

September 15th, 2021

To: Town of Palmer Lake Planning Commission

Re: Conditional Use Permit for 11 Hwy 105

Dear Planning Commissioners,

My wife and I recently purchased 11 Hwy 105 from Lianro Roofing in August. We are thrilled to become a part of the Palmer Lake community. Above and beyond our desire to invest in Palmer Lake, the main driver for us purchasing this specific property was the opportunity to convert it to a residential duplex under the commercial convenience zoning. Given the proximity to the lake, restaurants, trails, and other amenities nearby, we think this will be an appealing residential rental location. Neighboring properties on either side (3 Hwy 105 and 19 Hwy 105) have residences, so allowing us to convert this building to residential use would be consistent with this part of town.

Anna and I are proposing converting the existing structure with the following noteworthy changes (as shown on the draft design):

- (1) Isolate the two sides of the building by replacing existing door with frame/drywall.
- (2) Renovate existing bathrooms (and add a second bathroom on left side) to including showers.
- (3) Adding full kitchens to each side.
- (4) Relocating/replacing existing interior walls.

Additionally, there will be plumbing, HVAC and electrical work that will be performed as part of the renovations. We plan to work with local, licensed companies to complete work and will abide by Pikes Peak Regional Building Department, El Paso County, and Town of Palmer Lake regulations to ensure safe, high-quality work.

Thank you for your consideration and we look forward to investing in our community.

Sincerely,

Craig and Anna Barragry

