

RESOLUTION NO. PC2020-01

A RESOLUTION RECOMMENDING APPROVAL OF THE PLAT FOR THE MARKET STREET SUBDIVISION

WHEREAS, there has been submitted an application for the Market Street Subdivision (“Plat”); and

WHEREAS, the Planning Commission has reviewed the Plat relative to the goals and policies of the Keenesburg Municipal Code, the Comprehensive Plan and the Town Subdivision Regulations, and evaluated the same according to the criteria and procedures set forth therein, and has held a duly-noticed public hearing on the draft resolution recommending the approval of the Plat; and

WHEREAS, following such hearing, at which evidence and testimony were entered into the record, the Planning Commission finds the Plat should be approved by the Town Board of Trustees, with conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF KEENESBURG, COLORADO:

Section 1. The Planning Commission hereby recommends the Town Board approve the application for the Market Street Subdivision, subject to the following conditions:

A. Prior to recording the Plat, the applicant shall address any redlines or comments provided by Town staff, 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. 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.

D. Upon recording of the Plat, the applicant shall dedicate the access easement depicted on the Plat in the southwest corner of the lot.

E. 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.

INTRODUCED, READ, and ADOPTED this 6th day of February, 2020.

TOWN OF KEENESBURG, COLORADO

Chairperson

ATTEST:

Secretary

2/3/20 9:26AM [ncb] R:\Keenesburg\Planning Commission\Market Street Subdivision.PC.reso.docx