

ORDINANCE NO. 24 - 43

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.609 ACRES LOCATED AT 324 BECKERS LANE FROM PK/HS/WUI (PUBLIC PARK WITH HILLSIDE OVERLAY AND WILDLAND URBAN INTERFACE OVERLAY) TO MX-I/HS/WUI (MIXED-USE INSTIUTIONAL WITH HILLSIDE OVERLAY AND WILDLAND URBAN INTERFACE OVERLAY)

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 1.609 acres located at 324 Beckers Lane, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PK/HS/WUI (Mixed-Use Institutional with Hillside Overlay and Wildland Urban Interface Overlay) to MX-I/HS/WUI (Mixed-Use Institutional with Hillside Overlay and 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 11th day of June 2024.

Finally passed: June 25, 2024


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk

ZONE CHANGE LEGAL DESCRIPTION (EAST PARCEL): EXHIBIT A

A PARCEL OF LAND AS DESCRIBED IN EXHIBITS A & B OF THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 223063547, ON JULY 27, 2023, AND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE SOUTH 88°46'06" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 512.41 FEET;

THENCE NORTH 1°34'26" WEST, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 78.85 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 30°20'30", A CHORD BEARING OF NORTH 13° 35' 49" EAST AND A CHORD DISTANCE OF 18.32 FEET, AN ARC DISTANCE OF 18.53 FEET;

THENCE NORTH 28°46'05" EAST, A DISTANCE OF 65.28 FEET TO THE SOUTH RIGHT OF WAY LINE OF GARDEN LANE, RECORDED AT BOOK 616, PAGE 279, ON JANUARY 7, 1924;

THENCE SOUTH 59°07'15" EAST, COINCIDENT WITH SAID SOUTH RIGHT OF WAY LINE AND NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 131.71 FEET;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 874.68 FEET, A CENTRAL ANGLE OF 15°08'51", A CHORD BEARING OF SOUTH 86° 05' 15" EAST AND A CHORD DISTANCE OF 230.57 FEET, AN ARC DISTANCE OF 231.24 FEET TO SAID SOUTH RIGHT OF WAY LINE;

THENCE NORTH 78°54'45" EAST, NON-TANGENT TO THE PREVIOUS DESCRIBED CURVE AND COINCIDENT WITH SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 137.50 FEET;

