

ORDINANCE NO. 3 52

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF THE TOWN OF LARKSPUR, COLORADO

WHEREAS, the Town Planning Commission and Town Council of Larkspur, Colorado have previously held public hearings regarding the proposed rezoning of the Buss-Cardenas Subdivision of certain real property located in the Town of Larkspur known as the Buss-Cardenas Subdivision, which property is legally described on Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Town Council has found that the requested zone change is appropriate;

NOW, THEREFORE, be it ordained by the Town Council of the Town of Larkspur, Colorado as follows:

1. The zone classification of the real property described on Exhibit "B" which is attached hereto and incorporated herein by reference, is hereby changed to C-Commercial Zone District.
2. The zone classification of the real property described on Exhibit "C" which is attached hereto and incorporated herein by reference, is hereby changed to A-Agricultural Zone District.
3. This ordinance shall take effect five (5) days after it is posted, in accordance with Section 3.20 of the Town Charter.

Introduced as an ordinance at a regular meeting of the Town Council of the Town of Larkspur, Colorado, on the 26th day of May, 1993, and passed by a vote of 6 for, 1 against and 0 abstentions.

Glenn Bussch
Mayor

ATTEST:

Brenda J. Anderson
Town Clerk

I hereby certify that the within Ordinance No. 3. 52 was posted on the bulletin board at the Town Hall of the Town of Larkspur from May 27, 1993 to June 3, 1993, 1993.

Brenda J. Anderson
Town Clerk

EXHIBIT "A"

----- PROPERTY DESCRIPTION -----

A parcel of land being a part 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 Southwest corner of said Section 27;

Thence S 87°46'04"E along the South line of said Section 27 for a distance of 407.22 feet to a point on the Easterly Right of Way line of State Highway No. 85;

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

Thence N 04°30'28"E for a distance of 745.72 feet;

Thence S 85°29'32"E for a distance of 10.00 feet;

Thence N 04°30'28"E for a distance of 192.17 feet to a point of curve;

Thence along a curve to the right having a radius of 2865.00 feet, a central angle of 2°30'23", an arc length of 125.33 feet to the true point of beginning;

Thence continuing along said curve to the right having a radius of 2865.00 feet, a central angle of 4°23'59", an arc length of 220.00 feet;

Thence leaving said Easterly Right of Way line N 65°46'07E a distance of 1321.15 feet to the Westerly Right of Way line of the Denver and Rio Grande Railroad, said point being a point on a curve;

Thence Southerly along said Westerly Right of Way line along a curve to the right having a radius of 2767.97 feet, a central angle of 5°56'08", an arc length of 286.75 feet and a chord that bears S 4°46'11"W a distance of 286.62 feet;

Thence S 9°46'32"W along said Westerly Right of Way line a distance of 297.38 feet;

Thence S 10°47'16"W along said Westerly Right of Way line a distance of 197.52 feet;

Thence N 89°19'14"W a distance of 1128.75 feet to the point of beginning;

Containing 13.000 acres, more or less.

EXHIBIT "B"

PROPERTY DESCRIPTION: Commercial Zone

A parcel of land being a part 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 Southwest corner of said Section 27;
Thence S 87°46'04"E along the South line of said Section 27 for a distance of 407.22 feet to a point on the Easterly Right of Way line of State Highway No. 85;
Thence Northerly along said Easterly Right of Way line for the following courses:
Thence N 04°30'28"E for a distance of 745.72 feet;
Thence S 85°29'32"E for a distance of 10.00 feet;
Thence N 04°30'28"E for a distance of 192.17 feet to a point of curve;
Thence along a curve to the right having a radius of 2865.00 feet, a central angle of 2°30'23", an arc length of 125.33 feet;
Thence leaving said Easterly Right of Way line S 89°19'14"E a distance of 20.12 feet to the true point of beginning;
Thence Northerly along the arc of a curve to the right a distance of 230.62 feet, said curve has a radius of 2865.00 feet, a central angle of 4°38'40" and a chord that bears N 9°22'52"E a distance of 230.56 feet;
Thence N 65°46'07"E a distance of 600.00 feet;
Thence S 1°48'56"E a distance of 481.07 feet;
Thence N 89°19'14"W a distance of 600.00 feet to the point of beginning;
Containing 4.641 acres, more or less.

EXHIBIT "C"

PROPERTY DESCRIPTION: Agricultural Zone

A parcel of land being a part 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 Southwest corner of said Section 27;
Thence S 87°46'04"E along the South line of said Section 27 for a distance of 407.22 feet to a point on the Easterly Right of Way line of State Highway No. 85;
Thence Northerly along said Easterly Right of Way line for the following courses:
Thence N 04°30'28"E for a distance of 745.72 feet;
Thence S 85°29'32"E for a distance of 10.00 feet;
Thence N 04°30'28"E for a distance of 192.17 feet to a point of curve;
Thence along a curve to the right having a radius of 2865.00 feet, a central angle of 2°30'23", an arc length of 125.33 feet;
Thence leaving said Easterly Right of Way line S 89°19'14"E a distance of 620.12 feet to the true point of beginning;
Thence N 1°48'56"W a distance of 481.07 feet;
Thence N 65°46'07"E a distance of 651.90 feet;
Thence Southerly along a curve to the right having a radius of 2727.97 feet, a central angle of 5°31'28", an arc length of 263.03 feet and a chord that bears S 4°58'31"W a distance of 262.93 feet;
Thence S 9°46'32"W a distance of 294.17 feet;
Thence S 10°47'16"W a distance of 205.73 feet;
Thence N 89°19'14"W a distance of 468.00 feet to the point of beginning;
Containing 7.547 acres, more or less.