

ORDINANCE NO. 18-88

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.23 ACRES LOCATED AT THE TERMINUS OF GLEN VISTA DRIVE FROM R5/CR (MULTI-FAMILY RESIDENTIAL WITH CONDITIONS OF RECORD) AND R/CR (ESTATE, SINGLE-FAMILY RESIDENTIAL WITH CONDITIONS OF RECORD) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL; MAXIMUM DENSITY OF 0-1.99 DWELLING UNITS PER ACRE; AND MAXIMUM BUILDING HEIGHT OF 28 FEET)

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 7.23 acres located at the terminus of Glen Vista Drive, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R5/cr (Multi-Family Residential with conditions of record) and R/cr (Single-Family Residential with conditions of record) to PUD (Planned Unit Development: Single-Family Residential; maximum density of 0-1.99 dwelling units per acre; and maximum building height of 28 feet), 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 August, 2018.

Finally passed September 11th, 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 7.23 ACRES LOCATED AT THE TERMINUS OF GLEN VISTA DRIVE FROM R5/CR (MULTI-FAMILY RESIDENTIAL WITH CONDITIONS OF RECORD) AND R/CR (ESTATE, SINGLE-FAMILY RESIDENTIAL WITH CONDITIONS OF RECORD) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL; MAXIMUM DENSITY OF 0-1.99 DWELLING UNITS PER ACRE; AND MAXIMUM BUILDING HEIGHT OF 28 FEET)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on August 28th, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11th day of September, 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 11th day of September, 2018.


Sarah B. Johnson, City Clerk



1st Publication Date: August 31st, 2018
2nd Publication Date: September 14th, 2018

Effective Date: September 19th, 2018

Initial: SBS
City Clerk

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST CONER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST CORNER OF LOT 5 MOUNTAIN VISTA AT KISSING CAMELS ESTATES FILING NO. 3 BEING THE TRUE POINT OF BEGINNING AND POINT OF COMMENCEMENT OF THIS DESCRIPTION:

1. THENCE N56°55'26"E, A DISTANCE OF 244.95' ON A LINE SHARED WITH THE BLAIR BRIDGE OPEN SPACE BOUNDARY;
2. THENCE N23°58'41"E, A DISTANCE OF 296.24', ALONG THE AFOREMENTIONED BOUNDARY LINE;
3. THENCE N58°05'53"E, A DISTANCE OF 588.13', ALONG THE AFOREMENTIONED BOUNDARY LINE;
4. THENCE N37°58'25"E, A DISTANCE OF 311.51' ALONG THE AFOREMENTIONED BOUNDARY LINE, ;
5. THENCE N2°37'00"W, A DISTANCE OF 448.49', ALONG THE AFOREMENTIONED BOUNDARY LINE;
6. THENCE N6°58'56"E, A DISTANCE OF 63.44', ALONG THE AFOREMENTIONED BOUNDARY LINE;
7. THENCE S75°04'17"E, A DISTANCE OF 121.08';
8. THENCE S3°05'11"E, A DISTANCE OF 74.68';
9. THENCE S8°05'12"E, A DISTANCE OF 28.14';
10. THENCE S13°04'18"E, A DISTANCE OF 66.21';
11. THENCE S50°19'51"E, A DISTANCE OF 102.02' TO A POINT OF CURVE TO THE RIGHT;
12. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 70°49'33", AN ARC LENGTH OF 61.81 FEET TO A POINT ON A CURVE TO THE LEFT;
13. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 130.00 FEET, A DELTA ANGLE OF 40°03'57", AN ARC LENGTH OF 90.91 FEET, TO A POINT OF CURVE TO THE LEFT;
14. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 915.00 FEET, A DELTA ANGLE OF 6°37'43", AN ARC LENGTH OF 105.86 FEET, TO A POINT ON A TANGENT LINE;
15. THENCE S33°11'55"E, A DISTANCE OF 130.06 TO A POINT OF CURVE TO THE LEFT;
16. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 690.00 FEET, A DELTA ANGLE OF 28°46'08", AN ARC LENGTH OF 346.46 FEET, TO A POINT OF CURVE TO THE RIGHT;
17. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1642.81 FEET, A DELTA ANGLE OF 8°47'59", AN ARC LENGTH OF 252.31 FEET, TO A POINT OF CURVE TO THE RIGHT;

18. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 55°40'31", AN ARC LENGTH OF 58.30 FEET, TO A POINT OF CURVE TO THE LEFT;
19. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 32.00 FEET, A DELTA ANGLE OF 32°32'56", AN ARC LENGTH OF 18.18 FEET, TO A POINT ON A NONTANGENT LINE;
20. THENCE N82°04'53"E, A DISTANCE OF 187.09, TO A POINT ON THE BOUNDARY OF LOT 1 KISSING CAMELS SUBDIVISION FILING NO. 19;
21. THENCE S7°55'07"E, A DISTANCE OF 50.00' ALONG SAID BOUNDARY TO A POINT ON THE BOUNDARY OF A TRACT KNOWN AS GLEN EYRIE RESERVOIR;
22. THENCE S82°04'53"W, A DISTANCE OF 174.23' ALONG SAID BOUNDARY TO A POINT TO A POINT OF CURVE TO THE LEFT;
23. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 152.87 FEET, A DELTA ANGLE OF 46°30'37", AN ARC LENGTH OF 124.09 FEET, ALONG SAID BOUNDARY TO A POINT ON A TANGENT LINE, THE LINE ALSO BEING THE EASTERLY R.O.W. LINE OF A PRIVATE R.O.W.;
24. THENCE S35°44'05"W, ALONG SAID EASTERLY R.O.W. LINE OF A PRIVATE R.O.W., A DISTANCE OF 379.82';
25. THENCE N53°40'06"E, A DISTANCE OF 59.75' TO A POINT BEING THE NORTHERLY MOST CORNER OF LOT 5 MOUNTAIN VISTA AT KISSING CAMELS ESTATES FILING NO. 3;
- 26 THENCE S79°39'58"W, A DISTANCE OF 152.21' ALONG THE NORTHWESTERN BOUNDARY OF LOT 5 MOUNTAIN VISTA AT KISSING CAMELS ESTATES FILING NO. 3 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 7.23 ACRES, MORE OR LESS.

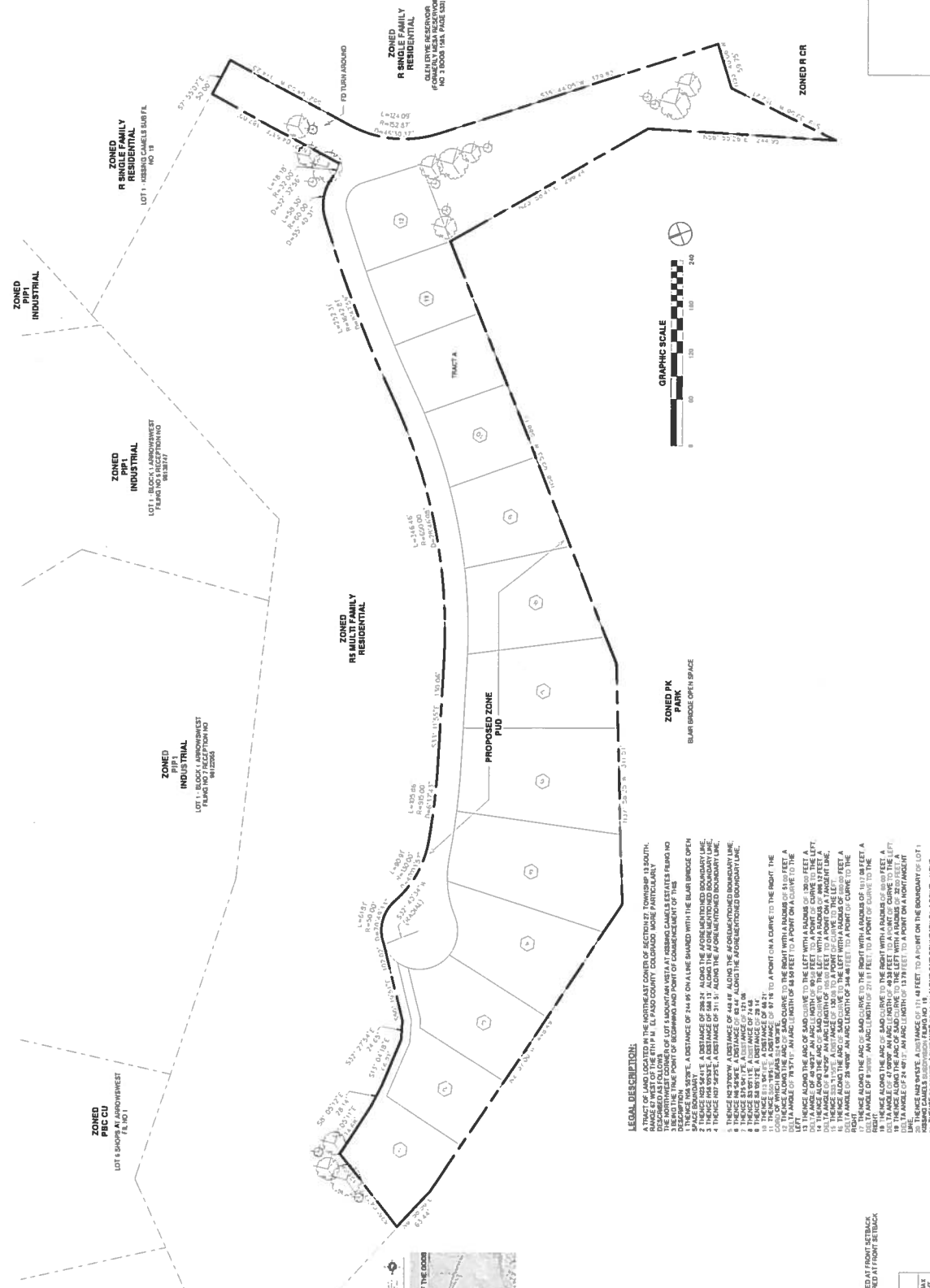
Rev. No.	Description	Date
1	05-08-18	
2	05-08-18	
3	05-11-18	

