

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO.PC-6
SERIES 2020**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SUPERIOR RECOMMENDING APPROVAL OF A FINAL PLAT FOR
ROCK CREEK RANCH FILING NO. 17E (CASE NO. FP-2020-02)**

WHEREAS, Superior Shore Townhomes, LLC (the "Applicant") would like to develop certain property legally described as Rock Creek Ranch Filing No. 17E (the "Property");

WHEREAS, the Applicant has filed an application (the "Application") for approval of a final plat (the "Final Plat") to create 94 individual lots and 30 tracts within Lot 1, Block 1, of Rock Creek Ranch Filing 17E;

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

WHEREAS, on June 2, 2020, the Planning Commission held properly-noticed public hearings 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, the Applicant shall make minor technical and redline corrections to the Final Plat as identified by Town staff;

B. Prior to consideration by the Board of Trustees, the Applicant shall update its plans to provide necessary easements to accommodate utilities;

C. Within 60 days after approval by the Board of Trustees, the Applicant shall submit the FPSP associated with this Application to the Town for administrative approval.

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:



9 "yes" votes

0 "no" votes

ADOPTED this 2nd day of June, 2020.



Robert McCool, Chair

ATTEST:
The seal of the Town of Superior is circular with a rope-like border. Inside the border, the words "THE TOWN OF SUPERIOR" are written in a circle. In the center, the word "SEAL" is written in large, bold letters. Two stars are positioned on either side of the word "SEAL".
A handwritten signature in blue ink, appearing to read "Phyllis Graddo", is written over the seal.

Phyllis Graddo, Town Clerk