

**RESOLUTION APPROVING SUBDIVISION PLAT  
IN CASE #S-638-15  
RESOLUTION #2015-51**

WHEREAS, the City of Commerce City has received an application for approval of the subdivision plat attached hereto as Exhibit “A” and incorporated herein by reference (the “Subdivision Plat”); and

WHEREAS, the City staff and the City Planning Commission have reviewed the Subdivision Plat and have made recommendations to the City Council; and

WHEREAS, the City Council has considered the said recommendations, heard the statements of the applicant, reviewed the Planning Commission proceedings, and makes the following findings:

1. The Subdivision Plat is consistent with any approved rezoning, concept plan or PUD Zone Document;
2. The Subdivision Plat is consistent with and implements the intent of the specific zoning district in which it is located;
3. There is no evidence to suggest that the Subdivision Plat violates any state, federal, or local laws, regulations, or requirements;
4. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed Subdivision Plat is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of the land development code;
5. The Subdivision Plat complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;
6. The Subdivision Plat will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they may in the future exist as a result of the implementation of provisions and policies of the comprehensive plan, the land development code, or any other plan, program or ordinance adopted by the city;
7. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;
8. A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, THAT THE SUBDIVISION PLAT IS APPROVED THIS 20<sup>TH</sup> DAY OF JULY, 2015.

***CITY OF COMMERCE CITY, COLORADO***

BY \_\_\_\_\_  
Sean Ford, Mayor

ATTEST:

\_\_\_\_\_  
Laura J. Bauer, City Clerk

***Exhibit “A”***  
***IN CASE #S-638-15***  
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**(SUBDIVISION PLAT)**