

VARIANCE & VACATION OF EASEMENT

WALSENBURG, CO 81089

4/3/2024

Michelle Glenn
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PO Box 152
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Huerfano County Land Use
401 Main Street, Suite 304
Walsenburg, CO 81089

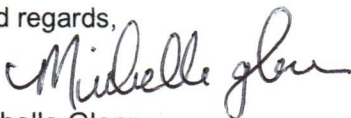
Re: Lot 8, Block 1, Black Diamond Park

Purpose of this letter is to request a Variance from setbacks as stated in Sec. 1.03 of the Huerfano County Land Use Code. The reason for the request is that there have been changes to the property to the west of this lot 8. On the publicly available maps, this land has changed hands from the Lathrop State Park to the City of Walsenburg / Walsenburg Golf Course.

According to several sources, including the article in the San Isabel Electric Association, dated March 22, 2023, The Walsenburg Golf Course announced it's plans to develop a RV campground on this property just adjacent to the Black Diamond Park. Already, 10 sites have been developed with another 30-40 sites planned for the future. The newly developed RV sites on this property of the City of Walsenburg / Walsenburg Golf Course are located exactly 15 ft from the property line with Black Diamond Park. This places campers in very close proximity to the landowner's homes within Black Diamond Park.

This request is in regards to the movement of an existing 8x40' container on the property. The primary purpose of this move is to provide additional privacy to the property (Lot 8) from the proposed RV campground at Walsenburg Golf Course. Plans have already been developed by Roscoe Engineering and these plans have also been approved by the Black Diamond Park HOA. Two maps of the Lot 8 are provided with the current location of the container and a second map showing the proposed container site, with one corner of the container up to the west side property line. There is no request for Variance or Vacation of Easement on the north side of Lot 8 (Lot 7).

Kind regards,



Michelle Glenn