

- I. CALL TO ORDER
- II. ROLL CALL
- III. REVIEW AGENDA
- IV. CONSENT OF SEPTEMBER 10, 2013, MINUTES
- V. NEW BUSINESS
  - a. Request for Barrier on City Property – Leggitt
  - b. Small Tracts Act – Dooley
  - c. Review + Action/Direction Commercial Building Permit – Kip’s Grill
  - d. Setback Variance Request – Avery Augur
- VI. ONGOING BUSINESS
  - a. Address Alley Access Through Blocks 47, 48, 49, 50 [PZ Members asked to visit alley in question prior to meeting]
- VII. ADJOURN

POSTED 11/8/13

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OPEN TO THE PUBLIC

**PLANNING & ZONING COMMISSION  
CITY OF CREEDE, COLORADO – A TOWN  
October 8, 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: Frank Freer, Eric Grossman (by telephone), Kay Wyley, Lauri Jordan  
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**

An encroachment agreement presentation by Anne Pizel for Phil & Teresa Lack was added to the agenda. Commissioner Grossman moved and Commissioner Freer seconded to approve the agenda as amended. The vote was unanimous. Commission Chair Jordan declared the motion carried.

**CONSENT OF SEPTEMBER 10, 2013 MINUTES**

Commissioner Grossman moved and Commissioner Freer seconded to approve the September 10, 2013 minutes as presented. The vote was unanimous. Commission Chair Jordan declared the motion carried.

**OLD BUSINESS**

**UPDATE RIO GRANDE AVENUE VACATION PLANNING**

Manager Dooley will be conferring with the Town Engineer on October 15 to discuss the topography contours and address drainage on the property.

**NEW BUSINESS**

**LACK ENCROACHMENT AGREEMENT**

Realtor Anne Pizel spoke with the Commission regarding an encroachment made by the Lack house onto the City alley. The situation was discussed at length and maps were shown to determine where the encroachment existed. Dooley explained that the Lacks would need to submit a formal letter explaining their request and an encroachment license agreement could be drafted. Commissioner Grossman moved and Commissioner Freer seconded that the encroachment license agreement be drafted administratively and considered by the Board of Trustees at their October 15, 2013 meeting. The vote was unanimous. Commission Chair Jordan declared the motion carried.

**NORTH CREEDE – KEITH LUTRELL**

Davis Engineering surveyor Keith Lutrell was available and gave a presentation on the various property line challenges that exist in North Creede. Several property owners in the area are considering applying for a re-plat to improve these problems. Various solutions were discussed.

**ACTION/DIRECTION COMMERCIAL BUILDING PERMIT – KIPS GRILL BUILDING PERMIT 13-15**

Dooley explained that a Development Agreement was necessary in order to approve the building permit since an encroachment agreement was in place on the property. After discussion, Commissioner Grossman moved and Commissioner Freer seconded to direct Manager Dooley to process Kip's Grill Building Permit 13-15 by Creede Building Inspector Review contingent upon BOT approval of a Development Agreement to clarify the easement agreement. The vote was unanimous. Commission Chair Jordan declared the motion carried.

**ACTION/DIRECTION COMMERCIAL BUILDING PERMIT – CLUB AT THE CLIFFS BUILDING PERMIT 13-16**

Dooley explained that a Development Agreement was necessary in order to approve the building permit since the property is in need of a re-plat process in the near future. After discussion, Commissioner Grossman moved and Commissioner Wyley seconded to direct Manager Dooley to process the building permit by Creede Building Inspector

Review contingent upon BOT approval of a Development Agreement to clarify the property title within one year and submittal of a second scale drawing. The vote was unanimous. Commission Chair Jordan declared the motion carried.

ADDRESS ALLEY ACCESS THROUGH BLOCKS 47, 48, 49, 50

This item was tabled so that Commissioners could attend a meeting for the new school.

ADJOURN

There being no further business to come before the Planning and Zoning Commission at this time, Commissioner Grossman moved and Commissioner Wyley seconded that the meeting be adjourned at 6:53 p.m. The vote was unanimous. Commission Chair Jordan declared the motion carried.

