICE ZON-22-0117

January 27, 2023

Kathleen Martindale
1561 S Foothills Hwy B8
Boulder, CO 80305

Re: Building Without Permits in the Floodplain; Impermissible Accessory Outside Storage / Rubbish in the Floodplain

Dear Kathleen,

On December 2, 2022, the Boulder County Community Permitting & Planning Department (CPP) recorded a complaint regarding the outside storage and rubbish at Sans Souci Mobile Home Park Space B8, account # M8727919 located at 1561 S Foothills Hwy, parcel # 157721000024, in unincorporated Boulder County. Account # M8727919 is described as a single wide 54'x10' Biltmore manufactured home built in 1965 and identified by the number 4640 B575191103F. This home is in the Manufactured Home Park (MH) and Floodplain Overlay (FO) Zoning Districts.

CPP staff inspected Space B8 from public rights-of-way on January 25, 2023 and documented evidence of impermissible outside storage and/or rubbish, a shed, a small white canvass storage tent, and a covered porch built without permits. As a result, the CPP Director and Chief Building Official have determined this property to be in violation of the Boulder County Land Use Code (the "Land Use Code") and Building Code as detailed below.

Building without Permit in a Floodplain

Boulder County Building Code Section 105.1 and Land Use Code Articles 17-300 and 3-100. B.1.b require building permits be obtained prior to construction, repair, or alteration of a structure. Per Article 17-300.A.1 of the Land Use Code, structures that do not exceed 120 sq. ft. in size, 12 ft in height, with no attached utilities are exempt from building permit requirements. A small, open, white canvass storage tent that appears to be less than 120 sq. ft. and 12 ft in height does not require a building permit but must comply with floodplain regulations. A small shed appearing larger than 120 sq. ft. in size and covered porch built or installed without permits in the FO District will need to obtain Floodplain Development Permitting and building permits.

Substantial Improvement to a Nonconforming Structure in the Floodplain

In addition to the building without a permit violation outlined above, the unpermitted building activity on the property may constitute a Substantial Improvement to a nonconforming building or structure under Article 4-413.C. of the Land Use Code. The existing manufactured home is a nonconforming structure per Article 4-413.B.1 of the Land Use Code. However, Article 4-1002 of the Land Use Code, provides that a nonconforming structure may not be altered, repaired, or enlarged in any way which would increase the level of nonconformity with respect to height, setbacks, and floor area. If the work is determined to be a Substantial Improvement, the structure will need to comply with the requirements set forth under Article 4-413.C.2 of the Land Use Code, including the requirement to bring the entire building or structure into compliance with the flood

protection measures described in Article 4-405 of the Land Use Code. These protection measures may include, but are not limited to, elevating the lowest floors (including basements, porches, and decks) through the use of fill or the construction of elevated foundation walls. See Article 4-405.C.2.a.

Resolution:

In order to resolve this matter, you must:

- 1. Immediately stop further building work on the property until the appropriate permits and/or approvals are obtained from the Boulder County CPP Department, including the Floodplain Management Program, and**
- 2. To retain nonconforming status of the existing manufactured home structure, ensure any alterations or additions you wish to retain do not increase the height or floor area of the structure and do not decrease distance from setbacks.**

In addition, you must take one of the following pathways, depending on whether you choose to retain the accessory structures and covered porch, or deconstruct.

If you choose to retain the accessory structures and covered porch, you must:

- 1. Within 30 days of the date of this letter, apply for an Individual Floodplain Development Permit (FDP) which can be found online at <https://www.bouldercounty.org/transportation/permits/flood-control/#individual>. The FDP Application must contain a Substantial Improvement Calculation (see attached) and must be submitted to floodplainadmin@bouldercounty.org; and**
- 2. Within 30 days of the date of this letter, apply for all required building permits for the covered porch and any structures exceeding 120 sq. ft. in size; and**
- 3. Within 60 days of the date of this letter, obtain issuance of all required floodplain and building permits, complete all work and complete required building code and safety inspections.**

OR,

If you choose to deconstruct all unpermitted work you must:

- 1. Within 30 days of the date of this letter, contact floodplainadmin@bouldercounty.org with notice that accessory structures exceeding 120 sq. ft. and the covered porch will be deconstructed under the General Floodplain Development Permit which can be found online at <https://assets.bouldercounty.org/wp-content/uploads/2019/01/general-floodplain-development-permit-fdp-2019-1.pdf>; and apply for a deconstruction building permit; and**
- 2. Within 60 days of FDP and building permit issuance, complete all deconstruction work and all required building and safety inspections.**

Online building permit applications are available at <https://www.bouldercounty.org/property-and-land/land-use/search-records/>. If you have questions concerning the building permit process or need assistance in preparing either permit application (building permit or deconstruction permit), please contact our Building Safety & Inspection Services team at (303) 441-3926 or the Building Code Question Line at (720) 564-2640.

RUBBISH/ IMPERMISSIBLE ACCESSORY OUTDOOR STORAGE

Rubbish

To protect the health, safety, and welfare of Boulder County, Article 14 of the Land Use Code prohibits the accumulation of rubbish on a property. Rubbish is defined in Article 14-400.C, and includes: trash and junk, tree branches, yard waste, waste from building construction, remodeling or repair, motor vehicle parts, abandoned, unlicensed, or inoperable motor vehicles, and other unsightly or discarded material. The full definition of rubbish is included with this letter.

Accessory Outdoor Storage

In the MH District, you can have an accessory use of accessory outdoor storage on your Property provided it complies with Article 4-516.J of the Land Use Code. Specifically, you may place items which are customary and incidental to the main residential use of your home for more than 24 hours provided:

- The area of placement does not exceed 5% of the lot area;
- Items are adequately screened from the view of adjacent roadways and properties;
- Any unit, bin, room, or container used for storage is a permanent structure;
- Any vehicles or trailers are licensed and operable and are not used for storage; and
- With the exception of the prohibition on using vehicles or trailers for storage, accessory outdoor storage of agricultural products and operable agricultural equipment is exempt from these additional provisions.

In the FO District and per Article 4-405.B.1. of the Land Use Code, all development must be adequately protected from flooding. Per Article 4-405.B.3 of the Land Use Code, materials that are buoyant, flammable, hazardous, toxic, or explosive, or that in times of flooding could be hazardous to human, animal, or plant life, may not be stored except at or above the Flood Protection Elevation (FPE).

Upon inspection, CPP staff found plastic milk crates, pots, a wheelbarrow, two dollies, carpeting, scrap wood, plastic buckets, metal racks, metal trellises in disrepair, scrap metal a water cooler, watering cans, a broom top, tarps, household items, and other materials visible from the roadside in violation Articles 4.516.J.

Resolution

To remedy/abate these violations, within 30 days of this letter you must:

- 1. Remove all rubbish and items not customary and incidental to the main use of the residence from the property;**

AND,

- 2. Ensure that all items stored on Space B8 as accessory outdoor storage comply with the provisions in Article 4-516.J and in compliance with Floodplain Protection Elevations according to directions provided by floodplainadmin@bouldercounty.org;**

AND,

- 3. Ensure that all vehicles to remain on the property are operable and have current licensing.**

Please note that failure to comply with the County's requirements for abatement of Article 14 violations as noted above may result in the Community Planning & Permitting Director requesting County Commissioner and Court authorization to arrange for County abatement of the violation.

If the abatement is performed by the County, a bill for the reasonable costs of abatement plus associated fees and costs may be issued to the property owner.

