

Commissioner Kraft-Tharp moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. CC22-204

Case Number:	21-121001PF
Case Name:	Ken Caryl Ranch North Plains Filing 1
Owner/Applicant:	NADG Ken-Caryl Ranch LP, a Delaware limited partnership and NADG Ken-Caryl Ranch 2 LP, a Delaware limited partnership
Location:	Northwest of the intersection of South Alkire St. and West Caryl Ave. Section 29, Township 5 South, Range 69 West PIN 59-193-00-001, 59-294-00-002, and 59-294-00-003
Purpose:	To subdivide the property into 249 lots for single-family detached units and several tracts for future residential development, common area and park land
Today's Action:	Approve
Approximate Area:	114.985

WHEREAS, NADG Ken-Caryl Ranch LP, a Delaware limited partnership and NADG Ken-Caryl Ranch 2 LP, a Delaware limited partnership filed an application with the Planning and Zoning Division of Jefferson County to subdivide the subject property into 249 lots for single-family detached units and several tracts for future residential development, common area and park land; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on July 13, 2022, 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 August 9, 2022; 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. 21-121001PF 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 Improvements Agreement being approved as to form by the County Attorney's Office.
3. The recordation of the Plat mylars being prepared in accordance with the red-marked print dated August 9, 2022.
4. Approval and recordation of Drainage Easement Deed ED22-109177ED by the Board of County Commissioners.
5. Approval and recordation of Commissioners' Deed CD22-109178DE by the Board of County Commissioners.
6. Approval and recordation of Commissioners' Deed CD22-116595DE by the Board of County Commissioners.
7. Recordation of a private access easement to provide access to an existing lift station for the Ken Caryl Ranch Water and Sanitation District.
8. Approval and recordation of a temporary construction easement and a permanent drainage easement by the Board of County Commissioners,

for offsite improvements on Jefferson County property.

9. Recordation of the subsurface groundwater collections system underdrain maintenance plan.
10. Recordation of a noise disclosure regarding proximity to Highway C-470 and Ken Caryl Avenue.
11. Final approval of the water and sewer plans by the Ken Caryl Ranch Water and Sanitation District and recordation of the water and sewer easements.
12. Submittal of a current tax certificate from the County Treasurer's Office indicating that all ad valorem taxes applicable to Ken Caryl Ranch North Plains Filing 1 for prior years have been paid.
13. Resolution of Planning Engineering's comments dated June 29, 2022.
14. Resolution of County Geologist comments dated June 22, 2022.
15. Resolution of Jefferson County Open Space comments dated June 23, 2022.
16. Resolution of Foothills Park and Recreation District comments dated June 16, 2022.

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

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

Commissioner Tracy Kraft-Tharp	Aye
Commissioner Lesley Dahlkemper	Aye
Commissioner Andrew Kerr, Chairman	Aye

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

Dated: August 9, 2022

I, Ana Cendejas, 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 August 9, 2022.



A handwritten signature in black ink, appearing to read "Ana Cendejas", is written over a horizontal line.

Deputy Clerk to the Board