

BEAR VIEW PD DEVELOPMENT GUIDE

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Bear View Planned Development

Town of Larkspur, County of Douglas, State of Colorado

WHEREAS, Section 10 of the Town of Larkspur's Zoning Ordinance Planned Development District; and Section 6 Rezoning have been addressed;

WHEREAS, Applicant has complied with such additional requirements of the Town Municipal Code
; and

WHEREAS, the Property is part of an area annexed to the Town and zoned as set forth herein.

ARTICLE 1.0 DEFINITIONS

ARVC: means the National Association of RV Parks and Campgrounds.

ARVC Site: means the building and land area associated with the ARVC Site and depicted on the Minor Plat.

Build-to- Edge: A boundary or alignment, usually parallel to the property line, along which a building or structure must be placed. In this case a build-to-edge may be either the back of sidewalk adjacent to a street, drive aisle or parking lot and therefore no landscape area is provided between the building and pavement edge.

Building Envelope: An area depicted within Planning Area 3 and 4 shown on the PD Plan delineating the permitted location for all, non-Outdoor Accommodation Structures and related accessory uses.

Campground: An outdoor area providing Campsites for vacationers to vacation on a temporary basis in tents, tent trailers, tepees, or recreational vehicles. A Campground may also include an area with Casitas or rental cabins, but its primary function is to accommodate visitors providing their own shelter. Continuous occupancy of a Campground shall not exceed more than 29 days. Campgrounds shall include the following categories all as more specifically defined in the Colorado Camping Standards defined below: primitive, semi-primitive, semi-developed and developed.

Campsite: Any specific area within organized campgrounds or other recreation areas, which are used for overnight stays by an individual, a single camping family, group, or other similar activity as further defined in the Colorado Camping Standards.

Caretaker unit: A dwelling unit for use by a person or persons hired by the Owner to look after or take charge of goods or property within a Planning Area or a person associated with the uses of the Bear View PD.

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Casita: Any vehicle having similar characteristics to a recreational vehicle as defined in this section except it is 400 sq ft. or less and, unlike other types of recreational vehicles, is often placed on a permanent or semi permanent basis for extended periods of time in the same location for use as a rental are similar in appearance and function to a manufactured home but do not meet the required length of 36 feet or more in length and at least 24 feet wide. Continuous occupancy of a Casita shall not exceed more than 29 days.

Commercial Parking Lot: means a parking facility for which a fee is charged providing vehicular parking spaces along with adequate drives and aisles, for maneuvering, so as to provide access for entrance and exit for the parking of more than three vehicles.

Colorado Camping Standards (CCS): means the Colorado Department of Public Health and Environment, Standards and Regulations for Campgrounds and Recreation Areas, adopted February 19, 1975 (6 CCR 1010-9). The CCS are attached hereto as Exhibit M and are intended to regulate campgrounds within the Bear View PD and are incorporated herein by reference. A portion of the existing campground was improved prior to the adoption of the CCS and is exempt from the requirements therein. Notwithstanding the foregoing, the existing campground shall become conforming with the CCS regarding Section 6- Water Supply, Section 7- Sewage Disposal, Section 8- Sewage Collection, and Section 12- Sanitary Facilities as renovation of the existing campground continues but in no event later than two (2) years from the date of PD approval. All New Development as that term is defined shall conform to the applicable portions of the CCS.

Development Standards: Development Standards are minimum standards that any development within each Planning Area must meet to obtain Site Plan approval. The Town will utilize these standards in the review of any Site Plan.

Existing Development: means land uses, structures, signage, and other improvements as they exist on the Property and only to the extent and to no greater degree than they existed on the date the annexation ordinance was adopted. The limitations that define Existing Development include but are not limited to the same location, size, density, intensity, and nature of use, structure, signage, or other improvement, as they existed on the date the annexation ordinance was adopted. The Existing Development for Bear View has been defined through a series of maps and text prepared by Archer and Associates and on file in the Town Clerk's Office.

Lodge/ Lodging Units: A hotel, motel or other structure designed for accommodating overnight stays, conferences or events. The following uses are considered part of the definition of Lodge; one full service restaurant, coffee shop, a tavern or lounge, recreation center with or without swimming pool, workout room, meeting and banquet facilities and gift shop. A Lodge may be located in either PA-1 or PA-2 but not both.

Lot Coverage includes all principal and accessory structures; including driveways or other improvements that are not considered to be landscaping amenities. Uncovered patios and decks less than thirty inches in height measured at grade, ponds, pools, and sidewalks or similar are not included in the calculation of the maximum lot coverage. If no lot is created, lot coverage shall apply to each defined PD Planning Area.

Major Public Utilities: means a public utility facility includes, but is not limited to, the following types of uses as defined or referred to in C.R.S. 24-65.1-104: domestic water and sewage treatment system; transmission line, power plants, or substations of electric utilities (excluding distribution lines); and pipelines and storage areas of utilities providing natural gas or other petroleum derivatives, water transmission, storage, or distribution systems.

Master Plans: means comprehensive plans prepared by Owner and approved by Town that addresses water, sanitary sewer, storm drainage (including detention areas, discharge points and water quality), transportation, and fire mitigation to accommodate New Development and such plans shall take into account the impact of Existing Development. These Master Plans are more particularly described in Exhibit N hereto.

New Development: means any improvement, new use, or increase in the intensity of development, or any increase in visitation or other matters that may increase water or sanitary sewer demand, or that may alter drainage patterns, or that may impact the items set forth in the fire protection master plan or the items set forth in the transportation master plan. New Development does not include those items addressed through the Special Use Permit process as provided in Section 4.1.4 of the Development Guide.

Outdoor Accommodations: Defines the full range of the types of accommodations used in a Campground or RV Park/Campground. The term Outdoor Accommodations includes, but is not limited to: tents, tent trailers, tepees, Recreational Vehicles, yurts, Casitas and cabins. All Outdoor Accommodations shall be occupied for a maximum of 29 days at any one time.

Outdoor Storage: The location of any goods, wares, merchandise, commodities, vehicles, junk, debris or any other item outside of a completely enclosed building or structure for a continuous period longer than 24 hours. There is no Outdoor Storage permitted within the Bear View PD

Owner: means Bear View, LLC a Colorado limited liability company and the Ian I.W. Steyn Trust, a Colorado Trust, and its successors and assigns.

Planning Area (PA): means a geographic area illustrated on the PD Plan in which certain uses and development standards are established.

Planned Development /PD: means the zone district for the Property, including the PD Plan and PD Development Guide (aka the Bear View PD).

Planned Development Guide/ PD Guide: means this written document that establishes uses, standards and dimensions for the various Planning Areas of the PD.

Planned Development Plan/ PD Plan: means a graphic containing a depiction of Planning Areas, building envelopes and subdivision setbacks among the other requirements of Article II, Section 10 of the Larkspur Town Ordinances.

Private Road/Drive: A private access way connecting more than one property or use to the local public road system.

Private Storage Units: Provision of indoor storage space designed for use by guests of the development. All structures shall be enclosed and shall not be greater than 100 sq. ft.

Property: The 104.3 acres of property which is the subject of the Bear View PD.

Recreational Vehicle (RV): A vehicle that is

- Built on a single chassis.
- 400 square feet or less when measured at the largest horizontal projections.
- Self-propelled or designed to be towed.
- Not designed primarily for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use.
- Recreational vehicles include motor homes, travel trailers, camper trailers and truck campers.

Recreation Center: An enclosed structure serving the recreation needs of guests offering a range of facilities and rooms for recreation pursuits.

Site Plan: A process whereby the site layout, building location, traffic and pedestrian access and circulation, landscaping, and lighting for a use or group of uses is prepared and approved by the Town pursuant to the Bear View Site Plan Procedures and Regulations attached hereto as Exhibit L.

Subdivision Plat/ Plat: a procedure established by Town Ordinance 3.02.

Town: means the Town of Larkspur, Colorado.

Town Planner: means an individual authorized by the Town Council to perform the tasks authorized by this PD Guide.

ARTICLE 2.0 BASIC INFORMATION

The following items are provided as required by the Town of Larkspur for Rezoning and Planned Development (PD).

Rezoning:

1. Completed rezoning application (attached)
2. Proof of Ownership which includes legal description
And a current Title Commitment of no more than 30 days old (attached)
3. Narrative outline with the following answered (attached)
 - a. Purpose of the request
 - b. Names and address of Owners
 - c. How the change relates to existing land uses, and adjacent property uses
 - d. How the change is compliant with the current Larkspur Master Plan
 - e. Source of water and any change in water needs from current needs
 - f. Source of waste water treatment and any change from current needs
 - g. Impact on Town services other than water and sewer
 - h. Impact on existing flora and fauna
 - i. Plan Exhibit (See sheet 2 of the PD Plan)
 - j. List of Referral Agencies and addresses (attached)
 - k. List of Property owners and addresses within 500 feet (attached)

B. Planned Development:

1. Planned Development Plan and Guide

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2. Narrative

General Provisions Statements (PD Guide)

- a. Authority
 - b. Adoption
 - c. Relationship to Town Regulations
 - d. Enforcement
 - e. Statement of Commitments
 - f. Signature Blocks (Sheet 1 of the PD Plan)
 - g. Sheet Index (Sheet 1 of the PD Plan)
 - h. For each Planning Area category include the following: Principal Uses Permitted by Right, Uses Permitted by Special Review, Accessory Uses Permitted by Right and Standards for uses including; minimum lot area, minimum lot width, minimum setbacks, maximum building heights;
3. PD Plan including: PD name, north arrow, scale, vicinity map, date of preparation, contour lines, areas of slopes greater than 20%, existing and proposed streets including ROW width existing easements, 100 year floodplains (if any), Proposed land dedication; Planning Areas with acreage, density, and land use designation;
4. Land Use Table
5. Chart comparing proposed PD Plan and Guide to the zone district requirements (Not provided, there are not zone districts similar on which to provide a comparison).
6. Provision for Water and Sanitation facilities

This Planned Development District includes the following exhibits:

Exhibit	Description
A	Planned Development District Planning Areas Map and Zone Districts Map (the "Bear View PD Development Plan") Sheet 1 –Legal Description, Vicinity Map, Signature Blocks, Sheet index (all other required items are included in the PD Development Guide) Sheet 2- Planning Areas Map and Building Envelopes Sheet 3- Subdivision Setback and Building Area Exhibit Sheet 4- Existing Conditions map
B	Bear View Development Report [Ordinance 3.70 Article 4]
C	Town of Larkspur Land Use Application
D	Bear View Concept Plan (Provided for illustrative purposes only. The concept Plan is not a commitment to build exactly as shown. It is illustrative of the concept and quality proposed for this unique development and subject to change based on final design solutions.
E	Traffic Impact Study and Access Agreement with the Railroad

Exhibit	Description
F	Narrative Pursuant to Ordinance 3.99
G	Notarized Affidavits verifying Posting, Mailing and Publications (to be provided 15 days in advance of Public Hearings)
H	Current Title Insurance Commitment or Policy
I	Legal Description of Property
J	Provision of Water and Sanitation Facilities
K	Additional Information Requested by the Town Council and Town Planning Commission
L	Bear View Site Plan Procedures and Regulations
M	Colorado Camping Standards
N	Master Plan Requirements

2.1 General Provisions

This PD Plan and Guide sets forth the allowed uses, development standards, dimensional requirements and other terms and conditions applicable to the Planned Development District zoning for the property described on Exhibit I, currently owned by Bear View LLC., a Colorado limited liability company ("Bear View") and the Ian I.W. Steyn Trust ("Trust Property") (collectively referred to as "Owner"), as approved by the Town Council of the Town of Larkspur, Colorado (the "Town") by Ordinance Number _____, AN ORDINANCE ANNEXING CERTAIN LANDS TO THE TOWN OF LARKSPUR, AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT IN CONNECTION THEREWITH, AND ZONING SUCH LANDS BY APPROVING THE PLANNED DEVELOPMENT DISTRICT FOR BEAR VIEW AND DIRECTING THAT THE LARKSPUR ZONING MAP BE AMENDED ACCORDINGLY. This Development Guide and Plan constitutes a Planned Development District for the Property.

