

ORDINANCE NO. 1047

AN ORDINANCE RELATING TO THE REZONING OF
73.38 ACRES OF PROPERTY LOCATED
SOUTHWESTERLY OF THE INTERSECTION OF U.S.
HIGHWAY 6 AND COUNTY ROAD 93 OWNED BY
GOLDEN VIEW LTD., AND AMENDING THE ZONING
MAPS OF THE CITY OF GOLDEN ACCORDINGLY

WHEREAS, Golden View Ltd., has made application to the City of Golden for rezoning of the hereinafter described property from Jefferson County A-1, to the City of Golden P.U.D. (Planned Unit Development - Community Development District) to permit the development of residential uses; and

WHEREAS, public hearings on the rezoning have been held before the Planning Commission and the City Council and the application is complete and in accordance with the Planned Unit Development procedures and regulations of the City of Golden.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. The hereinafter described property located in the City of Golden, County of Jefferson, State of Colorado, described in Exhibit "A" attached hereto and incorporated herein by this reference, be and the same is changed and rezoned from Jefferson County A-1 (Agricultural 1) to P.U.D. (Planned Unit Development - Community Development District) for development of residential uses. The P.U.D. shall be known as the Tripp Ranch Development Plan and the Final Development Plan regulations and covenants hereby approved will be executed as specified by the City Council of the City of Golden, Colorado. The zone district map areas adopted by Ordinance No. 454 of the City of Golden, be and the same are hereby amended to show the said property to be zoned P.U.D. (Planned Unit Development - Community Development District).

Section 2. All ordinances or portions of ordinances in colflct herweith are hereby repealed.

Introduced, read and ordered published this 25th day of August, 1988.

Adopted, approved and ordered published this 8th day of September, 1988.

Marvin L. Kay
Mayor

ATTEST:

Sharon L. Bennetts
City Clerk

Approved as to form:

BRADLEY, CAMPBELL & CARNEY
Professional Corporation

By _____
Victor F. Boog
Acting City Attorney

I, Sharon L. Bennetts, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing ordinance was introduced on first reading and read at a regular meeting of the City Council of said city, held on the 25th day of August, 1988 and was published as a proposed ordinance in the Golden Transcript, legal newspaper, as the law directs seven days or more prior to its passage. A public hearing was held and on the 8th day of September, 1988, the said proposed ordinance was read on second reading and passed by the City Council and ordered published in the aforesaid newspaper as the law directs.

Witness my hand and official seal of the City of Golden, Colorado, this 9th day of September, 1988.

(SEAL)

Attest: _____
Sharon L. Bennetts, City Clerk
of the City of Golden, Colorado

EXHIBIT "A"

PARCEL A

The Southwest quarter of the Southwest quarter of Section 3, Township 4 South, Range 70 West of the Sixth Principal Meridian, except that parcel of land described in Book 3085 at Page 692, County of Jefferson, State of Colorado, more particularly described as follows:

Beginning at the Southwest corner of said Section 3;
thence $02^{\circ}45'36''$ W along the West line of the Southwest quarter of the Southwest quarter, 1098.09 feet to the Southwest corner of said parcel described in Book 3085 at Page 692 of the Jefferson County Records;
thence $S89^{\circ}10'52''$ E along the South line of said parcel, 208.71 feet to the Southeast corner thereof;
thence $N02^{\circ}45'36''$ W along the East line of said parcel, 208.71 feet to the Northeast corner of said parcel being on the North line of said Southwest quarter of the Southwest quarter;
thence $S89^{\circ}10'52''$ E along said North line, 1086.89 feet to the Northeast corner of said Southwest quarter of the Southwest quarter;
thence $S01^{\circ}29'08''$ E along the East line of said Southwest quarter of the Southwest quarter, 1317.50 feet to the Southeast corner of said Southwest quarter of the Southwest quarter;
thence $N88^{\circ}37'49''$ W along the South line of said Southwest quarter of the Southwest quarter, 1267.06 feet to the Point of Beginning.

Parcel A contains 37.5358 acres, more or less.

Together with:

PARCEL B

The Northeast quarter of the Northwest quarter of Section 10, Township 4 South, Range 70 West of the Sixth Principal Meridian, except that parcel of land described in Book 1449 at Page 530, County of Jefferson, State of Colorado, more particularly described as follows:

Commencing at the Northwest corner of said Section 10;
thence $S88^{\circ}37'49''$ E along the North line of the Northwest quarter of the Northwest quarter of said Section 10, 1267.06 feet to the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 10, said point being the Point of Beginning;
thence $S88^{\circ}40'18''$ E along the North line of said Northeast quarter of the Northwest quarter, 724.77 feet to the Northwest corner of said parcel of land described in Book 1449 at Page 530 of the Jefferson County Records;
thence $S00^{\circ}14'07''$ E along the West line of said parcel, 161.65 feet to the Southwest corner thereof;

thence $S88^{\circ}50'43''E$ along the South line of said parcel being parallel with the South line of said Northeast quarter of the Northwest quarter, 544.00 feet to the East line of said Northeast quarter of the Northwest quarter;

thence $S00^{\circ}14'07''E$ along the East line of said Northeast quarter of the Northwest quarter, 1141.37 feet to the Southeast corner of said Northeast quarter of the Northwest quarter;

thence $N88^{\circ}50'42''W$ along the South line of said Northeast quarter of the Northwest quarter, 1262.32 feet to the Southwest corner of said Northeast quarter of the Northwest quarter;

thence $N00^{\circ}30'56''W$ along the West line of said Northeast quarter of the Northwest quarter, 1305.39 feet to the Point of Beginning.

Parcel B contains 35.8445 acres, more or less.

thence S88°50'43"E along the South line of said parcel being parallel with the South line of said Northeast quarter of the Northwest quarter, 544.00 feet to the East line of said Northeast quarter of the Northwest quarter;
thence S00°14'07"E along the East line of said Northeast quarter of the Northwest quarter, 1141.37 feet to the Southeast corner of