

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 17-R-02**

**A RESOLUTION AMENDING THE FINAL PLAT OF THE MAPLE RIDGE II SUBDIVISION,
ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE
AMENDMENT.**

WHEREAS, the final plat for the Maple Ridge II subdivision was approved by the Board of Trustees on March 10, 2005; and

WHEREAS, on January 3, 2017 the Planning Commission considered the application to replat fourteen lots and unanimously recommended approval to the Town Board; and

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, on Tuesday, January 24, 2017, reviewed the application of Alliance Development for the replat of fourteen lots of the original subdivision.

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK,
COLORADO, AS FOLLOWS:**

Section 1. **Findings of Fact.**

- a. The applicant's application and supporting documents are in substantial compliance with "*Chapter 4, Subdivision Regulations*", of the **Frederick Land Use Code.**"
- b. The replat will substantially comply with the community design principles and development standards as set forth in Article 2 of this Code.
- c. The replat conforms with the approved preliminary plat and incorporates recommended changes, modifications, and conditions attached to the approval of the preliminary plat unless otherwise approved by the Board of Trustees.
- d. Since the plat was originally approved in 2005, the standards for cul-de-sacs has changed requiring larger cul-de-sacs.
- e. To accommodate the larger cul-de-sacs, the owner is requesting vacation of the rights-of-way adjacent to the lots and blocks on EXHIBIT A entitled "Original Lot/Block".
- f. The replat is compatible with adjacent land uses and conforms with the requirements and standards established in "*Chapter 4, Subdivision Regulations*", of the **Frederick Land Use Code.**"
- g. All applicable technical standards have been met.
- h. A satisfactory Exhibit F to the Memorandum of Agreement for Public Improvements (MOAPI) has been agreed to by staff and the developer.
- i. An updated title commitment dated current to within fourteen (14) days of the Board of Trustees meeting has been received.

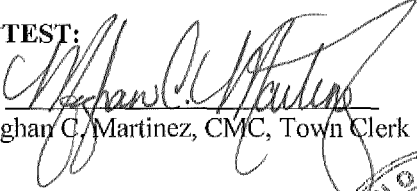
- j. The replat as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Frederick, Colorado.

Section 2. Conclusions and Order Approving the replat of the Maple Ridge II Subdivision.

The proposed Final Plat and Exhibit F to the MOAPI should be approved.

INTRODUCED, READ, PASSED, AND SIGNED THIS 24th DAY OF JANUARY, 2017.

ATTEST:

By 
Meghan C. Martinez, CMC, Town Clerk

TOWN OF FREDERICK

By 
Tony Carey, Mayor

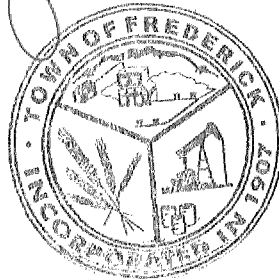


EXHIBIT A

Lots within Maple Ridge II Subdivision Replatted with this Ordinance

Original Lot/Block	New Lot/Block
Lot 10, Block 8	Lot 1, Block 1
Lot 11, Block 8	Lot 2, Block 1
Lot 12, Block 8	Lot 3, Block 1
Lot 13, Block 8	Lot 4, Block 1
Lot 14, Block 8	Lot 5, Block 1
Lot 15, Block 8	Lot 6, Block 1
Lot 16, Block 8	Lot 7, Block 1
Lot 1, Block 9	Lot 1, Block 2
Lot 2, Block 9	Lot 2, Block 2
Lot 3, Block 9	Lot 3, Block 2
Lot 4, Block 9	Lot 4, Block 2
Lot 5, Block 9	Lot 5, Block 2
Lot 6, Block 9	Lot 6, Block 2
Lot 7, Block 9	Lot 7, Block 2