



**TOWN OF LARKSPUR  
ORDINANCE NO. 2.18**

**AN ORDINANCE ANNEXING CERTAIN LANDS TO THE TOWN OF LARKSPUR, COLORADO AUTHORIZING THE EXECUTION OF AN ANNEXATION AND DEVELOPMENT AGREEMENT IN CONNECTION THEREWITH, AND ZONING SUCH LANDS BUSINESS DISTRICT (B) AND DIRECTING THAT THE LARKSPUR ZONING MAP BE AMENDED ACCORDINGLY**

**WHEREAS**, Norman Smith, Jr., Dana Hempel, and Richard Erickson, (collectively the “Applicants”) filed with the Town Clerk a Petition for Annexation dated March 20, 2015 (“Petition”) seeking to annex certain lands described in the Petition (“the Property”) to the Town of Larkspur, Colorado. A description of the Property is attached as Exhibit A; and

**WHEREAS**, on April 2, 2015 Town Council of the Town of Larkspur, Colorado accepted the Petition and set the matter for a public hearing to determine whether the proposed annexation complied with Section 31-12-104 and Section 31-12-105, C.R.S., or such parts thereof as may be required to establish eligibility under the terms of Section 31-12-101, C.R.S., et seq.; and

**WHEREAS**, on May 21, 2015, after a public hearing, the Town Council of the Town of Larkspur, Colorado adopted Resolution Number 15-04, finding and concluding, *inter alia*, that the Property is eligible for annexation to the Town of Larkspur, Colorado; and

**WHEREAS**, in connection with the Petition, the Applicants and the Town have negotiated an Annexation and Development Agreement, copies of which are available for review at the office of the Town Clerk; and

**WHEREAS**, the Town Council incorporates herein its findings and conclusions contained in Resolution Number 15-04, as if fully set forth herein; and

**WHEREAS**, the Town Council concludes that it is in the best interest of the Town to annex the Property to the Town; and

**WHEREAS**, in connection with the annexation of the Property, the Applicants have requested that the Property be zoned Business District (B); and

**WHEREAS**, as part of its public hearing to consider whether the Property should be annexed to the Town of Larkspur, the Town Council of the Town of Larkspur also considered whether the Property should be zoned Business District (B); and

**WHEREAS**, zoning the Property Business District (B) is in substantial conformance with the Larkspur Comprehensive Plan, also referred to as the Larkspur Master Plan, and is also

consistent with and in harmony with the zoning and land uses of adjacent property and property in the immediate area.

**NOW THEREFORE, THE TOWN COUNCIL OF THE TOWN OF LARKSPUR HEREBY ORDAINS AS FOLLOWS:**

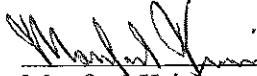
1. The property described in Exhibit A, attached hereto and incorporated herein by reference, shall be and hereby is annexed to, incorporated in and made a part of the Town of Larkspur, Colorado, subject to the terms and conditions of the Annexation and Development Agreement.
2. The annexation of such property to the Town of Larkspur shall be complete and effective on the effective date of this ordinance, subject to the terms and conditions of the Annexation and Development Agreement, except for the purpose of General Property Taxes, and shall be effective as to General Property Taxes on and after the first day of January, 2016.
3. The Mayor is hereby authorized and directed to enter into and execute the Annexation and Development Agreement on behalf of the Town of Larkspur.
4. The Property shall be zoned Business District (B) and the zoning map for the Town of Larkspur shall be amended to reflect such zoning.
5. The Town Clerk is hereby directed to record this Ordinance and the Annexation and Development Agreement with the Douglas County Clerk and Recorder.
6. Repeal. Existing ordinances or parts of ordinances covering the same matters as embraced in this ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.
7. Validity. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town of Larkspur hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase hereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF LARKSPUR AFTER PUBLIC HEARING AND SIGNED THIS 15<sup>th</sup> DAY OF OCTOBER, 2015.**

