

**CITY OF CREEDE, COLORADO  
ORDINANCE NO. 435**

**AN ORDINANCE OF THE CITY OF CREEDE, COLORADO APPROVING THE MINOR SUBDIVISION (CONSOLIDATION) OF LOTS 15A AND 15B OF THE CREEDE AMERICA LOT SPLIT SUBDIVISION, INTO A NEW LOT 15-R OF THE CREEDE AMERICA SUBDIVISION AND VACATING UTILITY EASEMENTS CONTAINED THEREIN.**

**WHEREAS**, John C. Talbot (hereafter “the Owner”) is the owner of Lots 15A and 15B of the Creede America Lot Split Subdivision (hereafter “the Property”), described in the Plat of Survey (Exhibit A); and

**WHEREAS**, the Owner desires the consolidation of Lot 15A and Lot 15B into a new Lot 15-R and the vacation of all utility easements within the properties; and

**WHEREAS**, the Owner has submitted a proposed Final Plat for the Property in accordance with the Development Review Process for Subdivisions and the proposed Final Plat vacates all existing utility easements within the property; and

**WHEREAS**, Town Staff has reviewed the application and recommends approval of the Final Plat and the vacation of all utility easements within Lot 15-R; and

**WHEREAS**, the Board of Trustees has reviewed the proposed replat of Lots 15A and Lot 15B of the Creede America Lot Split Replat in accordance with the Development Review Procedures for Minor Subdivisions for the City of Creede; and

**WHEREAS**, the Board of Trustees has determined that the application for the Minor Subdivision conforms to the requirements of the Development Review Procedures of the Creede Development Code; and

**WHEREAS**, the Board of Trustees has determined that it is in the best interest of the citizens of the City to approve the requested final plat.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Trustees of the City of Creede, Colorado, that:

Section 1. The Minor Subdivision request submitted by John C. Talbot was considered at a public hearing called for that purpose, on January 18<sup>th</sup> 2022, and determined by the Board of Trustees to be in compliance with the Creede Development Code.

Section 2. The Minor Subdivision to be known as Lot 15-R of the Creede America Subdivision, City of Creede, and Mineral County, Colorado, is hereby approved.

Section 3. All utility easements that may have been included in the Creede America Lot Split have been determined to be unnecessary for municipal utilities and are hereby vacated.

Section 4. **Effective Date.** This ordinance shall be published and become effective as provided by law.

Section 5. **Severability.** If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Town Board hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more parts, sections, subsections, sentence, clauses or phrases are declared invalid.


Section 6. **Repealer.** All ordinances or resolutions and motions of the Board of Trustees of the Town of Frederick or parts thereof, in conflict with this ordinance are to the extent of such conflict hereby superseded and repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance, resolution or motion, nor revive any ordinance, resolution or motion thereby.

**INTRODUCED, READ, PASSED, ADOPTED AND ORDERED  
PUBLISHED THIS 18TH DAY OF JANUARY 2022.**

**CITY OF CREEDE:**

**ATTEST:**

By   
Jeffrey Larson, Mayor

  
Sarah Eftin-Williamson, City Clerk