

ORDINANCE NO. 3.29

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

WHEREAS, the Town Planning Commission and Town Council have previously held a public hearing, at which time they approved the provisional rezoning to Planned Unit Development (P.U.D.) of certain real property located within the Town of Larkspur, which property is legally described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, application has been duly made to the Town of Larkspur to finally zone a portion of the Property, which portion is legally described on Exhibit "B" attached hereto and incorporated herein by this reference (the "Parking Area").

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

Section 1. The zoning classification of the Parking Area is hereby changed to zoning classification P.U.D., and the official zoning district map of the Town of Larkspur shall be amended accordingly.

Section 2. Consistent with the final site plan attached hereto as Exhibit "C" and incorporated herein by this reference, and with the provisional zoning currently approved for the Parking Area, the Parking 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 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 final site plan.

Section 3. By approval of this ordinance, the Town Council acknowledges receipt of Six Thousand Six Hundred Thirty Dollars (\$6,630.00) from the owner of the Parking Area, as partial satisfaction of said owner's cash-in-lieu

dedication payment. This amount shall be credited against the owner's ultimate cash-in-lieu requirement, as that requirement is finally determined by an accredited appraiser.

Section 4. Approval of this ordinance shall not be construed to relieve the owner of the Parking Area of the necessity of obtaining any required approvals from the County Highway Department prior to gaining access to the Parking Area from Perry Park Road.


Section 5. Due to the potentially critical shortage of parking for the adjoining Colorado Renaissance Festival, and the attendant traffic and safety hazards that would be caused thereby, 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.

INTRODUCED, READ, ADOPTED, and ORDERED PUBLISHED this
18th day of June, 1984.



Mayor

ATTEST:



Town Clerk

DAVID E. ARCHER
& ASSOCIATES, INC.
REGISTERED LAND SURVEYOR
105 WILCOX ST.
CASTLE ROCK, COLO. 80104
PHONE 688-4642

May 1st, 1984
Job No. 83-687
Page 1

PROPERTY DESCRIPTION: (Proposed Town Dedication)

TRACT A

A parcel of land for road Right of Way purposes 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 $\frac{1}{4}$ corner of above said Section 32 and considering the East-West centerline of 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;

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

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 along said East line a distance of 29.59 feet;

Thence Westerly along a line 20.00 feet South of and parallel to said South Right of Way line for the following 3 courses:

1. Thence N 41°30'21"W a distance of 618.20 feet;
2. Thence N 49°51'26"W a distance of 17.43 feet;
3. Thence N 74°15'34"W a distance of 842.83 feet;

Thence N 1°01'08"E a distance of 20.68 feet to the South Right of Way line and to the true point of beginning;

Containing 0.678 acres, more or less

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

EXHIBIT A

PROPERTY DESCRIPTION:

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 $\frac{1}{4}$ corner of above said Section 32 and considering the East-West centerline of above said Section 32 to bear S $89^{\circ}16'51''$ E with all bearings contained herein relative thereto;

Thence S $89^{\circ}16'51''$ E along said centerline a distance of 1420.59 feet to the true point of beginning;

Thence N $1^{\circ}01'08''$ 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 $74^{\circ}15'34''$ E a distance of 852.46 feet;
2. Thence S $49^{\circ}51'26''$ E a distance of 23.21 feet;
3. Thence S $41^{\circ}30'21''$ E a distance of 597.86 feet to the East line of Section 32;

Thence S $1^{\circ}01'08''$ W a distance of 2414.92 feet to the East $\frac{1}{4}$ corner of Section 32;

Thence N $89^{\circ}16'51''$ W a distance of 1246.60 feet to the point of beginning;

Containing 82.10 acres, more or less.

DAVID E. RCHER
& ASSOCIATES, INC.
REGISTERED LAND SURVEYOR
105 WILCOX ST.
CASTLE ROCK, COLO. 80104
PHONE 688-4642

June 18, 1984
Job No. 83-687

EXHIBIT B

PROPERTY DESCRIPTION: AREA P

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 $\frac{1}{4}$ corner of above said Section 32 and considering the East-West centerline of 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;

Thence N 1°01'08"E a distance of 1901.44 feet to the true point of beginning;

Thence continuing N 1°01'08"E a distance of 1191.89 feet to the South Right of Way line of County Road No. 60;

Thence Easterly along said Right of Way line 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 along said East line a distance of 520.00 feet;

Thence N 88°58'52"W a distance of 1246.58 feet to the true point of beginning;

Containing 27.777 acres, more or less.