

ORDINANCE NO. 18-74

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 20.01 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF DUBLIN BOULEVARD AND MUSTANG RIM DRIVE FROM A/AO (AGRICULTURE AND AIRPORT OVERLAY) AND PUD/AO (PLANNED UNIT DEVELOPMENT WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 4.90 DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 35 FEET, WITH AIRPORT OVERLAY)

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 20.01 acres located southeast of the intersection of Dublin Boulevard and Mustang Rim Drive as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A/AO (Agriculture and Airport Overlay) and PUD/AO (Planned Unit Development with Airport Overlay) to PUD/AO (Planned Unit Development: Single-Family Residential, 4.90 dwelling units per acre, maximum building height of 35 feet, with Airport Overlay), 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 July, 2018.

**Finally passed:** August 14<sup>th</sup>, 2018

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

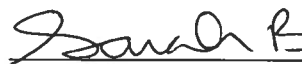
ATTEST:

  
\_\_\_\_\_  
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 20.01 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF DUBLIN BOULEVARD AND MUSTANG RIM DRIVE FROM A/AO (AGRICULTURE AND AIRPORT OVERLAY) AND PUD/AO (PLANNED UNIT DEVELOPMENT WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 4.90 DWELLING UNITS PER ACRE, MAXIMUM BUILDING HEIGHT OF 35 FEET, WITH AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 24<sup>th</sup>, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14<sup>th</sup> day of August, 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 14<sup>th</sup> day of August, 2018.

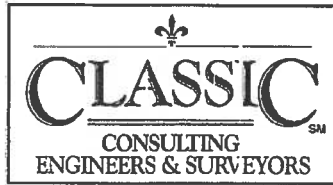
  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: July 27<sup>th</sup>, 2018  
2<sup>nd</sup> Publication Date: August 17<sup>th</sup>, 2018

Effective Date: August 22<sup>nd</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. 1115.65-01  
JANUARY 18, 2018  
PAGE 1 OF 3

### LEGAL DESCRIPTION: ZONE CHANGE

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17 AND THE SOUTHEAST QUARTER OF SECTION 8, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE WESTERLY BOUNDARY OF THE RESERVE AT INDIGO RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 213713386, RECORDS OF EL PASO COUNTY, COLORADO AND THE WESTERLY BOUNDARY OF INDIGO RANCH AT STETSON RIDGE FILING NO. 7 RECORDED UNDER RECEPTION NO. 212713187, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR S00°00'00"E, A DISTANCE OF 1171.06 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF MUSTANG RIM DRIVE AS PLATTED IN INDIGO RANCH AT STETSON RIDGE FILING NO. 4 RECORDED UNDER RECEPTION NO. 206712308, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN PETERSON ROAD AT INDIGO RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712290, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AND THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN INDIGO RANCH NORTH AT STETSON RIDGE FILING NO. 9, RECORDED UNDER RECEPTION NO. 213713297, THE FOLLOWING (2) TWO COURSES:

1. N82°30'36"E, A DISTANCE OF 732.93 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 04°34'51", A RADIUS OF 1940.00 FEET AND A DISTANCE OF 155.10 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE RESERVE AT INDIGO RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 213713386;

THENCE S00°00'00"E, ON THE WESTERLY BOUNDARY OF SAID THE RESERVE AT INDIGO RANCH FILING NO. 1 AND INDIGO RANCH AT STETSON RIDGE FILING NO. 7 RECORDED UNDER RECEPTION NO. 212713187, A DISTANCE OF 1171.06 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF HAWK WIND BOULEVARD AS PLATTED IN SAID INDIGO RANCH AT STETSON RIDGE FILING NO. 4;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N11°12'50"E, HAVING A DELTA OF 05°47'10", A RADIUS OF 1470.00 FEET AND A DISTANCE OF 148.45 FEET TO A POINT OF TANGENT;
2. N73°00'00"W, A DISTANCE OF 798.76 FEET TO THE SOUTHEASTERLY CORNER OF SAID MUSTANG RIM DRIVE;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID MUSTANG RIM DRIVE, THE FOLLOWING (5) FIVE COURSES:

1. N17°00'00"E, A DISTANCE OF 46.80 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°00'00", A RADIUS OF 430.00 FEET AND A DISTANCE OF 127.58 FEET TO A POINT OF TANGENT;
3. N00°00'00"E, A DISTANCE OF 548.98 FEET TO A POINT OF CURVE;

**EXHIBIT A**

4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF  $07^{\circ}29'24''$ , A RADIUS OF 430.00 FEET AND A DISTANCE OF 56.21 FEET TO A POINT OF TANGENT;
5.  $N07^{\circ}29'24''W$ , A DISTANCE OF 16.40 TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 20.005 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

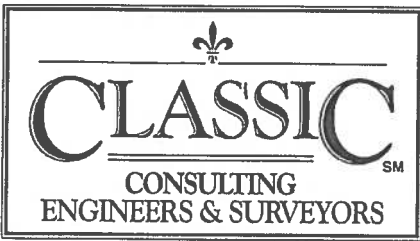
I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



A handwritten signature in black ink, appearing to read 'Douglas P. Reinelt', is written over a circular professional seal. The seal contains the text 'COLORADO LICENSED PROFESSIONAL LAND SURVEYOR' around the perimeter, 'DOUGLAS P. REINELT' in the center, and the number '30118' below the name.

