

INTRODUCED BY COUNCIL MEMBER LANGWORTHY

Council Bill No. 13

Ordinance No. 1441

Series of 2009

TITLE: AN ORDINANCE PROVIDING FOR THE APPROVAL OF AN AMENDMENT TO A PLANNED COMMERCIAL DEVELOPMENT OUTLINE DEVELOPMENT PLAN TO ALLOW ADDITIONAL USES ON PROPERTY LOCATED AT 4100 YOUNGFIELD STREET (CASE NO. WZ-09-04/K & C RV dba CAMPING WORLD)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO THAT:

Section 1. Upon application by K & C RV dba Camping World, approval of an amendment to a Planned Commercial Development Outline Development Plan to allow the additional uses of recreation vehicles sales and rental on property located at 4100 Youngfield Street and pursuant to the findings made based on testimony and evidence presented at a public hearing before the Wheat Ridge City Council, an amendment to a Planned Commercial Development Outline Development Plan is approved for the following described land:

LOT 2, YOUNGFIELD PLAZA, CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO.

Section 2. Conditions

1. The sales and rental of other types of vehicles is not allowed.
2. RV sales and rental inventory be located as specified on Staff's exhibit (attached).
3. All required fire lanes be kept clear of obstruction.

Section 3. Vested Property Rights. Approval of this amendment to a Planned Commercial Development Outline Development Plan does not create a vested property right. Vested property rights may only arise and accrue pursuant to the provisions of Section 26-121 of the Code of Laws of the City of Wheat Ridge.

Section 4. Safety Clause. The City of Wheat Ridge hereby finds, determines, and declares that this ordinance is promulgated under the general police power of the City of Wheat Ridge, that it is promulgated for the health, safety, and welfare of the public and that this ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 5. Severability. If any clause, sentence, paragraph, or part of this Zoning Code or the application thereof to any person or circumstances shall for any reason be adjusted by a

court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

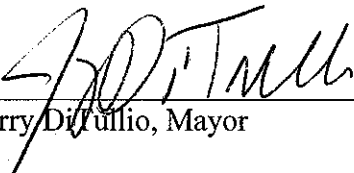
Section 6. Supersession Clause. If any provision, requirements or standard established by this Ordinance is found to conflict with similar provisions, requirements or standards found elsewhere in the Code of Laws of the City of Wheat Ridge, which are in existence as of the date of adoption of this Ordinance, the provisions, requirements and standards here shall supersede and prevail.

Section 7. This Ordinance shall take effect 15 days after final publication.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of 8 to 0 on this 8th day of June, 2008, ordered published in full in a newspaper of general circulation in the City of Wheat Ridge and Public Hearing and consideration on final passage set for **Monday, July 13, 2009, at 7:00 o'clock p.m.**, in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of 8 to 0, this 13th day of July, 2009.

SIGNED by the Mayor on this 13th day of July, 2009.

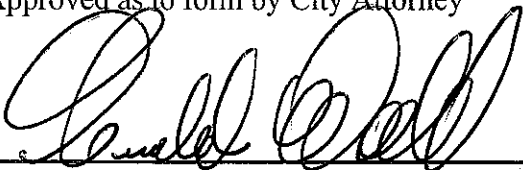


Jerry DiTullio, Mayor

ATTEST:



Michael Snow, City Clerk

Approved as to form by City Attorney


Gerald Dahl, City Attorney

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