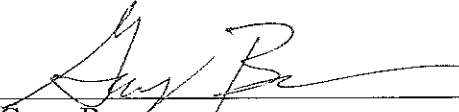
Votes Approving:	<u>6</u>
Votes Opposed:	<u>0</u>
Absent:	<u>1</u>
Abstained:	<u>0</u>

ATTEST:



  
\_\_\_\_\_  
Manfred Krimmer  
Town Clerk

TOWN COUNCIL OF THE  
TOWN OF LARKSPUR, COLORADO

By:   
\_\_\_\_\_  
Gerry Been  
Mayor

**EXHIBIT A**

# Exhibit A

## PROPERTY DESCRIPTION:

A tract of land situated in the Northwest 1/4 of Section 27, 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 27 and considering the West line of said Section 27 to bear S 00°04'08"E with all bearings contained herein relative thereto.

Thence S 72°49'32"E a distance of 1481.38 feet to intersection of the Westerly Right of Way line of Interstate 25 and the Easterly Right of Way line of the Denver and Rio Grande Western Railroad and to the true point of beginning;

Thence S 41°47'41"E along Westerly Right of Way line of Interstate 25 a distance of 94.51 feet to a point of curve;

Thence Southeasterly along said Right of Way line along the arc of a curve to the right a distance of 706.00 feet, said curve has a radius of 2688.00 feet and a central angle of 15°02'55" to the most Easterly corner of the tract of land described in the Rule and Order recorded September 26, 1968 in Book 197 at Page 161 of the Douglas County Records;

Thence S 47°55'03"W a distance of 357.46 feet to the most Westerly corner of said tract, being a point on the North Right of Way of County Road 56;

Thence S 66°32'19"W along said North Right of Way line distance of 122.75 feet to the East Right of Way line of the Denver and Rio Grande Western Railroad;

Thence Northerly along said East Right of Way line along the arc of a curve to the right a distance of 945.40 feet, said curve has a radius of 5363.85 feet, a central angle of 10°05'55" and a chord that bears N 4°57'05"W a distance of 944.18 feet to the point of beginning;

Containing 5.161 acres, more or less.

EXCEPTING THEREFROM the tract of land described in the Rule and Order recorded September 26, 1968 in Book 197 at Page 161 of the Douglas County Records which contains 0.940 acres, leaving a net area of the subject parcel of 4.221 acres, more or less.



Douglas County Government | 100 Third Street | Castle Rock, Colorado 80104 | 303.660.7400

**Assessor Parcel Search**  
 Douglas County Assessor's Office

**Parcel Details**

[Printable Version »](#)

<b>Account Number :</b>	R0365604	<b>Appraisal Year:</b>	2015
<b>State Parcel Number:</b>	2607-270-00-013 <a href="#">Section PDF Map »</a>	<b>Account Type:</b>	Vacant Land
<b>Tax District:</b>	0233	<b>Data Updated:</b>	03/19/2015   <b>Data last updated on:</b> 12/31/2014
<b>Subdivision:</b>	<b>Name:</b> METES AND BOUNDS <b>Reception No:</b> 200000051	<b>Number of Buildings:</b>	0
		<b>Neighborhood-Ext:</b>	

[View Neighborhood Sales »](#)

<b>Owner Name &amp; Mailing Address</b>		<b>Property Address</b>	
NORMAN HAMILTON SMITH JR & RICHARD H ERICKSON & DANA E HEMPEL 3043 S MILWAUKEE CIR DENVER, CO 80210-6757		<b>Street</b>	<b>City</b>   <b>Zip</b> 00000
<b>Valuation Summary</b>		<a href="#">View Map (Click On The Map To Enlarge)</a>	
<b>Total Actual Value:</b>	\$4,100		
<b>Total Assessed Value :</b>	\$1,190 <a href="#">What's this</a>		
<b>Tax Rate:</b>	9.2154%		
<b>Estimated 2015 Property Taxes:*</b>	\$110		
* For information regarding taxes, view the <a href="#">Treasurer's Office Property Tax Detail Page</a> .			

