

ORDINANCE NO. 20-59

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 12.89 ACRES LOCATED SOUTH AND EAST OF THE TUTT BOULEVARD AND TEMPLETON GAP ROAD ROUNDABOUT FROM A/AO (AGRICULTURE WITH AN AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: 35-FOOT MAXIMUM HEIGHT, SINGLE-FAMILY DETACHED UNITS, 5.04 DWELLING UNITS PER ACRE WITH AN 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 12.89 acres located south and east of the Tutt Boulevard and Templeton Gap Road roundabout, 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 with an Airport Overlay) to PUD/AO (Planned Unit Development: 35-foot maximum height, single-family detached units, 5.04 dwelling units per acre with an 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 25th day of August 2020.

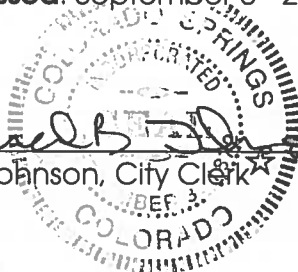
Finally passed: September 8th 2020

ATTEST:


Sarah B. Johnson, City Clerk




Council President



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 12.89 ACRES LOCATED SOUTH AND EAST OF THE TUTT BOULEVARD AND TEMPLETON GAP ROAD ROUNDABOUT FROM A/AO (AGRICULTURE WITH AN AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: 35-FOOT MAXIMUM HEIGHT, SINGLE-FAMILY DETACHED UNITS, 5.04 DWELLING UNITS PER ACRE WITH AN AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on August 25th 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8th day of September 2020, 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 8th day of September 2020.


Sarah B. Johnson, City Clerk



1st Publication Date: August 27th, 2020
2nd Publication Date: September 11th, 2020

Effective Date: September 16th, 2020

Initial: SBJ
City Clerk



EXHIBIT A
LEGAL DESCRIPTION:

CPC PUZ 19-00126

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 89, DUBLIN NORTH KWAN PARCEL FILING NO. 8 AS RECORDED AT RECEPTION NO. 216713766 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THENCE N 87°35'45" E, 551.42 FEET ALONG THE WESTERLY LINE OF SAID DUBLIN NORTH KWAN PARCEL FILING NO. 8;

THENCE S 00°07'16" E, 702.17 FEET ALONG THE WESTERLY LINE OF SAID DUBLIN NORTH KWAN PARCEL FILING NO. 8;

THENCE S 87°35'45" W, 969.50 FEET ALONG THE WESTERLY LINE OF SAID DUBLIN NORTH KWAN PARCEL FILING NO. 8 TO A POINT ON THE EAST RIGHT OF WAY LINE OF TEMPLETON GAP / TUTT BOULEVARD;

THENCE N30°02'32"E, 48.04 FEET ALONG THE EAST RIGHT OF WAY LINE OF TEMPLETON GAP / TUTT BOULEVARD TO A POINT OF NON-TANGENT CURVE TO THE LEFT AND THE SOUTHERN MOST POINT OF TEMPLETON GAP AT TUSCANY PLAZA VACATION PLAT NO. 1 AS RECORDED AT RECEPTION NO. 216713756 OF SAID EL PASO COUNTY RECORDS;

THENCE 139.66 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 754.00 FEET, A CENTRAL ANGLE OF 10°36'47" WHOSE CHORD BEARS N 13°22'30" E, 139.46 FEET;

THENCE N 30°02'32" E, 624.33 FEET;

THENCE S 87°35'45" E, 47.40 FEET TO THE **POINT OF BEGINNING:**

SAID TRACT CONTAINS 561,402 SF. (12.888 ACRES) MORE OR LESS.

Prepared By:
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
Date April 10, 2020

