

RESOLUTION NO. 2019-58

**A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT FOR THE
MARKET STREET BUSINESS PARK SUBDIVISION**

WHEREAS, there has been submitted to the Planning and Zoning Commission and Board of Trustees of the Town of Keenesburg a request for approval of a preliminary and 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 preliminary and 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 preliminary and final plat for the Market Street Business Park Subdivision is hereby approved, subject to the conditions set forth in Exhibit A, attached hereto and incorporated herein by this reference, all of which conditions shall be met prior to recording.

INTRODUCED, READ, and ADOPTED this 18th day of November, 2019.

TOWN OF KEENESBURG, COLORADO

Kenneth Gfeller, Mayor

ATTEST:

Christina Fernandez, Town Clerk

EXHIBIT A

Market Street Business Park Subdivision Conditions of Approval

1. The applicant shall adequately address and revise application documents in response to Town Engineer referral comments.
2. The applicant shall revise drawings to address any redlines and staff comments;
3. The applicant shall execute a subdivision improvements agreement in a form to be approved by the Board of Trustees.
4. The applicant shall adequately address referral comments received by CDOT;
5. The applicant shall submit a landscape and maintenance plan for the landscape buffer located on the western portion of the property for review and approval by staff. The approved landscape elements shall be included as public improvements to be constructed pursuant to the subdivision improvements agreement.