

ORDINANCE NO. 15 -103

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 37.35 ACRES LOCATED EAST OF MARKSHEFFEL ROAD AND SOUTH OF DUBLIN BOULEVARD ESTABLISHING A PUD/AO(PLANNED UNIT DEVELOPMENT WITH AIRPORT OVERLAY) 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 establishing 37.35 acres to the PUD/AO (Planned Unit Development with Airport Overlay) zone, for the property located at East of Marksheffel Road and South of Dublin Boulevard, as described in Exhibit A, which is attached hereto and made part hereof by reference, 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 shall be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 8th day of December, 2015.

Finally passed: January 12, 2016



City Council President

ATTEST:


Sarah B. Johnson, City Clerk



EXHIBIT A

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LEGAL DESCRIPTION – Mountain Valley Preserve Zone Map

June 26, 2015

PARCEL 1:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16, IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTHERLY ON THE WEST LINE THEREOF 647.54 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED OF STANLEY S. FARR AND SANDRA R. FARR RECORDED IN BOOK 2306 AT PAGE 918 UNDER RECEPTION NO. 684360 AND THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREBY; THENCE CONTINUE SOUTHERLY ON THE WEST LINE OF SAID NORTHWEST QUARTER, 1,011.53 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FLOYD D. DEVITT AND MARY J. DEVITT RECORDED IN BOOK 2155 AT PAGE 70 UNDER RECEPTION NO. 508314; THENCE ANGLE LEFT 90°28' EASTERLY ON THE NORTHERLY LINE OF SAID DEVITT TRACT, 668.19 FEET; THENCE ANGLE LEFT NORTHERLY 1,014.90 FEET TO THE SOUTHEAST CORNER OF SAID FARR TRACT; THENCE ANGLE LEFT, WESTERLY ON THE SOUTHERLY LINE OF SAID FARR TRACT, 674.81 FEET TO THE POINT OF BEGINNING, EXCEPT THE WESTERLY 30 FEET THEREOF FOR ROAD PURPOSES, AND EXCEPT THOSE PORTIONS THEREOF DEEDED TO THE COUNTY OF EL PASO BY DEEDS RECORDED IN BOOK 2896 AT PAGE 756 AND IN BOOK 2896 AT PAGE 758.

PARCEL 2:

THAT PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SECTION 16 A DISTANCE OF 2,325.4 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF SAID SECTION 16 A DISTANCE OF 1,328.8 FEET; THENCE ANGLE RIGHT 89° 32' AND RUN IN AN EASTERLY DIRECTION 668.19 FEET; THENCE ANGLE RIGHT 90° 28' AND RUN IN A SOUTHERLY DIRECTION 1,328.8 FEET; THENCE ANGLE RIGHT 89° 32' AND RUN IN A WESTERLY DIRECTION 668.19 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE WESTERLY 60 FEET CONVEYED FOR ROADWAY PURPOSES IN BOOK 2896 AT PAGES 764 AND 765. COUNTY OF EL PASO, STATE OF COLORADO

PARCEL 3:

LOT 1, BLOCK 1, TOY RANCHES ESTATES, EXCEPT THE WESTERLY 30 FEET THEREOF AS CONVEYED IN DEED FEBRUARY 16, 1977 IN BOOK 2896 AT PAGE 763, COUNTY OF EL PASO, STATE OF COLORADO.

ALTOGETHER CONTAINING 37.354 ACRES OR 1,627,162 SQUARE FEET, MORE OR LESS.

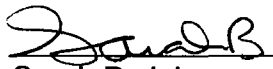
I, PATRICK C. O'HEARN, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

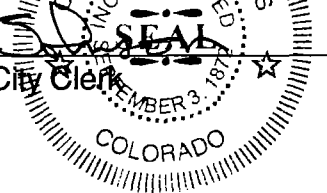


PATRICK C. O'HEARN PLS No. 23515
for and on behalf of
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905
719-260-0887

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 37.35 ACRES LOCATED EAST OF MARKSHEFFEL ROAD AND SOUTH OF DUBLIN BOULEVARD ESTABLISHING A PUD/AO(PLANNED UNIT DEVELOPMENT WITH AIRPORT OVERLAY) ZONE.”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on December 8, 2015; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12th day of January, 2016, 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 12th day of January, 2016.


Sarah B. Johnson, City Clerk



1st Publication Date: December 11, 2015
2nd Publication Date: January 15, 2016

Effective Date: January 20, 2016 Initial: SBS
City Clerk