

October 28, 2022

ROBERT HAGERTY
108 CALLE FRANCISCA
Santa Fe, NM 87507

Re: Aspen Heights Subdivision F9 at Terminus of Horse Shoe Ln and portions of land south of Crazy Horse Way, land north and south of Antelope Way, and land north of Bighorn Way

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) 870-5326 or by email at mfitz@co.routt.co.us.

Sincerely,



136 6th St., Suite 200
Steamboat Springs, CO 80487
970-879-2704
www.co.routt.co.us/Planning

Michael Fitz

Michael Fitz, Planner I
Routt County Planning Department

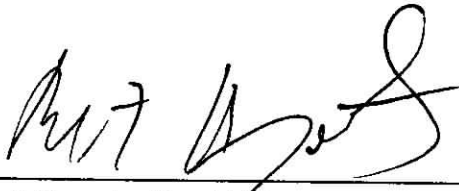
Bola Enterprises, Inc.
PO Box 773630 Steamboat Springs CO 80477
108 Calle Francisca, Santa Fe NM 87501

Response to October 28, 2022 Planning Review of Aspen Heights Subdivision F9

1. Sign.—Contacted Blake Kelly who confirmed a sign was picked up. It was placed along Antelope Way at a location chosen by the installer as the best place for it to be seen by the public. We had no input from the County where to place the sign.
2. Easement Widths.—since the year 2000 all Consolidation Replats that we have applied for have been required to have 15-foot wide easements along roadways for the installation of utilities and snow storage, to be dedicated by recordation of the Plat. My understanding is the extra width along roadways was mandated to better provide for snow removal and storage. Utility easements along other property lines remain at 10 feet wide, as noted on the Plat. I see no reason to add explanation in the Narrative for a Routt County requirement that has existed for more than 22 years.
3. Right-of-Way Dimensions.—All rights-of-way that touch a boundary of the proposed replat are dimensioned on the Plat. We have also dimensioned the new turnaround for the end of Horse Shoe Lane. This standard of road dimensions on Plats goes back at least to 1999 when I completed my first Consolidation Replat in Routt County.
4. Outlot F.—One of the properties to be consolidated into AH9 Lot 2. Plat has been amended to remove this property designation. A corrected plat will be sent via portal.
5. Monumentation.—A clause you neglected to reference--CRS 38-51-105-(1)(a) states: **"Prior to recording a plat, the external boundaries of any platted subdivisions shall be monumented on the ground by reasonably permanent monuments solidly embedded in the ground."** We do not and never have expected to record a plat until all monuments are in place and are indicated on the plat. We are fully aware of the requirements of CRS 38-51-106 and CRS 38-51-105. A number of monuments have already been set or found. This work is continuing, snow accumulation permitting. In my 23 years of putting together Consolidation Replats we have never been required to have all monuments in place prior to being allowed to move forward with an application.
6. Scale.—The Plat submitted was erroneously shown to have a scale of 1"=50'. The correct scale is 1"=100 ft. The corrected plat will be sent via Portal.
7. Outlots A and F.—From the Aspen Heights F6 (ACTIVITY PS2011-011) packet produced by Routt County Planning: Staff Comments 2. "The applicant stated that Outlot "A" and Outlot "F" are not to be built upon until further lot consolidations have been completed. Staff recommends the plat note to this effect be a required condition of approval." These Outlots have always been intended to be included in future consolidations, with approval from Routt County. We now have acquired enough original Steamboat Lake 7 lots to combine with the Aspen Heights F6 Outlots to create two new lots within the pending Aspen Heights F9.
8. Lot 125 Turnaround.—From the Aspen Heights F6 packet Staff Comments 4. "By vacating that portion of Crazy Horse Way and the cul-de-sac located on Lot 3, Aspen Heights, the

petition will eliminate the requisite turnaround at the end of Crazy Horse Way. The Applicant has agreed to record an easement for an appropriately sized turnaround on Lot 125, Steamboat Lake, Filing 7 (owned by the applicant) in order to satisfy this requirement. Staff recommends that recordation of the easement be a condition of plat approval. Vacation of the proposed easement can be done in conjunction with future lot consolidations." This easement exceeds Road and Bridge standards for a cul-de-sac turnaround. We do not want to vacate this easement, unless we need to record a new easement for Aspen Heights F9, in which case the dimensions of the easement would remain the same.

9. 10. 11. 12. 13. Unclear Plat. — The preliminary Plat for Aspen Heights F9 has been cleaned up considerably since it was first submitted. The new version will soon be placed in the Portal as soon as I complete my responses to this Planning Review. **This is a preliminary Plat.** I think it is appropriate at this stage to show adjacent properties and lots that will become part of the new consolidation replat, to make clear what is being proposed and showing the current context. Any unnecessary detail will be removed for the "redline phase" review prior to recordation of the plat.

A handwritten signature in black ink, appearing to read 'Robert Hagerty', written over a horizontal line.

Robert Hagerty, President