

## ORDINANCE NO. 18-97

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 5.54 ACRES LOCATED SOUTH AND WEST OF DUBLIN BOULEVARD AND BANNING LEWIS RANCH PARKWAY INTERSECTION FROM PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 40 FOOT MAXIMUM BUILDING HEIGHT, AND A CUMULATIVE DENSITY OF 7.99 DWELLING UNITS PER ACRE WITH AN AIRPORT OVERLAY) TO PK/AO (PARK 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 5.54 acres located south and west of the Dublin Boulevard and Banning Lewis Ranch Parkway intersection as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD/AO (Planned Unit Development: Single-Family Residential, 40 foot maximum building height, and a cumulative density of 7.99 dwelling units per acre with an Airport Overlay) to PK/AO (Park 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.

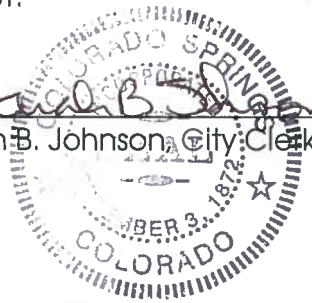
Introduced, read, passed on first reading and ordered published this 25<sup>th</sup> day of  
September, 2018.

**Finally passed:** October 9<sup>th</sup>, 2018

  
\_\_\_\_\_  
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 5.54 ACRES LOCATED SOUTH AND WEST OF DUBLIN BOULEVARD AND BANNING LEWIS RANCH PARKWAY INTERSECTION FROM PUD/AO (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL, 40 FOOT MAXIMUM BUILDING HEIGHT, AND A CUMULATIVE DENSITY OF 7.99 DWELLING UNITS PER ACRE WITH AN AIRPORT OVERLAY) TO PK/AO (PARK WITH AN AIRPORT OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 25<sup>th</sup>, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9<sup>th</sup> day of October, 2018, 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 9<sup>th</sup> day of October, 2018.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: September 28<sup>th</sup>, 2018  
2<sup>nd</sup> Publication Date: October 12<sup>th</sup>, 2018

Effective Date: October 17<sup>th</sup>, 2018

Initial: SBS  
City Clerk



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

JOB NO. 2366.70-44  
APRIL 2, 2018  
PAGE 1 OF 2

**LEGAL DESCRIPTION: BANNING LEWIS RANCH FILING NO. 34A PARK REZONE**

A PARCEL OF LAND BEING A PORTION THE WEST HALF OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 15, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST ONE-QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2, RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777.

THENCE S38°09'04"E, A DISTANCE OF 2883.93 FEET TO THE POINT OF BEGINNING;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N44°14'36"E, HAVING A DELTA OF 16°32'17", A RADIUS OF 560.00 FEET AND A DISTANCE OF 161.64 FEET TO A POINT OF TANGENT;

THENCE S62°17'41"E, A DISTANCE OF 137.69 FEET;

THENCE S27°42'19"W, A DISTANCE OF 92.01 FEET;

THENCE S80°28'00"W, A DISTANCE OF 80.37 FEET;

THENCE S27°42'19"W, A DISTANCE OF 638.84 FEET;

THENCE S04°29'00"W, A DISTANCE OF 47.62 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S04°29'00"W, HAVING A DELTA OF 04°29'00", A RADIUS OF 280.00 FEET AND A DISTANCE OF 21.91 FEET TO A POINT OF TANGENT;

THENCE N90°00'00"W, A DISTANCE OF 123.92 FEET;

THENCE N00°00'00"E, A DISTANCE OF 381.71 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 45°34'46", A RADIUS OF 414.00 FEET AND A DISTANCE OF 329.34 FEET TO A POINT OF TANGENT;

THENCE N45°34'46"E, A DISTANCE OF 268.93 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.547 ACRES.

