

ORDINANCE NO.3.32

AN ORDINANCE RELATIVE TO AMENDMENT OF THE  
ZONING DISTRICT MAP OF THE TOWN OF  
LARKSPUR, COLORADO

(FINAL PUD ORDINANCE-LARKSPUR STATION)

WHEREAS, on the 8th day of June, 1984, a petition was filed with the Town Clerk praying for an amendment to the Zoning District Map of the Town of Larkspur, Colorado, as hereinafter described as follows; and

WHEREAS, the said Petition was forwarded by the Town Clerk to the Town Planning Commission and Board of Trustees; and

WHEREAS, The Town Planning Commission and Board of Trustees has held a public hearing, following notice duly made and published, into the matters contained in said Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF LARKSPUR, COLORADO, as follows:

That the Zoning Classification of the lands described as follows:

Lots 5 and 6, Block 1  
Larkspur South  
Town of Larkspur  
Douglas County, Colorado

is hereby changed from Zoning Classification R (Residential) to Zoning Classification PUD (Planned Unit Development District).

District Regulations: Lot 5: This tract is intended for a combination of Commercial, Residential and Industrial uses. the regulations now in effect within the Town of Larkspur for these districts shall apply according to the uses indicated on the "Final Site Plan."

Lot 6: This tract is intended for a Mobile or Modular Home Park including an area reserved for Recreational vehicle storage, park & Picnic area and a clubhouse with guest parking. The regulations for this area of the PUD are as follows:

- |                          |  |
|--------------------------|--|
| (a) Permitted Uses       | 1 single family residence per lot which may be a mobile or a modular home. |
| (b) Minimum Lot Area     | 4500 square feet;  |
| (c) Minimum Width of Lot | 50 feet  |

(d) Maximum Height of buildings 35 feet

(e) Minimum Setbacks  
front yard 10 feet  
side yard 0 feet on one side only  
20' minimum between dwellings  
rear yard 10 feet

(f) Minimum off street parking 2 spaces per lot


**Completion Schedule:** Five years after the effective date of the Ordinance.

**Incorporation by Reference:** That the document entitled "Larkspur Station", A final PUD plan dated July 19, 1984, consisting of one (1) sheet and on file with the Town Clerk of the Town of Larkspur, is hereinto incorporated by this reference and all markings and notations thereon are made a part hereof as if fully set forth herein.

Introduced as an Ordinance at a regular meeting of the Board of Trustees of the town of Larkspur, Colorado, on the 1st day of August, 1984, and passed by a vote of 4 (four) for and 0 (zero) against, and 2 (two) abstentions and ordered published.

  
Mayor-Protem

ATTEST:

  
Town Clerk

Town Clerk