
PUBLIC HEARING AND INPUT SESSION

REGARDING THE DEVELOPMENT OF RIO GRANDE AVENUE BETWEEN THIRD STREET AND FIFTH STREET



Notice is hereby given that the Planning Commission of the City of Creede, CO shall conduct a public hearing on Tuesday, February 10, 2015 at 5:30 PM at Creede Town Hall for the purpose of considering the development of Rio Grande Avenue between 3rd & 5th street.

Additional information is available for review at Town Hall during business hours. Written comments received prior to 4:00 p.m. February 6, 2015 may be included in packets for the Planning & Zoning Commission. This is the first of three (3) planned public hearings for this project.

Please let us know what you would like to see in this neighborhood!

POSTED 1/16/15

OPEN TO THE PUBLIC

September 9, 2014

City of Creede
Clyde Dooley, Manager
Box 457
Creede, Colorado 81130

Merrick-McLaughlin Water Engineers
2420 Alcott Street
Denver, Colorado 80211
Tel: +1 303-964-3333
Fax: +1 303-964-3355
wwwWestmerrick.com

RE: Replat Rio Grande Avenue

Dear Clyde:

Attached are four drawing sheets to describe the issues involved in replatting existing Rio Grande Avenue between West 5th Street and West 3rd Street.

1. We have superimposed the existing water and sewer system onto the proposed plat map you furnished. This drawing illustrates several conflicts between the proposed plat and the existing utilities - which would make this plan problematic (expensive).
2. The drawing labeled "Minimum Utility Protection Requirements" identifies those existing utilities that must be recognized and protected in any development layout.
3. The drawing labeled "Replat Rio Grande Avenue as Rio Grande Lane" configures a proposed development plan that protects those existing utilities under a replatted "Rio Grande Lane". This Rio Grande Lane would be a dedicated right-of-way as a grassy, open space utility corridor. No vehicular access would be provided on this new Rio Grande Lane. It would serve as an open space buffer between the existing neighborhood and whatever land uses might occur on the three new lots created by this plan. This layout extends both West 4th Street and West 5th Street through to Loma Street as shown on the original layout. To provide more area for land development, this plan would extend West 4th Street as a 40-foot ROW rather than the standard Creede 50-foot ROW. Any unused remainder land from the original platted Rio Grande Avenue would be vacated back to the adjacent properties.
4. The drawing labeled "Alternate Replat Rio Grande Avenue as Rio Grande Lane" protects the existing utilities as in the previous drawing and also creates three new lots. To create more land area for development, this alternative does not extend West 4th Street through to Loma Street. To protect the existing water line, an easement would be provided between the two adjacent lots. Not extending West 4th Street would save the cost of earthwork and paving to make the connection, would avoid a drainage crossing and would protect the existing neighborhood from unwanted through traffic. As in the other layout, any unused remainder land from the original platted Rio Grande Avenue would be vacated back to the adjacent properties.

Our preference would be the Alternate layout that does not extend West 4th Street through to Loma Street. This alternative allows the three new lots to develop with an orientation to the greater traffic and visibility of the Loma Street corridor and protects the integrity of the

existing residential neighborhood from possible traffic and incompatible land uses orienting toward Loma Street. It will also have the lowest development costs.

Sincerely,

McLaughlin Water Engineers

A Division of Merrick & Company

A handwritten signature in black ink, appearing to read "Ronald C. McLaughlin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ronald C. McLaughlin, P.E. & L.S.

RE-PLAT RIO GRANDE AVENUE AS "RIO GRANDE LANE"

- WIDTH AS NECESSARY TO PROTECT EXISTING WATER AND SEWER MAINS AND FUTURE DRAINAGE SWALE
- CREATE 3 NEW BUILDABLE LOTS

PLAT 4TH STREET THROUGH TO LOMA AS 40' ROW
 PLAT 5TH STREET THROUGH TO LOMA AS 50' ROW

STORMWATER DETENTION
 SNOW STORAGE

LEGEND

- LOW MATING GRASSES; NO DRIVING
- VACATE EXCESS ROW BACK TO ADJACENT
- GRAVEL ALLEY AND ACCESS DRIVE
- PAVED STREET

PRELIMINARY
 August 13, 2014
 CW

DESIGN NO.	5XXX	PROJECT NUMBER	7XXX
REVISION NO.	6XXX	DATE	12/24/14
DATE	4XXX	DATE	12/24/14
DATE	3XXX	DATE	12/24/14
DATE	2XXX	DATE	12/24/14
DATE	1XXX	DATE	12/24/14



