

ORDINANCE NO. 20-67

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 58.69 ACRES LOCATED NORTH AND WEST OF THE HIGHWAY 83 AND SHOUP ROAD INTERSECTION FROM A (AGRICULTURE) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY DETACHED, 2-3.5 DWELLING UNITS PER ACRE WITH A 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 58.69 acres located north and west of the Highway 83 and Shoup Road intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A (Agriculture) to PUD (Planned Unit Development: single-family detached, 2-3.5 dwelling units per acre with a 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 22nd day of September 2020.

Finally passed: October 13th 2020




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 58.69 ACRES LOCATED NORTH AND WEST OF THE HIGHWAY 83 AND SHOUP ROAD INTERSECTION FROM A (AGRICULTURE) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY DETACHED, 2-3.5 DWELLING UNITS PER ACRE WITH A 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 September 22nd 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of October 2020, 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 13th day of October 2020.


Sarah B. Johnson, City Clerk

1st Publication Date: September 25th, 2020

2nd Publication Date: October 16th, 2020

Effective Date: October 21st, 2020

Initial: SB3
City Clerk



JOB NO. 1171.52-01
FEBRUARY 11, 2020
PAGE 1 OF 3

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

LEGAL DESCRIPTION: EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF SECTIONS 9 AND 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 EASTERLY BOUNDARY OF FLYING HORSE NO. 3 CORTONA FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713882 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR N15°48'12"W, A DISTANCE OF 799.06 FEET.

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN FLYING HORSE NO. 3 CORTONA FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713882 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N15°48'12"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIDGELINE DRIVE, A DISTANCE OF 57.00 FEET;

THENCE N74°11'48"E, A DISTANCE OF 210.00 FEET;

THENCE N15°48'12"W, A DISTANCE OF 1771.09 FEET TO THE SOUTHWESTERLY CORNER OF FLYING HORSE NO. 24 FILING NO. 1 RECORDED UNDER RECEPTION NO. 212713186;

THENCE N74°10'00"E, ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 24 FILING NO. 1, A DISTANCE OF 91.87 FEET TO THE SOUTHWESTERLY CORNER OF FLYING HORSE NO. 25 TURIN FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 212713225;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 25 TURIN FILING NO. 2 THE FOLLOWING (7) SEVEN COURSES:

1. CONTINUING N74°10'00"E, A DISTANCE OF 67.08 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N77°20'18"E, HAVING A DELTA OF 32°13'59", A RADIUS OF 301.50 FEET AND A DISTANCE OF 169.62 FEET TO A POINT ON CURVE;
3. S70°25'43"E, A DISTANCE OF 70.90 FEET;
4. S57°30'00"E, A DISTANCE OF 120.00 FEET;
5. S15°50'00"E, A DISTANCE OF 27.27 FEET;
6. N74°10'00"E, A DISTANCE OF 233.85 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 56°37'35", A RADIUS OF 625.00 FEET AND A DISTANCE OF 617.70 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHEASTERLY CORNER OF FLYING HORSE NO. 25 TURIN FILING NO. 1 RECORDED UNDER RECEPTION NO. 212713197 SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF FLYING HORSE NO. 25A FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713765;

THENCE N90°00'00"E, ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 25A FILING NO. 1, A DISTANCE OF 169.74 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 83, BEING PARCEL NO. 503 DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204057931;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 83 THE FOLLOWING (6) SIX COURSES:

1. S03°11'50"E, A DISTANCE OF 95.33 FEET;
2. S09°22'47"E, A DISTANCE OF 92.19 FEET;
3. S07°28'49"E, A DISTANCE OF 1090.20 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 08°21'08", A RADIUS OF 2500.00 FEET AND A DISTANCE OF 364.43 FEET TO A POINT OF TANGENT;
5. S15°49'57"E, A DISTANCE OF 115.28 FEET;
6. S24°06'50"E, A DISTANCE OF 188.71 FEET TO A POINT ON THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213147378;

EXHIBIT A

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213147378 THE FOLLOWING (3) THREE COURSES:

1. S36°43'11"W, A DISTANCE OF 804.38 FEET;
2. S05°30'00"W, A DISTANCE OF 385.15 FEET;
3. S33°55'22"W, A DISTANCE OF 399.18 FEET;

THENCE N15°48'12"W, A DISTANCE OF 971.18 FEET;
THENCE S74°11'48"W, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 58.694 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 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

