

**TOWN OF SUPERIOR  
PLANNING COMMISSION  
RESOLUTION NO. PC-3  
SERIES 2024**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF FINAL DEVELOPMENT PLAN AMENDMENT #2 FOR FINAL DEVELOPMENT PLAN 9 OF DOWNTOWN SUPERIOR CASE NO. FDPA-2024-02**

**WHEREAS**, Bigsby's Folly Craft Winery and Restaurant (the "Applicant") wishes to develop certain property within the Town, legally described in **Exhibit A**, attached hereto and incorporated herein by this reference, and generally described as Block 4, Lot 2 within Downtown Superior (the "Property");

**WHEREAS**, the Applicant has filed an application for a final development plan amendment (the "FDP Amendment") to update the building square footage and signage of the Property (the "Application");

**WHEREAS**, Section 16-10-50 of the Code requires that all changes in use not considered minor, any rearrangement in lots or changes in the provision of open space be considered by the Planning Commission as a new plan under Section 16-10-40 of the Code;

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

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

**WHEREAS**, on April 9, 2024, 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 FDP Amendment #2 satisfies the applicable approval criteria in the Code, and recommends that the Board of Trustees approve the FDP Amendment and all materials included in the Application in the form submitted by the Applicant, subject to the following conditions:

a. Prior to executing and recording final mylars, the Applicant shall make minor technical and redline corrections to plans as identified by the Town staff.

**Section 2.** 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

\_\_\_\_\_ "no" votes

ADOPTED this 9<sup>th</sup> day of April, 2024.

David J. Harper  
David Harper, Chair

ATTEST:

Lydia Yecke  
Lydia Yecke, Town Clerk



**Exhibit A**  
**Legal Description**

LOT 2, BLOCK 4 SUPERIOR TOWN CENTER FILING 1B NO. 7, TOWN OF  
SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO