



Alexander Mulhall <townmanager@townoflakecity.co>

521 Gunnison Avenue Tree Removal

Tracy Coffin <tracy@504u.org>
To: Alexander Mulhall <townmanager@townoflakecity.co>
Cc: Mike Coffin <mikecoffin@me.com>

Fri, Apr 24, 2026 at 10:44 AM

Dear Lake City Town Trustees,

We are writing to request that the Town of Lake City Trustees grant us permission to remove three trees on the Highway 149 Right Of Way (ROW) that were severely damaged by fire and construction at 521 Gunnison Avenue.

You will recall our home at 521 Gunnison Avenue was destroyed by fire in September of 2024. Three of the five trees lining our property were damaged by the blaze. Subsequently, the root system was removed or compromised during excavation, and heavy equipment compacted the ground. Our contractor, Ken Bodine of Bodine Construction, estimates that up to over 50% of the root systems were destroyed. Additionally, we would like to point out that these trees are well past their expiration date. Cottonwood trees' typical life span is 70-120 years. These trees are estimated to be 150 years old, which means they are at least 30 years past their expiration date.

Attached please find the arborist recommendation to remove three of the five trees (leaving both the northern and southernmost trees). The Colorado Department of Transportation (CDOT) has given permission to remove the trees in an email shared with the Lake City Town Manager. They just require a permit to work in their right-of-way. That email is also attached to this request.

Finally, our insurance will cover the cost of removal, and we want to be sure we communicate clearly that we plan to replant trees along Gunnison Avenue to reestablish the beautiful tree-lined byway that visitors and locals have enjoyed for well over a century.

We know the trees are loved and that this is a touchy subject. Rest assured, we would not ask it if it were not necessary. The last thing we want is for these severely compromised and damaged trees to destroy our new house, fall across the road, or worse, injure or kill an innocent bystander.

Please find attached photographs for your reference. Please grant permission for the removal of three cottonwood trees east of our property on the Highway 149 ROW.

Respectfully,

Tracy and Mike Coffin

Tracy Coffin MEd.
She/Her/Hers
504U College Admissions Counseling
512-771-9534
www.504U.org
Professional Member IECA, IDA, NACA

December 29, 2025

Tracy,

I can get you through the permit process.

There is a link below my name to access our online portal to create a Special Use Permit. The Town of Lake City will be the Permittee, a representative of the Town will be the Permittee Rep. Your arborist will be the Applicant and you will be the Applicant Rep.

Below are 4 additional documents needed:

- 1) COI from the contractor physically doing the work, naming CDOT as an additional insured, using the address below my name.
- 2) Site specific TCP that must be MUTCD compliant.
- 3) A detailed cover letter telling us what you are doing, how you intend on doing it and why you are doing it.
- 4) Print of the project.

Let us know if you have any questions.

Thank you,

Alan Krambeer
Region 3 Utility, Fiber and Special Use Permit Coordinator

P 970.683.6273 | C 719.505.2139
alan.krambeer@state.co.us | www.codot.gov | www.cotrip.org
222 South 6th Street, Room 100 Grand Junction, CO 81501

<http://www.coloradodot.info/business/permits>

<https://www.codot.gov/business/permits/utilitiesspecialuse/online-permit-application>

6 attachments





IMG_1578.jpeg
69K



IMG_6076.jpeg
27K



IMG_6164.jpeg
63K



IMG_5576.jpeg
27K

 **Coffin 521 Gunnison Ave.pdf**
154K

4/9/2026

ARBORIST #RM-8556A REPORT:

MIKE COFFIN

521 GUNNISON AVENUE

LAKE CITY, CO 81235

PROJECT OVERVIEW

Tomich Trees was contacted by Mike Coffin to do a risk assessment of three very large Cottonwood trees at the east side of the property. The trees are on the Town of Lake City easement land. The trees are adjacent to structures and heavy pedestrian & vehicle traffic.

PROJECT PROPOSAL

After assessing the three Cottonwood trees, we highly recommend their removal to ground level. Two of the trees have sustained fire damage during a recent structure fire. Their canopies and trunk have been subjected to damaging heat. The other Cottonwood tree has received root damage from recent new construction resulting in more than thirty percent root damage. The tree's roots also sustained damage from recent road improvements. These damages are beyond the structurally safe threshold established by the ISA.

TOTAL PROJECT COST: \$15,800

Kyle Warren

Arborist RM-8556A

970-901-6680

kyle@tomichitrees.com