Z:\51421\Documents\Legal Descriptions\51421-LEGAL DESCRIPTION - EXHIBIT A.odt

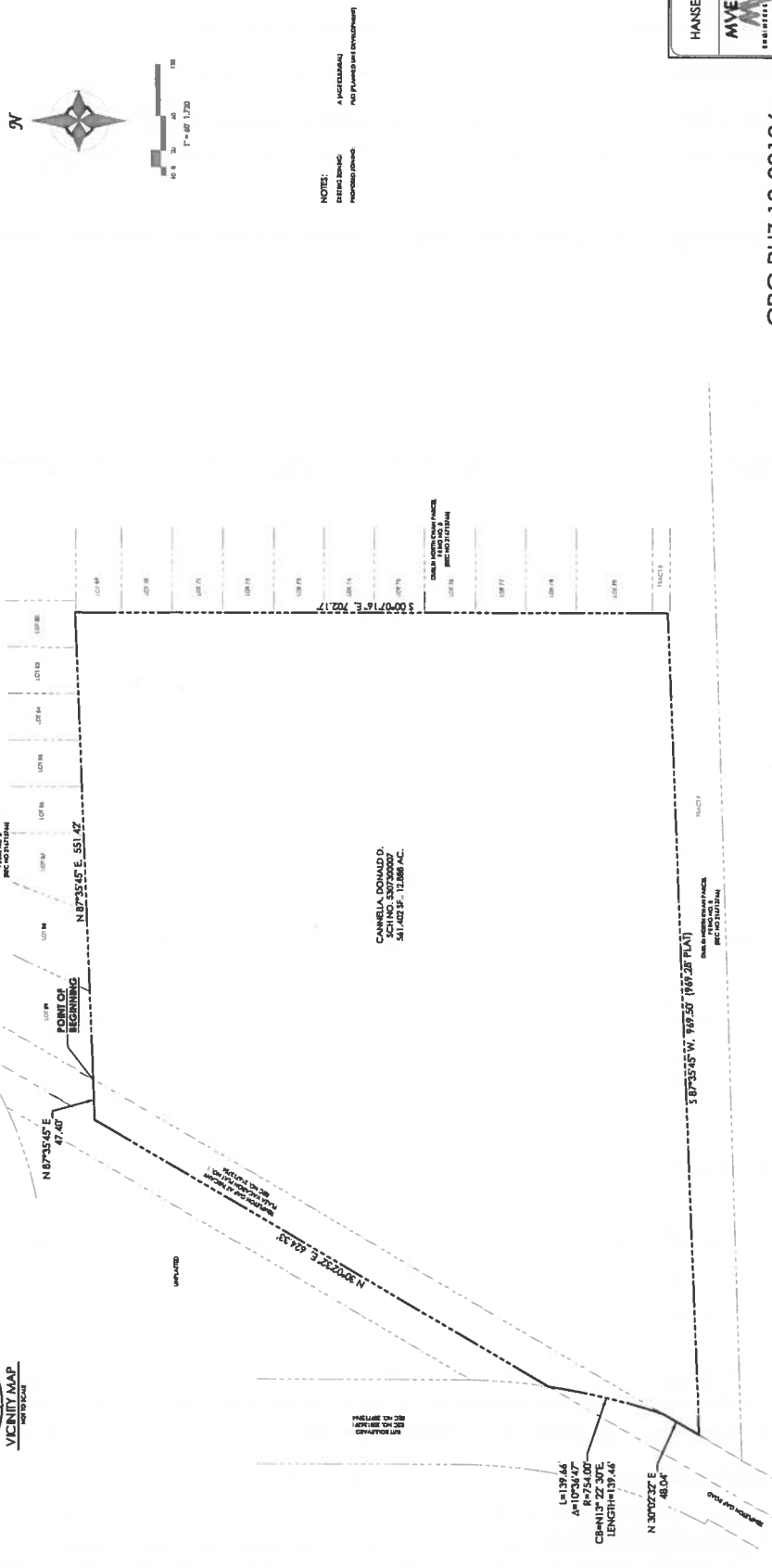
Page 1 of 1

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

EXHIBIT A

HANSEN RANCH FILING NO. 1 - ZONING MAP - EXHIBIT B

A PORTION OF THE SOUTHWEST QUARTER SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF
the 6th PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO



NOTES:
 1. ALL DISTANCES ARE AS SHOWN ON THIS MAP.
 2. ALL BEARINGS ARE TRUE BEARINGS.
 3. ALL DISTANCES ARE IN FEET.
 4. ALL DISTANCES ARE TO THE CENTER OF THE LINE.
 5. ALL DISTANCES ARE TO THE CENTER OF THE CURVE.
 6. ALL DISTANCES ARE TO THE CENTER OF THE ARC.
 7. ALL DISTANCES ARE TO THE CENTER OF THE CHORD.
 8. ALL DISTANCES ARE TO THE CENTER OF THE SPAN.
 9. ALL DISTANCES ARE TO THE CENTER OF THE RADIUS.
 10. ALL DISTANCES ARE TO THE CENTER OF THE CIRCLE.
 11. ALL DISTANCES ARE TO THE CENTER OF THE SPHERE.
 12. ALL DISTANCES ARE TO THE CENTER OF THE EARTH.
 13. ALL DISTANCES ARE TO THE CENTER OF THE UNIVERSE.
 14. ALL DISTANCES ARE TO THE CENTER OF THE GALAXY.
 15. ALL DISTANCES ARE TO THE CENTER OF THE COSMOS.
 16. ALL DISTANCES ARE TO THE CENTER OF THE UNKNOWABLE.
 17. ALL DISTANCES ARE TO THE CENTER OF THE UNKNOWN.
 18. ALL DISTANCES ARE TO THE CENTER OF THE MYSTERY.
 19. ALL DISTANCES ARE TO THE CENTER OF THE ENIGMA.
 20. ALL DISTANCES ARE TO THE CENTER OF THE RIDDLE.
 21. ALL DISTANCES ARE TO THE CENTER OF THE PUZZLE.
 22. ALL DISTANCES ARE TO THE CENTER OF THE CONUNDRUM.
 23. ALL DISTANCES ARE TO THE CENTER OF THE ENIGMATA.
 24. ALL DISTANCES ARE TO THE CENTER OF THE MYSTERIA.
 25. ALL DISTANCES ARE TO THE CENTER OF THE ENIGMAS.
 26. ALL DISTANCES ARE TO THE CENTER OF THE MYSTERIES.
 27. ALL DISTANCES ARE TO THE CENTER OF THE ENIGMATAS.
 28. ALL DISTANCES ARE TO THE CENTER OF THE MYSTERIAS.
 29. ALL DISTANCES ARE TO THE CENTER OF THE ENIGMATAS.
 30. ALL DISTANCES ARE TO THE CENTER OF THE MYSTERIAS.

HANSEN RANCH FILING NO. 1
 EXHIBIT B
 MVE, INC.
 REGISTERED PROFESSIONAL ENGINEERS
 10000 E. 10TH AVENUE, SUITE 100
 DENVER, CO 80231
 (303) 751-1000
 WWW.MVEINC.COM

CPC PUZ 19-00126