

RESOLUTION NO. 2020-39

A RESOLUTION APPROVING A REVISED FINAL PLAT FOR THE MARKET STREET BUSINESS PARK SUBDIVISION

WHEREAS, by Resolution No. 2019-58 adopted on November 18, 2019, the Board of Trustees approved with conditions preliminary and final plats for the Market Street Business Park Subdivision, which final plat was not recorded; and

WHEREAS, here has been submitted to the Planning and Zoning Commission and Board of Trustees of the Town of Keenesburg a request for approval of a revised final plat for the Market Street Business Park 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 revised 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 revised final plat for the Market Street Business Park Subdivision is hereby approved, subject to the following conditions, all of which conditions shall be met prior to recording:

1. Provide a current title commitment and revise the plat to include a lienholder consent if determined necessary by the Town.
2. Submit a pdf of the final plat for review and approval by Town staff prior to submitting the signed mylar.
3. Execute a Subdivision Agreement in a form approved by the Town Attorney, after adequately addressing any redlines of the construction documents provided by the Town Engineer.
4. Note the private roadway within the access easement between Lot 1 and Lots 2 and 3 will not be owned or maintained by the Town of Keenesburg.

Section 2. The conditional approval of the final plat for the Market Street Business Park Subdivision set forth in Resolution No. 2019-58 is hereby repealed.

INTRODUCED, READ, and ADOPTED this 20th day of July, 2020.

TOWN OF KEENESBURG, COLORADO

Kenneth Gfeller, Mayor

ATTEST:

Christina Fernandez, Town Clerk

7/21/2020 12:08 PM [kmk] R:\Keenesburg\Subdivision\Market St Business Park\Drafts\2020-07-20 Revised Final Plat TB reso (as approved).docx