

RESOLUTION NO. 2019-03

**A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT FOR THE
PROPOSED DIAMOND K 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 preliminary and final plat for the proposed Diamond K 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 preliminary and final plat 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 preliminary and final plat for the proposed Diamond K Subdivision are hereby approved, subject to the following conditions:

- A. Prior to recording the final plat, the Applicant shall:
1. Submit written evidence that the comments from the Town Engineer have been adequately addressed;
 2. Submit written evidence that the comments from the Fire Protection District have been adequately addressed;
 3. Work with Town staff to verify the existence of a water line running through the property, and to determine whether such water line, if it exists, is contained within an easement, recorded or unrecorded; to revise the final plat accordingly, if necessary, to show the existence of such easement; and, if the water line belongs to the Town, and it is not within an easement, to dedicate an easement to the Town to allow the Town's continued use of the water line.
 4. Amend the drawings to show any changes required based on prior conditions above, and submit a PDF of the final plat to the Town for review; and

5. Enter into a subdivision improvements agreement with the Town as required pursuant to Chapter 17 of the Keenesburg Municipal Code;

B. After the satisfying the conditions set forth in A. above, the Applicant shall file the final plat with the Town for recording with the Weld County Clerk and Recorder.

PASSED AND ADOPTED this 4th day of February, 2019.

Kenneth Gfeller, Mayor

ATTEST:

Toni Johnson, Town Clerk