Respectfully submitted:

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Randi Snead  
City Clerk/Treasurer

**City of Creede  
Building Permit Application**

Permit Number: \_\_\_\_\_ Application Date: 11-4-13 Expiration Date: \_\_\_\_\_  
Property Owner(s): KIP NAGY Phone: 719 580 0749  
Address: 101 E 5th ST City/State/Zip: CREEDE CO 81130  
Address of Job Site: 101 E 5th ST  
Contractor: CHEV FUND Phone: 719 850-8976  
Subdivision: SOUTH CREEDE Block: 16 Lot(s): 16-20 Zoning: COMMERCIAL

Will you need Water Tap? Y/~~X~~ Sewer Tap Y/~~X~~ Water Meter Y/~~X~~ Cross-Connection Control? Y/~~X~~  
Attach a Utility Permit, if applicable. If not applicable, explain. \_\_\_\_\_

**Type of Building/Construction (check all that apply)**

<u>Type of Construction</u>	<u>Construction Material (B)</u>	<u>Type of Heating</u>
New Building <u>X</u>	Wood / Metal <u>X</u>	Propane <u>NA</u>
Remodel _____	Masonry _____	Electricity _____

Other (Ex. New house, addition, deck, accessory building, remodel etc.)  
\_\_\_\_\_  
\_\_\_\_\_

**Proposed Use:** Residential; Single Family \_\_\_\_\_ Multi-Family \_\_\_\_\_ Other \_\_\_\_\_  
Commercial (Explain) \_\_\_\_\_

Provide Site & Building Plans. Please see item 2 of Building & Utility Permit Procedures for clarification on plan requirements.

(1) Dwelling/Main Building Total Height: \_\_\_\_\_ Floors: NA Lawn Area: NA s.f.(Est.)

1<sup>st</sup> floor W 24'5" x D 22 = 539 s.f.  
2<sup>nd</sup> floor W \_\_\_\_\_ x D \_\_\_\_\_ = \_\_\_\_\_ s.f.

(2) Garage/Storage/Accessory W \_\_\_\_\_ x D \_\_\_\_\_ = \_\_\_\_\_ s.f.

(3) Carport W \_\_\_\_\_ x D \_\_\_\_\_ = \_\_\_\_\_ s.f.

(4) Deck W \_\_\_\_\_ x D \_\_\_\_\_ = \_\_\_\_\_ s.f.

**Total S. F.** 539 S.F.

**To calculate Valuation, take Construction Material amount from Valuation Data and multiply by the Square Footage. (calculate different construction material separately.)**

(1) Construction Material _____	X	Total SF _____	= \$ _____
(2) Construction Material _____	X	Total SF _____	= \$ _____
(3) Construction Material _____	X	Total SF _____	= \$ _____
(4) Construction Material _____	X	Total SF _____	= \$ _____
(1) + (2) + (3) = (4) = <b>Total Valuation</b>			= \$ _____

(continued on next page)

If you are not building a new structure, but simply reconstructing or remodeling, obtain an estimate from your contractor(s) for your Valuation and use the same formula shown above.

**Other Valuation:** \$ \_\_\_\_\_

**To calculate your building permit fee, use the Valuation Table provided in your packet. Add all your Valuations together for your Total Valuation. Use the following formula to arrive at your Building Permit Fee.**

Base \$ \_\_\_\_\_ + ( \_\_\_\_\_ x \_\_\_\_\_ ) \$ \_\_\_\_\_ = **Total Fee:** \$ \_\_\_\_\_

## Notice

The undersigned hereby declares that they are the legal owner(s) or legal representative(s) of the subject property and holds the City of Creede harmless of attesting or recognizing for the purpose of this permit any private ownership. In consideration of the issuance of this permit, the undersigned hereby agrees to comply with all applicable regulations, ordinances and codes in the construction of the proposed structure for which this permit is granted and further agrees to allow reasonable access for inspection per 104.6 of the 2003 IBC and that if the regulations, ordinances and/or codes applicable to this permit and construction hereunder are not fully complied with, this permit may be revoked by written notice from the Building Inspector. The undersigned also agrees to be responsible and pay for any cross-connection control/backflow prevention inspections per Resolution 2010-10.

