

**RESOLUTION APPROVING SUBDIVISION PLAT
IN CASE #S-588-12
RESOLUTION #2012-38**

WHEREAS, the City of Commerce City has received application for approval of a subdivision plat for the property described on attached Exhibit "A" (the "Property"); and

WHEREAS, the City staff and the City Planning Commission have reviewed the proposed plat, attached hereto as Exhibit A and incorporated herein by reference ("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 is consistent with any approved rezoning, concept plan or PUD Zone Document;
2. The subdivision 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 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 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 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 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; and
8. A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, THAT THE SUBDIVISION PLAT IS APPROVED THIS 17TH DAY OF SEPTEMBER, 2012.

CITY OF COMMERCE CITY, COLORADO

BY _____
Sean Ford, Mayor

ATTEST:

Laura J. Bauer, City Clerk

Exhibit "A"
(SHOULD BE SUBDIVISION PLAT)
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