This letter is the official notification of the Article 14 violations observed on the Property. The property owner may appeal the Director's determination that a violation exists to the Board of County Commissioners. Any such appeal must be submitted in writing to the Community Planning & Permitting Department no later than 30 days after the date of this violation notice. A follow-up investigation will be performed on or after February 27, 2023, to ensure all violations have been corrected or are in process of correction.

Failure to remedy the violations in the next 30 days may result in legal action. In addition to any amounts you may owe under Article 14 outlined above, Colorado law provides that zoning violations are punishable by fines up to \$1000 and continuing up to \$100 per day until the violation is corrected. C.R.S. § 30-28-124.5. That said, our preference is for you to bring the property into compliance with the Land Use Code and Building Code rather than proceed with any legal action against you.

For additional information or questions, you may contact me directly at (720) 564-2635 or via email at dharden@bouldercounty.org.

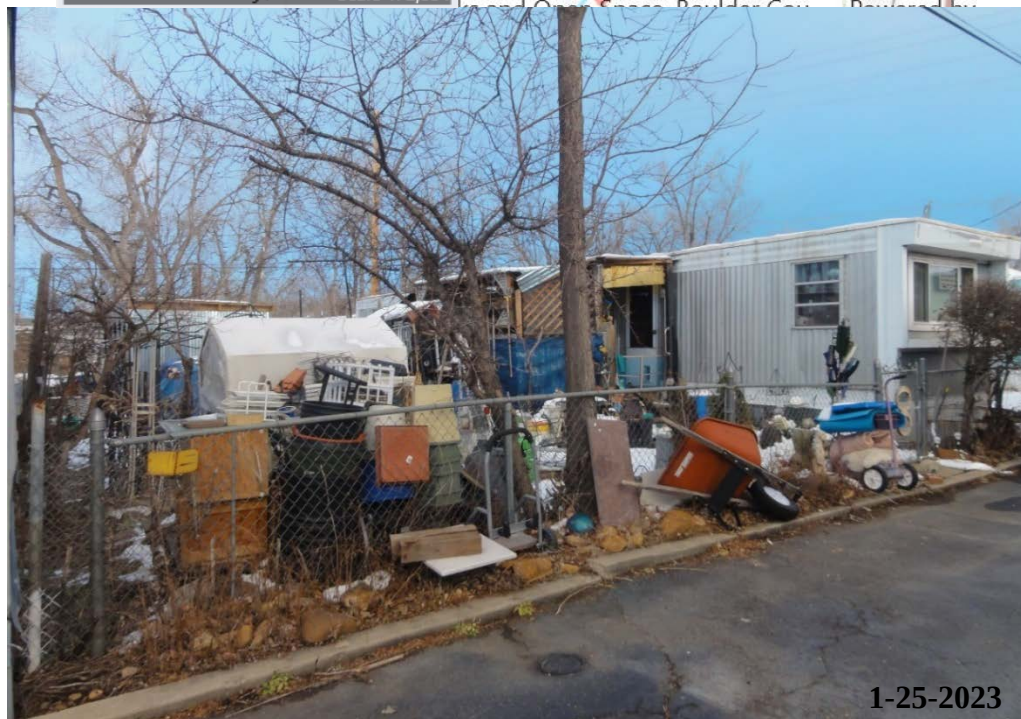
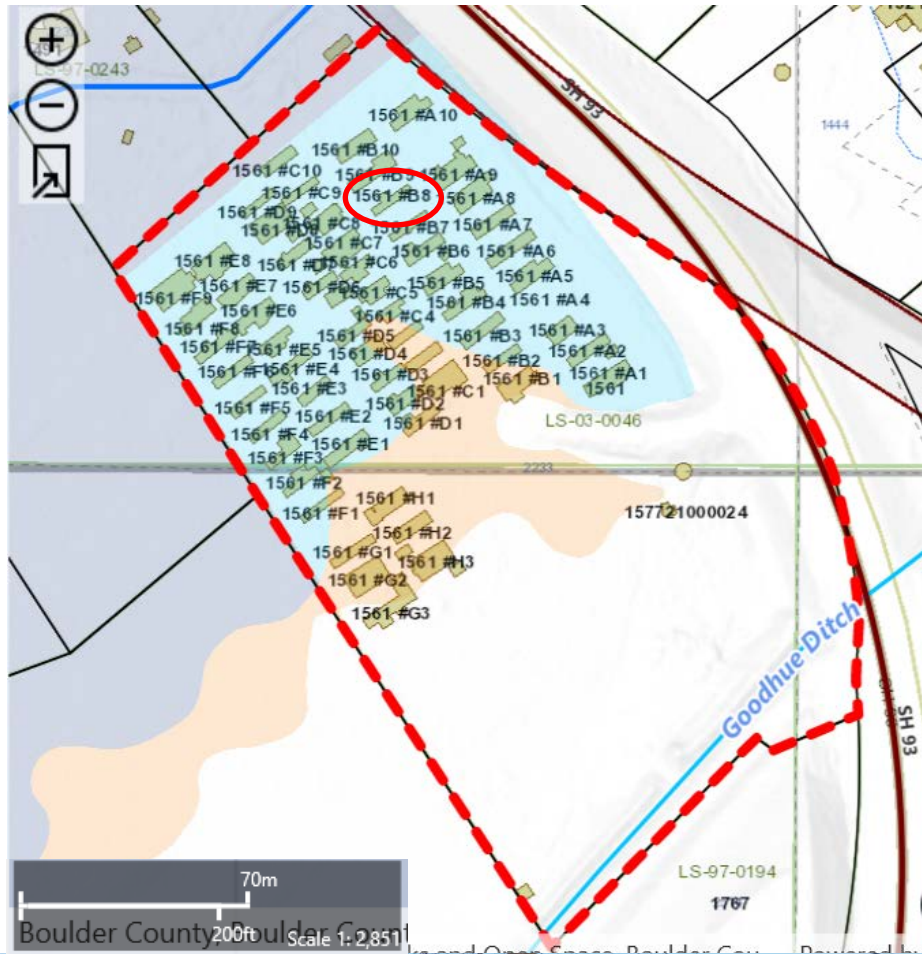
Sincerely,

A handwritten signature in cursive script that reads "Dyan Harden".

Dyan Harden
Code Compliance Specialist I

Attachments:

- Site Map with FO District
- Site Photos
- Excerpt from Boulder County Building Code Section 1051.1
- Excerpt from Boulder County Land Use Code Article 17-300
- Excerpt from Boulder County Land Use Code Article 3-100. B.1.b
- Excerpt from Boulder County Land Use Code Article 4-405
- Excerpt from Boulder County Land Use Code Article 4-413
- Excerpt from Boulder County Land Use Code Article 4-1002
- Excerpt from Boulder County Land Use Code Article 4-516.J
- Excerpt from Boulder County Land Use Code Article 14
- Costs for Substantial Improvements



