

ORDINANCE NO. 356

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF THE TOWN OF LARKSPUR, COLORADO
(Larkspur Park, J-A Cattle and Railroad Properties)

WHEREAS, the Town Planning Commission and Town Council of Larkspur, Colorado have previously held public hearings regarding the proposed rezoning of certain real property located in the Town of Larkspur, which property is legally described on Exhibit "A" (the Larkspur Park property) and Exhibit "B" (J-A Cattle and Railroad properties) 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 Exhibits "A" and "B" which are attached hereto and incorporated herein by reference, is hereby changed to A-Agricultural Zone District.

2. 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 12th day of January, 1994, and passed by a vote of 6 for, 0 against, and 0 abstentions.


FLORENCE BURCH, Mayor

ATTEST:


BRENDA J. ANDERSON, Town Clerk

I hereby certify that the within Ordinance No. 356 was posted on the bulletin board at the Town Hall of the Town of Larkspur from February 2, 1994 to February 7, 1994.



Town Clerk

EXHIBIT "A"

(The Larkspur Park Property)

PROPERTY DESCRIPTION:

A parcel of land being a part of Sections 27 and 34, Township 9 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at a point where the North line of said Section 34 intersects the Easterly Right of Way line of State Highway No. 85;

Thence Northerly and along said Easterly Right of Way line the following four (4) courses:

1. Thence N 04°30'28"E a distance of 745.72 feet;
2. Thence S 85°29'32"E a distance of 10.00 feet;
3. Thence N 04°30'28"E a distance of 192.17 feet to a point of curve;
4. Thence along a curve to the right having a radius of 2865.00 feet, a central angle of 2°30'23" and an arc length of 125.33 feet to a point on said curve;

Thence departing from said Easterly Right of Way line, S 89°19'14"E a distance of 1128.75 feet to a point on the Westerly Right of Way line of the Denver and Rio Grande Railroad;

Thence Southerly and along said Westerly Right of Way line the following six (6) courses:

1. Thence S 10°47'16"W a distance of 241.10 feet;
2. Thence S 11°03'14"W a distance of 159.30 feet;
3. Thence along a curve to the right having a radius of 5679.65 feet, a central angle of 07°12'54" and an arc length of 715.21 feet to a point on the North line of said Section 34;
4. Thence N 87°46'04"W along the North line of said Section 34 a distance of 52.19 feet;
5. Thence Southerly along a curve to the right having a radius of 5629.65 feet, a central angle of 04°10'01" and an arc length of 409.43 feet;
6. Thence S 23°39'20"W a distance of 62.95 feet;

Thence departing from said Westerly Right of Way line, N 89°19'14"W a distance of 774.36 feet to a point on the Easterly Right of Way line of State Highway No. 85;

Thence N 04°30'28"E along said Easterly Right of Way line a distance of 467.43 feet to the point of beginning.

EXHIBIT "B"

(J-A Cattle and Railroad Properties)

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

A tract of land situated in the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ 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 Northeast corner of said Southwest $\frac{1}{4}$ and considering the North line of said Southwest $\frac{1}{4}$ to bear N 88°19'17"W with all bearings contained herein relative thereto;
Thence N 88°19'17"W a distance of 349.74 feet to the West Right of Way line of Interstate 25 and to the true point of beginning;
Thence N 88°19'17"W along said North line a distance of 368.54 feet to a point on a line that is 75.00 feet East of and parallel with the center of the main line of the Denver and Rio Grande Western Railroad;
Thence S 10°41'03"E along said parallel line a distance of 272.08 feet;
Thence Southerly along said parallel line along the arc of a curve to the right a distance of 827.03 feet, said curve has a radius of 2892.97 feet, a central angle of 16°23'43" and a chord that bears S 0°27'36"E a distance of 825.01 feet;
Thence S 9°45'52"W along said parallel line a distance of 304.03 feet;
Thence S 10°47'16"W along said parallel line a distance of 286.57 feet;
Thence S 79°12'44"E a distance of 175.00 feet to a point on a line 250.00 feet East of and parallel with the center of the aforesaid main line;
Thence S 10°47'16"W a distance of 152.13 feet;
Thence S 11°03'18"W a distance of 87.25 feet;
Thence S 18°26'06"E a distance of 638.88 feet to the West Right of Way line of Interstate 25;
Thence N 6°03'09"E along said West Right of Way line a distance of 196.19 feet to a point of curve;
Thence Northerly along said West Right of Way line, along the arc of a curve to the left a distance of 1151.47 feet, said curve has a radius of 11,283.00 feet and a central angle of 5°50'50" to a point of tangent;
Thence N 0°12'19"E along said West Right of Way line, along said tangent a distance of 1192.25 feet to the point of beginning;
Containing 15.711 acres, more or less.