



ORDINANCE NO. 715
INTRODUCED BY: Carpenter

AN ORDINANCE PROVIDING PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ZONING FOR A PART OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BY AMENDING ORDINANCE NO. 325 OF THE CITY OF THORNTON, COLORADO AND THE ZONING MAP ADOPTED BY SAID ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF THORNTON, COLORADO AS FOLLOWS:

SECTION 1. That the Zoning District Map, as defined in Section 4 of Ordinance No. 325, be and is hereby amended by changing the zoning of the herein described property from Commercial-2 (C-2) to Planned Unit Development (PUD) as defined in Ordinance No. 325 of the City of Thornton, Colorado.

The following is the legal description of the land to be zoned Planned Unit Development (PUD):

Beginning at the Southeast corner of Tract A, CARRIAGE HILLS SUBDIVISION: thence $N00^{\circ}00'00''E$ (assumed) along the East line of said Tract A, a distance of 205.00 feet; thence $S89^{\circ}50'W$, parallel with the South line of said Tract A, a distance of 205.00 feet; thence $S00^{\circ}00'00''W$, parallel with the East line of said Tract A, a distance of 205.00 feet to the South line of said Tract A; thence $N89^{\circ}50'E$ along the South line of said Tract A, a distance of 205.00 feet to the point of beginning, and marked property corners as shown on this plat.

SECTION 2. That the Planned Unit Development (PUD) zoning as shown on the revised plan dated March 15, 1976, is granted with the following specific conditions:

- A. That construction of the project be completed in its entirety with no phasing to be permitted.
- B. That funds be held in escrow for the required improvements to 88th Avenue to the extent of this property's frontage.
- C. That a fire hydrant be installed at the Huron Street entrance.
- D. That easements to the properties located west and north be finalized prior to filing the plat.
- E. That the uses on this site be restricted to the following:
 - (1) General offices, excluding the sale of goods or products at wholesale or retail, directly or indirectly.
 - (2) Medical and dental offices, the sale and preparation of medicines, drugs and pharmaceuticals only from a pharmacy.
 - (3) Undertaking establishments, funeral parlors.

- (4) Art and school supply stores.
- (5) Antique shops.
- (6) Banks.
- (7) Barber shops.
- (8) Beauty shops.
- (9) Camera and photographic supply stores.
- (10) China and glassware stores.
- (11) Clothes pressing establishments.
- (12) Coin and philatelic stores.
- (13) Custom dressmaking and tailor shops.
- (14) Dry cleaning and laundry receiving stations (processing to be done elsewhere).
- (15) Fabric shops.
- (16) Florist shops.
- (17) Food stores, grocery stores, meat markets, bakeries, creameries and delicatessens.
- (18) Furrier shops.
- (19) Gift and variety shops.
- (20) Hardware stores.
- (21) Hobby shops, for retail of items to be assembled or used away from the premises.
- (22) Home appliance stores.
- (23) Interior decorating shops, retail operation only.
- (24) Jewelry stores, including watch repair.
- (25) Launderettes, automatic self-service only.
- (26) Leather goods and luggage stores.
- (27) Millinery shops.
- (28) Musical instrument sales and repair.
- (29) Paint and wallpaper stores.
- (30) Pharmacies.
- (31) Photography studios.
- (32) Restaurants.
- (33) Restricted production and repair, limited to the following: art needle work; clothing (custom manufacturing and alterations) for retail only; jewelry (from precious metals); watches; dentures and optical lenses.
- (34) Sewing machine sales and service (household machines

only).


- (35) Schools (music, dance or business).
- (36) Shoe and hat repair shops.
- (37) Shoe stores.
- (38) Sporting goods stores.
- (39) Toy shops.
- (40) T.V. and radio repair shops.
- (41) Wearing apparel shops.
- (42) Fermented Malt Beverage on Parcel "A" only, with sales restricted to 3.2% package goods only.

SECTION 3. In the event that the owner does not commence construction by submitting detailed plans, obtaining building permits, and beginning construction of principal buildings within twelve (12) months of final approval, the Planned Unit Development (PUD) zoning herein provided for shall become, at the city's discretion, Commercial-2 (C-2) zoning.


INTRODUCED, READ, PASSED on first reading, ordered posted in full and title ordered published at a regular meeting of the city council of the city of Thornton, Colorado this 14th day of June, A.D., 1976.

PASSED AND ADOPTED on second and final reading this 28th day of June, A.D., 1976.

CITY OF THORNTON, COLORADO


 Tony E. Richter, Mayor

ATTEST:


 Penny R. Conlin, City Clerk

THIS ORDINANCE IS ON FILE IN THE CITY CLERK'S OFFICE FOR PUBLIC INSPECTION.

APPROVED as to form:
 Orrel A. Daniel, City Attorney
 105 Bridge Street, Brighton, Colorado

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