ALTERNATE RE-PLAT RIO GRANDE AVENUE AS "RIO GRANDE LANE"

- WIDTH AS NECESSARY TO PROTECT EXISTING WATER AND SEWER MAINS AND FUTURE DRAINAGE SWALE
- CREATE 3 NEW BUILDABLE LOTS

DO NOT PLAT 4TH STREET THROUGH TO LOMA
 PLAT 5TH STREET THROUGH TO LOMA AS 50' ROW

STORMWATER DETENTION SNOW STORAGE

- LEGEND**
- LOW NATIVE GRASSES; NO DRIVING
 - VACATE EXCESS ROW BACK TO ADJACENT
 - GRAVEL ALLEY AND ACCESS DRIVE
 - PAVED STREET

PRELIMINARY

August 13, 2014



7XXX

DESIGN: 8474
 DETAIL: 10004
 CHECK: 12004
 DATE: 12/04

MERRICK & COMPANY
 1000 14TH AVENUE
 SUITE 100
 DENVER, CO 80202

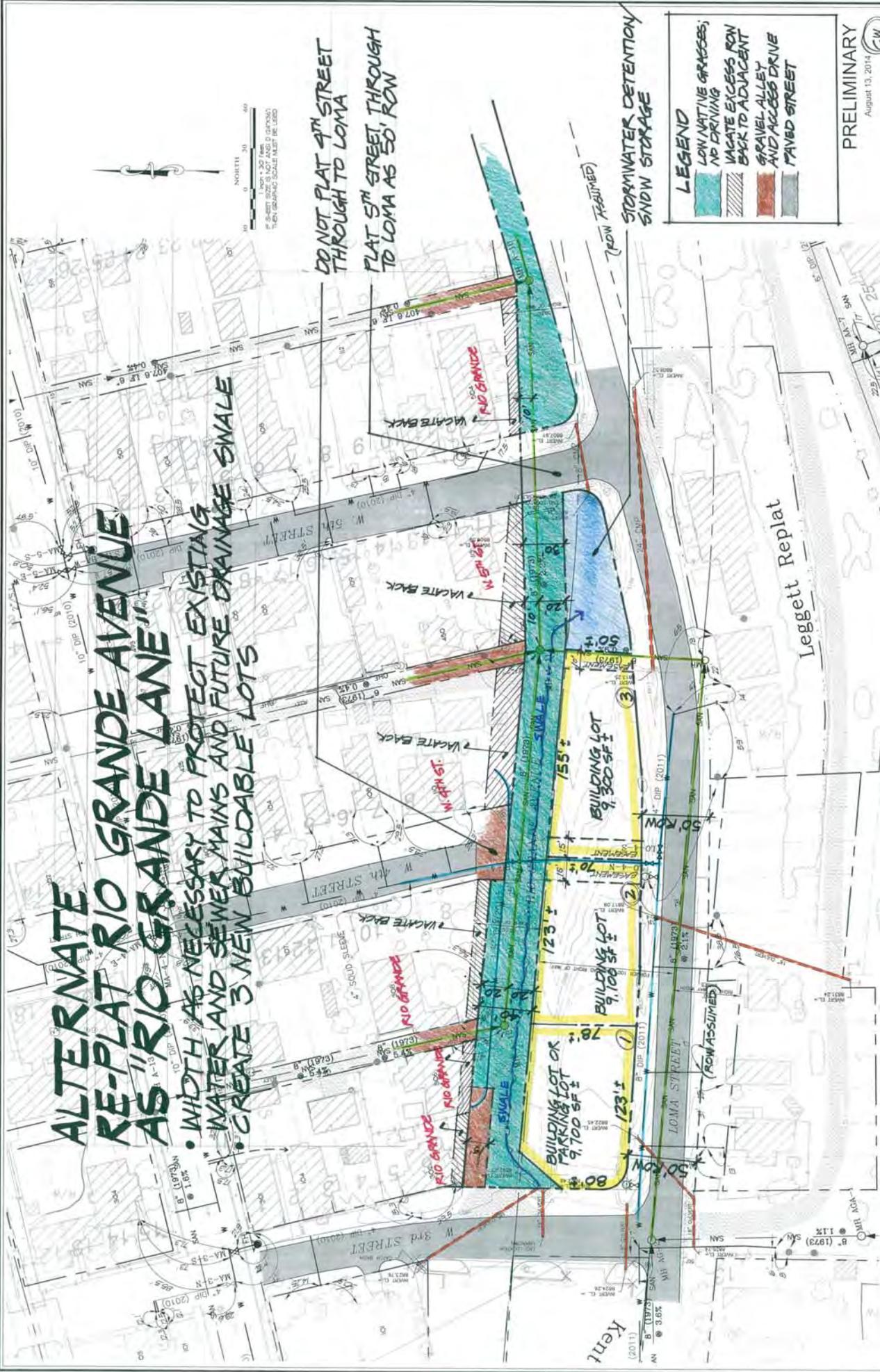
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 6XXX

