

Graham 11450 Guthrie Rd
Letter of Intent

October 26, 2017

To: Pikes Peak Regional Building Department (PPRBD)

From: James M. Graham (Owner)
11450 Guthrie Rd
Calhan, CO 80808
(719) 339-4772

I am hereby outline my intent for zoning IAW PPRBD requirements for parcel/schedule # 2200000585 legal description, E 1230 FT of NE 4NE4 EX N 435.60 FT OF W 1000 FT THEROF, SEC 19-12-62, TOG WITH E 1230 FT OF N2N2SE4NE4 SE 19-12-62, EX THAT PT DESC BY REC 216016498. This zoning variance is brought about as result of final decision of the Colorado Court of Appeals decision case number 2013CA1364 provided in its entirety to PPRBD.

As a result of the previously cited court decision, a sale of property was ordered resulting in the reduction of acreage to 34.88 acres. This action was not in the home owner's interest and against the home owner's desires. Nonetheless, this court decision knowingly jeopardized the standing zoning requirements assigned to A-35 parcels. Applicant requests exemption to the 35 acre minimum requirement for A-35 parcels.

The parcel will contain one residential area and accompanied accessory buildings. Parcel will not facilitate any commercial use nor has plans for any modifications to roads, landscaping or development outside of normal/expected updates renovation to dwelling



James M. Graham
Owner