



Office of the Archuleta County Deputy Surveyor
David J. Murrey PLS
P. O. Box 5532
Pagosa Springs, Colorado 81147
970-946-1043

March 5, 2019
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Coyote Cove Amendment 2019-01
c/o: John Shepard
Archuleta County Planning Dept.
1122 U.S. Highway 84
Pagosa Springs, CO 81147

RE: Archuleta County Deputy Surveyor plat check of Coyote Cove Amendment 2019-01,
by Dean P. Schultz (Davis Engineering Service, Inc.)

I have completed my review of the above referenced plat, my comments are as follows:

1. The basis of bearing statement has a typo, (Lot 11ZO, should just be 11Z). The bearing also claims to be an assumed bearing, while this is an acceptable basis of bearing statement per state statute, it seems that this bearing is based upon the plat of Coyote Cove as it matches that line exactly with the plat and should be noted as such.
2. Note 3 is claiming that measured and platted bearings are almost identical. The platted distance on the south line of lot 12 is 248. 85', so the measured distance appears to be 20' off. I think this was a typo in the original plat as it does not mathematically close. Your boundaries on the new lots 11Z and 12Z do close mathematically. This discrepancy should be noted on the plat.
3. Please correct the title, Coyote Cove is located in Sections 25 and 36, T36N R2 ½W. Title states section 25 and 26.
4. I would suggest listing a right of way width for Incline Circle.

I have also reviewed this plat for mathematical closure of the boundary, legibility and spelling. I have found no errors with the exception of concerns listed above. Please call or email me with any question or if you need clarification on any of these comments, Thank you.

David J. Murrey, PLS
Archuleta County Deputy Surveyor
P.O. Box 5532, Pagosa Springs, CO 81147
(970) 946-1043 // murreylandsurveying@gmail.com



MEMO

Date: February 27, 2019

To: John Shepard

CC: Bob Perry

From: Yari Davis

RE: Coyote Cove Amendment 2018-01- Lot 11 and 12

The Engineering Department has reviewed the Coyote Cove Amendment 2019-01- Lot 11 and 12, dated January 8, 2019, we don't have any issues with the minor lot line adjustment, vacating the unused utility easement and establishing a new utility easement on the new lot line. However, Lot 11 and Lot 12 driveways must be designed accordance of Section 27.1.7.3 of the Archuleta County Road and Bridge Design Standards adopted by resolution #2005-40 (May 2, 2017).



Pagosa Fire Protection District



March 11, 2019

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

RE: Coyote Cove Amendment 2019-01, Final Plat (PLN19-097)

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



COYOTE COVE HOME OWNER'S ASSOCIATION
9609 SIGNAL AVENUE
ALBUQUERQUE, NEW MEXICO 87122
onefastchickin@aol.com

John C. Shepard AICP
Planning Manager
Archuleta County
1122 Hwy 84
PO Box 1507
Pagosa Springs, CO 81147

Dear Mr. Shepard,

This letter is in reference to a request for variance submitted by Mr. Michael Green concerning an adjustment to lot lines between Lot Numbers 11&12, Coyote Cove Subdivision, Pagosa Springs, CO. The variance involves a lot perimeter adjustment between Lots 11&12 and a slight increase to building envelopes on both lots. This variance allows a more practical space for ingress and egress to Lot 11. The proposed variance has been reviewed by Coyote Cove HOA Staff and the adjustment has been approved as submitted.

A handwritten signature in black ink, appearing to read "Robert E. David". The signature is fluid and cursive, written over a white background.

Robert E. David
Vice President
Coyote Cove HOA
317 Incline Circle
Pagosa Springs, CO 81147
bobkatdavid@gmail.com