

RED TABLE VENTURES

September 1, 2017

Lana Gallegos, AICP, Senior Planner
50 Lundgren Boulevard
PO Box 130
Gypsum, CO 81637

Subject: Special Use Permit for Temporary Model Homes/Office

Dear Lana,

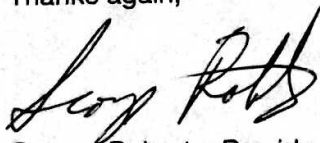
Please find enclosed with this letter a Special Use Permit Application and required fees. As we discussed, I would like to request a special use permit to place three temporary model homes on one parcel of my property on Cooley Mesa Road in Gypsum.

I appreciate your assistance in submitting the PUD application for the combined land parcels I have as the Red Table Ventures Sketch Plan application. We feel that the presence of three samples of the homes we would like to offer should our PUD be approved would give community members the opportunity to see the quality and style of the neighborhood we are proposing. To that end, we would like to have temporary offices in the models in order to be present and answer questions that the public may have about our potential development.

These will be three different high end modular homes, with a mountain modern design, attractively sited and safely secured near the existing graded dirt road toward the entrance of the property. We would like to connect the models to the existing sanitary sewer line which runs along my property on the south side of Cooley Mesa Road. There is an existing electric power pole behind the proposed site from which we propose to run power. We do not propose connecting to town water for these temporary units. We would install a temporary gravel parking pad to accommodate off-road parking. At a later date, the units will be moved to a permanent location elsewhere, should you permit them.

Thank you for your consideration of this request and please address any questions you may have to myself or the Director of Development, Alison Perry. We look forward to continuing to work with you on this and the PUD Sketch Plan application.

Thanks again,



George Roberts, President
Red Table Ventures LLC