

October 28, 2022

Robert Hagerty
108 Calle Francisca
SANTA FE, NM 87507

Re: Aspen Heights Subdivision F9 at

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 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 sign should be moved to the northeast portion of the proposed lot, visible from Antelope Way.
2. Easements along boundary lines of the new lots do not match the ones that were originally provided by Steamboat Lake Subd F7 (they are generally larger), though they likely match previous Aspen Heights Subdivision filings. 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. Lot 2 appears to also be called "Outlot F" because they use the same bolded line weight. Please decide what this lot is going to be called. Is it buildable, or an outlot?
5. This plat indicates almost no pins being set (or found) at any corners, mainly around the proposed "Lot 2"/"Outlot F". 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. A scaling issue may have occurred, and this plat as-drawn does not meet County regulations for lot size. The provided scale indicates 1"=50', and the provided graphic scale matches. However, Antelope Way is approximately 30' wide, and Horse Shoe Ln is approximately 15' wide. Lot 1 is listed as 7.57 acres but only measures 1.93, and Lot 2/Outlot

F is listed as 5 acres but only measures 0.6 acres.

7. The plat of Aspen Heights Filing 6 (where some of this land is being replatted from) refer to Outlots A and F as being restricted from building permits. Please revise your narrative to indicate why they were unbuildable before and whether that impacts their ability to be combined with other lots into a new buildable lot.

8. There is a 55'x90' public right-of-way for turnaround on the former Lot 125. However, it appears to still be a part of Lot 2/Outlot F. What is this turnaround? Is it an easement of some kind or a dedication of new right-of-way? Is it sufficient for Road & Bridge? Please discuss with Road & Bridge and obtain their written consent for the adequacy of this turnaround.

9. Various instances of text overlapping with other text occurs throughout this plat, making it difficult to read. Please move text, zoom the plat in further, or employ other means to clarify all the words on the plat.

10. It is unclear what is being platted/included in this plat. It appears bolded property lines are used to delineate the lots, however there are bolded lines on multiple properties north/west of Lot 1, indicating they are part of this plat.

11. This plat includes detail of lots within the proposed lots, and lots outside of the proposed lots, that should not be in this plat. Absolutely no former lots should ever be shown within the lots of a new subdivision. These lots will be gone when the plat is recorded. For lots outside of the proposed subdivision, exceptionally minimal detail should be shown. They should be drawn faintly, only one lot beyond the boundaries of this subdivision, and labeled "Not a Part". This plat shows detail all the way down to Lot 94 on Quail Dr, which is nowhere near this subdivision. No-build zones and building envelopes are shown on adjacent properties. These details are appropriate for a "site plan", but not a plat. Please remove all of them, and include only enough detail of adjacent plats for this one to be located, while clearly labeling those adjacent areas "Not a Part".

12. A house and accessory structure are shown on an adjacent lot. Houses are not items allowed to be shown on plats whether they are on the subject property or adjacent properties. Was the adjacent lot trespassed upon to locate these structures?

13. 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 3 and 4, building envelopes (which are not used), 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) 879-2704 or by email at mfitz@co.routt.co.us.

Sincerely,



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Michael Fitz

Michael Fitz, Planner I
Routt County Planning Department