

**CITY OF WHEAT RIDGE
RESOLUTION NO. 58
Series of 2019**

TITLE: A RESOLUTION APPROVING A MAJOR SUBDIVISION PLAT WITH RIGHT-OF-WAY DEDICATION FOR PROPERTY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) AND AGRICULTURAL-ONE (A-1) AND LOCATED AT 5352, 5372, AND 5392 QUAIL STREET (CASE NO. WS-18-01 / QUAIL RUN PLAT)

WHEREAS, Chapter 26, Article IV of the Wheat Ridge Code of Laws establishes procedures for the City's review and approval of subdivision plats; and,

WHEREAS, an application for a subdivision plat with right-of-way dedication was received from Wonderland Homes to subdivide property located at 5352, 5372, and 5392 Quail Street in the Planned Residential Development (PRD) and Agricultural-One (A-1) zone districts; and,

WHEREAS, all referral agencies have reviewed the request and can serve the property; and,

WHEREAS, the Planning Commission has conducted a public hearing complying with all public notice requirements as required by Section 26-109 of the Code of Laws and forwarded its recommendation of approval; 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 WITH RIGHT OF WAY DEDICATION FOR PROPERTY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) AND AGRICULTURAL-ONE (A-1) LOCATED AT 5352, 5372, AND 5392 QUAIL STREET 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 of approval.
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:

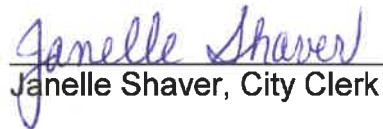
1. The reception number of the Quail Street right-of-way in Arvada will be filled in prior to recordation of the SDP and plat.
2. The developer shall enter into a subdivision improvement agreement and a lot sale restriction covenant agreement prior to recordation of the subdivision plat.
3. Prior to issuance of building permits, the developer shall provide homeowners' association covenants for review and approval by staff.
4. Prior to recordation, the applicant shall pay the required fees-in-lieu of parkland dedication.
5. Reconfiguration of the intersection of W. 53rd Avenue and Quail Street shall be completed to the satisfaction of the City.
6. All minor corrections to the plat shall occur prior to recordation.

DONE AND RESOLVED by the City Council this 28th day of October, 2019.



Bud Starker, Mayor

ATTEST:



Janelle Shaver, City Clerk