1-25-2023



SECTION 105 PERMITS

105.1 Required. Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

17-300 Zoning Regulation Enforcement

A. Building Permit Requirements

1. No person shall erect, construct, reconstruct, alter, or change the use of any building or other structure within the unincorporated territory covered by this code without the property owner or his authorized representative first obtaining a building permit from the Building Official or his authorized representative. A building permit shall not be required for the following:
 - a. One-story detached accessory structures used as a storage shed, playhouse, greenhouse, chicken coop, agricultural loafing shed, or similar uses, provided:
 - (i) the floor area of any structure does not exceed 120 square feet except agricultural loafing sheds which may not exceed 200 square feet,
 - (ii) the structure height does not exceed 12 feet,
 - (iii) the structure does not have any utilities, and
 - (iv) the structure does not violate the conditions of any existing land use approval or conservation easement.
 - (v) The number of allowed detached accessory structures which may be constructed without a building permit shall be determined by the size of the subject parcel:
 - (A) One detached accessory structure may be constructed without a building permit on parcels 0.5 acres or less in size.
 - (B) Two detached accessory structures may be constructed without a building permit on parcels greater than 0.5 acre and less than ten acres.
 - (C) Three detached accessory structures may be constructed without a building permit on parcels 10 acres and larger.
 - b. Fences not over six feet high;
 - c. Movable cases, counters, and partitions not over five feet high;
 - d. Retaining walls which are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids;
 - e. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two to one;
 - f. Walks and driveways not more than 30 inches above grade and not over any basement or story below;
 - g. Painting, papering, and similar finish work;
 - h. Temporary motion picture, television, an theater stage sets and scenery;
 - i. Prefabricated swimming pools in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons;
 - j. Antennas and / or their supporting structures other than buildings, accessory to residential use less than ten feet in height and lower than the structure height limit in the zoning district in which located, or which were constructed or erected prior to July 1, 1988;
 - k. Temporary emergency noncommercial telecommunication sites operated by a governmental agency, or by a volunteer public safety agency officially sanctioned by a governmental agency for that purpose, for public safety communication uses, for a period not to exceed six months.

Article 3 • Processes

3-100 Approvals and Permits Necessary Prior to Development

B. Development Related Permits

1. Dependent on the specific nature of the activity, one or more of these permits will be required prior to undertaking development in the unincorporated areas of Boulder County.
 - a. Access Permit: Required for access onto public roads. Contact the Boulder County Public Works Department for more information.
 - b. Building Permit: Prior to construction of or alteration to a structure, a building permit is required. Applications for this permit are available from the Boulder County Community Planning & Permitting Department, Building Safety & Inspection Services Division.
 - c. Deconstruction Permit: Prior to the deconstruction of any building, a deconstruction permit is required. Applications for this permit are available from the Boulder County Community Planning & Permitting Department, Building Safety & Inspection Services Division.

Article 4 • 4-413 Nonconforming Structures and Uses in the FO District

B. Nonconforming Structures, Generally.

1. Any building or structure within the FO District that was lawfully established before the adoption or amendment of this Article 4-400 but that does not conform to the requirements of this Article may be continued subject to the provisions of this Section 4-413 and Section 4-1002.
2. Owners of existing nonconforming insurable buildings must track major repairs, remodeling, additions, and other improvements to determine when such work would constitute a Substantial Improvement. FEMA's minimum requirements for the tracking of improvements and repairs within the Substantial Improvement/Substantial Damage Desk Reference (FEMA P-758), dated May 2010, as amended, is incorporated herein by this reference. Estimates for repair of damage that include additional improvement costs must apply the pre-damaged market value of the building to the sum of the repair and improvement costs.
3. If an amendment to the Official Map or this Article results in a higher BFE/FPE such that a building becomes nonconforming, the higher BFE/FPE will apply to all subsequent permit applications. All work proposed subsequent to the higher BFE must be evaluated to confirm whether it will be a Substantial Improvement.

C. Nonconforming Structures in the Flood Fringe.

1. A nonconforming building or structure (whether residential or non-residential) in the Flood Fringe may not be expanded, improved, repaired, relocated, restored, or replaced unless the work complies with this section.
2. Where an owner of a nonconforming building or structure (whether residential or non-residential) in the Flood Fringe proposes a Substantial Improvement or repair of Substantial Damage, the owner shall complete the following steps in the following order:
 - a. Relocation Evaluation. The owner must first evaluate the feasibility of relocating the nonconforming building or structure to a less hazardous location on the property.
 - (I) Any relocation must be reviewed and approved by the County Engineer to ensure it reduces the risks associated with future flood events and other known natural hazard areas.
 - (II) Relocation is subject to other provisions of this Code, including without limitation setback and zoning requirements.
 - (III) Relocation to less hazardous locations is strongly encouraged, but not required.
 - (IV) If a nonconforming building or structure is relocated to a less hazardous location, the retrofitting requirements below may be reduced or eliminated at the discretion of the County Engineer.
 - b. Retrofitting Existing Buildings.
 - (I) The entire building or structure must be brought into compliance with the flood protection measures described in section 4-405.
 - (II) All Flood Fringe retrofitting techniques will require the certification of a P.E. that demonstrates the technique and associated components will withstand the loads associated with a 1%-annual-chance flood event. Non-residential buildings require completion of a Floodproofing Certificate in accordance with 4-405(C)(3)(a)(v).
3. Work on a nonconforming building or structure (whether residential or non-residential) in the Flood Fringe that is not a Substantial Improvement or repair of Substantial Damage must comply with the flood protection measures described in section 4-405 and all other applicable requirements of this Article.

4-1002 Nonconforming Structures

- A. A nonconforming structure is any existing structure which does not conform to the structure regulations of this Code for the zoning district in which such nonconforming structure is located, as a result of either (1) the adoption or amendment of this Code, or (2) a final county administrative or judicial decision precluding Boulder County from enforcing this Code specific to a structure on the basis of estoppel, laches, or waiver.
- B. A nonconforming structure may continue to be occupied, except as otherwise provided for in this Section.
- C. A nonconforming structure may not be altered, repaired, or enlarged in any way which would increase the degree of nonconformity with respect to the setback or height regulations of this Code:
 - 1. For purposes of this Section, an increase in the degree of nonconformity shall be any alteration which adds to the floor area or height of the portion of the structure which violates this Code.
 - 2. This restriction may be waived if the Building Official determines that any such alteration, repair, or enlargement is necessary to rectify a hazardous health or safety situation, or to comply with the public health or safety requirements of another governmental entity having lawful jurisdiction over the structure.
 - 3. Agricultural structures, either singly or cumulatively, legally constructed which were over 25,000 square feet (or 35,000 square feet in a community service area) as of October 18, 1994, may be altered, repaired, or enlarged provided the total square footage of the structures on a parcel is not increased.
 - 4. Installation of a flush roof-mounted or building integrated accessory solar energy systems shall not be considered an increase in the degree of nonconformity, provided it meets the specifications in section 4-514 or 4-516.
- D. A nonconforming structure which has been damaged or destroyed by causes outside the control of the property owner or their agent, may be restored to its original location, floor area, and height, provided that such restoration complies with the current provisions of the Boulder County Building Code.
 - 1. Such restoration must be commenced within six months after the date on which the nonconforming structure was damaged or destroyed and completed within one year after the date on which the restoration was commenced.
 - a. These times may be extended for a reasonable period, if approved by the County Commissioners at a public hearing upon a showing of extraordinary circumstances by the property owner or their agent.
 - 2. The provisions of this Section 4-1002 (D) shall not apply to Substantial Improvements to structures in the Floodplain Overlay District as provided for in Section 4-400 of this Code.
 - 3. Restoration meeting the requirements of this provision are not required to undergo a Site Plan Review. (See Article 4-802 (B) (3))

4-405 Flood Protection Measures

Flood Protection Measures apply to development within the FO District in Zones AE, A, AO, and AH.