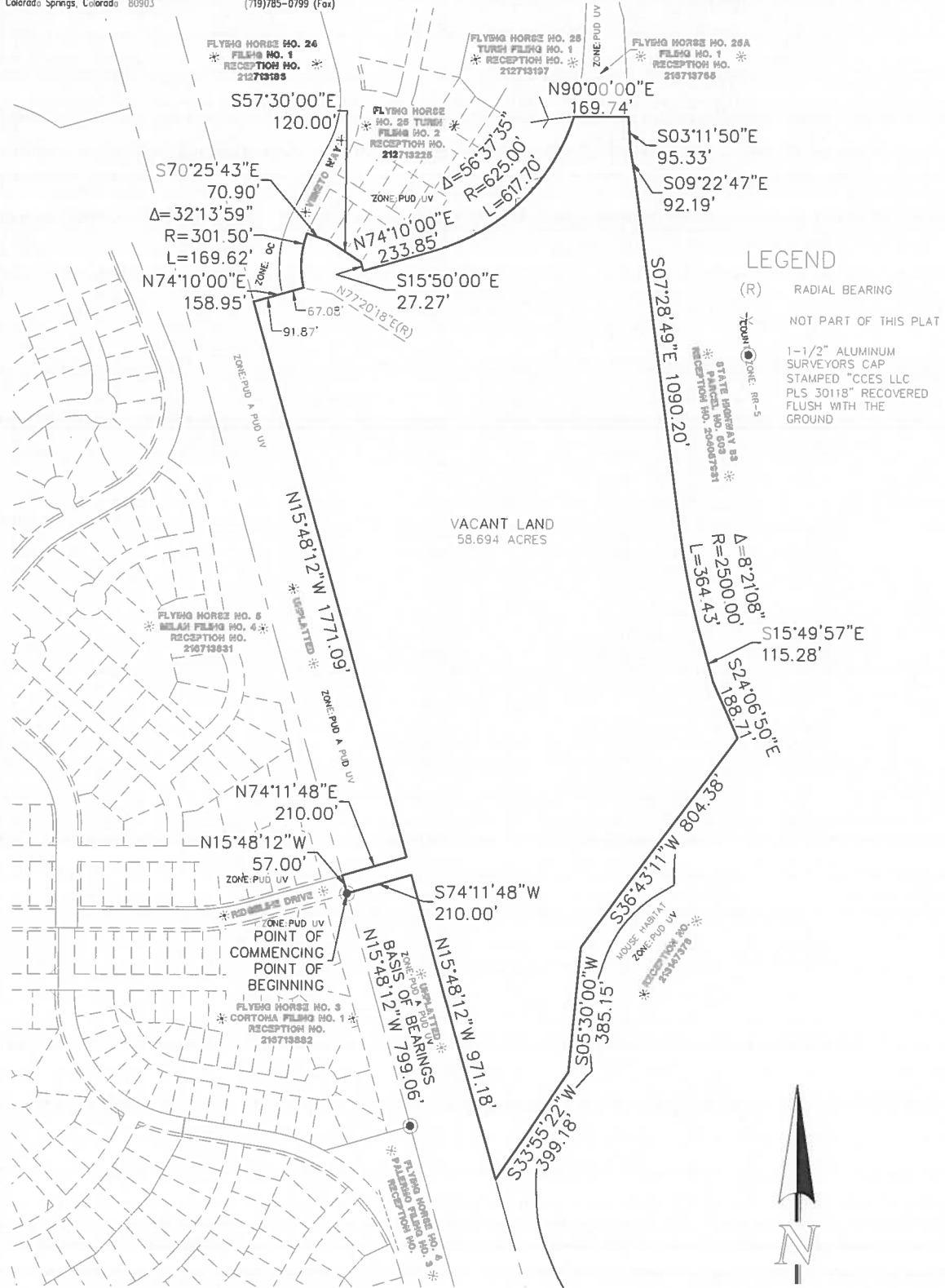
DATE



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(719)785-0799 (Fax)

JOB NO. 1171.52-01ZR
APRIL 13, 2020
REV. JUNE 25, 2020
SHEET 3 OF 3
REZONE EXHIBIT B



LEGEND

- (R) RADIAL BEARING
- Non-Plat: NOT PART OF THIS PLAT
- 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH THE GROUND
- STATE HIGHWAY 58 PLAT NO. 290607881 RECEPTION NO. 210719831
- ZONE: RR-5
- MOOSE TABBY PLAT NO. 233141798 RECEPTION NO. 210719831

H:\117152\DRAWINGS\SURVEY\EXHIBITS\01ZR-117152 REZONE EXHIBIT 06-25-20.dwg, 6/25/2020 11:26:10 AM, 1:1

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" = 300'
U.S. SURVEY FEET



EXHIBIT B