

**RESOLUTION NO. PC2021-06**

**A RESOLUTION RECOMMENDING APPROVAL OF PRELIMINARY AND FINAL PLATS FOR THE PROPOSED VISTA WEST SUBDIVISION**

**WHEREAS**, there has been submitted to the Planning Commission of the Town of Keenesburg a request for approval of preliminary and final plats for the Vista West Subdivision; and

**WHEREAS**, all materials related to the application have been reviewed by Town Staff and found with conditions to be in compliance with the Town of Keenesburg ordinances, regulations, and policies; and

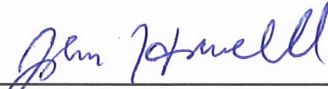
**WHEREAS**, pursuant to Chapters 16 and 17 of the Keenesburg Municipal Code, the Keenesburg Planning Commission has reviewed and held a properly noticed public hearing on the application, at which any interested persons presented testimony to the Commission and at which certain documents were made a part of the record; and

**WHEREAS**, based on the testimony and documents presented at this public hearing, the Commission finds the application should be approved, subject to certain conditions set forth herein.

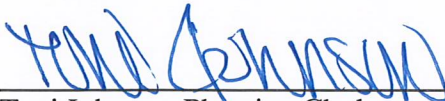
**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF KEENESBURG, COLORADO:**

**Section 1.** The Planning Commission hereby recommends approval of the proposed preliminary and final plats for the Vista West Subdivision, subject to the conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

INTRODUCED, READ, and ADOPTED this 2<sup>nd</sup> day of September, 2021.

  
\_\_\_\_\_  
John Howell, Chairperson

ATTEST:

  
\_\_\_\_\_  
Toni Johnson, Planning Clerk

**EXHIBIT A**  
**Vista West Subdivision**  
**Conditions of Approval**

1. Prior to recording of the final plat, the applicant shall adequately address the referral comments listed below:
  - a. The applicant shall address the comments and redlines provided by Kathleen Kelly, Town Attorney dated July 28, 2021;
  - b. The applicant shall address the comments provided by Charles Buck with FHU dated August 20, 2021;
  - c. The applicant shall submit an updated landscape plan with tree species that meet the Town Design Standards. Emerald Sunshine Elm, Niobe Weeping Willow, and Plains Cottonwood are not allowed species per the standards;
  - d. The land use table and land uses shall be updated and added to the preliminary plat. The table shall include the number of lots, open space acreage, minimum and maximum lot size, and setbacks established with the sketch plan and PUD overlay.
  - e. The applicant shall address the comments from United Power provided by Amber Mendoza dated August 10, 2021;
  - f. The applicant shall address the engineering comments and plat review comments provided by Kent Bruxvoort, both dated August 25, 2021;
  - g. The applicant shall address the comments received from Public Works dated August 25, 2021.
2. Prior to submitting mylars for recording, a pdf of the final plat shall be provided to the Town for review and approval. Once approved by the Town, mylars shall be submitted for recording by the Town.