- A. **Flood Protection Elevation ("FPE").** For the purposes of this section, the Boulder County FPE is equal to the following:
 - 1. In areas depicted as Zone AE and AH in the FO District, the FPE is equal to the BFE plus 2 feet. The BFE is the elevation of the 1%-annual-chance (typically referred to as 100-year) flood. In other words, it is the flood that has a 1% chance of occurring in any given year.
 - 2. In areas depicted as Zone A in the FO District, the following applies:
 - a. As required by 44 CFR 60.3(b)(4), Boulder County must obtain and reasonably utilize BFE and water surface elevation information from local, state, federal, or other reliable sources
 - b. In those Zone A areas where a BFE can be determined from the sources outlined in 4-405(A)(2)(a), the FPE will be 2 feet above the calculated BFE
 - c. In those Zone A areas where a BFE cannot be determined from the sources outlined in 4-405(A)(2)(a), the FPE will be 3 feet above the highest grade in the area of the proposed development.
 - (i) For buildings, the FPE will be 3 feet above the highest grade within the proposed building footprint,

or the highest grade adjacent to the exterior of the existing building, unless the applicant supplies information sufficient to determine a BFE and subsequent FPE for the building.

3. In shallow flooding areas (Zone AO), the FPE is equal to:
 - a. Two feet above the specified flood depth; or
 - b. If no flood depth is specified, 3 feet above the highest grade that exists within the proposed building footprint.

B. General Requirements

1. All development in the FO District must be adequately protected from flooding according to the requirements of this section.
2. Prior to submitting an application, applicants shall confirm with the County Engineer all conforming and nonconforming structures and uses on the subject property. Improvements to conforming structures and buildings must meet all applicable requirements in section 4-405. Improvements to nonconforming structures and buildings must meet all applicable requirements in section 4-413.
3. Materials that are buoyant, flammable, hazardous, toxic, or explosive, or that in times of flooding could be harmful to human, animal, or plant life, may not be stored or processed except at or above the FPE, unless the materials are stored in accordance with 4-405(H) governing storage tanks.
4. All construction (including New Floodplain Construction as well as improvements below the FPE) must be built with materials and utility equipment resistant to flood damage up to the FPE.
5. All new and replacement water supply systems must be designed to minimize or eliminate infiltration of flood waters into the system.
6. Lateral additions to any residential building must be elevated to the FPE and adequately anchored to prevent flotation, collapse, or lateral movement of the addition resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
7. Lateral additions to any commercial or accessory building or structure must be adequately protected from flooding in accordance with 4-405(C)(3)(a) and 4-405(C)(3)(b), respectively.

C. New Floodplain Construction

1. General Requirements

- a. All New Floodplain Construction must be built using methods and practices that minimize flood damage.
- b. New Floodplain Construction in the Floodway is prohibited.
- c. New Basements in the Flood Fringe are prohibited.
- d. All New Floodplain Construction must be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, and must be certified by a P.E. registered in the State of Colorado that they have been constructed to withstand such forces and are adequately protected from flooding up to the FPE;
- e. New buildings or other structures must be placed with their longitudinal axes parallel to the predicted direction of flow of flood waters or be placed so that their longitudinal axes are on lines, parallel to those of adjoining structures, to the extent consistent with other provisions of this code. This is intended to minimize the obstruction to flow caused by a building or structure.
- f. New service equipment, including, but not limited to, electrical, heating, ventilation, plumbing, and air conditioning equipment, must be located at or above the FPE.
- g. New Floodplain Construction in Zone AO or AH must be accompanied by site/property grading to accommodate drainage of floodwaters around the perimeter of the building in a controlled manner, without adversely impacting adjacent properties.
- h. New Floodplain Construction on a property removed from the floodplain by issuance of a LOMR-F from FEMA must have the Lowest Floor elevated to or above the FPE that existed prior to the placement of fill.

2. Residential Buildings

- a. All new residential buildings constructed in the Flood Fringe or within Zones A, AO, or AH must have their Lowest Floors (including Basements, porches, and decks), as well as any and all service equipment (excepting the necessary connections to public utility), elevated to the FPE, either by the placement of fill or by construction on elevated foundation walls.
- b. Fully enclosed areas below the lowest floor of a building in the FO District must be used solely for parking of vehicles, building access, or storage of materials. These areas must be designed to equalize the hydrostatic pressure flood forces on exterior walls by allowing for the entry and exit of floodwaters (known as "Wet Floodproofing"). Designs for meeting this requirement must either be certified by a registered Professional Engineer or must meet or exceed the following minimum criteria:
 - (l) A minimum of two openings on at least 2 walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding must be provided;

- (II) The bottom of all openings must be no higher than one foot above grade; and
- (III) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- c. Attached garages may be constructed at-grade but must comply with 4-405(C)(2)(b) above. Openings are permitted to be installed in garage doors; however, the garage door itself does not qualify as an opening for Wet Floodproofing purposes.
- 3. Non-residential Buildings. Non-residential buildings built in the Flood Fringe, or within Zones A, AO, or AH must conform with 4-405(C)(2) above, or must conform with the requirements below based on building type:
 - a. Commercial Buildings
 - (I) Commercial buildings, including attendant and sanitary facilities and attached garages, must conform with 4-405(C)(2), or must be designed to be water-tight with walls substantially impermeable to the passage of water below the FPE.
 - (II) The building must be anchored to prevent flotation, collapse, or lateral movement.
 - (III) The building must be constructed using structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - (IV) All flood protection measures for commercial buildings must be certified by a Colorado Registered Professional Engineer that the methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the Base Flood. Such certification must also state the specific elevation (including vertical datum reference) to which the construction is protected from flooding.
 - (V) For commercial buildings designed to be watertight, the FEMA Floodproofing Certificate for Non-Residential buildings should be completed, and must be reviewed and approved by the County Engineer.
 - b. Accessory Buildings and structures
 - (I) Accessory buildings and structures, including but not limited to detached garages, sheds, barns, and any other structure considered accessory to the primary use or primary building, must conform with 4-405(C)(2) above, or may be constructed at grade but must meet the requirements of 4-405(C)(2)(b) above for fully-enclosed areas below the FPE, and are subject to the following conditions:
 - (A) The building or structure must be used only for the parking of vehicles or storage of tools, materials, and equipment;
 - (B) The building or structure must not be designed for or used as Habitable Space;
 - (C) The accessory building or structure must represent a maximum investment of less than 10% of the value of the principal building on the property, or a maximum floor area of 600 square feet;
 - (D) The building or structure must have low flood damage potential with respect to both the building and its contents; and
 - (E) Permanently affixed appliances (such as furnaces, heaters, washers, dryers, etc.) are prohibited.
 - (F) Prior to issuance of Certificate of Occupancy or final inspection, whichever occurs last, the property owner must execute a Non-Conversion Agreement and the County must record the agreement in the real estate records. The agreement will be in the form of a restrictive covenant or other County approved binding instrument, where the benefits of the covenant run in favor of the County. The covenant must be drafted to run with the land and bind successors, in perpetuity. The purpose of the covenant is to document the current owner's understanding of the limitations on construction and use of the enclosed area in accordance with the provisions of this section 4-405(C)(3)(b) (Accessory Buildings and Structures), and to put prospective purchasers on notice of such restrictions. The covenant will also reference retrofitting criteria necessary to properly convert accessory buildings or structures to habitable space, should the owner choose to do so. In addition to any other enforcement mechanisms available, violation of the agreement will be considered a violation of this Article 4-400 and subject to all applicable zoning enforcement procedures.
 - (II) Accessory structures that do not have at least two rigid walls, including but not limited to carports, gazebos, and picnic pavilions, may be constructed at grade and must use flood-resistant materials up to the FPE.
 - (III) Accessory Dwelling Units (including detached garages designed with Habitable Space on the second floor) must meet the above requirements of 4-405(C)(2) for residential buildings, which includes either elevation of the entire building above the FPE, or wet floodproofing of the lower level garage space.

