

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 42
Series 2011

TITLE: A RESOLUTION APPROVING A FINAL PLAT WITH RIGHT-OF-WAY DEDICATIONS ON PROPERTY ZONED PLANNED COMMERCIAL DEVELOPMENT LOCATED AT 7495 WEST 29TH AVENUE (CASE NO. MS-11-03)

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 MCPN pursuant to Case No. WZ-11-04; and

WHEREAS, the proposed plat will accommodate the new development scenario for the property; and,

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

WHEREAS, the plat will be reviewed by the Planning Commission at a public hearing on October 20, 2011.

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

THE FINAL PLAT KNOWN AS MCPN WHEAT RIDGE 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.

With the following conditions:

1. A Subdivision Improvements Agreement with financial guarantees will be required at the time of plat recording.
2. The 25' wide emergency access easement through the site be eliminated and replaced with a blanket cross access easement.

DONE AND RESOLVED by the City Council this 24th day of October, 2011.

By: 
Jerry DiTullio, Mayor

ATTEST:

Michael Snow, City Clerk

