

**CITY OF WHEAT RIDGE, COLORADO**  
**Resolution No. 52**  
Series 2014

**TITLE: A RESOLUTION APPROVING A 13-LOT SUBDIVISION PLAT WITH A RIGHT-OF-WAY DEDICATION FOR PROPERTY ZONED RESIDENTIAL-ONE (R-1) AT 3301 AND 3345 QUAIL STREET (CASE NO. WS-14-02/QUAIL HOLLOW)**

**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 subdivision plat was received to subdivide property located at 3301 and 3345 Quail Street in a Residential-One (R-1) zone district; and,

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

**WHEREAS**, all required publishing, posting and notification requirements for a September 22, 2014 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 FOR A THIRTEEN-LOT SUBDIVISION PLAT WITH A RIGHT-OF-WAY DEDICATION FOR PROPERTY ZONED RESIDENTIAL-ONE (R-1) AT 3301 AND 3345 QUAIL STREET (CASE NO. WS-14-02/QUAIL HOLLOW) IS HEREBY APPROVED**

**FOR THE FOLLOWING REASONS:**

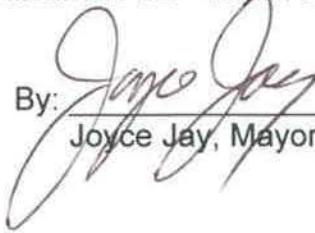
1. City Council has conducted a proper public hearing meeting all public notice requirements as required by Section 26-109 and 26-407 of the Code of Laws.
2. The requested subdivision has been reviewed by the Planning Commission, which has forwarded its recommendation.
3. The subdivision plat has been found in compliance with Article IV of Chapter 26 of the Code of Laws.

**WITH THE FOLLOWING CONDITIONS:**

1. A Subdivision Improvement Agreement is executed whereby all public improvements are in place prior to issuance of building permits for individual lots.

2. The developer pays parks fees at the time of plat recording in the amount of \$32,464.77.
3. The Homeowners' Association covenants are reviewed and approved by staff.

**DONE AND RESOLVED** by the City Council this 22<sup>nd</sup> day of September, 2014.

By:   
Joyce Jay, Mayor

ATTEST:  
  
Janelle Shaver, City Clerk

