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Land Use/Zoning
Real Estate
Annexations
Community Associations
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Local Government
Corporate

MEMORANDUM

FROM THE DESK OF JACK E. REUTZEL

DATE: DECEMBER 9, 2009

TO: MATT KRIMMER

SUBJECT: BEAR VIEW REVISED PD GUIDE

Attached to this memo is a final draft of the PD Guide for Bear View. The draft incorporates changes suggested by the Applicant and discussed with the Town Council at the several public review sessions held for that purpose by the Town. It also attempts to correct the various “inconsistencies” alluded to by the Town Planner in earlier reviews. Finally, the proposed draft does modify some of the original language that was put in the document in an attempt to appease members of the Planning Commission regarding some of their concerns. While I encourage a detailed reading of the entire document, I do offer the following highlights of what I consider to be the substantive changes from the earlier draft of the PD Guide.

1. PA-1 The uses of “Lodge” and “RV Sales and Leasing” have been added to the Principal Permitted Uses by Right. The general retail uses have been modified to refer to the Town Of Larkspur C Zone District.
2. PA-2 The uses of “Lodge” and “RV Sales and Leasing” have been added to the Principal Permitted Uses by Right, with language restricting these uses to either PA 1 or PA-2 but not both.
3. PA-3 Incorporated additional campsites from PA-4.
4. PA-4 Added the additional use of “Outdoor Daily Uses” and added an additional 100 primitive campsites.

5. Accessory Uses have been defined as 35% of the principal structure not land area.
6. The Table 3.2 has been modified to reflect only Principal Uses Permitted by Right and Accessory Uses. I have added a note reflecting the procedure for Special Review and the additional uses and square footage.
7. Section 4.1.13 "Existing Development" has been deleted and contains a reference to the Existing Development Book on file with the Town.

Again, I would encourage all to carefully read the revised PD as this list is not meant to be exclusive.

JER/