**THIS PERMIT IS NOT VALID UNTIL PAID IN FULL AND SIGNED BY ALL PARTIES BELOW.**

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Use Tax Paid to County: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

Town Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

EQR (Equal Residential Unit) estimate: \_\_\_\_\_ This figure may be adjusted as necessary

### FOR ADMINISTRATIVE USE ONLY

DATE APPLICATION RECEIVED 11/7/2013

**COMMERCIAL** ☒

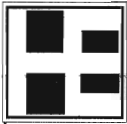
**RESIDENTIAL** ☐

COMMERCIAL PLANNING & ZONING REVIEW DATE 11/12/13

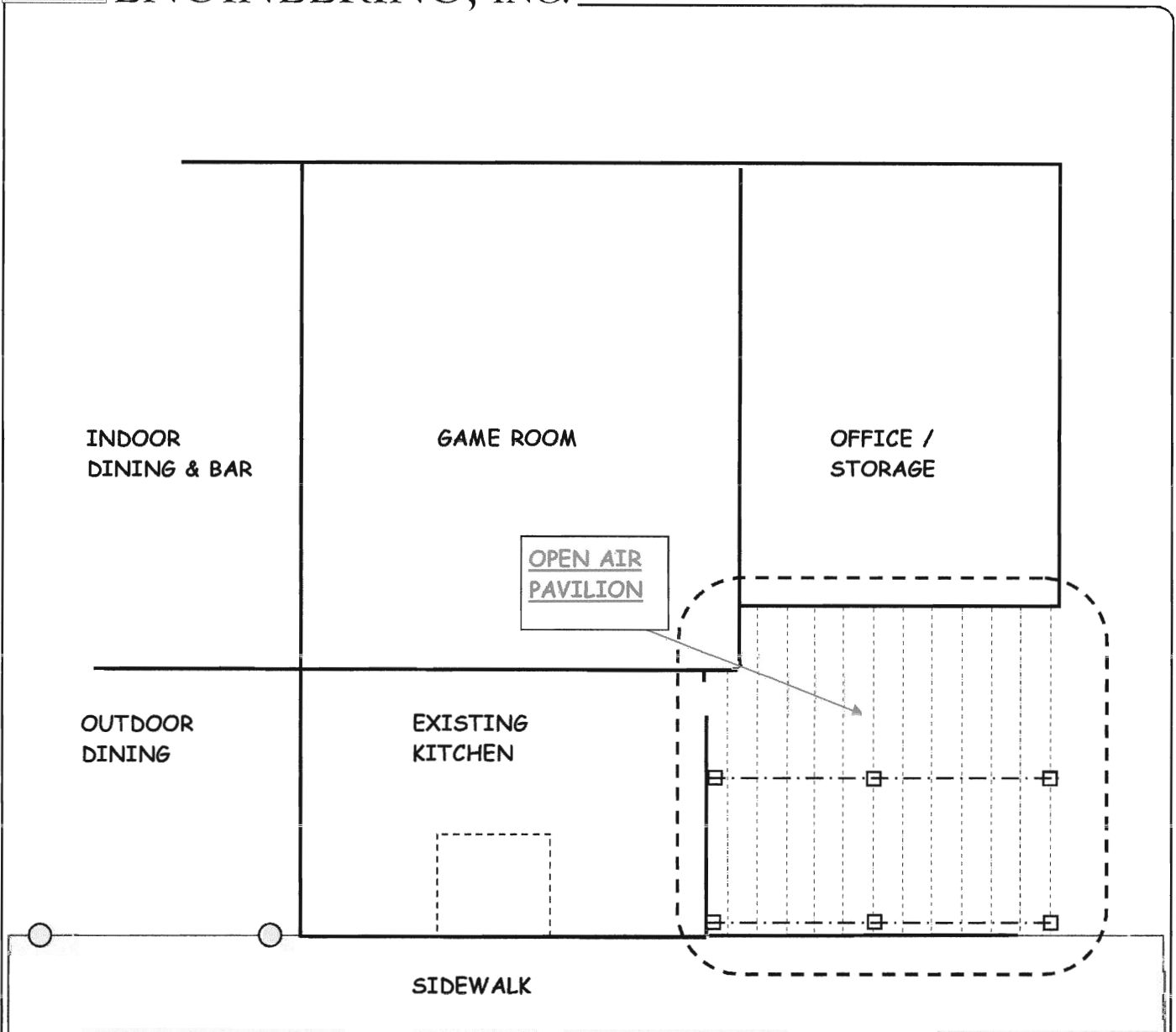
RESULT \_\_\_\_\_

COMPLETION & CO DATE \_\_\_\_\_

FEES PAID IN FULL DATE \_\_\_\_\_



HERNDON  
ENGINEERING, INC.