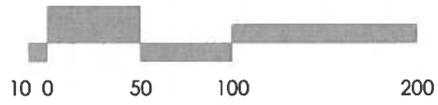
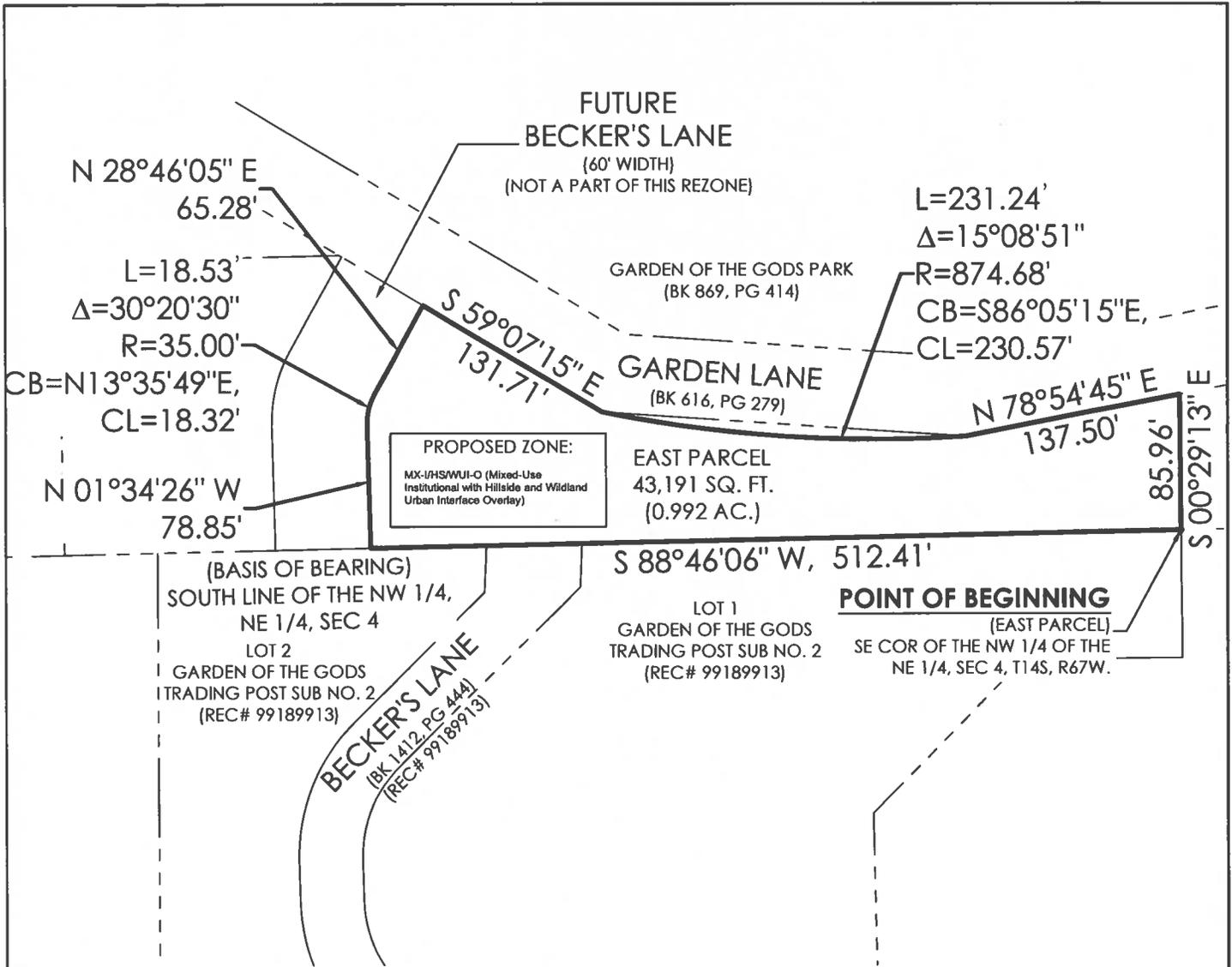
THENCE SOUTH 0°29'13" EAST, A DISTANCE OF 85.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 43191 SQ. FT. (0.992 ACRES), MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PM, MONUMENTED AT THE WEST END BY A 1.75" IRON PIPE, AND MONUMENTED AT THE EAST END BY A 1" IRON PIPE, BEARING NORTH 88°46'06" EAST, BASED ON COLORADO STATE PLANE CENTRAL ZONE (0502) NAD83. DISTANCES AND AREAS ARE GROUND US SURVEY FEET VALUES.

CITY FILE NO. ZONE-23-0033

 <p>MONUMENT VALLEY ENGINEERS INC. ENGINEERS * SURVEYORS 1903 LELARAY STREET COLORADO SPRINGS, COLORADO 80909 PHONE (719) 635-5736</p>	XREFS	PROJECT: GARDEN OF THE GODS TRADING POST		
		TITLE: ZONE CHANGE (EAST PARCEL) EXHIBIT A		
		PROJ. NO. 51542	DATE: 2/12/2024	DRAWING NO. -REZONE-CS
				SHEET 1 OF 2



1" = 100' 1:1,200

CITY FILE NO. ZONE-23-0033

MONUMENT VALLEY ENGINEERS INC. ENGINEERS * SURVEYORS 1903 LELARAY STREET COLORADO SPRINGS, COLORADO 80909 PHONE (719) 635-5736	XREFS	PROJECT: GARDEN OF THE GODS TRADING POST	
		TITLE: ZONE CHANGE (EAST PARCEL) EXHIBIT B	
	PROJ. NO. 51542	DATE: 2/12/2024	DRAWING NO. SHEET -REZONE-CS 2 OF 2

ZONE CHANGE LEGAL DESCRIPTION (WEST PARCEL) - EXHIBIT A

A PARCEL OF LAND AS DESCRIBED IN EXHIBITS C & D OF THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 223063547, ON JULY 27, 2023, AND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 88°46'06" EAST, COINCIDENT WITH THE SOUTH LINE OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 587.81 FEET TO THE POINT OF BEGINNING

THENCE NORTH 01°21'21" WEST, A DISTANCE OF 186.00 FEET;

THENCE NORTH 88°46'06" EAST, A DISTANCE OF 178.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF GARDEN LANE, RECORDED AT BOOK 616, PAGE 279;

THENCE SOUTH 59°07'15" EAST, COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1.86 FEET;

