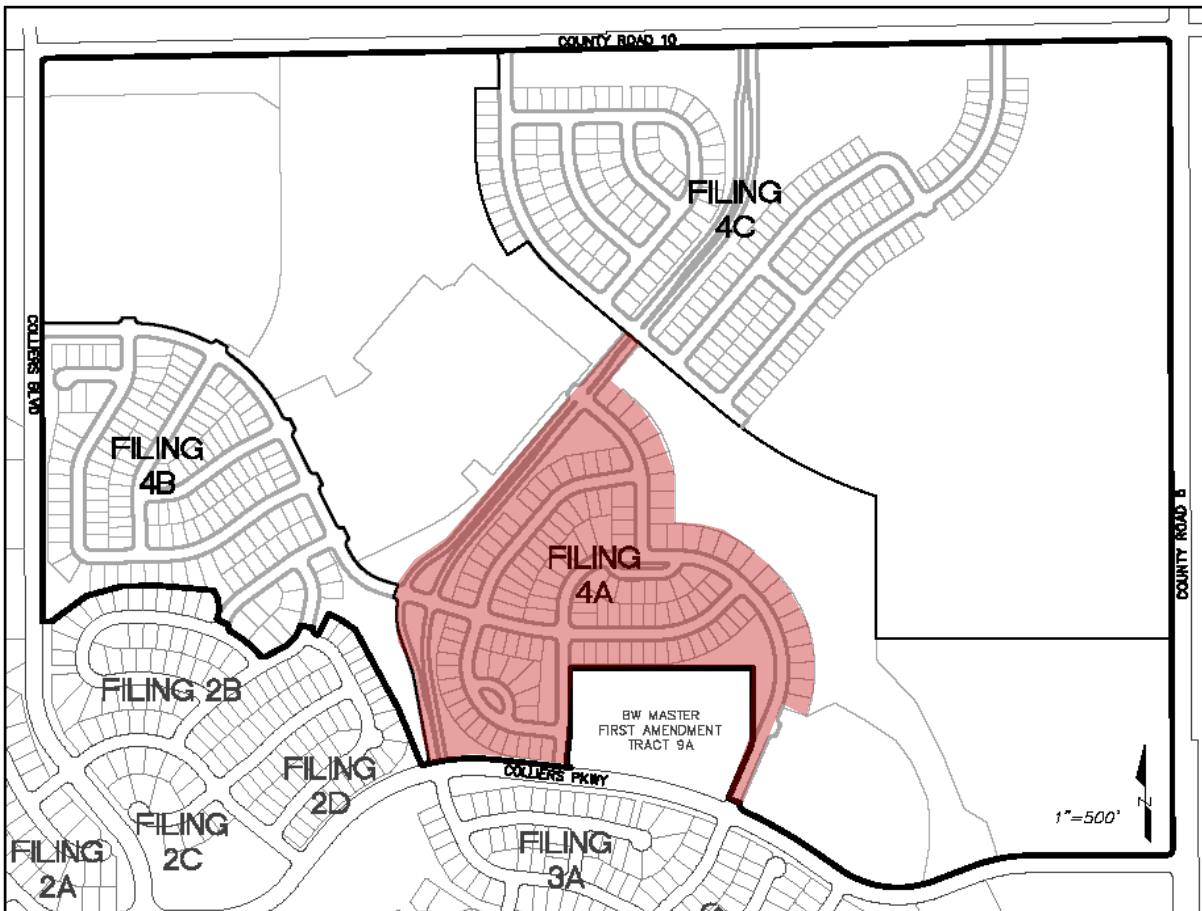


Location: Northwest corner of Colliers Parkway and Weld County Road 5. Filing 4A is outlined with the bold black line. The single family lots platted with 4A are highlighted below in red. Filings 4B and 4C are resubdivisions of future development tracts platted with this Filing. Filing 4A lots are located just north of Colliers Hill Filing 3A.



Summary:

The Resolution, provided for consideration by the Board of Trustees, accepts dedications on the plat and authorizes the appropriate town official to sign the plat and the Colliers Hill Filing No. 4A Development Agreement which outlines obligations of the Town and the Owners for Colliers Hill Filing No. 4A Final Plat.

Project Description:

The Colliers Hill Filing No. 4A Final Plat creates 127 single family lots, 20 tracts and associated right-of-ways on 380.24 acres.

Project Process:

The Community Development Director and Public Works Director have conditionally approved the Colliers Hill Filing No. 4A Final Plat, contingent upon the acceptance of the dedications and development agreement by the Board of Trustees and the filing of appropriate documents with Town staff.

Final Plat Criteria:

Town Staff reviewed the Final Plat application and based the decision on their findings utilizing the following approval criteria from Subsection 7.7.D.9 of the UDC:

- a. **The Final Plat is found to be in substantial compliance with all respects of the approved Preliminary Plat and incorporates all recommended changes, modifications, and conditions attached to approval of the Preliminary Plat;**

Staff Comment: The Final Plat is in substantial compliance with all respects of the approved Preliminary Plat and incorporates all recommended changes, modifications, and conditions attached to approval of the Preliminary Plat.

- b. **Plans and specifications for improvements connected with development of the subdivision comply with the subdivision development and design standards set forth in Chapter 6 of this UDC, and any other relevant Town, County, State, or Federal regulations, except to the extent modifications, variances, or exceptions have been expressly permitted by the terms of the Preliminary Plat approval. All construction plans for improvements shall be approved by the Public Works Director prior to the Community Development Director's action on the Final Plat;**

Staff Comment: The plans and specifications for improvements as proposed comply with applicable Development and Design Standards of Title 10 of the Municipal Code; comply with the Towns Standards and Specifications for Design and Construction of Public Improvements; and with applicable county, state and federal regulations.

- c. **The applicant has either installed all required improvements or has executed a Development Agreement pursuant to Section 7.18; and**

Staff Comment: The applicant will be responsible for public improvements as outlined in the Colliers Hill Filing No. 4A Development Agreement, including associated public improvement guarantees.

- d. **The applicant has paid or satisfied all applicable fees and charges.**

Staff Comment: The applicant will be required to pay applicable fees as outlined in the Colliers Hill Filing No. 4A Development Agreement.

Public Notice:

Public Notice is not required.