ORS
 1911 HORTON AVE
 COLORADO SPRING, CO 80908
 P: 719.586.8888

**THE NORTH POINTE
 AT KISSING CAMELS ESTATES
 ZONE EXHIBIT**

DATE	01/18/19
SCALE	AS SHOWN
JOB NO.	17-19
SHEET	1 OF 1

CPC #12-18-00068



VELOCITY MAP (M.T.S.):
 El Paso County Assessor's Office

PROJECT DATA:
 OWNERS:
 300 S. LAKE DAVANCE CIRCLE
 PALM BEACH, CA 92071

DEVELOPER:
 COUNTRY DEVELOPMENT, LLC
 MICHAEL ORSHAL
 10000 S. WOODS DRIVE
 COLORADO SPRING, CO 80908

APPLICANT:
 MICHAEL ORSHAL
 10000 S. WOODS DRIVE
 COLORADO SPRING, CO 80908

ADDRESS:
 NORTH POINTE AT KISSING CAMELS ESTATES
 471 ACRES

TRACT A: DRAINAGE BASIN
 172 ACRES

TRACT B: DRAINAGE BASIN
 471 ACRES

TOTAL NUMBER OF LOTS:
 12

TOTAL AREA:
 172 ACRES

LOT SIZE:
 14.33 ACRES

2 STORY ALLOWED:
 YES

MAX. BUILD COVERAGE:
 4%

LEGAL DESCRIPTION:
 A TRACT OF LAND LOCATED IN THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 97 WEST OF THE 8TH PM, EL PASO COUNTY, COLORADO, MORE PARTICULARLY THE NORTHWEST CORNER OF LOT 1, MOUNTAIN VISTA AT KISSING CAMELS ESTATES TRACT A, DESCRIBED AS: A DISTANCE OF 246.49 CHAIN BEARING WITH THE NORTH BRIDGE OPEN SPACE BOUNDARY, A DISTANCE OF 31.31' ALONG THE AGRI-CULTURED BOUNDARY LINE, 2. THE NORTH BRIDGE OPEN SPACE BOUNDARY, A DISTANCE OF 31.31' ALONG THE AGRI-CULTURED BOUNDARY LINE, 3. THE NORTH BRIDGE OPEN SPACE BOUNDARY, A DISTANCE OF 31.31' ALONG THE AGRI-CULTURED BOUNDARY LINE, 4. THE NORTH BRIDGE OPEN SPACE BOUNDARY, A DISTANCE OF 31.31' ALONG THE AGRI-CULTURED BOUNDARY LINE, 5. THE NORTH BRIDGE OPEN SPACE BOUNDARY, A DISTANCE OF 31.31' ALONG THE AGRI-CULTURED BOUNDARY LINE, 6. THE NORTH BRIDGE OPEN SPACE BOUNDARY, A DISTANCE OF 31.31' ALONG THE AGRI-CULTURED BOUNDARY LINE, 7. THE NORTH BRIDGE OPEN SPACE BOUNDARY, A DISTANCE OF 31.31' ALONG THE AGRI-CULTURED BOUNDARY LINE, 8. THE NORTH BRIDGE OPEN SPACE BOUNDARY, A DISTANCE OF 31.31' ALONG THE AGRI-CULTURED BOUNDARY LINE, 9. THE NORTH BRIDGE OPEN SPACE BOUNDARY, A DISTANCE OF 31.31' ALONG THE AGRI-CULTURED BOUNDARY LINE, 10. THE NORTH BRIDGE OPEN SPACE BOUNDARY, A DISTANCE OF 31.31' ALONG THE AGRI-CULTURED BOUNDARY LINE, 11. THE NORTH BRIDGE OPEN SPACE BOUNDARY, A DISTANCE OF 31.31' ALONG THE AGRI-CULTURED BOUNDARY LINE, 12. THE NORTH BRIDGE OPEN SPACE BOUNDARY, A DISTANCE OF 31.31' ALONG THE AGRI-CULTURED BOUNDARY LINE.

LOT DIMENSIONS:

LOT	LOT AREA (ACRES)	MAX. LOT AREA (ACRES)
1	14.33	2000
2	14.33	2000
3	14.33	2000
4	14.33	2000
5	14.33	2000
6	14.33	2000
7	14.33	2000
8	14.33	2000
9	14.33	2000
10	14.33	2000
11	14.33	2000
12	14.33	2000

SHEET INDEX:
 1 OF 1 ZONE EXHIBIT
 DEVELOPMENT PLAN REVISION HISTORY

NO.	DESCRIPTION	DATE

DEVELOPMENT PLAN REVISION HISTORY

NO.	DESCRIPTION	DATE