

**CITY OF WHEAT RIDGE, COLORADO
RESOLUTION NO. 36
SERIES OF 2019**

TITLE: A RESOLUTION APPROVING A MAJOR SUBDIVISION WITH RIGHT-OF-WAY DEDICATION FOR PROPERTY ZONED MIXED USE COMMERCIAL (MU-C) LOCATED AT 4331 VANCE STREET (CASE NO. WS-19-03 / TOWN CENTER NORTH SUBDIVISION FILING NO. 3)

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 subdivision plat with right-of-way dedication was received from Redland to re-subdivide Lot 1 of the Town Center North Subdivision in the Mixed Use Commercial zone district; and,

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

WHEREAS, all requirements of the zoning code and Subdivision Regulations have been met; 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 WITH RIGHT-OF-WAY DEDICATION FOR PROPERTY ZONED MIXED USE COMMERCIAL (MU-C) LOCATED AT 4331 VANCE STREET (CASE NO. WS-19-03 / TOWN CENTER NORTH SUBDIVISION FILING NO. 3) IS HEREBY APPROVED FOR THE FOLLOWING REASONS:

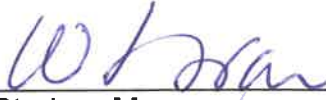
1. City Council has conducted a proper public hearing that meets all public notice requirements as required by Section 26-109 and 26-407 of the Code of Laws.
2. The requested subdivision has been reviewed by the Planning Commission, which has forwarded its recommendation of approval.
3. The subdivision 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.
5. The subdivision will facilitate development of the site in compliance with the approved Town Center North Concept Plan.

With the following condition:

1. The developer shall enter into a subdivision improvement agreement prior to recordation of the subdivision plat.


DONE AND RESOLVED by the City Council this 24th day of June, 2019.

By:



Bud Starker, Mayor

ATTEST:


Janelle Shaver, City Clerk