

ORDINANCE NO. 15-7

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 27.74 ACRES LOCATED NORTH OF WOODMEN ROAD AND EAST AND SOUTH OF WOODMEN COURT

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

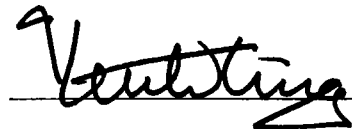
Section 1. The zoning map of the City of Colorado Springs is hereby amended by the establishment of the PUD/HS (Planned Unit Development: Detached Single-Family Residential, 0.83 dwelling units per acre, 35-foot maximum building height) consisting of 27.74 acres described in Exhibit A, attached hereto and made a part hereof by reference, pursuant to the Zoning Ordinance of the City of Colorado Springs.

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 13<sup>th</sup> day of January 2015.

Finally passed January 27, 2015

  
\_\_\_\_\_

Keith King, Council President

**Mayor's Action:**

Approved: 1.30.2015

Disapproved: \_\_\_\_\_, based on the following objections:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_

Steve Bach, Mayor

OK  
TDS  
Sue

**Council Action:**

Finally adopted on a vote of \_\_\_\_\_, on  
\_\_\_\_\_

Amended and resubmitted \_\_\_\_\_

\_\_\_\_\_  
Keith King, Council President

ATTEST:

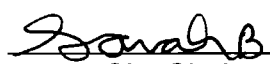
*Sarah B. Johnson*  
Sarah B. Johnson, City Clerk




CPC PUZ 14-00063/mh

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 27.74 ACRES LOCATED NORTH OF WOODMEN ROAD AND EAST AND SOUTH OF WOODMEN COURT”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 13, 2015; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 27<sup>th</sup> day of January, 2015, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 30<sup>th</sup> day of January, 2015.

  
City Clerk



## EXHIBIT A



### ZONING LEGAL DESCRIPTION – DUSTY HILLS ANNEXATION

TWO TRACTS OF LAND LOCATED IN THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

#### **DUSTY HILLS INCORPORATED TRACT**

COMMENCING AT THE NORTH  $\frac{1}{4}$  CORNER OF SAID SECTION 7 (FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 7 BEARS S89°48'15"W, 2705.88 FEET, BASIS OF BEARING); THENCE S89°48'15"W, 289.05 FEET ALONG THE NORTH LINE OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 7 TO THE EASTERLY CORNER OF WOODMEN OAKS SUBDIVISION FILING NO. 1, A SUBDIVISION RECORDED AS PLAT BOOK F-5, AT PAGE 176 OF THE RECORDS OF EL PASO COUNTY, COLORADO TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE S89°48'15"W, 989.22 FEET ALONG THE NORTH LINE OF THE NE  $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  OF SAID SECTION 7 TO A POINT ON THE EASTERLY LINE OF WOODMEN MESA SUBDIVISION FILING NO. 1A, A SUBDIVISION RECORDED AT RECEPTION NO. 201189258 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S16°29'41"E, 430.57 FEET ALONG AN EASTERLY LINE OF SAID WOODMEN MESA SUBDIVISION FILING NO. 1A TO THE SOUTHEAST CORNER THEREOF,

THENCE S30°09'52"E, 689.80 FEET ALONG AN EASTERLY LINE OF WOODMEN MESA, A SUBDIVISION RECORDED AT PLAT BOOK K-3, AT PAGE 76 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE NORTHEASTERLY, 59.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 126.61 FEET, A CENTRAL ANGLE OF 26°49'05", AND BEING SUBTENDED BY A CHORD THAT BEARS N46°14'54"E, 58.72 FEET;

THENCE N32°50'22"E, 229.52 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY AND EASTERLY, 298.81 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 57°04'05", AND BEING SUBTENDED BY A CHORD THAT BEARS N61°22'24"E, 286.61 FEET;

*Page 1 of 3*

*Engineers • Surveyors*

*1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736*

*Fax 719-635-5450 • e-mail [mve@mvecivil.com](mailto:mve@mvecivil.com)*

CPC A 13-00112 / mh

## EXHIBIT A

THENCE N89°54'27"E, 51.43 FEET;

THENCE S00°05'33"E, 646.05 FEET;

THENCE N89°54'27"E, 342.07 FEET;

THENCE N00°09'39"W, 658.58 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILWAY AS RECORDED UNDER BOOK 65, AT PAGE 37, OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE NORTHWESTERLY, 694.19 ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAILWAY AND THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST TO THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 5494.75 FEET, A CENTRAL ANGLE OF 07°14'19" AND BEING SUBTENDED BY A CHORD THAT BEARS N24°47'04"W, 693.73 FEET;

AREA = 22.51 ACRES (980,690 SQ.FT.) MORE OR LESS.

TOGETHER WITH:

### **ROBERT & KAY WEST TRACT**

COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 7 (FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 7 BEARS S89°48'15"W, 2705.88 FEET, BASIS OF BEARING); THENCE S89°48'15"W, 1278.27 FEET ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 7 AND ALONG A SOUTHERLY LINE OF WOODMEN OAKS SUBDIVISION FILING NO. 1, A SUBDIVISION RECORDED AS PLAT BOOK F-5, AT PAGE 176 OF THE RECORDS OF EL PASO COUNTY, COLORADO TO THE NORTHEAST CORNER OF WOODMEN MESA SUBDIVISION FILING NO. 1A, A SUBDIVISION RECORDED AT RECEPTION NO. 201189258 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THENCE S16°29'41"E, 430.57 FEET ALONG AN EASTERLY LINE OF SAID WOODMEN MESA SUBDIVISION FILING NO. 1A TO THE SOUTHEAST CORNER THEREOF; THENCE S30°09'52"E, 689.80 FEET ALONG AN EASTERLY LINE OF SAID WOODMEN MESA, A SUBDIVISION RECORDED AT PLAT BOOK K-3, AT PAGE 76 OF THE RECORDS OF EL PASO COUNTY, COLORADO TO THE TRUE POINT OF BEGINNING;

THENCE NORTHEASTERLY, 59.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 126.61 FEET, A CENTRAL ANGLE OF 26°49'05", AND BEING SUBTENDED BY A CHORD THAT BEARS N46°14'54"E, 58.72 FEET;

*Page 2 of 3*

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Fax 719-635-5450 • e-mail [mve@mvecivil.com](mailto:mve@mvecivil.com)*

## EXHIBIT A

THENCE N32°50'22"E, 229.52 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY AND EASTERLY, 298.81 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 57°04'05", AND BEING SUBTENDED BY A CHORD THAT BEARS N61°22'24"E, 286.61 FEET;

THENCE N89°54'27"E, 51.43 FEET;

THENCE S00°05'33"E, 646.05 FEET;

THENCE S89°54'27"W 310.70 FEET TO A POINT ON EASTERLY LINE OF SAID WOODMEN MESA;

THENCE N30°09'52"W, 318.89 FEET ALONG THE EASTERLY LINE OF SAID WOODMEN MESA TO THE TRUE POINT OF BEGINNING.

AREA = 5.23 ACRES (227,602 SQ.FT) MORE OR LESS.

**Prepared By:**  
**M.V.E., Inc.**  
**1903 Lelaray Street, Suite 200**  
**Colorado Springs, CO 80909**  
August 13, 2013

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CPC A 13-00112 / mh