

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 30
Series of 2015

TITLE: A RESOLUTION APPROVING A THREE-LOT SUBDIVISION PLAT WITH LOT WIDTH VARIANCES FOR PROPERTY ZONED RESIDENTIAL-TWO (R-2) LOCATED AT 7193 W. 32ND AVENUE (CASE NO. WS-15-01)

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 David Mann to subdivide property located at the 7193 W. 32nd Avenue in a Residential-Two 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 June 8, 2015 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:

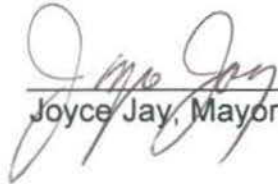
A THREE-LOT SUBDIVISION PLAT WITH LOT WIDTH VARIANCES FOR PROPERTY ZONED RESIDENTIAL-TWO (R-2) LOCATED AT 7193 W. 32ND AVENUE IS HEREBY APPROVED, FOR THE FOLLOWING REASONS:

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.
5. The variance request is in compliance with a majority of the review criteria.

And with the following conditions:

1. Curb and gutter improvements shall be constructed along Teller Street and W. 32nd Place.
2. Fees-in-lieu of sidewalk construction shall be provided at the time of recordation if the sidewalk is not otherwise to be constructed by the applicant.
3. Fees-in-lieu of parkland dedication shall be provided at the time of recordation.

DONE AND RESOLVED by the City Council this 8th day of June 2015.


Joyce Jay, Mayor

ATTEST:


Janelle Shaver, City Clerk

