

ORDINANCE 12-2011

AN ORDINANCE RELATING TO THE CONDITIONAL USE APPROVAL FOR PROPERTY AT 8141 FIRST STREET, LOTS 1-7, BLOCK 9, ORIGINAL TOWN, FOR MIXED RESIDENTIAL, COMMERCIAL AND LIGHT INDUSTRIAL INCLUDING OUTSIDE STORAGE OF RECREATIONAL VEHICLES

WHEREAS, First Street LLC, Ronald Nebelsick, 1540 Riverside Avenue, Fort Collins has requested conditional use approval of the property at 8141 First Street to include outside storage of recreational vehicles; and

WHEREAS, the Board of Trustees of the Town of Wellington has found the application to be in substantial compliance with the requirements of the Chapter 16 of the Wellington Municipal Code; and

WHEREAS, the notices have been given and the public hearings required by the Wellington Land Use Code have been held; and

WHEREAS, the Wellington Planning Commission by motion on November 7, 2011 recommended approval of the conditional use for RV and Boat storage with conditions.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON, COLORADO

SECTION 1: The Conditional Use of the property at 8141 First Street, Lots 1-7, Block 9, Original Town, to include an RV and Boat Storage business is approved with the following conditions:

- 1) All stored vehicles to have current license plates/tags, and be operable. The standard rental agreement must contain language that failure of the vehicle owner to maintain this status will be considered a default.
- 2) Chain link fence along First Street to be replaced with 6 foot high screening fence or modified to provide adequate screening.
- 3) Driveway into open storage area to be paved into the yard a minimum of 30 feet.

SECTION 2: Repealer. The Board of Trustees hereby declares that should any section, paragraph, sentence, word or other portion of this Ordinance or the rules and regulations adopted herein be declared invalid for any reason, such invalidity shall not affect any other portion of this Ordinance or said rules and regulations, and the Board of Trustees hereby declares that it would have passed all other portions of this Ordinance and adopted all other portions of said rules and regulations, independent of the

elimination here from of any such portion which may be declared invalid.

SECTION 3: Necessity. In the opinion of the Board of Trustees of the Town of Wellington, this ordinance is necessary for the preservation and protection of the health, safety, welfare and property of the inhabitants and owners of property in the Town of Wellington.

SECTION 4: Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than three copies of the adopted Code available for inspection by the public during regular business hours.

PASSED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF WELLINGTON AND ORDERED TO BECOME PUBLISHED THIS 22ND DAY OF NOVEMBER, 2011, AND ORDERED TO BECOME EFFECTIVE 30 DAYS FROM THE DATE OF PUBLICATION

TOWN OF WELLINGTON

By: _____


Travis Stevens, Mayor Pro-Tem

ATTEST:

By: _____


Larry Lorentzen, Town Clerk

PUBLISHED BY TITLE THE 28 DAY OF November, 2011, IN THE COLORADOAN.


Larry Lorentzen, Town Clerk