

BOCC DRAFT MOTIONS: PP23-001 – FOREST RIM ESTATES SUBDIVISION
FILING NO. 2 – PRELIMINARY PLAT

Conditional Approval

In the case of PP23-001, Forest Rim Estates Subdivision Filing No. 2, Preliminary Plat, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to approve this application based on the findings in the staff report, subject to the following conditions:

1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. Prior to the signature of the final plat, the 30' x 30' sight triangle easements at the entrance of E. Jamison shall be dedicated or conveyed to the County by the property owners of Tract 5 and Tract 6 of the Allred Subdivision.
3. Prior to the signature of the final plat, the property owner/Applicant shall grant the five-foot easements of the access road to the property owners of Tract 5 and Tract 6 of the Allred Subdivision.
4. Prior to the signature of the final plat, the Applicant shall address the South Metro Fire Rescue and Xcel Energy's requirements.
5. Prior to the signature of the final plat, a weed management plan shall be provided for review and approval by the County Planning Division.
6. If earthmoving is to occur between March 15 and August 31, a burrowing owl survey shall be conducted before earthmoving occurs. This survey shall be submitted to the County Planning Division and Colorado Parks and Wildlife for review and approval.
7. If construction is to occur during the raptor nesting season, a nesting raptor survey shall be conducted prior to the start of construction to identify active nests within 0.25 miles of the project workspace. If an active raptor nest is discovered at the time of construction, the Applicant shall notify the Colorado Parks and Wildlife and identify appropriate measures to minimize impacts. This survey shall be submitted to the County Planning Division and the Colorado Parks and Wildlife for review and approval.
8. All subdivision fencing shall use Colorado Parks and Wildlife's recommended wildlife-friendly fencing.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Board reaches a different determination:

Denial

In the case of PP23-001, Forest Rim Estates Subdivision Filing No. 2, Preliminary Plat, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to deny this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of PP23-001, Forest Rim Estates Subdivision Filing No. 2, Preliminary Plat, I move to continue the hearing to [*date certain*], 9:30 a.m., to obtain additional information and to further consider the information presented.