

David J Murrey
Murrey Land Surveying
P.O. Box 5532
Pagosa Springs, CO 81147
(970) 946-1043
murreylandsurveying@gmail.com

May 6, 2019

Archuleta County Planning Department
1122 U.S. Highway 160
Pagosa Springs, CO 81147

Project Narrative

**Pagosa Meadows Unit Two
Amendment 2019-01**

**Being a unconsolidation and minor lot line adjustment of Lot 83X, Amendment No. 2
Pagosa Meadows Unit 2**

Betsy C. Tidwell, being the owner of Lot 83X, Pagosa Meadows Unit 2, located at 2066 Meadows Drive, is proposing an unconsolidation and minor boundary adjustment at lot 83X – formerly lots 82 and 83. The plan was to unconsolidate the lots back to the original configuration, however a minor lot line adjustment is proposed to keep the existing garage within the building setback. The existing utility easement along the old boundary line is proposed to be vacated and a new 50' wide easement will replace the old along the new proposed boundary line. The resulting lot line adjustment will be an even acreage split., meaning both lots will stay the same size as the original lot configuration.

This Proposal by definition is a Minor Boundary Adjustment by Archuleta County Land Use and Regulations and will meet the county subdivision regulations. These properties are currently zoned PUD (Planned Unit Development).

In conclusion, Betsy Tidwell would very much appreciate your consideration for the approval of this Minor Boundary Adjustment / unconsolidation.

Please contact me with any questions or concerns

David J Murrey
PLS

----- Forwarded message -----

From: **Allen Roth** <allen@plpoa.com>

Date: Wed, May 22, 2019 at 4:53 PM

Subject: RE: Pagosa Meadows Unit 2 - Amendment 2019-01

To: Dave Murrey <murreylandsurveying@gmail.com>

Hi Dave,

The Pagosa Lakes Property Owners Association does not have any problems with this lot line adjustment and approves as submitted.

Thank you

Allen Roth, CMCA, AMS, PCAM
General Manager
Pagosa Lakes Property Owners Association, Inc.
230 Port Ave.
Pagosa Springs, CO 81147
970-731-5635 ext. #209 (office)
970-731-5632 (fax)
allen@plpoa.com
website: <http://www.plpoa.com>

From: Dave Murrey [mailto:murreylandsurveying@gmail.com]

Sent: Wednesday, May 22, 2019 3:39 PM

To: allen@plpoa.com

Subject: Pagosa Meadows Unit 2 - Amendment 2019-01

Hello Allen,

I am working on doing a lot line adjustment on lot 83X in Pagosa Meadows Unit 2. (2066 Meadows Drive). Betsy Tidwell, the owner of the property would like to unconsolidate these lots. Instead of going back to the original configuration, a slight lot line adjustment was necessary to keep the existing garage within the building setback line. We also are proposing vacating the existing utility easement that exists where the old lot line was and move it over to the new lot line. See the attached preliminary plat and please let me know if you have any questions.

I am needing something in writing from you for Archuleta County with your approval, disapproval or comments. Could you please email over any comments that you might have on this one?

Thank you,

Dave Murrey, PLS