



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

August 16, 2002

David Kimmett – Town of Lyons

Via email: dkimmett@townoflyons.com

**RE: LAND USE DIRECTOR'S DETERMINATION THAT PROPERTY IS NOT A
LEGAL BUILDING LOT UNDER THE BOULDER COUNTY LAND USE CODE
REGARDING PROPERTY IDENTIFIED BY THE PARCEL NUMBER
120112000006. (2186 & 2188 Apple Valley Road)**

Dear David:

On behalf of the Director of the Boulder County Land Use Department (the "Director"), I have examined the deeds and other information you submitted and the Boulder County Land Use Code (the "Code."). As a result, I have determined that the land parcel of approximately 1.01 acres, in Section 12, T3N, R71W, as further described in this letter, is not eligible for designation as a building lot under the Code. This parcel is identified as Assessor ID R0088871 and Assessor Parcel Number 120112000006 and owned by the Town of Lyons. It is currently a portion of the property described on the Quit Claim Deed recorded November 20, 1989 at reception number 1014248. The parcel is in the Rural Residential Zoning District. Based on this determination, the County cannot issue building permits on the parcel for structures and uses that require a legal building lot under the Code.

The parcel is not a legal building lot because:

This property was part of a Subdivision Exemption (SE-89-29) docket approved in 1989 where this parcel (the yellow parcel) was combined with the parcel to the north (the red parcel). Together they (the yellow plus the red) are one legal building lot, but R0088871 alone is not a legal building lot.



Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

This determination is based upon the Code in effect at the time of the determination, and any prior County land use regulation affecting the legality of the parcel's creation and its resulting building lot status. If the County amends the Code in the future or additional information becomes available that could alter this determination, the owner/applicant may request another review.

If you disagree with this determination, you may appeal it to the Boulder County Board of Adjustment under Article 4-1200 of the Code. An appeal must be in writing, accompanied by a statement of the basis for the appeal and the required appeal fee. In addition, you must file the appeal *with the Director no later than 30 days after the date of this determination*. The County will consider this determination final if it is not timely appealed.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise Grimm", with a long horizontal flourish extending to the right.

Denise Grimm, AICP
Principal Planner

cc: Section 12-3N-71W, Assessor, BLD-22-0062