2.2 Authority

The Authority for this PD Plan and PD Guide is Article II Section 10 (Planned Development District) of the Larkspur Zoning Ordinance. The Authority for Section 10 of the Larkspur Zoning Ordinance is the Colorado Planned Unit Development Act of 1972.

2.3 Adoption

The adoption of this PD Plan and PD Guide evidence the findings and decision of
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the Larkspur Town Council that this PD Plan and PD Guide for Bear View is in general conformity with the Larkspur Master Plan, as authorized by the provisions of Article II, Section 10, of the Larkspur Zoning Ordinance, and that such Section 10 and this PD Plan and PD Guide comply with the applicable provisions of the Colorado Planned Unit Development Act of 1972, as amended.

2.4 Relationship to Town Regulations

The provisions of this PD Plan and PD Guide shall prevail and govern the development of the Property provided however that where the provisions of this PD Plan and PD Guide do not address a particular subject, the relevant provisions of the Larkspur Zoning Ordinance, as amended or any other applicable ordinances or regulations of the Town of Larkspur shall control. In the event of any conflict between the provisions of this PD Plan and PD Guide and the provisions of the Code of the Town of Larkspur, Colorado or any rules, regulations or ordinances of the Town, the provisions of this PD Plan and PD Guide shall control. In the event that provisions of this PD Guide conflict with the provisions of the Annexation Agreement for Bear View, then the more restrictive shall apply.

2.5 Enforcement

A. To further the mutual interest of the residents, occupants, and owners of the PD and of the public in the preservation of the integrity of the PD Plan, the provisions of this PD Plan and PD Guide relating to the use of land shall run in favor of the Town of Larkspur and shall be enforceable at law or in equity by the Town without limitation on any power or regulation otherwise granted by law.

B. Once approved, this PD Plan shall bind the development of the Property regardless of any change in ownership of the Property.

C. The development of Bear View shall be completed in phases, and adequate assurances have been made in the Annexation Agreement to provide for the timely payment of cash in lieu of land dedication.

D. The requirements of this Section are deemed separate, distinct from and are not met by the requirements for collateral to secure construction of public improvements contained in the Subdivision ordinance.

2.6 Vested Property Rights

APPROVAL OF THIS PLAN IS NOT A SITE SPECIFIC DEVELOPMENT PLAN AND DOES NOT CREATE A VESTED PROPERTY RIGHT PURSUANT TO SECTION 24-68-103, C.R.S., EXCEPT FOR THOSE USES APROVED AS EXISITNG DEVELOPMENT

2.7 Commitments

2.7.1 School Land Dedication
This is addressed in Section 6.7

2.7.2 Public Road Rights-of-Way-
This is addressed in Section 7.3.

2.7.3 Road Maintenance

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This is addressed in Section 7.4.

2.7.4 Water

This is addressed in Article 8.

2.7.5 Sanitary Sewer

This is addressed in Article 8.

2.7.6 Stormwater Management

Stormwater management will be provided on-site by the Owner. Drainage conveyances will be provided as necessary to serve the development. Drainage will be accommodated by surface drainage and storm sewer pipe as necessary. Water quality ponds and detention ponds will be provided as required and shall be designed at the time of Subdivision Plat or Site Plan. Per State law, there shall be no increase to the historic run-off rate onto adjacent property. At the time of the first Site Plan or Subdivision Plat for New Development which requires improvements, the applicant shall be required to prepare a Master Drainage Plan addressing these issues.

2.7.7 Easements

The following easements were disclosed in Schedule B-2 ALTA Commitment prepared by Land Title Guarantee Company dated 4/14/2009. The location of several of the easements have not been mapped due to the general nature of the easement descriptions.

- A. Right of way easement as granted to Mountain States Telephone and Telegraph Company in instrument recorded July 24, 1968. In Book 185 at Page 237 and 238.
- B. Right-of-way dedicated by the Denver and Colorado Springs Railroad Company, Inc. of Denver in Instrument Recorded December 2, 1987 in Book 763 at Page 784.
- C. Rights of way for and Rights of other to Old Territorial Road as shown on Assessor Map Number 2607-16 dated January 28, 2004.
- D. Terms, Conditions and Provision of Easement Agreement with Qwest Corporation recorded March 13, 2006 at Reception No. 2006080444.
- E. Utility easements as granted to the Mountain States Telephone and Telegraph Company in Instrument recorded July 24, 1966, Book 185 at Page 239 and 237.
- F. Utility Easement granted to the Mountain States Telephone and Telegraph Company in Instrument recorded January 26, 1984, in Book 506 at Page 195.G. Right of way as declared by the Denver and Colorado Springs Railroad Company Incorporated, of Denver in Instrument recorded December 2, 1987 in Book 763 at Page 784.
- H. 40 Foot right of Way disclosed in Instrument recorded July 23, 1976 in Book 292 at Page 830.
- I. Easements for Ingress and Egress as described in Deed recorded July 8, 1992 in Book 1068 at Page 878.
- J. Easements for Ingress and Egress as described in Deed recorded December 21, 1993 in Book 1169 at page 2442.
- K. Right of way for access across the Atchison, Topeka and Santa Fe Railroad.
- L. Right of way for Old Territorial Road as it affects Eastern portion of subject property,
- M. Terms, conditions and provision of permanent pipeline easement to Perry Park Water and Sanitation District Recorded March 17, 2004 at Reception No. 2004026604.
- N. Terms, conditions and provisions of easement agreement by and between

Joey D. Edge and Kari H, Edge and Qwest Corporation Recorded March 13, 2006 at Reception No. 2006020445.

All proposed utility and drainage conveyances which are not in rights-of-way will be placed in appropriate dedicated easements per Town requirements at the time of Subdivision Plat or by separate document at the time of Site Plan.

2.8 Required Written Documentation

In addition to the information contained within this agreement, the following materials have been provided to the Town and shall remain a part of the property records:

2.8.1 Legal Description of the Property

This has been provided and is attached in Exhibit I.

2.8.2 Evidence of Ownership

Evidence of the present ownership has been provided in the form of a current Title Insurance Commitment or Policy of no more than 30 days old in Exhibit H.

2.8.3 Adjoining Property Owner Notification

Notice by certified mail to the Names and addresses of adjoining property owners within five hundred feet (500') of the property perimeter including a notice of the rezoning request, narrative of the project concept have been provided and have been retained by the Town as part of the Property Records.

2.8.4 Notarized Affidavits

Notarized Affidavits verifying Posting, Mailing and Publications has been provided and is attached as Exhibit G.

2.8.5 Traffic Impacts

A preliminary traffic impact report has been submitted for Town review and is attached as Exhibit E. Current access to the Property is via Interstate 25 and the two frontage roads adjacent to I-25. Tenderfoot Drive will not be used for existing or future access except for accessing the existing structure for ARVC and the Owner agrees to install two way emergency gates on Tenderfoot as the road meets the Property line, to provide necessary emergency access only. The current access to the Property is impacted by the existing railroad crossing. The Annexation Agreement for Bear View outlines the timing of the future improvements relating to the Railroad crossing.

Future improvements to the Property will include the extension of Territorial Road into the Property and the utilization of Sky View Lane, a Douglas County public road, all in accordance with Section 7.3 of this PD Guide. A Transportation Master Plan shall be required to be submitted and approved by the Town prior to or concurrently with any application for New Development that addresses long term improvements required to adequately serve the New Development.

2.8.6 Development and Phasing

The development and development phasing of Bear View will adhere to the following procedure:

Initial Zoning to Planned Development (“PD”): Town Council approval of the Bear View PD shall grant PD zoning to the Property consistent with the PD Plan and PD Guide and . No uses other than Existing Development are permitted on the Property until Bear View has complied with other review and approvals as set forth below..

Preparation of Master Plans : Prior to any New Development requiring a Site Plan, the Owner shall prepare Master Plans. Once approved by the Town, the Master Plan shall provide review criteria and requirements for infrastructure improvements for all New Development applications for Site Plans. Master Plans mean, reports, studies and plans for the full build out of the Bear View PD for water, sanitary sewer, transportation, storm sewer and fire mitigation. Master Plans may include a phasing plan for ultimate improvements.

Site Plan: All New Development applications for development under this PD shall be subject to the Bear View Site Plan Procedures and Regulations pursuant to Exhibit L, herein.

Subdivision Plat: In addition to Site Plan approval, all New Development will obtain subdivision approval. Subdivision applications may be processed concurrently with a site plan application. The Town's subdivision procedures shall apply. Any subdivision application that is not in furtherance of New Development shall not be required to undertake the Master Plans listed above until Site Plan application.

ARVC Minor Plat: Notwithstanding the foregoing, Owner, on behalf of ARVC, has applied for a Minor Plat approval to create one lot for the ARVC site within PA 4 to permit the operation of its headquarters. This Minor Plat shall be exempt from the foregoing procedures.

2.8.7 Ability to Serve with Utilities

A narrative regarding the provisions of services necessary to serve the Property in accordance with Ordinance 3.99 is attached as Exhibit J. The narrative provided summarizes the existing utility services to the Property. The Master Plans required by 2.8.6 of this PD Guide shall provide long term requirements for New Development.

