

ORDINANCE NO. 25 - 17

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1,760.74 ACRES LOCATED NORTHWEST OF THE BRADLEY ROAD AND CURTIS ROAD INTERSECTION ESTABLISHING THE A/SS-0 (AGRICULTURE WITH STREAMSIDE 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 1,760.74 acres located northwest of the Bradley Road and Curtis Road intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, establishing the A/SS-O (Agriculture with Streamside 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 14<sup>th</sup> day of January 2025.

**Finally passed:** January 28, 2025

  
Randy Helms, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

November 3, 2023

A portion of Sections 3, 4, and 5, Township 15 South, Range 65 West, and Sections 32, 33, and 34, Township 14 South, Range 64 West, all of the Sixth Principal Meridian, County of El Paso, Colorado, being more particularly described as follows:

**BEGINNING** at the North 1/4 Corner of said Section 32; thence along the north line of the Northeast Quarter of said Section 32, S89°38'17"E (Basis of Bearings is the north line of the Northeast Quarter of Section 32, Township 14 South, Range 65 West of the Sixth Principal Meridian, being monumented at the North 1/4 Corner of said Section by a 2-1/2" aluminum cap, properly marked, stamped PLS 22095, flush with grade and at the Northwest Corner of Section 33, Township 14 South, Range 65 West of the Sixth Principal Meridian, by a 3-1/4" aluminum cap, properly marked, stamped PLS 27270, flush with grade and measured to bear S89°38'17"E, a distance of 2597.62 feet), a distance of 2597.62 feet, to the Northwest Corner of said Section 33; thence along the North line of said Section 33, N89°31'16"E, a distance of 1299.28 feet, to the West 1/16<sup>th</sup> corner shared between Section 28, Township 14 South, Range 64 West and said Section 33; thence along the West 1/16th line, S02°35'00"E, a distance of 1318.96 feet, to the North-West 1/16th Corner of said Section 33; thence along the North 1/16th line of said Section 33, N89°30'42"E, a distance of 1305.00 feet, to the Center-North 1/16th Corner of said Section 33; thence along the North-South Center line of said Section 33, N02°50'16"W, a distance of 1318.97 feet, to the North 1/4 Corner of said Section 33; thence along the North line of said Section 33, N89°32'00"E, a distance of 2598.45 feet, to the Northeast Corner of said Section 33; thence along the East line of said Section 33, S03°02'26"E, a distance of 2623.99 feet, to the East 1/4 Corner of Said Section 33; thence along the East-West Center line of said Section 34, N89°23'24"E, a distance of 1326.61 feet, to the Center-West 1/16th Corner of said Section 34; thence along the west line of Parcel 19 as described in Application 96/176 recorded as Reception Number 98152755, S02°47'42"E, a distance of 2422.85 feet, to the northwest corner of Parcel 17 as described in said Application; thence along the west line of said Parcel 17, the following three (3) courses;

1. along the arc of a curve to the right, having a radius of 1920.00 feet, a central angle of 41°28'18", a distance of 1389.73 feet;
2. S38°40'43"W, a distance of 690.00 feet;
3. along the arc of a curve to the left, having a radius of 2080.00 feet, a central angle of 26°50'23", a distance of 974.36 feet, to the north corner of Parcel 14 as described in said Application;

thence along the west line of said Parcel 14, the following three (3) courses;

1. along the arc of a curve to the left, having a radius of 2080.00 feet, a central angle of 12°50'19", a distance of 466.08 feet;
2. S00°59'58"E, a distance of 1,378.90 feet;
3. along the arc of a curve to the right, having a radius of 938.94 feet, a central angle of 90°50'07", a distance of 1488.57 feet to the southwest corner of said Parcel 14;

thence along the north line of Drennan Road as described in Reception Number 099131064, the following two (2) courses;

1. S89°50'09"W, a distance of 4,240.68 feet;
2. S89°51'16"W, a distance of 1,264.61 feet;

thence leaving said north line, N01°14'08"W, a distance of 2598.21 feet, to a point on the East-West Center line of said Section 5; thence along said Center line, N89°49'10"E, a distance of 1267.44 feet, to the West 1/4 Corner of said Section 4; thence leaving said West 1/4 Corner along the East-West Center

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line of said Section 4, N89°31'07"E, a distance of 1127.65 feet; thence along the following four (4) courses:

