



What's Developing in Frederick

Do I really live next to Open Space? | July 2018

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Do you live next to an area that you and neighbors refer to as open space? Or perhaps it's a field of corn or wheat. I've even heard one resident say he lived next to an "underutilized field".

Now you may be thinking, what does it matter what it's called? It matters because what you may think of as "never-to-be developed land" may in fact be land slated for future development. So how do you know the difference?

There are a few ways to determine what that space next to your property is. Easiest for you is to call the Planner on Duty (720.382.5500 and ask to speak with the Planner on Duty), give them your address, and ask what the status of the land near your home is.

Another step you may take is to explore the Parks and Open Space Maintenance map online at <http://www.frederickco.gov/338/GIS-Mapping>. There you can zoom in to each neighborhood and see the designated parks and open space, determine who owns it and who is responsible for its maintenance. This may lead you to realize that what you thought was open space is not in fact open space.

An alternative way to determine if the adjacent property is truly open space, is to look at the plat for your neighborhood. That statement may have raised a few questions for you such as "what's a plat?" or "how do I know which plat is mine?". So, let's start with the first question.

What is a plat? The Frederick Land Use Code defines a plat as a map of certain described land prepared in accordance with the requirement of this Code and C.R.S. Section 38-51-106 as an instrument for recording of real estate interests with the County Clerk and Recorder. In simple terms, it's a map that defines areas of land, such as your property, your neighbors, property, and your neighborhood.

How do I know which plat is mine? That's a good question. Usually, the name of your neighborhood/subdivision is associated with the name of your plat so that's a good place to start. Say you live in the Eagle Valley neighborhood. It's a good guess to think that your plat would be named Eagle Valley. Sometimes after the land is platted, someone decides that they'd like to amend what was originally mapped. That change becomes a replat and the naming for the original plat is modified to become something like Eagle Valley Replat A, Eagle Valley Filing No. 2, or Eagle Valley Subdivision Amendment A.

If you know the name of your subdivision without question, you can find all plats within the Town online at <http://www.frederickco.gov/350/Annexation-Final-Plats> and listed alphabetically.



If you're not sure about the name of your plat, there are a few options for you to consider. You could look at your property records you received at closing and find the subdivision listed. This is the name of your plat.

Another way to find it is to find your property on the Town's property information map online at <http://gis.frederickco.gov/Property/>. When the map opens, a search option is available along the right hand side of the page. At the top of that search option, click on address. Then enter your address number and street (such as 7755 Miller) in the box and click on search. The map will zoom in to your property and your property will be highlighted in blue. If you click on your property (on the map), a window will open showing the following information: address, subdivision, lot, block, zip code, a link to the property report, zoning, any overlay, and a link to utility information. If you click on the subdivision, it will open the approved plat for your property. Pay attention to your lot and block numbers and it will help you find your property on the plat.

Now that you know which plat is yours and which lot is yours, look to see if that adjacent property is included on the plat for your neighborhood. If it is, it may be listed as an Outlot, Tract, or Lot. If it's an outlot or tract, look to see if there's a table that lists all the outlots and tracts to define what purpose they serve. These definitions may also be identified in the Notes field on the first page of the plat. For example, Tracts A, F and G are hereby reserved for dedication to the Town of Frederick and are to be used for drainage, public access and open space. Tracts A, F and G will be owned by the Town of Frederick but maintained by the homeowners association.

What if the adjacent property is not included in the plat, but has information such as Fox Run 2 Subdivision on it? That means that the adjacent land was included in another plat, in this case the Fox Run 2 plat, and you'll need to look at that plat for the information on the use of the property. You can find all the plats within the Town listed by name online at <http://www.frederickco.gov/350/Annexation-Final-Plats>. If you thought you'd explore this on your own, and wound up frustrated, don't worry. You can still call the Planner on Duty and we'll be happy to talk you through it all.

With this information, you should be able to determine what the status is of that undeveloped land near you.



CONTACT US

Town Hall: 720.382.5500

401 Locust St.
P.O. Box 435
Frederick, CO 80530