

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 11
Series 2019

TITLE: RESOLUTION NO. 11-2019 – A RESOLUTION APPROVING AN EIGHTY-NINE LOT SUBDIVISION REPLAT FOR PROPERTY ZONED MIXED USE-NEIGHBORHOOD (MU-N) AND PLANNED RESIDENTIAL DEVELOPMENT (PRD) AT THE NORTHWEST CORNER OF YARROW STREET AND 42ND AVENUE (CASE NO. WS-18-07/YARROW GARDENS FILING NO. 3)

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 an eighty-nine lot subdivision plat was received from Thrive Homebuilders to subdivide property located at the northwest corner of 42nd Avenue and Yarrow Street in a MU-N and PRD zone district; and,

WHEREAS, all referral agencies have reviewed the request and have no objections to said subdivision of land; and,

WHEREAS, all requirements of the Zoning Code and Subdivision Regulations have been met; and,

WHEREAS, all required publishing, posting and notification requirements for the February 11, 2019 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 AN EIGHTY-NINE LOT SUBDIVISION REPLAT FOR PROPERTY ZONED MIXED USE-NEIGHBORHOOD (MU-N) AND PLANNED RESIDENTIAL DEVELOPMENT (PRD) AT THE NORTHWEST CORNER OF 42ND AVENUE AND YARROW STREET (CASE NO. WS-18-07/YARROW GARDENS FILING NO. 3) 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 zoning code and subdivision regulations have been met.
4. Utility districts can serve the property with improvements installed at the developer's expense.

With the following condition:

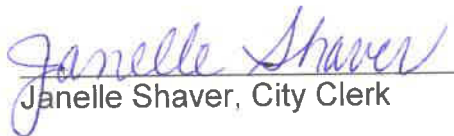
1. The developer shall pay parks fees at the time of plat recording in the amount of \$222,258."

DONE AND RESOLVED this 11th day of February, 2019.



Bud Starker, Mayor

ATTEST:



Janelle Shaver, City Clerk

