

ORDINANCE NO. 18-39

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 62.5 ACRES LOCATED SOUTHWEST OF HAWKSTONE DRIVE AND WALNUT CREEK DRIVE FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT; SINGLE-FAMILY DETACHED RESIDENTIAL, 2.45 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT)

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 rezoning 62.5 acres located southwest of Hawkstone Drive and Walnut Creek Drive as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A (Agricultural) to PUD (Planned Unit Development; single-family detached residential, 2.45 dwelling units per acre, 35-foot maximum building height), 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 24<sup>th</sup> day of April, 2018.

**Finally passed:** May 8<sup>th</sup>, 2018

  
\_\_\_\_\_  
Council President


ATTEST:


  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 62.5 ACRES LOCATED SOUTHWEST OF HAWKSTONE DRIVE AND WALNUT CREEK DRIVE FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT; SINGLE-FAMILY DETACHED RESIDENTIAL, 2.45 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 27<sup>th</sup>, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8<sup>th</sup> day of May, 2018, 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 8<sup>th</sup> day of May, 2018.

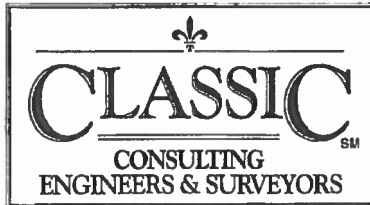
  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: April 13<sup>th</sup>, 2018  
2<sup>nd</sup> Publication Date: May 11<sup>th</sup>, 2018

Effective Date: May 14<sup>th</sup>, 2018

Initial: SBS  
City Clerk



619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

JOB NO. 1071.00-27  
SEPTEMBER 7, 2017  
PAGE 1 OF 4

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF FLYING HORSE NO. 4 TORINO FILING NO. 1 RECORDED UNDER RECEPTION NO. 217713908, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR S00°52'00"E, A DISTANCE OF 723.65 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF FLYING HORSE NO. 4 TORINO FILING NO. 1 RECORDED UNDER RECEPTION NO. 217713908, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY BOUNDARY OF TRAIL RIDGE AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 200018930, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID FLYING HORSE NO. 4 TORINO NO.1, THE FOLLOWING (11) ELEVEN COURSES:

1. N69°35'33"E, A DISTANCE OF 290.98 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N44°24'01"E HAVING A DELTA OF 04°24'01", A RADIUS OF 225.00 FEET AND A DISTANCE OF 17.28 FEET TO A POINT OF TANGENT;
3. S50°00'00"E, A DISTANCE OF 456.37 FEET;
4. S00°00'00"E, A DISTANCE OF 172.11 FEET;
5. N90°00'00"E, A DISTANCE OF 63.91 FEET;
6. N40°00'00"E, A DISTANCE OF 283.27 FEET;
7. N50°20'12"E, A DISTANCE OF 317.36 FEET;
8. N15°49'08"W, A DISTANCE OF 93.08 FEET;
9. N50°00'00"W, A DISTANCE OF 148.27 FEET;
10. N40°00'00"E, A DISTANCE OF 20.00 FEET;
11. N50°00'00"W, A DISTANCE OF 483.29 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF FLYING HORSE NO. 5 MILAN FILING NO. 2 RECORDED UNDER RECEPTION NO. 214713498;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 5 MILAN FILING NO. 2 THE FOLLOWING EIGHT (8) COURSES;

1. N40°00'00"E, A DISTANCE OF 21.41 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 30°43'01", A RADIUS OF 375.00 FEET AND A DISTANCE OF 201.04 FEET TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°43'01", A RADIUS OF 725.00 FEET AND A DISTANCE OF 274.80 FEET TO A POINT OF TANGENT;
4. N49°00'00"E, A DISTANCE OF 128.06 FEET;
5. S41°00'00"E, A DISTANCE OF 82.85 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°30'00", A RADIUS OF 525.00 FEET AND A DISTANCE OF 68.72 FEET TO A POINT OF TANGENT;
7. S48°30'00"E, A DISTANCE OF 241.52 FEET;
8. S42°00'00"E, A DISTANCE OF 75.09 FEET TO THE MOST WESTERLY CORNER OF FLYING HORSE NO. 5 MILAN FILING NO. 4 RECORDED UNDER RECEPTION NO. 216713831;

THENCE ON THE WESTERLY BOUNDARY OF SAID FLYING HORSE NO. 5 MILAN FILING NO. 4, THE FOLLOWING (4) FOUR COURSES:

1. S48°30'00"E, A DISTANCE OF 406.60 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 48°30'00", A RADIUS OF 236.50 FEET AND A DISTANCE OF 200.19 FEET TO A POINT OF TANGENT;
3. S00°00'00"E, A DISTANCE OF 325.90 FEET;
4. N90°00'00"E, A DISTANCE OF 8.50 FEET TO THE NORTHWESTERLY CORNER OF FLYING HORSE NO. 3 CORTONA FILING NO. 1, RECORDED UNDER RECEPTION NO. 216713882;

