

## ORDINANCE NO. 20-8

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.1 ACRES LOCATED ON THE EAST SIDE OF 21<sup>ST</sup> STREET, NORTH OF LITTLE BEAR CREEK POINT FROM R5 (MULTI-FAMILY RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT: MEDICAL OFFICE, VETERINARY CLINIC, GENERAL OFFICE, PERSONAL CONSUMER SERVICES AND PERSONAL IMPROVEMENT SERVICES WITH A MAXIMUM HEIGHT OF 30-FEET)**

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 1.1 acres located on the east side of 21<sup>st</sup> Street, north of Little Bear Creek Point, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R5 (Multi-Family Residential) to PUD (Planned Unit Development: medical office, veterinary clinic, general office, personal consumer services and personal improvement services with a maximum height of 30-feet), 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, 2020.

**Finally passed:** January 28<sup>th</sup>, 2020

  
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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 RELATING TO 1.1 ACRES LOCATED ON THE EAST SIDE OF 21ST STREET, NORTH OF LITTLE BEAR CREEK POINT FROM R5 (MULTI-FAMILY RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT: MEDICAL OFFICE, VETERINARY CLINIC, GENERAL OFFICE, PERSONAL CONSUMER SERVICES AND PERSONAL IMPROVEMENT SERVICES WITH A MAXIMUM HEIGHT OF 30-FEET)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 14<sup>th</sup>, 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 28<sup>th</sup> day of January, 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 28<sup>th</sup> day of January, 2020.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: January 17<sup>th</sup>, 2019  
2<sup>nd</sup> Publication Date: January 31<sup>st</sup>, 2020

Effective Date: February 5<sup>th</sup>, 2020

Initial: SBS  
City Clerk

MASTIN ENTERPRISES FILING NO 1 – ZONING CHANGE LEGAL DESCRIPTION  
EXHIBIT A

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A PARCEL OF LAND (PARCEL A) LOCATED ON A PORTION OF LOT 1, VICTORIA PARK FILING NO. 2 AS RECORDED AT RECEPTION NUMBER 97150027 AND A PORTION OF "VILLAS AT BEAR CREEK CONDOMINIUMS, PHASE 2" AS RECORDED AT RECEPTION NUMBER 206600757 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BASIS OF BEARINGS: ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THOSE SHOWN ON SAID PLAT "VICTORIA PARK FILING NO. 2".

**BEGINNING** AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 1, VICTORIA PARK FILING NO. 2, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY OF 21ST STREET;

THENCE N 90°00'00" E, 285.22 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1;

THENCE S00°00'00"E, 42.00 FEET;

THENCE N90°00'00"W, 96.99 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY 94.25 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S45°0'0"W, 84.85 FEET;

THENCE S00°00'00"E, 96.55 FEET;

THENCE S28°14'37"W, 196.49 FEET;

THENCE N90°00'00"W, 43.19 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID 21ST STREET;

THENCE N 01°26'56"E, 314.15 FEET ALONG SAID EASTERLY RIGHT OF WAY OF SAID 21ST/ STREET;

THENCE N00°00'00"E, 57.60 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID 21ST/ STREET TO THE **POINT OF BEGINNING**.

TOTAL AREA = 48,222 SQ.FT. (1.107 ACRES), MORE OR LESS

To be platted as Lot 1 Mastin Enterprises Filing No. 1.

CPC PUZ 19-00056  
Sheet 1 of 2

**EXHIBIT A**

# MASTIN ENTERPRISES, FILING NO. 1 CITY OF COLORADO SPRINGS, COLORADO ZONING EXHIBIT

**OWNER / APPLICANT:**

Jessie B. Mastin & Cheryl E. Hoads Mastin  
N.E.S. Inc.  
019 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80904-4225

**DEVELOPER:**

The Crawbuck  
Inesha Hoads  
5875 Paragon Ct.  
Colorado Springs, CO 80918

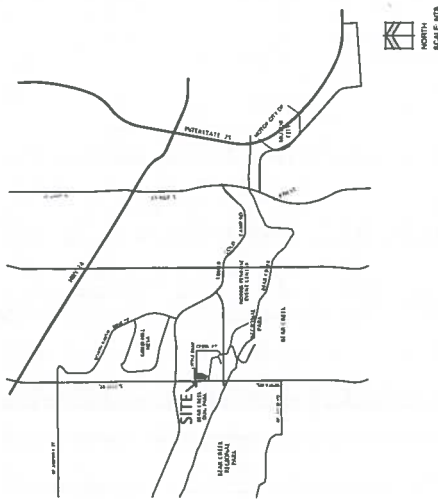
**LANDSCAPE ARCHITECT:**

N.E.S. Inc.  
019 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80904

**CIVIL ENGINEER:**

Red River C&E Engineering, Inc.  
Pajon, CO 80831

**VICINITY MAP:**



ZONE: PK 88 RS  
OWNER: EL PASO COUNTY  
SUB LOT 2 VICTORIA PARK PL. NO. 2  
BEAR CREEK, COLORADO



N.E.S. Inc.  
419 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel: 719.471.0073  
Fax: 719.471.0287  
www.nesinc.com  
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**MASTIN  
ENTERPRISES,  
FILING NO. 1  
PUD DEVELOPMENT PLAN**

