

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 20
Series of 2019

TITLE: A RESOLUTION APPROVING A MAJOR SUBDIVISION PLAT FOR PROPERTY LOCATED AT 4000-4066 UPHAM STREET (CASE NO. WS-18-02 / RIDGETOP VILLAGE)

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 Upham Partners, LLC to subdivide property located at the 4000-4066 Upham Street; and,

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

WHEREAS, the City Council has conducted a public hearing complying with all public notice requirements as required by Section 26-109 of the Code of Laws.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wheat Ridge, Colorado, as follows:

A MAJOR SUBDIVISION PLAT FOR PROPERTY LOCATED AT 4000-4066 UPHAM STREET 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. Note 4 shall be updated prior to recordation to indicate the zoning as PRD.
2. The applicant shall continue to coordinate utility service with the appropriate agencies and any updated information regarding dry utility easements shall be reflected on the plat at recordation.
3. The developer shall enter into a subdivision improvement agreement prior to recordation of the subdivision plat.
4. The developer shall pay parks fees at the time of plat recording in the amount of \$84,907.86.
5. The Homeowners' Association covenants and/or metropolitan district service plan shall be reviewed by Staff prior to issuance of a building permit.


6. Prior to recordation the applicant shall enter into a formal agreement with Jefferson County Public Schools as required by the City.

DONE AND RESOLVED by the City Council this 13th day of May, 2019.



Bud Starker, Mayor

ATTEST:



Janelle Shaver, City Clerk