

CITY OF WHEAT RIDGE, COLORADO
RESOLUTION NO. 34
Series of 2019

TITLE: A RESOLUTION APPROVING A MAJOR SUBDIVISION PLAT FOR PROPERTY ZONED RESIDENTIAL-THREE (R-3) AND LOCATED AT 11661 W. 44th AVENUE (CASE NO. WS-19-01 / RIVERSIDE TERRACE)

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 was received from Riverside Terrace LLC to subdivide property for a townhome development located at 11661 W. 44th Avenue in the Residential-Three zone district; and,

WHEREAS, all referral agencies have reviewed the request and can serve the property; and,

WHEREAS, all requirements of the zoning and development 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 PLAT WITH RIGHT OF WAY DEDICATION FOR PROPERTY ZONED RESIDENTIAL-THREE (R-3) LOCATED AT 11661 W. 44th AVENUE 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 subdivision plat has been found in compliance with Article IV of Chapter 26 of the Code of Laws.
3. All agencies can provide services to the property with improvements installed at the developer's expense.

And, with the following conditions:

1. Prior to recordation, the applicant shall pay the required fees-in-lieu of parkland dedication.
2. The developer shall enter into a subdivision improvement agreement and a lot sale restriction covenant agreement prior to recordation of the subdivision plat.
3. Prior to issuance of building permits, the developer shall provide homeowners' association covenants for review and approval by staff.


4. An emergency access easement to allow the subdivision to function independently in the event that the adjacent parcel is not developed shall be recorded by separate instrument prior to the recordation of the subdivision plat.

DONE AND RESOLVED by the City Council this 12th day of August, 2019.



Bud Starker, Mayor

ATTEST:



Janelle Shaver, City Clerk