

May 31, 2022

James Ingwersen  
2621 Elk Park Rd  
Larkspur, CO 80118

**Re: GREEN BIRD REPLAT at 57140 GREEN BIRD PL, ROUTT, CO 80428**

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.

**Planning Review** (Reviewed By: Michael Fitz)

1. Per Section 3.4E, side lot lines shall be substantially at right angles or radial to street right-of-way lines.
2. Existing conditions is showing a driveway and home that do not exist yet. Please remove these proposed items (they can be included as a miscellaneous document, if desired) so that the "Existing Conditions" plan is accurate. A lake/pond of some kind is also onsite and needs to be shown.
3. There is a lake/pond onsite with no accompanying information in the application. Is this a manmade lake/pond or is it a waterbody? Please provide information on the history of this lake/pond and explain whether it is subject to waterbody setback restrictions or not.

Once you have uploaded answers to these questions in the CityView 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) 870-5326 or by email at [mfitz@co.routt.co.us](mailto:mfitz@co.routt.co.us).

Sincerely,



Michael Fitz, Planner I  
Routt County Planning Department