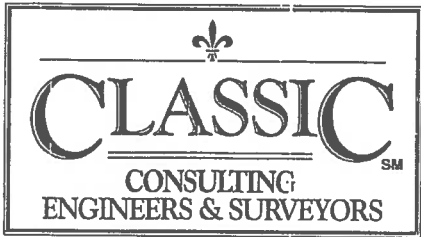
**LEGAL DESCRIPTION STATEMENT:**

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



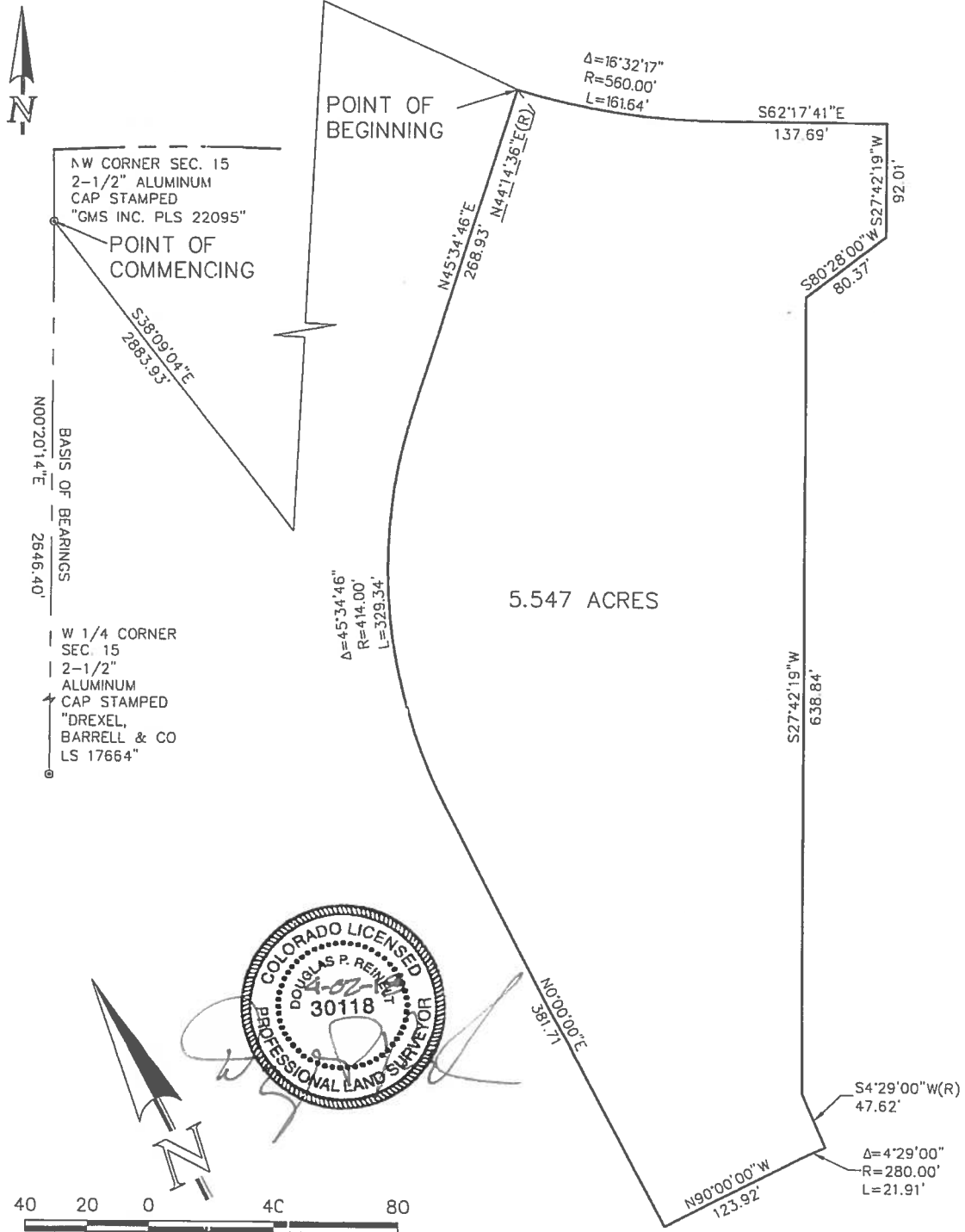
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING,  
ENGINEERS AND SURVEYORS, LLC.

