

ORDINANCE NO. 323

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

(FINAL PUD ORDINANCE-LARKSPUR SOUTH)

WHEREAS, on the 1st day of June, 1983, 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 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:

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

Commencing at the Southeast corner of said Section 33 and considering the East line of said Section 33 to bear N 1°55'17"E with all bearings contained herein relative thereto; Thence N 0°02'44"W a distance of 2760.58 feet to a point on the West right of way line of South Spruce Mountain Road and to the true point of beginning;

Thence Northerly along said West right of way line along the arc of a curve to the right a distance of 312.38 feet, said curve has a radius of 1472.50 feet and a central angle of 12°09'18" and a chord that bears N 11°53'37"E a distance of 311.80 feet;

Thence N 89°52'12"W a distance of 246.28 feet to a point on the East right of way line of the Denver & Rio Grande Railroad;

Thence S 14°32'38"W along said East right of way line a distance of 315.17 feet;

Thence S 89°52'12"E a distance of 261.16 feet to the point of beginning, containing 1.738 acres, more or less,

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

District Regulations: All applications and restrictions contained in Article 2.1 (Low Density Residential District) of the Zoning Ordinance No. 3.01 now in effect within the Town of Larkspur.

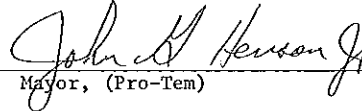
Permitted Uses: A. Single Family Dwellings
B. Mobile Home
C. Modular Home

(No more than three(3) dwelling units are allowed on this total property)

Incorporation by Reference:

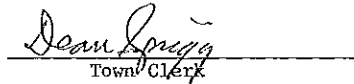
That the document entitled "Larkspur South", a final PUD Plan dated June 1, 1983, consisting of one (1) sheet, and on file with the Town Clerk of the Town of Larkspur, in hereinto incorporated by this reference and all markings and notations thereon are made a part of hereof as if fully set forth herein.

Introduced as an Ordinance at a Special Meeting of the Board of Trustees of the Town of Larkspur, Colorado, on the 12th day of October 1983, and passed by a vote of 3 for and 0 against, and ordered published.



Mayor, (Pro-Tem)

ATTEST:



Town Clerk