

CITY OF WHEAT RIDGE
INTRODUCED BY COUNCIL MEMBER JAY
COUNCIL BILL NO. 01
ORDINANCE NO. 1532
Series of 2013

TITLE: AN ORDINANCE APPROVING THE REZONING OF PROPERTY LOCATED AT 4335 HARLAN STREET FROM RESTRICTED COMMERCIAL (RC) TO MIXED USE-NEIGHBORHOOD (MU-N) (CASE NO. WZ 12-10/FERNANDEZ)

WHEREAS, Chapter 26 of the Wheat Ridge Code of Laws establishes procedures for the City's review and approval of requests for land use cases; and,

WHEREAS, Arturo Fernandez has submitted a land use application for approval of a zone change to the Mixed Use-Neighborhood zone district for property located at 4335 Harlan Street; and,

WHEREAS, the City of Wheat Ridge has adopted a comprehensive plan—*Envision Wheat Ridge*—which calls for a mix of land uses along neighborhood corridors such as Harlan Street; and,

WHEREAS, the City of Wheat Ridge Planning Commission held a public hearing on December 6, 2012 and voted to recommend approval of rezoning the property to Mixed Use-Neighborhood (MU-N) .

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

Section 1. Upon application by Arturo Fernandez for approval of a zone change ordinance from Restricted Commercial (RC) to Mixed Use-Neighborhood (MU-N) for property located at 4335 Harlan Street, and pursuant to the findings made based on testimony and evidence presented at a public hearing before the Wheat Ridge City Council, a zone change is approved for the following described land:

EAST ½ OF LOT 5, KAREN SUBDIVISION, COUNTY OF JEFFERSON, STATE OF COLORADO

Section 2. Vested Property Rights. Approval of this zone change 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 3. 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.

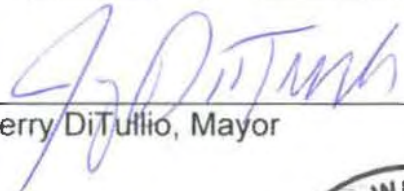
Section 4. Severability; Conflicting Ordinance Repealed. If any section, subsection or clause of the ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall take effect 15 days after final publication, as provided by Section 5.11 of the Charter.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of 7 to 0 on this 14th day of January, 2013, ordered it published with Public Hearing and consideration on final passage set for **Monday, February 11, 2013 at 7:00 o'clock p.m.** in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado, and that it takes effect 15 days after final publication.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of 8 to 0, this 11th day of February, 2013.

SIGNED by the Mayor on this 12th day of February, 2013



Jerry DiTullio, Mayor

ATTEST



Janelle Shaver, City Clerk



Approved as to Form



Gerald Dahl, City Attorney

1st publication: January 17, 2013
2nd publication: February 14, 2013
Wheat Ridge Transcript
Effective Date: March 1, 2013