<b>Location Description</b>
A TRACT LYING NORTH OF RD 56 IN NW1/4 27-9-67 0.41 AM/L

<b>Public Land Survey System (PLSS) Location</b>			
<b>Quarter</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>
NW 1/4	27	9S	67W

<b>Sales Information</b>					
<b>Reception No.</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Deed Type</b>	<b>Book</b>	<b>Page</b>
<a href="#">2014043028</a>	07/31/2014	\$0	Quit Claim		
<a href="#">199709645</a>	02/12/1997	\$0	Quit Claim	1410	926



Douglas County Government | 100 Third Street | Castle Rock, Colorado 80104 | 303.660.7400

**Assessor Parcel Search**  
 Douglas County Assessor's Office

**Parcel Details**

[Printable Version >>](#)

<b>Account Number :</b>	R0086975	<b>Appraisal Year:</b>	2015
<b>State Parcel Number:</b>	2607-270-00-001	<b>Account Type:</b>	Vacant Land
	<a href="#">Section PDF Map &gt;&gt;</a>	<b>Data Updated:</b>	03/19/2015
<b>Tax District:</b>	0233	<b>Data last updated on:</b>	12/31/2014
<b>Subdivision:</b>	<b>Name:</b> METES AND BOUNDS	<b>Reception No:</b> 200000051	<b>Number of Buildings:</b> 0
			<b>Neighborhood-Ext:</b>

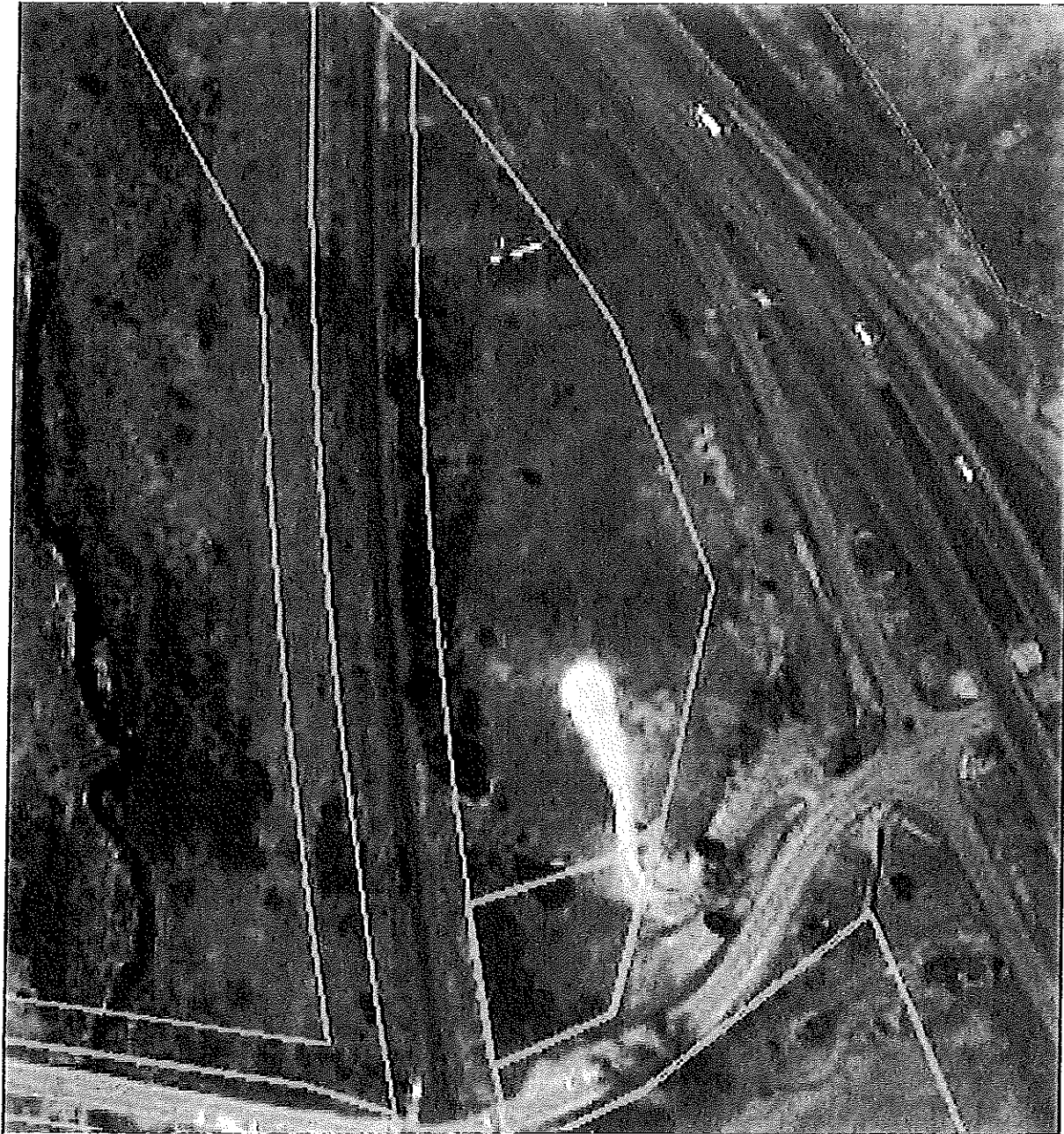
[View Neighborhood Sales >>](#)

