



October 18, 2024

Bobby Craig, Arapahoe Architects  
P.O. Box 4780  
Breckenridge, CO 80424

Sent via email: [bobby@sketchaa.com](mailto:bobby@sketchaa.com), and [nick@sketchaa.com](mailto:nick@sketchaa.com)

**RE: Referral and Review Follow-up Comments for TOK24-012 - Class 4 Variance –  
Lot 38 Loveland Pass Village, 236 Razor Drive**

Dear Bobby:

On October 17, 2024, the referral and review process for the above referenced project was completed. Through this process, Staff and applicable referral agencies provided the following comments:

Community Development:

1. Please revise the driveway width flare down to the max. allowed of 24' (per Section 5107.03D Table 5-6), currently the plan is showing it at 30'.
2. Please clarify the spacing between adjacent driveways on the resubmittal - required to be at least 30' between driveways;
3. Clarify/note the proposed height of the residence (assuming less than 35' max.)
4. Clarify if the patio in the rear yard will be 18" or less above finished grade and uncovered (in order to be located within the setback area), per Section 3505.13.G.

Please address the listed issues for my review. Once addressed we will schedule and notice the Class 4 Variance for a Town Council meeting. If you have any additional questions or concerns, please contact the TOK Community Development Department at (970) 450-3500 ext. #5 or email me at [acollins@keystoneco.gov](mailto:acollins@keystoneco.gov)

Sincerely,

Andrew Collins, Planner  
Community Development Department

Cc: TOK24-0012