

CITY OF WHEAT RIDGE, COLORADO
RESOLUTION NO. 07
Series of 2021

TITLE: A RESOLUTION APPROVING A MAJOR SUBDIVISION PLAT ON PROPERTY ZONED MIXED USE-COMMERCIAL (MU-C) AND LOCATED AT 7661 W. 41ST AVENUE (CASE NO. WS-19-06 / SWEETRIDGE SUBDIVISION)

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 six-lot subdivision for townhomes was received from Sweet Ridge Towns LLC to subdivide property located at 7661 W. 41st Avenue in the Mixed Use-Commercial (MU-C) zone district; 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 FOR PROPERTY ZONED MIXED USE COMMERCIAL (MU-C) LOCATED AT 7661 W. 41ST AVENUE 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 developer shall record documentation establishing a homeowner's association for the site concurrently with the recordation of the subdivision plat.

DONE AND RESOLVED by the City Council this 8th day of February, 2021.



Bud Starker, Mayor

ATTEST:



Steve Kirkpatrick, City Clerk