THENCE SOUTH 28°46'05" WEST, TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 67.50 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 95.00, A CENTRAL ANGLE OF 30°20'30", A CHORD BEARING SOUTH 13°35'49" WEST, A DISTANCE OF 49.72 FEET, AND AN ARC DISTANCE OF 50.31 FEET;

THENCE SOUTH 01°34'12" EAST, TANGENT WITH THE PREVIOUS DESCRIBED CURVE, A DISTANCE OF 78.49 FEET TO SAID SOUTH LINE;

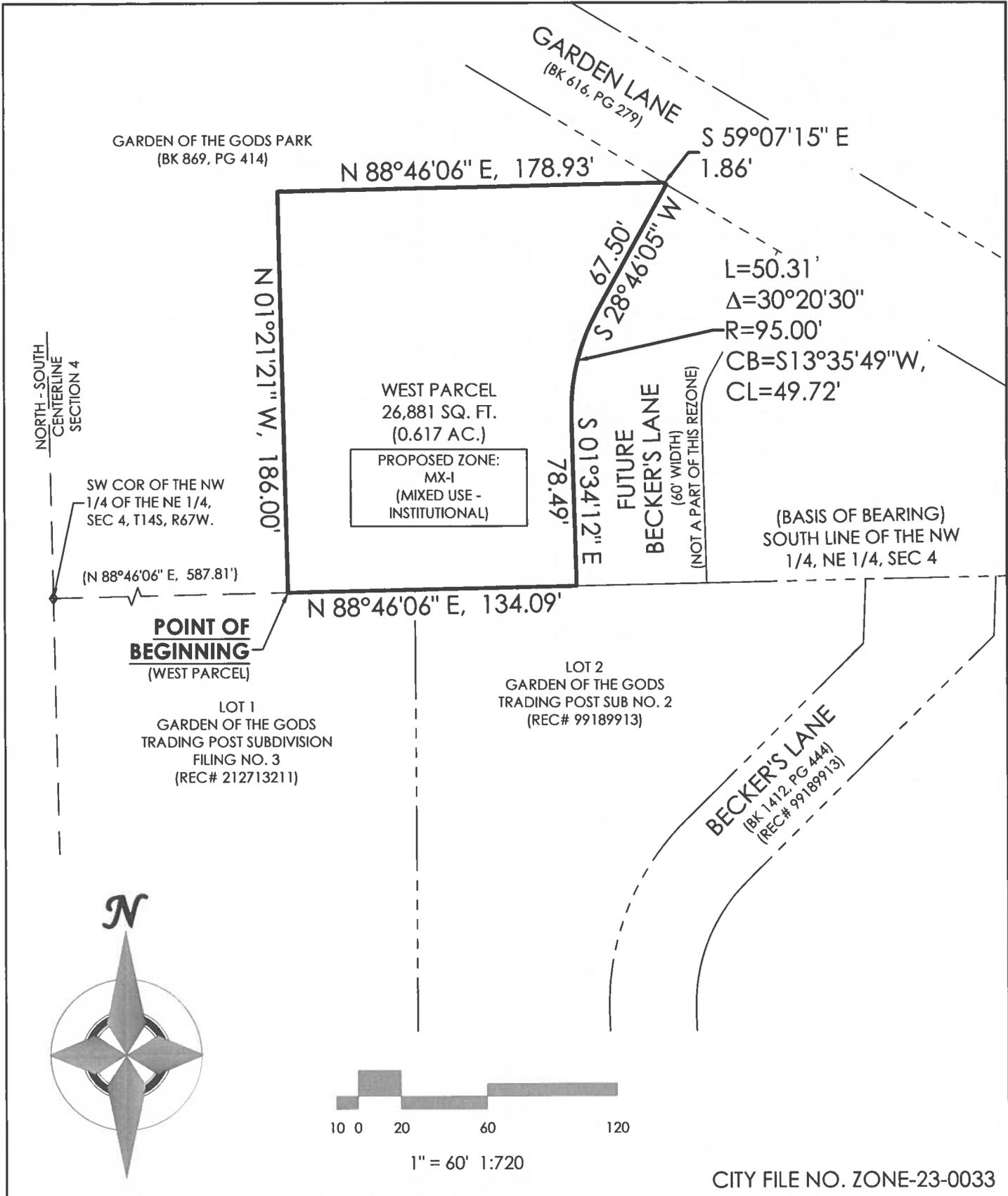
THENCE SOUTH 88°46'06" WEST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 134.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 26,881 SQ. FT, (0.617 ACRES), MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PM, MONUMENTED AT THE WEST END BY A 1.75" IRON PIPE, AND MONUMENTED AT THE EAST END BY A 1" IRON PIPE, BEARING NORTH 88°46'06" EAST, BASED ON COLORADO STATE PLANE CENTRAL ZONE (0502) NAD83. DISTANCES AND AREAS ARE GROUND US SURVEY FEET VALUES.

