

September 13, 2022

Regarding the following properties located on Fools Gold Lane, Colorado Springs 80921 with the following Schedule numbers:

61284-02-020 and 61284-02-016

There is no property address for these parcels. Parcel 61284-02-016 is 40,000 square feet (.9183 acres). Parcel 61284-02-020 is 20,000 square feet (.4591 acres).

Together they equal 1.38 acres. Felix Romero has owned parcel 61284-02-016 since January 1972, when the zoning was for .7 acre lots in this area. Gilbert Romero quit claimed the smaller parcel 61284-02-020, to his brother Felix in February 2002.

Mr. Felix Romero purchased these properties as an investment with the possibility that he would build a home there. He is in his 80's and is entitled to the maximum benefit from the sale of these lots. Their highest value is directly related to the ability to build a home on these parcels.

I intend to purchase the parcels from Mr. Romero to build a home, and potentially an out building, and believe that it should be administratively determined that I be allowed to do so. There is no bordering property available to purchase. There is precedent set in the neighborhood for homes to be built on less than 2.5 acres.

I respectfully request an administrative determination that I may build a home on parcel 61284-02-016.

Respectfully submitted,



Tom Hahn
2102 Fieldcrest Drive
Colorado Springs, CO 80921
719-488-9475 work
719-338-2265 cell
hahns@outlook.com