2.8.8 Provision of Water and Sanitation Facilities

A narrative regarding the provisions of existing services necessary to serve the Existing Development in accordance with Ordinance 3.99 is attached as Exhibit J. The Master Water and Sewer Plans required by this PD Guide shall provide long term requirements for New Development. Additionally, a will-serve letter from United Water and Sanitation District is attached as part of Exhibit J.

2.8.9 Fire Protection

The type and method of Fire Protection will be as required by the Larkspur Fire Protection District (“LFPD”). The Owner agrees to comply with all conditions imposed by the LFPD and the

Town's adopted Fire Code which shall be reflected in the Master Plan for Fire Mitigation and subsequent referral comments from LFPD..

2.9 Character of the Proposed Development and Relationship to Surrounding Land Uses

2.9.1 Compliance with the Town of Larkspur Master Plan

In all respects, the Property has been planned to conform to the Town of Larkspur's Comprehensive Master Plan specifically the following statements.

- The Property is within the defined Larkspur Planning Area: "The original Comprehensive Plan envisioned growth occurring near and within the existing Town boundaries [and] in the original 4,200 acre planning area... it is assumed that future growth in the Town of Larkspur will occur in the northern portion of the Town's new Planning Area" [page 2];
- The proposed land use preserves the open feeling to the extent possible. The western portions of the site main use as a camp ground with low impact recreational opportunities: "The extremely attractive vistas of the grass lands and buttes available to travelers on the Interstate 25 through this area constitute one of the Town's most significant assets...This asset can be protected to an extent by careful planning...an opportunity to preserve for the future the open feeling..."[page 8];
- This area is outside of the Larkspur Municipal Influence Area but is within the Larkspur Influence Area as defined by Douglas County; the area is also just south of the Town of Castle Rock's designated buffer zone.

2.9.2 Relationship to Surrounding Land Uses

The property is surrounded by land that is zoned as agricultural to the south, large lot rural residential or clustered large acreage lots to the west and Douglas County Open Space to the north. The east side of the property fronts the I-25 corridor and Atchison, Topeka and Santa Fe railroad.

2.10 Proposed Open Space

In accordance with Town of Larkspur Subdivision Ordinance 3.02, Article IV, the provisions for Land Dedication shall be met through cash in lieu of land fee which shall be paid as set forth in the Annexation Agreement for the Property. In addition to the required land dedication the development proposes private open space;and generous setbacks along the boundary of the Property are provided where the Bear View Property abuts a platted residential lot.

ARTICLE 3.0 THE BEAR VIEW PLANNING AREAS

3.1 Planning Areas Identified

The Bear View PD Planning Areas delineates the four (4) Planning Areas within the Property. The purpose of the Planning Areas is to identify the maximum square footage of development allowed within each Planning Area (inclusive of both Principal Uses Permitted by Right, Uses by Special Review and Accessory Uses), as well as the maximum number of camping sites allowed within each Planning Area. No permanent residential dwelling units are proposed in the Bear View PD except for one Caretaker Unit per Planning Area. Subject to the provisions of Section 3.4 below, the maximum number of camp sites and maximum square footage of development (not including any religious facilities) allowed within each such Planning Area shall be as set forth in the following chart (the "Planning Area Entitlements Chart").

3.2 The Planning Area Entitlements Chart

Planning Area and Proposed Development	Gross Area [Acres]	Maximum # of Camp Sites or RV Park Sites	Maximum square footage of Development for Principal Uses by Right (1)	Maximum square footage of Accessory Uses
PA-1 Bear View Village Center District	11.03	0	100,000 sq. ft.	35% of principal structures up to a maximum of 35,000 sq. ft.
PA-2 Bear View Outdoor Accommodations District	28.25	225	100,000 sq.ft.	35% of principal structures up to a maximum of 35,000 sq. ft.
PA-3 Bear View Center for Outdoor Education and Recreation District	29.9	175	50,000 sq. ft.	35% of principal structures up to a maximum of 17,500 sq. ft.
PA-4 Bear View Education, Recreation and Accommodations District	35.04	100 (2)	20,000 sq. ft. (5,000 sq. ft. shall be reserved for non-profit use offices)	35% of principal structures up to a maximum of 7,000 sq. ft.
TOTAL	104.23	500 (3)	270,000 sq. ft.	94,500 sq. ft.

(1) This chart does not address any use that may be approved by Special Review as provided for in this PD Guide. Maximum square footage including accessory uses, if any, approved by Special Review shall be determined at the time of the Site Plan or Special Use Approval.

(2) The campsites within PA 4 are primitive as that term is defined in the CCS.

(3) The total number of Campsites and the total non-residential intensity approved for development within the Planning Areas is the maximum development allowed for platting or construction. The actual number of Campsites or square feet of non-residential development may be less due to Site Plan or Subdivision requirements or other requirements of the Town.

3.3 Amendment to the PD

The Town and Owner are prohibited from unilaterally changing the provisions of the Bear View Plan and Guide. The Bear View PD shall follow the PD Amendment procedures found in Section 10.5 of the Larkspur Zoning Ordinance except for Sections 3.4, and 3.5 below.

3.4 Minor Modification to Planning Area Boundaries

The precise boundaries and locations of the Planning Areas will be established by the Subdivision and/or Site Plan process it being understood and agreed that there may be more than one such plan or plat submitted for a Planning Area. These boundaries and locations may be modified by Owner from the boundaries and locations shown for the Planning Areas on the PD Plan in connection with an application for a Site Plan or Subdivision Plat, without requiring any amendment to this PD Plan and Guide, provided that the total acreage of the Planning Area is not increased by more than twenty percent (20%). If any such change is made, Owner will submit to the Town Planner an amended PD Plan indicating which Planning Area(s) have increased in size and which Planning Area(s) have decreased in size. The Town Planner will cause the amended Bear View PD Plan indicating the revised Planning Areas to be recorded promptly in the real property records of Douglas County, Colorado and such amended map will replace in its entirety any previously recorded Bear View PD Development Plan indicated the Planning Areas. Any proposed change that involves a change in total acreage of a Planning Area which increases or decreases the size by more than twenty percent (20%) will require that the portion of the Bear View PD for which the change(s) are requested be modified. Such modification(s) will be presented to the Planning Commission and Town Council and will require approval by the Council as provided for in Section 10.5 Amendments of the Town of Larkspur Zoning Ordinance.

3.5 Transfer of Density between Planning Areas

The maximum number of Campsites, Lodging Units and/or non-residential square footage allowed in any Planning Area may be increased by the Owner by up to ten percent (10%) of the amount specified for such Planning Area in Section 3.2 above, without requiring an amendment to the PD Plan and PD Guide, provided that there is a corresponding decrease in the maximum number of Campsites, Lodging Units and/or square footage of permitted non-residential development in one or more of the other Planning Areas, so that the maximum number of cumulative number of Campsites, Lodging Units and/or non-residential square footage for the Revised 12-9-09

Bear View PD does not exceed the totals shown in Section 3.2 above Planning Areas Entitlements Chart. However, an overall reduction in the number of Campsites, Lodging Units or square footage shall not warrant an amendment to the PD Plan and Guide.

If such change is made, the Owner shall submit to the Town a revised PD Plan and PD Guide indicating the revised Planning Areas and Planning Area Entitlements Chart indicating which Planning Area(s) have increased in number of Campsites, Lodging Units or non-residential square footage and which Planning Area(s) have decreased in number of Campsites, Lodging Units and/or amount of square footage. In the event that such transfer is made between Planning Areas under separate ownership, all owners of land involved in the transfer shall execute an affidavit setting forth the description of the Planning Areas involved and the amount of density transferred. Such affidavit, duly signed and acknowledged, shall be submitted to the Town along with a revised PD Plan and PD Guide and Planning Area Entitlements Chart. The Town Planner shall cause such revised PD Plan and PD Guide including the revised Planning Area Entitlements Chart to be recorded promptly in the real property records of Douglas County, Colorado.

3.6 Allocation of Density by Owner

Within each Planning Area, Owner will have the right to allocate the allowed Campsites, Lodging Units within a permanent structure and/or non-residential square footage to parcels of land therein. Such allocations may be set forth in a deed, deed of trust, plat or other document signed by Owner and recorded in the real property records of Douglas County, Colorado. Once so allocated, such densities may be reallocated by Owner (in the same manner as set forth in the previous sentence) only with the consent of the owner of the land to which the densities have been allocated, or, in the case of an allocation set forth in an unreleased deed of trust signed by Owner, the consent of the beneficiary of such deed of trust. Owner may, from time to time, assign the right to allocate the densities within any Planning Area to any owner of land within the Property, or to a lender, by a written assignment signed by Owner and recorded in the real property records of Douglas County, Colorado. The assignee will have all of the rights of Owner under this section with respect to such Planning Area. When any allocations or assignments are made by Owner it will provide the Town with a table, signed by Owner, establishing the then status of all such allocations and assignments within the particular Planning Area and, upon request of the Town, will provide the Town with copies of the recorded documents, which establish same.

3.6 Tracking of Density Use

When any Site Plan or Subdivision Plat is submitted, it must contain a cumulative table showing the number of Campsites, RV Park sites, Lodging Units used and remaining as well as a cumulative table showing the gross square feet of non-residential area used and remaining within the Property.

ARTICLE 4.0 Planned Development Planning Areas

4.1 Uses within Planning Areas

Intent. The intent if the Bear View PD is more than just the expansion of the existing campground. It affords the opportunity for the development of a recreational, educational and

informational curriculum and the supporting services and goods designed to expose families and children to a wide range of outdoor recreational opportunities and to teach them to enjoy these activities in a thoughtful, responsible and sustainable manner. The Bear View PD provides the physical platform from which to undertake the mission of "The Outdoor Experience". All land uses and improvements proposed under this PD shall demonstrate conformance with this intent statement.

By providing new facilities within the Bear View PD and through working with leading outdoor recreational non-profit organizations such as Outward Bound, Leave No Trace, International Mountain Bicycling Association, Colorado Mountain Club and similar organizations, The Outdoor Experience seeks to create a recreational camping experience in a resort-like setting providing the convenience goods, services and amenities to make the Outdoor Experience, whether it be camping at a primitive tent site or in the comfort of a lodge, a lasting responsible recreational experience.

The Bear View PD provides the ability to expand the facilities, provide physical upgrades, create an educational program and support a staff that lives by the principles of responsible recreation and environmental stewardship. Bear View PD will be a first class experience in the middle of nature that will leave guests with lasting information on how to responsibly enjoy outdoor recreation. For guests who wish to spend their entire vacation on the grounds, there will be access to open space, recreational activities, educational and cultural programs, specialized retail catered toward goods and services for the Outdoor Experience, demonstrations and hands on experience opportunities of new state of the art products and special events all about healthy fun in the outdoors.

