

ORDINANCE NO. 3,28

AN ORDINANCE RELATIVE TO THE PROVISIONAL  
REZONING TO P.U.D. OF CERTAIN REAL PROPERTY  
LOCATED WITHIN THE TOWN OF LARKSPUR, COLORADO

WHEREAS, application has been made to rezone certain real property located within the Town of Larkspur from Agricultural to Planned Unit Development, which property is legally described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Town Planning Commission and Town Council have held a public hearing to consider such rezoning, following notice duly made and published as evidenced by the Publisher's Affidavit attached hereto as Exhibit "B" and incorporated herein by this reference.

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

Section 1. The zoning classification of the Property is hereby provisionally changed from zoning classification A-1 (Agricultural), as said land was zoned in Douglas County prior to its annexation to the Town of Larkspur, to zoning classification P.U.D. (Planned Unit Development).

Section 2. The permitted uses of the Property shall be as set forth in the Preliminary Site Plan submitted herewith and incorporated herein by this reference (the "Plan"). The Property shall be divided into three use areas, which are generally demarcated on the Plan and which shall be surveyed and staked prior to final site plan approval. These use areas are P (Parking and access) (approximately 27.7 acres), E (Exhibition) (approximately 32.3 acres), and F (Future exhibition) (approximately 21.4 acres).

Section 3. The P (Parking and access) Area shall have the following permitted uses:

1. Motor Vehicle Parking during period of operation of festival activities on the Property or on the adjoining Colorado Renaissance Festival property.
2. Access Roads.
3. Entry and Exit Signs and Facades during period of festival operation only and subject to signage regulations appearing on the Plan.

Section 4. The E (Exhibition) Area shall have the following permitted uses:

1. Administrative Offices.
2. Equipment Storage Facilities with outdoor storage appropriately screened.
3. Arts, Crafts, Trade Exhibitions, and Seminars.

4. Live Musical Entertainment and associated dance areas.
5. Performing Arts.
6. Sales and Preparation Facilities for food and beverages.
7. Ticket Sales Facilities.
8. Retail Shops and Stands.
9. Stages and Back Drops for musical and theatrical performances.
10. Playgrounds and Gaming Areas.

Section 5. The F (Future exhibition) Area shall have the following permitted uses:

Any use permitted in E (Exhibition) Area, provided that the maximum building ground coverage shall not exceed that set forth upon the Plan.

Section 6. The operation of festival activities on the Property will be limited to twelve (12) days a year during the months of June through September, unless express written approval for an extended period is granted by the Town Council of the Town of Larkspur.

Section 7. Following approval of this ordinance, the owner of the Property shall submit a final site plan for the Property. The final site plan shall be consistent with the Plan and shall in addition meet all conditions and requirements imposed by the terms of the Annexation Contract entered into by the Town of Larkspur and the owner of the Property. Such requirements include, but not by way of limitation:

1. Installation and dedication of certain public improvements as set out and qualified in the above-referenced Annexation Contract.
2. Submittal of an acceptable traffic study.
3. Establishment and maintenance of a security staff sufficient to insure adequate police protection to employees and patrons engaged in use of the Property.
4. Assurance of adequate fire protection and emergency medical treatment.

Section 8. Until such final site plan is submitted and approved, the Property shall be provisionally zoned only. No private improvement shall be erected on the Property until a final site plan has been submitted and approved. Upon such approval, the Town Council shall enact a Final PUD Ordinance and change the zoning classification upon the official zoning district map.

INTRODUCED, READ, ADOPTED, and ORDERED PUBLISHED this  
 16<sup>th</sup> day of May, 1984.

  
 Mayor

ATTEST:


  
 Town Clerk

EXHIBIT "A"

A tract of land situated in Sections 29 and 32, Township 9 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the center 1/4 corner of above said Section 32 and considering the East-West centerline of above said Section 32 to bear S 89°16'51"E with all bearings contained herein relative thereto;

Thence S 89°16'51"E along said centerline a distance of 1420.59 feet to the true point of beginning;

Thence N 1°01'08"E a distance of 3093.33 feet to the South Right of Way line of County Road No. 60;

Thence Easterly along said Right of Way line for the following 3 courses:

1. Thence S 74°15'34"E a distance of 852.46 feet;
2. Thence S 49°51'26"E a distance of 23.21 feet;
3. Thence S 41°30'21"E a distance of 597.86 feet to the East line of Section 32;

Thence S 1°01'08"W a distance of 2414.92 feet to the East 1/4 corner of Section 32;

Thence N 89°16'51"W a distance of 1246.60 feet to the point of beginning;

Containing 82.10 acres, more or less.