

TOWN OF SUPERIOR
RESOLUTION NO. R-56
SERIES 2016

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF
SUPERIOR APPROVING THE PRELIMINARY AND FINAL PLAT FOR
SUPERIOR TOWN CENTER FILING 1B, REPLAT NO. 3

WHEREAS, RC Superior, LLC, owns the real property more particularly described as Lot 3, Block 1, Tract A, Tract B and Superlot 1 of the Superior Town Center (the "Property");

WHEREAS, RC Superior, LLC, and the Town (collectively, "Applicant") have jointly filed an application for approval of a preliminary and final plat (the "Application");

WHEREAS, the preliminary and final plats will divide Lot 3, Block 1, into Lots 3A and 3B, will align the boundaries of Tracts A and B with the boundaries for Parks 1 and 2, and will vacate unnecessary easements;

WHEREAS, Section 16-8-50 of the Superior Municipal Code (the "Code") requires a public hearing and recommendation by the Planning Commission regarding approval of preliminary and final plats;

WHEREAS, the specific approval criteria for preliminary and final plats are set forth in Section 16-8-50(b) of the Code;

WHEREAS, on September 6, 2016, the Planning Commission held a properly-noticed public hearing on the Application (in combination with the hearing for the related Final Development Plan) and recommended approval of the preliminary and final plat, with conditions;

WHEREAS, Section 16-8-50 of the Code require a public hearing and a decision by the Board of Trustees on the Application;

WHEREAS, on September 12, 2016, 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 criteria set forth in Sections 16-8-50 of the Code and is consistent with the Town of Superior Comprehensive Plan.

Section 2. The Board of Trustees hereby approves the preliminary and final plat as set forth in the Application, subject to the following conditions, all of which shall be fully satisfied within 60 days of approval of this Resolution:



A. Applicant shall make minor technical and redline corrections to plans as identified by Town Staff; and

B. All required easements shall either be dedicated on the final plat for Superior Town Center Filing 1B, Replat No. 3, or granted by separate instrument.

ADOPTED this 12th day of September, 2016.



Clint Folsom, Mayor

ATTEST


Phyllis L. Hardin, Town Clerk-Treasurer