

CITY OF WHEAT RIDGE, COLORADO
RESOLUTION NO. 36
Series 2018

TITLE: A RESOLUTION APPROVING A NINE LOT SUBDIVISION PLAT FOR PROPERTY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) LOCATED AT 2826 EATON STREET (CASE NO. WS-17-04/EATON STREET COTTAGES)

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 nine lot subdivision plat was received from Squareroot, Inc. to subdivide property located at 2826 Eaton Street in the Planned Residential Development (PRD) zone district; 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 NINE LOT SUBDIVISION PLAT FOR PROPERTY ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) LOCATED AT 2826 EATON STREET (CASE NO. WS-17-04/EATON STREET COTTAGES) 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.

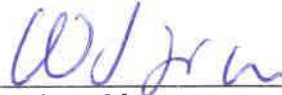
With the following conditions:

1. A plat note be added with the language contained in Section 26-420 (Plat note concerning multi-family development).
2. No building permit shall be issued until a demolition permit is issued for the exiting home, carriage house, and garage.

3. The developer shall enter into a subdivision improvement agreement whereby all required infrastructure improvements are in place prior to issuance of building permits for individual lots.
4. The Homeowners' Association covenants be reviewed and approved by Staff prior to issuance of building permits.


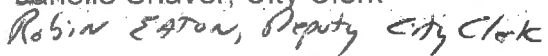
DONE AND RESOLVED by the City Council this 25th day of June, 2018.

By:



Bud Starker, Mayor

ATTEST:


Janelle Shaver, City Clerk

Robin Eaton, Deputy City Clerk