

ARCHULETA COUNTY SURVEYOR  
291 Pines Club Place  
Pagosa Springs, CO 81147  
Phone (970) 264-5055 Ext.107  
dschultz@archuletacounty.org

May 9, 2019

Archuleta County Planner  
1122 Highway 84  
Pagosa Springs, CO 81147  
And  
David Murry  
P.O. Box 5532  
Pagosa Spring, CO 81147

Re: Pagosa Meadows Unit 2 Amendment 2019-01

John and David,

I have completed the checking of the Preliminary Plat for the State of Colorado's minimum standards for a Land Survey Plat and a review for Archuleta County for legibility and form. The following items need to be addressed.

- 1) The Board of County Commissioners Certificate needs to be updated to include the statement that the County vacates the old easements for the public.
- 2) The distance along the south line of Lot 88 is incorrect. I get 132.35 feet.
- 3) Above the residence you have the #2066. Change this to something like (Address = 2066 Meadows Drive)
- 4) It's hard to believe that all the monuments along the back line all line up, but then sometimes Morton got it right. Please check this.
- 5) As a thought, a new 50 foot wide easement is a little excessive. I think 10 feet along each line would suffice if the County agrees to it.

Upon the correction of the above items I will sign a Mylar.

Sincerely,



Dean P. Schultz PLS  
Archuleta County Surveyor



**MEMO**

Date: June 6, 2019

To: John Shepard

CC: Bob Perry

From: Yari Davis

RE: Pagosa Meadows unit 2 Amendment 2019-01 Final Plat (PLN19-191)

The Engineering Department has reviewed the Pagosa Meadows unit 2 Amendment 2019-01 Final Plat (PLN19-191) Project, we find no engineering issues with this project.

James Smith, President/Chairman  
Blake Brueckner, Vice President  
Gordon McIver, Secretary



Paul Hansen, Treasurer  
Glenn Walsh, Director

May 10, 2019

Archuleta County Planning Department  
P.O. Box 1507  
Pagosa Springs, CO 81147

Re: Lot Unconsolidation, 83X Pagosa Meadows Unit 2

To Whom It May Concern:

The District has received a lot unconsolidation comments request regarding lot 83X Pagosa Meadows Subdivision Unit 2, also known as 2066 Meadows Drive, and offers the following comments.

The proposed Lot 83XZ is currently being assessed water and wastewater service charges. The proposed Lot 82Z is considered a 'dead' account since March of 1994 when the District was made aware of the original consolidation and therefore has not been being assessed water and wastewater Availability charges since that time. Upon a successful unconsolidation process, Lot 82Z would be charged Availability of Service Fees for water and wastewater purposes going forward.

These properties are located within District boundaries for water service, and are therefore subject to the Rules, Regulations, and Construction Specifications of the District. The District assumes all existing easements will remain in effect. Please notify the District if this is not the case.

**Any lots that were previously consolidated that subsequently go through the unconsolidation process will be required to pay, at the current rate, all previously excused Availability of Services Fees. Previously excused Availability of Service Fees in the amount of approximately \$4,161.30 will be assessed to the newly unconsolidated lot. That amount could vary depending upon the timing of the unconsolidation completion.**

There will be a \$100 Lot Unconsolidation Mapping Fee assessed to the newly unconsolidated lot. You will notice this amount billed on your statement the month following our receipt of the Resolution of Unconsolidation.

Should there be any questions, please feel free to contact the District's office.

Sincerely,

Aaron Burns  
Director of Business Services

cc: Betsy Tidwell



# Pagosa Fire Protection District



May 20, 2019

John Shepard  
Planning Manager  
Archuleta County Development Services  
PO Box 1507  
Pagosa Springs, CO. 8114

RE: Pagosa Meadows Unit 2 Amendment 2019-01 Final Plat (PLN19-191)

Mr. Shepard,

The Pagosa Fire Protection District has no objections to the proposed Amendment on the aforementioned property.

Sincerely,

Kelly Robertson  
Captain Fire Prevention Director