

July 11, 2022

Four Points Surveying and Engineering  
PO BOX 775966  
Steamboat Springs, CO 80487

**Re: LANDAULET SUBDIVISION**

Dear Applicant,

Following are the comments regarding the Routt County's plan review for the above referenced project. We have noted several issues that need more explanation. 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.

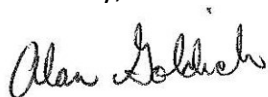
**Planning Review** (Reviewed By: Alan Goldich)

1. Do you want to rezone Lot 8 to MDR from HDR? If so, a zone change application needs to be submitted as well. Based on the proposed density, there is no need to rezone Lot 8. Please clarify and amend your narrative if need be.
2. Please provide an exhibit that clearly represents the open space areas. Is the playground and dog park located in an open space parcel? What is the plan for the area that surrounds the fourplexes?
3. During the last application you stated that the trails would be open to the general public. Is this still the case with this application?
4. How many vehicles would be able to park in the garage for each unit?

Colorado Parks and Wildlife requested an additional 2 weeks to complete their review. They submitted comments for the previous application and staff is not expecting their comments to deviate too much from their previous ones.

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