

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 31
Series of 2013

TITLE: A RESOLUTION APPROVING A TWO-LOT SUBDIVISION PLAT WITH A RIGHT-OF-WAY DEDICATION FOR PROPERTY ZONED RESIDENTIAL-ONE (R-1) LOCATED AT 3785 INDEPENDENCE STREET (CASE NO. MS-13-03/FOX HILL)

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 Stephen Trout to subdivide property located at 3785 Independence Street in a Residential-One 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 a September 9, 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 TWO-LOT SUBDIVISION PLAT WITH A RIGHT-OF-WAY DEDICATION FOR PROPERTY ZONED RESIDENTIAL-ONE (R-1) LOCATED AT 3785 INDEPENDENCE STREET (CASE NO. MS-13-03 / FOX HILL) IS HEREBY APPROVED FOR THE FOLLOWING REASONS:

1. City Council has conducted a proper public hearing that meets 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.
4. All agencies can provide services to the property with improvements installed at the developer's expense.

And with the following conditions:

1. Fees in lieu of streetscape improvements be provided prior to recording the plat.
2. Fees in lieu of parkland dedication be provided prior to recording the plat.

DONE AND RESOLVED by the City Council this 9th day of September 2013.



ATTEST:

Janelle Shaver
Janelle Shaver, City Clerk

Jerry DiTullio

Jerry DiTullio, Mayor