

October 27, 2022

Dudley Shane Sunn  
3042 N. Gilpin Street  
Denver, CO 80205

**Re: Sunn Ranch Yurt at 926193002**

Dear Applicant,

Following are the comments regarding the Routt County's plan review for the above referenced project. We have noted a few 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.

**Building Department Review** (Reviewed By: Todd Carr)

Informational Comment: BP is currently under review and were working with the owner on the design.

**Environmental Health Review** (Reviewed By: Rick Melzer)

Informational Comment: Applicant has applied for a residential building permit for the yurt associated with this application. An Onsite Wastewater Treatment System(OWTS) that adheres to current regulations is required. Property was using an unpermitted pit privy that has been removed. No OWTS applications for this property have been submitted to Environmental Health as of 10/11/2022.

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

1. Documents are somewhat vague on parking accommodations. Parking is generally not allowed along county rights-of-way, and additional parking on other sites must be permissible by property owners. Please make the following changes to the application:

- 1 - If parking along any rights-of-way, obtain permission in writing from the Routt County Road & Bridge Department
- 2 - If parking on any other properties (private, BLM, etc), obtain permission in writing from those property owners
- 3 - Update your narrative to list these parking locations and maximum number of vehicles that may park there
- 4 - Provide a site plan identifying the locations of these parking areas. It is unclear where the CR80, Elkhead River Ranch, and BLM parking lot 1 mile west of the yurt are
- 5 - Upload items 1 through 4 into CityView

**GIS Department Review** (Reviewed By: Laura Meyers)

Informational Comment: Address will be assigned pending Planning Department approval of re-submittals

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) 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