The goals and objectives of the Bear View PD are:

- To provide an attractive and logically planned Campground resort to include a wide range of camp sites including RV sites, tents sites, cabins and casitas, recreational amenities and support services and facilities including Event Lawns and centers;
- To provide a location for needed office and management support for ARVC and related outdoor oriented non-profit organizations and agencies;
- To provide a centrally located area with easy access and visibility from I-25 to learn all about the outdoors and provide an opportunity to purchase goods and services that support outdoor activities;
- To provide a retail center that provides goods and services for area visitors and the traveling public that augments goods and services traditionally found within the core of Larkspur including a Welcome Center, Recreational Center and commercial services that support activities on site; and
- To design and develop the Property while maintaining, to the extent practicable, existing topography and native landscaping.

The Bear View PD Plan, Exhibit A, delineates the various Planning Areas located within the Property. Section 4.3 sets forth the uses that are allowed within each of the Planning Areas. Land Uses within each Planning Areas are defined as Principal Uses, Accessory Uses, Uses Permitted by Special Review, Uses Permitted by Special Use Permit, and Temporary Uses. This section also defines uses that because of their character or type are permitted throughout the Bear View PD. All of these categories are defined below.

4.1.1 Principal Uses Permitted by Right

Principal uses, as set forth below for each PD Planning Area, are permitted anywhere within the designated Planning Areas, subject to approval of a Site Plan or Subdivision Plat, and issuance of a building permit. Site Plans will be required for all New Development including temporary structures and Campsites. Infrastructure improvements and infrastructure facilities are permitted throughout the Bear View PD.

Existing Development and improvements to as defined in 4.1.13 of the PD Guide are also Principal Uses Permitted by Right.

4.1.2 Accessory Uses Permitted by Right

Accessory Uses are permitted only if they are clearly subordinate to the principal use. They may constitute no more than 35% of the principal structure and will be constructed concurrently with, or subsequent to the construction of the principal structure.

4.1.3 Uses Permitted by Special Review

A Use Permitted by Special Review may be allowed in accordance with the Section 12 of the Larkspur Zoning Ordinance- Uses by Special Review. The review process set forth in the Town of Larkspur Zoning Ordinance, Article II, Section 12 allows these types of uses if the location and the site proposed for the use is appropriate, the use is consistent with the Town of Larkspur Master Plan; the use does not result in an over-intensive use of land; the use will not require a level of community facilities and services greater than that which is available; the use will not result in undue traffic congestion or traffic hazards; the use will not cause air, water or noise pollution; and the use is adequately landscaped buffered and screened. Special Review Uses require approval by the Town Council upon recommendation by the Larkspur Planning Commission.

4.1.4 Uses Permitted by Special Use Permit

There are some activities of a limited duration that due to possible noise, lights or traffic congestion will require prior Town approval of the event. In such circumstances the Owner must obtain a Special Use Permit from the Town. A Special Use Permit shall be required for any event open to the public wherein amplified live or recorded music is used and/or the event operates before 8:00 am and/or after 9:00 pm. Conditions of approval may include, but shall not be limited to:

- the need for extra security personnel for any such event
- off-site parking requirements
- water stations number and location
- traffic control measures
- sanitary sewer needs
- any other condition reasonably required by Town

Nothing herein shall prohibit the Town for issuing seasonal permits for on-going semi-regular events on the Property at the Town's discretion.

4.1.5 Prohibited Uses

No Outdoor Storage of any kind is allowed, including, but not limited to RV storage. ATV and motorized dirt bike trails are not permitted within the Bear View PD.

4.1.6 Temporary Uses

Temporary uses are allowed in all Planning Areas as provided in the Section 16 of the Town of Larkspur Zoning Ordinance with the following exceptions and additions. Section 16.3, A. does not apply. Temporary structures for events and educational seminars are an allowable temporary use in all Planning Areas, provided that no temporary structure shall remain for a period exceeding 21 days. Any temporary outdoor use involved in the sale of goods shall obtain a business license from the Town as required by Ordinance 7.52.

Notwithstanding the foregoing, Recreational Vehicles or similar vehicles shall be used for overnight accommodations and the term of rental shall not exceed 29 days.

4.1.7 Mandated Uses

Any use mandated by applicable federal or state law will be classified as a Principal Use Permitted by Right as required by such law notwithstanding anything to the contrary herein contained. Religious institutions are permitted in all Planning Areas under the established provisions of State and Federal Law, provided that their traffic impacts can be accommodated by the existing roads or otherwise mitigated and that sufficient off-street parking is provided on-site.

4.1.8 Alternative Energy Technologies

Alternative energy technologies; including but not limited to roof or ground mounted solar arrays and solar voltaic systems; and geo-thermal wells, grids or ponds that serve more than a single structure are Principal Uses Permitted by Right throughout the Bear View PD and may be constructed as a Principal Use Permitted by Right within any Planning Areas so long as such a use does not create an unreasonable impact of noise, odor or visual impact to any adjacent property or otherwise preclude adjacent properties from the same rights.

Use of the aforementioned technologies on individual properties/structures, to serve the individual structure is a Principal Use Permitted by Right in all Planning Areas.

4.1.9 Lakes, Ponds, and Water Courses

Irrigation, water quality, and/or recreational lakes, ponds, or swimming pools are Principal Uses Permitted by Right permitted in all Planning Areas. All such features shall be indicated at the time of Site Plan. The Drainage Plan shall address the treatment of these facilities and impacts, if any on the drainage/storm water system. Public swimming pools with a water surface greater than 59' x 75' (Junior Olympic size) must acquire a Use Permitted by Special Review if the water is proposed to drain into the sanitary sewer system. Site Plan and Drainage Plan approval is required if the swimming pool is proposed to drain into the drainage/storm water system.

4.1.10 Utilities/Infrastructure

All utilities and facilities common to and required for this type of development including but not limited to Utility Service Facilities, Water Facilities, Sanitary Sewer Facilities, and Drainage
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Facilities are Principal Uses Permitted by Right throughout the Property. Conveyance of all utilities and facilities shall be in accordance with Ordinance 5.23 of the Larkspur Municipal Code.

4.1.11 CMRS facilities

Antennas and cell sites shall be subject to any ordinances lawfully adopted by the Town in accordance with the federal Telecommunications Act of 1996 and any other applicable county, state, or federal law. CMRS facilities shall be utilized only to the extent necessary to ensure working cell phone coverage and WI-FI connections throughout the Bear View PD and shall be considered Principal Uses Permitted by Right in all Planning Areas.

4.1.12 Recreational Amenities as an Accessory Use Permitted by Right

The following Accessory Uses Permitted by Right are permitted in all Planning Areas:

- Parks, (public or private) playgrounds, trails, picnic shelters, fire pits, swimming pools and like outdoor amenities customarily incidental to the outdoor experience at a recreational resort.
- Public and quasi public facilities including civic, charitable, political, fraternal and social organizations.

4.1.13 Existing Development

The existing uses and improvements set forth in the Bear View Existing Development book on file in the Town Clerk's Office shall be permitted to continue to operate as Existing Development. These existing uses are also Principal Uses Permitted by Right under the Bear View PD

Existing Development shall be in conformance with all applicable requirements of the Colorado Department of Health and Environment regarding the water system not later than May 1, 2010 and shall thereafter maintain compliance with the CDHE. Existing Development shall maintain its conformance with Tri-County Health Department regulations regarding existing ISDS. Existing campground improvements shall be brought into conformance with the applicable portions of the CCS as defined in Article I of this PD Guide, as improvements to the existing campground continues but in no event later than two (2) years after approval of the Bear View PD.

4.1.14 Uses Not Specifically Provided For

When a proposed use is not specifically enumerated, it may still be allowed if deemed to be similar to an enumerated use by the Town Planner. This applies to all types of uses described above.

4.1.15 Reference to Town Code

Any use specific criteria, parking requirement or dimensional standard not specifically addressed within this PD Guide will be regulated by the Town Zoning Ordinance in effect at the time of development.

4.2 PD Planning Areas Purpose

The following PD Planning Areas are hereby created for the PD Zone District and are illustrated on the PD Plan. All uses allowed within the Bear View PD and specifically enumerated in individual Planning Areas are allowed subject to the provisions this Article 4 and 5 and the applicable provisions of Article 6 of this PD Guide

4.2.1 Purpose of the Planned Development Zone District

The PD Plan and PD Guide and the respective land use categories defined herein provide flexibility to accommodate a wide range of outdoor commercial accommodations, lodging, recreational amenities, and goods and services than what can be accomplished through strict application of the Larkspur Zoning Ordinance. The land uses identified in this Article allow flexibility to respond to market conditions particularly with respect to outdoor recreational needs and amenities.

4.3 Planning Areas Created

The PD Zone District creates Planning Areas for the Bear View PD and are shown on Exhibit A – PD Plan. Specific uses and dimensional standards for each Planning Area are hereby created for the Project:

4.3.1 PA-1 Bear View Village Center.

This Planning Area is intended to accommodate Lodging Units, and anticipated commercial and retail services for visitors and overnight guests and is intended to complement existing retail and commercial establishments within the Town of Larkspur.

4.3.1.1 Principal Uses Permitted by Right

- Retail/service business of less than 6,500 sq. ft. per structure engaged primarily in the sale or rental of goods and services to resort guests and the travelling public. Permitted uses shall be consistent with the Town of Larkspur C- Commercial District, except that the following uses are prohibited:
 - Mini Warehouses
 - Single-Family Residences
- Automobile service stations with or without a single bay automated car wash.
- Notwithstanding the language of the C- Zone, garage repair defined as RV repair and accessory storage or parking of RV which are awaiting service or pick-up, but excluding auto body and paint shops and storage of junk vehicles provided that any such facility is no larger than 3 service bays.
- Notwithstanding the language of the C-Zone, offices used for the transaction of business, professional, or limited medical services and activities including, without

limitation, concierge services, non-profit organizations, travel agents, and other office uses deemed to be of similar impact by the Town, provided that no single office is greater than 2,000 square feet.

- Free standing orientation center, classrooms, meeting rooms, reception areas, theatre, and banquet facilities with capacity of less than 250 guests.
- Notwithstanding the language of the C- Zone , restaurant, means one- free standing, full-service facility but in no instance shall include a drive-thru facility.
- Day care centers and facilities serving 6 or more children.
- Recreation, cultural and educational facilities including museums, clubhouses, within a structure or open.
- RV Vehicle wash facility.
- Lodge (provided a Lodge is not already constructed in PA 2).
- RV Sales and Leasing- total area shall not exceed 4 acres. (provided a RV Sales and Leasing facility is not already constructed in PA 2).
- All principal permitted uses listed in Section 4.1 of the PD Guide.

