

October 28, 2022

Robert Hagerty
108 Calle Francisca
SANTA FE, NM 87507

Re: Elkhorn Subdivision F7 at

Dear Mr. Hagerty,

Following are the comments regarding the Routt County's plan review for the above referenced project. We have noted several concerns and/or issues regarding the application. These items must be addressed through revised drawings and/or addendum in order for us to complete the project review for the above referenced project.

Planning Review (Reviewed By: Michael Fitz)

1. A public notice sign was found at staff's 10/27/2022 site visit, but we don't have one checked out in our records. Please contact Blake Kelly at bkelly@co.routt.co.us to indicate which sign you have. The location where this sign was placed is acceptable.
2. Easements along boundary lines of the new lot do not match the ones that were originally provided by Steamboat Lake Subd F2 and F5 (they are generally larger), though they do match Elkhorn Subdivision Filing 2. Please note in your narrative if you are dedicating additional easement width, and generally how easements are changing between the existing and proposed subdivisions.
3. Please dimension the right-of-ways; they are not currently dimensioned.
4. Lots need to be re-numbered. This is a one-lot subdivision and should not start with the number 23.
5. This plat indicates almost no pins being set (or found) at any corners. A land survey plat (CRS 38-51-106) requires, among other things, a description of all monuments, both found and set, which mark the boundaries of the property, and a description of all control monuments used in conducting the survey. Monumentation requirements in CRS 38-51-105 require monuments to be set no more than 1400' apart along any straight boundary line, at all angle points, at the beginning, end, and points of change of direction or change of radius of any curved boundaries defined by circular arcs, and at the beginning and end of any spiral curve. NOTE - Per the County Surveyor, if any older pins are later found by surveyors that conflict with monuments established by this plat, it will be placed on the no-build list.
6. Based on the Routt County GIS "Hydrology" layer and the site visit conducted on 10/27/2022, Outlot E contains some sort of drainage, which, if defined as a waterbody, would necessitate a no-build zone. Please revise your narrative to call out this feature and explain whether it is a waterbody or not and why based on the County's definition of a waterbody. This should be shown on an "existing conditions" plan.
7. While ultimate clerical review of this plat will occur later, in the "redline" phase, the cover

page appears to be from another plat. The Planning Commission and Clerk/Recorders are very old names. The plat notes reference a lot 1, 2, 3, 4, an "Outlot A" which do not exist on this plat, building envelopes (which are not used), a Steamboat Lake Filing 7 (this land came from Filing 5), and may have other missing components.

Once you have uploaded answers to these questions in portal, please let me know that you have done so. If I can provide any further information to you, please feel free to contact me at (970) 870-5326 or by email at mfitz@co.routt.co.us.

Sincerely,



Michael Fitz, Planner I
Routt County Planning Department