

ORDINANCE NO. 16-111

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 15.169 ACRES LOCATED SOUTHWEST OF WOODRUFF DRIVE AND WATTLE CREEK ROAD FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT; SINGLE-FAMILY DETACHED RESIDENTIAL, 3.49 DWELLING UNITS PER ACRE, 35-FEET 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 15.169 acres located southwest of Woodruff Drive and Wattle Creek Road as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof by reference, from A (Agricultural) to PUD (Planned Unit Development; single-family detached residential, 3.49 dwelling units per acre, 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 8th day of November, 2016.

Finally passed: November 22, 2016



Council President

ATTEST:




Sarah B. Johnson, City Clerk

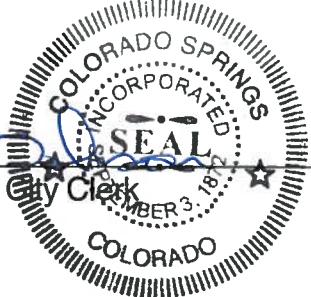


16-111

CERTIFY, that the foregoing ordinance entitled "AN ORDINANCE
REPEALING AN ORDINANCE RELATING TO A ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING
TO 15.169 ACRES LOCATED SOUTHWEST OF WOODRUFF DRIVE AND WATTLE
CREEK ROAD FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT
DEVELOPMENT; SINGLE-FAMILY DETACHED RESIDENTIAL, 3.49 DWELLING
UNITS PER ACRE, 35-FEET MAXIMUM BUILDING HEIGHT)" was introduced and
read at a regular meeting of the City Council of the City of Colorado Springs, held on
November 8, 2016; that said ordinance was finally passed at a regular meeting of the
City Council of said City, held on the 22nd day of November, 2016, 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 22nd day of November, 2016.


Sarah B. Johnson, City Clerk



1st Publication Date: November 10, 2016
2nd Publication Date: November 25, 2016

Effective Date: November 30, 2016 Initial: SBJ
City Clerk



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719) 785-0799(Fax)

JOB NO. 1171.19-02R2
MARCH 28, 2016
REV. APRIL 30, 2016
REV. MAY 31, 2016
PAGE 1 OF 1

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 16 , 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 SOUTHERLY BOUNDARY OF FLYING HORSE NO. 5 MILAN FILING NO. 2 RECORDED UNDER RECEPTION NO. 214713498 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR S89°00'00"E A DISTANCE OF 217.43 FEET.

COMMENCING AT THE MOST SOUTHERLY POINT OF WOODRUFF DRIVE AS PLATTED IN FLYING HORSE NO. 5 MILAN FILING NO. 2, RECORDED UNDER RECEPTION NO. 214713498, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N40°00'00"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID WOODRUFF DRIVE, A DISTANCE OF 50.00 FEET;
THENCE S50°00'00"E, A DISTANCE OF 483.29 FEET;
THENCE S40°00'00"W, A DISTANCE OF 20.00 FEET;
THENCE S50°00'00"E, A DISTANCE OF 148.27 FEET;
THENCE S15°49'08"E, A DISTANCE OF 93.08 FEET;
THENCE S50°20'12"W, A DISTANCE OF 317.36 FEET;
THENCE S40°00'00"W, A DISTANCE OF 283.27 FEET;
THENCE N90°00'00"W, A DISTANCE OF 63.91 FEET;
THENCE N00°00'00"E, A DISTANCE OF 172.11 FEET
THENCE N50°00'00"W, A DISTANCE OF 456.37 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 04°24'01", A RADIUS OF 225.00 FEET AND A DISTANCE OF 17.28 FEET TO A POINT ON CURVE;
THENCE S69°35'33"W, A DISTANCE OF 290.98 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRAIL RIDGE AT NORTHGATE FILING NO. 7, RECORDED UNDER RECEPTION NO. 200018930;
THENCE N00°52'01"W, ON SAID EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY OF NORTHGATE FILING NO. 2, RECORDED IN PLAT BOOK D-4 AT PAGE 15 AND THE EASTERLY BOUNDARY OF STONE CROSSING AT MIDDLE CREEK FILING NO. 3 RECORDED UNDER RECEPTION NO. 206712340, A DISTANCE OF 723.65 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF WOODRUFF DRIVE;

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

- 1. S47°18'27"E, A DISTANCE OF 5.62 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 41°41'33", A RADIUS OF 255.00 FEET AND A DISTANCE OF 185.56 FEET TO A POINT OF TANGENT;
- 3. S89°00'00"E, A DISTANCE OF 217.43 FEET TO A POINT OF CURVE;
- 4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 39°00'00", A RADIUS OF 175.00 FEET AND A DISTANCE OF 119.12 FEET TO A POINT OF TANGENT;
- 5. S50°00'00"E, A DISTANCE OF 141.61 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15.169 ACRES.

