

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 53
Series of 2016

TITLE: A RESOLUTION APPROVING A MAJOR SUBDIVISION PLAT WITH RIGHT-OF-WAY VACATION FOR PROPERTY ZONED MIXED USE-COMMERCIAL (MU-C) LOCATED AT THE SOUTHWEST CORNER OF W. 38th AVENUE AND WADSWORTH BOULEVARD (CASE NO. WS-16-03)

WHEREAS, Chapter 26, Articles I and IV of the Wheat Ridge Code of Laws establish the procedures for the City's review and approval of variance requests and subdivision plats; and,

WHEREAS, an application for a subdivision plat was received from Quadrant Properties to subdivide property located at the 7690 West 38th Avenue, 3790 Yukon Court, 3795 Wadsworth Boulevard, 3765 Wadsworth Boulevard, and 3501 Wadsworth Boulevard in a Mixed Use-Commercial 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 12, 2016 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 MAJOR SUBDIVISION PLAT WITH RIGHT-OF-WAY VACATION FOR PROPERTY ZONED MIXED USE-COMMERCIAL (MU-C) LOCATED AT THE SOUTHWEST CORNER OF W. 38th AVENUE AND WADSWORTH BOULEVARD IS HEREBY APPROVED, FOR THE FOLLOWING REASONS:

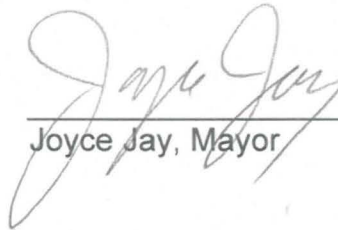
1. City Council has conducted a proper public hearing that meets all public notice requirements as required by Section 26-109 and 26-407 of the Code of Laws.
2. The requested subdivision has been reviewed by the Planning Commission, which has forwarded its recommendation.
3. The subdivision plat has 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. The applicant shall continue to coordinate utility service with the appropriate agencies and any updated information regarding utility easements shall be reflected on the plat prior to recordation.

2. The access note on the cover sheet shall be modified to clarify that sidewalks are available for public use.
3. The applicant shall enter into a subdivision improvement agreement with required security prior to recordation of the subdivision plat.

DONE AND RESOLVED by the City Council this 12th day of December 2016.



Joyce Jay, Mayor

ATTEST:



Janelle Shaver, City Clerk

