



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

February 7, 2019
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Aspen Springs Subdivision No. 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 Aspen Springs Subdivision No. 2 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 dedication statements needs to include Culver as the owner of lots 1 – 5.
I believe that the legal description will need to be modified as well to separate the land owners as they both do not own the whole legal description. This could be done in the dedication as long as it is clear who owns what.
2. The property description does not mathematically close by a little over 0.4', I was unable to isolate where this may have occurred.
Also the second call of the property description should be a SW bearing as opposed to a SE bearing. (should be S81 23' 18" E instead of S81 23' 18" W)
3. Remove the last sentence in the Planning Commission Certificate, pertaining to the water line easement at C.R. 119 and parcel 5. (I believe this was for another job and needs to be removed from this plat)
4. The basis of bearing statement claims to be an assumed bearing, while this is an acceptable basis of bearing statement per state statute, it is my belief that this is most likely based on a geodetic GPS bearing and should be stated as such if that is the case. Generally an assumed bearing is not to the second of a degree. See section 6.8 of the Colorado AES board bylaws and rules concerning basis of bearing statements.
5. On lot 4Z, there is an easement note with reception no. 21805148 and "XXXXXXX", please fill in a number for the X portion or remove.

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: January 13, 2019

To: John Shepard

CC: Bob Perry

From: Yari Davis

RE: Beckman-Culver ZMA / AS2 Amended Plat 2019 (PLN18-045/046)

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

John Shepard

From: Brian Devine <BDevine@sjbpublichealth.org>
Sent: Wednesday, February 13, 2019 1:25 PM
To: John Shepard
Subject: RE: COUNTY REVIEW: Beckman-Culver ZMA / AS2 Amended Plat 2019 (PLN18-045/046)

Follow Up Flag: Follow up
Flag Status: Flagged

John, please find my comments below.

The proposed Lot 25XZ is served by a permitted OWTS (WWP1989-072A) designed and approved for one dwelling of up to 2 bedrooms. Based on existing records, SJBPH believes this OWTS is not affected by the proposed map amendment or amended plat. SJBPH has no further requirements for the applicants at this time. If Lot 25XZ is sold in the future, it will be subject to the requirement to obtain a Transfer of Title Acceptance Document (following inspection) prior to sale. Future development of Lot 26Z will require an OWTS construction permit from SJBPH. If Lot 26Z is sold prior to development, no Transfer of Title Acceptance Document is required.

Brian Devine, MS
Water/Air Quality Program Manager
970-335-2030
SAN JUAN BASIN
public health



March 12, 2019

John Shepard
Archuleta County Development Services
Sent via email: JShepard@archuletacounty.org

RE: Aspen Springs Subdivision No. 2 Amendment 2019-01 (Exemption)
Sec's 3 & 2, Twp. 34N, Rng. 3W, N.M. P.M.
Water Division 7, Water District 78
CDWR Assigned Referral No. 26048

Dear Mr. Shepard:

Pursuant to discussions with Archuleta County this referral does not appear to qualify as a "subdivision" as defined in § 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 memorandum to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The applicant is requesting to incorporate existing tracts totaling approximately 11 acres in size into the existing Aspen Springs no. 2 plat and reconfigure lot lines in order to correct survey errors that were previously approved. Through correspondence with the county it is clear that the lots are intended to qualify for on-lot wells as the potential water supply. Therefore, this office is considering this action by the county as a non-subdivision referral and each lot would be eligible to apply for an exempt household-use only well permit. This type of well permit would allow for ordinary household purposes inside one (1) single family dwelling, with no outside watering or other uses allowed.

Should you or the applicant have questions regarding any of the above, please feel free to contact me directly.

Sincerely,

Ivan Franco, P.E.
Water Resource Engineer

cc: Robert Genualdi, Division 2 Engineer
Bob Formwalt, District 78 Water Commissioner





Pagosa Fire Protection District



February 4, 2019

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

RE: Beckman – Culver Zone Map Amendment (PLN19-045)
Aspen Springs II Amendment 2019-01 Final Plat (PLN19-046)

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