

October 28, 2022

Robert Hagerty  
108 Calle Francisca  
SANTA FE, NM 87507

**Re: Upper Beaver Canyon Dr. Replat F2Lots adjacent to the intersection of Beaver Canyon Dr and Pueblo Dr at 26405 BEAVER CANYON DR, ROUTT, CO 80428**

Dear Applicant,

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 not found at staff's 10/27/2022 site visit. Please contact Blake Kelly at [bkelly@co.routt.co.us](mailto:bkelly@co.routt.co.us) to check out a sign. Please place this sign at the east corner of "Lot 75" on the current plan.
2. Easements along boundary lines of the new lot do not match the ones that were originally provided by Steamboat Lake Subd F3 and F4 (they are generally larger). 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 3.
5. There is something titled a "East Line Tract 48 Ownership Line" and another titled "Lines Platted Steamboat Lake Subdivisions in Tract 48". It is unclear what the distinction is between these two lines. Please explain their purpose in a revised narrative and whether they are part of the subdivision or not, or what the implications of them are.
6. This plat indicates pins at many corners, but not all of them (such as the points where the cul-de-sac bulb transitions to another line). 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.
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 Filings 3 and 4), 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](mailto:mfitz@co.routt.co.us).

Sincerely,



Michael Fitz, Planner I  
Routt County Planning Department