**MEMORANDUM**

TO: Steven Zwick, County Attorney

Parker Newby/Bruce Honish, Goff Engineering

Mike Horner, County Road Superintendent

Greg Clifton, Michelle Haynes, Town of Telluride

Kim Montgomery, Town of Mountain Village

Mike Gass, Telluride R-1 School District

Jim Boeckel, Telluride Fire Protection District

Renzo DelPiccolo, Kelly Crane, Colorado Parks & Wildlife

Matt Zumstein, U.S. Forest Service

Chuck Cousino, CDPHE

Megan Sullivan, Colorado Division of Water Resources

Janet Kask, County Open Space Director

Bill Masters, County Sheriff

Rich Nuttal, Telluride Regional Airport Authority

Lynn Black, County Administrator

Shirley Diaz, San Miguel Regional Housing Authority

Lexi Tuddenham, Sheep Mountain Alliance

Home/Property Owners Associations by web site:

Aldasoro Ranch PUD

Brown Homestead

Hillside of Telluride

Meadows at Deep Creek PUD

Last Dollar PUD

Lawson Hill PUD

FROM: Karen Henderson, Associate Planner

RE: Final Subdivision Plat & PUD: San Miguel Valley Corporation Mill Creek Parcel and Deep Creek Mesa Parcel (Step 5 of a 5 Step Process) including review of the Development Agreement, Subdivision Improvements Agreement, the Covenants, Conditions & Restrictions, Design Guidelines & Lot Development Plans

Applicant: San Miguel Valley Corporation/Genesee Properties, Inc.

Date: November 7, 2016

Public Hearing Date: December 7, 2016 Board of County Commissioners

Please review the attached application and provide your comments by November 21, 2016. Please contact the Planning Department if you have questions. The application can viewed at [www.smvc.info](http://www.smvc.info)

November 7, 2016

Notice to Surrounding Property Owners:

The San Miguel County Board of County Commissioners will consider a Final Subdivision Plat and Development Plan for two parcels of land, the “Mill Creek Parcel” and the “Deep Creek Mesa Parcel”, owned by San Miguel Valley Corporation, c/o Thomas Kennedy, P.O. Box 3081, Telluride, CO 81435. The Mill Creek Parcel is approximately 121.00 acres and is located north of West Colorado Ave. (“The Spur”) with Mill Creek running through a portion of the property. The parcel is adjacent to the Hillside Subdivision on the west and surrounds the Brown Homestead parcel. The Mill Creek Parcel is proposing 20 single-family residential lots through a PUD and Subdivision process. The Deep Creek Parcel is approximately 91 acres and is located on Deep Creek Mesa south of Airport Road and Aldasoro Ranch subdivision and adjacent to Meadows of Deep Creek Subdivision. The Deep Creek Mesa Parcel is proposing 15 single-family residential lots through a PUD and Subdivision process. In accordance with Land Use Code Section 3-701 A. & B. this is the final step of a five-step Planning Commission and Board of County Commissioner review process.

This application has been scheduled for consideration by the Board of County Commissioners at a Public Hearing on December 7, 2016 at10:30 AM in the County Offices, Second Floor Meeting Room, Miramonte Building, 333 West Colorado Ave., Telluride Colorado, at which time you may appear if you so desire, either in person or by agent or attorney, to provide comments or ask questions.

Please contact the Planning Department for more information on the proposal at 970-728-3083. A complete text of this proposal and all related documents may be viewed at [**www.smvc.info**](http://www.smvc.info).

Written comments should be received by noon November 30, 2016. Send written comments to: San Miguel County Planning Department, P.O. Box 548, Telluride, CO 81435 or email to [johnh@sanmiguelcounty.org](mailto:johnh@sanmiguelcounty.org).

The meeting on this proposal is not limited to those receiving copies of this notice. If you know of any neighbor or potentially affected property owner who, for any reason, has not received a copy of this notice, it would be appreciated if you would inform them of this public hearing.

Sincerely,