APRIL 02, 2018  
DATE



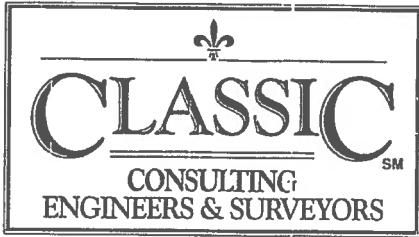
619 N. Cascade Avenue, Suite 200 (719)785-0790  
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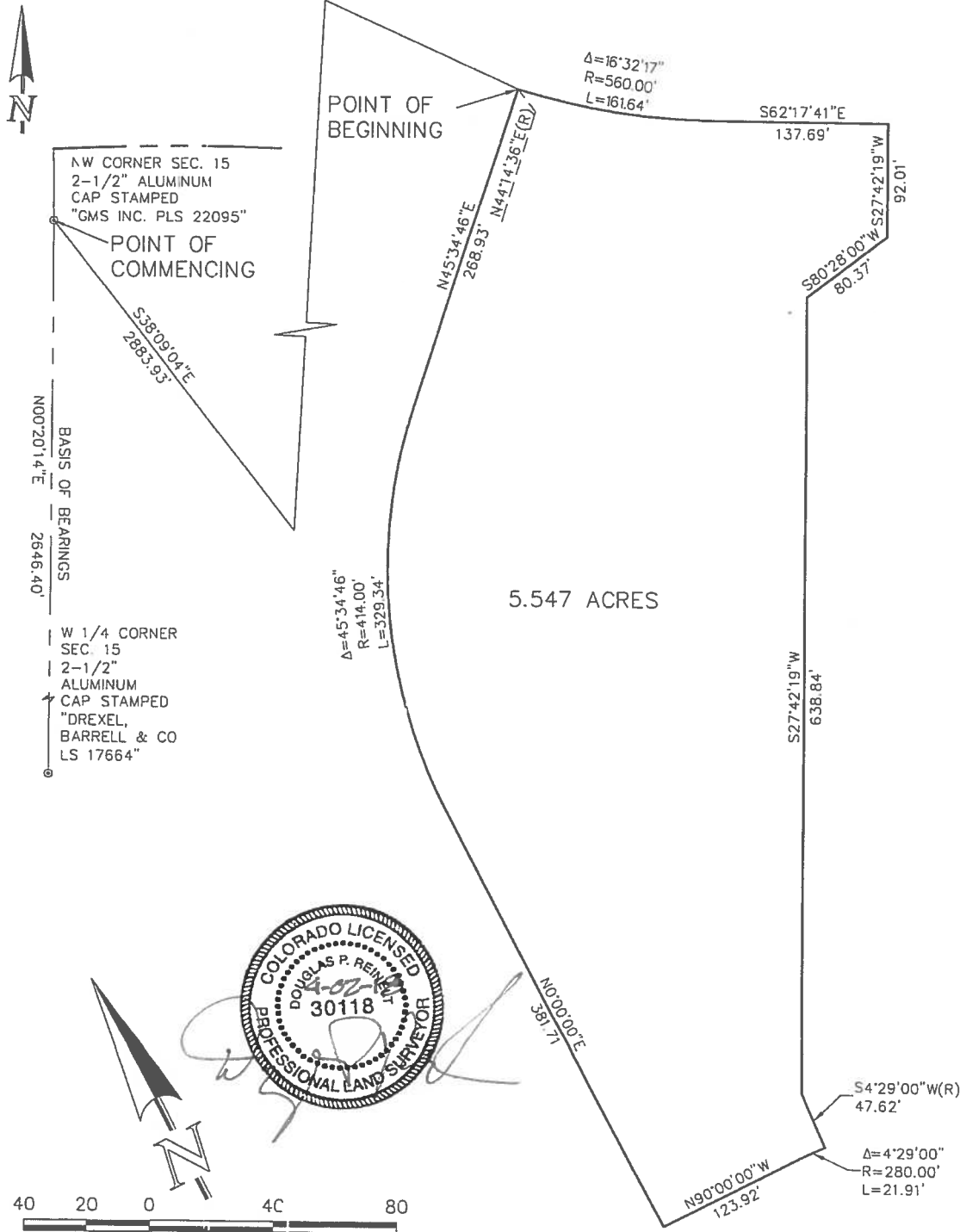
CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

**EXHIBIT A**



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**EXHIBIT B**