

TOWN OF SUPERIOR
RESOLUTION NO.R-45
SERIES 2019

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR APPROVING 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 and 16-10-40 of the Superior Municipal Code (the "Code") requires a public hearing and recommendation by the Planning Commission on the Final Plats and 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;

WHEREAS, on July 16, 2019, the Planning Commission held a properly-noticed public hearing on the Application and recommended that the Board of Trustees approve the Application subject to certain conditions;

WHEREAS, Sections 16-8-50 and 16-10-40 of the Code require a public hearing by the Board of Trustees on the Final Plat and FDP;

WHEREAS, on August 12, 2019, the Board of Trustees held a properly-noticed public hearing on the Application; and

WHEREAS, the Board of Trustees, upon reviewing the recommendation of the Planning Commission, hearing the statements of staff and the public, and giving due consideration to the matter, finds and determines as provided below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Board of Trustees hereby finds and determines that the Application meets all of the applicable criteria set forth in the Code and is consistent with the Town of Superior Comprehensive Plan.


Section 2. The Board of Trustees hereby approves the Application, subject to the following conditions:

A. Within 60 days of the date of this Resolution, the Applicant shall make minor technical and redline corrections to plans as identified by Town staff;

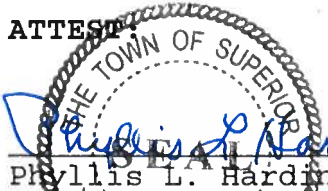
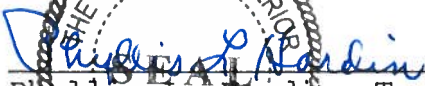
B. The Final Plats shall be recorded prior to the recording of the FDP; and

C. No building permits shall be issued until all necessary horizontal infrastructure improvements are installed, inspected and approved.

ADOPTED this 12th day of August, 2019.



Clint Folsom, Mayor

ATTEST



Phyllis L. Hardin, Town Clerk