<b>Owner Name &amp; Mailing Address</b> NORMAN HAMILTON SMITH JR & RICHARD H ERICKSON & DANA E HEMPEL 3043 S MILWAUKEE CIR DENVER, CO 80210-6757	<b>Property Address</b> Street City Zip 00000
<b>Valuation Summary</b> Total Actual Value: \$29,500 Total Assessed Value: \$8,560 <i>What's This</i> Tax Rate: 9.2154% Estimated 2015 Property Taxes: \$789 * For information regarding taxes, view the <a href="#">Treasurer's Office Property Tax Detail Page</a> .	<b>View Map (Click On The Map To Enlarge)</b> 

<b>Location Description</b> TR IN NW1/4 27-9-67 2.95 AM/L 224-436
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<b>Public Land Survey System (PLSS) Location</b>			
<b>Quarter</b> NW 1/4	<b>Section</b> 27	<b>Township</b> 9S	<b>Range</b> 67W

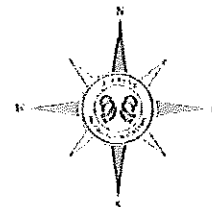
<b>Sales Information</b>					
<b>Reception No.</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Deed Type</b>	<b>Book</b>	<b>Page</b>
<a href="#">2014043028</a>	07/31/2014	\$0	Quit Claim		
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**DISCLAIMER:**

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We welcome feedback and suggestions that help us to improve our products. If you have comments or questions about this map, please contact the GIS Division at [GISInfo@douglas.co.us](mailto:GISInfo@douglas.co.us) or 303.660.7416.





