

ORDINANCE NO. 19-37

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.83 ACRES LOCATED NEAR WEISKOPF POINT AND FLYING HORSE CLUB DRIVE FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT; SHORT-TERM STAY COTTAGES, LODGE SUITES AND MEETING SPACE, 35-FOOT MAXIMUM BUILDING HEIGHT)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

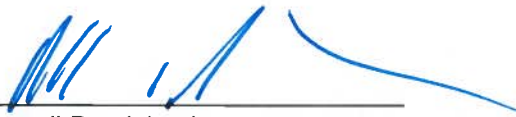
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 2.83 acres located near Weiskopf Point and Flying Horse Club Drive as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A (Agricultural) to PUD (Planned Unit Development; Short-term stay cottages, lodge suites and meeting space, 35-foot maximum building height), 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 28th day of May, 2019.

Finally passed: June 11th, 2019



Council President

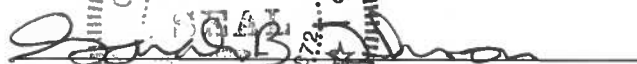
ATTEST:

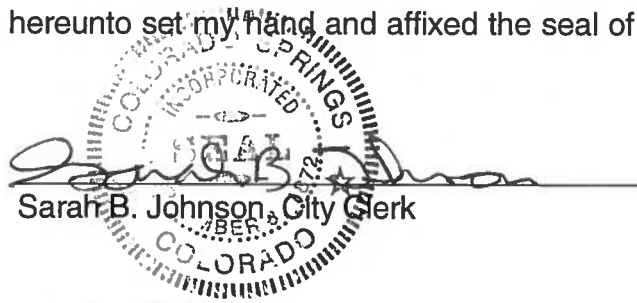

Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.83 ACRES LOCATED NEAR WEISKOPF POINT AND FLYING HORSE CLUB DRIVE FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT; SHORT-TERM STAY COTTAGES, LODGE SUITES AND MEETING SPACE, 35-FOOT MAXIMUM BUILDING HEIGHT)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 28th, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11th day of June, 2019, 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 11th day of June, 2019.


Sarah B. Johnson, City Clerk



1st Publication Date: May 31st, 2019
2nd Publication Date: June 14th, 2019

Effective Date: June 19th, 2019

Initial: SBJ
City Clerk



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

JOB NO. 1171.38-02R
NOVEMBER 5, 2018
REV. NOVEMBER 20, 2018
PAGE 1 OF 2

LEGAL DESCRIPTION:

(3) THREE PARCELS OF LAND LOCATED IN SECTIONS AND 9, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF LOT 1 AS PLATTED IN FLYING HORSE PARCEL NO. 18. FILING NO. 31 A RECORDED UNDER RECEPTION NO. 213713356, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "CCES LLC PLS 30118", ASSUMED TO BEAR S80°00'00"E, A DISTANCE OF 306.84 FEET.

PARCEL 1

COMMENCING AT AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF LOT 1, AS PLATTED IN FLYING HORSE NO. 31 A, RECORDED UNDER RECEPTION NO. 207712605, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (2) TWO COURSES;

1. N58°30'00"W, A DISTANCE OF 310.00 FEET;
2. N42°00'00"W, A DISTANCE OF 69.45 FEET;

THENCE S58°37'16"E, A DISTANCE OF 348.94 FEET;
THENCE S22°00'00"E, A DISTANCE OF 34.40 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6,637 SQUARE FEET (0.152 ACRES)

PARCEL 2

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1 AS PLATTED IN FLYING HORSE PARCEL 18 FILING NO. 1 RECORDED UNDER RECEPTION NO. 213713356 RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BING THE POINT OF BEGINNING;

THENCE S71°10'02"W, A DISTANCE OF 47.19 FEET;
THENCE N51°06'40"W, A DISTANCE OF 11.10 FEET;
THENCE N63°39'02"W, A DISTANCE OF 77.81 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 18°39'50", A RADIUS OF 271.00 FEET AND A DISTANCE OF 88.28 FEET TO A POINT ON CURVE;
THENCE N20°50'11"W, A DISTANCE OF 177.24 FEET TO A POINT ON CURVE SAID POINT BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF LOT 1, AS PLATTED IN FLYING HORSE NO. 31 A, RECORDED UNDER RECEPTION NO. 207712605, RECORDS OF EL PASO COUNTY, COLORADO;

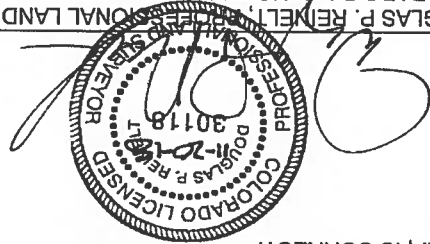
THENCE ON THE SOUTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (11) ELEVEN COURSES;

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S42°03'38"W, HAVING A DELTA OF 21°31'02", A RADIUS OF 190.00 FEET AND A DISTANCE OF 71.35 FEET TO A POINT ON CURVE;
2. S63°15'27"W, A DISTANCE OF 19.94 FEET;
3. S25°14'37"E, A DISTANCE OF 18.02 FEET;
4. N69°15'13"E, A DISTANCE OF 19.34 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S69°38'00"W, HAVING A DELTA OF 08°15'09", A RADIUS OF 190.00 FEET AND A DISTANCE OF 27.37 FEET TO A POINT ON CURVE;

EXHIBIT A

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

DATE
Nov 20, 2018



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

LEGAL DESCRIPTION STATEMENT:

CONTAINING A TOTAL CALCULATED AREA OF 123,509 SQUARE FEET (2.835 ACRES)

CONTAINING A CALCULATED AREA OF 101,016 SQUARE FEET (2.319 ACRES)

LOT 1 AS PLATTED IN FLYING HORSE NO. 31 A, RECORDED UNDER RECEPTION NO. 207712605, RECORDS OF EL PASO COUNTY, COLORADO.

