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June 28, 2012

Cathie Pagano
Gunnison County Planning Department
221 North Wisconsin Street, Suite D
Gunnison, CO 81230

RE: AMENDMENT TO THE BEAR RANCH PARCEL 5 MINOR IMPACT REVIEW SUBMITTAL FOR A PRIMARY RESIDENCE 10,000 SQ. FT. OR LARGER AND AGGREGATE SQUARE FOOTAGE OF 12,500 OR MORE SQ. FT.

Dear Cathie:

Please accept this letter and accompanying attachments as Bear Ranch, LLC's (the applicant) request to revise our original submission for this land use request.

Attached please find revised floor plans, elevations and model views for the residence on Parcel 5. The size of the building has been reduced by about 1,000 square feet, from the original size of 22,730 square feet to 21,762 square feet. The overall above grade space (i.e. floor area not located in the basement) has been reduced to 14,182 square feet from the original 14,509 square feet. The massing has also been reduced by the elimination of the northeast wing of the structure, and the turret (circular space) has been relocated to the northeast corner and enlarged somewhat.

The house design process is still not complete, and it is possible that some minor changes to spaces within the residence may be required. As such, we would like the Planning Commission to consider granting a 1,000 square foot allowance for floor area over the requested 21,762 as a cushion for final design. This represents a potential increase of about 4%, and will give the designers and the owner some flexibility when completing the final design.

Thank you for accepting this letter. We still feel that this request for additional residential floor area complies with the standards in the Gunnison County Land Use Resolution with this revision and request that the Planning Commission make a finding approving our request.

Sincerely,

Tom Newland, Newland Project Resources, Inc.

SCANNED

received
6-28-12