

TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO.PC-3
SERIES 2019

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF TWO MAJOR FINAL SUBDIVISION PLATS AND A FINAL DEVELOPMENT PLAN FOR LOT 1, BLOCK 14 AND LOT 1, BLOCK 15 OF THE SUPERIOR TOWN CENTER (CASE NOS. FP-2019-02, FP-2019-03, & FDP-2019-01)

WHEREAS, Thrive Home Builders, LLC (the "Applicant") would like to develop certain property legally described as Lot 1, Block 14 and Lot 1, Block 15 of the Superior Town Center (the "Property");

WHEREAS, the Applicant has filed an application for approval of two final plats (the "Final Plats") 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 Plats;

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 Plats 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 July 16, 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;

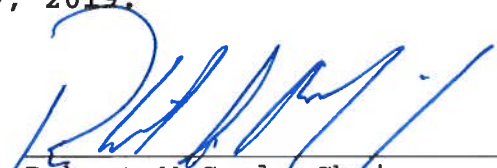
B. The Final Plats shall be recorded prior to the recording of the FDP; and

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:

7 "yes" votes

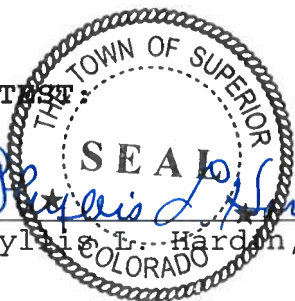
0 "no" votes


ADOPTED this 16th day of July, 2019.



Robert McCool, Chair

ATTEST

The seal is circular with a double-line border. The outer ring contains the text "THE TOWN OF SUPERIOR" at the top and "COLORADO" at the bottom. In the center, the word "SEAL" is printed in large, bold, capital letters.



Phyllis L. Hardin, Town Clerk