

**TOWN OF SUPERIOR
RESOLUTION NO. R-7
SERIES 2024**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR
APPROVING A REPLAT TOWN CENTER FILING 1B REPLAT NO. 7 ON BLOCKS
2, 5, AND 8, CASE NO. FP-2023-01**

WHEREAS, PMB LLC (the "Applicant") wishes to develop a portion of certain property located within the Town of Superior that is generally described as Blocks 2, 5, and 8 of the Superior Town Center (the "Property");

WHEREAS, Applicant has filed an application seeking to vacate and create various easements within Lot 1, Block 2, Lot 1, Block 5, and Lot 1, Block 8 for Superior Town Center Filing 1B Replat No. 7 (the "Application");

WHEREAS, Applicant has also filed applications for a Final Development Plan 1 Phase 12 and a Final Development Plan 11 & 12 for the Property;

WHEREAS, Section 16-8-60(a) of the Superior Municipal Code (the "Code") provides that a resubdivision of land, or replat is considered a new subdivision;

WHEREAS, Section 16-1-70 of the Code specifies that, as applicable here, the division of a lot or parcel into six (6) or fewer lots is a "minor subdivision";

WHEREAS, Section 16-8-40 of the Code controls minor subdivisions and requires a public hearing and recommendation from the Planning Commission before consideration by the Board of Trustees;

WHEREAS, Section 16-8-10 of the Code contains general subdivision requirements that apply to both major and minor subdivisions;

WHEREAS, on October 30, 2023, and November 7, 2023, the Planning Commission held properly-noticed public hearings on the Application recommending approval;

WHEREAS, on November 13, 2023, and December 11, 2023, the Board of Trustees held properly-noticed public hearings on the Application; and

WHEREAS, the Board of Trustees, upon reviewing the recommendation of the Planning Commission to approve the Application, 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 and all materials included in the Application in the form submitted by Applicant, unless expressly modified by the following conditions:

A. Within 120 days of the date of this Resolution, Applicant shall make minor technical and redline corrections to plans as identified by Town staff; and

B. The Replat for Town Center Filing 1B Replat No. 7 on Blocks 2, 5, and 8 shall be adopted and recorded prior to adoption of the Final Development Plan Phase 12 (FDP-2023-01) and Final Development Plan 11 &12 (FDP-2023-02).

ADOPTED this 8th day of January, 2024.



Mark Lacis, Mayor

ATTEST:


Lydia Yecke, Town Clerk

