

ORDINANCE NO. 18-63

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 85.94 ACRES LOCATED NORTHEAST OF THE INTERSECTION OF MARKSHEFFEL ROAD AND CONSTITUTION AVENUE ESTABLISHING THE R1-6000/DFOZ/AO/SS (SINGLE-FAMILY RESIDENTIAL WITH DESIGN FLEXIBILITY, AIRPORT AND STREAMSIDE OVERLAYS) ZONE

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 the establishment of the R1-6000/DFOZ/AO/SS (Single-family Residential with Design Flexibility, Airport and Streamside Overlays) zone district consisting of 85.94 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, 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 final adoption 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 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 May, 2018.

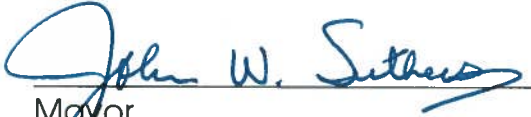
Finally passed: July 10th, 2018



Council President

Mayor's Action:

- Approved on July 12, 2018.
- Disapproved on _____, based on the following objections:



Mayor

Council Action After Disapproval:

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of _____, on _____.
- Council action on _____ failed to override the Mayor's veto.

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 PERTAINING TO 85.94 ACRES LOCATED NORTHEAST OF THE INTERSECTION OF MARKSHEFFEL ROAD AND CONSTITUTION AVENUE ESTABLISHING THE R1-6000/DFOZ/AO/SS (SINGLE-FAMILY RESIDENTIAL WITH DESIGN FLEXIBILITY, AIRPORT AND STREAMSIDE OVERLAYS) ZONE” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 22nd, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10th day of July, 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 17th day of July, 2018.


Sarah B. Johnson, City Clerk

1st Publication Date: May 25th, 2018

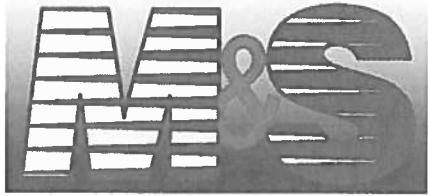
2nd Publication Date: July 18th, 2018

Effective Date: July 23rd, 2018

Initial: 
City Clerk



EXHIBIT A:



CIVIL CONSULTANTS, INC.

20 Boulder Crescent, STE 110
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
v 719.955.5485

Zone Map Legal - Residential

3-17-16

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF MARKSHEFFEL ROAD BEING COINCIDENT WITH A LINE BEING 80.00 FEET EAST OF THE WEST LINE OF SAID SECTION 33, BEING MONUMENTED AT THE SOUTH END BY A REBAR WITH A YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567", AND AT THE NORTH END BY A NO. 5 REBAR, ASSUMED TO BEAR N00°10'57"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE S03°53'06"E A DISTANCE OF 1127.86 FEET TO THE POINT OF BEGINNING, POINT BEING THE EAST RIGHT OF WAY LINE OF SAID MARKSHEFFEL ROAD CONVEYED TO EL PASO COUNTY BY WARRANTY DEED RECORDED SEPTEMBER 14, 2010 AT RECEPTION NO. 210107562 OF SAID COUNTY RECORDS,

THENCE S89°47'50"E, A DISTANCE OF 663.52 FEET;
THENCE S00°05'43"E, A DISTANCE OF 1072.83 FEET TO THE CENTERLINE OF GENOA DRIVE (PURSUANT TO BOOK 3863 AT PAGE 1414 OF SAID COUNTY RECORDS);
THENCE ALONG THE WEST AND SOUTH LINE OF THE ROCKY MOUNTAIN INDUSTRIAL PARK FIL NO. 1 RECORDED UNDER RECEPTION NO. 202014735 THE FOLLOWING TWO (2) COURSES:

(1) S00°04'20" W, A DISTANCE OF 1883.39 FEET;
(2) N89°58'07"E, A DISTANCE OF 1004.19 FEET TO THE NORTHWEST CORNER OF SPECIAL WARRANTY DEED AS RECORDED UNDER REC. NO. 216016072;

