

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 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.

Sincerely,



Michael Fitz, Planner I
Routt County Planning Department

Bola Enterprises, Inc.

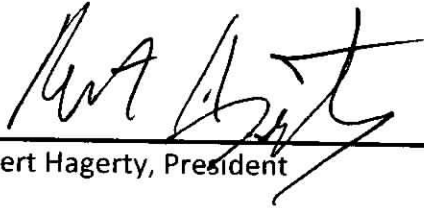
PO Box 773630 Steamboat Springs CO 80477
108 Calle Francisca, Santa Fe NM 87501

Response to October 28, 2022 Planning Review of Upper Beaver Canyon Drive Replat F2

1. Sign.—The sign installer was instructed to place the sign in the most conspicuous place possible for maximum visibility from a roadway. He attempted to install the sign where you have since told us where to put it. Unfortunately, in that location there is very dense undergrowth about 6-feet high, so the sign would not have been visible. He determined that most other suitable locations would be impacted by snow plowing, which would cover up the sign. He finally installed the sign at the north end of the proposed replat in about the middle of the existing Steamboat Lake F4 Lots 5 and 6. Apparently you did not travel to that part of the proposed replat, so you did not see 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. If we were platting new roads (which we are not) it would be appropriate for them to be dimensioned. This standard of road dimensions on Plats goes back at least to 1999 when I completed my first Consolidation Replat in Routt County.
4. Re-numbering Lot.—This is a similar situation to the Elkhorn Subdivision lot numbering. Lot 1 and 2 of Upper Beaver Canyon Drive Replat are adjacent to our proposed Upper Beaver Canyon Replat F2. Due to this adjacency, I thought it was a good idea for all three lots to be identified under the same subdivision name. Even with different filings, It would be confusing to have two of the lots to be identified as Lot 1.
5. East Line Tract 48. The original pins along Tract 48 were not placed accurately. The Routt County Surveyor has decided that wherever a pin is originally placed, regardless of accuracy, is to be considered the correct location for that pin. This has caused a lot of issues with Routt County Surveyors, but the County has decided to go along with this concept. So the notations shown on the plat are references regarding the inaccurate pins to help with survey work in this area.
6. 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.

7. General Notes.--This is a Preliminary Plat and these are preliminary general notes. General notes were taken from prior plats and do include some notes that do not apply to the current plat. Typically the plat notes have been revised and often added to upon request of members of the Planning Commission and the Board of County Commissioners, so the General Notes evolve during the approval process. I have instructed our surveyor to edit the notes to avoid further confusion. I will send the revised Plats when I receive them.

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

Robert Hagerty, President