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 4XXX

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MINIMUM UTILITY PROTECTION REQUIREMENTS

Leggett Replat

PRELIMINARY
August 13, 2014

PROJECT NUMBER	5XXX	6XXX	7XXX
DATE	3XXX	4XXX	5XXX
BY	1XXX	2XXX	3XXX
CHECKED	4XXX	5XXX	6XXX
DESIGNED	7XXX	8XXX	9XXX
DRAWN	10XXX	11XXX	12XXX
SCALE	AS SHOWN	AS SHOWN	AS SHOWN
DATE	1/14	2/14	3/14
PROJECT NUMBER	5XXX	6XXX	7XXX
DATE	3XXX	4XXX	5XXX
BY	1XXX	2XXX	3XXX
CHECKED	4XXX	5XXX	6XXX
DESIGNED	7XXX	8XXX	9XXX
DRAWN	10XXX	11XXX	12XXX
SCALE	AS SHOWN	AS SHOWN	AS SHOWN
DATE	1/14	2/14	3/14

MERRICK
ENGINEERING & CONSTRUCTION

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1000 15000
500 20000

3XXX
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5XXX
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8XXX

9XXX
10XXX

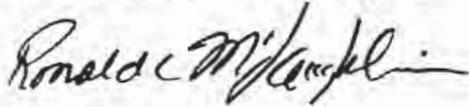
11XXX
12XXX

13XXX
14XXX

If this Plan concept is not acceptable, please return comments, and we will try again. It does look to us that any significantly different plan would result in extensive utilities relocations.

If this Plan is acceptable, we can furnish a preliminary plat layout to Davis to prepare a replat. We will also prepare a grading plan along with sketch designs of the drainage modifications.

Respectfully submitted,
McLaughlin Water Engineers,
a Division of Merrick and Company



Ronald C. McLaughlin, P.E. & L.S.



Clay Wade, R.L.A.

Enclosure: Preliminary Plans

Recommendation

To: Board of Trustees
From: Planning Commission
Date: 9/10/12
Re: Rio Grande Avenue

The Planning Commission held their regular monthly meeting on September 10, 2012 at 5:30 PM.

As part of the ongoing discussion of the railroad right-of-way land, members of the Planning & Zoning Commission considered a proposal made by Avery Augur (who disclosed ownership of property that would be affected by the proposal) in which Rio Grande Avenue would be abandoned from Third Street to Fifth Street in order to resolve current encroachments by adjacent property owners, create a parking lot from Third Street to the alley between Third and Fourth Street, and open space from that point south. Adjacent property owners would receive half of the vacated land, and the remainder could be used however the city wishes. Selling the lots for residential use was suggested and various ways of doing so was discussed, including restricting lots for use as a primary residence only or creating a way to prevent vacation rentals through lease restrictions.

