

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 22
Series 2013

TITLE: A RESOLUTION APPROVING A 48-LOT SUBDIVISION PLAT WITH RIGHT-OF-WAY DEDICATIONS FOR PROPERTY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) LOCATED AT 11885 W. 38TH AVENUE (CASE NO. WS-13-01/DOUD OVERLOOK)

WHEREAS, Chapter 26, Article I of the Wheat Ridge Code of Laws establishes the procedures for the City's review and approval of Subdivision Plats; and,

WHEREAS, an application for a subdivision plat was received from Standard Pacific Homes to subdivide property located at 11885 W. 38th Avenue in a PRD zone district; and,

WHEREAS, all referral agencies have reviewed the request and do not have concerns; and,

WHEREAS, all required publishing, posting and notification requirements for an July 8, 2013 City Council public hearing have been met.

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

A 48-LOT SUBDIVISION PLAT WITH RIGHT-OF-WAY DEDICATIONS FOR PROPERTY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) LOCATED AT 11885 W. 38TH AVENUE (CASE NO. WS-13-01/DOUD OVERLOOK) IS HEREBY APPROVED FOR THE FOLLOWING REASONS:

1. City Council has conducted a proper public hearing meeting all public notice requirements as required by Section 26-109 and 26-407 of the Code of Laws.
2. The requested subdivision has been reviewed by the Planning Commission, which has forwarded its recommendation.
3. The subdivision plat has been found in compliance with Article IV of Chapter 26 of the Code of Laws.

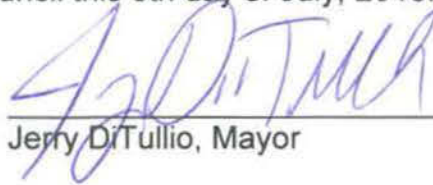
WITH THE FOLLOWING CONDITIONS:

1. Property addresses be added to Sheet 3 of the plat document prior to recordation
2. The HOA covenants be provided for staff review prior to plat recordation
3. The City continues to work with Jefferson County Open Space to finalize the procurement of the temporary and permanent easements in the open space area
4. The property be assessed for fees in lieu of parkland dedication based on the appraised value of the land after land entitlements have been approved,

subject to staff review and approval. Said fees to be paid prior to the issuance of the first building permit

5. The developer enters into a City standard subdivision improvement agreement with required security prior to recordation of the subdivision plat

DONE AND RESOLVED by the City Council this 8th day of July, 2013.



Jerry DiTullio, Mayor

ATTEST:



Janelle Shaver, City Clerk

