

Comment 1:

Mr. Sanders,

The Assessors website only list 2 single dwelling buildings for this address. There are actually 3 buildings and I believe 4 dwellings. If one of these buildings has been converted into a duplex, I cannot find evidence of a building permit 433 for the additional dwellings. Per your letter, "a duplex and two single family structures on one lot...is not allowed in the C-5 zone district".

Unpermitted construction without inspections of structure/electrical/plumbing/etc. should not be allowed or accepted. Granting these types of nonuse variances and unpermitted construction adversely affect neighborhood property values.

I believe this property already has a problem with parking. There is not enough room on the property for the trash dumpster; it is on an adjacent property. There are times where vehicles parking in the driveway are blocking the sidewalk due to lack of parking.

Thank you for your consideration,  
Joe Jackson

Comment 2:

Dear Mr. Sanders,

We received the Public Notice last Friday (May 20th) regarding a variance from Alessi & Associates Inc. on behalf of Haddock Mamie N. Estate for the property at 1907 W. Colorado Ave. File No. CPC UV 17-0067.

We know the area well as we have lived on the Westside for over 30 years and have two properties two blocks from the lot. What is being requested on this lot is THREE properties built on one regular sized .22 acre lot - a duplex and two single family homes. We feel this is a horrible idea for the following reasons that relate directly to city planning, environmental responsibility, and the protection of property values:

1) More every day traffic congestion. The Westside has problems with traffic congestion now and shoe-horning more properties and more people (and more cars) on these lots, which were traditionally designed for single family homes, is going to create more problems here with traffic - especially in an area that is a popular tourist destination. When this area was built over a century ago it was horse-and-buggy days - we are not set up for multiple cars and multiple families on a single lot.

2) More flooding. This area has had problems with flooding in the past decade and covering the land with more driveways and structures worsens the problem as rainwater will have less ground to absorb it, creating even more run-off.

3) Over-building of this sort undermines the historic significance and property values of the Historic Old Colorado City area. This is a unique historic district that is on the National Register of Historic Places. Unfortunately, we are not "registered", like the Old North End, as we on the Westside, have, up to this year at least, not felt the need to pursue this avenue of extreme property protection. We have left that in the hands of neighbors who will speak up and city officials who will do the right thing from a common sense standpoint.

We hope you will hear our voices and decide against a variance on this property. The Westside has a long reputation of being home to many thousands of families for over a century; actually multi-generations of families (including our own). Now that property values here are increasing dramatically it seems that the desire to make money by overbuilding threatens our way of life. We who cherish this neighborhood and respect its residents and historical significance do not want to see the Westside degraded. Homeowners and business owners like us have spent decades on the Westside bringing it up from the ruins it once was in the 1970s. We do not want to lose what improvements we have made through poor planning allowances.

Thank you for reading this and for directing the correct decision for the Westside citizens in this matter.

Sincerely,

Andrew and Sandra Knauf

Sandra Knauf  
(719) 473-9237