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# Corrections Notice

Permit Application Number: PRAU220714

September 27, 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:** 38625 ROLLINGHILLS LN, SFR, ROUTT, CO 80487

**Parcel No:** 937174003;

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

**Construction:**

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

**Building Code Review** (Reviewed By: Ted Allen)

**Comments:**

□ Because secondary units have a maximum amount of square footage, and the accessory space above and garage/shed was counted as part of the primary dwelling ownership and space, which then requires us to kick in section R302.3 Two Family Dwelling Fire Separation between association to the owner's single family dwelling and garage and SDU both for horizontal and vertical separations and supporting construction as well, and penetrations. Please coordinate with details, building sections and provide copies of tested assemblies required for construction of the 1-Hour Fire Ratings on the approved plans.

**Planning Review** (Reviewed By: Michael Fitz)

**Comments:** Proposal for a secondary unit in an existing accessory building on a 35-acre AF-zoned parcel. This permit is being reviewed in concert with an open enforcement case, and approval of this permit does not imply approval of any other existing or shown site attributes that may not comply with Zoning or other regulations. The timing of this permit and when various site features must be in compliance is dealt with via the Conditions placed on the main dwelling unit building permit (PRSF220716).

Unit measures approximately 645 sq ft (under 800 max) and is approximately 170' from the main residence (up to 300' permitted). Unit exits directly to the exterior and is a full dwelling unit.

Access to the interior of the remainder of the structure, upstairs uses, and electric meters require some additional items. See Corrections for details.

□ Secondary unit has a door that accesses out into the Garage/Shop. This door must be eliminated (a solid wall in its place) for Planning to consider this a 645 sq ft space.



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- ☐ There are 2 electric meters shown on the plans. The upstairs space may not be metered separately as if it was a self-contained use or unit (dwelling or otherwise) of any kind. Please identify the purpose of these two meters, and indicate one to be removed if it is dedicated to the upstairs office space.
- ☐ Upstairs level appears to be a conversion from an unpermitted dwelling unit to an accessory office use. While this is permissible, Planning will require a customized Plumbing Agreement to specify that this area shall not be used as a dwelling unit - neither an extension of the downstairs unit, nor lived in separately as its own discrete unit. Please contact Planning to begin this process. This is an administrative process and should only take a week.
- ☐ Please change the description on this permit to specify that the existing SDU is on the ground level, with an upper-level conversion to office.

**GIS Land Development Review** (Reviewed By: Laura Meyers)

**Comments:** New address will be assigned to unit pending planning approval of re-submittal

**Environmental Health Review** (Reviewed By: Scott Cowman)

**Comments:** Have not received any OWTS/septic information or plans from property owner or owners representative related to existing system and permit (08-68). System is inadequately sized for current use and includes connections that were never permitted.

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'.

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