



*the next regular meeting of the Planning Commission*

This letter is a response to your letter of August 3, 2004 regarding the Village at Wolf Creek submission with Mineral County. I have reviewed the process for the review of the submission and have concluded that a new public meeting will be conducted by the Planning Commission to review the Final Plat and final development plan for the proposed development. The public meeting is set for Thursday September 16, 2004 at 7:00 P.M. at the Mineral County Courthouse, 1201 North Main Street, Creede, Colorado and notice will be published as provided in the regulations. As a courtesy this letter constitutes notice of such public meeting before the Planning Commission. In addition, you, the Wolf Creek Ski Corporation will receive written notice of the public hearing before the Board of County Commissioners on the matter as a landowner and pursuant to your request in accordance with the applicable regulations.

Any agreement or arrangements between the applicant and Ski Area regarding consultation is not a matter for Mineral County to address.

With respect to the access issue, the legal access to the property currently is Forest Service Road 391. It is subject to restrictions imposed on its use by the Forest Service. Mineral County has accepted such access and its restrictions for the Phase 1 that is the subject of the submission. Your reference to the Alberta Lake easement issues in Sec. 4.6.24 of Resolution #00-13 is not well founded since the Board may also allow the easement to be modified without requiring modification of the Preliminary Development Plan, in addition to the alternative you reference. Accordingly, the submission is in substantial compliance with the Preliminary Development Plan and Resolution.

I trust this letter addresses your concerns.

*X 4575*