



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 #PRAB220244

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 addendum submitted to the CityView Portal for us to complete our review and approval, thank you.

Property Address: 27315 HOME RANCH RD, UNIT:A, ROUTT, CO 80428

Parcel No: 919271001;

Application Type: Accessory Building

Type of Construction: Not Applicable

Occupancy:

Building Code Review (Reviewed By: Ted Allen)

Comments:

- ◆ Based on the Work Description ? Existing Log Office Building will be moved and placed on a new foundation and a new bathroom will be added, The Home Ranch has been operating as a guest ranch since 1978. It has been open to the public since then. there have been revisions to their PUD over the years and they also have associated permits such as horseback riding or cross country ski tours as an amenity to the ranch. Routt County Regional Building Department (RCRBD) typically requires the architect or registered design professional to provide a code analysis using the 2018 International Building Code. IBC Chapter 29 regulates the minimum number of plumbing fixtures that must be provided for every type of building. The regulations in this chapter come directly from Chapters 3 and 4 of the International Plumbing Code (IPC). Provide a calculation to show that total of water closets, lavatories and service sinks that are to be provided to include provisions for accessibility, as applicable. Include architectural plans showing room uses, dimensions required to verify code requirements, accessibility, etc.
- ◆ Relocation of the historic huts along with many other recently approved projects under the PUD require building permits. Please open permits with architectural and engineering plans with documentation of permits or supporting documents in support of proposed use(s).

Planning Review (Reviewed By: Malea Michael-Ferrier)

Comments: Review will not be completed at this time. The Amended PUD Plan must be finalized and recorded before any review can be started.

GIS Land Development Review (Reviewed By: Jason Blair)

Comments: Revised site plan required. Site plan must show existing and proposed location of structure



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- ◆ Please revise site plan to show new location of structure

Environmental Health Review (Reviewed By: Scott Cowman)

Comments: Provide information on septic systems to ensure adequate size and function, as well as appropriate permitting of all systems.

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.

Sincerely,

A handwritten signature in cursive script, reading 'Malea Michael-Ferrier'.

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