

**INTRODUCED BY COUNCIL MEMBER LANGWORTHY**  
**Resolution No. 07**  
**Series of 2011**

**TITLE: A RESOLUTION APPROVING A PLANNED INDUSTRIAL DEVELOPMENT (PID) FINAL DEVELOPMENT PLAN AMENDMENT AND THREE-LOT RESUBDIVISION PLAT ON PROPERTY LOCATED AT 5130 PARFET STREET (CASE NO. WZ-10-08 AND MS-10-04/HOSS ELECTRIC)**

**WHEREAS**, Chapter 26 of the Wheat Ridge Code of Laws establishes procedures for the City's review and approval of requests for land use cases; and,

**WHEREAS**, an application was received from David Hoss for approval of a PID Final Development Plan amendment and three-lot subdivision plat; and,

**WHEREAS**, the application meets the requirements for a PID Final Development Plan amendment and resubdivision plat; and,

**WHEREAS**, the application was reviewed and recommended for approval with conditions by the Planning Commission at a public hearing held on January 20, 2011.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Wheat Ridge, Colorado as follows:

**THE FINAL DEVELOPMENT PLAN AMENDMENT KNOWN AS HOSS ELECTRIC, AMENDMENT #1, AND THE THREE-LOT RESUBDIVISION PLAT KNOWN AS PARFET PARK SUBDIVISION, TRACT 2 REPLAT #2, ARE HEREBY APPROVED FOR THE FOLLOWING REASONS:**

1. The Final Development Plan is consistent with the standards set forth in the approved Outline Development Plan for the site.
2. All requirements for a PID Final Development Plan have been met.
3. All requirements of the Subdivision Regulations have been met.


With the following condition:

1. All improvements on the revised FDP must be in place no later than six months after City Council approval.

**DONE AND RESOLVED** this 28<sup>th</sup> day of February, 2011

  
\_\_\_\_\_  
Jerry DiTullio, Mayor

ATTEST:

  
\_\_\_\_\_  
Michael Snow, City Clerk