

ORDINANCE NO. 18-35

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 28 ACRES LOCATED WEST OF THE FUTURE ALIGNMENT OF SECRETARIAT DRIVE FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY DETACHED RESIDENTIAL; MAXIMUM DENSITY OF 3.29 DWELLING UNITS PER ACRE; AND MAXIMUM BUILDING HEIGHT OF 35 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 28 acres located west of the future alignment of Secretariat 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: Single-Family detached Residential; Maximum Density of 3.29 dwelling units per acre; and Maximum Building Height of 35 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 10th day of April, 2018.

Finally passed: April 24th, 2018



Council President

ATTEST:



Sarah B. Johnson, City Clerk


CPC PUZ 17-00132



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 28 ACRES LOCATED WEST OF THE FUTURE ALIGNMENT OF SECRETARIAT DRIVE FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY DETACHED RESIDENTIAL; MAXIMUM DENSITY OF 3.29 DWELLING UNITS PER ACRE; AND MAXIMUM BUILDING HEIGHT OF 35 FEET)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 10th, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 24th day of April, 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 24th day of April, 2018.


Sarah B. Johnson, City Clerk

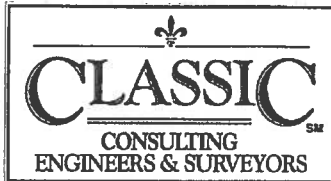


1st Publication Date: April 13th, 2018

2nd Publication Date: April 27th, 2018

Effective Date: May 2nd, 2018

Initial: SBS
City Clerk



619 N. Cascade Avenue, Suite 200
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JOB NO. 2399.40-05R
OCTOBER 11, 2017
PAGE 1 OF 2

LEGAL DESCRIPTION: THE FARM FILING NO. 5

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 17 AND A PORTION OF THE EAST HALF OF SECTION 18, 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 WESTERLY BOUNDARY OF THE FARM FILING NO. 4, RECORDED UNDER RECEPTION NO. 217713897, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR S16°06'00"E, A DISTANCE OF 276.73 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN THE FARM FILING NO. 4, RECORDED UNDER RECEPTION NO. 217713987, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SECRETARIAT DRIVE AS PLATTED IN SAID THE FARM FILING NO. 4, SAID POINT ALSO BEING A POINT ON CURVE;

THENCE N16°06'00"W, A DISTANCE OF 52.54 FEET TO THE POINT OF BEGINNING;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS BEARS S23°41'40"E, HAVING A DELTA OF 01°17'53", A RADIUS OF 358.50 FEET AND A DISTANCE OF 8.12 FEET TO A POINT OF TANGENT;

THENCE S65°00'26"W, A DISTANCE OF 10.00 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 51°51'37", A RADIUS OF 223.50 FEET AND A DISTANCE OF 202.30 FEET TO A POINT OF COMPOUND CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 42°59'51", A RADIUS OF 145.00 FEET AND A DISTANCE OF 108.81 FEET TO A POINT ON CURVE;

THENCE S66°14'29"W, A DISTANCE OF 56.36 FEET;

THENCE N87°57'00"W, A DISTANCE OF 57.51 FEET;

THENCE N86°35'00"W, A DISTANCE OF 108.19 FEET;

THENCE N90°00'00"W, A DISTANCE OF 123.40 FEET;

THENCE S68°13'00"W, A DISTANCE OF 109.10 FEET;

THENCE S77°42'00"W, A DISTANCE OF 120.32 FEET;

THENCE S84°55'00"W, A DISTANCE OF 142.96 FEET;

THENCE S83°55'00"W, A DISTANCE OF 72.84 FEET;

THENCE S86°46'00"W, A DISTANCE OF 184.15 FEET;

THENCE S56°59'00"W, A DISTANCE OF 104.98 FEET;

THENCE S79°13'00"W, A DISTANCE OF 178.46 FEET;

THENCE N23°26'18"W, A DISTANCE OF 163.35 TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY BOUNDARY LINE OF THE UNITED STATES AIR FORCE ACADEMY, RECORDED IN BOOK 02, AT PAGE 84;