- c. Agricultural Buildings and Structures. New Floodplain Construction of any Permanent agricultural building or structure in the Flood Fringe must be limited in use to agricultural purposes, in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Types of buildings and structures that qualify under this section include farm storage structures (used exclusively for the storage of farm machinery and equipment), grain bins, corn cribs, and general purpose barns/loafing sheds.
 - (I) The building or structure must not be designed for or used as Habitable Space.
 - (II) The building or structure must be wet-floodproofed according to 4-405(C)(2)(b).
 - (III) Service equipment must be elevated to the FPE, unless elevation of such equipment impedes its agricultural use.
 - (IV) Permanent agricultural buildings or structures are prohibited in the Floodway.
 - (V) Temporary agricultural buildings or structures are allowed in the floodway, but are required to be relocated outside of the FO District or deconstructed in the event of a flood warning. If relocation outside of the FO District is not possible, then relocation to the Flood Fringe will be allowed, so long as the temporary structure is properly anchored.
- d. Crawlspaces. New Floodplain Construction of any Below-Grade Crawlpace must:
 - (I) Have the interior grade elevation, that is below BFE, no lower than two feet below the Lowest Adjacent Grade;
 - (II) Have the height of the Below-Grade Crawlpace measured from the interior grade of the Crawlpace to the top of the foundation wall, not to exceed four feet at any point;
 - (III) Have an adequate drainage system that allows floodwaters to drain from the interior area of the Crawlpace following a flood; and
 - (IV) Meet the provisions 4-405(C)(1), General Requirements.

D. Critical Facilities

1. New Critical Facilities are prohibited in the regulatory floodplain below 6,000 feet (NAVD88) in elevation.
2. In the mountain canyons above 6,000 feet (NAVD88), new Critical Facilities in the FO District will be considered on a case-by-case basis, and may require special design or flood protection considerations, including considerations of hydrodynamic flood forces and flood-induced erosion.
3. Improvements to existing Critical Facilities that are determined to be Substantial Improvements require that the entire facility (including attendant utility and sanitary facilities) be elevated to the Boulder County FPE or, if not prohibited elsewhere in this code, be retrofitted such that the building is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads, including the effects of buoyancy.

E. Manufactured Home Parks

1. General Requirements. All manufactured homes must be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated to the FPE and anchored to resist floatation, collapse, or lateral movement. All requirements below are in addition to applicable state and local requirements, including those to address wind loads.
2. For new parks commenced on or after February 1, 1979; expansions to existing parks; existing parks where the value of the repair, reconstruction, or improvement of the streets, utilities, and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement has commenced; an existing park on which a manufactured home has incurred Substantial Damage; manufactured homes to be placed or substantially improved on sites in existing parks; and for manufactured homes not placed in a park:
 - a. Stands or lots must be elevated on compacted fill or on pilings so that the lowest floor of the manufactured home will be at or above the FPE. For homes placed on pilings:
 - (I) lots must be large enough to permit steps;
 - (II) piling foundations must be placed in a stable soil no more than ten feet apart; and
 - (III) reinforcements must be provided for pilings more than six feet above the ground level.
 - b. Adequate surface drainage must be provided.
 - c. New manufactured homes must be anchored by providing over-the-top and frame ties to ground anchors as well as the following:
 - (I) over-the-top ties at each of the four corners, with two additional ties per side at intermediate locations, with the exception of manufactured homes less than 50 feet long which require only one additional tie per side;
 - (II) frame ties at each corner with five additional ties per side at intermediate points, with the exception of manufactured homes less than 50 feet long which require only four additional ties per side;
 - (III) all components of a manufactured home anchoring system must be capable of carrying a force of 4800 pounds; and
 - (IV) Any additions to the manufactured home be similarly anchored.

J. Accessory Outside Storage

1. **Definition:** The outside placement, for a period of more than 24 hours, of items which are customary and incidental to the main use of the property.
2. **Districts Permitted:** By right in all districts
3. **Parking Requirements:** None
4. **Loading Requirements:** None
5. **Additional Provisions:**
 - a. The area of placement may not exceed five percent of the lot area.
 - b. Items must be adequately screened from the view of adjacent roadways and properties.
 - c. Any unit, bin, room, or container used for storage must be a permanent structure.
 - d. Any vehicles or trailers shall be licensed and operable and may not be used for storage.

Article 14 • Rubbish, Weeds & Brush, & Unsafe Structure

14-100 Purpose

- A. To protect the health, safety, and welfare of the citizens of Boulder County through the removal of rubbish (including trash, junk, and garbage); weeds and brush; and unsafe or abandoned buildings and structures from land in the unincorporated areas of the County. This includes removal by the County upon notice to and failure of the property owner to remove such rubbish, weeds, or unsafe structures, and the provision for criminal penalties in the event of failure to comply.

14-200 Authority

- A. Section 30-15-401, C.R.S., as amended, authorizes the Board of County Commissioners to adopt ordinances for the control of matters of local concern, including providing for and compelling the removal of the following:
 1. 'Rubbish': rubbish, including trash, junk, and garbage, from land within the unincorporated County and from alleys behind and sidewalk areas in front of such land, with the exception of:
 - a. industrial parcels of ten acres or greater; and
 - b. agricultural land, as defined by 39-1-102(1.6), C.R.S., as amended, currently in agricultural use.
 2. 'Weeds and Brush': weeds and brush from residential lots of two and one-half acres or less and from alleys behind and sidewalk areas in front of such lots; and
 3. 'Unsafe Structures': any building or structure, as further defined below, with the exception of any building or structure on
 - a. affected land subject to the 'Colorado Mined Land Reclamation Act' as defined in 34-32-103(1.5), C.R.S., as amended, or (b) lands subject to the 'Colorado Surface Coal Mining Reclamation Act' pursuant to Article 33 of Title 34, C.R.S., as amended.

14-300 Applicability

- A. This Article shall apply throughout the unincorporated area of the County, with the exception of (see 30-15-401(8) & (9), C.R.S., as amended):
 - 1. Any municipal service, function, facility, or property whether owned by or leased to the incorporated municipality, unless the municipality consents pursuant to 30-15-401(8), C.R.S., as amended.
- B. This Article shall not duplicate or interfere with any service or facility authorized and provided by a special district, or contravene any power authorized and exercised by a special district, unless the County is specifically empowered by law to exercise authority with respect thereto, or the County and the special district agree pursuant to Part 2 of Article 1 of Title 29, C.R.S., as amended.

