

- I. CALL TO ORDER

- II. ROLL CALL

- III. REVIEW AGENDA

- IV. CONSENT OF FEBRUARY 11, 2014, MINUTES

- V. OLD BUSINESS
 - a. Forest Service Land Exchange Update
 - b. County Road Annex - Update

- VI. NEW BUSINESS
 - a. Recommendation/Suggestions – Merrick Rio Grande Maps

- VII. ADJOURN

POSTED 3/7/14

OPEN TO THE PUBLIC

**PLANNING & ZONING COMMISSION
CITY OF CREEDE, COLORADO – A TOWN
February 11, 2013**

REGULAR MEETING

The Planning and Zoning Commission of the City of Creede – a Town, County of Mineral, State of Colorado, met in the Creede Town Hall at the hour of 5:30 p.m. There being present at the call of the roll the following persons:

COMMISSIONERS PRESENT: Eric Grossman, Kay Wyley, Lauri Jordan, Frank Freer
COMMISSIONERS ABSENT: Rex Shepperd

Commissioner Jordan, presiding, declared a quorum present:
Those members of staff also present were as follows: Clyde Dooley, Town Manager
Randi Snead, Town Clerk/Treasurer

AGENDA

Commissioner Grossman moved and Commissioner Wyley seconded to approve the agenda as presented. The vote was unanimous. Commission Chair Jordan declared the motion carried.

CONSENT OF JANUARY 14, 2014 MINUTES

Commissioner Grossman moved and Commissioner Wyley seconded to approve the January 14, 2014 minutes as amended. The vote was unanimous. Commission Chair Jordan declared the motion carried.

NEW BUSINESS

BIERNAT REPLAT REQUEST

The property owners had approached the Board of Trustees and were considering revising their application. More information will be available once a survey is received.

RECOMMEND HEADLEE BOUNDARY LINE AGREEMENT

Commissioner Grossman moved and Commissioner Wyley seconded to recommend that the Board of Trustees approve the Headlee Boundary Line Agreement. The vote was unanimous. Commission Chair Jordan declared the motion carried.

REVIEW + ACTION/DIRECTION COMMERCIAL BUILDING PERMIT—DOWNSTREAM GAS & MERCANTILE

Commissioner Grossman moved and Commissioner Wyley seconded to direct Manager Dooley to process Commercial Building Permit 14-03 for Downstream Gas & Mercantile by Creede Building Inspector Review. The vote was unanimous. Commission Chair Jordan declared the motion carried.

ADJOURN

There being no further business to come before the Planning and Zoning Commission at this time, Commissioner Grossman moved and Commissioner Freer seconded that the meeting be adjourned at 6:52 p.m. The vote was unanimous. Commission Chair Jordan declared the motion carried.

Respectfully submitted:

Randi Snead
City Clerk/Treasurer

January 24, 2014

Mr. Clyde Dooley, City Manager
City of Creede, Colorado
P.O. 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
www.merrick.com

Dear Clyde:

Attached is our first plan for developing the Rio Grande area between 3rd and 5th Streets.

The primary consideration for this Plan was to avoid requiring any expensive utility relocations. The Rio Grande Avenue ROW is now used for sewer, some water lines, limited residence access, and drainage.

Key features of this Plan include:

1. Return most of the eastern 20 ft. wide strip to the present adjacent land owners.
2. Retain a 30 ft. wide strip for multi-purpose use (sewer, water, access, drainage). This strip is shown on our sketch plan as an easement. However, it would probably be better to plat it as "Rio Grande Lane". Most of the strip could be grass or natural surface.
3. Create three new residential lots.
4. Provide a small tract for stormwater detention and snow storage – or just open space.

The trickiest part of the exercise is to preserve access to the 3 properties with Rio Grande addresses, particularly 306. Numbers 302 and 308 have frontage and access from the adjacent W. 3rd Street and W. 4th Street respectively. Number 306, however, is landlocked except for its access to Rio Grande. We show a gravel lane from W. 3rd Street serving this 306 property much as it does currently. We show a platted hammerhead turn-around with gravel surface at the new end of W. 4th Street. We see no benefit to extending W. 4th Street through to Loma.

We did not check your zoning ordinance to see if the 3 new lots sized as shown will meet the minimum lot size required for whatever zone they are in. You may need to process a companion rezoning of this property at time of platting to keep everything straight.

Implementation of this Plan would require minor storm drainage pipe relocation at the northeast corner, and some regrading.

