

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 45
Series 2013

TITLE: A RESOLUTION APPROVING A 26-LOT SUBDIVISION PLAT FOR PROPERTY ZONED MIXED USE-NEIGHBORHOOD (MU-N) LOCATED AT 5670 W. 38th AVENUE (CASE NO. WS-13-02/PERRIN'S ROW)

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 Crosswire, LLC, to subdivide property located at 5670 W. 38th Avenue in an MU-N 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 November 18, 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

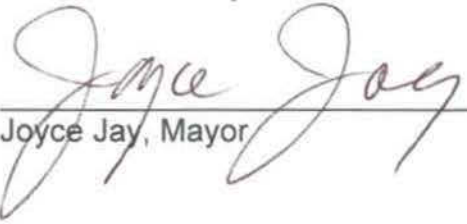
A 26-LOT SUBDIVISION PLAT FOR PROPERTY ZONED MIXED USE – NEIGHBORHOOD (MU-N) LOCATED AT 5670 W. 38TH AVENUE (CASE NO. WS-13-02/PERRIN'S ROW) IS HEREBY APPROVED FOR THE FOLLOWING REASONS:

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. The developer pay parks fees at the time of plat recording in the amount of \$17,000.
2. A note with signature block be added onto sheet 1 as requested by the Wheat Ridge Sanitation District.
3. The Homeowners' Association covenants be reviewed and approved by Staff.

DONE AND RESOLVED by the City Council this 18th day of November, 2013.


Joyce Jay, Mayor

ATTEST:


Janelle Shaver, City Clerk

