

**CITY OF WHEAT RIDGE, COLORADO**  
**Resolution No. 35**  
**Series 2018**

**TITLE: A RESOLUTION APPROVING A THIRTEEN LOT SUBDIVISION PLAT FOR PROPERTY ZONED PLANNED MIXED USE DEVELOPMENT (PMUD) AND PLANNED COMMERCIAL DEVELOPMENT (PCD) LOCATED WEST OF INTERSTATE 70, SOUTH OF HIGHWAY 58, AND NORTH OF APPROXIMATELY 33<sup>RD</sup> AVENUE (CASE NO. WS-17-07/CLEAR CREEK CROSSING)**

**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 thirteen lot subdivision plat was received from Evergreen Devco. to subdivide the Clear Creek Crossing property in the Planned Mixed Use Development (PMUD) and Planned Commercial Development (PCD) zone districts; 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**, all required publishing, posting and notification requirements for a June 25, 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 THIRTEEN LOT SUBDIVISION PLAT FOR PROPERTY ZONED PLANNED MIXED USE DEVELOPMENT (PMUD) AND PLANNED COMMERCIAL DEVELOPMENT (PCD) LOCATED WEST OF INTERSTATE 70, SOUTH OF HIGHWAY 58, AND NORTH OF APPROXIMATELY 33<sup>RD</sup> AVENUE (CASE NO. WS-17-07/CLEAR CREEK CROSSING) 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. All requirements of the subdivision regulations have been met.
4. The proposed plat will facilitate redevelopment of the site.
5. Utility districts can serve the property with improvements installed at the developer's expense.

With the following conditions:

1. The developer shall enter into a subdivision improvement agreement with the City prior to recordation of the subdivision plat.


**DONE AND RESOLVED** by the City Council this 25<sup>th</sup> day of June, 2018.

By:



Bud Starker, Mayor

ATTEST:

  
Janelle Shaver, City Clerk  
Robin Eaton, Deputy City Clerk

