

TOWN OF LARKSPUR
ORDINANCE NO. 3.09.

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

(FINAL PUD ORDINANCE - COLORADO RENAISSANCE FESTIVAL: GC - AREA

WHEREAS, on the 13th day of April, 1981, 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; 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 meeting into the matters contained in said Petition;
and

WHEREAS, the Town Planning Commission and Board of Trustees find
the Final Site Plan of the "GC - Area" of the Colorado Renaissance
Festival PUD is in substantial conformity with the approved
Preliminary Site Plan and Provisional PUD Ordinance for said PUD.

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 upon exhibit
"A", consisting of one page attached hereto and made a part hereof,
is hereby changed from zoning classification A-1 (Agriculture and
Forest District) as said land was zoned by the County of Douglas
prior to its annexation to the Town of Larkspur to zoning
classification PUD (Planned Unit Development District).

PERMITTED USES:

1. Limited participant camping 60 days prior to and during the
festival period as established by the Town of Larkspur Ordinance
No. 3.05, passed March 5, 1980. Provided however that, Participant
camping shall be permitted only at such times as full time on
site security is provided by the owners of the tract described
in Exhibit "A". The use of this area is primarily intended for
tent camping. Motor homes, campers, and camp trailers are permitted
provided no dumping or draining of sewage from such motor homes,

campers or camp trailers is permitted.

2. Temporary chemical outdoor sanitation facilities, shall be provided at all times that participant camping is permitted, pursuant to this ordinance.

3. No permanent structures shall be erected in the GC - Area. COMPLETION SCHEDULE, on or before March 5, 1988.

Additional Terms and Provisions

The above described parcel is subject to those additional terms and provisions contained in paragraphs 9,10,11,12,13, and 14 Town of Larkspur, Ordinance No. 3.05, passed March 5, 1980.

Incorporation by Reference

That the document entitled "Final 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, March 27, 1981, 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.

Safety Clauses

In order to insure that adequate sanitation facilities will be provided during the times that participant camping is permitted, it is hereby declared that an emergency exists, and that 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 23rd day of April, 1981, and passed by a vote of 6 for, and 0 against, and ordered published.

Alan Chudlow
MAYOR

ATTEST:

Dean Sprigg
TOWN CLERK

DAVID E. RITCHER
& ASSOCIATES, INC.
REGISTERED LAND SURVEYOR
222 FRONT ST.
CASTLE ROCK, COLO. 80104
PHONE 688-4642

March 30, 1981
Job No. 80-047

PROPERTY DESCRIPTION: (Area GC)

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 said Section 33 to bear S 1°02'22"W with all bearings contained herein relative thereto;

Thence S 1°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;

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 2890.63 feet;

Thence S 1°02'22"W a distance of 1100.00 feet to the true point of beginning;

Thence continuing S 1°02'22"W a distance of 590.00 feet;

Thence N 89°32'46"W a distance of 625.00 feet;

Thence N 32°09'28"W a distance of 593.55 feet;

Thence S 89°32'46"E a distance of 200.00 feet;

Thence N 1°02'22"E a distance of 90.00 feet;

Thence S 89°32'46"E a distance of 750.00 feet to the point of beginning;

Containing 10.588 acres.

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