

Rico Planning Commission Memorandum

Date: January 7, 2022

TO: Town of Rico Planning Commission
FROM: Chauncey McCarthy, Town Manager
SUBJECT: January Planning Commission meeting

Consideration of the minor subdivision application for Lots 6 -8 Block 29 Mantz Ave

Todd Herman has submitted a minor subdivision application to replat Lot 6 - 8 Block 29 Mantz Ave. He would like to vacate lot lines, utility and O.W.T.S easements, creating two lots on his land. His application is complete and compliant and attached within the packet for the planning commissions review.

Minor Subdivision & Re-subdivision (also known as replats) Application

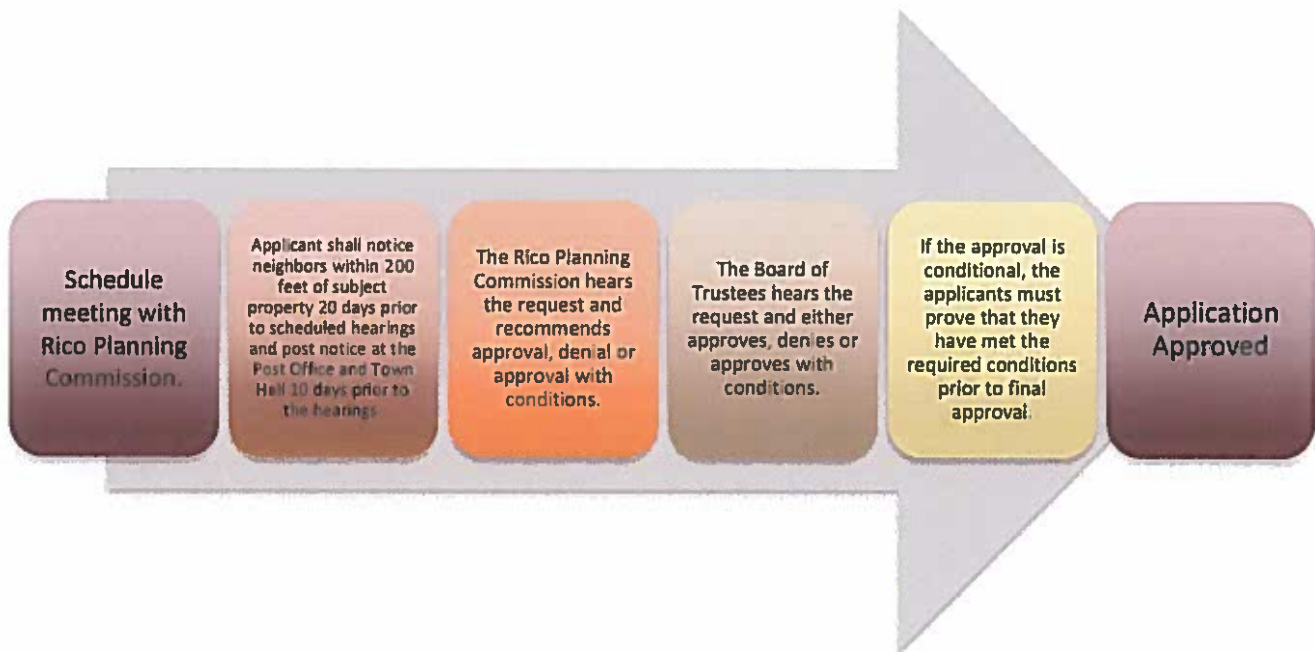
Minor Subdivision & Re-subdivision applications are required for subdivisions creating three or fewer lots provided that the lots in question do not require extensions of water lines or street improvements. Re-subdivisions include the adjustment of lot lines in circumstances which do not create new lots.

Minor Subdivision & Re-subdivision Procedure Process Chart



The Rico Planning Commission is authorized to review and make a recommendation to the Board of Trustees for minor subdivisions and re-subdivisions. Standards for review include the following:

- Proper arrangement of access, lots and easements.
- Provision of municipal services and water supply
- Avoidance of unsuitable lands
- Promotion of goals and objectives in the Rico Regional Master Plan
- That the subdivision or re-subdivision plat include all requirements on the application check list.
- Any agreements, covenants, restrictions and other accompanying legal documents shall be approved, or approved with reasonable modifications by the town attorney.



