

RESOLUTION NO. PC2020-06

A RESOLUTION RECOMMENDING APPROVAL OF A SECOND AMENDED PLAT OF MEDITERRANEA MINOR SUBDIVISION

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Keenesburg a request for approval of a Second Amended Plat of Mediterranean Minor Subdivision; and

WHEREAS, all materials related to the 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, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds the plat to be in compliance with Town of Keenesburg subdivision and zoning ordinances and related Town ordinances, regulations, and policies and should therefore be approved, subject to those conditions set forth herein.

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

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed Second Amended Plat of Mediterranean Minor Subdivision, subject to the following conditions:

1. Prior to recording the plat address revise the plat to address comments of the Town Attorney as follow:
 - A. The standard Ownership and Dedication signature block has not been used. The application narrative and plat reflect there are no right-of-way dedications or new easements being created, so this doesn't need to be revised unless the Town has an interest in consistency of plat certification blocks. If the proposed Property Owner signature block will be used in lieu of the standard O&D block, it should be revised as follows:

“XYZ Enterprises, LLC, a Colorado limited liability company, being the sole owner of the property described herein ~~have planned~~ has platted this property under the name of Second Amended Plat of Meiterranea Minor Subdivision. All conditions. . . .”
 - B. The title commitment reflects a deed of trust on the property. Typically a lienholder consent would be required, in order to release dedications and platted easements from the lien. However, if it is indeed the case that this plat will contain no dedications or easements, this does not need to be added

2. Submit a pdf of the plat for review and approval prior to submitting the required signed mylar.

PASSED AND ADOPTED this 9th day of July, 2020.

John Howell, Chair

ATTEST:

Teri Smith, Secretary

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