

ORDINANCE NO. 16-106

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.34 ACRES LOCATED EAST OF OLD NORTHGATE ROAD AS THE EXTENSION OF PRIDE MOUNTAIN DRIVE FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT; SINGLE-FAMILY DETACHED RESIDENTIAL, .86 DWELLING UNITS PER ACRE, 35-FEET 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 10.34 acres located east of Old Northgate Road as the extension of Pride Mountain Drive as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof by reference, from A (Agricultural) to PUD (Planned Unit Development; single-family detached residential, .86 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 25th day of October, 2016.

Finally passed: November 8, 2016



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 10.34 ACRES LOCATED EAST OF OLD NORTHGATE ROAD AS THE EXTENSION OF PRIDE MOUNTAIN DRIVE FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT; SINGLE-FAMILY DETACHED RESIDENTIAL, .86 DWELLING UNITS PER ACRE, 35-FEET MAXIMUM BUILDING HEIGHT)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 25, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8th day of November, 2016, 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.

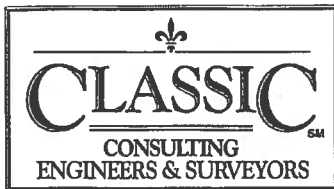
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 8th day of November, 2016.


Sarah B. Johnson, City Clerk



1st Publication Date: October 28, 2016
2nd Publication Date: November 10, 2016

Effective Date: November 15, 2016 Initial: SBJ
City Clerk



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JOB NO. 1171.06-01
MARCH 28, 2016
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LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 8 , 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 NORTHERLY BOUNDARY OF LOT 2, FLYING HORSE NO. 30B RECORDED UNDER RECEPTION NO. 207712542 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR S84°30'00"W A DISTANCE OF 158.57 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 4 AS PLATTED IN FLYING HORSE NO. 30A UNDER RECEPTION NO. 206712314, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S20°13'05"W, ON THE NORTHWESTERLY BOUNDARY OF SAID LOT 4, A DISTANCE OF 197.04 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205075714;
THENCE S75°00'00"W, ON SAID NORTHERLY BOUNDARY, A DISTANCE OF 715.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2 AS PLATTED IN FLYING HORSE NO. 30B RECORDED UNDER RECEPTION NO. 207712542;

THENCE ON THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARY OF SAID LOT 2, THE FOLLOWING (4) FOUR COURSES:

1. N20°00'00"W, A DISTANCE OF 260.00 FEET;
2. N27°54'40"W, A DISTANCE OF 270.73 FEET;
3. S84°30'00"W, A DISTANCE OF 158.57 FEET;
4. S37°00'00"W, A DISTANCE OF 181.29 FEET TO THE MOST EASTERLY CORNER OF FLYING HORSE NO. 8 FILING NO. 1 RECORDED UNDER RECEPTION NO. 212713208;

THENCE ON THE NORTHERLY AND EASTERLY BOUNDARY OF SAID FLYING HORSE NO. 8 FILING NO. 1, THE FOLLOWING (8) EIGHT COURSES:



1. N53°00'00"W, A DISTANCE OF 168.02 FEET;
2. N85°00'00"W, A DISTANCE OF 42.24 FEET;
3. S65°00'00"W, A DISTANCE OF 124.72 FEET;
4. S81°10'00"W, A DISTANCE OF 93.50 FEET;
5. N53°50'00"W, A DISTANCE OF 14.14 FEET;
6. N08°50'00"W, A DISTANCE OF 57.00 FEET;
7. S81°10'00"W, A DISTANCE OF 20.00 FEET;
8. N08°50'00"W, A DISTANCE OF 109.95 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S09°13'44"E, HAVING A DELTA OF 29°26'49", A RADIUS OF 3320.00 FEET AND A DISTANCE OF 1706.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 10.340 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 WAS PREPARED UNDER MY RESPONSIBLE CARE 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, LLC.

MARCH 28, 2016
DATE

