

TOWN OF LARKSPUR, COLORADO
ORDINANCE NO. 3.83

AN ORDINANCE AMENDING ORDINANCE NO. 3.02 CONCERNING SUBDIVISION PROCEDURES

(THIS ORDINANCE REPEALS AND SUPERSEDES SECTION 1 (A), SECTION 4 (A) OF ARTICLE III OF ORDINANCE NO. 3.02, PASSED ON THE 13TH DAY OF FEBRUARY, 1980)

WHEREAS, the Town of Larkspur, as a home rule municipality, is authorized pursuant to Article XX of the Colorado Constitution to adopt zoning and subdivision regulations;

WHEREAS, the Town Council desires to amend Ordinance No. 3.02 so as to require preapplication meetings with the Town Planner and staff rather than with the Planning Commission, as is currently provided for preliminary plats;

WHEREAS, the Town Council finds that this amendment is consistent with other land use application procedures (e.g., rezonings);

WHEREAS, the Town Council further desires to amend Ordinance No. 3.02 to require a preapplication meeting with the Town Planner for minor plats and to change all references of *Town Board of Trustees* to *Town Council*; and

WHEREAS, the Town Council finds that this Ordinance is necessary and furthers the public health, safety and welfare of the Town and its residents.

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

Section 1. Subsection (A) of Section 1, Article III of Ordinance No. 3.02 is hereby amended to read as follows:

Prior to the preparation and presentation of a preliminary plat, the subdivider shall request and attend a preapplication meeting with the Town Planner and other appropriate Town staff. The purpose of this meeting is to eliminate potential problems, familiarize the subdivider with Town procedures and regulations, and make known any additional or peculiar requirements that may affect the proposed development. The subdivider shall present such maps or other documents as will enable the Town Planner and staff to efficiently and adequately evaluate the proposed subdivision.

Section 2. Subsection (A) of Section 4, Article III of Ordinance No. 3.02 is hereby amended to read as follows:

If the proposed subdivision of land contains four or fewer lots and all such lots abut a dedicated and accepted Town street, and when all minimum requirements of these regulations are met and no variance is required, the subdivider may follow the minor plat procedure set forth herein. Prior to submittal of a minor plat application, the subdivider shall request and attend a preapplication meeting with the Town Planner and other appropriate Town staff in order to address and eliminate potential problems, familiarize the subdivider with Town procedures and regulations, and make known any additional or peculiar requirements that may affect the proposed development. The subdivider shall present such maps or other documents as will enable the Town Planner and staff to efficiently and adequately evaluate the proposed minor subdivision.

Section 3. Ordinance No. 3.02 is hereby amended to strike all references to the "board of trustees" and replace with "Town Council."

Section 4. Severability Clause. The provisions of this Ordinance shall be severable, and invalidity of one provision shall not affect the validity or enforceability of other provisions of this Ordinance. All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

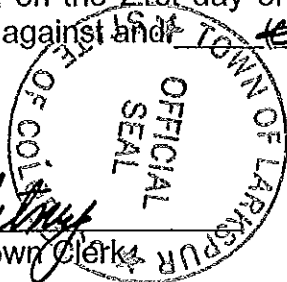
Section 5. Effective Date. This Ordinance shall take effect five (5) days after it is posted in accordance with Section 3.20 of the Town Charter.

Introduced as an Ordinance at a Regular Meeting of the Town Council of the Town of Larkspur, Colorado, on the 21st day of March, 2002, and passed by a vote of 5 ~~6~~ for, 0 ~~0~~ against and 0 ~~0~~ abstention(s).



Wandalene H. Hertz, Mayor

[ATTEST]


Claudia Whitney, Town Clerk



I hereby certify that the within Ordinance No. 3.83 was posted on the bulletin board at the Town Hall of the Town of Larkspur from March 21, 2002, to April 6, 2002 in accordance with Section 3.20 of the Town Charter.


Claudia Whitney, Town Clerk