

ORDINANCE NO. 25 - 29

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 12.51 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK ESTABLISHING THE R-FLEX-MED/WUI-O (R-FLEX MEDIUM SCALE WITH WILDLAND URBAN INTERFACE OVERLAY) ZONING DISTRICT

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 12.51 acres located west of Highway 115 and south of Cheyenne Mountain State Park, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, establishing the R-Flex-Med/WUI-O (R-Flex Medium Scale with Wildland Urban Interface Overlay), 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.

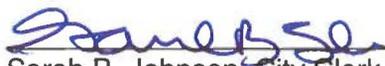
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 28<sup>th</sup> day of January 2025.

**Finally passed:** February 11, 2025

  
Randy Helms, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk





**EXHIBIT "A"**

TWO PARCELS OF LAND LOCATED IN THE SOUTH ONE-HALF OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30, BEING MONUMENTED BY A 2-INCH PIPE WITH A 3.25-INCH BRASS CAP AT THE WEST QUARTER CORNER OF SAID SECTION 30 AND A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED PLS 19625 AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR SOUTH 89°02'51" EAST A DISTANCE OF 2557.81 FEET.

**PARCEL A**

**COMMENCE** AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 00°21'37" EAST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 933.38 FEET TO A POINT ON A PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744 IN THE RECORDS OF THE COUNTY OF EL PASO COUNTY CLERK AND RECORDER'S OFFICE AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°52'55" EAST, A DISTANCE OF 862.26 FEET;

THENCE SOUTH 00°13'37" EAST, A DISTANCE OF 159.60 FEET;

THENCE NORTH 89°17'36" EAST, A DISTANCE OF 107.26 FEET TO THE WEST RIGHT-OF-WAY LINE OF COMMANCHE ROAD AS SHOWN ON ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 RECORDED IN BOOK A-2, PAGE 30 OF THE IN SAID COUNTY RECORDS;

THENCE SOUTH 00°42'43" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 521.79 FEET TO THE NORTHWEST INTERSECTION OF SAID COMMANCHE ROAD AND PAWNEE ROAD AND THE BEGINNING OF A NON-TANGENT CURVE HAVING A RADIUS OF 359.79 FEET, WHOSE CENTER BEARS NORTH 16°16'04" WEST;

THENCE COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD THE FOLLOWING THREE (3) COURSES:

1. WESTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 47°26'21", AN ARC DISTANCE OF 297.90 FEET AND HAVING A CHORD THAT BEARS NORTH 82°32'53" WEST, A DISTANCE OF 289.46 FEET;
2. NORTH 58°50'08" WEST, A DISTANCE OF 55.29 FEET;
3. NORTH 59°19'10" WEST, A DISTANCE OF 35.39 FEET TO THE WEST LINE OF SAID ROCK CREEK MESA SUBDIVISION ADDITION NO. 2;

THENCE SOUTH 00°19'49" WEST, COINCIDENT WITH SAID WEST LINE A DISTANCE OF 69.53 FEET TO A POINT HEREIN DEFINED AS REFERENCE POINT "A" LYING ON THE SOUTH RIGHT-OF-WAY LINE OF PAWNEE ROAD;

THENCE NORTH 59°19'10" WEST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 509.83 FEET;

THENCE NORTH 30°40'50" EAST, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD;

THENCE NORTH 00°33'26" EAST, A DISTANCE OF 217.01 FEET;

THENCE SOUTH 89°29'59" WEST, A DISTANCE OF 100.56 FEET;

THENCE NORTH 00°07'54" EAST, A DISTANCE OF 66.17 FEET;

THENCE NORTH 89°20'07" WEST, A DISTANCE OF 104.87 FEET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 30;

THENCE NORTH 00°21'37" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 71.87 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 468,801 SQUARE FEET OR (10.76219 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

**PARCEL B**

**BEGINNING** AT REFERENCE POINT "A" ON THE SOUTH RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD;

THENCE COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 58°50'08" EAST, A DISTANCE OF 55.03 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 419.79 FEET, WHOSE CENTER BEARS NORTH 31°10'18" EAST;
2. EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 45°10'17", AN ARC DISTANCE OF 330.96 FEET AND HAVING A CHORD THAT BEARS SOUTH 81°24'51" EAST, A DISTANCE OF 322.45 FEET TO THE SOUTHWEST INTERSECTION OF SAID PAWNEE ROAD AND SAID COMMANCHE ROAD;

THENCE COINCIDENT WITH A LINE NON-TANGENT TO SAID CURVE AND THE WEST RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD, SOUTH 00°45'24" EAST, A DISTANCE OF 169.36 FEET;

THENCE SOUTH 88°33'19" WEST, A DISTANCE OF 409.44 FEET;

THENCE NORTH 00°43'42" WEST, A DISTANCE OF 117.69 FEET;

THENCE NORTH 06°34'58" EAST, A DISTANCE OF 59.95 FEET;

