

**CITY OF WHEAT RIDGE, COLORADO**  
**Resolution No. 17**  
**Series 2017**

**TITLE: A RESOLUTION APPROVING A TWO-LOT SUBDIVISION PLAT WITH A RIGHT-OF-WAY VACATION FOR PROPERTY ZONED MIXED-USE NEIGHBORHOOD (MU-N) AND MIXED-USE COMMERCIAL TRANSIT ORIENTED DEVELOPMENT (MU-C TOD) AT 11818 W. 52<sup>ND</sup> AVENUE (CASE NO. MS-17-03)**

**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 two-lot subdivision plat was received from Hance Ranch Development, LLC, to subdivide property located at 11818 W. 52<sup>nd</sup> Avenue in the Mixed Use-Neighborhood (MU-N) and Mixed Use-Commercial Transit Oriented Development (MU-C TOD) zone districts; and,

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

**WHEREAS**, the application complies with the criteria used to evaluate a right-of-way vacation; and,

**WHEREAS**, all required publishing, posting and notification requirements for a June 12, 2017, 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 TWO-LOT SUBDIVISION PLAT WITH A RIGHT-OF-WAY VACATION FOR PROPERTY ZONED MIXED-USE NEIGHBORHOOD (MU-N) and MIXED-USE COMMERCIAL TRANSIT ORIENTED DEVELOPMENT (MU-C TOD) AT 11818 W. 52<sup>ND</sup> AVENUE (CASE NO. MS-17-03)**

**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. All requirements of the subdivision regulations have been met.

4. The proposed plat will facilitate redevelopment of the site consistent with the zone change and concept plan.
5. Utility districts can serve the property with improvements installed at the developer's expense.
6. The criteria used to evaluate a right-of-way vacation supports the request.

**DONE AND RESOLVED** by the City Council this 12<sup>nd</sup> day of June, 2017.

By: Joyce Jay  
Joyce Jay, Mayor

ATTEST: Janelle Shaver  
Janelle Shaver, City Clerk

