

## RESOLUTION NO. 2020-06

### A RESOLUTION APPROVING A PLAT FOR THE MARKET STREET 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 minor subdivision plat for the proposed Market Street 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 minor subdivision 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 plat for the proposed Market Street Subdivision (the “Plat”) is hereby approved, subject to the following conditions:

- A. Prior to recording the Plat, the applicant shall address any redlines or comments provided by Town staff and any referral comments received.
- B. Prior to recording the Plat, the applicant shall obtain the Town’s approval of a site plan for the property.
- C. Prior to recording the Plat, the applicant shall provide a current title commitment for all property subject to the plat (Lots 23-32, Block 24, Keenesburg Heights).
- D. If the property is encumbered by liens or mortgages, then prior to recording of the Plat, there shall be added to the Plat a consent certificate, in form approved by the Town Attorney, to indicate the lender's consent to the subdivision and joining in the dedication of the access easement.
- E. Upon recording of the Plat, the applicant shall dedicate the access easement depicted on the Plat in the southwest corner of the lot.

F. Prior to building permit issuance for development of the lot, the applicant shall enter into a subdivision improvements agreement with the Town and provide adequate financial guarantees for the public improvements shown on the site plan.

PASSED AND ADOPTED this 18<sup>th</sup> day of February, 2020.

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Kenneth Gfeller, Mayor

ATTEST:

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Christina Fernandez, Town Clerk

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