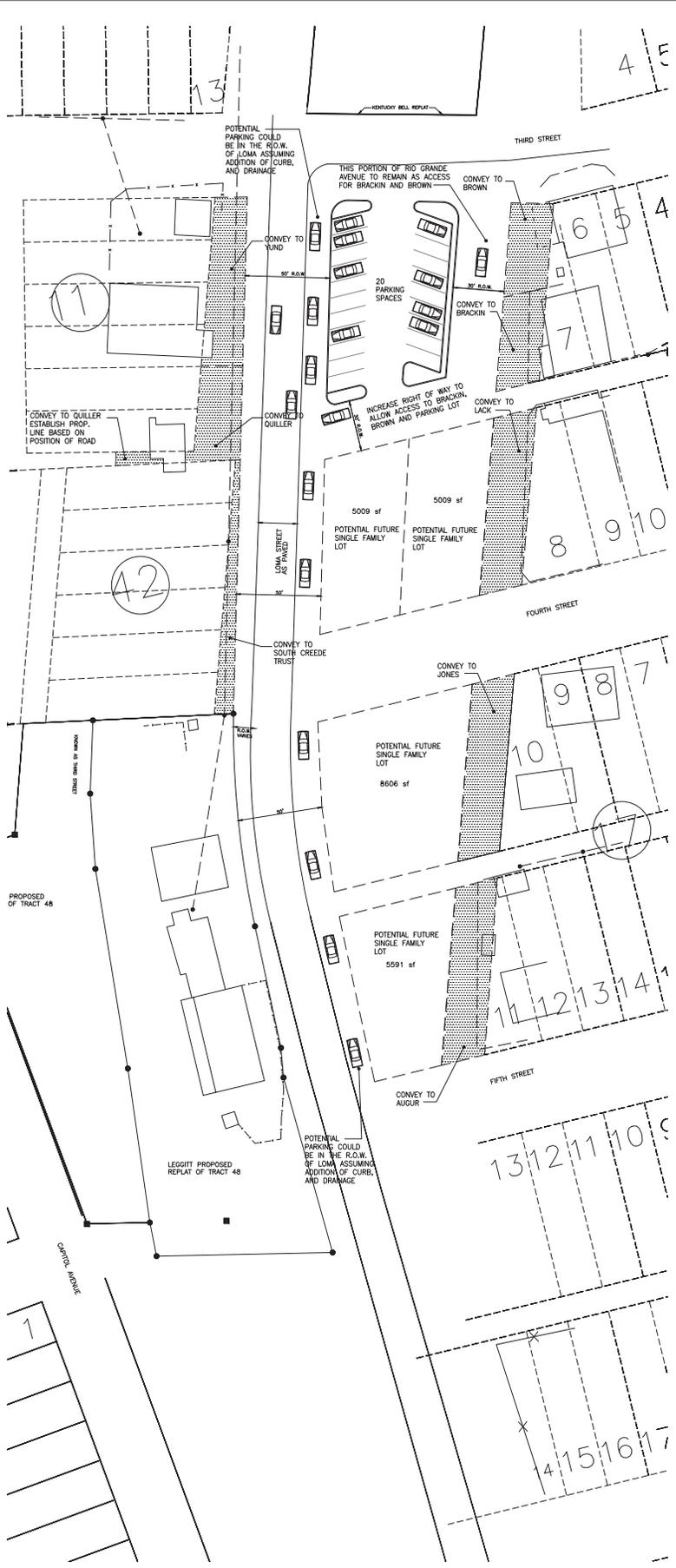
The Planning Commission decided to seek further discussion of this proposal with the Board of Trustees at their upcoming work session.

Reccomended to the BOT 9/10/12. On 10/2/12 BOT made the following action:

APPROVE/DISAPPROVE DIRECT PLANNING & ZONING TO CONTINUE WITH PLANS TO VACATE RIO GRANDE AVENUE

Trustee Wall moved and Trustee Powell seconded to direct the Planning & Zoning Commission to continue with plans to vacate Rio Grande Avenue as presented. The vote was unanimous. Mayor Grossman declared the motion carried.

