

ORDINANCE NO. 3.58



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AN ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF THE TOWN OF LARKSPUR, COLORADO
(GARCILASO PROPERTY)

Whereas, the Town Planning Commission and the 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 Garcilaso property), 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 Larkspur, Colorado as follows:

1. The zone classification of real property described on Exhibit A attached hereto and incorporated herein by reference, is hereby changed to I-Industrial 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 16th day of February, 1995, and passed by a vote of 6 for, 0 against, and 0 abstentions.

Florence Burch
Florence Burch, Mayor

ATTEST:

Brenda J. Anderson
Brenda J. Anderson, Town Clerk

I hereby certify that the within Ordinance No. 3.58 was posted on the bulletin board at the Town Hall of the Town of Larkspur from February 17, 1995 to February 22, 1995.

Brenda J. Anderson
Town Clerk



OFFICIAL RECORDS
DOUGLAS COUNTY CO
CAROLE R. MURRAY
CLERK & RECORDER
RECORDING FEE: \$11.00
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TOWN OF LARKSPUR

A parcel of land situated in the Northwest $\frac{1}{4}$ of Section 34, Township 9 South, Range 67 West of the 6th Principle Meridian, Douglas County, Colorado more particularly described as follows:

Beginning at the Northeast corner of the Garcilaso property described in Book 383 at page 113 of the Douglas County Records and considering the North line of said property to bear South $88^{\circ}29'54''$ West with all bearings contained herein relative thereto;

Thence South $88^{\circ}29'54''$ West along said North line a distance of 491.19 feet to the Northwest corner of said property and to the East right of way line of the Denver & Rio Grande Western Railroad;

Thence South $23^{\circ}24'19''$ West along said East right of way line a distance of 31.50 feet;

Thence South $70^{\circ}22'16''$ East a distance of 475.80 feet to a point on the East line of said property;

Thence North $15^{\circ}21'27''$ East along said East line a distance of 209.08 feet to the Point of Beginning;

Containing 1.300 acres more or less.

EXHIBIT "A"