



Proudly Serving Rural Routt County * City of Steamboat Springs * Town of Hayden * Town of Oak Creek * Town of Yampa * Routt County School

Corrections Notice

Permit Application Number:PRPF230984

August 23, 2023

Dear Applicant,

Following are the comments regarding the plan review for the below referenced application. We have noted several concerns and/or non-conforming items regarding the work to be performed. These items must be addressed through revised drawings and/or addendums submitted to the CityView Portal for us to complete our review and approval, thank you.

Property Address: 18195 STATE HIGHWAY 131, ROUTT, CO 80483

Parcel No: 960343003;

Application Type: Manufactured/Factory Built Building

Type of

Construction:

Occupancy:

Planning Review (Reviewed By: Michael Fitz)

Comments: Single-family home proposed on MRE-zoned parcel (Zone change resolution recorded at Reception #847480). Setbacks for the home appear to comply, but there are no architectural drawings to confirm height complies. The site plan needs to be revised. See Corrections for details.

NOTE: A barn onsite has been deemed Legally Nonconforming by the Planning Director and a flag and ILC have been attached to the property to indicate this.

- 1 - Site plan appears to have inaccuracies. It is unclear whether it is based on a survey or not, but the labeled property line does not match a blurry yellow line, and it is unclear which one is the property line (in some places the sharper black "property line" is labeled as a fence). Please base the site plan on a survey.
- 2 - Site plan identifies the zoning as Commercial with no minimum setbacks. Please revise this now that the zone change resolution is recorded.
- 3 - Architectural drawings are not provided. Please provide architectural drawings showing all four elevation views of the home, including existing and finished grade, to confirm that the height of the home complies. Planning typically requires this even for foundation-only permits.

If I can provide any further information to you, please feel free to contact me at (970) 870-5334 or by email at mmichael-ferrier@co.routt.co.us.

Thank you,



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A handwritten signature in black ink, reading 'Malea Michael-Ferrier'.

Malea Michael-Ferrier
Sr Permit Tech/Plan Reviewer Assistant
Building Services