

May 17, 2022

SOUTHSHORE PLOW SERVICE LLC D/B/A SNOW  
COUNTRY NURSERY  
PO BOX 881927  
STEAMBOAT SPRINGS, CO 80488

**Re: Snow Country Landscaping at 35975 US HIGHWAY 40, SFR, ROUTT, CO 80487**

Dear Applicant,

Following are the comments regarding the Routt County's plan review for the above referenced project. We have noted several concerns and/or issues regarding the application. These items must be addressed through revised drawings and/or addendum in order for us to complete the project review for the above referenced project. All comments received from referral agencies are visible through the portal. Those comments are summarized below. As of this writing, CPW has not provided comments. If comments are submitted that affect the application, you will be notified of this.

**Colorado Department of Transportation** (Reviewed By: Alan Goldich)

1. Please submit a site plan that has the topo lines turned off. Please label the tree storage areas.
2. What is the timing for the installation of all of the proposed improvements?
4. What type of screening is proposed between the concrete corals and the Christian Center?
5. Will the nursery be operated in the same manner as what is currently approved through PP2011-012? See the attached narrative for what has been approved.
6. How big is the A frame residence?

**Colorado Department of Transportation**

1. Out of district sanitary sewer service will require approval by Steamboat Springs City Council.
2. A note on the application says "Septic Leach Field to be Relocated." Please clarify what this comment means as leach fields are not readily relocatable.
3. A Watershed Protection Permit will be required.

**Colorado Department of Transportation**

1. An access permit only exists for Dougherty Rd. An access permit for the main nursery entrance will be required. (This is just an informational note and does not have to be addressed in order for the review to proceed.)

Once you have uploaded answers to these questions in portal, please let me know that you have done so. If I can provide any further information to you, please feel free to contact me at (970) 879-2704 or by email at [agoldich@co.routt.co.us](mailto:agoldich@co.routt.co.us).

Sincerely,



Alan Goldich, Senior Planner  
Routt County Planning Department