1445 LITTLE BEAR CREEK PT.  
1455 LITTLE BEAR CREEK PT.

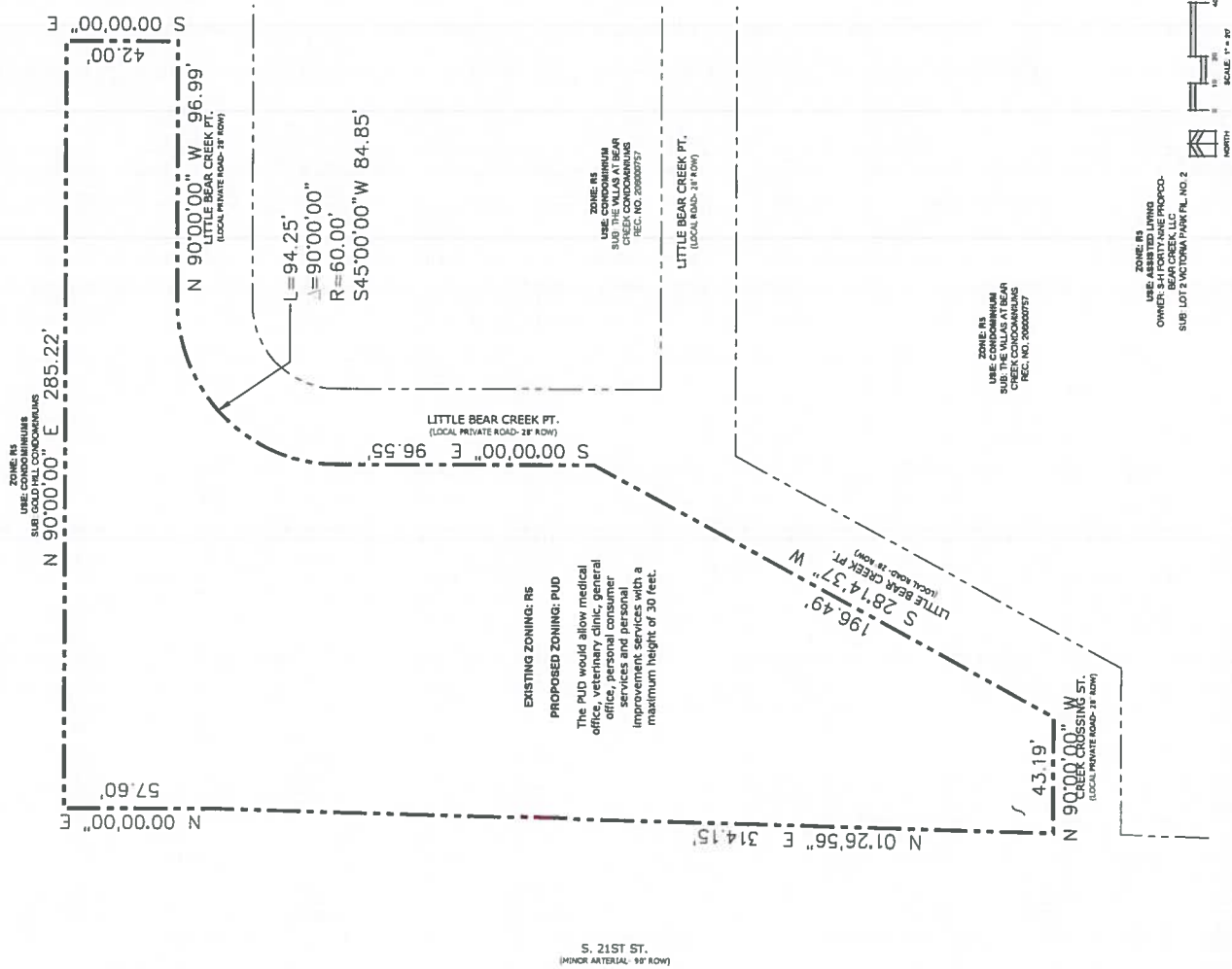
DATE: 11-14-19  
BY: JES B. MASTIN  
PROJECT NO. 200000757

**ENTITLEMENT**

DATE: 11-14-19  
BY: JES B. MASTIN  
PROJECT NO. 200000757

**ZONING EXHIBIT**

2  
2 OF 2



**EXISTING ZONING: RS**  
**PROPOSED ZONING: PUD**  
The PUD would allow medical office, veterinary clinic, general office, personal consumer services and personal improvement services with a maximum height of 30 feet.

ZONE: RS  
USE: CONDOMINIUM  
SUB LOT 2 VICTORIA PARK PL. NO. 2  
BEAR CREEK, COLORADO  
REC. NO. 200000757

ZONE: RS  
USE: ASSISTED LIVING  
OWNED BY: MASTIN ENTERPRISES  
BEAR CREEK, COLORADO  
SUB LOT 2 VICTORIA PARK PL. NO. 2  
REC. NO. 200000757

ZONE: PK 88 RS  
OWNER: EL PASO COUNTY  
SUB LOT 2 VICTORIA PARK PL. NO. 2  
BEAR CREEK, COLORADO