

**CITY OF WHEAT RIDGE, COLORADO**  
**Resolution No. 08**  
Series of 2014

**TITLE: A RESOLUTION APPROVING A TWO-LOT SUBDIVISION PLAT WITH A RIGHT-OF-WAY DEDICATION FOR PROPERTY ZONED RESIDENTIAL-ONE (R-1) LOCATED AT 9801 W. 32ND ANENUE**

**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 subdivision plat was received from William Stephens to subdivide property located at 9801 W. 32<sup>nd</sup> Avenue in a Residential-One 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 January 27, 2014 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 TWO-LOT SUBDIVISION PLAT WITH A RIGHT-OF-WAY DEDICATION FOR PROPERTY ZONED RESIDENTIAL-ONE (R-1) LOCATED AT 9801 W. 32ND AVENUE (CASE NO. MS-13-06 / STEPHENS) 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.
3. The subdivision plat has been found in compliance with Article IV of Chapter 26 of the Code of Laws.
4. Both lots are consistent with R-1 zone district standards.
5. All agencies can provide services to the property with improvements installed at the developer's expense.

And with the following conditions:

1. Fees in lieu of streetscape improvements will be provided prior to recording the plat.
2. Fees in lieu of parkland dedication will be provided prior to recording the plat.

DONE AND RESOLVED by the City Council this 27<sup>th</sup> day of January 2014.



*Joyce Jay*  
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Joyce Jay, Mayor

ATTEST:

*Janelle Shaver*  
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Janelle Shaver, City Clerk