

**RESOLUTION NO. PC2021-10**

**A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY PLAT FOR THE PROPOSED SUMMERFIELD NORTH**

**WHEREAS**, there has been submitted to the Planning Commission of the Town of Keenesburg a request for approval of a preliminary plat for the Summerfield North 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

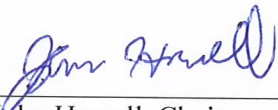
**WHEREAS**, the Keenesburg Planning Commission has reviewed and held a properly noticed public hearing on the application, at which any interested persons presented testimony to the Commission and at which certain documents were made a part of the record; and

**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.

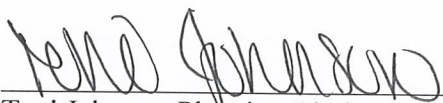
**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF KEENESBURG, COLORADO:**

**Section 1.** The Planning Commission hereby recommends approval of the proposed preliminary plat for the Summerfield North 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 December, 2021.

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

ATTEST:

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

**EXHIBIT A**  
**Summerfield North Subdivision**  
**Conditions of Approval**

1. The applicant shall address the comments received from the Town Traffic Engineer dated November 22, 2021.
2. As part of the final plat submittal the applicant shall address all comments received from the Town Engineer in the referral response dated November 9, 2021.
3. As part of the final plat submittal the applicant shall show site distance triangles on the landscape plan and provide an irrigation plan with the Final Landscape Plan.
4. As part of the final plat submittal the applicant shall address all requirements and recommendations set forth in the Environmental report dated June 3, 2021.
5. As part of the final plat submittal the applicant shall address Weld County comments from the Sketch plan pertaining to improvements to CR 59.
6. As part of the final plat submittal the applicant shall address the comments received from the Colorado Division of Water Resources dated November 10, 2021.
7. As part of the final plat submittal the applicant shall address Weld County comments from the referral comments received November 23, 2021.
8. Homeowners' Association formation documents and draft covenants will be provided as part of the final plat application.
9. The final plat shall include a tract table showing the following for each tract: ownership, maintenance, size, and use/purpose.
10. The applicant shall demonstrate that a minimum of 10% public land dedication is being provided as part of the Summerfield North final plat.