

**From:** Colleen Doan <CDoan@cityofsignalhill.org>

**Sent:** Tuesday, June 18, 2019 1:30 PM

**To:** John Shepard <jShepard@archuletacounty.org>; Flora Goheen <fGoheen@archuletacounty.org>

**Cc:** Scott Wall <sWall@archuletacounty.org>; codopagosa@earthlink.net

**Subject:** RE: Assistance with VR18-068 Vacation Rental Application

**Importance:** High

Due to circumstances beyond our control, my husband and I are respectfully requesting that the Commission approve our 2019 CUP to continue our vacation rental of our main house with a condition of approval (COA) that we continue our good faith efforts toward renewing the building permit for our detached garage and loft. The garage was built by the previous owners who apparently obtained, but never finalized their permit. Although they tell us they are certain their contractor conducted all inspections, including the final inspection, the County has no records following the initial issuance of the permit many years ago.

Neither we nor the County staff were initially aware of this expired permit when we met with staff and thereafter obtained our 2018 CUP. After meeting with staff last Sept. and reading the inspection requirements we have spent time and money prepping the house and loft for an inspection. This included constructing a second railing for the interior stairway, upgrading smoke and CO2 detectors and several other items. We completed and passed our inspection last month, including inspection of the loft area.

As for obtaining an "after the fact" permit for the garage and loft; on Jan 4, 2019, staff instructed us to have a structural engineer provide a letter verifying that the garage was built to the Code standards of the year the permit was issued. To that end we have accomplished the following good faith efforts at considerable time and expense:

- We hired a structural eng. to assess what we need to do;
- We had the garage and loft inspected by the structural;
- The structural contacted staff clarification of what was needed;
- The structural prepared a list of demo and inspection items needed;
- We obtained estimates of cost for the inspection, repair and replacement work which is more than \$50k;
- We continue to look for a qualified contractor to assist but so far all are too busy at this time;
- We contacted both electrical and plumbing inspectors to schedule site visits to begin work when we are in Pagosa next week;
- We have scheduled a plumber and electrician to meet us and determine what is needed when we are in Pagosa next week.

Because the inspection demo and repairs include removal of dry wall, exterior siding, and excavation of the foundation, the work will take quite some time and will cost a great deal of money AND we haven't yet found a contractor who has time to run the job in our absence.

Therefore, we reached out to staff to request to pay our 2019 fee to be current and to continue to rent the house with a condition of approval of our CUP to be to proceed with permitting the garage in a timely manner. This would allow us to afford to keep our home which is our piece of heaven and give us time to complete all the required work on this problem that we didn't create.

We ask for this assistance while reinforcing our good standing as responsible and hands on renters for about 19 years now as can be attested by our many full time resident neighbors and friends who we stay in touch with and break bread with each visit to Pagosa. We are NOT the reason the rental problems exist. In fact we have managed our own rentals and property maintenance with local help since the second year we owned the property. In addition, we only rent enough to help pay for the property so we can come and enjoy it. We think the administrative CUP was a reasonable response to those irresponsible property renters. We are just sorry it is causing us so much money and angst. Allowing us to continue renting the home, which has a valid permit and has passed inspection as a condition of approval will help us a great deal and will not have any negative impacts.

We are Colorado natives who attended the University of Colorado. We love and respect this community and have been doing so for more than 55 years since my family has been coming to and owning property in Pagosa. We participate in community charity events whenever we can and respect the local solitude and aesthetics. In summary, we simply need some time to schedule, complete and pay for the garage permitting work.

Thank you for your consideration,  
Colleen and Howdy Doan