

TOWN OF SUPERIOR  
PLANNING COMMISSION  
RESOLUTION NO. PC-8  
SERIES 2018

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR RECOMMENDING APPROVAL OF THE FINAL PLAT AND FINAL PLAT SITE PLAN FOR ROCK CREEK RANCH FILING NO. 17D, LOT 1, BLOCK 1 (CASE NOS. FP-2018-06 AND FPSP-2018-02)

WHEREAS, Superior Shores, LLC ("Applicant"), wishes to develop certain property located in the Town of Superior (the "Property");

WHEREAS, Applicant has filed an application for approval of a final plat and final plat site plan for the creation of a condominium development on the Property, containing 94 units in 20 buildings (the "Application");

WHEREAS, within the Rock Creek Planned Development, a final development plan is referred to as a final plat site plan;

WHEREAS, Section 16-8-50 of the Superior Municipal Code (the "Code") requires a public hearing and recommendation by the Planning Commission on a final plat;

WHEREAS, Section 16-10-40 of the Code also requires a public hearing and recommendation by the Planning Commission on a final plat site plan;

WHEREAS, the specific approval criteria for a final plat are set forth in Section 16-8-50 of the Code;

WHEREAS, the specific approval criteria for a final development plan or final plat site are set forth in Section 16-10-40(b) of the Code; and

WHEREAS, on September 4, 2018, the Planning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Planning Commission hereby finds that the Application meets all applicable requirements of the Code.

Section 2. The Planning Commission hereby recommends that the Board of Trustees approve the Application, subject to the following conditions:

A. Prior to consideration by the Board of Trustees, Applicant shall make minor technical and redline corrections to plans as identified by Town staff; and

B. The final plat shall be recorded prior to recording the final plat site plan.

Section 3. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

7 "yes" votes

0 "no" votes

ADOPTED this 4<sup>th</sup> day of September, 2018.

  
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Robert McCool, Chair

ATTEST

The seal is circular with a double-line border. The outer ring contains the text "THE TOWN OF SUPERIOR" at the top and "COLORADO" at the bottom. In the center, the word "SEAL" is written in a stylized font.

  
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Phyllis L. Hardin, Town Clerk