



Corrections Notice

September 13, 2023

Permit Application: SPRAD230901

Property address: 1495 MARK TWAIN LN;

Following are the comments regarding the plan review for the above 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 submitted online through your My Items page in order to proceed.

Planning Review (Reviewed By: Darby Kenyon)

1. Secondary Dwelling Unit: A Limited Use permit is required for a secondary dwelling unit in the RN-2 zone district. This permit shall be approved prior to the building permit, as the new addition of the deck relates to the accessory dwelling unit. Please reach out to the Planning Department for assistance with Limited Use Permit.

9/11 Update: Carried Over - Limited Use Permit under review, application # PL20230252

2. Side setback: It appears that the new addition encroaches into the side setback. The setback requirement for the attached garage is 10 feet minimum. Please illustrate on the site plan that the new garage addition meets RN-2 zone district setback requirements (CDC, page 2-11).

9/11 Update, Correction Carried Over - The newest site plan submission indicates that the 'new garage addition' encroaches into the side setback standard. The side setback requirement for RN-2 zone district is 10' min. (CDC, 2-11). Lotline setbacks are measured from the property line to the structure. Please note that raised decks, elevated more than 30 inches above the finished grade, may not encroach into the lotline setbacks (CDC, 200.F). An Adjustment application may be required to allow for the setback encroachment. Please see the document markup "SetbackEncroachment_PlanningReviewComments_091223DK" for reference. For assistance with an adjustment application please contact Darby Kenyon 970-871-8259.

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 black ink that reads 'Malea Michael-Ferrier'.

Malea Michael-Ferrier

Sr Permit Tech/Plan Reviewer Assistant