PARCEL 3

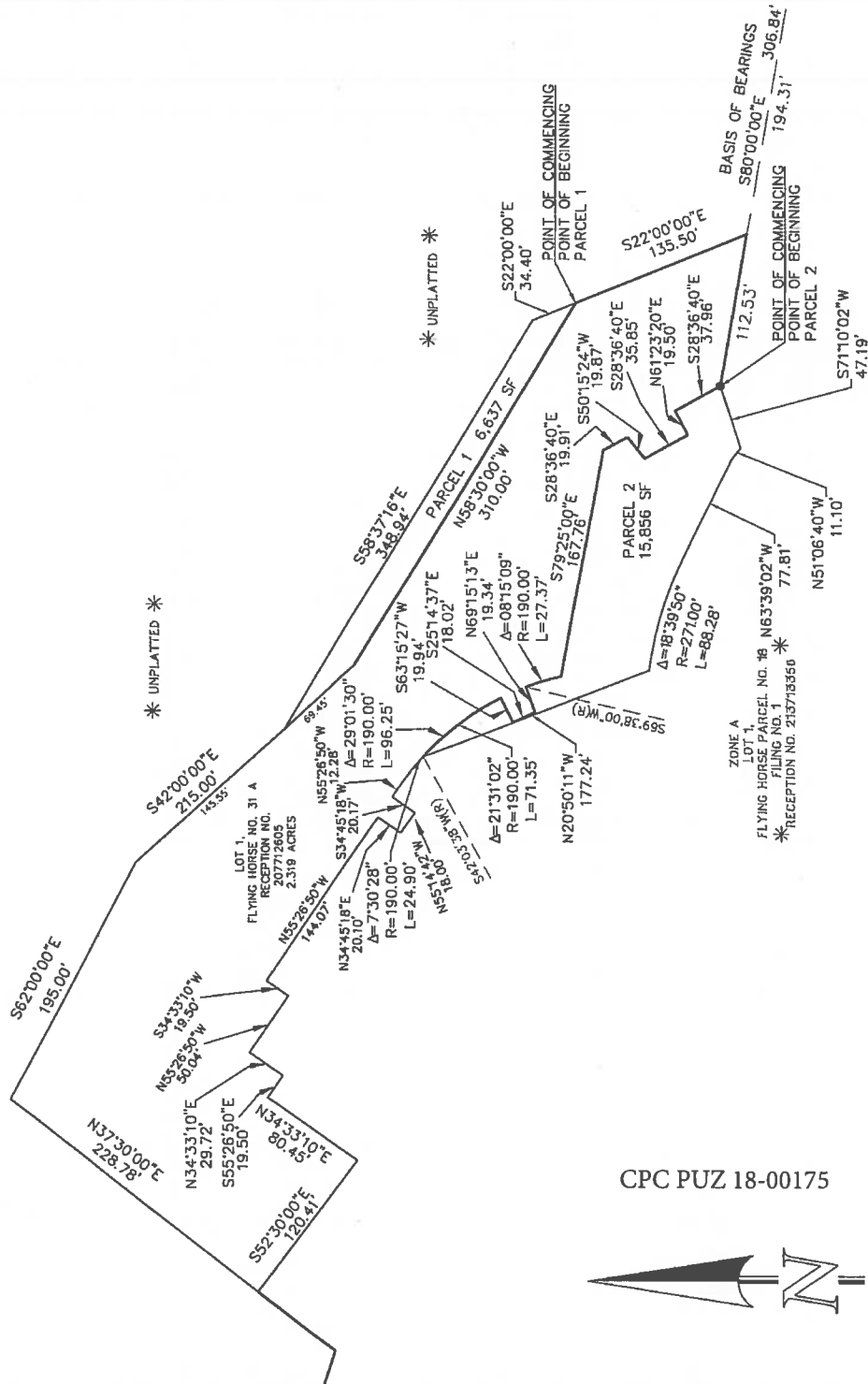
CONTAINING A CALCULATED AREA OF 15,856 SQUARE FEET (0.364 ACRES)

- 6. S79°25'00"E, A DISTANCE OF 167.76 FEET;
- 7. S28°36'40"E, A DISTANCE OF 19.91 FEET;
- 8. S50°15'24"W, A DISTANCE OF 19.87 FEET;
- 9. S28°36'40"E, A DISTANCE OF 35.85 FEET;
- 10. N61°23'20"E, A DISTANCE OF 19.50 FEET;
- 11. S28°36'40"E, A DISTANCE OF 37.96 FEET TO THE POINT OF BEGINNING.



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

FLYING HORSE NO. 31B
 REZONE
 JOB NO. 1171.38-02
 NOVEMBER 7, 2018
 REV NOVEMBER 20, 2018
 SHEET 1 OF 1



CPC PUZ 18-00175



100 50 0 100 200

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.

SCALE: 1" = 100'
 U.S. SURVEY FEET

EXHIBIT B