

ORDINANCE NO. 3.05

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

(COLORADO RENAISSANCE FESTIVAL
PLANNED UNIT DEVELOPMENT)

WHEREAS, on the 14th day of February, 1980, a Petition was filed with the Town Clerk praying for a provisional amendment to the Zoning District Map of the Town of Larkspur, Colorado, as hereinafter described; 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 hereinafter described is provisionally changed from zoning classification A-1 (Agriculture and Forest District), as said land was zoned by Douglas County prior to its Annexation to the Town of Larkspur, to zoning classification PUD (Planned Unit Development District):

A tract of land situated in Section 33, Township 9 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Northwest corner of said Section 33 and considering the West line of said Section 33 to bear S 01° 02' 22" W with all bearings contained herein relative thereto; Thence S 01° 02' 22" W along said West line a distance of 265.82 feet to a point on the South Right of way line of County Road No. 60 and to the true point of beginning; Thence S 43° 41' 21" E along said South Right of Way line a distance of 283.18 feet; Thence S 52° 54' 24" E along said South Right of Way line a distance of 58.07 feet; Thence S 89° 32' 46" E along said South Right of Way line a distance of 2920.63 feet; Thence S 01° 02' 22" W a distance of 3533.84 feet; Thence N 89° 18' 33" W a distance of 503.19 feet to the Southeast corner of the North ½ of the Southwest ¼ of said Section 33; Thence N 89° 18' 33" W a distance of 2663.58 feet to the Southwest corner of said North ½ of the Southwest ¼; Thence N 01° 02' 22" E along the West line of Section 33 a distance of 3758.62 feet to the true point of beginning.

Containing 257.068 acres, more or less.

1. That the above-described tract shall be divided into six (6) use areas, which are generally described upon the approved preliminary site plan and as follows: (The acreage set forth for each area below shall not be enlarged or diminished, without specific authorization of the Board of Trustees).

- A. P-Parking and Access Area 42.336 acres
- B. A-Administrative and Maintenance Area 7.23 acres
- C. G0-Greenbelt - Open Area 128.534 acres
- D. GC-Greenbelt - Participant Camping Area 10.1 acres
- E. E-Exhibition Area 42.361 acres
- F. F-Future Exhibition Area 21.506 acres

2. That following the approval of this ordinance, the owners of the above-described tract shall present final site plans for each use area as each is ready for development and occupancy. Each final site plan shall contain a phasing plan, provided, however, that the entire Planned Unit Development shall be completed within eight (8) years of the date hereof, except as such time may be enlarged by the Board of Trustees or its successors. Until and unless such final site plans are submitted and approved, said use areas shall be provisionally zoned only. No private improvement may be erected or occupied within any use area until such time as said final site plan has been submitted and approved. Upon such approval, the Town shall enact a Final PUD ordinance and change the zoning classification upon the official zoning district map.

3. That the P-PARKING AND ACCESS AREA shall have the following permitted uses:

- A. Motor Vehicle Parking (during festival period only)
- B. Access Roads
- C. Entry and Exit Signs and Facades (during festival period only) (Subject to regulations set forth on the approved preliminary site plan)

4. That the A-ADMINISTRATIVE AND MAINTENANCE AREA shall have the following uses:

- A. Administrative Offices
- B. Workshops
- C. Equipment Storage Facilities (provided that outdoor storage shall be appropriately screened from view)
- D. Employee Dwellings (not to exceed 3 in number)

5. That the GO-GREENBELT - OPEN AREA shall have the following uses:

- A. Area to be preserved in its natural state subject to the further conditions hereinafter set forth.

6. That the GC-GREENBELT - PARTICIPANT CAMPING area shall have the following uses:

- A. Limited Participant Camping during festival period only (not more than 72 hours prior to the annual festival opening date, nor more than 48 hours after the annual festival closing date)

7. That the E-EXHIBITION AREA shall have the following uses:

- A. Arts, crafts, trade exhibitions, and seminars.
- B. Theme related equestrian events.
- C. Performing arts.
- D. Sales and preparation facilities for food and drink. (Festival related activities only)
- E. Ticket sales facilities.
- F. Shops and stands for the sale of activity related items.
- G. Stages and back drops for theatrical performances.
- H. Playgrounds and gaming areas.

8. That the F-FUTURE EXHIBITION AREA shall have the following uses:

- A. Any use permitted in the E-Exhibition Area,

provided, however, that the maximum building ground coverage as set forth upon the approved preliminary site plan shall not be exceeded.

9. That the festival period shall be during the months of June, July and August of each year and that the festival shall not be conducted for more than 13 days during said period without the express written approval of the Town of Larkspur Board of Trustees.

10. That the term "participant" as used herein shall mean either employees of, independent contractors under contract to, the Colorado Renaissance Festival, Inc., its successors or assigns, or registered exhibitors participating in the festival and their immediate families.

11. Additional provisions:

A. That spectator and participant access into the GO-Greenbelt Open Space Area is prohibited and that existing vehicular access to such area shall be appropriately closed to use.

B. That fires of any kind within the GO-Greenbelt Open Space Area are prohibited.

C. That electronic sound amplification devices of any kind are prohibited within the planned unit development.

12. That the Colorado Renaissance Festival Inc., its successors or assigns or any other person or entity conducting activity within the above described Planned Unit Development Area, shall promulgate, publish and enforce regulations governing the conduct of participants, spectators, and business invitees (which regulations and any amendments thereof shall be submitted to the Town of Larkspur Board of Trustees) which regulations, at a minimum shall provide as follows:

A. That access to the GO-Greenbelt Open Space Area is prohibited to participants, spectators and business invitees.

B. That fires of any kind are prohibited in the GO-Greenbelt Area.

C. That open fires in all other areas within the Planned Unit Development may be prohibited because of excessive fire danger as determined by the Board of Trustees upon the advice of the Larkspur Fire Protection District.

D. That sound electronic amplification devices of any kind are prohibited within the Planned Unit Development.

13. That the Colorado Renaissance Festival, Inc., its successors or assigns or any other person or entity conducting any activity within the Planned Unit Development shall:

A. Make adequate provisions for traffic participant, spectator, and fire control.

B. Submit a traffic control plan to the Board of Trustees for said Board's approval at least 15 days prior to the first annual festival, and amend such plan at said Board's request at any time.

C. Make adequate provisions to insure wildlife preservation.

D. Take all such steps as are necessary to prevent participant and spectator entry into the GO-Greenbelt Area.

E. The adequacy of any such provision shall be determined by the Board of Trustees of the Town of Larkspur.

14. That the document entitled "Preliminary Site Plan for a P.U.D. Rezoning of a Part of Section 33, T.9.S., Range 67 W. of the 6th P.M., Town of Larkspur, Douglas County, Colorado," dated February 7, 1980, 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.

15. By reason of the fact that the Town is in need of additional ground water resources and that this ordinance will promote the acquisition of additional ground water resources, it

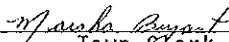
is hereby declared that an emergency exists, and this ordinance is necessary for the preservation of the public peace, health, and safety and that it shall take effect upon adoption and compliance with the provisions of C.R.S. 1973, Section 31-16-104, as amended.

Introduced as an Ordinance at a regular meeting of The Board of Trustees of the Town of Larkspur, Colorado, on the 5th day of March, 1980, and passed by a vote of 4 for and 1 against, and ordered published.



Mayor

ATTEST:



Town Clerk