

**RESOLUTION NO. 1593**

**A RESOLUTION OF THE GOLDEN CITY COUNCIL  
APPROVING THE CANYON VIEW SUBDIVISION FILING NO.  
3 PRELIMINARY PLAT, AS REQUESTED BY BRICKYARD  
HOLDINGS, LLC**

WHEREAS, Brickyard Holdings LLC (subdivider) has submitted a proposed Preliminary Subdivision Plat for property within the City of Golden, State of Colorado, entitled Canyon View Filing No.3 Subdivision Preliminary Plat; and

WHEREAS, the City of Golden Planning Commission conducted a public hearing on the proposed preliminary plat on August 17, 2005, and recommended approval of the preliminary plat subject to the conditions contained in Planning Commission Resolution PC 05-32; and

WHEREAS, the City of Golden City Council conducted a public hearing on Case No. PC 05-32, the proposed preliminary subdivision plat on September 8, 2005.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1: City Council hereby adopts and incorporates by reference the findings of fact contained in Planning Commission Resolution PC 05-32.

Section 2: The City Council finds that the Canyon View Subdivision Filing No. 3 Preliminary plat is in substantial conformance with Title 17 of the Golden Municipal Code and approves the Plat in the form presented to City Council at the meeting, including any changes agreed upon in the hearing, and subject to the following conditions:

- a. The deed for the Pine Ridge Road right-of-way shall be conveyed to the City prior to the approval of the Final Plat.
- b. The Subdivider shall continue to work with the City to define a cost-sharing agreement for the pumping improvements needed for the water tank.
- c. A Final Landscape Plan shall be reviewed and approved administratively prior to the Final Plat submittal.
- d. The Water Rights fees are calculated to be \$4400 per unit and an additional \$500 per thousand square feet of landscape irrigation. These fees are valid for up to one year from the date of Final Plat approval and after such time will be recalculated as per the PUD.
- e. The following changes shall be made to the Preliminary Plat:
  1. A table shall be added to the Preliminary Plat listing all Tracts and designating ownership and maintenance responsibilities for each Tract.
  2. Add access and maintenance easements, soils engineering and other changes as requested by the City Engineer in a memo dated 7/25/05.
  3. The retaining wall and grade in Tract G near the east lot line shall be moved east to the lot line.
  4. The soft surface trail width shall be at least 6 feet.

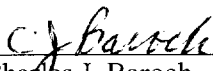
- 5. Minor grading shall only be allowed within Tract D for the Bike Path which will not adversely affect the existing and known flood plain.
- f. The Final Plat shall be reviewed by Planning Commission at a public hearing. Planning Commission shall forward its recommendations for inclusion in the City Council review of the Final Plat.

Section 3. City Council has determined that City shall be responsible for ensuring that the water tank pumping improvements shall be completed prior to the issuance of a building permit for the project.

Section 4. The Mayor is authorized to sign the preliminary plat on behalf of the city.

Section 5. Unless otherwise extended by City Council, the approval of the Canyon View Filing No.3 Subdivision Preliminary Plat shall be null and void if a final plat for all or a portion of the property is not approved by the City of Golden within two years of the date of this Resolution.

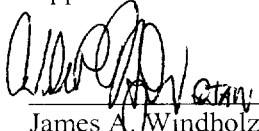
Adopted this 8th day of September, 2005.

  
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 Charles J. Baroch  
 Mayor

ATTEST:

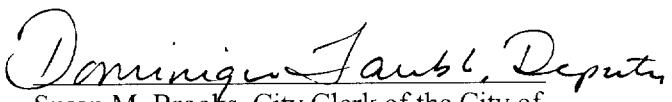
  
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 Susan M. Brooks, MMC  
 City Clerk

Approved as to form:

  
 \_\_\_\_\_  
 James A. Windholz  
 City Attorney

I, Susan M. Brooks, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing is a true copy of a certain Resolution adopted by the City Council of the City of Golden, Colorado at a regular meeting thereof held on the 8th day of September, A.D., 2005.

(SEAL)

ATTEST:   
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 Susan M. Brooks, City Clerk of the City of  
 Golden, Colorado