

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 60
Series of 2014

TITLE: A RESOLUTION APPROVING A 19-LOT SUBDIVISION PLAT WITH RIGHT-OF-WAY DEDICATIONS FOR PROPERTY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) AND LOCATED AT 6904-6940 W. 48TH AVENUE (CASE NO. WS-14-01 / SOMERSET)

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 the Somerset Homes Condominiums Homeowners Association to subdivide property located at 6904-6940 W. 48th Avenue in a Planned Residential Development 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 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 SUBDIVISION PLAT KNOWN AS SOMERSET HOMES TOWNHOMES FINAL PLAT 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.
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.

And with the following conditions:

1. If lender signatures are obtained by separate documents, they shall be removed from the plat prior to recordation.

DONE AND RESOLVED by the City Council this 8th day of December 2014.



ATTEST:

Janelle Shaver
Janelle Shaver, City Clerk

Joyce Jay
Joyce Jay, Mayor