4.3.1.2 Accessory Uses Permitted by Right, in addition to those listed in 4.1 of this PD Guide.

- Uses that are customarily incidental to any of the permitted principal uses and are located on the same lot.
- Parking for the principal use.
- Swimming pools, patios, pavilions, and recreation facilities customarily incidental to resort accommodations.
-
- Library or reading rooms.
- One caretaker unit for this Planning Area.

4.3.1.3 Uses Permitted By Special Review

The following Uses Permitted by Special Review, shall be allowed, subject to compliance with the Use Permitted by Special Review Process set forth in Article II, Section 12 of the Town of Larkspur Zoning Ordinance and Section 4.1.3 of this PD Guide:

- Stand alone conference center, classrooms, meeting rooms, reception areas, theatre, and banquet facilities that accommodate more than 250 seats/guests.
- Swimming pools greater than 59' x 75' in water surface area.
-
- Any Uses Permitted by Special Review listed under the C- Commercial Zone District of the Town.

4.3.1.4 Development Standards for Planning Area 1

1. Development must be located with the existing topography in mind and shall minimize disruption to existing terrain, vegetation, drainage patterns, natural slopes and any other distinctive natural features. Landscaping, planting, the construction of berms, and the like may be used to preserve views and provide an appealing image from the Interstate-25 corridor.
2. The design and siting of all structures shall protect and preserve natural features and landmarks and shall minimize the visual impact from Interstate I-25 and the immediately adjacent neighborhoods.
3. Every lot fronting on Sky View Lane within this Planning Area shall provide a defined edge treatment with clearly defined driveway entrances.
4. Entrance drives shall be readily observable to the first time visitor.
5. All development including buildings, walls and fences shall be so sited to:
 - Provide ADA compliant sidewalks at least five feet (5') in width providing main access to public facilities and three feet (3') to secondary access points and private entries;
 - Provide either a build-to-edge or a densely planted landscaped area at least ten (10) feet in width, at the front property line of any use and any outdoor parking or service area.
 - All trash collection areas shall be screened, and protective fencing shall be provided around hazardous areas. All trash dumpsters shall be designed to deter animals from entering the trash dumpster.
6. In addition to these standards, all development shall comply with the applicable provisions of Article 6 of this PD Guide.

4.3.2 PA-2 Bear View Outdoor Accommodations.

The intent of this PD Planning Area is to provide a wide range of Outdoor Accommodations and supporting recreational and resort-like amenities for the overnight guest in a predominantly rural setting.

4.3.2.1 Principal Uses Permitted by Right

- Outdoor Accommodations not to exceed 29 days.
- Recreation, cultural and educational facilities including club houses, public or private, within a structure or open for the use of overnight guests.
- Ranger Station (Outdoor Accommodations check-in. Structure, not to exceed 2,000 sq. ft.).
- Lodge (provided a Lodge is not already constructed in PA 1).
- RV Sales and Leasing- total area shall not exceed 4 acres. (provided a RV Sales and Leasing facility is not already constructed in PA 1). The location of an RV Sales and Leasing facility within PA 2 shall be adjacent to the existing Bear Dance maintenance facility.
- All Principal Permitted Uses by Right listed in Section 4.1 of the PD Guide.

4.3.2.2 Accessory Uses Permitted by Right in addition to those in 4.1 of this PD Guide

- Active or passive recreational areas.
- Uses that are customarily incidental to any of the permitted principal uses and are located on the same lot.
- Parking for the principal use.
- Pavilions.
- Facilities, both public and private, open or covered, (and which may include related and accessory uses, such as snack bars and restroom facilities, instruction, equipment storage and maintenance facilities), including, but not limited to, swimming pools, cabanas, disc-golf courses, ball fields and courts, playfields and playgrounds, trails, docks and passive recreational and open space areas. Structures for these facilities shall not exceed 5,000 sq ft per building.
- Restrooms, washrooms and laundry facilities.
- Concierge facilities.
- Recreational Amenities customarily incidental to the outdoor experience at a recreational resort and of similar impact to the uses listed above.
- One caretaker unit for this Planning Area.
- Fire pits or similar apparatus approved, permitted and inspected by the LFPD.
- Retail firewood sales (within Ranger Station)

4.3.2.3 Uses Permitted by Special Review

The following Uses Permitted by Special Review and those listed in 4.1 of this PD Guide shall be allowed, subject to compliance with the Use Permitted by Special Review Process set forth in Article II, Section 12 of the Town of Larkspur Zoning Ordinance and Section 4.3.3.3 of this PD Guide:

- Private Storage Units
- Swimming pools greater than 59' x 75' in water surface area

4.3.2.4 Development Standards for Planning Area 2

1. Development must be located with the existing topography in mind and shall minimize disruption to existing terrain, vegetation, drainage patterns, natural slopes and any other distinctive natural features.
2. The CCS shall apply to all new development of Campsites.
3. Residential platted lots adjoining the campground where no fence exists shall be screened by a fence with a minimum height of six (6) feet, unless an adequate setback is provided. Adequacy of setback should be determined by the Town Council or its designee. Any fencing to be installed by the Owner shall be "wildlife friendly."

4. Recreational Vehicle, or similar vehicle shall not be used for a residential dwelling unit, (except for a Caretaker Unit) accessory building, home occupation or other use and no business shall be conducted within such equipment while parked.
5. All trash collection areas shall be screened, and protective fencing shall be provided around hazardous areas. There shall be no outside storage of any trash or garbage, no matter how briefly (e.g., overnight), at any campsite, unless it is contained within individual or community bear-proof containers which meet North American Bear Society, CDOW, or U.S. National Park Service specifications.
6. No outside storage is allowed at any Campsite unless incidental to the use such as bicycles, BBQ's, picnic tables, temporary shade structure, gear boxes and like items.
7. Access to common facilities such as water pumps, comfort stations and laundry facilities, shall be ADA accessible.
8. Streets, walkways, buildings, comfort stations and other areas or facilities subject to nighttime use shall be lighted for safe nighttime use, all lights shall be IES full cut off lights in accordance with the Lighting Standards contained herein
9. Generators shall not be operated in individual Campsites between the hours of 9:00 pm to 7:00 am.
10. Owner shall at all times provide on-site management of the Campground. Management shall be responsible for enforcing the Colorado Camping Standards, and all campground rules including but not limited to the restricting occupancy within the campground to not more than 29 days. Camp management shall meet with the Town Council or its designee as requested by the Town but not less than semi-annually to discuss on-going camping issues.
11. In addition to these standards, all development shall comply with Article 6 of this PD Guide as applicable.

4.3.3 PA-3 Bear View Center for Outdoor Education and Recreation Planning Area.

The purpose of this Planning Area is to provide a centralized education and recreational area devoted to learning all about the outdoors and provides an opportunity to purchase goods and services that support outdoor activities in addition to providing a full range of campsites.

4.3.3.1 Principal Uses Permitted by Right

- Outdoor Accommodations not to exceed 29 days.
- Temporary structures not to exceed 200 square feet per structure for events and event-related retail sales, including but not limited to farmers markets;
- Recreation Centers, cultural, and educational facilities including museums, clubhouses, public or private, within a structure of less than 10,000 sq. ft. or open.
- Events lawn- no permanent structures are permitted. A Special Use Permit may be required for events in accordance with 4.1.4 of this PD Guide.
- Ranger Station (Camping check-in structure, not to exceed 2,000 sq. ft.).
- Day care centers and facilities serving 6 or more children.
- All Principal Uses Permitted by Right listed in Section 4.1 of the PD Guide.

4.3.3.2 Accessory Uses Permitted by Right in addition to those in 4.1 of this PD Guide

- Uses that are customarily incidental to any of the Principal Permitted Uses by Right and are located on the same lot.
- Active or passive recreational areas
- Pavilions.
- Facilities, both public and private, open or covered, (and which may include related and accessory commercial uses, such as snack bars and restroom facilities, instruction, equipment storage and maintenance facilities), including, but not limited to, swimming pools, cabanas, disc-golf courses, ball fields and courts, playfields and playgrounds, trails, docks and passive recreational and open space areas. Structures for these facilities shall not exceed 5,000 sq ft per building.
- Restrooms, washrooms and laundry facilities.
- Concierge facilities.
- Recreational Amenities customarily incidental to the outdoor experience at a recreational resort and of similar impact to the uses listed above.
- Concierge and guest support services
- One Caretaker Unit for this Planning Area.
- Horse/livestock corrals or stables accessory to the Events Lawn or Events Center in accordance with the Development Standards of 4.3.3.4 and applicable regulations of Tri-County Health Department.
- Fire pits or similar apparatus approved, permitted and inspected by the LFPD.
- Retail firewood sales (within Ranger Station).

4.3.3.3 Uses Permitted by Special Review

The following Uses Permitted by Special Review shall be allowed, subject to compliance with the Uses Permitted by Special Review process set forth in Article II, Section 12 of the Town of Larkspur Zoning Ordinance and Section 4.1.3 of this PD Guide:

- Event Centers designed and constructed to provide education and entertainment venues within a permanent structure or to provide permanent seating or structural improvements to an outdoor venue. Total square footage of all Event Centers shall not exceed 125,000 square feet. Specific events within Event Centers may be required to obtain a Special Use Permit in accordance with 4.1.4 of this PD Guide.
- Retail establishments in which at least 75% of the sales floor area of each establishment is devoted to one or more of the following outdoor activities: camping, hiking, mountaineering, fishing, biking, winter sports, water sports or hunting or other similar outdoor activities. However one retail establishment not exceeding 25,000 sq. ft. is permitted as a Use by Special Review.
- Commercial Parking Lots used in connection with the Event Center or Event Lawn.

- Stand alone conference center, classrooms, meeting rooms, reception areas, theatre, and banquet facilities that accommodate more than 250 seats/guests.
- Recreation Centers, cultural, and educational facilities including museums, clubhouses, public or private, within a structure in excess of 10,000 sq. ft.
- Swimming pools and splash parks greater than 59' x 75' in water surface area.
- Private Storage Units.

4.3.3.4 Development Standards for Planning Area 3

1. Any Commercial Structure, with the exception of the natural amphitheater, shall be located within the Building Envelope for Planning Area 3 as indicated on the PD Plan.
2. Horse and livestock corrals for Event Center of Event Lawn must be set back a minimum of fifty (50') from all property lines. If the property is on an individual septic system, no horses or livestock shall be permitted on any lot that is not five (5) acres or greater and no corral shall be placed upon the designated leaching field.
3. Development must be located with the existing topography in mind and shall minimize disruption to existing terrain, vegetation, drainage patterns, natural slopes and any other distinctive natural features. Landscaping, planting, the construction of berms, and the like may be used to preserve views and provide an appealing image from the I-25 corridor
4. In addition to these standards, all development shall comply with Article 6 of this PD Guide as applicable.
5. All Outdoor Accommodations shall comply with the development standards enumerated in 4.3.2.4: Development Standards of this PD Guide.

