

From: Dave Murrey <murreylandsurveying@gmail.com>

Sent: Thursday, July 25, 2019 4:19 PM

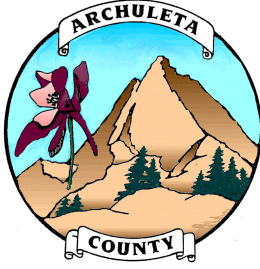
To: John Shepard <jShepard@archuletacounty.org>

Subject: Re: Review of San Juan River Resort Unit No. 2 Amendment 2019-01

Hi John,

I did a check of the updated plat and the math on the boundary looks good now. I think this should address all of my comments and will be happy to sign the mylar if this ever materializes. Let me know if you have any questions or need anything else.

Dave Murrey, PLS



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

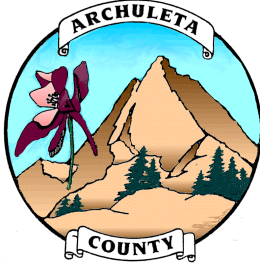
July 6, 2019
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San Juan River Resort Unit 2 Amendment 2019-01
c/o: John Shepard
Archuleta County Planning Dept.
1122 U.S. Highway 84
Pagosa Springs, CO 81147

RE: Archuleta County Deputy Surveyor plat check of San Juan River Resort Unit 2 Amendment 2019-01.

I have completed my review of the above referenced plat and have a few items that need addressed or corrected, my comments are as follows:

1. The dedication statement should be modified to say “Know All Persons By These Presents: That San Juan River Resort Metropolitan District whose address is ____ being owner or lien holder of the following real property , to-wit;
The property description should follow.
2. The reception number for The Second Amended Plat of San Juan River Resort Unit No. 2 listed in the dedication is incorrect, it should be reception no. 82578.
3. The Plat title and blocks should match the dedication statement exactly, The plat title, lower title blocks and Surveyors statement should be modified to say “ San Juan River Resort Unit No. 2 Amendment 2019-01 as is listed in the dedication. (missing “No.” which matches recorded plat)
4. The last paragraph of the dedication statement also needs to be updated to say “San Juan River Resort Unit No. 2 Amendment 2019-01” (currently listed as Unit No.1, Amendment 2018-01)
5. It appears that a large portion of Alpine Drive as platted is being vacated. If this section of road has not already been vacated previously, then this plat should also be vacating that portion of road. I think notes / dedications should be added to the plat vacating a portion of Alpine Drive. If this right of way is not being vacated, it should be noted as a public right of way and not included as part of the boundary.



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July 6th, 2019
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6. The Boundary does not mathematically close by 21 feet. I was unable to isolate where this error might have occurred. I was unable to check acreage. I think it would be a good idea to send back to me for another closure and acreage check once updated.
7. There is what I believe to be a set property corner symbol missing on the rear angle point of new lot 183. Please add a symbol of what was found or set.
8. There are two property corners shown near the Point of Curve return on new lot 180. It would appear that the found 1/2" rebar LS 18970 was not used or accepted as part of this survey. The map is not clear if it is part of the boundary or a conflicting monument that was not used. Please clarify with a note or detail if this corner was not used as part of this survey. There is also another monument shown on lot 32 where Alpine Drive comes off the highway that should have the same note / clarification.

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: July 3, 2019

To: John Shepard

CC: Bob Perry

From: Yari Davis

RE: San Juan River Resort Unit 2 Amendment 2019-01 Final
(PLN19-287)

The Engineering Department has reviewed the above project, we find no engineering issues with this project.



MEMO

Date: January 13, 2019

To: John Shepard

CC: Bob Perry

From: Yari Davis

RE: San Juan River Resort Unit 2 Amendment (Alpine Dr.) sketch
Plan (PLN19-071)

The Engineering Department has reviewed the above project, we find no engineering issues with this project. However, there are two points that we would like address; clarification of the dedication and all road should be in the right-a-way not part of a lot.

John Shepard

From: Heinlein - CDOT, Jo <jo.heinlein@state.co.us>
Sent: Tuesday, July 2, 2019 4:35 PM
To: John Shepard
Cc: Shaylyn Hatch - CDOT
Subject: County Comments: COUNTY REVIEW: SJRR Amend 2019-01 Final Plat & SJRV Metro District CUP (PLN19-287_298)

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi John,

CDOT has reviewed this proposal and has the following comments:

1. This development will require submission of an access permit application. Neither one of the access points of Alpine Drive have ever been permitted, so the property owner/applicant should submit two applications - one for each of the access points.
2. The applications should reflect all the current and proposed uses for each of these two access points. The access permit will likely require the installation of a right turn deceleration lane at the western access point.

Please let us know if you need additional information.

Thanks,

Jo Heinlein

Permits Program Manager



Traffic & Safety

P 970.385.3626 | F 970.385.8361

3803 N. Main Ave., Suite 100, Durango, CO 81301

jo.heinlein@state.co.us | <http://www.codot.gov/business/permits/accesspermits>

John Shepard

From: Heinlein - CDOT, Jo <jo.heinlein@state.co.us>
Sent: Tuesday, March 12, 2019 11:08 AM
To: John Shepard
Subject: Re: COUNTY REVIEW: SJRR2 amend (Alpine) Sketch Plan (PLN19-071)

John,

I'm a little late getting back to you on this, but do not have any serious concerns regarding this proposal.

