Gunnison County Public Works Department

195 Basin Park Drive
Gunnison, CO 81230

Phone: 970-641-0044

TO: **Neal Starkebaum, Community Development**

FROM: **Marlene Crosby**

DATE: **June 6, 2015**

SUBJECT: **Comments on Little Cimarron Creek Ranch**

The Public Works Department has reviewed the Minor Impact Project Land Use Change Application for Little Cimarron Creek Ranch and offers the following comments.

A Waiver of Standards has been submitted for a 60 degree intersection of Cimarron Trail and the Little Cimarron Road and for a road easement that is 30 feet wide rather than 60 feet. The Waiver of Standards will require Board of County Commissioner action and will run concurrently with the Land Use Change application approval/denial on a Commissioner agenda.

The applicant will also need a Gunnison County private plow permit to plow a short section of the Little Cimarron Road. Gunnison County does not do any plowing in this area, but the road is used by winter recreationalists to access the parking area located on the Nicolas property.

The request for plowing should be considered as part of the land use change process. If the subdivision is approved the Gunnison County Public Works Department will issue a one year plow permit. If there are no problems or damage to the road during the first plow season subsequent permits will be issued for three year intervals.

Please call if you have any questions.