THENCE ON SAID EASTERLY BOUNDARY LINE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S68°10'28"W, HAVING A DELTA OF 02°01'51", A RADIUS OF 6330.00 FEET AND A DISTANCE OF 224.36 FEET TO A POINT ON CURVE;

THENCE N45°00'00"E, A DISTANCE OF 108.61 FEET;

THENCE N36°02'00"E, A DISTANCE OF 135.38 FEET;

THENCE N23°55'00"E, A DISTANCE OF 83.68 FEET;

THENCE N41°03'05"E, A DISTANCE OF 21.58 FEET;

THENCE N80°34'34"E, A DISTANCE OF 57.50 FEET;

THENCE N73°09'00"E, A DISTANCE OF 80.97 FEET;

THENCE N50°12'00"E, A DISTANCE OF 56.82 FEET;

THENCE N66°32'00"E, A DISTANCE OF 52.79 FEET;

THENCE S87°27'00"E, A DISTANCE OF 16.98 FEET TO A POINT ON THE SOUTHWESTERLY CORNER OF PARCEL 2, AS RECORDED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 216152033;

THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF SAID PARCEL 2 THE FOLLOWING (23) TWENTY-THREE COURSES:

1. S87°27'00"E, A DISTANCE OF 90.90 FEET;
2. N64°07'00"E, A DISTANCE OF 82.97 FEET;
3. N02°21'00"W, A DISTANCE OF 74.45 FEET;
4. N53°55'00"E, A DISTANCE OF 65.04 FEET;
5. N48°31'00"E, A DISTANCE OF 59.82 FEET;
6. N50°53'00"E, A DISTANCE OF 49.84 FEET;
7. N75°05'00"E, A DISTANCE OF 42.84 FEET;
8. N51°17'00"E, A DISTANCE OF 48.20 FEET;
9. N06°13'00"E, A DISTANCE OF 40.24 FEET;
10. N03°55'00"W, A DISTANCE OF 93.66 FEET;
11. N05°01'00"E, A DISTANCE OF 48.94 FEET;
12. N44°19'00"E, A DISTANCE OF 40.63 FEET;
13. N69°02'00"E, A DISTANCE OF 85.47 FEET;
14. N47°25'00"E, A DISTANCE OF 42.49 FEET;
15. N09°05'00"E, A DISTANCE OF 54.78 FEET;
16. N25°03'00"E, A DISTANCE OF 55.72 FEET;
17. N51°49'00"E, A DISTANCE OF 82.72 FEET;
18. N07°28'00"E, A DISTANCE OF 29.64 FEET;
19. N05°54'00"W, A DISTANCE OF 43.47 FEET;
20. N13°00'39"E, A DISTANCE OF 52.06 FEET;
21. N63°11'00"E, A DISTANCE OF 60.49 FEET;
22. N79°38'00"E, A DISTANCE OF 111.31 FEET;
23. S62°28'00"E, A DISTANCE OF 170.61 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID SECRETARIAT DRIVE;


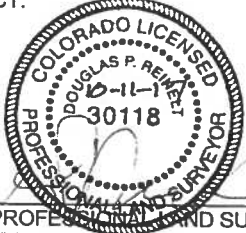
THENCE ON SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING (3) THREE COURSES:

1. S00°31'00"E, A DISTANCE OF 541.76 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 15°35'00", A RADIUS OF 1033.00 FEET AND A DISTANCE OF 280.96 FEET TO A POINT OF TANGENT;
3. S16°06'00"E, A DISTANCE OF 224.19 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 28.245 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.