4.3.4 PA-4 Bear View Education, Recreation and Accommodations Planning Area.

This PD Planning Area provides for office and management support for ARVC and related non-profit outdoor oriented organizations and agencies. The Planning Area is also envisioned for museums and cultural facilities that serve to educate visitors about the history of camping and how people have historically lived and enjoyed the outdoors. This Planning Area also provides a wide range of outdoor recreation experiences and accommodations.

4.3.4.1 Principal Uses Permitted by Right

- Recreation, cultural and educational facilities including club houses, public or private, within a structure or open.
- Offices for non-profit groups and agencies (limited to a total of 5,000 sq.ft.)
- Outdoor Daily Uses, including but not limited to hiking and biking trails, obstacle courses, rope courses and archery range.
- Riding stables meeting the requirements of Tri-County Health Department
- Day care centers and facilities serving 6 or more children.
- Ranger Station (Camping check-in structure, not to exceed 2,000 Sq. ft)
- Outdoor Accommodations not to exceed 29 days provided that all of the Campsites are "primitive" as defined by the CCS.

4.3.4.2 Accessory Uses Permitted by Right in addition to those in 4.1 of this PD Guide

- Uses that are customarily incidental to any of the Principal Permitted Uses and are located on the same lot.
- Active or passive recreational areas, pavilions, or facilities, both public and private, open or covered, (and which may include related commercial uses, such as a clubs, restaurants, snack bars and restroom facilities, instruction, equipment storage and maintenance facilities), including, but not limited to, swimming pools, cabanas, golf courses, ball fields and courts, playfields and playgrounds, trails, docks and passive recreational and open space areas not to exceed 5,000 sq ft per structure.
- Restrooms, washrooms and laundry
- Concierge facilities.
- Retail establishments wholly contained within a Professional office use and occupy less than 35% of the square footage of the Office structure.
- One caretaker unit for this Planning Area.
- Fire pits or similar apparatus approved, permitted and inspected by the LFPD.
- Recreational Amenities customary incidental to the outdoor experience.
- Retail firewood sales (within Ranger Station).

4.3.4.3 Uses Permitted by Special Review

The following Uses Permitted by Special Review and those listed in 4.1 of this PD Guide shall be allowed, subject to compliance with the Uses Permitted by Special Review process set forth in Article II, Section 12 of the Town of Larkspur Zoning Ordinance and Section 4.1.3 of this PD Guide:

- Private Storage Units
- Swimming pools greater than 59' x 75' in water surface area.
- Professional Offices for non-profit groups and agencies in excess of the 5,000 sq. ft. permitted as a Principal Permitted Use.

4.3.4.4 Development Standards

1. Any Campground shall comply with the development standards enumerated in 4.3.2.4: Development Standards of this PD Ordinance.
2. Any commercial structures, with the exception of the existing ARVC site shall be located within the Building Envelope for Planning Area 4 as indicated on the PD Plan.
3. Horse and livestock corrals must be set back a minimum of fifty (50') from all property lines. If the property is on an individual septic system, no horses or livestock shall be permitted on any lot that is not five (5) acres or greater and no corral shall be placed upon the designated leaching field.

4. Development must be located with the existing topography in mind and shall minimize disruption to existing terrain, vegetation, drainage patterns, natural slopes and any other distinctive natural features. Landscaping, planting, the construction of berms, and the like may be used to preserve views and provide an appealing image from the I-25 corridor

5. In addition to these standards, all development shall comply with Article 6 of this PD Guide as applicable.

ARTICLE 5.0 DIMENSIONAL REQUIREMENTS

5.1 Dimensional standards

5.1.1 Dimensional Standards for each Planning Area. The following standards apply:

Planning Area	Acres	Minimum Lot Size or Area	Min. Width	Permanent building setbacks as measured from lot line or a public street or Planning Area boundary if no lot line exist *			Max. Lot or Planning Area Coverage (%)	Max. Bldg. Size	Max. Height
				Front	Side	Rear			
PA-1 Bear View Village Center District	11.03	5,000 sq. ft.	50 ft	10 ft	5 ft	15 ft	60	6,500 sq. ft except for lodging use	35 ft
PA-2 Bear View Outdoor Accommodations District	28.25	10 acres per designated camp/RV area; 5,000 sq. ft for all other uses.	Campsites per CCS. 50 feet for all other uses	Required setbacks shall be according to the Town Building Code			35	5,000 square feet	35 ft
PA-3 Bear View Center for Outdoor Education and Recreation District	29.90	2,500 sq. ft.	Campsites per CCS. 50 ft. for all other uses	25 ft	10 ft	10 ft	50	25,000 sq. ft. unless Special Use approval for Event Center	35 ft
PA-4 Bear View Education, Recreation and Accommodations District	35.05	1 acre	Campsites per CCS. 50 feet for all other uses	Required setbacks shall be according to the Town Building Code			50	n/a	35 ft

* Notwithstanding the foregoing, Sheet 3 of the PD Plan delineates a separate setback from all development property boundaries that share a common boundary with an existing subdivision ("Subdivision Setback"). This Subdivision Setback is based on existing topography and existing landscaping as well as horizontal distances from adjacent lots. Within this Subdivision Setback there shall not be any permanent structures or RV Park development. Permitted uses within the Subdivision Setback may include active or passive recreation, trails, campsites defined as primitive in the CCS, fences and fire breaks approved by the Larkspur Fire Protection District.

5.2 Specific Setbacks for Campgrounds

5.2.1 Setbacks/Separation from adjoining uses

The perimeter setback along the perimeter property line of the site shall be 40 feet unless modified by the Subdivision Setback as set forth on Sheet 3 of the PD Plan.

5.2.2 Setback from interior roads

All Campgrounds and structures, whether temporary or permanent shall be setback 18 ft. from all interior public or private roads.

5.2.3 Setback from exterior and public streets

The required setback for Campgrounds and structures from exterior and public streets shall be 25 feet. The minimum building setback along all Federal, State, Major Town or County arterial highways, shall not be less than 40 feet; and from railroads shall not be less than 25 feet as measured from the existing or proposed right-of-way.

For the purpose of this PD, the minimum landscape area along Sky View Lane shall be 15 feet. From Territorial Road the minimum landscape area shall be 15 feet for PA-1 and 20 feet for PA -3 and PA-4; and from Tenderfoot Drive the minimum landscape area shall be 15 feet

5.2.4 Separation between RV pads

The minimum separation between RV pads is 10 feet which may be accommodated in the designated RV site.

5.3 Measurement of Setbacks

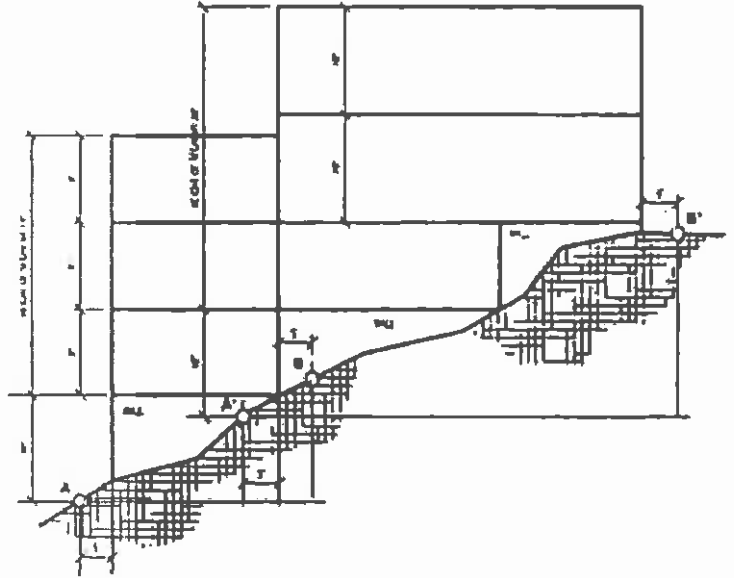
- Cornices, canopies, eaves, fireplaces, wind walls or similar architectural features may extend into a required yard setback not more than three (3) feet.
- Fire escapes may extend into a required yard setback not more than six (6) feet.
- Open unenclosed, uncovered porches, patios and decks less than 30 inches above ground level may extend into any required setback. If between 30 inches and four (4) feet above ground level it may extend into a required front and rear yard setback a maximum of six (6) feet. The required side yard setbacks must be met.
- Open unenclosed, uncovered patio, decks and porches greater than four (4) feet above ground level shall no extend into a required setback more than three (3) feet.

- Setback requirements shall be measured from the front, rear and side parcel boundary lines to the front, rear and side setback lines.

5.4 Maximum Height of Buildings

- The maximum height of any structure is specified in the above chart. Building Height shall be measured according to the International Building Code as adopted by the Town of Larkspur. [See illustration on the following page.]
- The height limitations of this PD shall not apply to church spires, belfries, cupolas, penthouses or domes not used for human occupancy, to chimneys, ventilators, skylights, water tanks, silos, parapet walls, cornices without windows, antennas, cell towers, utility poles, solar collectors, and necessary mechanical appurtenances usually carried above the roof level. However, the height of antennas used for noncommercial purposes, such as ham radio, television, or citizen bands shall be no greater than the distance to the nearest property line.
- All roof mounted equipment shall be properly screened. Solar collectors and heaters are exempt.
- It shall be unlawful to construct, build, establish, or continue to maintain any building, tree, chimney, flag pole, wires, tower or other structure or appurtenance thereto which may constitute a hazard or obstruction to the safe navigation, landing and takeoff of aircraft at a publicly used airport under the regulation of the appropriate United States Civil Aeronautics Authority.

- #3 The height of a stepped or terraced building is the maximum height of any segment of the building



The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

ARTICLE 6.0 SUBSTANTIVE LAND USE PROVISIONS AND STANDARDS

6.1 Drainage

6.1.1 Drainage Plan

Prior to or as part of the first application for a Site Plan or Subdivision Plat for New Development for the Property, a Master Drainage Plan for the entire property shall be submitted for review and approval by the Town Engineer. Site-specific drainage plans shall also be submitted with subsequent Subdivision Plats or Site Plans. Any Site Plan, Subdivision Plat or other development shall comply with the Master Drainage Plan for the Property.

6.1.2 Clean Water Act

In the event that a discharge permit under the Clean Water Act or any other discharge permit is required by a federal, state, or local governmental agency, the Owner shall be responsible for obtaining such permit.

6.1.3 Ownership of Drainage Facilities

Ownership and maintenance for all drainage facilities will be determined at the time of Subdivision Plat or Site Plan.