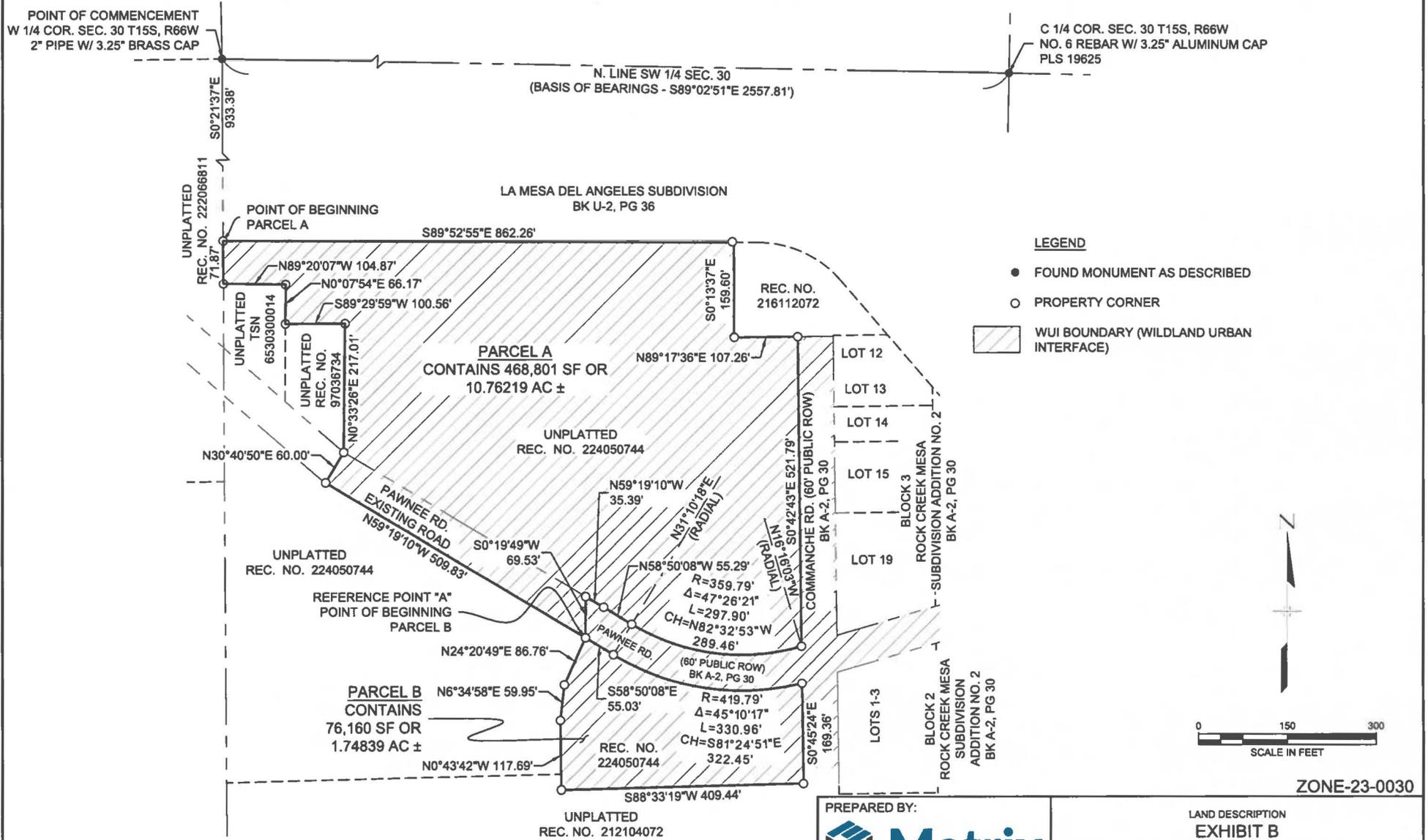
THENCE NORTH 24°20'49" EAST, A DISTANCE OF 86.76 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 76,160 SQUARE FEET OR (1.74839 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JERRY R. BESSIE, PLS 38576  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO. 80920

FILE LOCATION: S:\23.224.023 Rock Creek Mesa Annexation & Entitlement Services\400 Survey\400 CADD\407 LEGAL DESCRIPTIONS\224.023-RCM ANNEX ZONE 1-GR\_REV1.dwg



PREPARED BY:  
**Matrix**

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|--------------------------------------|------------------|
| LAND DESCRIPTION<br><b>EXHIBIT B</b> |                  |
| CHECKED BY: JRB                      | SCALE: 1" = 150' |
| DATE ISSUED: JULY 10, 2024           |                  |
| SHEET 3 OF 3                         |                  |

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 12.51 ACRES LOCATED WEST OF HIGHWAY 115 AND SOUTH OF CHEYENNE MOUNTAIN STATE PARK ES-TABLISHING THE R-FLEX-MED/WUI-O (R-FLEX MEDI-UM SCALE WITH WILDLAND URBAN INTERFACE OVERLAY) ZONING DISTRICT.”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **January 28, 2024**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **11th<sup>th</sup> day of February 2025**, and that the same was published by title and in summary or in full, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, **11th<sup>th</sup> day of February 2025**.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: **January 31, 2025**  
2<sup>nd</sup> Publication Date: **February 14, 2025**

Effective Date: **February 19, 2025**

Initial:   
City Clerk

