

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 31
Series 2015

TITLE: A RESOLUTION APPROVING A 25-LOT RESUBDIVISION PLAT WITH RIGHT-OF-WAY DEDICATIONS FOR PROPERTY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) AT 5220 QUAIL STREET (CASE NO. WS-15-02/QUAIL RIDGE)

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 resubdivision plat was received from Touchstone Holdings, Inc. to subdivide property located at 5220 Quail Street in a Planned Residential Development (PRD) 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 22, 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 RESOLUTION APPROVING A 25-LOT RESUBDIVISION PLAT WITH RIGHT-OF-WAY DEDICATIONS FOR PROPERTY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) AT 5220 QUAIL STREET (CASE NO. WS-15-02/QUAIL RIDGE) WILL BE 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 for approval.
3. The proposed lots meet or exceed the standards specified on the approved ODP document.
4. The proposed resubdivision plat reflects the City's updated standards for street width and construction.

With the following conditions:

1. A Subdivision Improvement Agreement will be executed whereby all public improvements are in place prior to issuance of building permits for individual lots.
2. The developer will pay parks fees at the time of the plat recording in the amount of \$50,540.50.
3. The Homeowners' Association covenants will be reviewed and approved by staff.

DONE AND RESOLVED by the City Council this 22nd day of June, 2015.

By:  _____
Joyce Jay, Mayor

ATTEST: 

Janelle Shaver, City Clerk

