

ORDINANCE NO. 18-16

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.36 ACRES LOCATED SOUTHEAST OF ISSAQUAH DRIVE AND SONESTA DRIVE FROM R-1 6000/AO/DFOZ (SINGLE-FAMILY RESIDENTIAL WITH AIRPORT AND DESIGN FLEXIBILITY OVERLAY ZONE) TO PK (PUBLIC PARK)

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 2.36 acres located southeast of Issaquah Drive and Sonesta Drive as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-1 6000/AO/DFOZ (Single-Family Residential with Airport and Design Flexibility Overlay Zone) to PK (Public Park), 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 27th day of February, 2018.

Finally passed: March 13th, 2018



Council President

ATTEST:



Sarah B. Johnson, City Clerk



CPC ZC 17-00135

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.36 ACRES LOCATED SOUTHEAST OF ISSAQUAH DRIVE AND SONESTA DRIVE FROM R-1 6000/AO/DFOZ (SINGLE-FAMILY RESIDENTIAL WITH AIRPORT AND DESIGN FLEXIBILITY OVERLAY ZONE) TO PK (PUBLIC PARK)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on February 27th, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of March, 2018, 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 13th day of March, 2018.


Sarah B. Johnson, City Clerk



1st Publication Date: March 2nd, 2018
2nd Publication Date: March 16th, 2018

Effective Date: March 21st, 2018

Initial: SBS
City Clerk



JOB NO. 1115.60-02
OCTOBER 4, 2017

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

LEGAL DESCRIPTION: PARK REZONE

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ISSAQUAH DRIVE, AS PLATTED IN INDIGO RANCH AT STETSON RIDGE FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 204192330, RECORDS OF EL PASO COUNTY COLORADO, BEING MONUMENTED ON BOTH ENDS BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", AND IS ASSUMED TO BEAR N62°40'00"E, A DISTANCE OF 650.00 FEET.

COMMENCING AT A POINT ON CURVE AT THE SOUTHWESTERLY CORNER OF ISSAQUAH DRIVE, AS PLATTED IN SAID INDIGO RANCH AT STETSON RIDGE FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 204192330, RECORDS OF EL PASO COUNTY COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SONESTA DRIVE AS PLATTED IN INDIGO RANCH AT STETSON RIDGE FILING NO. 2, RECORDED UNDER RECEPTION NO. 202031996, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ISSAQUAH DRIVE THE FOLLOWING (2) TWO COURSES;

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N20°50'51"W, HAVING A DELTA OF 06°29'09", A RADIUS OF 630.00 FEET AND A DISTANCE OF 71.32 FEET TO A POINT OF TANGENT;
2. N62°40'00"E, A DISTANCE OF 330.46 FEET;

THENCE S33°03'00"E, A DISTANCE OF 203.34 FEET;
 THENCE S59°28'00"E, A DISTANCE OF 158.79 FEET TO A POINT ON CURVE;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N59°28'00"W, HAVING A DELTA OF 03°44'24", A RADIUS OF 197.00 FEET AND A DISTANCE OF 12.86 FEET TO A POINT OF TANGENT;
 THENCE S34°16'24"W, A DISTANCE OF 15.01 FEET;
 THENCE N55°43'36"W, A DISTANCE OF 120.00 FEET;
 THENCE S34°16'24"W, A DISTANCE OF 94.65 FEET;
 THENCE S84°33'00"W, A DISTANCE OF 258.76 FEET;
 THENCE S16°15'00"W, A DISTANCE OF 120.46 FEET;
 THENCE N73°45'00"W, A DISTANCE OF 40.00 FEET;
 THENCE N16°15'00"E, A DISTANCE OF 110.00 FEET;
 THENCE N73°45'00"W, A DISTANCE OF 131.28 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF SONESTA DRIVE;
 THENCE ON SAID EASTERLY RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S87°43'46"W, HAVING A DELTA OF 12°24'36", A RADIUS OF 425.00 FEET AND A DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.365 ACRES

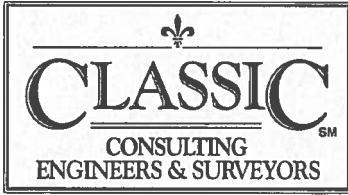
LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DOUGLAS P. REINELT, LICENSED PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 30118

