



**TOWN OF LARKSPUR
ORDINANCE NO. 3.98**

**AN ORDINANCE REZONING CERTAIN PROPERTY AND AMENDING THE
ZONING DISTRICT MAP OF THE TOWN OF LARKSPUR, COLORADO (LIEBBE
REZONING)**

WHEREAS Todd Liebbe (“the Applicant”) is the owner of certain real property described on Exhibit A attached hereto and incorporated by reference (“the Property) and

WHEREAS, the Applicant has filed an application seeking to rezone the Property from Residential to Commercial, and

WHEREAS, following proper notice and referral of the matter to the required agencies for comment, the Larkspur Planning Commission conducted a public hearing on December 10, 2007 and based on the application and the matters presented at the Hearing recommended approval of the application to the Town Council, and

WHEREAS, following proper notice the Larkspur Town Council conducted a public hearing on December 20, 2007, on the application.

FINDINGS

The Town Council finds as follows:

1. The requested rezoning is consistent with the zoning of adjacent land.
2. The requested rezoning is consistent with the Larkspur Master Plan.

**NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE
TOWN OF LARKSPUR, COLORADO AS FOLLOWS:**

1. The real property described on Exhibit A attached hereto and incorporated herein by reference is hereby rezoned from Residential to Commercial, upon the effective date of this ordinance.
2. The Town Clerk is hereby directed to amend the Town zoning map to reflect this rezoning

3. The Town Clerk is directed to record this Ordinance with the Clerk and Recorder of Douglas County within 30 days of the effective date of this Ordinance.
4. Severability. If any article, section, paragraph, sentence, clause. Or phrase of the Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of the Ordinance. The Town Council hereby declares that it would have passed this ordinance and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
5. Repeal. Existing ordinances or parts of ordinances covering the same matters as embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of the ordinance.

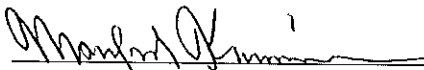
INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF LARKSPUR AFTER PUBLIC HEARING AND SIGNED THIS 17TH DAY OF JANUARY 2008

Votes Approving:	<u>6</u>
Votes Opposed:	<u>0</u>
Absent:	<u>0</u>
Abstained:	<u>1</u>



ATTEST:

**TOWN COUNCIL OF THE
TOWN OF LARKSPUR, COLORADO**


Manfred Krimmer: Town Clerk

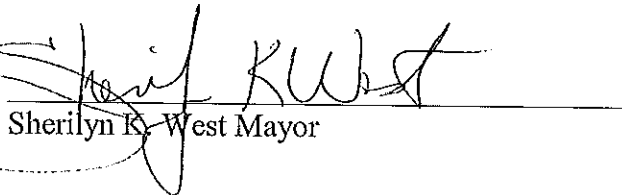

Sherilyn K. West Mayor

Exhibit "A"

Our Order No: P70196058-3

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 33 AND 34, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN OF THE COUNTY OF DOUGLAS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS NORTH 51 DEGREES 36 MINUTES 00 SECONDS EAST 3300.4 FEET (WHICH POINT IS ON THE NORTH LINE OF THE PROPERTY OF STANLEY N. TRUBBLOOD AND THE WEST RIGHT OF WAY LINE OF THE COUNTY ROAD); THENCE WEST 150 FEET; THENCE NORTH 13 DEGREES 52 MINUTES 00 SECONDS EAST 60 FEET; THENCE EAST 150 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTHERLY, ALONG THE WEST RIGHT OF WAY LINE OF THE COUNTY ROAD 60 FEET MORE OR LESS TO THE POINT OF BEGINNING.