

**CITY OF WHEAT RIDGE, COLORADO**  
**Resolution No. 11**  
Series 2011

**TITLE: A RESOLUTION APPROVING A 15-LOT SUBDIVISION PLAT ON PROPERTY ZONED PLANNED COMMERCIAL DEVELOPMENT LOCATED AT 4000 CABELA DRIVE AND 4105 YOUNGFIELD SERVICE ROAD (CASE NO. WS-11-01/CLEAR CREEK CROSSING)**

**WHEREAS**, Chapter 26, Article IV of the Wheat Ridge Code of Laws establishes the procedures for the City's review and approval of requests to subdivide and plat land; and

**WHEREAS**, an application has been approved for a Planned Commercial Development titled Clear Creek Crossing pursuant to Case Nos. WZ-11-01 and WZ-11-02; and

**WHEREAS**, the previously dedicated rights-of-way and drainage easements have been slightly relocated to accommodate the development; and,

**WHEREAS**, the proposed subdivision plat was referred out to all necessary internal and external referral agencies; and,

**WHEREAS**, the plat was reviewed and recommended for approval by the Planning Commission at a public hearing on April 7, 2011.

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

**THE SUBDIVISION PLAT KNOWN AS THE CLEAR CREEK CROSSING IS HEREBY APPROVED, FOR THE FOLLOWING REASONS:**

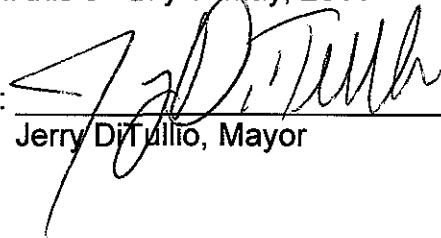
1. All requirements of Article IV of the zoning and development code have been met.
2. It will facilitate the new development scenario for the property.
3. Planning Commission recommends approval.

With the following conditions:

1. A note identifying the use of Tracts B, C and D must be added.
2. The easement note on sheet 1 be modified to indicate that 10' easements are hereby dedicated around the perimeter of lots, tracts, parcels and/or open space areas.
3. Public Works' comments be addressed prior to plat recordation (Exhibit 4 of Planning Commission staff report).

4. The 60-foot wide ingress/egress easement across Block 1, Lot 2 be re-established as previously shown.

**DONE AND RESOLVED** by the City Council this 9<sup>th</sup> day of May, 2011

By:   
Jerry DiTullio, Mayor

ATTEST:   
Michael Snow, City Clerk