

ORDINANCE NO. 15-35

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.145 ACRES, LOCATED AT 6, 8 AND 10 CRAGMOR VILLAGE ROAD.

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 2.145 acres from R/HS (Estate, Single Family with Hillside Overlay) to SU/HS (Special Use with Hillside Overlay), located at 6, 8, and 10 Cragmor Village Road, for the property 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 final adoption 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 12th day of May, 2015.

Finally passed: May 26, 2015


Merv Bennett, 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 2.145 ACRES, LOCATED AT 6, 8 AND 10 CRAGMOR VILLAGE ROAD”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 12, 2015; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 26th day of May, 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 26th day of May, 2015.

Sandra B. [Signature]
City Clerk



EXHIBIT A

LEGAL DESCRIPTION – The Lookout At Cragmor:

PARCEL A:

That portion of the South Half of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of section 28 in Township 13 South, Range 66 West of the 6th principal Meridian, County of El Paso, State of Colorado, described as follows:

Beginning at the northwest corner of said subdivision of said Section 28, running thence South 90 feet; thence East 90 feet; thence North 90 feet; thence West 90 feet to the point of beginning.

PARCEL B:

That portion of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 29, Township 13 South, Range 66 West of the 6th Principal Meridian, County of El Paso, State of Colorado, described as follows: Beginning at the northeast corner of said section subdivision; thence South on the east line of said Section 29, a distance of 155.47 feet to a point; thence angle right 122 degrees 38 minutes and run Northwesterly along the Southwesterly boundary line of a tract described in deed recorded October 14, 1952 in Book 1360 at Page 21 of the records of the County Clerk of El Paso County, Colorado, a distance of 32.5 feet to a point; thence angle right and run Northeasterly a distance of 140.7 feet, more or less, to the point of beginning.

PARCEL C:

That portion of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 28, Township 13 south, Range 66 West of the 6th Principal Meridian, County of El Paso, State of Colorado, described as follows: Beginning on the north line of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of said Section 28 at a point 90 feet East on said north line from the northwest corner thereof; thence continue along said north line 53.10 feet; thence angle right 120 degrees 18 minutes 45 seconds southwesterly 105.21 feet to intersect a line 90 feet east at right angles and parallel with the west line of said Northwest Quarter; thence northerly on said parallel line 90.82 feet to the point of beginning.

Except that portion thereof conveyed by Quit Claim Deed recorded May 7, 1982 in Book 3562 at Page 172, together with that portion of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 28, Township 13 South, Range 66 West of the 6th Principal Meridian, County of El Paso, State of Colorado, described as follows: Commencing on the north line of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of said Section 28 at a point 280 feet East on said north line from the northwest corner thereof; thence southerly 256 feet parallel with the west line of said Northwest Quarter; thence angle right 101 degrees 35 minutes northwesterly 160 feet; thence angle right 20 degrees 21 minutes northwesterly 95.91 feet to the point of beginning; thence continue along the same bearing 13.09 feet; thence angle right 120 degrees 15 minutes northeasterly 24.77 feet; thence angle right 148 degrees 07 minutes 15 seconds southwesterly 21.41 feet to the point of beginning.

PARCEL D:

That portion of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of section 28 in Township 13 South, Range 66 West of the 6th Principal Meridian, County of El Paso, State of Colorado, described as follows: Beginning at the southwest corner of said Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter; thence North along the west line of said Section 28 a distance of 39.88 feet; thence angle right 114 degrees 06 minutes 15 seconds southeasterly a distance of 98.44 feet to intersect the south line of said Northwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter; thence westerly along said south line a distance of 90.00 feet to the point of beginning.

PARCEL E:

EXHIBIT A

A part of the South Half of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 28, Township 13 south, Range 66 West of the 6th Principal Meridian, County of El Paso, State of Colorado, described as follows: Beginning at a point on the west line of said Section 28, the said point being 240 feet north of the West Quarter corner of said Section 28, and running easterly, at right angles to the west line of said Section, a distance of 90 feet to a point; thence angle right 90 degrees southerly a distance of 45 feet to a point which is the southwest corner of a certain tract heretofore conveyed to Agnes O'Conner Dwire by Quit Claim Deed recorded September 9, 1937 in Book 941 at Page 108 in the office of the Clerk and Recorder of said El Paso County; thence angle left 62 degrees 11 minutes southwesterly, a distance of 67 feet to a point; thence angle right 55 degrees 42 minutes northwesterly, a distance of 34.77 feet to a point on the west line of said section 28; thence angle right 62 degrees 07 minutes northerly along and coincident with the west line of said section 28, a distance of 60 feet to the point of beginning,

Except that portion of subject property conveyed by Warranty Deed recorded May 16, 1986 in Book 5170 at Page 642.

TOGETHER WITH

A tract in the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 28, Township 13 South, Range 66 West of the 6th Principal Meridian, County of El Paso, State of Colorado, more particularly described as follows: Commencing at the northwest corner of said Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter; thence run easterly at a right angle 143.10 feet for the point of beginning; thence continuing on the same course 136.90 feet; thence angle right southerly and parallel to the west line of said Section 256.00 feet; thence angle right 101 degrees 35 minutes northwesterly, a distance of 160.00 feet; thence angle right 20 degrees 21 minutes northwesterly, a distance of 95.91 feet; thence angle right northeasterly, a distance of 200.62 feet, more or less, to the point of beginning.

TOGETHER WITH

A portion of the South Half of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 28, Township 13 South, Range 66 West of the 6th Principal Meridian, County of El Paso, State of Colorado, described as follows:

Beginning at a point 330.0 feet north and 280.0 feet east of the West Quarter corner of said Section 28; thence South parallel with the west line of Section 28 a distance of 256.0 feet to a point; thence angle left 77 degrees 17 minutes a distance of 63.58 feet to a point; thence angle right 5 degrees 55 minutes a distance of 10.0 feet to a point; thence angle left 62 degrees 51 minutes a distance of 67.7 feet to a point; thence angle left 45 degrees 47 minutes a distance of 226.0 feet to a point; thence angle left 90 degrees 00 minutes a distance of 120.0 feet to the point of beginning,

And expressly including a tract known as Cragmor Village, Lot 10, more particularly described as follows:

That part of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 28 in Township 13 South, Range 66 West of the 6th Principal Meridian, County of El Paso, State of Colorado, described as follows: Beginning at a point 280 feet east of the west line of said Section 28, and 110.6 feet north of the south line of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of said Section, and running thence East 100 feet to a point; thence North 105 feet to a point; thence West 100 feet to a point; thence South 105 feet to the point of beginning.

Containing a calculated area of 93,262 square feet (2.1410 acres), more or less.