



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

February 10, 2026

Stephen Felker

2860 7th Street

Boulder, CO 80304

**RE: LIMITED AND CONDITIONAL CONFIRMATION OF BUILDING LOT STATUS
REGARDING PROPERTY IDENTIFIED BY THE PARCEL NUMBER 145701000022 (1221
BRAINARD LAKE ROAD, MONO LODGE)**

Dear Cherie:

The Department of Community Planning & Permitting researched the history of the parcel consisting of approximately 5.16 acres, located in Section 01, Township 1N, Range 73W ("the parcel"). The Department of Community Planning & Permitting's research was based on the application you provided, deed research, the County zoning and subdivision regulations, and information in the Department of Community Planning & Permitting files. As a result, we have determined that the parcel is a legal Building Lot. This determination is limited and conditional because it confirms only that the parcel is a legal building lot eligible for certain potential development. Because other County regulations must be complied with before a building permit can be issued for development on the parcel, this letter does not represent that the parcel can be developed for any particular structure or use.

Specifically, based on its research noted above, the Department of Community Planning & Permitting has determined that the parcel was legally created under the then-applicable County zoning and subdivision regulations and policies, and to that extent is eligible for designation as a Building Lot by Boulder County. The parcel was created in its current configuration on the Deed recorded August 15, 1891, at Reception Number 80148054 which met the minimum lot size at the time. The parcel is presently identified by Assessor Account Number R0031233 and by Assessor Parcel Number 145701000022. Presently the parcel is in the Forestry (F) Zoning District. The parcel, as it currently exists and is described, met the applicable County zoning minimum lot size at the time of its creation.

Owners and prospective purchasers of the parcel are advised that future development

of the parcels may require County building permits and/or discretionary zoning or land use review. These may or may not be granted depending on the applicable regulations. For example, a building permit requires proof of legal access that meets County standards; proof that legal sources of water and sanitation are available; and resolution of issues related to floodplains, soil type, drainage, and topography. The Boulder County Land Use Code may require Site Plan Review, Development Plan Review, Special Use Review, Subdivision or Subdivision Exemption approval, and/or other discretionary land use authorizations prior to any approval of building permits.

The determination that the parcel is eligible for Building Lot designation is made based upon the Land Use Code of Boulder County as it is adopted and in effect at the time of this determination. This does not constitute a basis for the legal or equitable vesting of zoning, land use, or development rights in the Parcel.

If you have further questions, please feel free to contact me.

Sincerely,

Jack Sheehan

Planner I

cc: Section 01 Township 1N Range 73W; Assessor; letter log; BLD-25-0102