

**Town of Superior
Planning Commission
Resolution Number PC-08
Series 2026**

**A Resolution of the Planning Commission of the Town of Superior
Recommending Approval of a Twenty-Fifth Amendment to the Planned
Development Plan for the Zaharias Property, Case No. PDA-2026-02**

Whereas, Victor C. Thomas Family LLC (the "Owner") owns certain real property located in the Town of Superior that is generally described as 7500 88th Street, and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, and commonly known as the Zaharias Property (the "Property");

Whereas, the Owner has authorized the Garrett Companies (the "Applicant") to file land use and development applications related to the Property;

Whereas, the Board of Trustees approved the first Planned Development Plan (the "PD Plan") for the Property on January 22, 1987;

Whereas, the Board of Trustees approved subsequent amendments to the PD Plan 24 times between October 27, 1990 and August 27, 2018;

Whereas, the Applicant has filed an application (the "Application") for a 25th amendment to the PD Plan for the Property ("PDA #25");

Whereas, pursuant to Section 16-10-30(f)(2) of the Superior Municipal Code (the "Code"), an amendment to a PD Plan is treated as a new plan, and the specific review criteria are set forth in Section 16-10-30(b) of the Code;

Whereas, Section 16-10-30(c)(3) of the Code requires a public hearing and recommendation by the Planning Commission to the Town Council regarding an amendment to a PD plan; and

Whereas, on September 1, 2026, the Planning Commission held a properly-noticed public hearing on the Application.

Now, therefore, be it resolved by the Planning Commission of the Town of Superior, Colorado, as follows:

Section 1. The Planning Commission hereby finds that PDA #25 satisfies the applicable approval criteria in the Code, and recommends that the Town Council approve the Application, subject to the following condition:

A. Prior to executing and recording final mylars, Applicant shall make minor technical and redline corrections to plans as identified by Town staff.

Section 2. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

_____ "yes" votes

_____ "no" votes

Adopted this 1st day of September, 2026.

David Harper, Chair

Attest:

Shannon Dujardin, Town Clerk

Exhibit A
Legal Description

NW 1/4 N OF RESERVOIR & W OF HWY 36 LESS MIN 29-1S-69 23.47 ACS
M/L PER DEED 804001 11/10/86 BCR SEE SPLITS 106210 & 106211