## SITE PLAN

SCALE: 3/32"=1'-0"



KIP'S GRILL— SOUTHEAST PAVILION

101 5TH ST

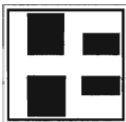
CREEDE, CO

FILE # 13433 KG

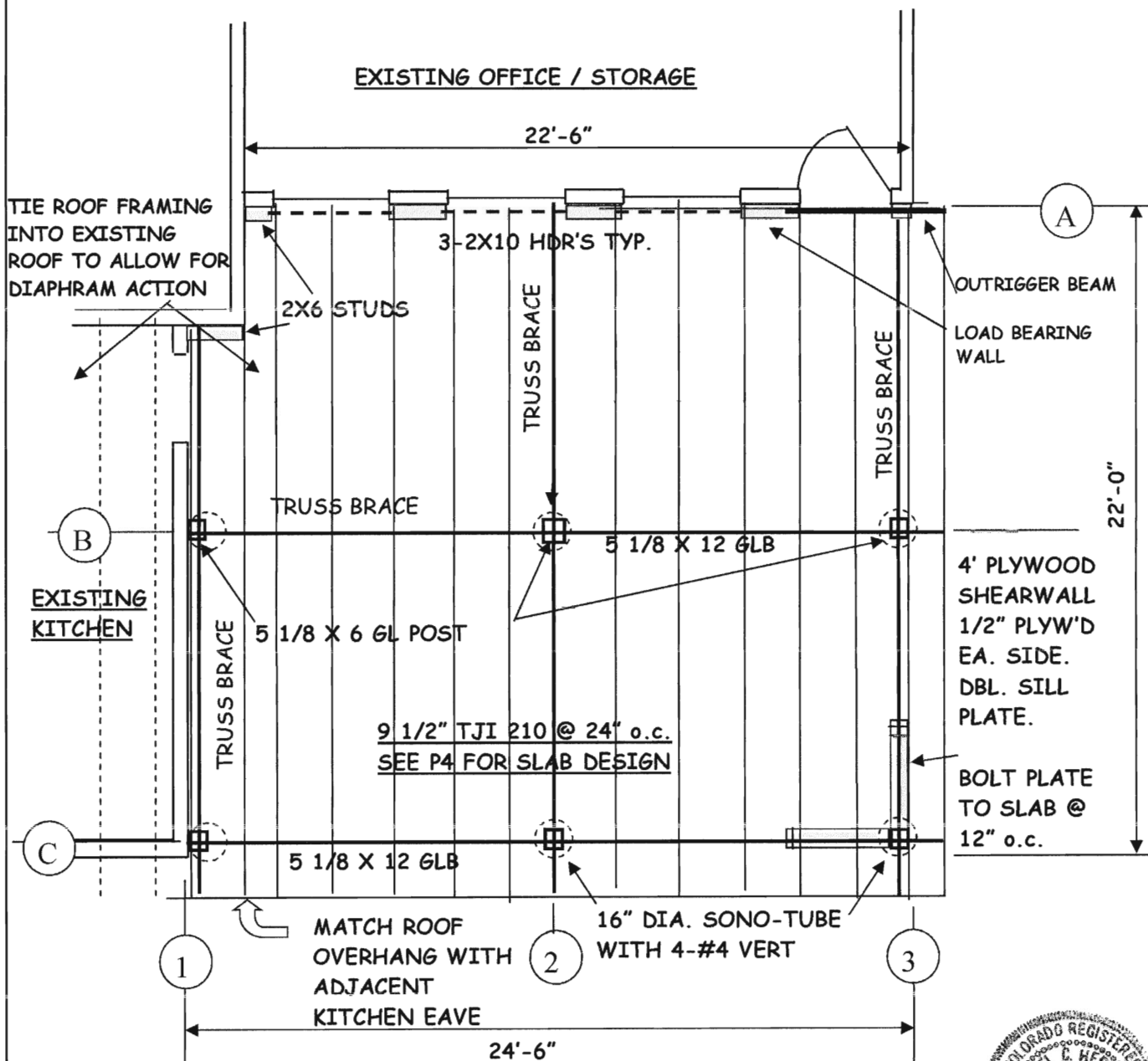
SEPTEMBER 24, 2013

MCH

**SP**  
SITE PLAN



# HERNDON ENGINEERING, INC.



## ROOF FRAMING

SCALE: 3/16"=1'-0"