Minor Subdivision & Re-
subdivision Application



Applicant Name THC Holdings LLC Phone Number 970-708-1360

Address PO Box 837 Ophir, 81426 Cell Phone Number _____

Email todderman@gmail.com Fax Number _____

Street Address of Subject Property TBD Mantz Ave

Legal Description of Subject Property Lots 6-9 Block 29 Mantz Ave

Zone District of Subject Property Residential

Attachments Required:

Two (2) 24" by 36" paper Plats (1) electronic (pdf) site plan showing the following signed and stamped by a surveyor licensed in the State of Colorado:

North Arrow and Scale	Notes
Legend	Mortgage consent if applicable
Vicinity Map	Dolores County Clerk's acceptance
Legal Description	Lot lines with dimensions and acreage
Surveyor's Certificate	Easements with dimensions
Title Insurance Company Certificate	Lot and street labels
County Treasurer's Certificate	Right-of-way dimensions
Dedication	Zone district labels
Approval by Rico Planning Commission	Adjoining lots with labels
Approval by Town of Rico	

Statement from County Treasurer showing the status of current taxes due on affected property

Letter of agency if applicant is other than the owner of the property

An application fee in the amount of \$750.00

A Certificate of Mailing with names, addresses, and property owned of property owners within 200 feet of subject property.

A copy of the deed for the property.

I swear that the information provided in this application is true and correct and that I am the owner of the property or otherwise authorized to act on behalf of the owner of the property.

Signature:  Date 10/14/2021

Date Application Received 10/14/21

Application Reviewed by Charney

Application Fee Received 11/30/21

Date of Hearing 1/12/22

Application Complete 12/27/21

Rico Planning Commission Action _____

Mailing Notice Complete 11/30/21

Approval Subject to Conditions _____

Other comments:

A 24"x 36" mylar will be required for recording if the subdivision is approved.

AFFIDAVIT OF MAILING PUBLIC NOTICE LETTER

Town of Rico

Town of Rico

P.O. Box 9

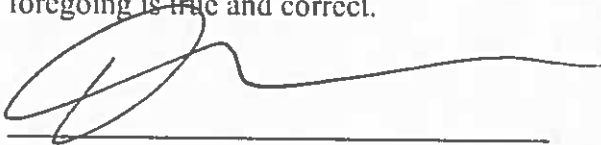
Rico, Colorado, 81332

Re: Certification and Affidavit of Mailing Public Notice Letter for Lot line adjustment lots 6-9 Mantz Ave Town of Rico.

I hereby declare that THH Holdings LLC, mailed a copy of the Town approved, enclosed public letter via U.S. First Class Mail, postage prepaid thereon on 11/29/21 to the attached list of property owners. The public notice letter was prepared and mailed in accordance with the public noticing requirements of the Rico Land Use Code. The public notice letter was placed in the mail on 11/29/21, which was 20 days prior to the public hearing(s) to be held on (insert dates) 2021. The list of property owners includes all lot and condominium property owners located within 200 feet of the boundary of the existing or proposed lot(s). The adjacent property owner list was compiled from the Dolores County GIS website or Assessors Office.

Attached is the copy of the noticing letter, list of all property owners noticed, including their lot number and mailing address, a copy of the vicinity map mailed with the noticing letter, and a map showing all lots that were included within the 200 foot noticing area.

I declare under penalty of perjury under the laws of the State of Colorado that the foregoing is true and correct.

