

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER DE MOTT
Council Bill No. 09
Ordinance No. 1464
Series of 2010

TITLE: AN ORDINANCE AMENDING A PLANNED INDUSTRIAL DEVELOPMENT OUTLINE DEVELOPMENT PLAN FOR CONSTRUCTION OF A PUBLIC FIRE STATION ON PROPERTY LOCATED AT 5250 OAK STREET (CASE NO. WZ-10-03/SKYLINE ESTATES FILING 3/ARVADA FIRE PROTECTION DISTRICT)

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

Section 1. Upon application by Arvada Fire Protection District, approval of an amendment to a Planned Industrial Development Outline Development Plan to allow construction of a fire station on property located at 5250 Oak 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 Industrial Development Outline Development Plan is approved for the following described land:

A PARCEL OF LAND SITUATED IN THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 W OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, LYING NORTH OF THE COUNTY ROAD KNOWN AS RIDGE ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 16, THENCE N00°13'11"W, ON AND ALONG THE WEST LINE OF SAID NORTHEAST ¼, 71.25 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF RIDGE ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE N00°13'11"W ON AND ALONG THE WEST LINE OF SAID NORTHEAST ¼, 297.50 FEET; THENCE EASTERLY, 19.60 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 74°51'41" AND IS SUBTENDED BY A CHORD THAT BEARS N37°12'39"E, 18.23 FEET; THENCE N74°38'30"E, 78.59 FEET; THENCE EASTERLY, 71.76 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 14°57'04" AND IS SUBTENDED BY A CHORD THAT BEARS N82°07'02"E, 71.56 FEET; THENCE N89°35'34"E, 140.02 FEET; THENCE S00°04'48"E, 262.09 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID RIDGE ROAD; THENCE S74°38'30"W, ON AND ALONG SAID RIGHT OF WAY LINE, 307.93 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 2.01 AC (87,731 SF) MORE OR LESS.

Section 2. Vested Property Rights. Approval of this amendment to a Planned Industrial 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 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. 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.

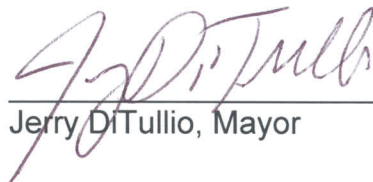
Section 5. Supersession Clause. If any provision, requirements or standard established by this Ordinance is found to conflict with similar provisions, requirements or standards found elsewhere in the Code of Laws of the City of Wheat Ridge, which are in existence as of the date of adoption of this Ordinance, the provisions, requirements and standards here shall supersede and prevail.

Section 6. 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 14th day of June, 2010, published by title in a newspaper and in full on the City of Wheat Ridge website and consideration on final passage set for **Monday, June 28, 2010, 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 7 to 0, this 28th day of June, 2010.

SIGNED by the Mayor on this 28th day of June, 2010.

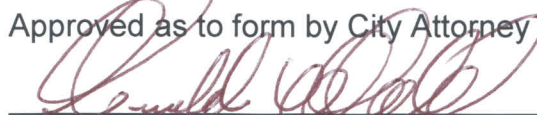


Jerry DiTullio, Mayor

ATTEST:



Michael Snow, City Clerk

Approved as to form by City Attorney


Gerald Dahl, City Attorney

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