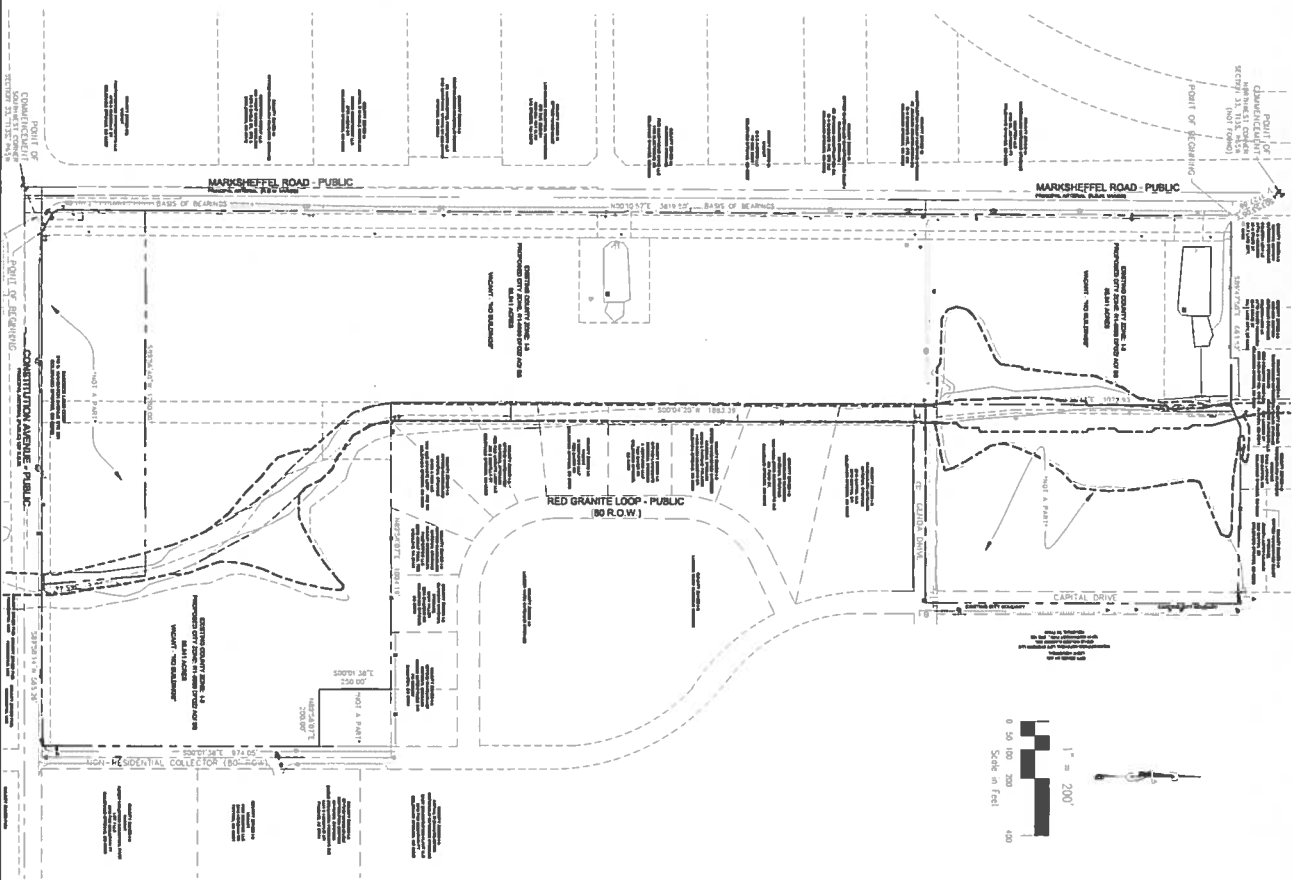
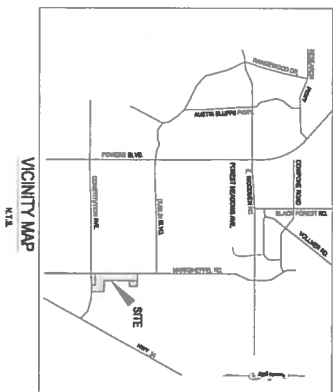
THENCE ALONG SAID WEST AND SOUTH LINE OF SAID SPECIAL WARRANTY DEED THE FOLLOWING TWO (2) COURSES:

(1) S00°01'38"E, A DISTANCE OF 250.00 FEET;
(2) N89°58'07"E, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF CAPITAL DRIVE AS RECORDED UNDER REC. NO. 200144328;

THENCE S00°01'38"E ALONG SAID WEST LINE, A DISTANCE OF 974.05 FEET TO THE NORTH LINE OF CONSTITUTION AVENUE RIGHT OF WAY LINE AND RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF THE RECORDS OF SAID COUNTY;
THENCE S89°58'14"W ALONG SAID NORTH LINE A DISTANCE OF 565.26 FEET;
THENCE N04°52'20"W, A DISTANCE OF 365.44 FEET
THENCE S89°56'40"W, A DISTANCE OF 1280.00 FEET TO A POINT ON THE EAST LINE OF SAID MARKSHEFFEL ROAD; THENCE N00°10'57"E ALONG SAID EAST LINE, A DISTANCE OF 3819.50 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 3,743,584 SQUARE FEET (85.941 ACRES), MORE OR LESS.

EXHIBIT A

EXHIBIT B:
THE SANDS
 ZONE MAP CHANGE - RESIDENTIAL



THE SANDS
 2700 MARKSHEFFEL ROAD
 415 DOW, RD 2089
 DOW, MISSOURI 65021-2119
 DATE REVISED 01/25/19

CIVIL CONSULTANTS, INC.
 11000 BIRCHMOUNT BLVD
 DOWNEY, CA 90242
 714.940.8800

PLANS: CPE 2C 17-00083(9)-6000(09/02/16/25) SHEET 1 OF 1