

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 61
Series 2014

TITLE: A RESOLUTION APPROVING A 20-LOT SUBDIVISION PLAT WITH RIGHT-OF-WAY DEDICATIONS FOR PROPERTY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) AT 7671 W. 32ND AVENUE AND 3299 WADSWORTH BLVD (CASE NO. WS-14-04/YUKON GROVE)

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 to subdivide property located at 7671 W. 32nd Avenue and 3299 Wadsworth Blvd. in a Planned Residential Development (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 a December 8, 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 RESOLUTION APPROVING A 20-LOT SUBDIVISION PLAT WITH RIGHT-OF-WAY DEDICATIONS FOR PROPERTY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) AT 7671 W. 32ND AVENUE AND 3299 WADSWORTH BLVD (CASE NO. WS-14-04/YUKON GROVE)

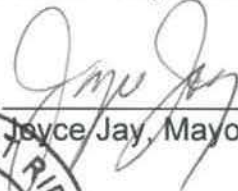
FOR THE FOLLOWING REASONS:

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 drainage agreement with the property owner to the north be executed and recorded prior to plat recording.
2. Sheet numbers and lot widths be added to Sheet 2 of the plat document prior to recording.
3. The fees in lieu of parkland dedication in the amount of \$49,945.80 be paid prior to plat recording.
4. A standard SIA with security be executed prior to plat recording.
5. Inclusion of the gap property into the plat be allowed without additional review by City Council.

DONE AND RESOLVED by the City Council this 8th day of December, 2014.

By: 
Joyce Jay, Mayor

ATTEST:

Janelle Shaver, City Clerk