14-400 Definitions

- A. Abatement: To remove the rubbish, weeds and brush, or unsafe structure as prescribed in the notice of violation.
- B. Agricultural land is land which, regardless of the uses for which such land is zoned, the County Assessor has determined meets the definition of "agricultural land" in 39-1-102(1.6), C.R.S., as amended.
- C. Rubbish: Garbage, trash, and junk including, but not limited to, unwanted or discarded household items; waste from building construction, remodeling, and repair; tree branches, grass and shrub clippings, leaves, or other general yard and garden waste; motor vehicle parts or tires, or abandoned, unlicensed, or inoperable motor vehicles including without limitation mobile or manufactured homes; newspapers, magazines, packaging materials, waste paper or cardboard; dead animal carcasses; and any other unsightly or discarded material which causes or is likely to cause a public hazard or nuisance, or is unacceptably offensive in light of community standards of cleanliness or generally accepted neighborhood aesthetics.
- D. Special District: Any special district established pursuant to Article 1 of Title 32, C.R.S., as amended; the Three Lakes Water and Sanitation District established pursuant to Article 10 of Title 32, C.R.S., as amended; the urban drainage and flood control district established pursuant to Article 11 of Title 32, C.R.S., as amended; any metropolitan sewage disposal district established pursuant to Part 4 of Article 4 of Title 32, C.R.S., as amended; any drainage district established pursuant to Article 20 of Title 37, C.R.S., as amended; the Cherry Creek basin water quality authority established pursuant to Article 8.5 of Title 25, C.R.S., as amended; any regional service authority established pursuant to Article 7 of Title 32, C.R.S., as amended; and the Regional Transportation District established pursuant to Article 9 of Title 32, C.R.S., as amended. (See 30-15-401(9)(b), C.R.S., as amended.)
- E. Unsafe Structure: A structure or building which, in the determination of the Chief Building Official: (1) is in a condition presenting a substantial danger or hazard to public health, safety, or welfare; or (2) is a dilapidated building which is unused by the owner or uninhabited because of deterioration or decay, and constitutes a fire hazard or subjects adjoining properties to a danger of damage by storm, soil erosion, or rodent infestation, or is a place frequented by trespassers and transients seeking a temporary hideout.
- F. Violation: The presence of rubbish, weeds and brush, or an unsafe structure, contrary to the provisions of this Article.
- G. Weeds and Brush: Any underbrush, bush, shrub, or plant material greater than nine inches in height which:
 - 1. ordinarily grows without cultivation; not in planting beds or otherwise in a controlled manner; or not for the purpose of food production; and
 - 2. is allowed to grow in such a manner or extent that it causes or is likely to cause a public hazard or nuisance, or is unacceptably offensive in light of community standards of cleanliness or generally accepted neighborhood aesthetics; and
 - 3. is not a noxious weed designated under the County's Noxious Weed Management Plan, the removal of which shall be governed by that Plan and not this Article.

14-500 Process for Removal of Rubbish, Weeds and Brush, or Unsafe Structures

- A. Complaint and Verification of Violation
 - 1. Upon complaint made or filed by a member of the public or by a County official or employee, the Director will take reasonable steps to verify the complaint as a violation.
 - 2. The Director's authority to enter and inspect land, a building or structure for a violation, shall be governed by the same procedures for obtaining consent or an administrative search warrant as are set forth under Article 17-300(E)(1)-(2).
- B. Notification of Violation and Provision for Appeal
 - 1. If the Director verifies a complaint as a violation, the Director will, as soon as practicable, provide written notice of the violation and the requirements for abatement to the property owner of record as identified on the Boulder County tax records (both to the address in the tax records and the property address, if different), and to any other responsible party whose identity and whereabouts are known to the Director.
 - 2. The notification will include a description of the violation; the requirements for abatement including the time period in which abatement must occur; a proposed reinspection date to verify abatement; a statement of the right to appeal the determination of violation; and the time within which a written appeal must be filed. Ordinarily the Director will provide 30 days for abatement, unless the Director determines that a shorter or longer time is justified.
 - 3. The property owner or other noticed person may appeal the Director's determination that a violation exists to the Board of County Commissioners.
 - a. Unless the notice of violation specifies a reasonable shorter time, the request for an appeal must be made to the Community Planning & Permitting Department in writing no later than 30 days after the date of the violation notice (with an additional three days allowed if the notice is mailed). The Director may specify a reasonable shorter time for filing an appeal in the notice, if the Director determines that an abatement time of less than 30 days is necessary.
 - b. If a timely appeal is filed, the Director will schedule a hearing before the Board to consider the appeal at the earliest available time for which adequate notice of the appeal may be given.
 - c. The Director will notify the party requesting the appeal of the hearing date and time as soon as possible after the hearing is scheduled. The Director also will notify adjacent property owners and any other known interested members of the public in advance of the hearing.
 - d. At the appeal hearing the Board will take testimony from the Director, the alleged violator, and any members of the public present. Based on the hearing the Board may affirm, reverse, or modify the determination of the Director as set forth in the notice of violation.
- C. Board of County Commissioners' Authorization for Abatement by County
 - 1. If the alleged violator fails to comply with the County's requirements for abatement, the Director may request that the Board of County Commissioners, at a public meeting, authorize the County to arrange for abatement of the violation. The Director shall provide reasonable prior notice of the meeting to the alleged violator in the same manner as required for the initial notice of violation under Subsection (B)(1), above.
- D. Administrative Entry and Seizure Warrant for County Abatement
 - 1. Upon authorization by the Board for County abatement of the violation, the Director shall seek an administrative entry and seizure warrant from the county or district court having jurisdiction over the property.
 - 2. Such warrant shall be issued upon presentation of these regulations; an affidavit stating the factual basis for the warrant; evidence that the property owner has received notice of the violation and has failed to abate the violation within the prescribed time; a general description of the location of the subject property; a general description of the violation; and the proposed method and extent of abatement by the County (including a general list or description of the rubbish, weeds or brush, or unsafe structure to be removed).

E. County Abatement

1. Within 10 days following the date of issuance of an administrative warrant, the County shall abate the violation in accordance with the direction of the issuing court; a copy of the issued warrant shall be provided to the property owner; and proof of the execution of the warrant, including a written inventory of any property impounded by the County, shall be submitted to the court.
2. The proposed method of abatement by the County may be accomplished through the use of County staff or by contract with a private party, and may include the impoundment of rubbish or other property removed as part of the abatement.
3. A bill for the reasonable costs of abatement shall be mailed to the property owner of record at the addresses specified in Section (B)(1), above. The bill may include a separate charge for the reasonable costs of inspection and other incidental costs incurred by the County in abating the violation, which charge may not exceed five percent of the total abatement costs for rubbish and unsafe structure violations, and may not exceed ten percent of the total abatement costs for weeds and brush violations. Payment of the bill shall be due within 60 days of the date of the bill.
4. If the bill is unpaid after 60 days, the Director through the County Clerk shall certify the bill to the County Treasurer, who shall collect the assessment together with a ten percent penalty for the cost of collection, in the same manner as other taxes are collected. (See 30-15-401(1)(a)(I)(A) and -(I.5)(B), C.R.S., as amended.)

14-600 Preservation of Remedies

- A. Unless otherwise specified in this article, the remedies as provided in this Article, and as may be available under other applicable regulations of the County or pursuant to state or federal law, are not exclusive in any way, and may be pursued by the County singly or in combination to achieve the most expeditious abatement of violations involving the presence of rubbish, weeds and brush, and unsafe structures.

Costs for Substantial Improvements and Repair of Substantial Damage

From FEMA Publication P-758, May 2010 - *Substantial Improvement/Substantial Damage Desk Reference*

Included Costs:

Items that must be included in the costs of improvement or costs to repair are those that are directly associated with the building. The following list of costs that must be included is not intended to be exhaustive, but characterizes the types of costs that must be included:

- Materials and labor, including the estimated value of donated or discounted materials and owner or volunteered labor
- Site preparation related to the improvement or repair (foundation excavation, filling in basements)
- Demolition and construction debris disposal
- Labor and other costs associated with demolishing, moving, or altering building components to accommodate improvements, additions, and making repairs
- Costs associated with complying with any other regulation or code requirement that is triggered by the work, including costs to comply with the requirements of the Americans with Disabilities Act (ADA)
- Costs associated with elevating a structure to an elevation that is lower than the BFE
- Construction management and supervision
- Contractor's overhead and profit
- Sales taxes on materials
- Structural elements and exterior finishes, including:
 - Foundations (e.g., spread or continuous foundation footings, perimeter walls, chainwalls, pilings, columns, posts, etc.)
 - Monolithic or other types of concrete slabs
 - Bearing walls, tie beams, trusses
 - Joists, beams, subflooring, framing, ceilings
 - Interior non-bearing walls
 - Exterior finishes (e.g., brick, stucco, siding, painting, and trim)
 - Windows and exterior doors
 - Roofing, gutters, and downspouts
 - Hardware
 - Attached decks and porches
- Interior finish elements, including:
 - Floor finishes (e.g., hardwood, ceramic, vinyl, linoleum, stone, and wall-to-wall carpet over subflooring)
 - Bathroom tiling and fixtures
 - Wall finishes (e.g., drywall, paint, stucco, plaster, paneling, and marble)
 - Built-in cabinets (e.g., kitchen, utility, entertainment, storage, and bathroom)