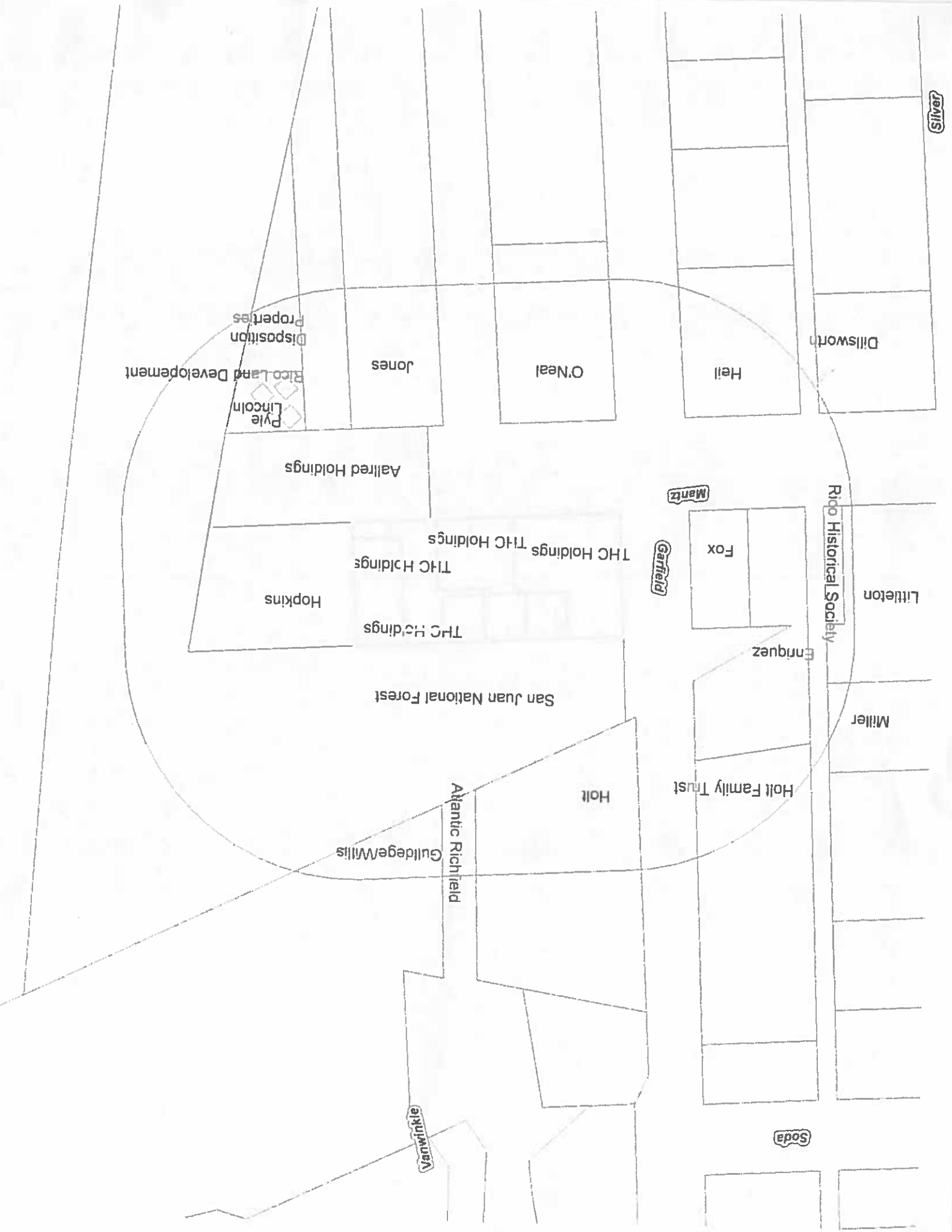


A handwritten signature in black ink, consisting of a large, stylized initial 'P' followed by a long, horizontal stroke that tapers to the right. Below the signature is a solid horizontal line.

PIN	ANAME1	AADDR1	AADDR2	AADDR3	AADDR4	ASTAZIPCD	APADDR
✓ 504736211027	FAMILY LITTLETON JOY KOOLMAN- & JORDAN R.	BUSHOUSE (JT)		P.O. BOX 261	TELLURIDE	CO 814350000	SUB-DIV 204 E. MANTZ AVE
✓ 504736211010	RICO HISTORICAL SOCIETY			P.O. BOX 281	RICO	CO 813320000	208 E. MANTZ AVE
✓ 504736211012	FOX BRADLEY T. & KRISTINA T. FOX			P.O. BOX 1305	DURANGO	CO 813020000	214 E. MANTZ AVE
✓ 504736215001	O'NEAL MICHAEL L. & JANICE M.	O'NEAL (JT)		P.O. BOX 13130	OKLAHOMA CITY	OK 731130000	301 E. MANTZ AVE
✓ 504736213001	PYLE BLAIR W. & CLEVELAND	BRYNDA L. (TIC)		7411 E. VISAO DR.	SCOTTSDALE	AZ 852660000	401 E. MANTZ AVE
✓ 504736212001	HOPKINS LARRY W. TRUST DATED	APRIL 6, 2005		140 NIMBUS DRIVE	TELLURIDE	CO 814350000	324 E. MANTZ AVE
✓ 504736213005	RICO LAND DEVELOPMENT L.L.C.			P.O. BOX 1076	CORTEZ	CO 813210000	401 E. MANTZ AVE.
✓ 504736213004	LINCOLN RICHARD & KAREN			25550 HWY 145	DOLORES	CO 813230000	401 E. MANTZ AVE.

