

398 Lewis Street
P.O. Box 1507
Pagosa Springs, CO 81147

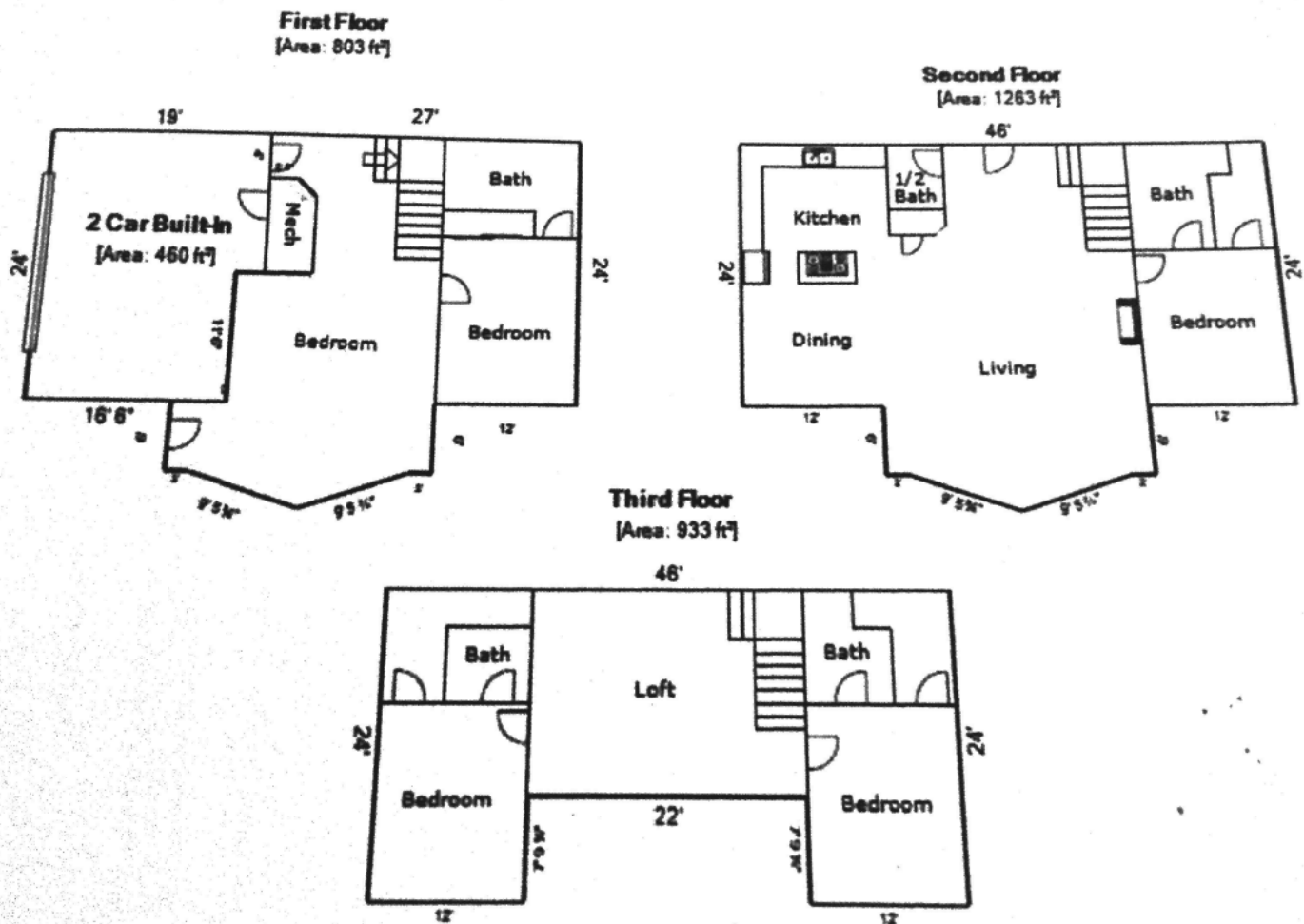
March 19, 2019

Subject: 68 Poplar Ct, Pagosa Springs, CO - Bedroom Appeal

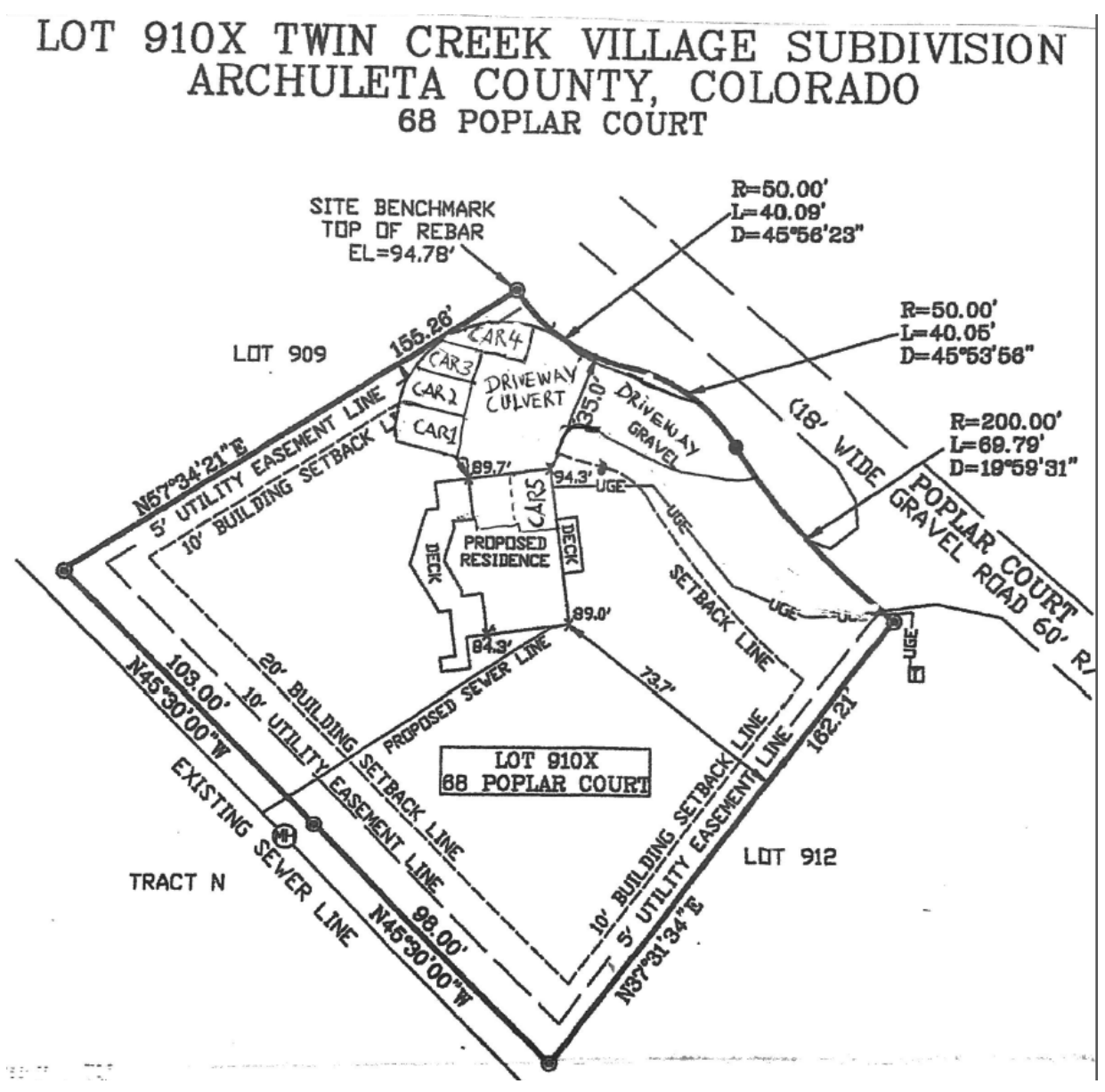
Dear County Commissioners:

During the STR inspection at 68 Poplar Ct. in January 2019, Greg Weaver missed the first floor middle bedroom on the property layout that was submitted on my paid STR application from October 2019. See property layout below which shows 5 bedrooms, 5 bathrooms, 2 living areas (loft & living), a large kitchen area and one dining room on the property as submitted on the application.

Sherrie Vick and I spoke in October 2019 and she advised me then that a safety inspection required a bedroom to be considered a bedroom to have a window or a door for a fire exit safety. The first floor middle bedroom in question follows this bedroom criteria and has multiple direct safety fire exit accesses via the deck door, via the garage door, and also directly via two window openings to the deck as well. It has a closet, door, arc fault protection, smoke detectors, and proper egress by ICC definition. The bedroom in question is by far the safest bedroom in the entire house. I was told the loft area would have been considered a bedroom if there had been a window instead of a 2 skylights. My question is why would a loft area with a window be considered a bedroom when the first floor middle bedroom in question has direct outside ground access via 4 means (via 2 doors & via 2 windows) and is the safest a bedroom can be and meets all the ICC Definitions of a bedroom? More importantly, the first floor middle bedroom in question truly follows Safety First.



I am also providing a survey of the property showing the property has a culvert with more than sufficient parking of 5 vehicles on the property and has 5 bathrooms. Additionally, the property is on a double Lot and is well spaced which provides for privacy for our neighbors.



I respectfully ask the Commissioners to rule in my favor. I also am hopeful that improved definitions may streamline the process, place focus on safety and community well-being while providing sustainable growth, principles that I fully support given this is our retirement home.

Sincerely,
Hans Vlieger