CITY FILE NO. ZONE-23-0033

 <p>MONUMENT VALLEY ENGINEERS INC. ENGINEERS * SURVEYORS 1903 LELARAY STREET COLORADO SPRINGS, COLORADO 80909 PHONE (719) 635-5736</p>	XREFS	PROJECT:	GARDEN OF THE GODS TRADING POST		
		TITLE:	ZONE CHANGE (WEST PARCEL) EXHIBIT A		
		PROJ. NO.	DATE:	DRAWING NO.	SHEET
		51542	2/12/2024	-REZONE-CS	1 OF 2



GARDEN OF THE GODS PARK
(BK 869, PG 414)

GARDEN LANE
(BK 616, PG 279)

N 88°46'06" E, 178.93'

S 59°07'15" E
1.86'

N 01°21'21" W, 186.00'

WEST PARCEL
26,881 SQ. FT.
(0.617 AC.)

PROPOSED ZONE:
MX-1
(MIXED USE -
INSTITUTIONAL)

S 28°46'05" W
67.50'

L=50.31'
Δ=30°20'30"
R=95.00'

S 01°34'12" E
78.49'

FUTURE
BECKER'S LANE
(60' WIDTH)
(NOT A PART OF THIS REZONE)

CB=S13°35'49"W,
CL=49.72'

(BASIS OF BEARING)
SOUTH LINE OF THE NW
1/4, NE 1/4, SEC 4

NORTH - SOUTH
CENTERLINE
SECTION 4

SW COR OF THE NW
1/4 OF THE NE 1/4,
SEC 4, T14S, R67W.

(N 88°46'06" E, 587.81')

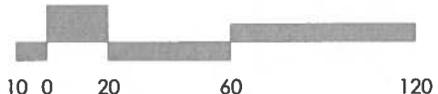
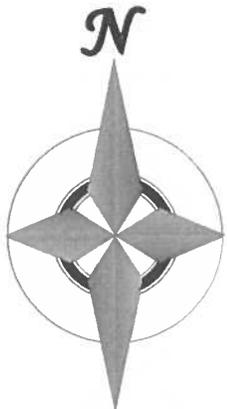
**POINT OF
BEGINNING**
(WEST PARCEL)

LOT 1
GARDEN OF THE GODS
TRADING POST SUBDIVISION
FILING NO. 3
(REC# 212713211)

LOT 2
GARDEN OF THE GODS
TRADING POST SUB NO. 2
(REC# 99189913)

BECKER'S LANE
(BK 1412, PG 444)
(REC# 99189913)

N 88°46'06" E, 134.09'



1" = 60' 1:720

CITY FILE NO. ZONE-23-0033

MONUMENT VALLEY ENGINEERS INC. ENGINEERS * SURVEYORS 1903 LELARAY STREET COLORADO SPRINGS, COLORADO 80909 PHONE (719) 635-5736	XREFS	PROJECT:	GARDEN OF THE GODS TRADING POST	
		TITLE:	ZONE CHANGE (WEST PARCEL) EXHIBIT B	
	PROJ. NO.	DATE:	DRAWING NO.	SHEET
	51542	2/12/2024	-REZONE-CS	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 1.609 ACRES LOCATED AT 324 BECKERS LANE FROM PK/HS/WUI (PUBLIC PARK WITH HILLSIDE OVERLAY AND WILDLAND URBAN INTERFACE OVERLAY) TO MX-I/HS/WUI (MIXED-USE INSTIUTIONAL WITH HILLSIDE OVERLAY AND WILDLAND URBAN INTERFACE OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 11, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 25th day of June 2024, and that the same was published by title and in summary, 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, this 25th day of June 2024.


Sarah B. Johnson, City Clerk

1st Publication Date: June 14, 2024

2nd Publication Date: June 28, 2024

Effective Date: July 3, 2024

Initial: SBS
City Clerk