Included Costs continued:

- Interior doors
- Interior finish carpentry
- Built-in bookcases and furniture
- Hardware
- Insulation
- Utility and service equipment, including:
 - HVAC equipment
 - Plumbing fixtures and piping
 - Electrical wiring, outlets, and switches
 - Light fixtures and ceiling fans
 - Security systems
 - Built-in appliances
 - Central vacuum systems
 - Water filtration, conditioning, and recirculation systems

Excluded Costs:

Items that can be excluded are those that are not directly associated with the building. The following list characterizes the types of costs that may be excluded:

- Clean-up and trash removal*
- Costs to temporarily stabilize a building so that it is safe to enter to evaluate required repairs
- Costs to obtain or prepare plans and specifications
- Land survey costs
- Permit fees and inspection fees
- Carpeting and recarpeting installed over finished flooring such as wood or tiling
- Outside improvements, including landscaping, irrigation, sidewalks, driveways, fences, yard lights, swimming pools, pool enclosures, and detached accessory structures (e.g., garages, sheds, and gazebos)
- Costs required for the minimum necessary work to correct existing violations of health, safety, and sanitary codes
- Plug-in appliances such as washing machines, dryers, and stoves

Additional Excluded Costs: (not specifically mentioned in FEMA P-758)

- Temporary Power
- Portable Toilets for use during construction
- Wastewater treatment systems and wells

* This refers only to trash and debris that were deposited during the event. Costs associated with the removal of damaged materials that were part of the structure are included costs.

Parcels

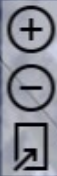
Aerial

Contours

Simple

2024

MARSHALL



Contents

- ☒ Parcels Selected
- ☒ Parcels
- ☐ Zoning Districts - Current
- ☒ Floodplain Overlay District
 - ☒ Floodway
 - ☒ Floodway
 - ☒ 100-Year Floodplain
 - ☒ 100-Year Floodplain
- ☐ PICTOMETRY2024 3INCH
- ☐ PICTOMETRY2024 6INCH
- ☐ PICTOMETRY2022 3INCH
- ☐ PICTOMETRY2022 6INCH
- ☐ PICTOMETRY2024 3INCH
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- ☐ PICTOMETRY2022 3INCH
- ☐ PICTOMETRY2022 6INCH
- ☒ PICTOMETRY2024 3INCH
- ☒ PICTOMETRY2024 6INCH



Community Planning & Permitting

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

NOTICE OF VIOLATION:

ZON-22-0117

September 25, 2024

Kathleen Martindale
1561 S Foothills Hwy, B8
Boulder, Colorado 80305

RE: Rubbish, Impermissible Accessory Outside Storage , and Building Without Permits in the Floodplain

Dear Property Owner,

On December 2, 2022, the Boulder County Community Permitting & Planning Department (CPP) received a complaint regarding the outside storage and rubbish at Sans Souci Mobile Home Park Space B8.

CPP staff inspected Space B8 from public rights-of-way on January 25, 2023 and documented evidence of impermissible outside storage and/or rubbish, an unpermitted shed, a small unpermitted white canvass storage tent, and a covered porch built without permits.

On August 7, 2024, the Boulder County Department of Community Planning and Permitting received a second complaint regarding the outside storage and rubbish.

The second complaint was investigated by a Code Compliance Specialist on August 14, 2024. The investigation found evidence of impermissible outside storage and/or rubbish, an unpermitted shed, a small unpermitted white canvass storage tent, and a covered porch built without permits, at the following property

Address:	1561 S Foothills Hwy, B8
Zoning District:	(MH) Mobile Home & (FO) Floodplain Overlay
Principal Use:	Residential
Parcel Number	157721000024

Rubbish and Impermissible Accessory Outdoor Storage

Rubbish



NOTICE OF VIOLATION

Community Planning & Permitting

To protect the health, safety, and welfare of Boulder County, Article 14 of the Land Use Code prohibits the accumulation of rubbish on a property. Rubbish is defined in Article 14-400(C), and includes: trash and junk, tree branches, yard waste, motor vehicle parts, abandoned, unlicensed, or inoperable motor vehicles, and other unsightly or discarded material. The full definition of rubbish is included with this letter.

Upon inspection, the Boulder County Community Planning and Permitting Department noticed plastic milk crates, flowerpots, wheelbarrows, dollies, plastic buckets, metal racks, metal trellises in disrepair, watering cans, tarps, household items, and other materials on your property in violation of Article 14.

Accessory Outdoor Storage

Accessory outdoor storage is permitted in the Mobile Home District provided it complies with Article 4-516(K) of the Boulder County Land Use Code. Specifically, you may place items which are customary and incidental to the main use as residential on your property for more than 24 hours provided:

- a. The area of placement does not exceed 5% of the lot area;
- b. Items are adequately screened from the view of adjacent roadways and properties;
- c. Any unit, bin, room, or container used for storage is a permanent structure;
- d. Any vehicles or trailers are licensed and operable not are not used for storage; and
- e. With the exception of the prohibition on using vehicles or trailers for storage, accessory outdoor storage of agricultural products and operable agricultural equipment is exempt from these additional provisions.

Some of the items on your property that are considered rubbish might be able to be kept on the property as accessory outdoor storage provided they comply with the requirements of Article 4-516(K). However, based upon inspection, the above-mentioned items are not in compliance with Article 4-516(K) of the Boulder County Land Use Code.

To correct the violation related to rubbish/impermissible accessory outdoor storage you must:

1. Remove all rubbish and items not customary and incidental to the main use of the Property from the Property, within 30 days from the date of this letter; **AND**
2. Ensure that all items stored on the Property as accessory outdoor storage comply with the provisions in Article 4-516(K), within 30 days from the date of this letter.

This letter is the official notification of the Article 14 violations observed on the Property. The property owner may appeal the Director's determination that a violation exists to the Board of



NOTICE OF VIOLATION

Community Planning & Permitting

County Commissioners. Any such appeal must be submitted in writing to the Community Planning & Permitting Department no later than 30 days after the date of this violation notice.

Please note that failure to comply with the County's requirements for abatement of Article 14 violations as noted above may result in the Director of Community Planning & Permitting requesting County Commissioner and Court authorization to arrange for County abatement of the violation. If the abatement is performed by the County, a bill for the reasonable costs of abatement plus associated fees and costs may be issued to the property owner.

Building Without a Permit in a Floodplain Violation

Building, deconstructing, or otherwise altering structures without a permit is a violation of the Boulder County Land Use Code **Article 4-404 (A)**, **Article 3-100(B) (1)** and **Article 17-300(A)(1)** and the Boulder County Building Code **Section 105.1** (see below).

Upon review and investigation, the Boulder County Community Planning and Permitting Department observed a covered porch built without permits located on the Property. Based on the building permit history for the Property, there is no evidence of a building permit application, issuance, or approval for the covered attached porch. **The attached porch requires a Floodplain Development Permit and a Building Permit.** The small shed and the small white canvas storage tent do not appear to be more than 120 sf, 12 feet in height, or have power and are therefore exempt from building permits.