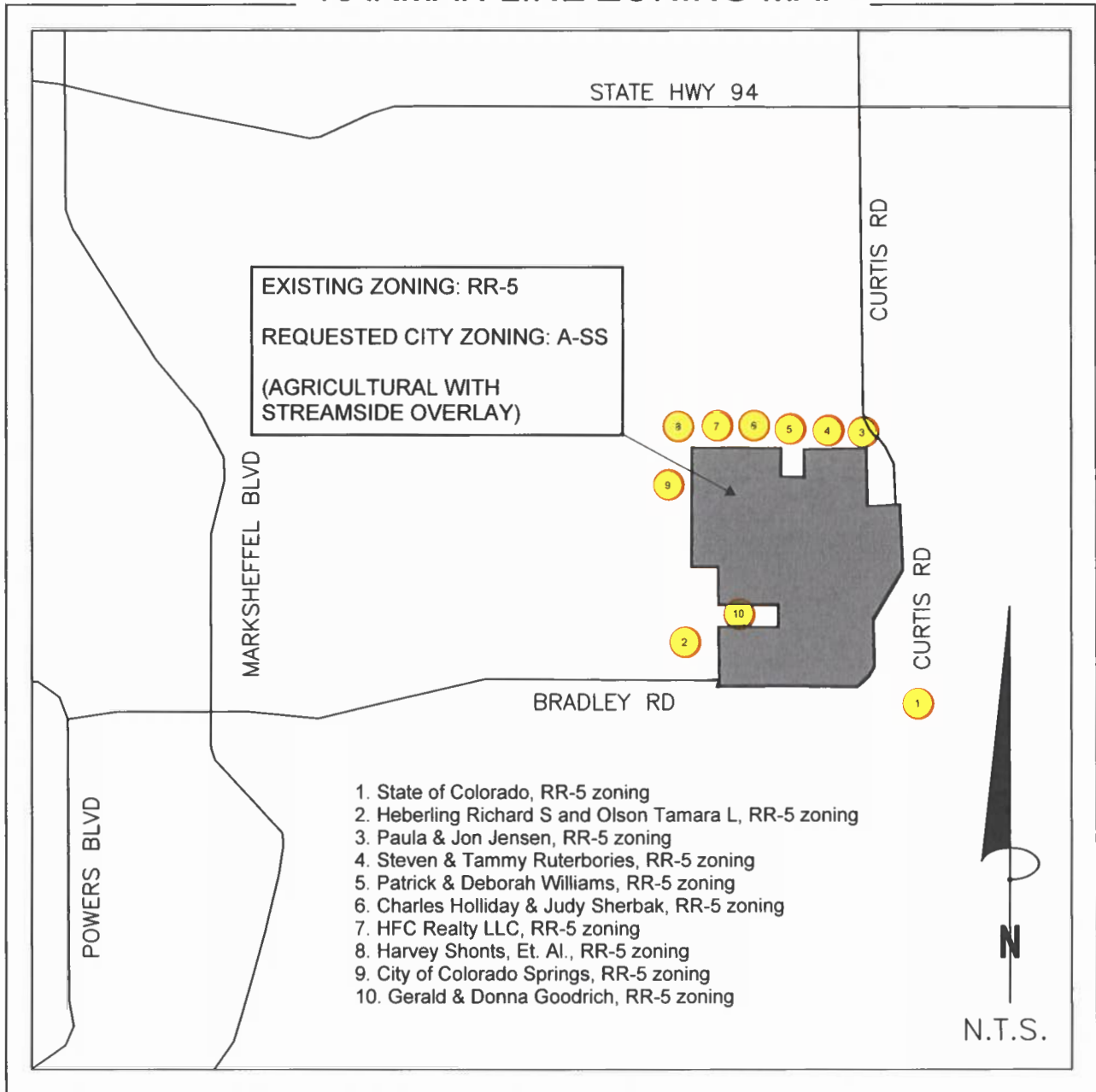
1. N01°10'22"W, a distance of 890.06 feet;
2. S89°31'07"W, a distance of 1114.58 feet;
3. S89°49'10"W, a distance of 1333.11 feet;
4. S01°10'22"E, a distance of 890.13 feet, to a point on the East-West Center line of said Section 5;

thence along said Center line, S89°49'10"W, a distance of 4.65 feet, to the Center-East 1/16th Corner of said Section 5; thence along the East 1/16th line of said Section 5, N01°14'08"W, a distance of 2651.22 feet, to the East 1/16th Corner shared between said Section 5 and said Section 32; thence along the South line of said Section 32, N89°13'19"W, a distance of 1328.25 feet, to the South 1/4 Corner of said Section 32; thence along the North-South Center line of said Section 32, N01°43'12"W, a distance of 2615.20 feet, to the Center 1/4 Corner of said Section 32; thence continuing along said Center line, N01°41'21"W, a distance of 2638.43 feet, to the **POINT OF BEGINNING**.

Containing 76,697,657 Sq. Ft., 1,760.736 acres, more or less.

Stewart L. Mapes, Jr.  
Colorado Professional Land Surveyor No. 38245

## EXHIBIT B KARMAN LINE ZONING MAP



NOTE: The numbers depicted on the plan correspond with the attached list of adjacent property ownership, zoning.  
 NOTE: This exhibit does not represent a monumented land survey, and is only intended to depict the attached Legal Description.

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1,760.74 ACRES LOCATED NORTHWEST OF THE BRADLEY ROAD AND CURTIS ROAD INTERSECTION ESTABLISHING THE A/SS-0 (AGRICULTURE WITH STREAMSIDE OVERLAY) ZONING DISTRICT.”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **January 14, 2024**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **28th<sup>th</sup> day of January 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, **28<sup>th</sup> day of January 2025**.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: **January 17, 2025**

2<sup>nd</sup> Publication Date: **January 31, 2025**

Effective Date: **February 5, 2025**

Initial:   
City Clerk