THENCE ON THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY OF SAID FLYING HORSE NO. 3 CORTONA FILING NO. 1, THE FOLLOWING (5) FIVE COURSES:

1. S00°00'00"E, A DISTANCE OF 191.50 FEET;
2. N90°00'00"E, A DISTANCE OF 50.00 FEET;
3. S00°00'00"E, A DISTANCE OF 15.55 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 81°03'01", A RADIUS OF 375.00 FEET AND A DISTANCE OF 530.47 FEET TO A POINT OF TANGENT;
5. S81°03'01"E, A DISTANCE OF 26.99 FEET;

THENCE S08°56'59"W, A DISTANCE OF 60.00 FEET;  
THENCE S28°51'38"W, A DISTANCE OF 202.20 FEET;  
THENCE S42°09'10"W, A DISTANCE OF 247.38 FEET;  
THENCE S58°38'05"W, A DISTANCE OF 250.57 FEET TO THE NORTHEASTERLY CORNER OF DEER CREEK AT NORTHGATE FILING NO. 1 RECORDED UNDER RECEPTION NO. 201078881, SAID POINT ALSO BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16;  
THENCE S89°04'30"W, ON THE NORTHERLY BOUNDARY OF SAID DEER CREEK AT NORTHGATE FILING NO. 1 AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 A DISTANCE OF 1751.96 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 16, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF LIBERTY HEIGHTS FILING NO. 1 RECORDED IN PLAT BOOK E-4 AT PAGE 99;  
THENCE N00°52'00"W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16 AND THE EASTERLY BOUNDARY OF SAID LIBERTY HEIGHTS FILING NO. 1 AND THE EASTERLY BOUNDARY OF SAID TRAIL RIDGE AT NORTHGATE FILING NO. 7, A DISTANCE OF 1354.59 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 72.749 ACRES.

EXCEPTING THEREFROM:

A PARCEL OF LAND BEING A PORTION OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF FLYING HORSE NO. 4 TORINO FILING NO. 1 RECORDED UNDER RECEPTION NO. 217713908, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR S00°52'00"E, A DISTANCE OF 723.65 FEET.

COMMENCING AT THE MOST NORTHERLY CORNER OF TRACT J AS PLATTED IN FLYING HORSE NO. 4 TORINO FILING NO. 1 RECORDED UNDER RECEPTION NO. 217713908, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF WATTLE CREEK ROAD AS PLATTED IN FLYING HORSE NO. 5 MILAN FILING NO. 2 RECORDED UNDER RECEPTION NO. 214713498 SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 5 MILAN FILING NO. 2 THE FOLLOWING EIGHT (8) COURSES;

1. N40°00'00"E, A DISTANCE OF 21.41 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 30°43'01", A RADIUS

- OF 375.00 FEET AND A DISTANCE OF 201.04 FEET TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°43'01", A RADIUS OF 725.00 FEET AND A DISTANCE OF 274.80 FEET TO A POINT OF TANGENT;
  4. N49°00'00"E, A DISTANCE OF 128.06 FEET;
  5. S41°00'00"E, A DISTANCE OF 82.85 FEET TO A POINT OF CURVE;
  6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°30'00", A RADIUS OF 525.00 FEET AND A DISTANCE OF 68.72 FEET TO A POINT OF TANGENT;
  7. S48°30'00"E, A DISTANCE OF 241.52 FEET;
  8. S42°00'00"E, A DISTANCE OF 75.09 FEET TO THE MOST WESTERLY CORNER OF FLYING HORSE NO. 5 MILAN FILING NO. 4 RECORDED UNDER RECEPTION NO. 216713831;

THENCE ON THE WESTERLY BOUNDARY OF SAID FLYING HORSE NO. 5 MILAN FILING NO. 4, THE FOLLOWING (2) TWO COURSES:

1. S48°30'00"E, A DISTANCE OF 406.60 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 35°38'56", A RADIUS OF 236.50 FEET AND A DISTANCE OF 147.15 FEET TO A POINT ON CURVE;

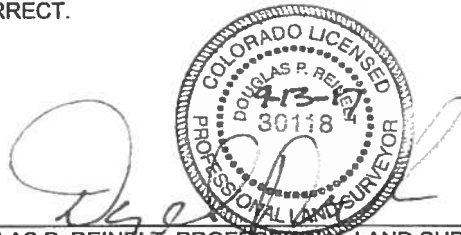
THENCE N90°00'00"W, A DISTANCE OF 123.27 FEET TO A POINT OF CURVE;  
ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 18°52'58", A RADIUS OF 1200.00 FEET AND A DISTANCE OF 395.48 FEET TO A POINT ON CURVE;  
THENCE N04°31'45"W, A DISTANCE OF 89.79 FEET;  
THENCE N63°05'33"W, A DISTANCE OF 284.01 FEET;  
THENCE S26°54'27"W, A DISTANCE OF 126.41 FEET;  
THENCE N50°00'00"W, ON THE EASTERLY BOUNDARY OF SAID FLYING HORSE NO. 4 TORINO FILING NO. 1 AND ITS SOUTHEASTERLY EXTENSION, A DISTANCE OF 513.16 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA 10.244 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 62.505 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