6.2 Lighting Standards

6.2.1 Purpose of Lighting Standards

The Project shall utilize lighting techniques that minimize the impact of lighting on the night sky. Exterior lighting shall be used for purposes of identification, security and safety, and illumination in areas of pedestrian circulation and vehicular traffic. These standards apply to all development within the Bear View PD. The purposes of the lighting standards are as follows.

- Promote safety and security;
- Reduce the escalation of night-time light pollution;
- Reduce glaring and offensive light sources;
- Provide clear guidance to builders and developers;
- Encourage the use of improved technologies for lighting;
- Conserve energy; and
- Prevent inappropriate and poorly designed or installed exterior lighting.

6.2.2 General Standards

The Project shall adhere to the following:

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- Neither the direct nor reflected light from any light source may create a traffic hazard to operators of motor vehicles on public roads, nor may colored lights be used in such a way as to be confused or construed as traffic control devices. Background spaces, such as parking lots and circulation drives, shall be illuminated to be as unobtrusive as reasonably possible while meeting the functional needs of safe circulation and of protecting people and property.
- The style of light standards and fixtures shall be consistent with the style and character of the Bear View PD. Poles (if other than wood) shall be anodized or coated to minimize glare from the light source.
- Light sources must minimize contrast with the light produced by surrounding uses, and must produce an unobtrusive degree of brightness in both illumination levels and color rendition. The light source must be a white or pale yellow color. Colored lights are not allowed, except for seasonal ornamental lighting.
- Light sources shall be downcast, concealed, and shielded, and shall feature sharp cut-off capability to minimize up-lighting, spill-lighting, glare, and unnecessary diffusion onto adjacent property.
- Except as otherwise allowed for herein, all lighting (including, but not limited to street, parking lot, security, walkway and building) shall conform with the Illuminating Engineers Society (IES) criteria for true cut-off fixtures (90% of fixture light out-put within the 0-60° range from vertical). If the bulb position within a fixture is vertical, all lights must be retrofitted with shielding in a manner such that the light conforms to IES criteria for true cut-off fixtures as defined herein. Any or all of the following may be required:
 - A high socket mount,
 - A translucent fixture lens,
 - An opaque coating or shield on a portion of the perimeter of the lens, or
 - Other industry accepted measures to ensure that the fixture IES
- Classification as a true cut-off is not compromised.
- No casting of light outside the property boundary.
- Maximum on-site lighting levels shall not exceed ten (10) foot-candles, except for loading and unloading platforms. For reasons of security, a maximum of 1.5 foot-candles at entrances, stairways, and loading docks is permitted unless required by any federal, state, or local jurisdiction.
- All lights except those required for security as provided herein, must be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to the commencement of business hours.
- Light levels measured at twenty feet (20') beyond the property line of the development site onto adjacent residential uses or public rights-of-way shall not exceed one-tenth (0.1) foot-candle as a direct result of on-site lighting.
- Blinking, flashing or changing intensity lights, shall be prohibited; except for temporary holiday displays or lighting required by the FAA for air traffic control and warning purposes.

- Linear lighting [including but not limited to neon and fluorescent lighting] primarily intended as an architectural highlight to attract attention or used as a means of identification is prohibited.
- Up-lighting is prohibited except for the up-lighting of flags within non-residential projects and with a limit of two fixtures per flagpole with a maximum of 150 watts each. The fixtures must be shielded such that the point source is not visible outside of a 15-ft. radius.
- Lighting of a project entry monument sign shall be permitted subject to the following criteria:
 - Light sources shall be concealed and unobtrusive.
 - Lighting shall be limited to the identification marker (sign) and not used to illuminate landscaping at the neighborhood or project entry site.
- Notwithstanding the foregoing, business identification signage in Planning Area 1 shall require compliance with Section 6.5.6 of this Guide. Any permitted illumination of business signage shall be with the condition that the sign faces are not oriented toward the west and shall be located within 100 feet of Tenderfoot Drive or Sky View Lane right-of-way

6.3 Landscaping

The Property is primarily an outdoor recreational –camping resort with specific focal points that will complement the locale. The intent is to provide an array of outdoor activities and amenities in a healthy, sustainable environment. The native landscape within Bear View provides an environment whereas visitors can enjoy the outdoor experience that supports and sustains the environment and enables guests to connect with and learn from organizations they care about such as Outward Bound, Leave No Trace, Colorado Mountain Club, International Mountain Biking Association for example. The maintenance of the existing vegetation is critical in realizing this experience.

To further enhance the experience, native vegetation or low water usage vegetation using water conserving design concepts shall be used whenever possible. Landscaping is intended to preserve and protect the ecosystem and protect habitat. The amount and location of new landscaping shall be reviewed by the Town using the landscape standards found in the Town of Larkspur Ordinance 3.76 and the Bear View Site Ploan Procedures and Regulations except that provisions related to residential landscape requirements shall not apply to Campgrounds. Landscaping shall be minimized in the areas devoted to Outdoor Accommodations to preserve the native Gambel Oak and pine forested setting. Instead, a landscaping plan consistent with such intent shall be submitted for review and approval by the Town in connection with each Site Plan or Subdivision Plat. The Town of Larkspur Ordinance 3.76 and the Bear View Site Ploan Procedures and Regulations shall apply to all non-residential development involving permanent structures. For areas without a permanent structure, the developer shall provide a minimum landscape area of 15% within the lot or Planning Area. Existing vegetation shall be retained to the greatest extent possible. Buffering and landscaping shall comply with the landscape standards of the Town Zoning Ordinance and will among other things address the developments relationship to I-25. To that end a landscape Plan for the I-25 frontage shall be prepared with the first Site Plan Application for any use fronting along I-25.

6.3.1 Natural Areas/ Campgrounds.

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The majority of the development as proposed shall incorporate the natural landscape. Areas of disturbance shall incorporate an introduced natural landscape theme utilizing the following plant palette:

- Trees: Bur Oak, Catalpa, Cottonwood Varieties, Green Ash, Hackberry, Honey Locust, Amur Maple, Choke Cherry, Washington Hawthorn, Blue Spruce, Pinon Pine, Ponderosa Pine, and Rocky Mountain Juniper.
- Shrubs: American Plum, Choke Cherry, Gambel Oak, Mountain Mahogany, New Mexico Cliffrose, Peashrub, Rabbitbrush, Sage varieties, Serviceberry, Threelobed Sumac, Western Sandcherry, Wild Rose, Willow Varieties, Juniper varieties.
- Groundcovers: Buffalo grass, Blue Grama grass, Wheatgrass, Fescue, and Wildflower mixes.

All introduced landscaping shall be in informal planting groups to mimic the natural environments.

6.3.2 Development Areas

The developed areas should incorporate a more formal manicured landscape theme with transition landscape areas to blend into the more natural areas. The manicured areas shall occur within streetscapes, parking lots, and at building edges. The landscape requirements of Ordinance 3.76 regarding Site Plans and the Bear View Site Plan Procedures and Regulations shall apply to all non-residential areas except for non-residential areas improved for outdoor recreational activities.

6.3.3 Transition Areas

Planting materials, grading, land forms, and hardscape features shall be used to provide smooth transitions between landscape types. These transitions should be used to reinforce the soft edge of property lines, site design of grading, land forms walks, walls, fences paths, roads and irrigation systems should establish and maintain the transitions.

6.3.5 Subdivision Setbacks Landscaping

The existing forest at the common property boundary with Sage Port Subdivision shall be maintained in its natural state to the extent possible to provide a buffer between the two uses. The Owner shall work with the Larkspur Fire District to establish a reasonable fire mitigation plan and/or fire break for the forest edge. Berming is not permitted as it will destroy the trees. No additional plantings are necessary due to the existing pine and Gambel oak forest.

6.4 Revegetation of Disturbed Areas and Weed Management

Re-vegetation plans and weed control plans setting forth best management practices shall be developed and submitted with every Site Plan. Plans shall be in accordance with any State, County or local laws.

6.5 Signs

The Property shall be subject to the provisions of the following sign regulations with respect to signs on the Property until new sign standards are adopted by either the Town or Bear View. These sign standards are for new signs to be constructed and do not affect existing signage on the property at the time of initial PD Zoning.

6.5. 1 Gateway Monuments

The development is entitled to one Gateway Monument Sign on the Property. The Owner agrees to work with the Town to include the Town Name (Town of Larkspur, Welcome to Larkspur or similar) and; at the Owner's discretion include the Town logo, on any monument sign(s) adjacent Sky View Lane constructed as a part of development within Planning Area 1.

The Gateway Monument Sign shall not exceed 125 sq. ft. on any single panel and no more than a cumulative of 250 sq. ft.. for all sign panels. The Gateway Monument is permitted on or adjacent to, public right-of-way along each access into the Bear View PD.

6.5. 2 Area identification signs

These types of signs are allowed at major entrances to each Planning Area and are limited to ground or monument signs. Such signs are not allowed in the street right-of-way unless a variance and/or license agreement is granted by the Town. The maximum sign height shall be six feet. The maximum size shall be 30 square feet per sign face not including the monument on which the sign is mounted.

6.5. 3 Campsite Identification

One campsite identification marker, not to exceed six square feet is allowed to identify each campsite that has received or is in the process of receiving subdivision plat or Site Plan approval.

6.5. 4 Directional Signs

Directional signage is allowed at each intersection and along internal roadways within the Bear View PD. The Owner will provide several directional or wayfinding signs in key locations throughout the property directing guests to recreational amenities and facilities within the development. Signs shall be no more than 3'x 6'; shall not exceed 12 feet in height above finished grade and must be located within the Property boundary.

6.5.5 Environmental and Recreational Signs

Environmental signs including but not limited to wildlife, wildfire, species identification, conservation area, trail identification and recreational activity signs do not require a permit.

6.5.6 Signs for Businesses and Commercial Establishments

Permanently affixed signs advertising a business or commercial venture; whether ground or building mounted are subject only to Town Sign Ordinance 3.63 specifically signs permitted in the B, C, and I zone districts.

6.5.7 Location of Signs

Signs may be erected, altered, and maintained for any approved use. Any sign shall be located on the same lot as the use; and, will be clearly incidental, customary and commonly associated with the operation of the use by right. Unless otherwise specified, the following locational standards will be adhered to:

- Wall signs may project into a required building setback by a maximum of eighteen (18) inches.
- Free standing or ground mounted signs shall not be within an easement that would preclude a permanent sign, and shall not block the sight line(s) or sight triangle of an intersection or driveway.
- All other sign setbacks shall be as established by the Town's Sign Ordinance.

6.5.8 Sign Plans and Sign Area Measurement

Sign Plan(s) shall be submitted, reviewed, and permitted by the Town prior to construction. Plans shall comply with the Town's Sign Ordinance. Sign area measurement shall be calculated according to the Town's Sign Ordinance.

