Community Development
221 N. Wisconsin, Suite D
Gunnison, Colorado 81230

January 12, 2017

To Whom it may Concern:

I am writing to express my concerns for the proposed subdivision of the 38-Acre Parcel by Homestead Cabin, LLC next to the Pitchfork Community. I hope my comments find a place at the meeting dated for January 20th, 2017.

I am the current owner of 107 Big Sky in Pitchfork and it is my primary residence when I am not working on oil rigs in the ocean. I have made it my place of residence since January of 2012 and through those years have seen neighbors come and go, the seasons change and, of course, construction take place. My home will always be in the Valley and I can see my future family living here. As a strong libertarian and believer in property rights, I am able to empathize with all sides of this discussion.

My primary concern with the proposal and maps that have been distributed to the Pitchfork Community is the chosen access point being Big Sky. For a potential contractor, this seems to be the absolute least desirable of the choices. The preferable access point would be Pitchfork, a block to the south, where it is a straight shot to the gated entrance on a wide, two-way street. Whereas Big Sky is a one-way road which executes a sharp Left turn coming in from the Roundabout and will require large construction equipment (Semi's, trailers, heavy excavation equipment, etc.) to make immediate, sharp turns to the Right coming out of the proposed Big Sky access point. We would all like to believe that the future Construction crew will have hearts of gold and respect the one-way traffic flow and make the hard turn Right, that they will not widen out their turns and destroy the lawns & property of our homeowners and that no automobiles will damaged due to collisions or blocked in their driveways due to trucks waiting on one another to clear the access road. If the UPS and Waste Mgmt trucks have difficulties on our street, semi trucks and excavators will fare no better.

As of right now we also have a small margin of space for parking on this street during all seasons (restrictions in winters) and it looks to get much tighter as the last couple of large homes change hands to new owners. The amount of parked cars and associated toy trailers, etc also brings up another major issue which is the increased traffic and the effect it will have on the numerous families in the neighborhood with small children. I do not believe I am exaggerating when I say we have the most children in the Pitchfork Community on this street. Concern for their future safety should be first and foremost. The alternative access point on Pitchfork to the south would be a far safer alternative for all parties. The LLC petitioning for this access may not exhibit much care since they are indemnified from liability through their corporation, but this should be weighted heavily by the local government representatives immensely.

Along with other members of the community, I too am concerned with the extra wear & tear on our streets (will our HOA charge special assessments at our personal costs), drainage and septic (odors) from the property, is this Limited Liability Corporation going to subdivide the property in the future for 20 more houses to be built, when will the 0700 hammers and compressors begin, are they going to put a chicken farm or an industrial sawmill in our backyard, etc? More than anything, we as a people greatly dislike change and we all have a fear of the unknown. I hope that the LLC that will be building on this proposed subdivided acreage can appreciate our concerns for our families (present and future) and our community.

In summation, I feel it is the logical choice to make the Pitchfork gate the approved property access and scrap the proposal for the Big Sky Drive access point.

Thank you for your time.

Regards,
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