

**RESOLUTION NO. 2018-28**

**A RESOLUTION APPROVING A SKETCH PLAN FOR THE PROPOSED BROADWAY SUBDIVISION**

WHEREAS, there has been submitted to the Planning and Zoning Commission and Board of Trustees of the Town of Keenesburg a request for approval of a sketch plan for the proposed Broadway Subdivision; and

WHEREAS, as set forth in Chapter 17, Article 11 of the Keenesburg Municipal Code, the purpose of a sketch plan is to allow a review of the concept for development and the overall feasibility of the project, but approval of a sketch plan does not bind the Planning Commission or the Board of Trustees to accept a preliminary plan or final plat for the subdivision; and

WHEREAS, all materials related to this application have been reviewed by Town Staff and found with conditions to be in compliance with Town of Keenesburg subdivision and zoning ordinances, and related Town ordinances, regulations, and policies; and

WHEREAS, the Keenesburg Planning and Zoning Commission held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval with conditions; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Board of Trustees finds the proposed sketch plan should be approved, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG, COLORADO:

**Section 1.** The Sketch Plan for the proposed Broadway Subdivision is hereby approved, subject to the following condition:

Prior to submittal of the preliminary plat application, the applicants shall submit a pre-application request to discuss the next steps in the development review process and determine zoning, if the final plat will be submitted with the preliminary plat and submittal requirements.

PASSED AND ADOPTED this 6<sup>th</sup> day of August, 2018.

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Kenneth L. Gfeller, Mayor

ATTEST:

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Toni Pearl, Town Clerk