KIP'S GRILL— SOUTHEAST PAVILION

101 5TH ST

CREEDE, CO

FILE # 13433 KG

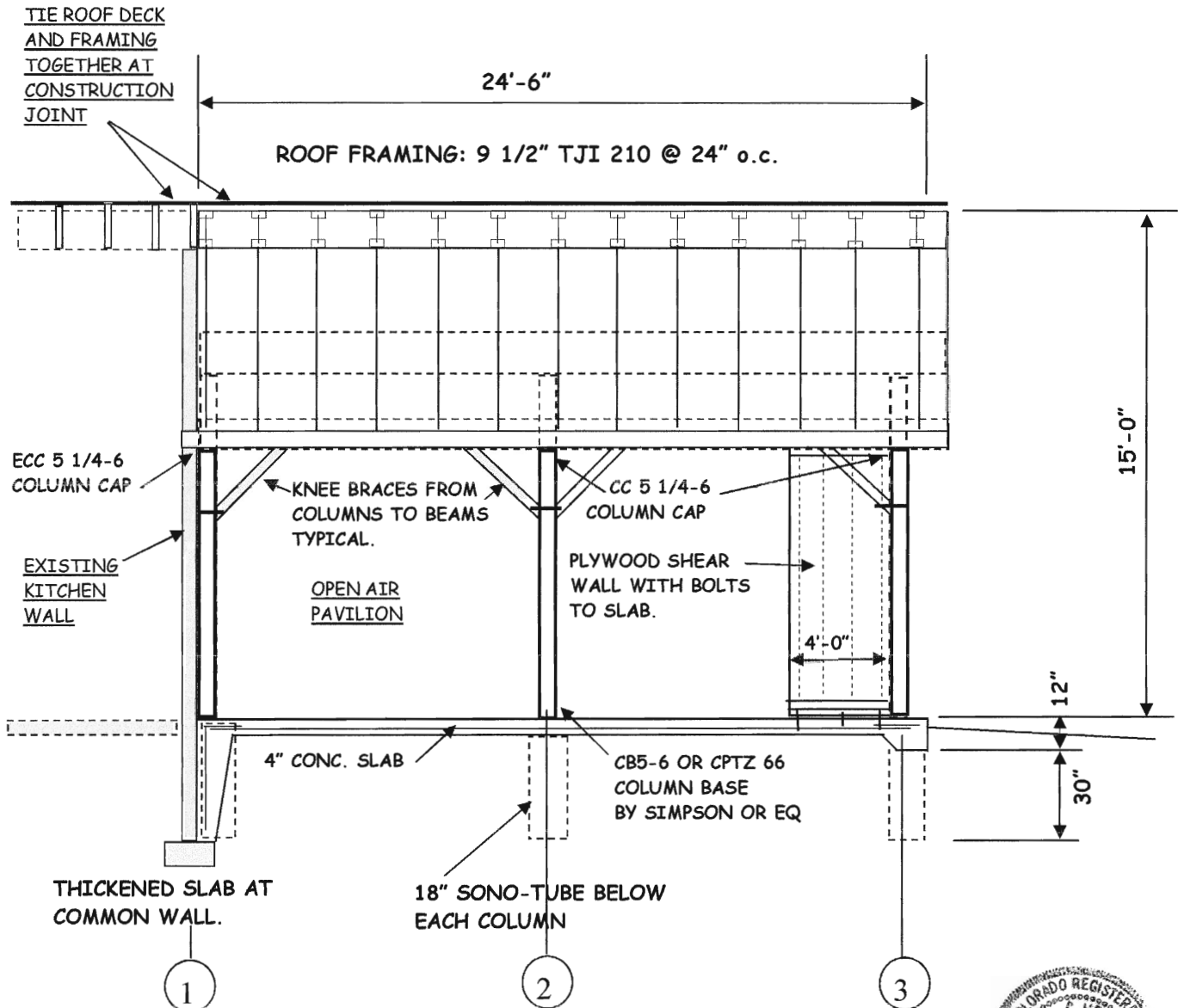
SEPTEMBER 24, 2013

MCH

**P1**



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## SOUTH ELEVATION

SCALE: 3/16"=1'-0"