**2607-27**  
T9S, R67W, Sec. 27

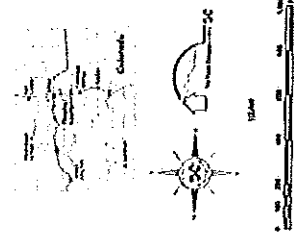
- Legend**
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  - Section Line
  - Section Corner
  - Section Area
  - Section Shape
  - Section Color
  - Section Material

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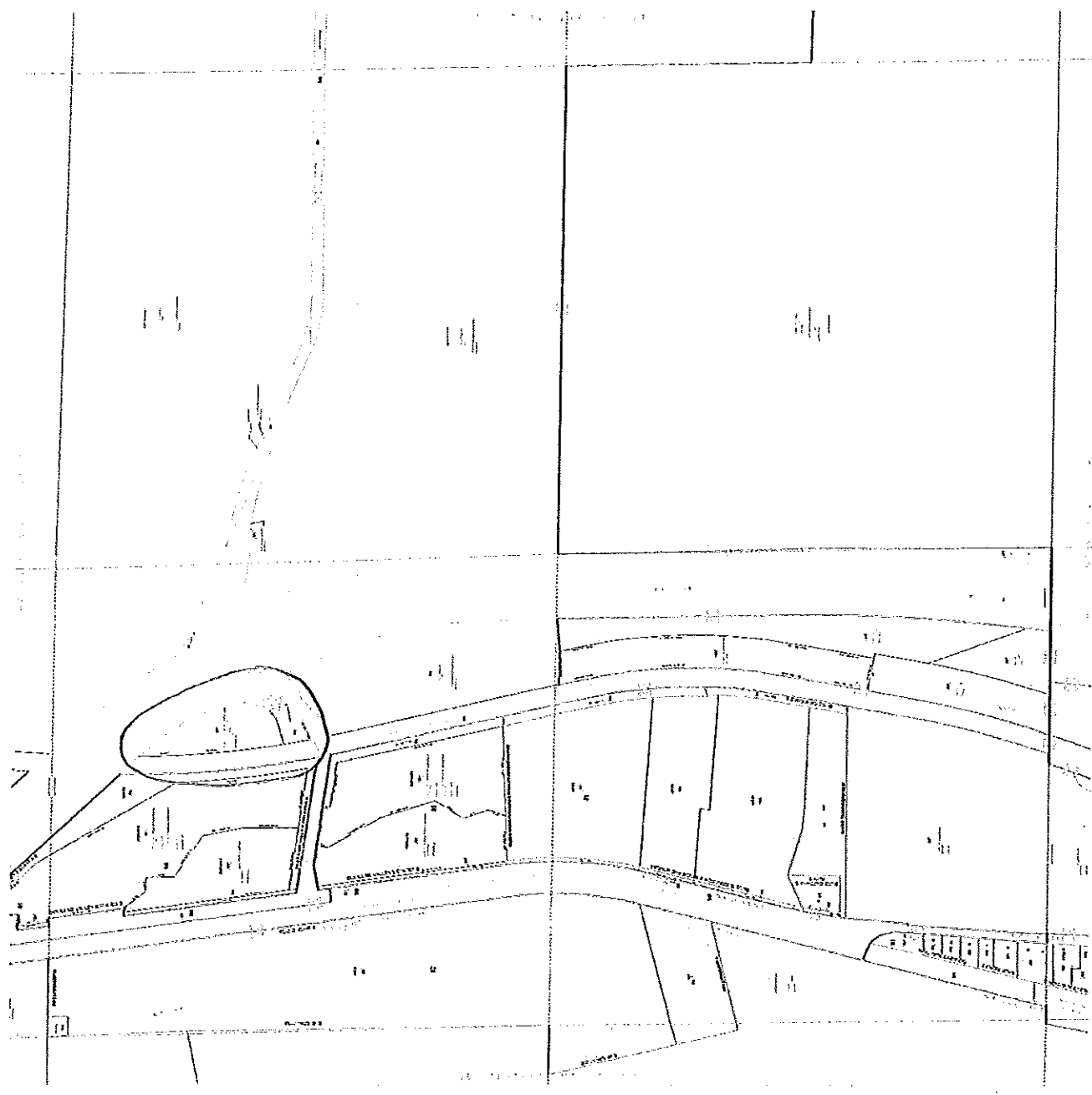
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2607-27  
T9S, R67W, Sec. 27  
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