

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 02
Series 2018

TITLE: A RESOLUTION APPROVING A SIX-LOT SUBDIVISION PLAT FOR PROPERTY ZONED RESIDENTIAL-TWO (R-2) AT 2850 AND 2880 TELLER STREET (CASE NO. WS-17-02 / TELLER STREET)

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 six-lot subdivision plat was received from Lo-Hi Custom, LLC, to subdivide property located at 2850 and 2880 Teller Street in the Residential-Two (R-2) zone district; and,

WHEREAS, all referral agencies have reviewed the request and do not have concerns; and,

WHEREAS, all requirements of the Subdivision Regulations and the Residential-Two (R-2) zoning have been met; and,

WHEREAS, all required publishing, posting and notification requirements for a January 8, 2018, 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 RESOLUTION APPROVING A SIX-LOT SUBDIVISION PLAT FOR PROPERTY ZONED RESIDENTIAL-TWO (R-2) AT 2850 AND 2880 TELLER STREET (CASE NO. WS-17-02/TELLER STREET) 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 requested subdivision has been reviewed by the Planning Commission, which has forwarded its recommendation for approval.
3. The proposed lots meet or exceed the R-2 zone district regulations.
4. All requirements of the subdivision regulations have been met.
5. Utility districts can serve the property with improvements installed at the developer's expense.

With the following conditions:

1. A Subdivision Improvement Agreement be executed whereby all private infrastructure improvements are in place prior to issuance of building permits for individual lots.
2. The developer pay parks fees at the time of plat recording in the amount of \$12,486.45.
3. The Homeowners' Association covenants be reviewed and approved by Staff prior to issuance of building permits.

DONE AND RESOLVED by the City Council this 8th day of January, 2018.



By:

Bud Starker, Mayor

ATTEST:

Janelle Shaver, City Clerk