

ORDINANCE NO. 19-27

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 3 ACRES LOCATED AT THE SOUTHEAST CORNER OF STETSON HILLS BOULEVARD AND TUTT BOULEVARD FROM R-5/AO (MULTI-FAMILY RESIDENTIAL WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY ATTACHED AND DETACHED, 10.33 DWELLING UNITS PER ACRE, AND MAXIMUM BUILDING HEIGHT OF 45 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 3 acres located at the southeast corner of Stetson Hills Boulevard and Tutt Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-5/AO (Multi-Family Residential with Airport Overlay) to PUD/AO (Planned Unit Development: single-family attached and detached, 10.33 dwelling units per acre, and maximum building height of 45 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 23rd day of
April, 2019.


Finally passed: May 14th, 2019



Council President

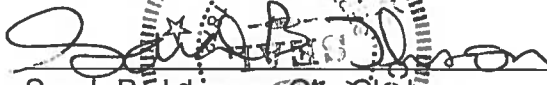
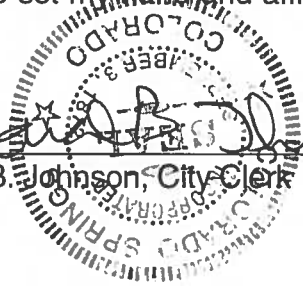
ATTEST:


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 3 ACRES LOCATED AT THE SOUTHEAST CORNER OF STETSON HILLS BOULEVARD AND TUTT BOULEVARD FROM R-5/AO (MULTI-FAMILY RESIDENTIAL WITH AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY ATTACHED AND DETACHED, 10.33 DWELLING UNITS PER ACRE, AND MAXIMUM BUILDING HEIGHT OF 45 FEET WITH AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 23rd, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14th day of May, 2019, 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 14th day of May, 2019.

Sarah B. Johnson, City Clerk

1st Publication Date: April 26th, 2019
2nd Publication Date: May 17th, 2019

Effective Date: May 22nd, 2019

Initial: SBJ
City Clerk

KNOW ALL MEN BY THESE PRESENTS: That Trail Ridge Development, LLC, a Colorado limited liability company, being the sole owner of the following described property: Containing 3.00 Acres more or less.

A tract of land being a portion of the Northwest One-Quarter of Section 19, Township 13 South, Range 65 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, described as follows:

PARCEL A:

LOT 1, PALOMINO RANCH AT STETSON RIDGE, EL PASO COUNTY, COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF AS FILED FOR RECORD DECEMBER 15, 2005 AT RECEPTION NO. 205199023 IN THE COUNTY OF EL PASO, STATE OF COLORADO;

EXCEPT THOSE PORTIONS PLATTED AS:

- A. CONDOMINIUM MAP PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS PHASE 1 PLAN RECORDED MAY 3, 2007 UNDER RECEPTION NO. 207600823,
- B. FIRST SUPPLEMENTAL CONDOMINIUM MAP PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS - PHASE 2 PLAN RECORDED DECEMBER 20, 2007 UNDER RECEPTION NO. 207600851,
- C. SECOND SUPPLEMENTAL CONDOMINIUM MAP PALOMINO RANCH AT STETSON RIDGE - PHASE 3 PLAN RECORDED APRIL 28, 2008 UNDER RECEPTION NO. 208600869
- D. AMENDED SECOND SUPPLEMENTAL CONDOMINIUM MAP PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS - PHASE 3 PLAN RECORDED MAY 19, 2008 UNDER RECEPTION NO. 208600875, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A NON-EXCLUSIVE ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM PARCEL A, AS SHOWN ON THE PLAT OF PALOMINO RANCH PATIO HOMES, RECORDED _____, 2018, PURSUANT TO DEVELOPER RIGHTS RESERVED IN THE CONDOMINIUM DECLARATION FOR PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS RECORDED MAY 3, 2007 UNDER RECEPTION NO. 207059885. FIRST AMENDMENT/SUPPLEMENT TO SAID DECLARATION RECORDED DECEMBER 20, 2007 UNDER RECEPTION NO. 207161720. SECOND AMENDMENT/SUPPLEMENT TO SAID DECLARATION RECORDED APRIL 28, 2008 UNDER RECEPTION NO. 208047745. AMENDMENT TO SECOND AMENDMENT/SUPPLEMENT TO SAID DECLARATION RECORDED MAY 19, 2008 UNDER RECEPTION NO. 208056894. PARTIAL ASSIGNMENT OF DECLARANT RIGHTS UNDER SAID DECLARATION ASSIGNED TO TRAIL RIDGE DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED MAY 19, 2011 UNDER RECEPTION NO. 211049069.

Beginning at the Northwest corner of Lot 1 in Palomino Ranch at Stetson Ridge (Reception No. 205199023), thence S68°10'00"E, a distance of 316.76 feet; thence N21°50'00"E, a distance of 380.79 feet; thence N02°00'00"W, a distance of 31.24 feet; thence N88°00'00"E, a distance of 107.56 feet; thence S68°10'00"E, a distance of 141.52 feet; thence S21°50'00"W, a distance of 26.00 feet; thence S68°10'00"E, a distance 35.50 feet; thence S21°50'00"W, a distance of 146.73 feet; thence S68°10'00"E, a distance of 71.28 feet; thence N26°35'49"E, a distance of 88.03 feet; thence N21°50'00"E, a distance of 192.37 feet to the Point of Beginning.

The lineal unit of measure used for the survey of the land described herein is the US survey foot.

EXHIBIT A