To correct the building without a permit violation you must:

1. Within **10 days** of the receipt of this Notice of Violation, please contact msullivan@bouldercounty.gov to notify the Community Planning and Permitting Department that this violation is in the process of abatement; **AND**
2. Within **30 days** of the receipt of this Notice of Violation, apply for a Floodplain Development Permit and a Building Permit for the attached porch; **AND**
3. Within **60 days** of the receipt of this Notice of Violation, obtain issuance of all Floodplain Development Permits and a Building Permits needed for the attached porch; **AND**
4. Within **90 days** of the receipt of this Notice of Violation, complete all required work for all Building Permits and complete all final required building and safety inspections for the attached porch; **OR**
5. Within **30 days** of the receipt of this Notice of Violation, apply for a Deconstruction Building Permit for the attached porch; **AND**
6. Within **60 days** of the receipt of this Notice of Violation, complete all required deconstruction work for all Deconstruction Building Permits; **AND**
7. Within **90 days** of the receipt of this Notice of Violation complete all final required building and safety inspections.

If you have any questions regarding building construction or deconstruction permits, please call (303) 441-3926.



NOTICE OF VIOLATION

Community Planning & Permitting

We realize that you may be unaware that you are in violation of the Boulder County Land Use Code. A follow up investigation and/or inspection will be made on or **Oct 25, 2024**, to verify that the violation has been abated and or appropriate next steps as outlined above have been taken. Failure to rectify the violation/ diligently pursue next steps within the next 30 days may result in legal action.

Under Colorado law C.R.S. §30-28-124.5, zoning violations are punishable by fines up to \$1000 and continuing penalties up to \$100 per day until the violation is corrected. The County Attorney may also seek injunctive relief under C.R.S. § 30-28-124. For additional information or questions, you may contact me directly via email at msullivan@bouldercounty.gov.

Sincerely,

Moriah Sullivan, Code Compliance Specialist I

Inclusions:

- **Property Inspection Photos**
- **Article 14-400 (C)**
- **Article 4-516 (K)**
- **Article 4-404 (A)**
- **Article 3-100(B)**
- **Article 17-300(A)(1)**
- **Section 105**



NOTICE OF VIOLATION

Community Planning & Permitting





NOTICE OF VIOLATION

Community Planning & Permitting



Article 14-400 (C):

C. Rubbish: Garbage, trash, and junk including, but not limited to, unwanted or discarded household items; waste from building construction, remodeling, and repair; tree branches, grass and shrub clippings, leaves, or other general yard and garden waste; motor vehicle parts or tires, or abandoned, unlicensed, or inoperable motor vehicles including without limitation mobile or manufactured homes; newspapers, magazines, packaging materials, waste paper or cardboard; dead animal carcasses; and any other unsightly or discarded material which causes or is likely to cause a public hazard or nuisance, or is unacceptably offensive in light of community standards of cleanliness or generally accepted neighborhood aesthetics.

Article 4-516 (K)

1. Definition: The outside placement, for a period of more than 24 hours, of items which are customary and incidental to the main use of the property.
2. Districts Permitted: By right in all districts
3. Parking Requirements: None
4. Loading Requirements: None
5. Additional Provisions:



NOTICE OF VIOLATION

Community Planning & Permitting

- a. The area of placement may not exceed five percent of the lot area.
- b. Items must be adequately screened from the view of adjacent roadways and properties.
- c. Any unit, bin, room, or container used for storage must be a permanent structure.
- d. Any vehicles or trailers shall be licensed and operable and may not be used for storage.
- e. With the exception of the prohibition on using vehicles or trailers for storage, accessory outdoor storage of agricultural products and operable agricultural equipment is exempt from these additional provisions.

Article 4-404 (A)

Minimum Federal and State Standards. Development in the FO District must comply with the NFIP and State of Colorado minimum standards. These standards require applicants to demonstrate that those development projects allowed in the FEMA Floodway, when combined with all other existing and anticipated development, will not cause an increase in the modeled 1%-annual-chance water surface greater than 0.00 feet and, for projects in the Flood Fringe, will not cause an increase greater than 0.50 feet unless the applicant first receives an approved Conditional Letter of Map Revision (CLOMR) from FEMA prior to permitting, in compliance with the provisions of 4-404.2.E.4.

Article 3-100 (B.1.) of the Land Use Code

Approvals and Permits Necessary Prior to Development Related Permits Dependent on the specific nature of the activity, one or more of these permits will be required prior to undertaking development in the unincorporated areas of Boulder County.

Article 17-300 (A.1.) of the Land Use Code

No person shall erect, construct, reconstruct, alter, or change the use of any building or other structure within the unincorporated territory covered by this code without the property owner or his authorized representative first obtaining a building permit from the Building Official or his authorized representative.

Section 105.1 of the Building Code

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.





Office of the County Attorney

Ben Pearlman, County Attorney • Tel: 303.441.3190 • Fax: 303.441.4794 • ca@bouldercounty.gov
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306-0471 • www.bouldercounty.gov

December 10, 2024

Kathleen Martindale
1561 S Foothills Hwy B8
Boulder, CO 80305

VIA U.S. Certified Mail

Re: 1561 S Foothills Hwy B8 - Impermissible Outdoor Accessory Storage and Rubbish
Case Number - ZON-22-0117

Dear Property Owner:

This matter has been referred to the County Attorney's Office by the Boulder County Community Planning and Permitting Department (CPP) because of ongoing zoning violations located at 1561 S Foothills Hwy B8 in unincorporated Boulder County (the "Property").

Dyan Harden, former Boulder County Code Compliance Specialist, first sent you a notice dated January 27, 2024, regarding and unpermitted structure in the Floodplain and impermissible outdoor accessory storage and rubbish throughout the Property. Moriah Sullivan, Boulder County Code Compliance Specialist, sent you a subsequent notice on September 25, 2024, regarding unpermitted structures in the Floodplain, impermissible outdoor accessory storage, and rubbish throughout the Property.

A recent inspection reveals that the unpermitted structure in the Floodplain, impermissible outdoor accessory storage and rubbish violations remain.

In order to correct this zoning violation without legal action, you must take the following steps:

1. Within 30 days of the date of this letter, remove all rubbish from the Property
AND
2. Within 30 days after the date of this letter, screen all items customary and incidental to the residential use of the Property in accordance with the requirements of Article 4-516(K).

As we have informed you previously, Colorado Revised Statutes (C.R.S.) §§ 30-28-124 and 124.5 allow the County to enforce zoning violations through legal action. Under C.R.S. §30-28-124.5, zoning violations are punishable by a one-time fine of up to \$1,000, in addition to continuing penalties of up to \$100 per day until the violations are corrected. Injunctive relief is also permitted under C.R.S. § 30-28-124.

If, at any time, you fail to comply with the steps outlined above, we will initiate legal action. Please contact me immediately to discuss this matter at (303) 441-3190 or by email at llarremore@bouldercounty.gov

Thank you for your prompt attention to this matter.

Sincerely,



Liana Larremore
Assistant County Attorney

Cc: Moriah Sullivan (*via email*)

Enclosures: January 27, 2023 Notice of Violation Letter
September 25, 2024 Notice of Violation Letter

CA1tr 20N-22-0117

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kathleen Martindale
1561 S Foot hills Hwy B8
Boulder CO 80305



9590 9402 6591 1028 0527 33

2. Article Number (Transfer from service label)

7019 0700 0002 1573 3847

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Susan

☐ Agent
☒ Addressee

C. Date of Delivery

12/15

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery