



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: PRAU220370

May 18, 2022

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: 42375 RIVER DRUM TRL, ROUTT, CO 80487

Parcel No: 264502008;

Application Type: Secondary Dwelling Unit
Type of Type VB (Unprotected)

Construction:

Occupancy: R-3 - Residential, one- and two-family

Planning Review (Reviewed By: Michael Fitz)

Comments: Application is for a secondary unit on Marabou Lot B8. Height is OK, no waterbody setback, floodplain, or skyline concerns. Lot is mapped for Potentially Unstable Slopes, and mostly Low wildfire risk, with High in the northeast corner. PL20220020 still under review. Home exceeds secondary unit maximum. See Corrections for more information. Applicant needs to demonstrate that they have permission for a secondary dwelling unit from the "Landowner" in Reception 638977.

- ☐ Cannot approve this permit until application PL20220020 to adjust the building envelope is approved.
- ☐ Dwelling unit exceeds the secondary unit square footage by 246 sq ft. Upper level measures 789 sq ft, and lower level measures 257 sq ft for a total of 1046 sq ft. Unless the upper level unit exits outside, the entry foyer and "gear room" will be included. Options include removing the entry foyer, connecting the gear room directly to the garage, having the upper level exiting only directly outside, or a combination of the above.
- ☐ Per Development Agreement recorded at Reception 638977:

"The total number of Secondary Dwelling Units located within the Buildable Lots shall not exceed 22. No more than one Primary and one Secondary Dwelling Unit shall be located on any Buildable Lot. No Secondary Dwelling Unit shall be constructed on any Buildable Lot until Landowner has executed an instrument in recordable form designating that a Secondary Dwelling Unit may be constructed on such Buildable Lot and has provided a copy of such recorded instrument to the County. Landowner may allocate the 22 units to the Buildable Lots as Landowner desires, but no more than 22 Buildable Lots shall be so designated for Secondary Dwelling Units."

The Landowner in the Agreement is Elk River Partners, LLC, a Georgia limited liability company ("Landowner").



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

Please demonstrate the existence of this recorded instrument and include a copy with this permit.

GIS Land Development Review (Reviewed By: Jason Blair)

Comments: Secondary dwelling unit will require a unique sub-address designator per Routt County addressing requirements. The new address will be assigned by Routt County GIS pending Planning approval of re-submittal. A sub-address unit designator will also be assigned to existing primary residence.

☐ Address identification must be provided for visibility from the street or public way and on the building front ingress doorway. Minimum stroke width is 1/2" and height is 4", must be contrasting color for visibility. Addresses will be assigned by Routt County GIS.

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,

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

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