Thanks,

Jo Heinlein

Permits Program Manager



Region 5 - Traffic & Safety

P 970.385.3626 | F 970.385.8361

3803 N. Main Ave., Suite 100, Durango, CO 81301

jo.heinlein@state.co.us | <http://www.codot.gov/business/permits/accesspermits>

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On Wed, Feb 13, 2019 at 9:26 AM John Shepard <jShepard@archuletacounty.org> wrote:

Project Name: **San Juan River Resort Unit 2 Amendment (Alpine Dr) Sketch Plan (PLN19-071)**

Project Type: Re-Plat / Vacate unbuilt ROW / Vacate & relocate unbuilt utility easements by plat



Pagosa Fire Protection District



July 8, 2019

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

RE: COUNTY REVIEW: SJRR Amend 2019-01 Final Plat & SJRV Metro District CUP (PLN19-287_298)

Mr. Shepard,

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

Sincerely,

Kelly Robertson
Captain Fire Prevention Director



Pagosa Fire Protection District



February 22, 2019

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

RE: San Juan River Resort Unit 2 Amendment (Alpine Dr.) Sketch Plan (PLN19-071)

Mr. Shepard,

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

Sincerely,

Kelly Robertson
Captain Fire Prevention Director

From: Johnnie Walker <JWalker@lpea.coop>

Sent: Monday, July 15, 2019 2:53 PM

To: John Shepard <jShepard@archuletacounty.org>

Cc: Johnnie Walker <JWalker@lpea.coop>

Subject: RE: Concern regarding SJRV Metro District Conditional Use Permit PLN19-288

John,

-LPEA is satisfied with the amended plat and PILC.

Thank you for the follow up,

Johnnie

Johnnie R Walker

Right of Way Agent

La Plata Electric Association

1-970-382-3536 Office

1-970-749-4612 Cell

John Shepard

From: Johnnie Walker <JWalker@lpea.coop>
Sent: Friday, March 01, 2019 9:12 AM
To: John Shepard
Cc: Johnnie Walker; Rhonda Beam - RPC
Subject: RE: COUNTY REVIEW: SJRR2 amend (Alpine) Sketch Plan (PLN19-071)
Attachments: Rec No 1995004313.pdf

Mr. Shepard,

For the project: San Juan River Resort Unit 2 Amendment (Alpine Dr) Sketch Plan (PLN19-071)
LPEA has the following comments:

-LPEA has been unable to find a written easement for the electric lines shown on the plat. We would like an easement 20' in width, 10' on each side of the power line created and properly dedicated for this line

-LPEA has an existing easement for the underground services in the out lot and to the sewer lagoons recorded at Reception No. 1995004313. LPEA would like this line depicted on the plat. We are attaching a copy of the easement for your reference. If the surveyor needs assistance in getting locates for this line, please contact Johnnie Walker at (970) 382-3536.

LPEA would like an additional review of the plat prior to final approval.

Johnnie R Walker
Right of Way Agent
La Plata Electric Association
1-970-382-3536 Office
1-970-749-4612 Cell

John Shepard

From: Crabb - DNR, Chester <chester.crabb@state.co.us>
Sent: Wednesday, February 13, 2019 3:17 PM
To: John Shepard
Cc: Titus - DNR, Jeff
Subject: Re: FW: COUNTY REVIEW: SJRR2 amend (Alpine) Sketch Plan (PLN19-071)

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Hello Mr. Shepard -

Mr. Titus is generally involved with minor subdivision review and well permitting not water right administration in the county. In general, we do not maintain ditch easements. If there was a formal ditch easement it might also be recorded in the original subdivision plat approved by the county or in conjunction with a CDOT easement to place the pipeline under the highway. Per CRS 37-86-102, the water right holders would have a prescribed easement even if a formal or recorded easement was not established.

Joe Crabb
Lead Water Commissioner - Pagosa Springs
Division 7



COLORADO
Division of Water Resources
Department of Natural Resources

P 970-731-2931 | F 970-259-0944 C 970-769-2931
46 Eaton Drive, Suite 6, Pagosa Springs, CO 81147
chester.crabb@state.co.us | www.water.state.co.us

Please complete our online [DWR User Experience Survey](#) to express your opinions of our service. Your complete satisfaction is important to us!

Sample Plat Certifications
5/07/19

PLANNING COMMISSION CERTIFICATE

This plat and the statements hereon reflect the recommendation of the Planning Commission, made the _____ day of _____, 20____.
This approval does not extend to the design of utilities, sewage disposal, roads, or any other service facility.

BY: _____ (signature) _____
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat [, vacation of public utility easements as marked,] and the statements hereon was conditionally approved, pending completion of specified improvements, on the _____ day of _____, 20____, by the Board of County Commissioners of Archuleta County, Colorado.

This approval does not extend to the design of utilities, sewage disposal, roads, or any other service facility and does not constitute acceptance of roads, utilities, or service facilities by Archuleta County for maintenance or operation.

BY: _____ (signature) _____
Chairman

(Include clause within brackets for Vacation of Easements by plat.)

APPROVAL TO RECORD

Having ascertained that the conditions of approval have been satisfactorily completed on this _____ day of _____, 20____, the Board of County Commissioners approve this plat for recording by the County Clerk and Recorder.

BY: _____ (signature) _____
Chairman