

ORDINANCE NO. 22 - 47

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 5.9 ACRES LOCATED AT THE INTERSECTION OF SILVER ROSE LANE AND SILVERSMITH ROAD FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT: COMMERCIAL, OFFICE, AND RESIDENTIAL, 20 DWELLING UNITS PER ACRE, MAXIMUM 90,000 SQUARE FEET FOR NONRESIDENTIAL USES, MAXIMUM BUILDING HEIGHT OF 35 FEET EAST OF THE SILVERSMITH ROAD AND SILVER ROSE LANE INTERSECTION)

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 5.9 acres located at the intersection of Silver Rose Lane and Silversmith Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD (Planned Unit Development) to PUD (Planned Unit Development: Commercial, Office, and Residential, 20 dwelling units per acre, maximum 90,000 square feet for nonresidential uses, maximum building height of 35 feet east of the Silversmith Road and Silver Rose Lane intersection), 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 26<sup>th</sup>  
day of July 2022.

**Finally passed:** August 9, 2022

  
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Council President

ATTEST:

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk





ZONE CHANGE LEGAL DESCRIPTION-EXHIBIT A

JOB NO. 1171.39-07  
FEBRUARY 3, 2021  
PAGE 1 OF 2

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

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE EASTERLY BOUNDARY OF LOT 1 AS PLATTED IN FLYING HORSE NO. 22 FILING NO. 3, RECORDED UNDER RECEPTION NO. 219714351, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CGES LLC PLS 30118", ASSUMED TO BEAR N24°46'51"E, A DISTANCE OF 439.49 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 AS PLATTED IN FLYING HORSE NO. 22 FILING NO. 3, RECORDED UNDER RECEPTION NO. 219714351, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHEASTERLY CORNER OF SILVERSMITH ROAD AS PLATTED IN SAID FLYING HORSE NO. 22 FILING NO. 3 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N36°50'00"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID SILVERSMITH ROAD A DISTANCE OF 60.00 FEET TO THE NORTHEASTERLY CORNER OF SAID SILVERSMITH ROAD SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED AS THE EAST CONVEYANCE PARCEL IN A DOCUMENT RECORDED UNDER RECEPTION NO. 219021358;

THENCE ON SAID SOUTHERLY BOUNDARY THE FOLLOWING (3) THREE COURSES;

1. S53°10'00"E, A DISTANCE OF 351.74 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 33°42'22", A RADIUS OF 330.00 FEET AND A DISTANCE OF 194.13 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S07°14'51"W, HAVING A DELTA OF 116°45'09", A RADIUS OF 80.00 FEET AND A DISTANCE OF 122.26 FEET TO A POINT OF TANGENT SAID POINT BEING ON THE WESTERLY BOUNDARY OF LOT 3 AS PLATTED IN FLYING HORSE NO. 30A RECORDED UNDER RECEPTION NO. 206712314;

THENCE S34°00'00"W, ON SAID WESTERLY BOUNDARY A DISTANCE OF 313.89 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S33°52'56"W, HAVING A DELTA OF 08°58'55", A RADIUS OF 3530.00 FEET AND A DISTANCE OF 553.39 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1 AS PLATTED IN SAID FLYING HORSE NO. 22 FILING NO. 3;

THENCE N24°46'51"E, ON THE EASTERLY BOUNDARY OF SAID LOT 1 A DISTANCE OF 439.49 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.915 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 AND ATTACHED EXHIBIT WERE PREPARED BY ME OR 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

FEB 03, 2021  
DATE

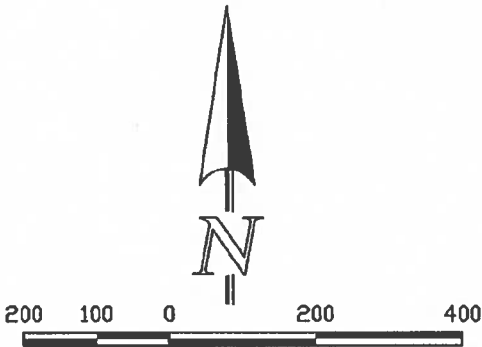
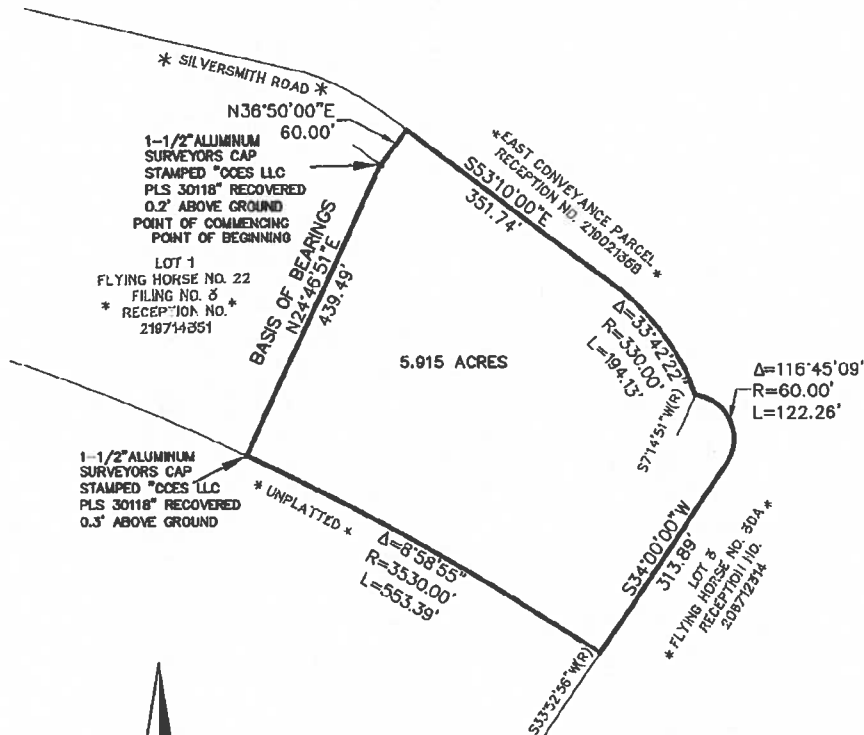


619 N. Cascade Avenue, Suite 200 (719)785-0790  
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

ZONE CHANGE LEGAL DESCRIPTION-EXHIBIT A

FLYING HORSE NO. 22  
 REMAINDER  
 JOB NO. 1171.39-07  
 SHEET 2 OF 2  
 FEBRUARY 3, 2021

N:\117139\DRAWINGS\SURVEY\EXHIBITS\07-FLYING HORSE NO.22 02-02-21.dwg. 2/3/2021 8:39:49 AM, 1:1



SCALE: 1" = 200'  
 U.S. SURVEY FEET



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 22-00024

**EXHIBIT B**

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 5.9 ACRES LOCATED AT THE INTERSECTION OF SILVER ROSE LANE AND SILVERSMITH ROAD FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT: COMMERCIAL, OFFICE, AND RESIDENTIAL, 20 DWELLING UNITS PER ACRE, MAXIMUM 90,000 SQUARE FEET FOR NONRESIDENTIAL USES, MAXIMUM BUILDING HEIGHT OF 35 FEET EAST OF THE SILVERSMITH ROAD AND SILVER ROSE LANE INTERSECTION).” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 26, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9<sup>th</sup> day of August 2022, and that the same was published by title and in summary, 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, this 9<sup>th</sup> day of August 2022.



1<sup>st</sup> Publication Date: July 29, 2022  
2<sup>nd</sup> Publication Date: August 12, 2022

Effective Date: August 17, 2022

Initial: SBJ  
City Clerk