

Commissioner Tighe moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. CC14-031

Case Number: 13-110127PF

Case Name: Candlelight Crest Subdivision

Owner/Applicant: Prominent Residential Properties, LLC
and Charlane M. Oswald

Location: 5700 Indiana Street and
PIN: 39-073-03-001
Section 7, Township 3 South,
Range 69 West

Purpose: To subdivide the property into twenty-six
(26) lots for single-family detached units.

Approximate Area: 11.80 Acres

WHEREAS, Prominent Residential Properties, LLC and Charlane M. Oswald filed an application with the Planning and Zoning Division of Jefferson County to subdivide the property into twenty-six (26) lots for single-family detached units; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on January 22, 2014, at which time the Planning Commission, by formal resolution, recommended approval with conditions of the subject preliminary and final plat application; and

WHEREAS, a public hearing was held by this Board on February 11, 2014; and

WHEREAS, proper posting, publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of Jefferson County and the Planning and Zoning case file is hereby incorporated into the record; 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 the proposal is in conformance with the Jefferson County Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED that Preliminary and Final Plat Case No. 13-110127PF is APPROVED subject to the following conditions:

1. Submittal of a 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 mylars being prepared in accordance with the red-marked print dated February 11, 2014.
4. The underground drain system maintenance plan being approved by Planning Engineering.
5. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Candlelight Crest Subdivision for prior years have been paid.
6. Recordation of all utility easements for North Table Mountain Water and Sanitation District.
7. Resolution of County Geologist's comments December 23, 2013.
8. Resolution of Planning Engineering's comments dated January 13, 2014.

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

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

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

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

Dated: February 11, 2014

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 February 11, 2014.

Deputy Clerk to the Board