

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

March 2, 2019

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

Re: Pagosa Hills Subdivision No. 3 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) A small portion of the wall from Lot 73EZ extends onto Lot 73WZ. Should the new division line be adjusted or is the land owner OK with this.
- 2) For Note No. 6, look under 4.F of the CC&R's recorded in Book 117 on Page 603 for the width of utility easements.

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

Sincerely,

Dean P. Schultz PLS
Archuleta County Surveyor

From: Gene Tautges [mailto:gtautges@pagosasprings.co.gov]
Sent: Friday, March 08, 2019 11:41 AM
To: John Shepard <jShepard@archuletacounty.org>
Cc: James Dickhoff <jdickhoff@pagosasprings.co.gov>
Subject: Re: FW: COUNTY REVIEW: Pagosa Hills 3 MLLA (PLN19-098)

I would say it might be a good idea to locate the private line coming down from the RV Park, but hopefully it is within a side lot easement already. It will be difficult to locate with this much snow but it can be done I guess.

From: Gene Tautges [mailto:gtautges@pagosasprings.co.gov]
Sent: Thursday, March 07, 2019 9:40 AM
To: John Shepard <jShepard@archuletacounty.org>
Cc: James Dickhoff <jdickhoff@pagosasprings.co.gov>
Subject: Re: FW: COUNTY REVIEW: Pagosa Hills 3 MLLA (PLN19-098)

The attached revised map shows the private wastewater service lateral going through lot 74. I suspect the actual line is on the property line between lot 74 & 73. The sanitation districts maps are schematically correct but not spatially. All the manholes and lines are indeed connected, but their physical location may be off due to surveying errors over the decades.

So once again, I don't see an issue with the requested lot line adjustment.

<snip>

Gene Tautges

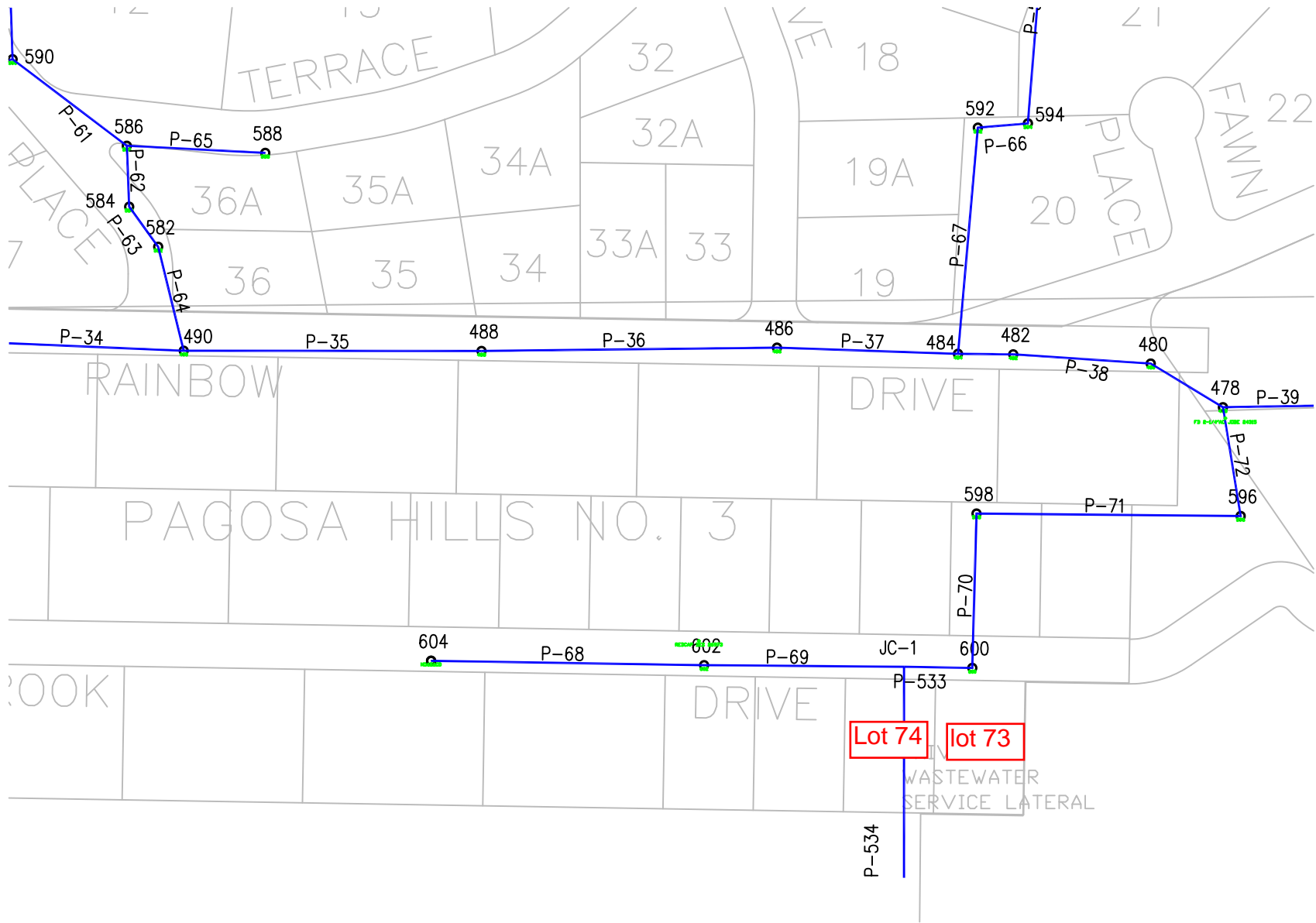
Sanitation Supervisor

PSSGID

970-264-4151 ext. 230 (office)

970-946-1541 (cell)

gtautges@pagosasprings.co.gov



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



Paul Hansen, Treasurer
Glenn Walsh, Director

March 4, 2019

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

Re: Amended Plat– Minor lot line adjustment

To Whom It May Concern:

The District has received a minor lot line adjustment comments request regarding Lot 73 Pagosa Hills Subdivision No. 3 and offers the following comments.

Lot 73 is currently being served by the District for water purposes.

The property is located within District boundaries for water service, and is therefore subject to the Rules, Regulations, and Construction Specifications of the District.

Please provide the District a copy of the County Recorded Amended Plat with revised utility easement.

There will be a \$100 Lot Consolidation Mapping Fee (\$50 each) assessed to the newly amended parcels.

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

Sincerely,

Aaron Burns
Director of Business Services

cc: James Gugliemino
Janice McIntyre



Pagosa Fire Protection District



March 11, 2019

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

RE: Pagosa Hills Subdivision No. 3 Amendment 2019-01, Final Plat (PLN19-098)

Mr. Shepard,

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

Sincerely,

Kelly Robertson
Captain Fire Prevention Director