

ORDINANCE NO. 20-46

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 8.83 ACRES LOCATED SOUTHEAST OF SORPRESA LANE AND GILPIN PEAK DRIVE ESTABLISHING THE PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 8 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT WITH AIRPORT OVERLAY) ZONE

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 the establishment of the PUD/AO (Planned Unit Development: single-family residential, 8 dwelling units per acre, 35-foot maximum building height with airport overlay) zone district consisting of 8.83 acres located southeast of Sorpresa Lane and Gilpin Peak Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, 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 final adoption 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 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 June, 2020.

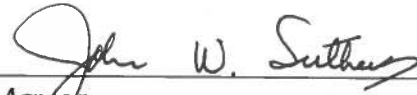
Finally passed: July 14th, 2020



Council President

Mayor's Action:

- Approved on July 16, 2020.
- Disapproved on _____, based on the following objections:





Mayor

Council Action After Disapproval:

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of _____, on _____.
- Council action on _____ failed to override the Mayor's veto.

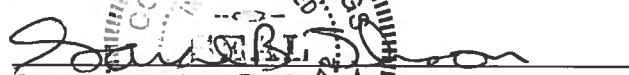
Council President

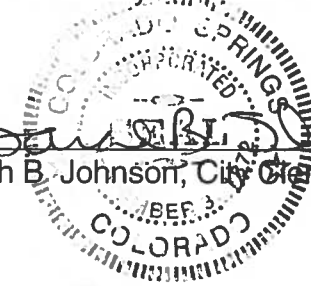
ATTEST:


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 PERTAINING TO 8.83 ACRES LOCATED SOUTHEAST OF SORPRESA LANE AND GILPIN PEAK DRIVE ESTABLISHING THE PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 8 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT WITH AIRPORT OVERLAY) ZONE” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 23rd, 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14th day of July, 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 16th day of July, 2020.


Sarah B. Johnson, City Clerk



1st Publication Date: June 26th, 2020
2nd Publication Date: July 22nd, 2020

Effective Date: July 27th, 2020

Initial: SBS
City Clerk



102 E. Pikes Peak Ave., 5th Floor
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
719.955.5485

**EXHIBIT A
SORPRESA EAST ADDITION NO. 1
LEGAL DESCRIPTION**

LEGAL DESCRIPTION: (METES/BOUNDS AS SURVEYED)

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4, SE 1/4) OF SECTION 6, T13S R65W OF THE 6th P.M. EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE EASTERLY RIGHT-OF-WAY LINE OF TUTT BOULEVARD, BEING MONUMENTED AT THE NORTH BY A NO. 5 REBAR AND ALUMINUM CAP WITNESS CORNER STAMPED "13' W.C. LS 25966" AND AT THE SOUTH BY THE SW 1/16TH CORNER OF SECTION 6, STAMPED "MATRIX, T13S R65W PLS NO. 34977". SAID LINE BEARS N00°18'44"E A DISTANCE OF 694.13 FEET.

COMMENCING AT SAID SW 1/16TH CORNER, THENCE N87°07'22"E A DISTANCE OF 1273.20 FEET, THENCE N87°07'10"E A DISTANCE OF 162.97 FEET TO THE SOUTHEAST CORNER OF "WOODMEN VISTAS SUBDIVISION" AS RECORDED UNDER RECEPTION NO. 208712760 IN THE EL PASO COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE N00°10'04"W ALONG THE EAST LINE THEREOF, 325.35 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 201168820;

THENCE N88°43'47"E ALONG THE SOUTHERLY LINE THEREOF, 327.31 FEET TO THE SOUTHEAST CORNER OF SAID QUIT CLAIM DEED;

THENCE N00°12'01"W, ALONG THE EASTERLY LINE THEREOF AND ALONG THE EASTERLY LINES OF QUIT CLAIM DEED UNDER RECEPTION NO. 213108148 AND WARRANTY DEED UNDER RECEPTION NO. 205009334, A DISTANCE OF 344.23 FEET TO THE SOUTH LINE OF 30 FOOT SORPRESA LANE AS RECORDED IN BOOK 1587 AT PAGE 149 OF THE EL PASO COUNTY RECORDS;

THENCE N88°04'59"E ALONG THE SOUTHERLY LINE THEREOF 422.91 FEET TO THE WESTERLY LINE OF THE C. ARLENE NANCE PROPERTY (NO RECORDING INFORMATION KNOWN);

THENCE S00°15'15"E ALONG THE WESTERLY LINE THEREOF AND ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN A WARRANTY DEED RECORDED UNDER RECEPTION NO. 204150183 IN THE EL PASO COUNTY RECORDS A DISTANCE OF 656.43 FEET TO THE NORTH LINE OF "LODGE AT BLACK FOREST SUBDIVISION FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 214713432 IN THE EL PASO COUNTY RECORDS;

THENCE S87°05'31"W ALONG THE NORTHERLY LINE THEREOF, 751.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 8.833 ACRES OF LAND, MORE OR LESS.

