

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 31
Series 2018

TITLE: A RESOLUTION APPROVING A SEVENTEEN-LOT SUBDIVISION PLAT FOR PROPERTY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) AT 7955 W. 42ND AVENUE (CASE NO. WS-17-06/YARROW GARDENS)

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 seventeen lot subdivision plat was received from EnviroFinance Group to subdivide property located at 7955 W. 42nd Avenue in the Planned Residential Development (PRD) zone district; and,

WHEREAS, all referral agencies have reviewed the request and do not have concerns; and,

WHEREAS, all requirements of the zoning code and Subdivision Regulations have been met; and,

WHEREAS, all required publishing, posting and notification requirements for a June 11, 2018, 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 SEVENTEEN-LOT SUBDIVISION PLAT FOR PROPERTY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) AT 7955 W. 42ND AVENUE (CASE NO. WS-17-06/ENVIROFINANCE GROUP) 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 for approval.
3. All requirements of the subdivision regulations have been met.
4. The proposed plat will facilitate redevelopment of the site.
5. Utility districts can serve the property with improvements installed at the developer's expense.

With the following conditions:

1. A Development Covenant be executed at the time of recordation of the subdivision plat.

2. The developer shall pay parks fees at the time of SIA recordation in the amount of \$39,956.00.
3. The Homeowners' Association covenants shall be reviewed and approved by Staff prior to issuance of a building permit.
4. A note be added consistent with the language in Section 26-420 regarding Construction Defects.

DONE AND RESOLVED by the City Council this 11th day of June, 2018.

By:



Bud Starker, Mayor

ATTEST:



Janelle Shaver, City Clerk

Robin Eaton, Deputy City Clerk

