Commissioner Griffin moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. CC13-092

Case Number:	12-108557PF
Owner/Applicant:	Nursery Acres Limited Partnership
Location:	4998, 5000 and 5010 McIntyre Street Section 13, Township 3 South, Range 70 West
Purpose:	To subdivide the property into 150 lots for single-family detached units.
Approximate Area:	54.308 Acres

WHEREAS, Nursery Acres Limited Partnership filed an application with the Planning and Zoning Division of Jefferson County to complete a preliminary and final plat of the subject property to subdivide the property into 150 lots for single-family detached units; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on March 6, 2013, at which time the Planning Commission by formal resolution recommended approval with conditions of the subject preliminary and final plat application; and

WHEREAS, after notice as provided by law, a public hearing was held by this Board on March 19, 2013; and

WHEREAS, based on the study of the Land Development Regulations, recommendations of the Jefferson County Planning Commission, recommendations of the Jefferson County Planning and Zoning Division, comments of public officials and agencies, and testimony and written comments from all interested parties, this Board finds that that proposal is in substantial conformance with the Jefferson County Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED that Preliminary and Final Plat Case No. 12-108557PF is APPROVED subject to the following conditions:

1. Submittal of title insurance commitment update with an effective date less than 45 days prior to the recording of the plat which depicts no new owners or encumbrances. Said title insurance commitment shall be approved by the County Attorney's Office.

2. The subdivision improvements agreement and Exhibit "A" being approved as to form by the County Attorney's Office.

3. The plat mylar being prepared in accordance with the red-marked print dated March 19, 2013.

4. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to The Gardens at Green Acres for prior years have been paid.

5. Resolution of Planning Engineering's comments dated February 22, 2013.

6. Resolution of Cartographic comments dated February 26, 2013.

7. Resolution of the Farmers Reservoir and Irrigation Company comments dated December 3, 2012 and correspondence dated January 15, 2013.

8. Recordation of the Farmers Reservoir and Irrigation Company Seepage Agreement.

9. Recordation of the Farmers Reservoir and Irrigation Company Easement Agreement.

10. Recordation of the Coors Technology Center Owners Association Drainage and Construction Easement.

11. Approval of Commissioners' Deed CD 12-112301DE by the Board of County Commissioners.

12. Payment of $55,922.79 for fees-in-lieu of park land dedication. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.

13. Payment of $244,499.60 for fees-in-lieu of school land dedication. This fee should be submitted on a separate check made payable to Jefferson County Treasurer.

14. Submittal of approved water and sewer plans by the North Table Mountain Water and Sanitation District.

15. Recordation of the North Table Mountain Water and Sanitation District Water and Sewer Easement.

16. Resolution of the Fairmount fire Protection District's comments dated June 4, 2012.

17. Recordation of the Subsurface Groundwater Collection System Maintenance Plan.

18. Mutual execution of a No Surface Occupancy Agreement between the Colorado State Board of Land Commissioners and the Owner or other similar agreement, which shall be recorded in the office of the Jefferson County Clerk and Recorder prior to the Final Plat recordation.

BE IT RESOLVED, that the Board of County Commissioners authorize the Chairman to sign the Subdivision Improvements Agreement once approved as to form by the County Attorney's Office.

Commissioner Tighe seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Faye Griffin	Aye
Commissioner Casey Tighe	Aye
Commissioner Donald Rosier, Chairman	Aye

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of Jefferson, State of Colorado.

Dated: March 19, 2013

I, Teri Schmaedecke, Deputy Clerk to the Board of County Commissioners do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Board of County Commissioners at a regular hearing held in Jefferson County, Colorado on March 19, 2013.

_____, Deputy Clerk to the Board