KIP'S GRILL— SOUTHEAST PAVILION

101 5TH ST

CREEDE, CO

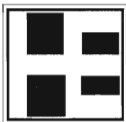
FILE # 13433 KG

SEPTEMBER 9, 2013

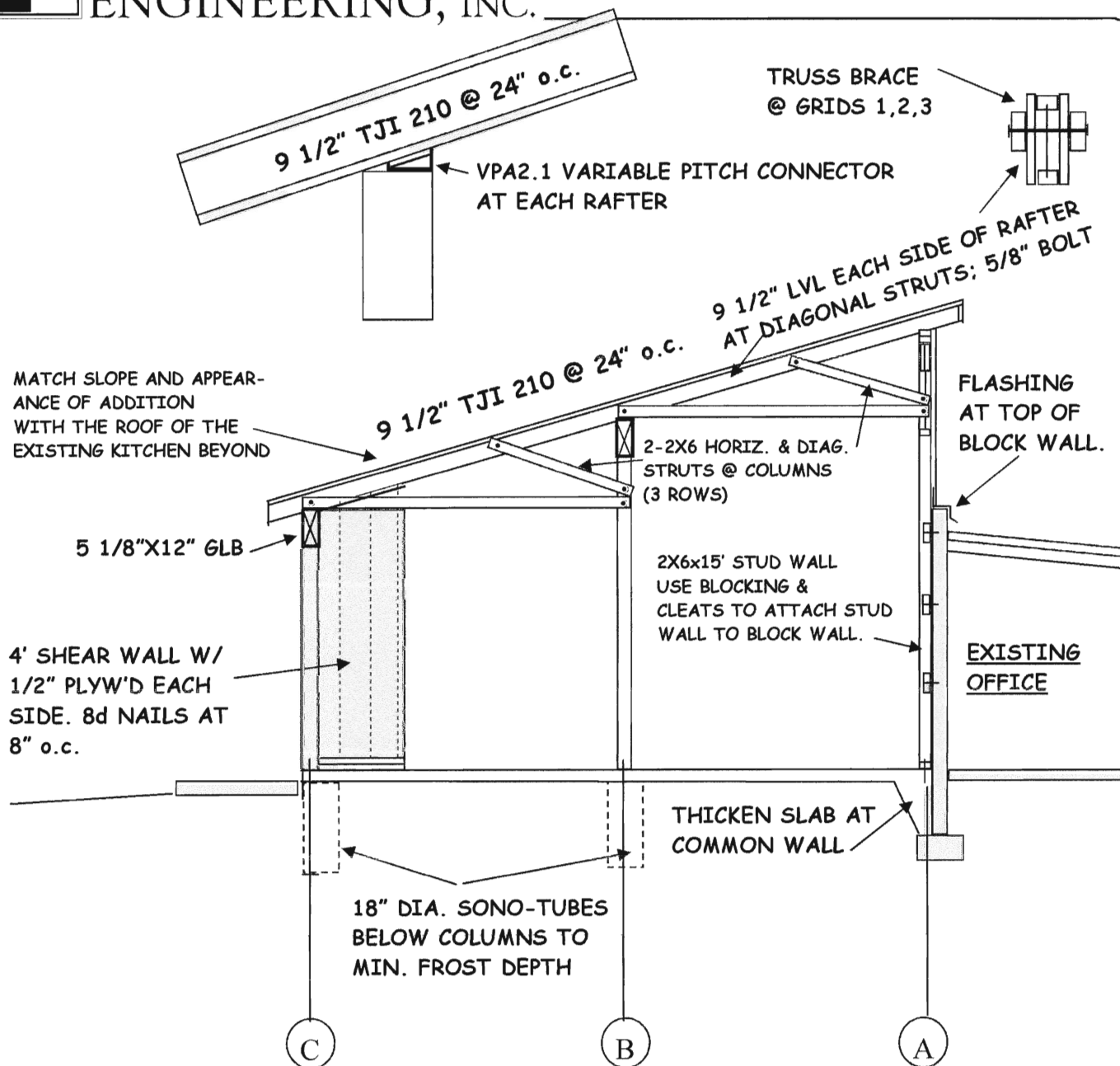
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**P2**





