



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
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April 1, 2024

Tod Patrick Salisbury, Jr.
505 Northstar Court
Boulder, CO 80304

**RE: LIMITED AND CONDITIONAL CONFIRMATION OF BUILDING
LOT STATUS REGARDING PROPERTY IDENTIFIED BY THE
PARCEL NUMBER 145935000001 (or the Martha C., Herald No. 2, Miami,
and Pine Shade Lodes)**

Dear Patrick:

The Department of Community Planning & Permitting researched the history of the parcel consisting of approximately 18.75 acres, located in Sections 35, Township 1N, Range 72W (“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 consists of two separate legal Building Lots. This determination is *limited and conditional* because it confirms only that the parcels are legal building lots 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 the parcel consists of two legal Building Lots, which were both legally created under then-applicable County zoning and subdivision regulations and policies, and to that extent are eligible for designation as a building lot by Boulder County. The first parcel consists of the Martha C. and Herald No. 2 Lodes and was created in its current configuration in 1896. The second parcel consists of the Pine Shade (1895) and Miami (1911) Lodes and was created in its current configuration in 1947. The Martha C. and Herald No. 2 Lodes are contiguous and thus one parcel. The Pine Shade and Miami Lodes are contiguous and thus one parcel. The whole parcel, which consists of these four mining claims, is presently identified by Assessor Account Number R0028595 and by Assessor Parcel Number 145935000001. It is described on the Deed recorded October 11, 2023, at Reception Number 04024730. 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

Claire Levy County Commissioner

Marta Loachamin County Commissioner

Ashley Stolzmann County Commissioner

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 parcels are 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 'E. Abner', with a stylized flourish at the end.

Ethan Abner
Long Range Planner