PREPARED BY:

Vernon P Taylor

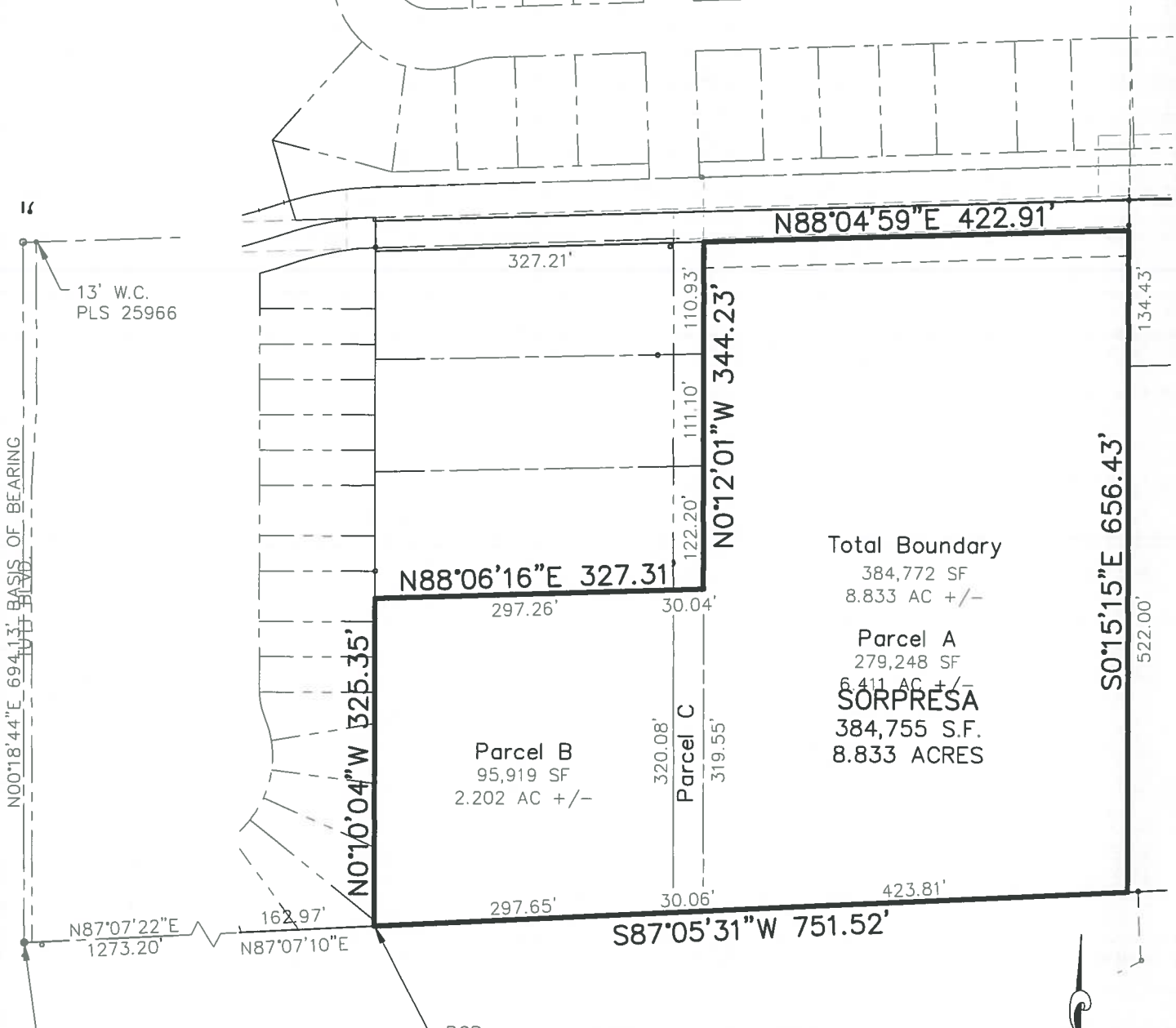
3/5/2020

VERNON P. TAYLOR, COLORADO PLS NO. 25966
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903

DATE



EXHIBIT "B"



Total Boundary
 384,772 SF
 8.833 AC +/-

Parcel A
 279,248 SF
 6.411 AC +/-
SORPRESA
 384,755 S.F.
 8.833 ACRES

Parcel B
 95,919 SF
 2.202 AC +/-

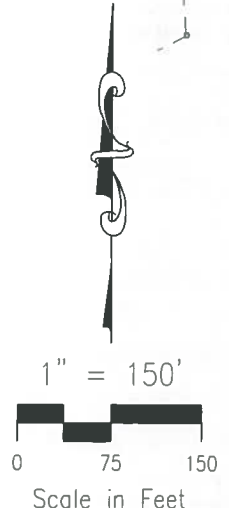
Parcel C
 319.55'

PROJECT INFORMATION

PROPOSED ZONE:
 PUD-AO \ SINGLE FAMILY DETACHED
 (PLANNED UNIT DEVELOPMENT)
 (AIRPORT OVERLAY)

PROPOSED
 MAXIMUM DENSITY: 8.00DU\AC

MAXIMUM
 BUILDING HEIGHT: 35'-0"



POINT OF COMMENCING
 FOUND SW 1/16TH CORNER OF
 SECTION 6, STAMPED "MATRIX,
 T13S R65W PLS NO. 34977"

NOTES:

THIS SKETCH IS INTENDED FOR
 LEGAL DESCRIPTION ONLY.
 THIS SKETCH IS NOT INTENDED
 TO REPRESENT A LAND SURVEY
 PLAT NOR AN IMPROVEMENT
 LOCATION SURVEY PLAT.

EXHIBIT "B"
 JOB NO. 70-063
 DATE PREPARED: 10/02/2019
 REVISED TO SHOW B.O.B. 01/17/2020



102 E. PIKES PEAK AVE., 5TH FLOOR
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

EXHIBIT B
 SHEET 1 OF 1