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### SECTION—PAVILION

SCALE: 3/16"=1'-0"



KIP'S GRILL— SOUTHEAST PAVILION  
101 5TH ST  
CREEDE, CO  
FILE # 13433 KG

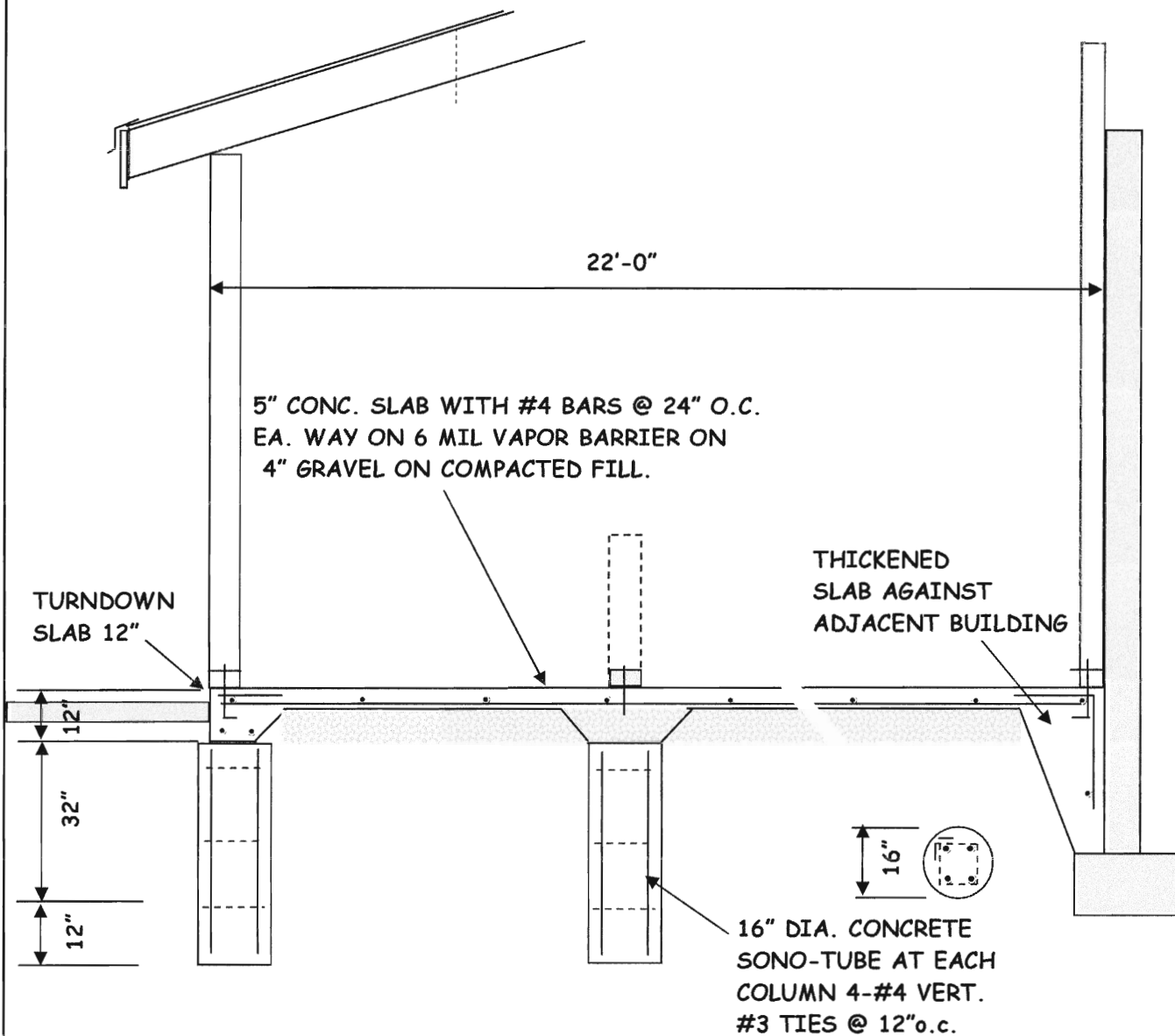
SEPTEMBER 24, 2013

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**P3**



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## SLAB DETAILS

SCALE: 3/8"=1'-0"

