



Land Use

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

October 22, 2019

Douglas Axtell
1661 La France Street #405
Atlanta, GA 30307

**RE: LIMITED AND CONDITIONAL CONFIRMATION OF BUILDING LOT STATUS
REGARDING PROPERTY IDENTIFIED BY THE PARCEL NUMBER 145907000027 ON
INDIANA GULCH ROAD**

Dear Douglas Axtell:

The Land Use Department researched the history of the parcel consisting of approximately 5 acres, located in Section 7, Township 1N, Range 72W ("the parcel"). The Land Use Department's research was based on the application you provided, deed research, the County zoning and subdivision regulations, and information in the Land Use Department 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 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 Land Use Department 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 in 1961 by Treasurer's Deed recorded on September 12, 1961 at Reception Number (90)682553 in Book 1198 on Page 288. At that time, the minimum lot size for the Residential Zoning District was one acre. The parcel is presently identified by Parcel Number 145907000027 and Assessor Account R0031244. Presently the parcel is in the Forestry 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 parcel 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,

A handwritten signature in blue ink, appearing to read 'Christy Wiseman', with a long horizontal flourish extending to the right.

Christy Wiseman
Planner I

cc: Section 7, Township 1N, Range 72W, Assessor R0031244, BLD-19-0105