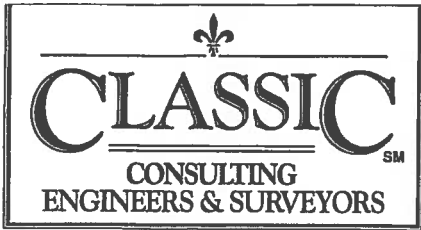
LEGAL DESCRIPTION STATEMENT:

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.



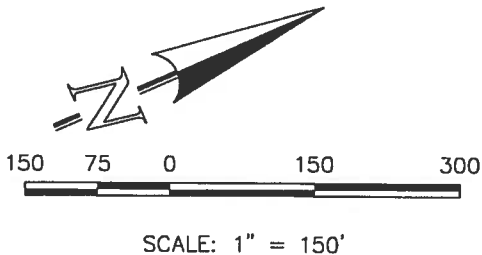
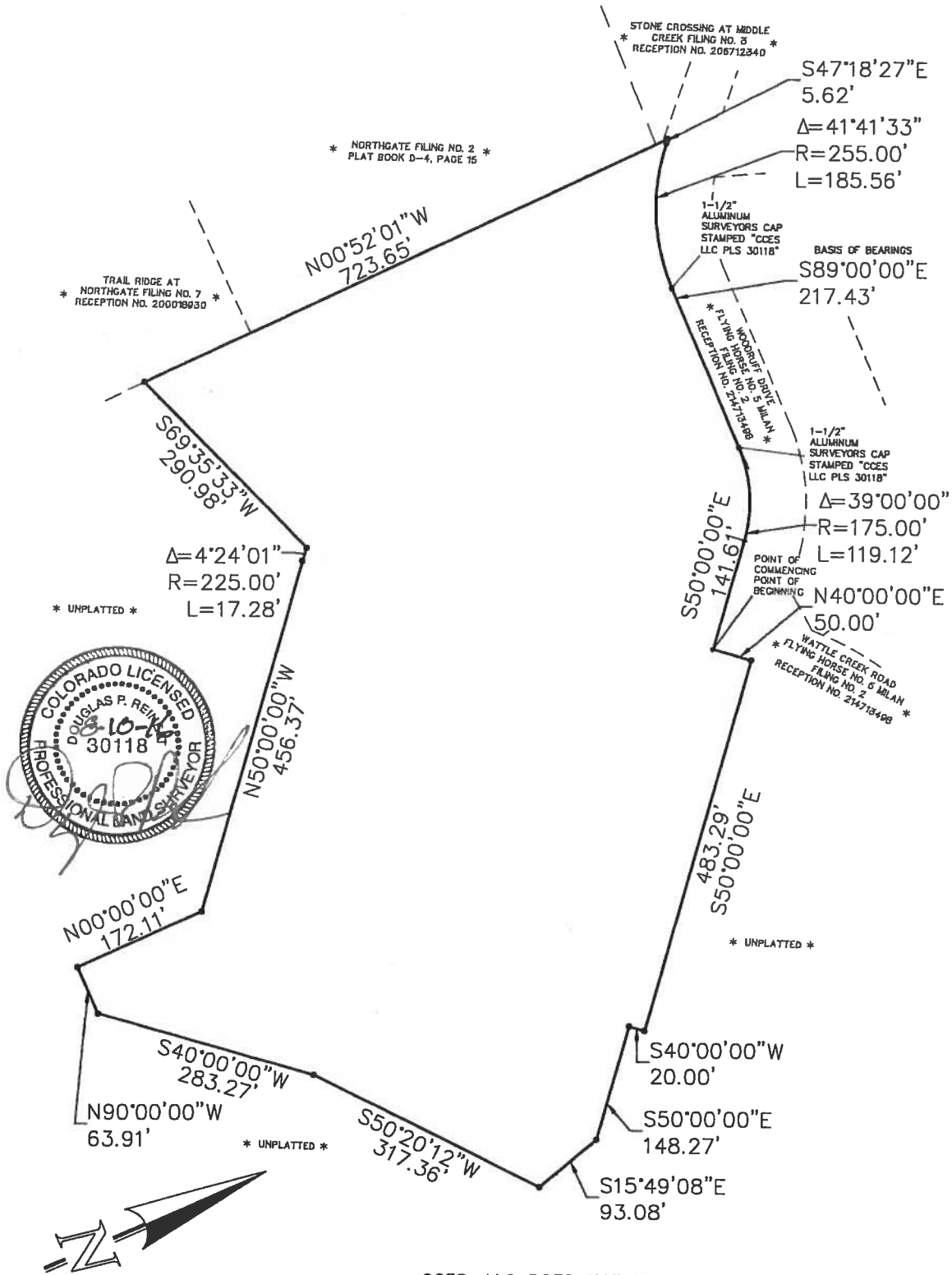
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

MAY 31, 2016
DATE



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

FLYING HORSE NO. 4
 TORINO FILING NO. 1
 REZONE EXHIBIT
 JOB NO. 1171.19
 SHEET 1 OF 1
 AUGUST 9, 2016



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 B, FIGURE 3