

**CITY OF WHEAT RIDGE, COLORADO**  
**Resolution No. 28**  
Series of 2014

**TITLE: A RESOLUTION APPROVING A FOUR-LOT SUBDIVISION PLAT WITH RIGHT-OF-WAY DEDICATIONS FOR PROPERTY ZONED COMMERCIAL-ONE (C-1) LOCATED AT THE SOUTHWEST CORNER OF W. 38<sup>th</sup> AVENUE and KIPLING STREET (CASE NO. MS-14-01)**

**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 Millennium Venture Group, Inc. to subdivide property located at the southwest corner of W. 38<sup>th</sup> Avenue and Kipling Street in a Commercial-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 May 12, 2014 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 FOUR-LOT SUBDIVISION PLAT WITH RIGHT-OF-WAY DEDICATIONS FOR PROPERTY ZONED COMMERCIAL-ONE (C-1) LOCATED AT THE SOUTHWEST CORNER OF W. 38<sup>th</sup> AVENUE and KIPLING STREET (CASE NO. MS-14-01) 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. The developer enters into a subdivision improvement agreement with required security prior to recordation of the subdivision plat.

**DONE AND RESOLVED** by the City Council this 12<sup>th</sup> day of May 2014.



ATTEST:

Janelle Shaver  
Janelle Shaver, City Clerk

Joyce Jay  
Joyce Jay, Mayor