6.6 Parking and Loading, Parking Lot Requirements

The Property shall be subject to Sections 14: Off Street Parking Standards of the Town Zoning Ordinance with respect to parking and loading. The following required parking spaces shall apply to the unique character and uses permitted in the Bear View PD

6.6.1 Off Street Parking Standards

Campsites	<ul style="list-style-type: none"> ▪ Each camp site within a campground shall provide a parking space of at least two hundred (200) square feet for one (1) vehicle, other than a recreational vehicle, and such parking space shall be so constructed that no portion of such vehicle shall extend onto any roadway within the campground. Rv parking shall be consistent with the CCS.
	<ul style="list-style-type: none"> ▪
Amphitheater and Event Centers/Lawns	<ul style="list-style-type: none"> ▪ 1 per 3 fixed seats or 1 per 60 square feet of seating area if no fixed seats
Recreation, cultural, and educational facilities including museums, clubhouses, health and athletic clubs, public or private, within a structure or open	<ul style="list-style-type: none"> ▪ 1 per 300 gross square feet

Lodging	<ul style="list-style-type: none"> ▪ 1 space per unit
Vehicle/equipment repair	<ul style="list-style-type: none"> ▪ 2 per service bay + 1 per employee
Service and Retail establishments	<ul style="list-style-type: none"> ▪ 1 per 300 gross square feet
Professional Offices	<ul style="list-style-type: none"> ▪ 1 per 250 gross square feet
Caretaker Units	<ul style="list-style-type: none"> ▪ 2 spaces per unit
Full Service Restaurant	<ul style="list-style-type: none"> ▪ 1 space per 3 fixed seats plus one space per employee

6.6.2 Parking Space and Parking Lot Design Standards

- The layout of parking lots should work with the existing site grades. The use of terraced or stepped parking areas is encouraged to fit with the existing contours.
- Efficient vehicular and pedestrian circulation within the site is encouraged.
- Minimum parking space dimensions shall be 10 feet x 20 feet.
- Minimum access drive width: twelve (12) feet per lane. Two-way drive aisles shall be a minimum of 24 feet wide.
- Road systems shall be required to form a loop system only and shall be constructed in the same manner and to the same standards as an access road. If such road system is for one-way traffic only, directional signs shall be installed. Where topography or vegetation limits access, cul-de-sacs with a maximum length of 600 feet (up to 1200 feet if approved by the Larkspur Fire Protection District); and dead end streets with a maximum length of 150 are permitted.
- Entrance ways into the use, or onto access roads, off highways shall be rounded by at least a forty-foot radius arc in order to provide convenient and safe ingress and egress to such highways without traffic obstruction. Such intersections shall also be maintained free from obstruction to visibility per Sight Distance requirement established by AASHTO.
- Handicap parking required shall meet the requirements of the Americans with Disabilities Act (ADA).
- Sidewalks required as part of any Site Plan approval shall be ADA compliant.
- Required off-street parking areas are to be used solely for the parking of licensed, motor vehicles in operating condition. Required spaces may not be used for the display of goods for sale or lease or for long-term storage of vehicles, boats, motor homes, campers, mobile homes or building materials.
- Joint use of parking facilities or shared parking – when two or more business or uses are served by the same parking area, the applicant may apply for special parking approval. The reduction in the off street parking area or shared parking facilities shall not exceed 30% of the required parking and the joint uses shall have different hours of operation that do not overlap or the uses are temporary and occurring at different times.

At the time of Site Plan, the Applicant wishing to utilize joint or shared parking facilities or areas shall provide satisfactory evidence of how the parking provided is adequate to meet the parking demand.

- Recreational amenities that are accessory to the principal use shall not be required to provide additional parking.
- All off-street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way, unless it is physically impossible to provide for such access.
- Surfacing of the parking areas for all temporary structures, campgrounds, and events may include gravel, earth/grass, bark chips or like natural materials. Designation of an individual space within a designated parking lot is not required if an attendant is present.
- Parking spaces for all permanent structures including office, commercial and lodging areas shall be paved. Parking spaces shall be marked and maintained on the pavement, and any other directional markings or signs shall be installed as permitted or required by the Town to ensure the approved utilization of space, direction of traffic flow and general safety.
- All parking areas shall be set back a minimum of five (5) feet from any public rights-of-way.
- Parking lots that are visible from a main access road including but not limited to Territorial Road and Sky View Lane shall be designed as to appear as an accessory use to the principal use. If a parking lot faces an arterial or collector street, parking lots shall be screened from the street by low walls, landscaping, and/or fencing that substantially conceal parked cars.
- Parking areas serving permanent structures, (retail, commercial) shall have landscape islands at the end of parking rows and at intervals of 15 spaces in parking areas with greater than 40 parking spaces.
- Parking lots used primarily for amphitheater, movable outdoor recreational facilities [e.g. ropes course, zip lines, etc.] or special events shall not be required to be paved or landscaped except along the perimeter of the lot.
- Access drives shall be perpendicular (or up to 12 degrees off perpendicular) to the traveled right-of-way and shall not exceed a five-percent grade within fifty (50) feet of their entrance to a public or private road right-of-way.
- Temporary parking on the Property shall be demarcated using low impact staking or flagging as may be approved by the Town Planner as a means of preserving important vegetation and to prevent erosion.
- All parking lots shall be subordinate to the principal structure and shall be located to the side or rear of the principal structure to the extent practicable given site constraints.

6.6.3 Parking Studies

Several use classifications or specific uses listed in the off-street parking schedule above have widely varying parking and loading demand characteristics, making it impossible to specify a single off-street parking or loading standard. Upon receiving a Site Plan application for a use subject to this Section or to Section 14 of the Town Zoning Ordinance (Off Street Parking

Standards), the Town Planner shall apply the off-street parking and loading standard specified for the listed use that is deemed most similar to the proposed use or shall establish minimum off-street parking requirements on the basis of a parking and loading study prepared by the Applicant and submitted to the Town at the time of Site Plan or Subdivision Plat. The parking and loading study must include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Town and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity and location. The study must document the source of data used to develop the recommendations.

6.6.4 Remote Parking Lots

Remote parking shall be allowed for special event and amphitheatre parking. In all other cases, the required parking spaces must be located within 250 feet of a campground site. All permanent non-residential uses must provide parking on-site.

6.7 Schools and School Land Dedication

Any lawfully adopted Town Ordinance regarding school land dedication requirements or fees in lieu thereof shall apply to the Property.

6.8 Wildlife Enhancement, Mitigation, and Management Commitments

The CDOW, will at the Town's discretion, be a referral agency to the Town of Larkspur for the review of Site Plans and Subdivision Plats within the Bear View PD. The Owner will be notified of all findings from these agencies and where lawfully required shall comply with the Law.

6.9 Building and Fire Codes

The development shall comply with the Building and Fire Codes, as may be amended. Without limiting the foregoing, the location, construction and operation of fire pits, wood burning stoves or other similar apparatus throughout the Property shall be subject to the review, inspection and enforcement of the Larkspur Fire Protection District and shall be in conformance with the Fire Mitigation Master Plan.

ARTICLE 7.0 ROAD STANDARDS

7.1 Douglas County Roadway Design and Construction Standards

All roads shall be designed in accordance with Douglas County Roadway Design and Construction Standards. Alternative design and paving standards are permitted within the campgrounds, RV areas, and outdoor recreation areas provided that they comply with the Colorado Camping Standards. The design and surfacing of all roads and parking lots shall be submitted as part of the Site Plan or Subdivision Plat and otherwise in accordance with the Master Transportation Study. Alternative standards shall in no way create a safety hazard for

the pedestrian or motorist and shall be designed such that emergency service providers maintain adequate access to the site.

7.2 Colorado Department of Public Health and Environment

All roads, parking areas and walks shall comply with the CCS requirements of the Colorado Department of Public Health and Environment. These standards require that all Roads shall be kept clear of obstructions and there shall be at least two means of access to the entrance. Dead-end streets longer than 150 feet are not permitted unless a 50 foot turnaround, Y or T is provided. Roads and parking areas shall have a minimum of 13 feet overhead clearance and 3 feet side clearance from trees, brush, or other obstructions.

7.3 Road Dedication and Access

Rights-of-way for all public streets shall be determined at the time of Subdivision Plat or Site Plan. The owners of Bear View PD, successors and assigns shall dedicate right-of-way to the Town of Larkspur at the time of Subdivision Plat or Site Plan of the property within a Planning Area. The right of way for Sky View Lane is not part of this PD and will need to be dedicated by separate instrument from adjacent property owners to Douglas County. All public streets dedicated to the Town of Larkspur shall be improved to applicable Douglas County Standards.

Sky View Lane is adjacent to the northern property line of the Bear View PD however it is not included within Bear View PD or annexation area, it remains within the jurisdiction of Douglas County. Access to the Bear View PD will be from Sky View Lane and I-25. Any improvements required for access to New Development shall be addressed in the Transportation Master Plan. Tenderfoot Drive is adjacent to the southwest corner of the Bear View PD and is also within the jurisdiction of Douglas County. The Bear View PD presumes that the access from Tenderfoot Drive shall not be public and shall be used only for emergency vehicles and access to the existing ARVC site by its employees. Owner shall install a two way gate with a card access for ARVC and a knock box for the use of emergency vehicles on or before the first Site Plan approval.

Sky View Lane and Tenderfoot Drive shall remain as County-owned and maintained roads. Sky View Lane will be dedicated to Douglas County as an 80 foot wide right of way for public use.

Territorial Road shall be built to public road standards but shall remain private until such time as the Owner desires to dedicate it for public purposes at which time the Town shall have the option, but not the requirement to accept the dedication.

7.4 Ownership and Maintenance

The owners of Bear View PD, successors and assigns will provide both public and private street design plans in compliance with the Town of Larkspur's and Douglas County's regulations and standards for review at the time of Subdivision Plat or Site Plan and otherwise in conformance with the Transportation Master Plan. Streets constructed for campgrounds shall comply with CCS. Construction of all streets will be the responsibility of the Owner. Ownership and maintenance will be determined at the time of Subdivision Plat or Site Plan.

Article 8.0 - WATER AND WASTEWATER

Water service for Existing Development will be provided by the existing private system outlined in Exhibit J. Water service for New Development shall be through either; an existing service district, district to be formed, or by the Town. Maintenance will be by the provider. Schedule of water improvements will be addressed in the Water Master Plan prior to any New Development.

Sanitary sewer service for Existing Development will be provided by existing ISDS currently on site and discussed in Exhibit J. Sanitary Sewer service for New Development shall be through either an, existing service district, district to be formed, or by the Town. Maintenance will be by the provider. The provider and the schedule of sanitary sewer improvements will be in the Wastewater Master Plan prior to any New Development.