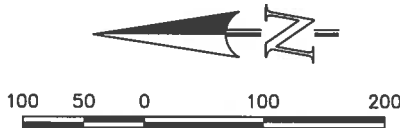
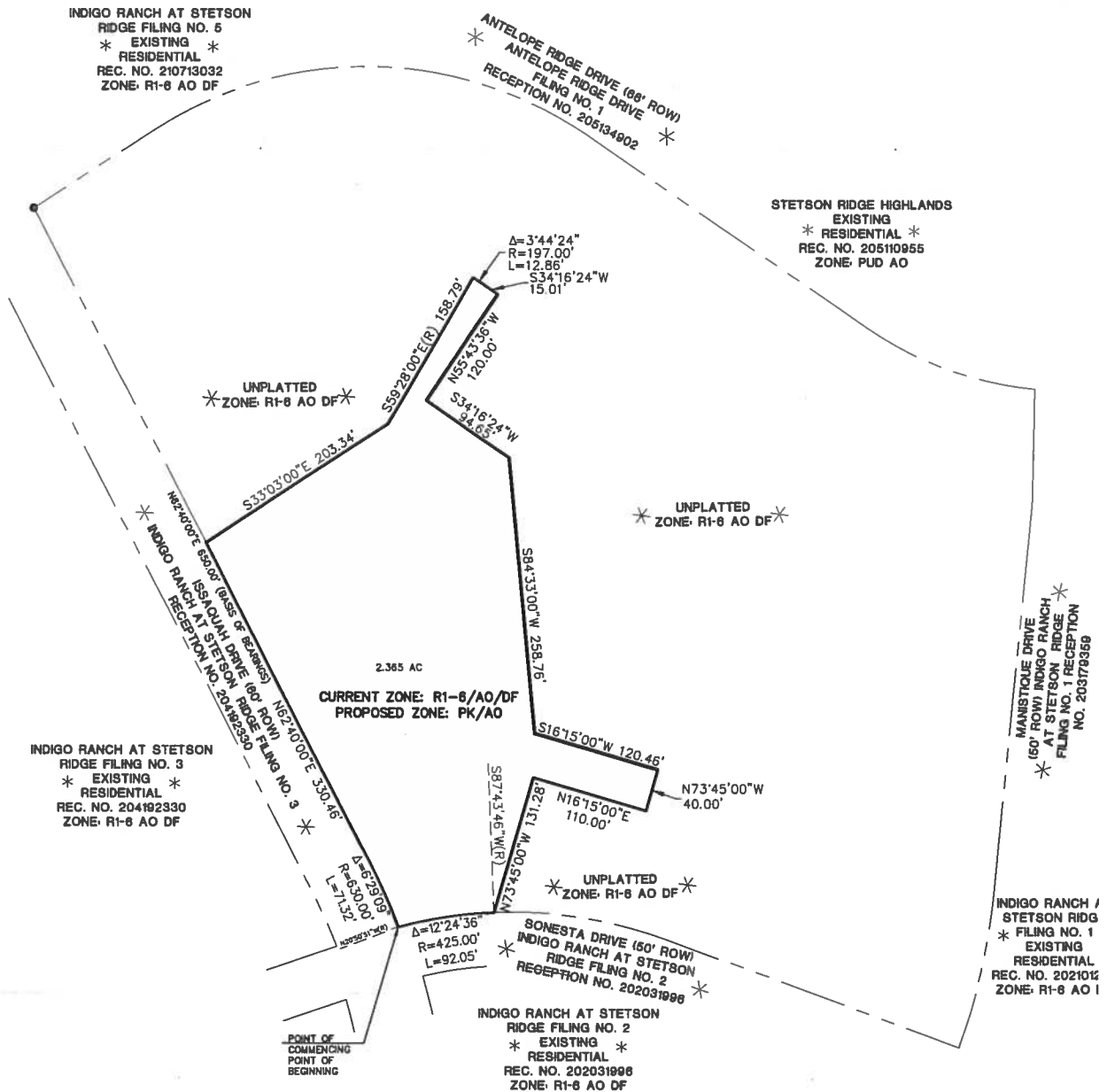
Oct 09, 2017
DATE

DOUGLAS P. REINELT, LICENSED PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 30118
 FOR AND ON BEHALF OF CLASSIC CONSULTING
 ENGINEERS AND SURVEYORS



PARK ZONE CHANGE EXHIBIT
 INDIGO RANCH AT STETSON
 RIDGE FILING NO. 16
 JOB NO. 1115.60
 SHEET 1 OF 1
 12/13/17

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



SCALE: 1" = 100'

CPC ZC 17-00135

EXHIBIT B