

**CITY OF WHEAT RIDGE, COLORADO
RESOLUTION NO. 51
SERIES OF 2019**

TITLE: A RESOLUTION APPROVING A TWO-LOT SUBDIVISION WITH VARIANCES FOR LOT WIDTH AND LOT SIZE FOR PROPERTY ZONED RESIDENTIAL-THREE (R-3) LOCATED AT 2810 AND 2816 BENTON STREET (CASE NO. WS-19-05 / HORTON SUBDIVISION)

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 two-lot subdivision with variances for lot width and lot size was received from Terrance Horton to re-subdivide Lots 22 through 25, inclusive, Block 2, Resubdivision of Blocks 1 to 7 and the north ½ of Block 8, Lakeside Subdivision in the Residential-Three 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 variance request is in compliance with a majority of the criteria for review; 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 TWO-LOT SUBDIVISION WITH VARIANCES FOR LOT WIDTH AND LOT SIZE FOR PROPERTY ZONED RESIDENTIAL-THREE (R-3) LOCATED AT 2810 AND 2816 BENTON STREET (CASE NO. WS-19-05 / HORTON SUBDIVISION) 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 variance request is in compliance with a majority of the review criteria.

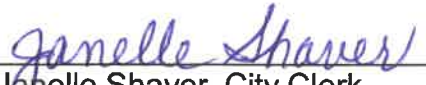
DONE AND RESOLVED by the City Council this 9th day of September, 2019.

By:



Bud Starker, Mayor

ATTEST:


Janelle Shaver, City Clerk

