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# Corrections Notice

Permit Application Number: PRAU220370

June 23, 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:** Square footage issue is resolved. Replat still needs to be completed (PL20220020) and applicant has still not demonstrated that they have permission for a secondary unit.

- ☐ Cannot approve this permit until application PL20220020 to adjust the building envelope is approved.
- ☐ 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").

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

**GIS Land Development Review** (Reviewed By: Todd Carr)

**Comments:** Cannot approve or assign address until planning approves.

- ☐ 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.



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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](mailto:mmichael-ferrier@co.routt.co.us).

Thank you,

A handwritten signature in dark ink, appearing to read 'Malea Michael-Ferrier'. The signature is fluid and cursive, with a long horizontal flourish extending to the right.

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