

**RESOLUTION APPROVING SUBDIVISION PLAT IN CASE #S-662-17  
RESOLUTION 2017-34**

WHEREAS, the City of Commerce City has received application for approval of a subdivision plat in Case #S-662-17, as set forth in Exhibit “A” (“Subdivision Plat”), for the property described therein; and

WHEREAS, the City’s staff and the City’s Planning Commission have reviewed the application for the Subdivision Plat and have recommended approval to the City Council; and

WHEREAS, the City Council has considered the said recommendations, evidence offered at a public hearing, and reviewed the Planning Commission proceedings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO, THAT:

1. The City Council makes the following findings with respect to the Subdivision Plat, subject to the conditions stated herein:
  - a. The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;
  - b. The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;
  - c. There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;
  - d. 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;
  - e. 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;
  - f. 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;
  - g. 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
  - h. A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements.

2. The Subdivision Plat is hereby approved.

RESOLVED AND PASSED MARCH 20, 2017.

**CITY OF COMMERCE CITY, COLORADO**

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

ATTEST:

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Laura J. Bauer, MMC, City Clerk

***Exhibit "A"***  
**(SUBDIVISION PLAT)**  
***IN CASE #S-662-17***  
***RESOLUTION #2017-***