

ORDINANCE NO. 17-91

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.08 ACRES LOCATED NORTHEAST OF THE FEDERAL DRIVE AND NEW LIFE DRIVE INTERSECTION FROM A (AGRICULTURAL) AND PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT: SMALL LOT SINGLE-FAMILY DETACHED RESIDENTIAL; MAXIMUM DENSITY OF 8.23 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 10.08 acres located northeast of the Federal Drive and New Life Drive intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A (Agricultural) and PUD (Planned Unit Development) to PUD (Planned Unit Development: small lot single-family detached residential; maximum density of 8.23 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 26<sup>th</sup>  
day of September 2017.

**Finally passed:** October 10<sup>th</sup>, 2017

  
\_\_\_\_\_  
Council President

ATTEST:

  
Sarah B. Johnson, City Clerk  
  
The seal is circular with a double-line border. The outer ring contains the text 'COLORADO SPRINGS' at the top and 'COLORADO' at the bottom, separated by two stars. The inner ring contains 'CORPORATED' at the top and 'SEPTEMBER 9, 1872' at the bottom, also separated by two stars. In the center of the seal, the word 'SEAL' is written in a bold, serif font.

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.08 ACRES LOCATED NORTHEAST OF THE FEDERAL DRIVE AND NEW LIFE DRIVE INTERSECTION FROM A (AGRICULTURAL) AND PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT: SMALL LOT SINGLE-FAMILY DETACHED RESIDENTIAL; MAXIMUM DENSITY OF 8.23 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 September 26<sup>th</sup>, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10<sup>th</sup> day of October, 2017, 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 10<sup>th</sup> day of October, 2017.

  
Sarah B. Johnson, City Clerk

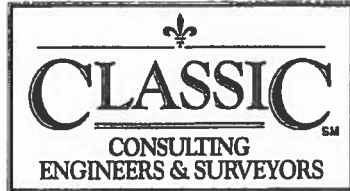


1<sup>st</sup> Publication Date: September 29<sup>th</sup>, 2017

2<sup>nd</sup> Publication Date: October 13<sup>th</sup>, 2017

Effective Date: October 18<sup>th</sup>, 2017

Initial: SBJ  
City Clerk



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

JOB NO. 2399.00-40R2  
MARCH 22, 2016  
REV. OCTOBER 18, 2016  
PAGE 1 OF 2

**LEGAL DESCRIPTION: EXHIBIT A**

A PARCEL OF LAND BEING A PORTION OF SECTION 20 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 TRAIL RIDGE SOUTH AT NORTHGATE FILING NO. 1 RECORDED UNDER RECEPTION NO. 201027215 RECORDS OF EL PASO COUNTY, COLORADO AND A PORTION OF THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 201085370, BEING A PORTION OF THE NORTH/SOUTH CENTERLINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "RLS 32820" AND AT THE SOUTHERLY END (CENTER QUARTER OF SECTION 17) BY 3 1/4 INCH ALUMINUM CAP STAMPED "PLS 22573" IS ASSUMED TO BEAR S00°19'12"E A DISTANCE OF 803.70 FEET.

COMMENCING AT CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO,

THENCE S02°33'08"W, A DISTANCE OF 3461.53 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FEDERAL DRIVE AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 208712786 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING:

THENCE N69°18'58"E, A DISTANCE OF 88.00 FEET;  
THENCE N28°17'32"E, A DISTANCE OF 320.78 FEET;  
THENCE S71°00'00"E, A DISTANCE OF 36.51 FEET;  
THENCE S84°30'00"E, A DISTANCE OF 159.67 FEET;  
THENCE S89°01'52"E, A DISTANCE OF 94.94 FEET;  
THENCE N72°35'18"E, A DISTANCE OF 53.65 FEET;  
THENCE S00°00'00"E, A DISTANCE OF 910.86 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE AS PLATTED IN SAID MARKETPLACE AT INTERQUEST FILING NO. 2;

THENCE N85°41'01"W, A DISTANCE OF 284.04 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND CONVEYED FROM STOUT PARTNERS, LLC TO THE CITY OF COLORADO SPRINGS, DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 098091345;

THENCE CONTINUING N85°41'01"W, A DISTANCE OF 11.76 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°24'34", A RADIUS OF 740.00 FEET AND A DISTANCE OF 5.29 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY BOUNDARY OF THAT PARCEL OF LAND CONVEYED FROM STOUT PARTNERS, LLC TO THE CITY OF COLORADO SPRINGS, DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 098091345, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID NEW LIFE DRIVE;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID NEW LIFE DRIVE THE FOLLOWING TWO (2) COURSES;

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S03°54'25"W, HAVING A DELTA OF 03°54'25", A RADIUS OF 740.00 FEET AND A DISTANCE OF 50.46 FEET TO A POINT OF TANGENT;

**EXHIBIT A**

2. N90°00'00"W, A DISTANCE OF 52.14 FEET TO THE SOUTHEASTERLY CORNER OF TRACT D AS PLATTED IN SAID MARKETPLACE AT INTERQUEST FILING NO. 2;

THENCE ON THE BOUNDARY OF TRACT D AS PLATTED IN SAID MARKETPLACE AT INTERQUEST FILING NO. 2, THE FOLLOWING FIVE (5) COURSES;

1. N00°00'00"W, A DISTANCE OF 20.00 FEET;
2. N90°00'00"W, A DISTANCE OF 87.00 FEET;
3. N45°00'00"W, A DISTANCE OF 20.44 FEET;
4. N00°00'00"E, A DISTANCE OF 57.00 FEET;
5. N90°00'00"W, A DISTANCE OF 22.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID FEDERAL DRIVE;

THENCE ON THE EASTERLY RIGHT OF WAY OF SAID FEDERAL DRIVE THE FOLLOWING TWO (2) COURSES;

1. N00°00'00"W, A DISTANCE OF 232.87 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 20°41'02", A RADIUS OF 740.00 FEET AND A DISTANCE OF 267.14 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 10.079 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 LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

Oct 18, 2016  
DATE

