

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-1
SERIES 2019**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF A MAJOR FINAL SUBDIVISION PLAT AND FINAL DEVELOPMENT PLAN FOR A PORTION OF LOT 1, BLOCK 26 OF THE SUPERIOR TOWN CENTER, CASE NOS. FP-2018-07 & FDP-2018-04

WHEREAS, Thrive Home Builders, LLC (the "Applicant") would like to develop certain property legally described as a portion of Lot 1, Block 26, Superior Town Center (the "Property");

WHEREAS, the Applicant has filed an application for approval of a final plat (the "Final Plat") and a final development plan (the "FDP") to subdivide and develop the Property (the "Application");

WHEREAS, Section 16-8-50 of the Superior Municipal Code (the "Code") requires a public hearing and recommendation by the Planning Commission on the Final Plat;

WHEREAS, Section 16-10-40 of the Code also requires a public hearing and recommendation by the Planning Commission on the FDP;

WHEREAS, the specific approval criteria for the Final Plat is set forth in Section 16-8-50 of the Code;

WHEREAS, the specific approval criteria for the FDP is set forth in Section 16-10-40(b) of the Code; and

WHEREAS, on January 22, 2019, the Planning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Planning Commission hereby finds that the Application meets all applicable requirements of the Code.

Section 2. The Planning Commission hereby recommends that the Board of Trustees approve the Application subject to the following conditions:

A. Prior to consideration by the Board of Trustees, Applicant shall make minor technical and redline corrections to plans as identified by Town staff;

B. The Final Plat shall be recorded prior to the recording of the FDP; and

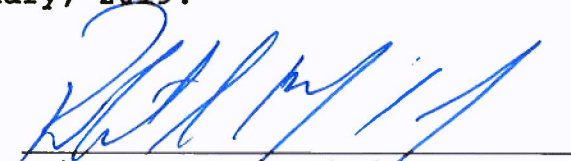
C. No certificates of occupancy shall be issued for Block 26 until all necessary improvements are constructed for Central Park Circle to provide safe vehicular access from Discovery Parkway to Incline Lane.

Section 3. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

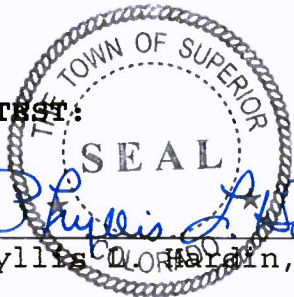
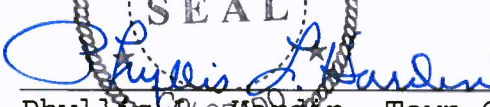
6 "yes" votes

0 "no" votes

ADOPTED this 22nd day of January, 2019.



Robert McCool, Chair

ATTEST:



Phyllis D. Hardin, Town Clerk/Treasurer