

ORDINANCE NO. 17-66

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 3.37 ACRES LOCATED NORTH OF DUBLIN BOULEVARD AND WEST OF BANNING LEWIS RANCH PARKWAY FROM PK/AO (PARK WITH AN AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY DETACHED, 35 FOOT MAXIMUM BUILDING HEIGHT, AND 6.37 DWELLING UNITS PER ACRE WITH AN AIRPORT 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 3.37 acres located north of Dublin Boulevard and west of Banning Lewis Ranch Parkway as described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof by reference, from PK/AO (Park with an Airport overlay) to PUD/AO (Planned Unit Development: Single-Family Detached, 35 foot maximum building height, and 6.37 dwelling units per acre with an Airport 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 25th
day of July, 2017.

Finally passed: August 8th, 2017



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 3.37 ACRES LOCATED NORTH OF DUBLIN BOULEVARD AND WEST OF BANNING LEWIS RANCH PARKWAY FROM PK/AO (PARK WITH AN AIRPORT OVERLAY) TO PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY DETACHED, 35 FOOT MAXIMUM BUILDING HEIGHT, AND 6.37 DWELLING UNITS PER ACRE WITH AN AIRPORT OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 25th, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8th day of August, 2017, 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 8th day of August, 2017.


Sarah B. Johnson, City Clerk



1st Publication Date: July 28th, 2017
2nd Publication Date: August 11th, 2017

Effective Date: August 16th, 2017

Initial: SBS
City Clerk



629 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

JOB NO. 2366.00-07
DECEMBER 1, 2016
PAGE 1 OF 1

LEGAL DESCRIPTION: REZONE – PUD

A PARCEL OF LAND BEING A PORTION OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 5 AS RECORDED UNDER RECEPTION 206712464 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A 2 INCH ALUMINUM SURVEYORS CAP STAMPED "PLS 37889" ASSUMED TO BEAR N17°36'17"E A DISTANCE OF 677.63 FEET.

A PARCEL OF LAND BEING A PORTION OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEASTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 5 RECORDED UNDER RECEPTION NO. 206712464, RECORDS OF EL PASO COUNTY, COLORADO;

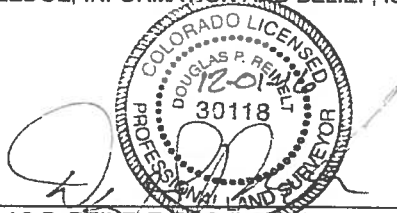
THENCE S78°43'02"E, A DISTANCE OF 4466.00 FEET TO THE POINT OF BEGINNING;

THENCE S90°00'00"E, A DISTANCE OF 253.96 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 16°21'30", A RADIUS OF 230.00 FEET AND A DISTANCE OF 65.67 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S69°06'10"W, HAVING A DELTA OF 20°53'50", A RADIUS OF 170.00 FEET AND A DISTANCE OF 62.00 FEET TO A POINT OF TANGENT;
THENCE S00°00'00"E, A DISTANCE OF 393.16 FEET;
THENCE N90°00'00"W, A DISTANCE OF 329.90 FEET;
THENCE N00°00'00"E, A DISTANCE OF 444.49 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3.368 ACRES.

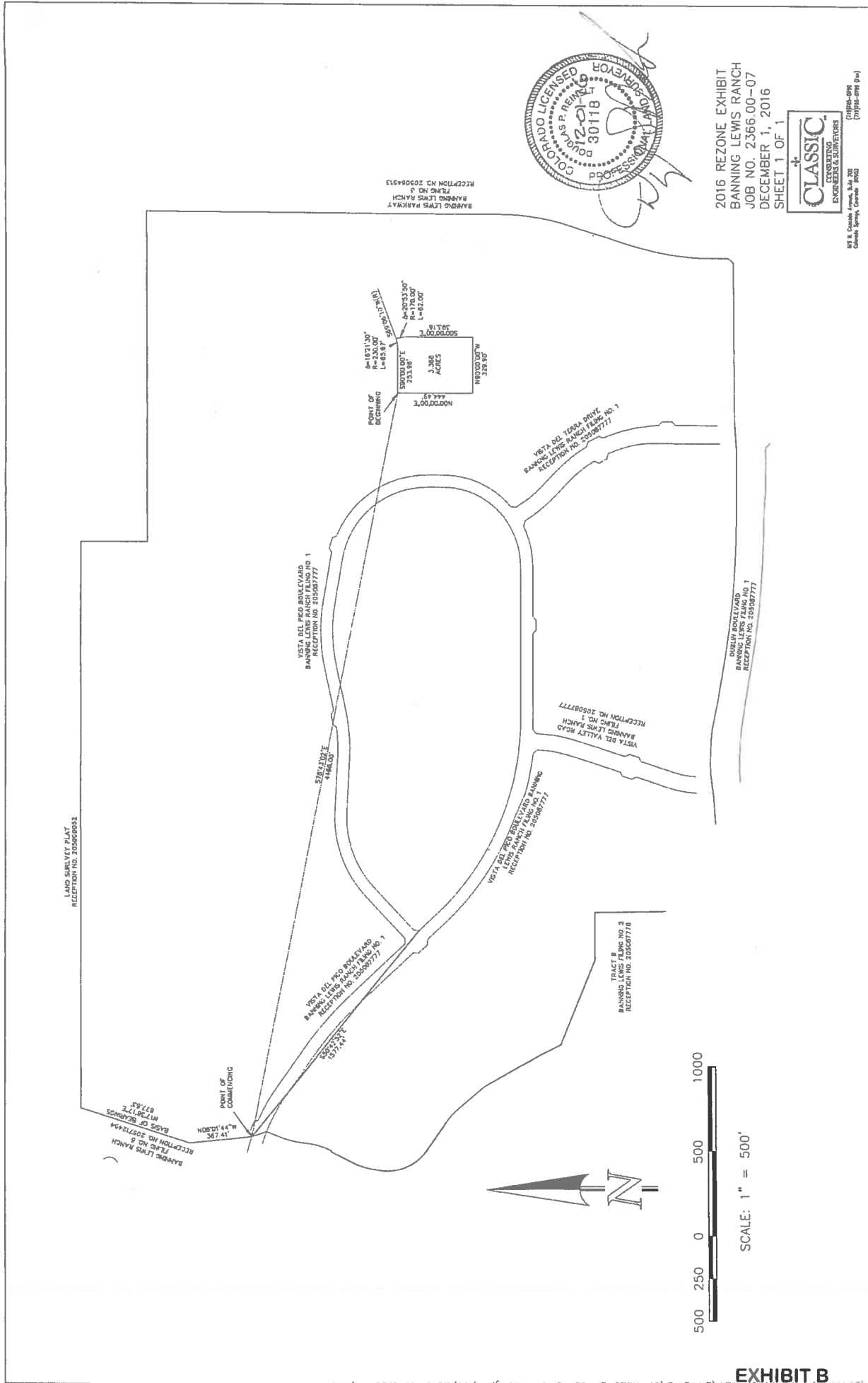
LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC

DEC 01, 2016
DATE



2016 REZONE EXHIBIT
 BANNING LEWIS RANCH
 JOB NO. 2366-00-07
 DECEMBER 1, 2016
 SHEET 1 OF 1



R. E. GARDNER, Surveyor No. 202
 Denver, Colorado, 80202
 (303) 733-4900
 (303) 733-4999 (Fax)