

ORDINANCE NO. 25 - 28

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 53.84 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK ESTABLISHING THE PK/WUI-O (PUBLIC PARKS WITH WILDLAND URBAN INTERFACE OVERLAY) ZONING DISTRICT

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 53.84 acres located west of Highway 115 and south of Cheyenne Mountain State Park, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, establishing the PK/WUI-O (Public Parks with Wildland Urban Interface 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 28th day of January 2025.

Finally passed: February 11, 2025


Randy Helms, Council President

ATTEST:



Sarah B. Johnson, City Clerk



EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION THAT PARCEL RECORDED AT RECEPTION NO. 200063515 TOGETHER WITH A PORTION THE 60' RIGHT-OF-WAY OF PINE OAKS ROAD RECORDED AT BOOK 2746 PAGE 704, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30, BEING MONUMENTED BY A 2-INCH PIPE WITH A 3.25-INCH BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED PLS 19625 AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

COMMENCE AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 89°02'51" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 191.29 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°02'51" WEST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 2,366.52 FEET;

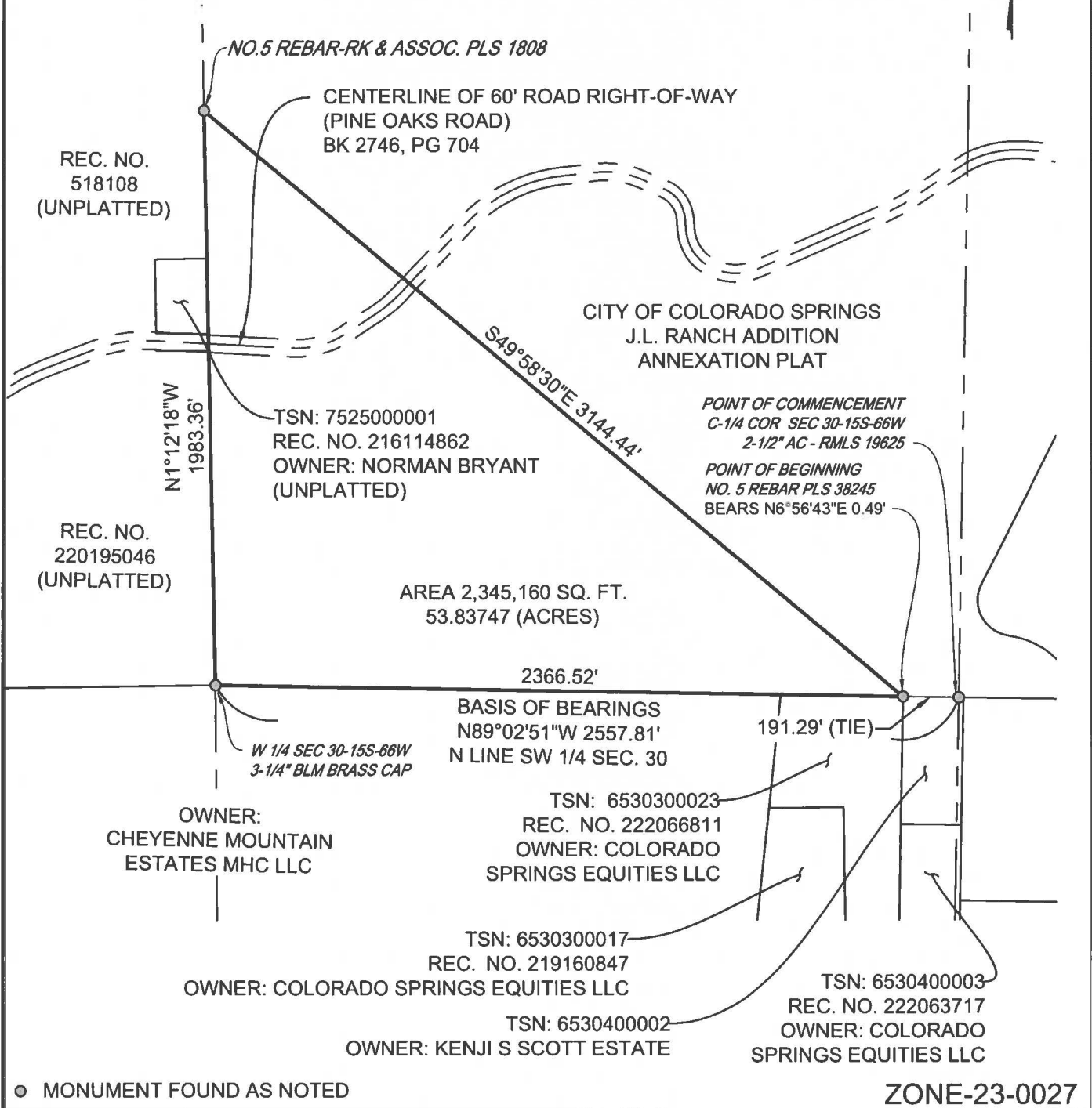
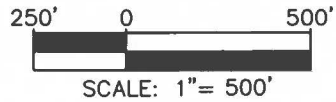
THENCE NORTH 01°12'18" WEST, A DISTANCE OF 1,983.36 FEET;


THENCE SOUTH 49°58'30" EAST, A DISTANCE OF 3,144.44 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 2,345,160 SQUARE FEET OR (53.83747 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.




JERRY R. BESSIE, PLS 38576
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920



| | | |
|---|-----------------|------------------|
| PREPARED BY: | CHECKED BY: JRB | EXHIBIT B |
|  | SCALE: 1"=500' | LAND DESCRIPTION |
| | DATE: 4/24/2024 | SHEET: 2 OF 2 |

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 53.84 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK ES-TABLISHING THE PK/WUI-O (PUBLIC PARKS WITH WILDLAND URBAN INTERFACE OVERLAY) ZONING DISTRICT.”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **January 28, 2024**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **11thth day of February 2025**, and that the same was published by title and in summary or in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, **11thth day of February 2025**.


Sarah B. Johnson, City Clerk

1st Publication Date: **January 31, 2025**
2nd Publication Date: **February 14, 2025**

Effective Date: **February 19, 2025**

Initial: 
City Clerk

