

**CITY OF WHEAT RIDGE, COLORADO**  
**Resolution No. 59**  
Series of 2014

**TITLE: A RESOLUTION APPROVING A SPECIFIC DEVELOPMENT PLAN FOR A PLANNED RESIDENTIAL DEVELOPMENT (PRD) LOCATED AT 6904-6940 W. 48<sup>TH</sup> AVENUE (CASE NO. WS-14-01 / SOMERSET)**

**WHEREAS**, Chapter 26 of the Wheat Ridge Code of Laws establishes procedures for the City's review and approval of requests for land use cases; and,

**WHEREAS**, the Somerset Homes Condominiums Homeowners Association has submitted a land use application for approval of a Specific Development Plan for the Somerset Homes Townhomes Planned Residential Development located at 6904-6940 W. 48<sup>th</sup> Avenue; and,

**WHEREAS**, the City of Wheat Ridge Planning Commission held a public hearing on October 16, 2014 and voted to recommend approval of the Specific Development Plan; and,

**WHEREAS**, all required publishing, posting and notification requirements for a December 8, 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:

**THE SPECIFIC DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 6904-6940 W. 48<sup>TH</sup> AVENUE KNOWN AS SOMERSET HOMES TOWNHOMES PLANNED RESIDENTIAL DEVELOPMENT 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 of the Code of Laws.
2. The request has been reviewed by the Planning Commission, which has forwarded its recommendation of approval.
3. The request has been found to comply with the "criteria for review" in Section 26-305.D of the Code of Laws.
4. All requirements of a Specific Development Plan have been met.

And with the following conditions:

1. Typo corrections shall be made prior to recordation.

**DONE AND RESOLVED** by the City Council this 8<sup>th</sup> day of December 2014.



ATTEST:

*Janelle Shaver*  
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Janelle Shaver, City Clerk

*Joyce Jay*  
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Joyce Jay, Mayor