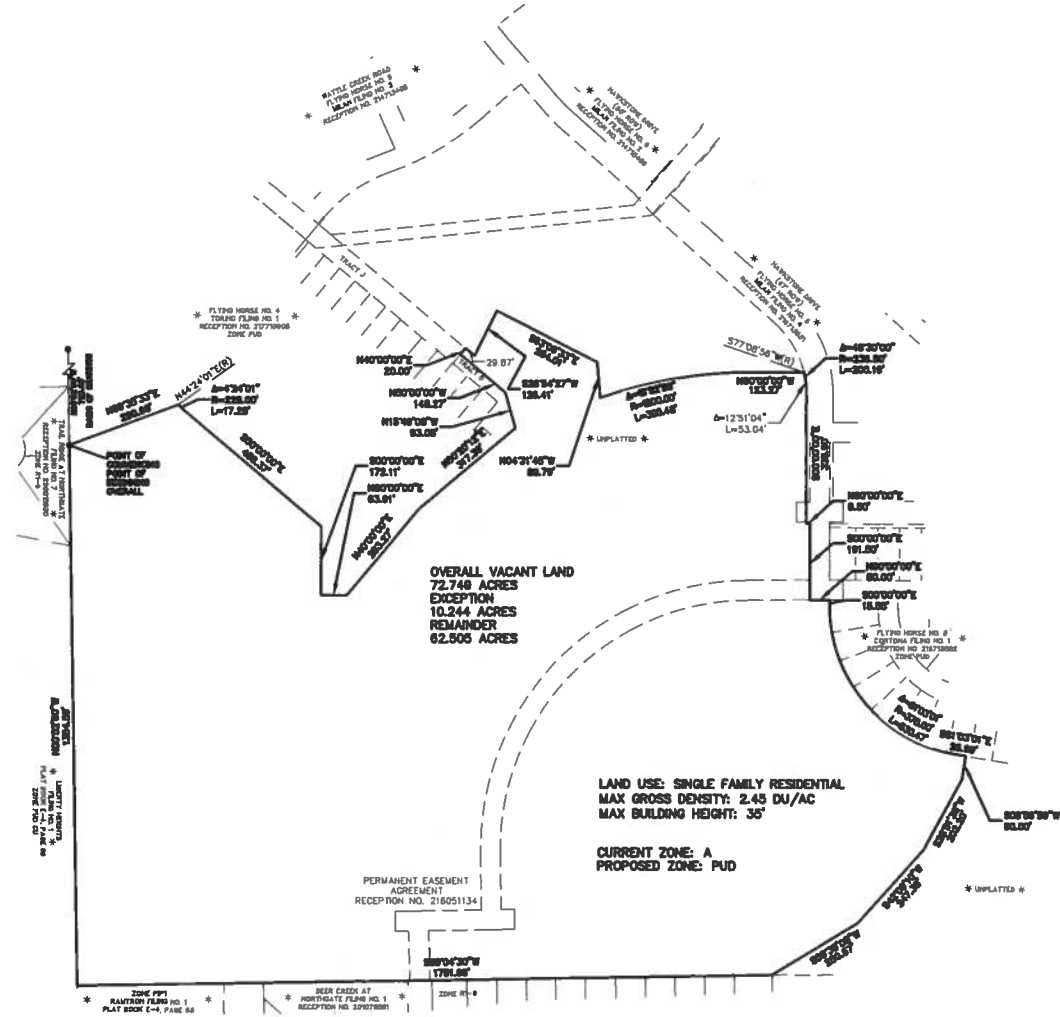
I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

SEPT 13, 2017  
DATE

**PUD ZONE CHANGE EXHIBIT  
FLYING HORSE NO. 4 PALERMO**



LAND USE: SINGLE FAMILY RESIDENTIAL  
MAX GROSS DENSITY: 2.45 DU/AC  
MAX BUILDING HEIGHT: 35'  
CURRENT ZONE: A  
PROPOSED ZONE: PUD

SCALE: 1" = 300'

PUD ZONE CHANGE EXHIBIT  
FLYING HORSE NO. 4 PALERMO  
JOB NO. 1171.22  
NOVEMBER 06, 2017  
SHEET 1 OF 1



212 N. Cascade Avenue, Suite 202 (719) 581-4792  
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CPC ZC 17-00123

Figure 3

EXHIBIT B