

November 15, 2022

ENTELCO CORPORATION
PO BOX 822
CLARK, CO 80428-0822

Re: Clark Store at 54175 COUNTY ROAD 129, 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: Alan Goldich)

1. Please provide additional information on how many parking spaces exist and how many are required. Since this project has various different uses that have different requirements for the number of parking spaces, please provide an opinion on how many spaces are needed and how you came to that conclusion. The various different uses and their requirements are:
 - Neighborhood Store - One space/five hundred (500) s.f. floor area
 - Restaurant/tavern - One space/one hundred fifty (150) s.f. floor area
 - Retail - One space/three hundred (300) s.f. floor area
2. How many signs are on-site and how big are they?
3. Are there any trails that exist on this property? If so, where are they? Are they open seasonally or year round?
4. I looked at the provided links that shows the architectural style of the proposed structures. Looking at the Rox Box containers, the styles were all over the place. Please pick some of the styles that you were thinking so that I can include pictures of these to Planning Commission and the Board of County Commissioners.

North Routt Fire Review (Reviewed by: Mike Swinsick)

1. With the increase of use at the Clark Store, the Dry Hydrant located 200' south is in disrepair and should be repaired or removed and a viable water source be identified/coordinated with NRFPD and the land owners.

Division of Water Resources Review (Reviewed by: Erin Light)

1. In the narrative by Four Points Surveying dated October 18, it states that "[T]he properties can be served from existing wells on the property...". It then goes on to provide that "Currently, the Clark Store and the Clark Store residential buildings are served by the Bush Spring and Pipeline". In addition to the store, the spring serves seven

dwelling. If there is a well, in addition to the spring on the property, I would like to know more information about this well. **Please provide information on whether a well exists on this property.**

The water right decreed to the Bush Spring and Pipeline is decreed for 0.0111 cfs (not 0.111 cfs as stated in the narrative). The spring is decreed for domestic use and when looking at the statement of claim for this water right, it appears that water from the spring is captured in a pipeline which "follows a general north-westerly course to claimants' premises located in Tract 92, Section 28" of Township 9 North Range 85 West. This statement made in the statement of claim leads to the fact that the original intended use was to serve only the "claimants' premises". So, to answer your first question, their existing water right does not cover the uses for which water is currently being used or will be used. As for your second question, yes, the 57.05 acre parcel should be able to get a well permit provided there are no other wells on the property.

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.

Sincerely,



Alan Goldich, Senior Planner
Routt County Planning Department