



Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

July 20, 2022

Routt County Planning Department
136 6th Street
Steamboat Springs, CO 80477
Phone: (970)-879-2704

RE: Landalet Subdivision Sketch Plan Responses to Planning Review

Dear Planning Department,

Please see the follow up responses to your comments from July 11, 2022.

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. **No, we are not wanting to re-zone. Narrative was revised accordingly.**

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? **Additional site plan for open space was provided. There is not going to be a dedicated open space parcel. However, there is ample amount of open space areas including the dog park, playground, trails, and open spaces for vegetation along trails and around the fourplexes. Many of the open areas around the fourplexes will have landscaping plantings and features per a landscaping plan. Open space allocation was calculated at approximately 35%. This could vary some with revisions and final drafting but there will be more than enough open space to satisfy requirements.**

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? **Yes, this is still the case.**

4. How many vehicles would be able to park in the garage for each unit? **Each unit shall have a detached garage space that can fit two passenger vehicles. (two 8' wide single garage doors per unit). Annotation and notes added to the site plan to clarify this.**

We look forward to the approval of our proposed sketch plan package. Please add the Landalet Subdivision to the planning commission schedule as soon as possible. Please call or reply with any questions.

Sincerely,

Joe Wiedemeier, PE
Four Points Surveying and Engineering