

ORDINANCE NO. 15-10

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.71 ACRES LOCATED IN THE NORTHEASTERN CORNER OF THE BANNING LEWIS RANCH, SOUTH OF WOODMEN ROAD AND SOUTH OF ROLLING THUNDER WAY.

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 7.71 acres from R-1 6000 (Single Family Residential to PF (Public Facility) located in the northeastern corner of the Banning Lewis Ranch, south of Woodmen Road and south of Rolling Thunder Way for the property described in Exhibit A, attached hereto and made a 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 passage and publication as provided by Charter.

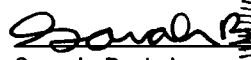
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

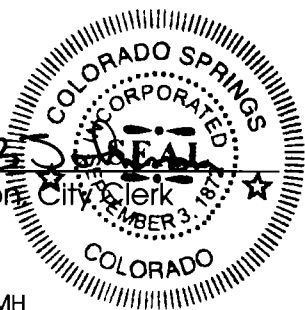
Introduced, read, passed on first reading and ordered published this 27<sup>th</sup> day of January 2015.

Finally passed February 10, 2015

  
\_\_\_\_\_  
Keith King, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk



CPC ZC 14-00098 / MH

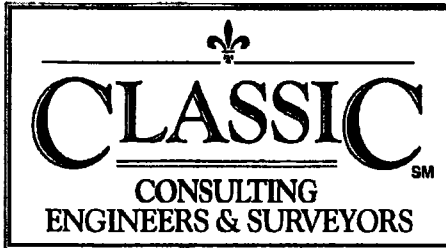
I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.71 ACRES LOCATED IN THE NORTHEASTERN CORNER OF THE BANNING LEWIS RANCH, SOUTH OF WOODMEN ROAD AND SOUTH OF ROLLING THUNDER WAY.”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 27, 2015; 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 February, 2015, 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 February, 2015.

  
City Clerk



**EXHIBIT A**



6385 Corporate Drive, Suite 101 (719) 785-0790  
Colorado Springs, Colorado 80919 (719) 785-0799 (Fax)

JOB NO. 2366.10-10  
NOVEMBER 12, 2014  
PAGE 1 OF 1

**LEGAL DESCRIPTION: REZONE LEGAL**

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BASIS OF BEARINGS:** THE SOUTHERLY BOUNDARY OF PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2609 AT PAGE 0177 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED BY A NO. 4 REBAR WITH 1" ALUMINUM CAP STAMPED "LS 17644, D.B. CO." AS DEPICTED ON A LAND SURVEY PLAT DEPOSITED UNDER RECEPTION NO. 205900052, ASSUMED TO BEAR S89°08'14"E, A DISTANCE OF 1119.97 FEET

COMMENCING AT THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2609 AT PAGE 0177 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2194 AT PAGE 0154, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°08'13"W ON THE WESTERLY BOUNDARY OF SAID PARCEL DESCRIBED IN BOOK 2194 AT PAGE 0154 A DISTANCE OF 300.00 FEET;  
THENCE N89°08'14"W, A DISTANCE OF 1119.97 FEET;  
THENCE N00°08'13"E, A DISTANCE OF 300.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 2609 AT PAGE 0177;  
THENCE S89°08'14"E, ON THE SOUTHERLY BOUNDARY OF SAID PARCEL DESCRIBED IN BOOK 2609 AT PAGE 0177, A DISTANCE OF 1119.97 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7.713 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, LLC

Nov 12, 2014  
DATE