✓ 504736216050 Dillsworth Janet & Joseph Dillsworth 8897 Blanchard Road Colden NY 140330000 201 E. Mantz Ave.

PIN	ANAME1	AADDR1	AADDR2	AADDR3	AADDR4	AS1AZIPCD	APADDR
504736212009	THC HOLDINGS LLC			P.O. BOX 837	OPHIR	CO 814260000	
504736212008	THC HOLDINGS LLC			P.O. BOX 837	OPHIR	CO 814260000	
504736212007	THC HOLDINGS LLC			P.O. BOX 837	OPHIR	CO 814260000	
504736212006	THC HOLDINGS LLC			P.O. BOX 837	OPHIR	CO 814260000	
504736216049	HEIL JOLYNN H. & ERIC J. HEIL(JT)			1022 SUMMIT DRIVE	DILLON	CO 804350000	209 E. MANTZ AVE
504736211028	ENRIQUEZ MICHAEL PETER			P.O. BOX 127	RICO	CO 813320000	212 E. MANTZ AVE.
504701100002	SAN JUAN NATIONAL FOREST	DEPT. OF AGRICULTURE		15 BURNETTE COURT	DURANGO	CO 813010000	48540 HWY 145
504736200019	GULLEDGE DEE C. & GERRISH WILLIS			1084 N. KAYENTA	MOAB	UT 845320000	123 VAN WINKLE LOT 9
504736211023	HOLT FAMILY TRUST	HOLT P. DUANE & JUDY L. TRUSTEES		P.O. BOX 30	GILA BEND	AZ 853370030	35 N GARFIELD STREET
504736211015	MILLER KAREL A.			14942 C.R. 25	DOLORES	CO 813230000	16 N. SILVER STREET
504736214002	JONES GREGG W.			6058 LONGPOINT RD.	BURTON	TX 778350000	309 E. MANTZ AVE
504736213003	DISPOSITION PROPERTIES, LLC	C/O EMMERSON ENTERPRISES, INC.		1455 N. SCOTTSDALE ROAD, STE 330	SCOTTSDALE	AZ 852540000	NO STREET ACCESS
504736212005	AALLRED HOLDINGS, LLC			352 S. GREEN VALLEY LANE	ST. GEORGE	UT 847700000	
504736200012	ATLANTIC RICHFIELD COMPANY	C/O BP AMERICA INC.	ATTN: PROPERTY TAX DEPARTMENT	P.O. BOX 941709	HOUSTON	TX 770949935	
504736200018	HOLT DUANE & TRUST JUDY HOLT			P.O. BOX 30	GILA BEND	AZ 853370030	LOT 8 VAN WINKLE



Silver

Dillsworth

Heil

O'Neal

Jones

Disposition Properties
Bico Land Development
Pyle Lincoln

Allred Holdings

THC Holdings

Hopkins

THC Holdings

San Juan National Forest

Holt

Atlantic Richfield

Gulldege/Willis

Holt Family Trust

Fox

Enrquez

Littleton

Miller

Ridd Historical Society

Mantz

Garfield

Soda

Vanwinkle

State Documentary Fee
\$22.00 08-13-2021

170982
Page 1 of 1
Lana Hancock, County Clerk & Recorder
Dolores County, CO
08-13-2021 02:51 PM Recording Fee \$13.00

SPECIAL WARRANTY DEED

THIS DEED, Made this 10 Day of August, 2021

Between **JEFFREY G. GIBSON 2008 FAMILY TRUST**

of the County of Hamilton and State of Ohio, grantor

and **TEC HOLDINGS LLC**

whose legal address is PO Box 837
Ophir, CO 81426

of the County of San Miguel and State of Colorado, grantee

State Documentary Fee

Date: 8/13/21

\$ 22.00

WITNESSETH, That the grantor for and in consideration of the sum of
-----**TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**-----
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Dolores and State of Colorado described as follows:

TRACT I

Lots A, B, C and D, BLOCK 29 MINOR SUBDIVISION, according to the Plat thereof filed for record July 6, 2021 Reception No. 170855.

TRACT II

The right of ingress and egress over and across access and utility easement as set forth on the plat filed for record July 6, 2021 Reception No. 170855.