Both actions were made based off of the original planning map as follows. -RS

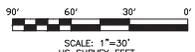


SURVEYOR'S NOTES

- RIGHT OF WAY WIDTH OF LOMA STREET IS UNDETERMINED SOUTH OF BLOCK 42. BLOCK 42 IS SHOWN BASED ON THE REMSEN MAP, THE SHOONOVER MAP AND A DEED OF CONVEYANCE RECORDED IN BOOK 103 AT PAGE 883 OF THE MINERAL COUNTY RECORDS.
- BLOCKS 11 AND 42 ARE SUBJECT TO INTERPRETATION BASED ON THE DIFFERENCES OF THE 1892 MAXWELL/KING MAP, 1895 REMSEN MAP AND THE 1961 WOODWARD/SHOONOVER MAP.
- THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS INTENDED TO BE USED AS A TOOL FOR PLANNING OF FUTURE USES WITHIN THE FORMER D&RG RAILROAD RIGHT OF WAY. FURTHER SURVEYING IS REQUIRED TO DETERMINE PROPERTY BOUNDARIES AND OCCUPATION OF LANDS.
- D&RG RAILROAD RIGHT OF WAY HAS BEEN DETERMINED FROM AN ACTUAL FIELD SURVEY OF THE RAILS AS THEY EXISTED PRIOR TO REMOVAL. FIELD MEASUREMENTS OF THE GAUGE LINE WERE USED IN CONJUNCTION WITH THE RIGHT OF WAY PLANS CURVE DATA.

PLANNING COMMISSION NOTES

- CONVEYANCES TO BROWN, BRACKIN, LACK, JONES AND AUGUR ARE TO RESULT FROM VACATING THE 50' RIGHT-OF-WAY OF RIO GRANDE AVENUE.
- THE MECHANISMS TO CONVEY PARCELS TO YUND, QUILLER AND SOUTH CREEDE TRUST ARE TO BE DETERMINED FOLLOWING VERIFICATION OF ANY POSSIBLE RIGHTS OF WAY THAT MAY EXIST IN THESE LOCATIONS.
- AVERY AUGUR, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION SERVED AS DRAFTSMAN ON THIS AND STANDS TO GAIN PROPERTY FROM THIS MASTER PLAN AND WOULD LIKE THIS DISCLOSURE TO REMAIN AS PART OF THE RECORD.



- LEGEND**
- Property Boundary
 - Overhead Electric Line w/ pole
 - Edge of Pavement or Dirt Road
 - Fence Line
 - Found 1.5" Aluminum Cap (LS 5600)
 - Found No. 5 rebar
 - 1.5" Aluminum Cap (PLS 36063)
 - In-Field Bearing & Distances
 - Record Bearing & Distances
 - Concrete Pad
- (M)
- (R)

<p>REVISIONS</p>		<p>MASTER PLAN RIO GRANDE AVE & LOMA STREET FROM THIRD STREET TO FIFTH STREET Loc. 11 Section 30 T. 42 N., R. 1 W., N.M.P.M. City of Creede, Mineral County, Colorado</p>	
<p>SCALE 1" = 30'</p>	<p>DATE 3/12/13</p>	<p>CITY OF CREEDE PLANNING AND ZONING COMMISSION 2223 NORTH MAIN ST. CREEDE, COLORADO 81130 PHONE: (719) 658-2276</p>	<p>DRAWN BY AHA</p> <p>FILED</p>

RECEIVED

2/5/15 CD

2 February

City of Creede
2015
Planning Commission

RE: Development of Rio Grande St. between 3rd and 5th Streets

First of all, we don't feel the need to develop this last small piece of open area within the city limits for residential lots.

If the purpose is to help the people and businesses of Creede, we feel that the highest and best use of the property would be a parking lot. The businesses on Main Street can only supply one parking spot for their customers.

The one parking lot that we do have gets smaller and smaller as the summer goes by. By making this entire piece a parking lot would eliminate the need for private individuals to block their driveways during the 4th of July weekend. It would help everyone and not just a few. By developing this piece it only creates more people having to block their driveways and creating more congestion.

If this piece is developed for residential purposes, PLEASE consider taking the "hump" out of Loma Street, this would help with all drainage on Loma and your "development". The railroad tracks are no longer an issue and the 90' culvert could actually be useful.

Respectfully,

Ken & Wendy Leggitt
407 S. Loma Ave
Creede, CO 81130