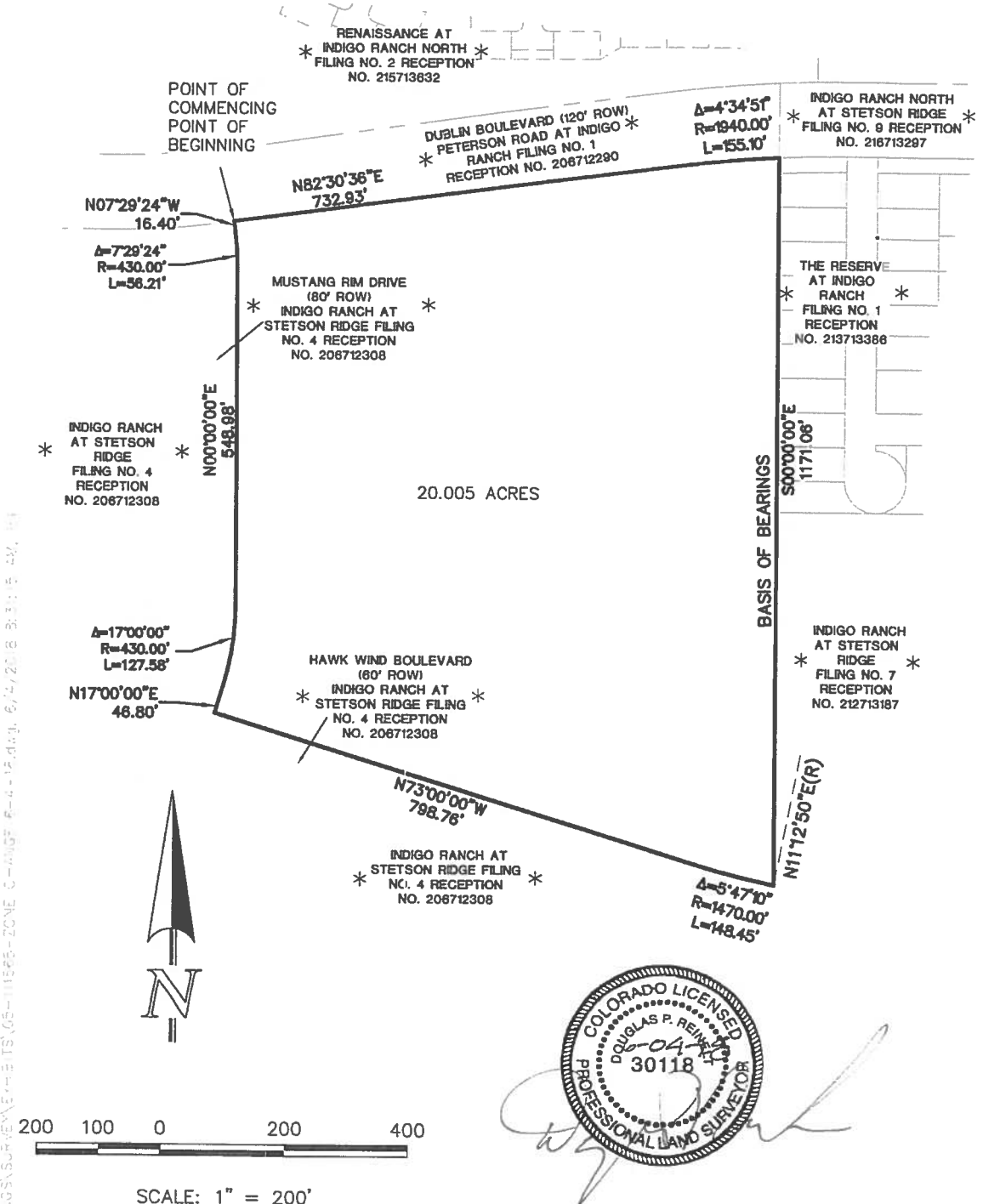
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING,  
ENGINEERS AND SURVEYORS, LLC.

JUNE 04, 2018  
DATE



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

ZONE CHANGE  
 JOB NO. 1115.65-01  
 SHEET 3 OF 3  
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CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

EXHIBIT B