As known by street and number as: **TBD E. Mantz St.
Rico, CO 81332**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for itself, its successors does covenant, and agree that the grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except: 2021 taxes due and payable in the year 2022. Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

JEFFREY G. GIBSON 2008 FAMILY TRUST

BY: Ann S. Gibson
ANN S. GIBSON, TRUSTEE

STATE OF Ohio

COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 10th Day of August, 2021

By: **ANN S. GIBSON AS TRUSTEE OF THE JEFFREY G. GIBSON 2008 FAMILY TRUST**

DOLORES COUNTY

TAXES DUE
Thru Tax Year 2020

Printed 11/16/2021

TAX DISTRICT 102

SCHEDULE NUMBER

504736212006 R

THIS IS VACANT LAND

Legal Description of Property:

EXCEPTIONS:

RICO LOT A BLK 29 36-40-11 B-122 P-317 B-132 P-249
B-140 P-29 B-316 P-78(WD) B-333 P-297(WTR) 166071(QC)
169433(WD) 169434(SA) B-1 P-238(REPLAT) 170982(SWD)
170983(SA) 170855(PLAT)

2020 Taxes	\$.00	Paid	\$.00	Taxes Due	\$.00
2020 Other	.00	Paid	.00	Other Due	.00
				Other Years Due	.00
				Interest Due	.00
				Cert Amts Due	\$.00
ZERO TAX ON CURRENT ROLL				Total Now Due	\$.00

Assessed Owner:
THC HOLDINGS LLC
P.O. BOX 837
OPHIR CO 81426

DOLORES COUNTY

TAXES DUE
Thru Tax Year 2020

Printed 11/16/2021

TAX DISTRICT 102 SCHEDULE NUMBER 504736212007 R

THIS IS VACANT LAND

Legal Description of Property:

EXCEPTIONS:

RICO LOT B BLK 29 36-40-11 B-122 P-317 B-132 P-249
B-140 P-29 B-316 P-78 (WD) B-333 P-297 (WTR) 166071 (QC)
169433 (WD) 169434 (SA) B-1 P-238 (REPLAT) 170982 (SWD)
170983 (SA) 170855 (PLAT)

2020 Taxes	\$.00	Paid	\$.00	Taxes Due	\$.00
2020 Other	.00	Paid	.00	Other Due	.00
				Other Years Due	.00
				Interest Due	.00
				Cert Amts Due	\$.00
ZERO TAX ON CURRENT ROLL				Total Now Due	\$.00

Assessed Owner:
THC HOLDINGS LLC
P.O. BOX 837
OPHIR CO 81426

DOLORES COUNTY

TAXES DUE
Thru Tax Year 2020

Printed 11/16/2021

TAX DISTRICT 102

SCHEDULE NUMBER

504736212008 R

THIS IS VACANT LAND

Legal Description of Property:

EXCEPTIONS:

RICO LOT C BLK 29 36-40-11 B-122 P-317 B-132 P-249
B-140 P-29 B-316 P-78(WD) B-333 P-297(WTR) 166071(QC)
169433(WD) 169434(SA) B-1 P-238(REPLAT) 170982(SWD)
170983(SA) 170855(PLAT)

2020 Taxes	\$.00	Paid	\$.00	Taxes Due	\$.00
2020 Other	.00	Paid	.00	Other Due	.00
				Other Years Due	.00
				Interest Due	.00
				Cert Amts Due	\$.00
ZERO TAX ON CURRENT ROLL				Total Now Due	\$.00

Assessed Owner:
THC HOLDINGS LLC
P.O. BOX 837
OPHIR CO 81426

DOLORES COUNTY

TAXES DUE
Thru Tax Year 2020

Printed 11/16/2021

TAX DISTRICT 102

SCHEDULE NUMBER

504736212009 R

THIS IS VACANT LAND

Legal Description of Property:

EXCEPTIONS:

RICO LOT D BLK 29 36-40-11 B-122 P-317 B-132 P-249
B-140 P-29 B-316 P-78(WD) B-333 P-297(WTR) 166071(QC)
169433(WD) 169434(SA) B-1 P-238(REPLAT) 170982(SWD)
170983(SA) 170855(PLAT)

2020 Taxes	\$.00	Paid	\$.00	Taxes Due	\$.00
2020 Other	.00	Paid	.00	Other Due	.00
				Other Years Due	.00
				Interest Due	.00
				Cert Amts Due	\$.00
				Total Now Due	\$.00

ZERO TAX ON CURRENT ROLL

Assessed Owner:
THC HOLDINGS LLC
P.O. BOX 837
OPHIR CO 81426