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

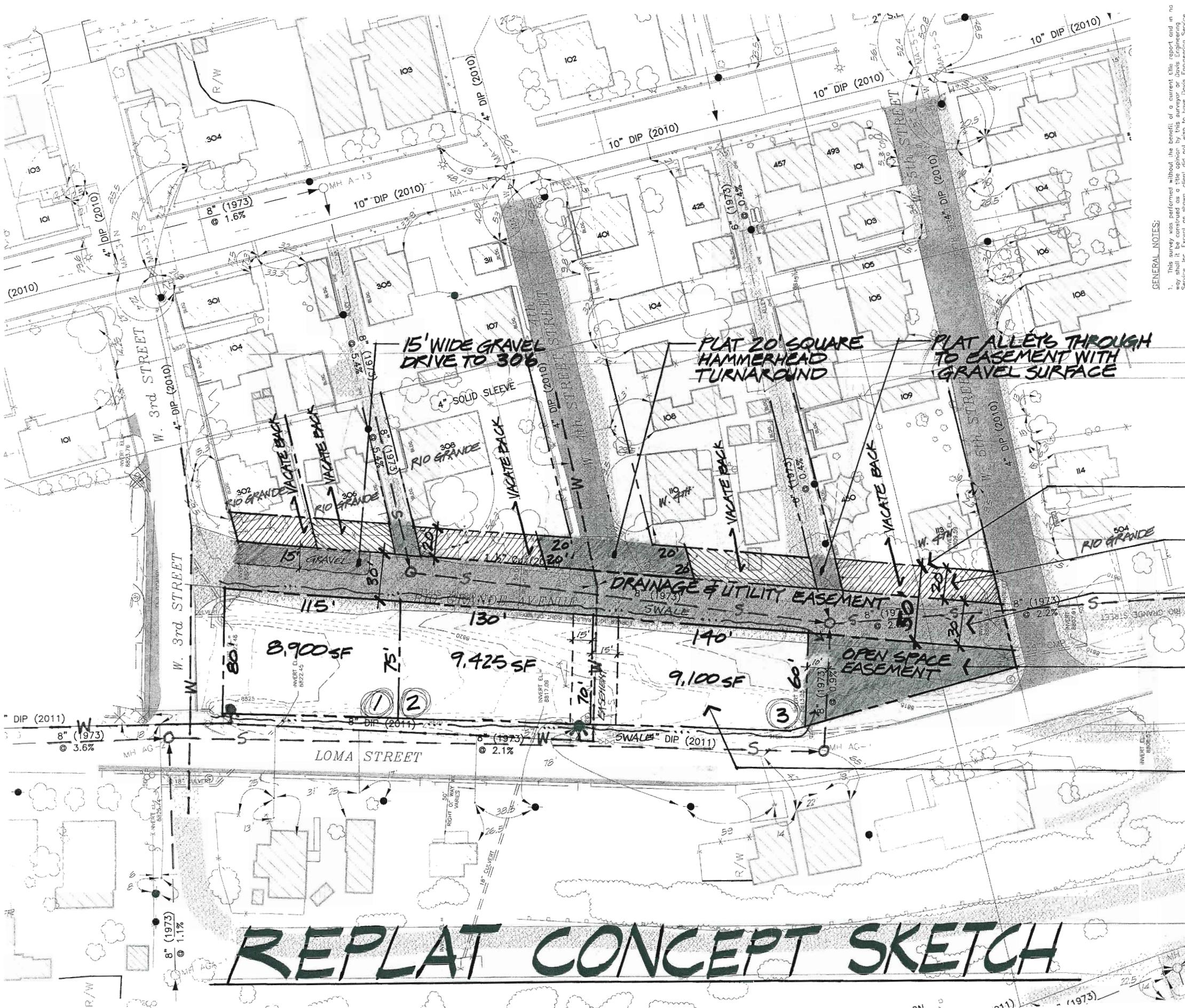


Ronald C. McLaughlin, P.E. & L.S.



Clay Wade, R.L.A.

Enclosure: Preliminary Plans



REPLAT CONCEPT SKETCH

GENERAL NOTES:

- This survey was performed without the benefit of a current title report and no way shall it be construed as a title opinion by this surveyor or Davis Engineering Service, Inc. Except as shown, client did not wish to have Davis Engineering Service, Inc. research and show record or apparent easements that may affect this property.
- Certification defined: The use of the words "certify" or "certification" by a Licensed Professional Land Surveyor constitutes an expression of professional opinion regarding the facts and findings which are the subject of the certification, and does not constitute a warranty or guaranty, either expressed or implied. (per Colorado State Board Rule No. 6.2.2)

SURVEYORS CERTIFICATE

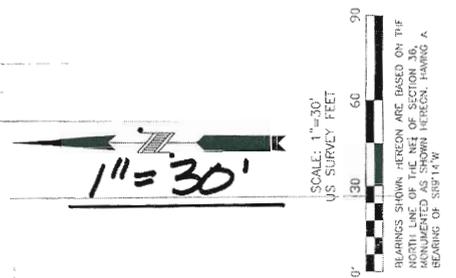
I, KEITH L. LUTHELL, A DAILY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OR MAP WAS PREPARED FROM NOTES OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

FOR AND ON BEHALF OF:
DAVIS ENGINEERING SERVICE, INC.

PRELIMINARY

REVISIONS	DATE	BY

REQUEST OF SURVEY
 RIO GRANDE STREET
 TOPOGRAPHIC SURVEY
 Located in the S.W. 1/4 of Sec. 18, T. 18 N., R. 10 W.,
 DAVIS ENGINEERING SERVICE, INC.
 ALAMOSA, COLORADO 81101
 PHONE: (719) 589-3004
 FAX: (719) 589-3712



- ORIGINAL 50' WIDE RIO GRANDE ROW.
- VACATE 20' WIDE BACK TO ADJACENT PROPERTY
- RETAIN 30' WIDE PUBLIC EASEMENT - DRAINAGE & UTILITY
- PUBLIC EASEMENT: OPEN SPACE, DRAINAGE, UTILITY, DETENTION POND, SNOW STORAGE
- 3 NEW LOTS

LEGEND:

○	Lot Lines
—	Chain Link Fence
—	Split Rail Fence
—	Overhead Electric w/ pole
—	Waterline w/ valve
—	Gas line w/ meter
—	Underground Telephone
—	Fiber Optic - Underground or Aerial
—	Underground Electric
—	Sanitary Sewer w/ manhole or cleanout
—	Stormwater w/ manhole
—	Gravel/DIR
—	Asphalt

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01/23/2014

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after the date the survey is recorded in the public records. If you do not commence any legal action within this time period, you will be deemed to have accepted the plat and any defect in this survey be commenced more than ten years from the date of the certification shown herein.