

ORDINANCE NO. 15-11

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 529.45 ACRES LOCATED AT THE SOUTHWEST CORNER OF THE BRADLEY ROAD AND MARKSHEFFEL ROAD INTERSECTION IN THE SOUTHERN PORTION OF BANNING LEWIS RANCH.

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 529.45 acres from PUD/SS/AO (Planned Unit Development with Streamside and Airport Overlay) to a new PUD/SS/AO (Planned Unit Development with Streamside and Airport Overlay), to allow a mix of residential, commercial and school/park uses, eliminating the previous industrial uses from the PUD zoning located at the southwest corner of Bradley Road and Marksheffel Road intersection in the southern portion of Banning Lewis Ranch for the property described in Exhibit A, attached hereto and made a part hereof by reference, 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 27th day of January 2015.

Finally passed February 10, 2015


Keith King, Council President

ATTEST:


Sarah B. Johnson, City Clerk
CPC PUZ 14-00101 / M



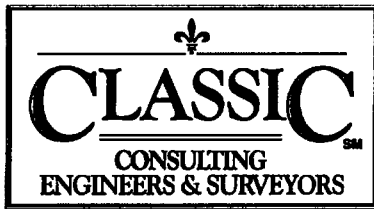
I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 529.45 ACRES LOCATED AT THE SOUTHWEST CORNER OF THE BRADLEY ROAD AND MARKSHEFFEL ROAD INTERSECTION IN THE SOUTHERN PORTION OF BANNING LEWIS RANCH.”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 27, 2015; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10th day of February, 2015, 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 10th day of February, 2015.


City Clerk



EXHIBIT A



6385 Corporate Drive, Suite 101 (719)785-0790
Colorado Springs, Colorado 80919 (719)785-0799)Fax)

JOB NO. 2266.00-05
JULY 27, 2009
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LEGAL DESCRIPTION: OVERALL

A PARCEL OF LAND BEING A PORTION OF SECTIONS 9, 10 AND 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH-SOUTH CENTERLINE OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 3/4" ALUMINUM CAP STAMPED "PLS 10377", IS ASSUMED TO BEAR S00°19'23"E, A DISTANCE OF 5252.20 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°19'23"W, ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3638.24 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BRADLEY ROAD FORMERLY KNOWN AS NEW DRENNAN ROAD, AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING FIVE (5) COURSES:

1. N89°30'18"E, A DISTANCE OF 1015.30 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°02'22", A RADIUS OF 150.00 FEET AND A DISTANCE OF 55.08 FEET TO A POINT ON CURVE;
3. N89°30'18"E, A DISTANCE OF 312.30 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S21°32'04"E, HAVING A DELTA OF 21°02'22", A RADIUS OF 150.00 FEET AND A DISTANCE OF 55.08 FEET TO A POINT OF TANGENT;
5. N89°30'18"E, A DISTANCE OF 1791.76 FEET;

THENCE S00°28'56"E, A DISTANCE OF 500.21 FEET;

THENCE S61°09'32"E, A DISTANCE OF 502.99 FEET;

THENCE S30°00'41"E, A DISTANCE OF 439.21 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MARKSHEFFEL BOULEVARD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5120 AT PAGE 92;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. S00°30'37"E, A DISTANCE OF 150.61 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°31'09"E, HAVING A DELTA OF 42°07'35", A RADIUS OF 1705.00 FEET AND A DISTANCE OF 1253.59 FEET TO A POINT ON CURVE;
3. S42°37'52"E, A DISTANCE OF 1453.45 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF DETENTION POND PHASE I, AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5661 AT PAGE 1398;

THENCE ON THE BOUNDARY OF SAID DETENTION POND PHASE I, THE FOLLOWING FIFTEEN (15) COURSES:

1. N79°27'09"W, A DISTANCE OF 921.08 FEET;
2. S87°25'21"W, A DISTANCE OF 172.11 FEET;
3. N33°41'28"W, A DISTANCE OF 54.92 FEET;
4. S89°25'13"W, A DISTANCE OF 100.00 FEET;
5. S57°32'12"W, A DISTANCE OF 149.56 FEET;
6. S13°55'21"E, A DISTANCE OF 144.18 FEET;
7. S31°10'08"E, A DISTANCE OF 76.66 FEET;
8. S65°07'35"E, A DISTANCE OF 116.30 FEET;
9. S53°48'20"E, A DISTANCE OF 133.60 FEET;
10. S48°45'35"E, A DISTANCE OF 677.74 FEET;

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11. S63°51'00"E, A DISTANCE OF 586.75 FEET;
12. N74°16'51"E, A DISTANCE OF 279.69 FEET;
13. S54°47'11"E, A DISTANCE OF 150.44 FEET;
14. S42°37'52"E, A DISTANCE OF 1127.04 FEET;
15. S86°36'51"E, A DISTANCE OF 483.94 FEET TO A POINT ON CURVE, SAID POINT BEING ON SAID WESTERLY RIGHT OF WAY LINE OF SAID MARKSHEFFEL BOULEVARD;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S53°38'33"W, HAVING A DELTA OF 38°23'31", A RADIUS OF 1495.00 FEET AND A DISTANCE OF 1001.75 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°21'45"W, ON SAID SOUTH LINE, A DISTANCE OF 1927.46 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 15;

THENCE S89°21'23"W, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2633.85 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15;

THENCE N00°28'36"W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2637.35 FEET TO THE NORTHWEST QUARTER CORNER OF SAID SECTION 15;

THENCE S88°57'55"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 2037.41 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 97149924;

THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND, THE FOLLOWING FOUR (4) COURSES:

1. N21°53'06"E, A DISTANCE OF 786.43 FEET;
2. S89°40'36"W, A DISTANCE OF 795.00 FEET;
3. S00°19'24"E, A DISTANCE OF 638.00 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S05°43'53"W HAVING A DELTA OF 17°15'57", A RADIUS OF 1207.50 FEET AND A DISTANCE OF 363.88 FEET TO A POINT ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9;

THENCE S88°57'55"W, ON SAID SOUTH LINE, A DISTANCE OF 458.19 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 529.446 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

DATE