

# BRADLEY RANCH

## CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

### PUD REZONE



EXISTING CITY ZONED: (A)  
RURAL RESIDENTIAL/ RANCH  
PROPOSED ZONE: PUD  
(PLANNED UNIT  
DEVELOPMENT)

EXISTING CITY ZONED: PUD/ PBC/ PK

PROPOSED ZONE: PUD (PLANNED UNIT DEVELOPMENT)

#### SITE DATA CHART:

PROPOSED LAND USE: SINGLE-FAMILY DETACHED RESIDENTIAL AND OPEN SPACE  
 MAXIMUM GROSS DENSITY: 3.00-4.99 DU/AC  
 MAXIMUM BUILDING HEIGHT: 35' H

#### GENERAL NOTES:

- An application for a zone change shall be filed and approved for all public parkland to be developed in accordance with City Code prior to approval of all final plats that account for more than 50% of the parkland boundary.

#### LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF BRADLEY ADDITION NO. 1 ANNEXATION PLAT, AS RECORDED IN PLAT BOOK X-3, AT PAGE 90, RECORDS OF EL PASO COUNTY, COLORADO, AND BEING ALL OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (N1/2 NW1/4) AND THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NE1/4) OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

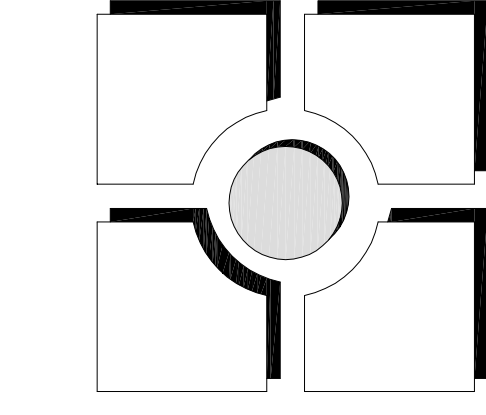
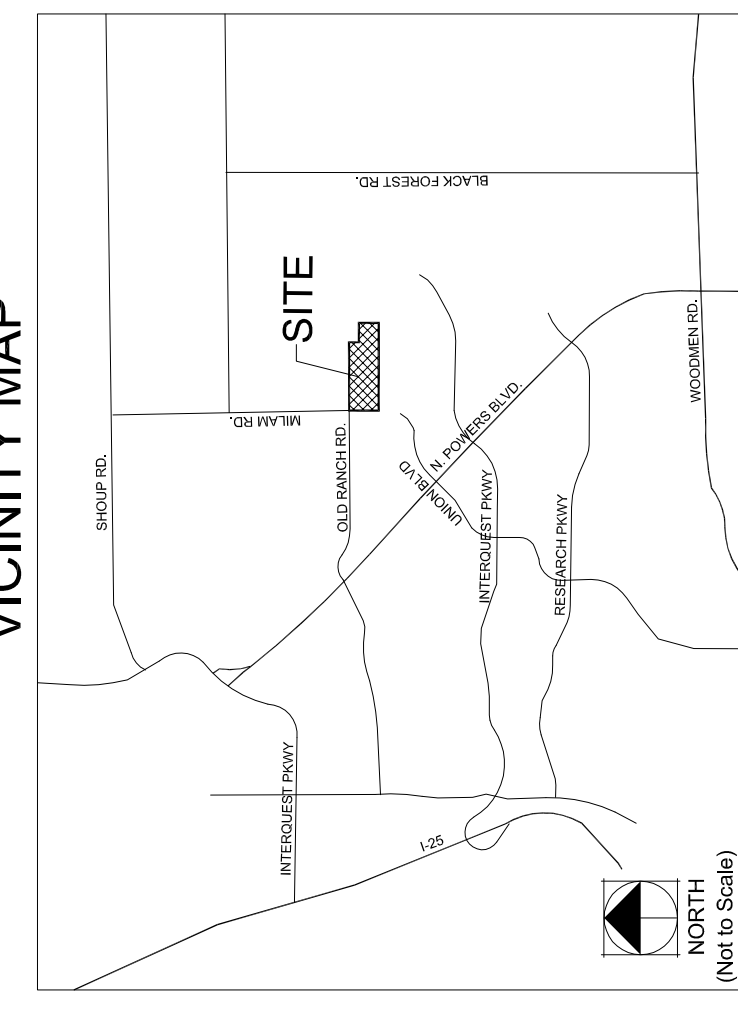
BEING THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING ASSUMED TO BEAR N89°19'06"E, A DISTANCE OF 2639.54 FEET (N89°46'35"E, A DISTANCE OF 2639.53 FEET OF RECORD);

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25; SAID POINT BEING A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT; SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE S00°28'24"W (S00°09'56"W) OF RECORD ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4) NE1/4 SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 1320.51 FEET (1320.52 FEET OF RECORD) TO THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NE1/4); THENCE S89°24'46"W (S89°25'13"W) OF RECORD ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NE1/4) SAID LINE ALSO BEING THE SOUTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 1320.67 FEET (1320.68 FEET OF RECORD) TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NE1/4); THENCE S89°22'44"W (S89°25'21"W) OF RECORD ALONG THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NE1/4); SAID LINE ALSO BEING THE SOUTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 2639.57 FEET (2638.91 FEET OF RECORD) TO THE SOUTHWEST CORNER OF SAID NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (N1/2 NW1/4);

THENCE N00°28'14"W (N00°07'15"E) OF RECORD ALONG THE WEST LINE OF SAID NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER (N1/2 NW1/4) SAID LINE ALSO BEING THE WESTERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 1320.53 FEET (1319.78 FEET OF RECORD) TO THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW1/4) NE1/4; THENCE N89°19'06"E (N89°56'57"E) OF RECORD ALONG THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER (NW1/4) SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF SAID BRADLEY ADDITION NO. 1 ANNEXATION PLAT, A DISTANCE OF 2639.54 FEET (2639.53 FEET OF RECORD) TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 120.93 ACRES OF LAND, MORE OR LESS.



**THOMAS THOMAS**  
 Planning  
 Urban Design  
 Landscape Architecture  
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 (719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	INITIAL COS PLANNING SUBMITTAL	12/29/16			
2	COS PLANNING COMMENTS REV1	04/11/17			
3	COS PLANNING COMMENTS REV2	06/13/17			
4	COS PLANNING COMMENTS REV3	08/01/17			
5					
6					

DESIGNED	JRA	12.21.16
DRAWN	JRA	12.21.16
CHECKED	JLH	
PROJECT NUMBER:	3603.00	
SCALE:	AS NOTED	

**BRADLEY RANCH**  
 Colorado Springs, CO  
**PUD REZONE**

Z1  
 1 of 1  
 City File Number: CPC PUZ 17-00002