

November 2, 2005

City of Laramie
Engineering Department
Code Administration Division
P.O. Box C
Laramie, WY 82073

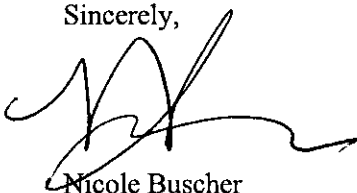
Attn: Jerry Hankin

In response to review comments for the Laramie County Community College project, dated October 21, 2005, Taylor Kohrs responses are listed below.

1. Approved Covenant documents enclosed.
2. See Item #1.
3. Approved Operational Plan enclosed.
4. Noted.
5. Noted.
6. The landscaping will be provided per the Landscaping Master Plan, Sheet L1.1.
7. See attached letter regarding requested Administrative Relief for bufferyards.
8. Noted.
9. Noted.
10. Storm drain has been repaired under the supervision of Don Dunkin, City of Laramie.
11. Noted.

If you have any questions, please contact me.

Sincerely,



Nicole Buscher
Taylor Kohrs, LLC

Cc: Tim Laughlin, Midyette Architects
Seth Carson, LCCC Owner Representative

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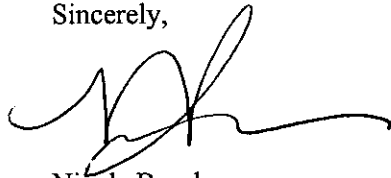
In response to review comments, dated October 21, 2005, Taylor Kohrs is requesting Administrative Relief on two (2) separate items on the Laramie County Community College project.

General Comment #7 – “The City zoning ordinance requires additional landscaped bufferyards along all non-street property lines.” At this time, the Owner requests relief for the bufferyards requested at the three (3) additional lot lines, as the adjacent lots are not developed, as well as the remaining half of the LCCC property. Development of these bufferyards is not warranted within the remaining portion of the property as it is undeveloped and would appear odd to have plantings in the middle of an undeveloped area. Irrigating such plantings would also be extremely difficult. Nevertheless, the intent of the landscaping standards and the bufferyard requirements in essence are preserved and it is understood that once these areas are developed, bufferyards would be installed by LCCC in accordance with the code requirements.

Curb and Gutter reduction – Relief is requested for the reduction of curb and gutter at parking areas. Curb and gutter will be installed along both sides of the shared drive and transition from asphalt to sidewalk only. At other areas, parking blocks will be used to separate landscaping from parking areas. Thus, landscaping would be kept as safe from vehicle traffic and the landscape areas would be preserved. In addition, the reduction of these curbs and gutters help the owner to obtain a LEED™ Credit. Eliminating the curb and gutter allows stormwater runoff to be naturally filtered of pollutants and percolate into the ground water.

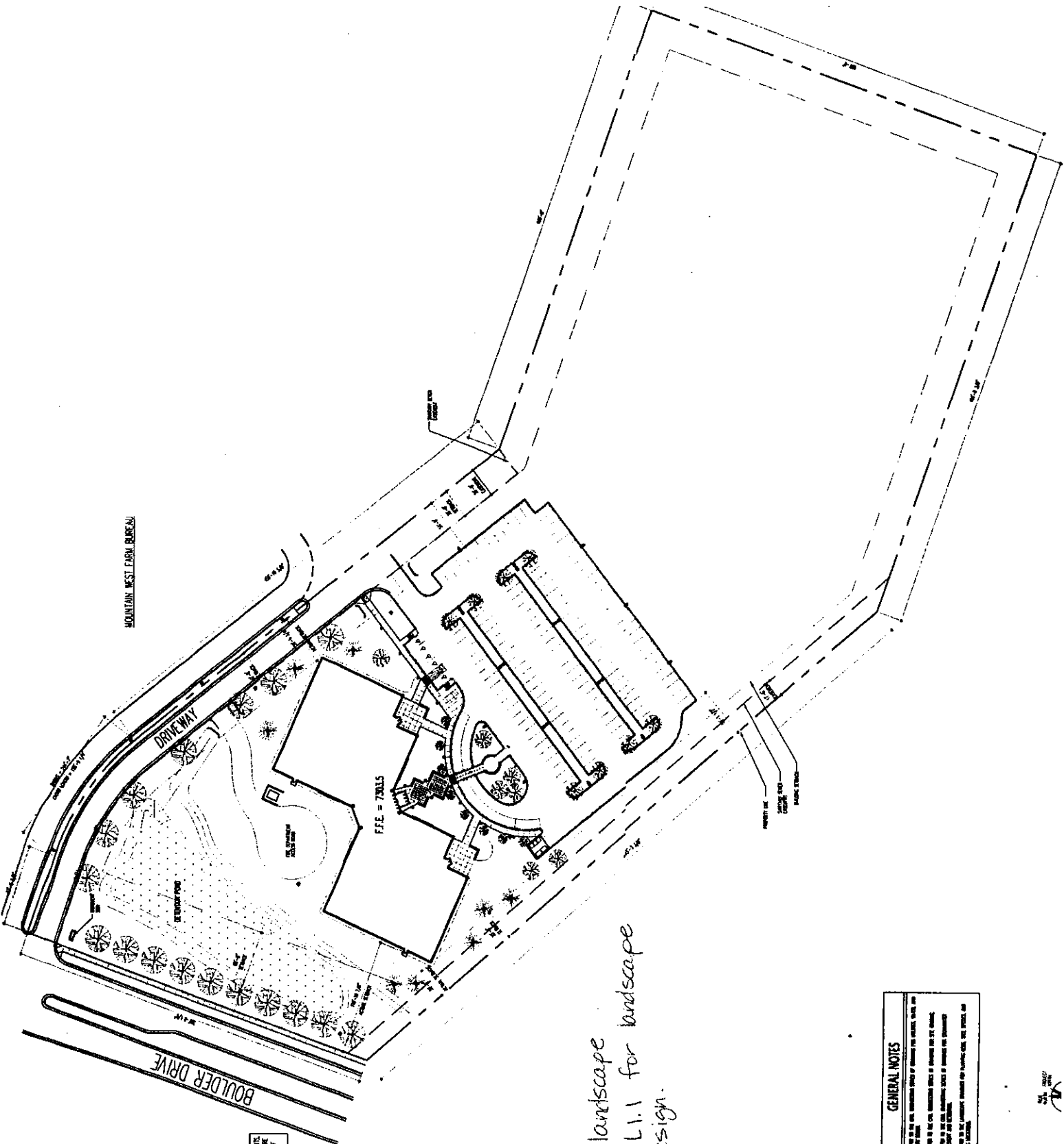
If you have any questions, please contact me.

Sincerely,



Nicole Buscher
Taylor Kohrs, LLC

Encl: Reduced Site Plan, A100



Refer to landscape
plan L1.1 for landscape
design.

BOULDER DRIVE IMPROVEMENTS
INCLUDING THE SIDEWALK ARE
BEING DONE BY THE CITY OF
DANVER

GENERAL NOTES

1. REFER TO THE LANSKAP PLAN FOR ALL PLANTING, LIGHTS, AND
2. REFER TO THE CIVIL ENGINEERING DRAWINGS FOR ALL UTILITIES, WATER, AND
3. REFER TO THE CIVIL ENGINEERING DRAWINGS FOR ALL UTILITIES, WATER, AND
4. REFER TO THE CIVIL ENGINEERING DRAWINGS FOR ALL UTILITIES, WATER, AND

LARAME RECREATION CENTER

DATE: 10/1/88

CITY OF DANVER