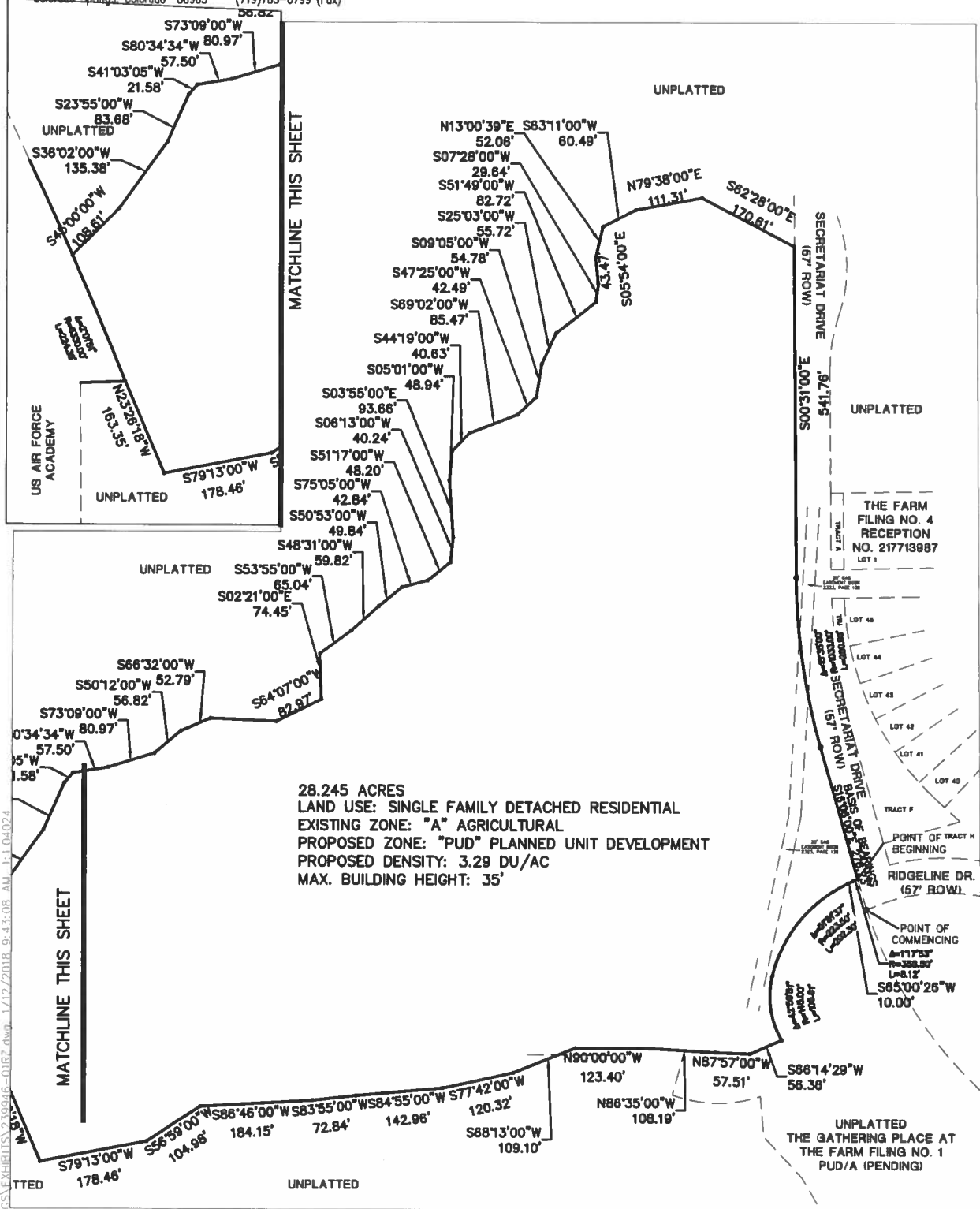
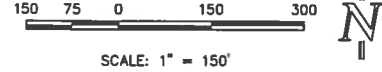
DOUGLAS P. REINELT, PROFESSIONAL ENGINEER AND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

Oct 11, 2017
DATE



THE FARM FILING NO. 5
 REZONE
 JOB NO. 2399.46
 SHEET 1 OF 1
 OCTOBER 4, 2017

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



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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.

CPC PUZ 17-00132

FIGURE 2