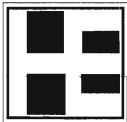


KIP'S GRILL— SOUTHEAST PAVILION  
101 5TH ST  
CREEDE, CO  
FILE # 13433 KG

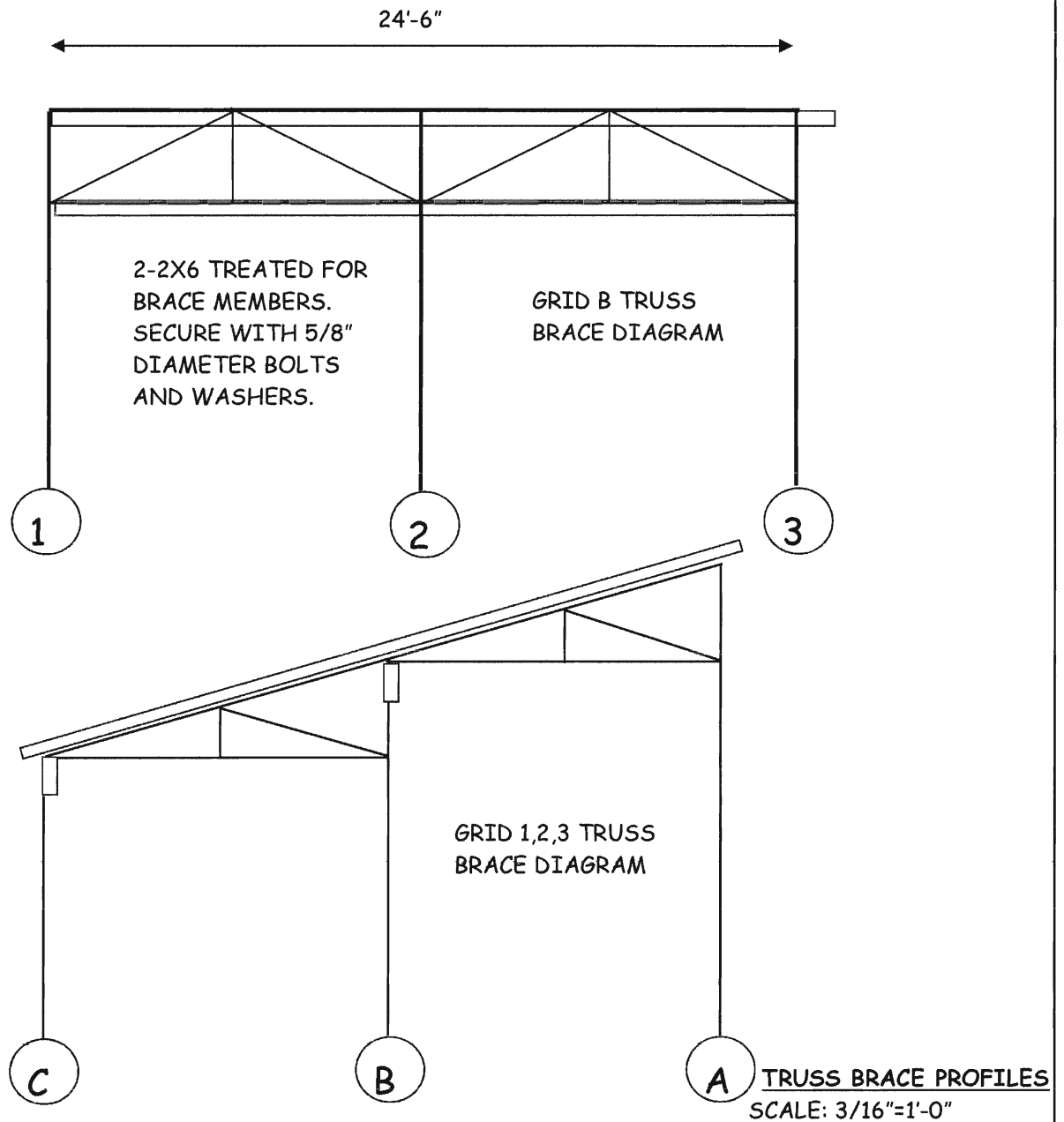
SEPTEMBER 24, 2013

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**P4**



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KIP'S GRILL— SOUTHEAST PAVILION  
101 5TH ST  
CREEDE, CO  
FILE # 13433 KG

SEPTEMBER 25, 2013

MCH

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