

ORDINANCE NO. 21-53

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 12.23 ACRES LOCATED NEAR THE SOUTHWEST CORNER OF MARKSHEFFEL ROAD AND COWPOKE ROAD FROM A (AGRICULTURAL) TO PK/AO/SS (PARK WITH AIRPORT AND STREAMSIDE OVERLAY)

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 12.23 acres located at near the southwest corner of Marksheffel Road and Cowpoke Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A (Agricultural) to PK/AO/SS (Park with Airport and Streamside Overlay), 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 22nd day of June 2021.

Finally passed: July 13th 2021



Council President

ATTEST:



Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 12.23 ACRES LOCATED NEAR THE SOUTHWEST CORNER OF MARKSHEFFEL ROAD AND COWPOKE ROAD FROM A (AGRICULTURAL) TO PK/AO/SS (PARK WITH AIRPORT AND STREAMSIDE OVERLAY)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 22nd, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of July 2021, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Gazette on July 16th, 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 July 2021.


Sarah B. Johnson, City Clerk



1st Publication Date: June 25th, 2021

2nd Publication Date: July 16th, 2021

Effective Date: July 21st, 2021

Initial: SBJ
City Clerk

EXHIBIT A
ASPEN MEADOWS SUBDIVISION FILING NO. 3 - REZONE

A PORTION OF LAND LYING WITHIN THE WEST HALF OF SECTION 4 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF SHILOH MESA FILING NO. 2, ACCORDING TO THE OFFICIAL MAP, THEREOF RECORDED DECEMBER 7, 2016 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER REC. NO. 216713874, MONUMENTED AT EACH END WITH A FOUND 5/8 INCH REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "PLS 30118 CCES", HAVING AN ASSUMED BEARING OF NORTH 31° 25' 00" WEST 224.08 FEET

COMMENCING AT THE SOUTHWEST CORNER OF LOT 14 IN PAWNEE RANCHEROS ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED FEBRUARY 15, 1972 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK U-2, PAGE 45;

THENCE NORTH 89°17'23" EAST, ON THE SOUTH LINE OF SAID PAWNEE RANCHEROS, A DISTANCE OF 393.05 FEET TO THE EXTERIOR OF THAT CERTAIN PARCEL DESCRIBED IN A DOCUMENT RECORDED MAY 07, 2007 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER AT RECEPTION NO. 207061477 ALSO BEING THE EXTERIOR OF SHILOH MESA FILING NO. 4 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 7, 2018 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 218714157;

THENCE SOUTHERLY, ON SAID EXTERIOR, THE FOLLOWING (6) SIX COURSES:

1. THENCE SOUTH 45°46'03" WEST A DISTANCE OF 69.05 FEET;
2. THENCE SOUTH 60°48'07" WEST A DISTANCE OF 348.05 FEET;
3. THENCE SOUTH 13°26'17" WEST A DISTANCE OF 146.94 FEET;
4. THENCE SOUTH 17°09'46" EAST A DISTANCE OF 103.94 FEET;
5. THENCE SOUTH 34°19'43" EAST A DISTANCE OF 107.02 FEET;
6. THENCE SOUTH 41°33'40" EAST A DISTANCE OF 204.03 FEET TO THE EXTERIOR OF SHILOH MESA FILING NO. 3 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED OCTOBER 20, 2017 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 217714037;

THENCE SOUTHERLY, ON SAID EXTERIOR, THE FOLLOWING (2) TWO COURSES:

1. THENCE SOUTH 25°22'52" EAST A DISTANCE OF 271.96 FEET;
2. THENCE SOUTH 17°07'01" WEST A DISTANCE OF 51.46 FEET TO THE EXTERIOR OF SHILOH MESA FILING NO. 2 ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED DECEMBER 7, 2016 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 216713874;

THENCE SOUTHERLY, ON SAID EXTERIOR, THE FOLLOWING (4) FOUR COURSES:

1. THENCE CONTINUE SOUTH 17°07'01" WEST A DISTANCE OF 170.50 FEET;
2. THENCE SOUTH 63°38'11" WEST A DISTANCE OF 205.00 FEET;
3. THENCE SOUTH 31°25'00" WEST A DISTANCE OF 224.08 FEET;
4. THENCE SOUTH 13°39'28" EAST A DISTANCE OF 345.92 FEET TO THE EXTERIOR OF PARCEL NO. 4 OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED NOVEMBER 20, 2019 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 219146908;

THENCE WESTERLY, ALONG SAID EXTERIOR, THE FOLLOWING (4) FOUR COURSES:

1. THENCE NORTH 62°11'19" WEST A DISTANCE OF 148.81 FEET;
2. THENCE SOUTH 56°59'53" WEST A DISTANCE OF 93.43 FEET;
3. THENCE NORTH 74°22'07" WEST A DISTANCE OF 162.23 FEET;

4. THENCE SOUTH 56°21'51" WEST A DISTANCE OF 126.04 FEET TO THE EXTERIOR OF PARCEL NO. 2 OF SAID SPECIAL WARRANTY DEED, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTHWESTERLY, ON SAID EXTERIOR, THE FOLLOWING (4) FOUR COURSES:

1. THENCE SOUTH 56°21'51" WEST A DISTANCE OF 19.97 FEET;
2. THENCE SOUTH 10°24'44" WEST A DISTANCE OF 187.63 FEET;
3. THENCE SOUTH 49°32'10" WEST A DISTANCE OF 338.50 FEET;
4. THENCE SOUTH 33°38'09" EAST A DISTANCE OF 28.59 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED APRIL 20, 2018 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 218044437;

THENCE SOUTHWESTERLY, ON SAID NORTH LINE AND THE CENTERLINE OF SAND CREEK, THE FOLLOWING (3) THREE COURSES:

1. THENCE SOUTH 63°50'50" WEST A DISTANCE OF 50.66 FEET;
2. THENCE SOUTH 38°29'43" WEST A DISTANCE OF 362.11 FEET;
3. THENCE SOUTH 49°05'51" WEST A DISTANCE OF 112.01 FEET;

THENCE NORTH 00°00'05" EAST A DISTANCE OF 251.68 FEET;

THENCE NORTH 00°20'05" WEST A DISTANCE OF 965.29 FEET TO A 733.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 16°27'25" WEST;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°30'37", AN ARC DISTANCE OF 185.63 FEET;

THENCE NORTH 59°01'58" EAST, A DISTANCE OF 151.20 FEET TO A 1,103.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 64°13'17" EAST;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°51'44", AN ARC DISTANCE OF 151.43 FEET;

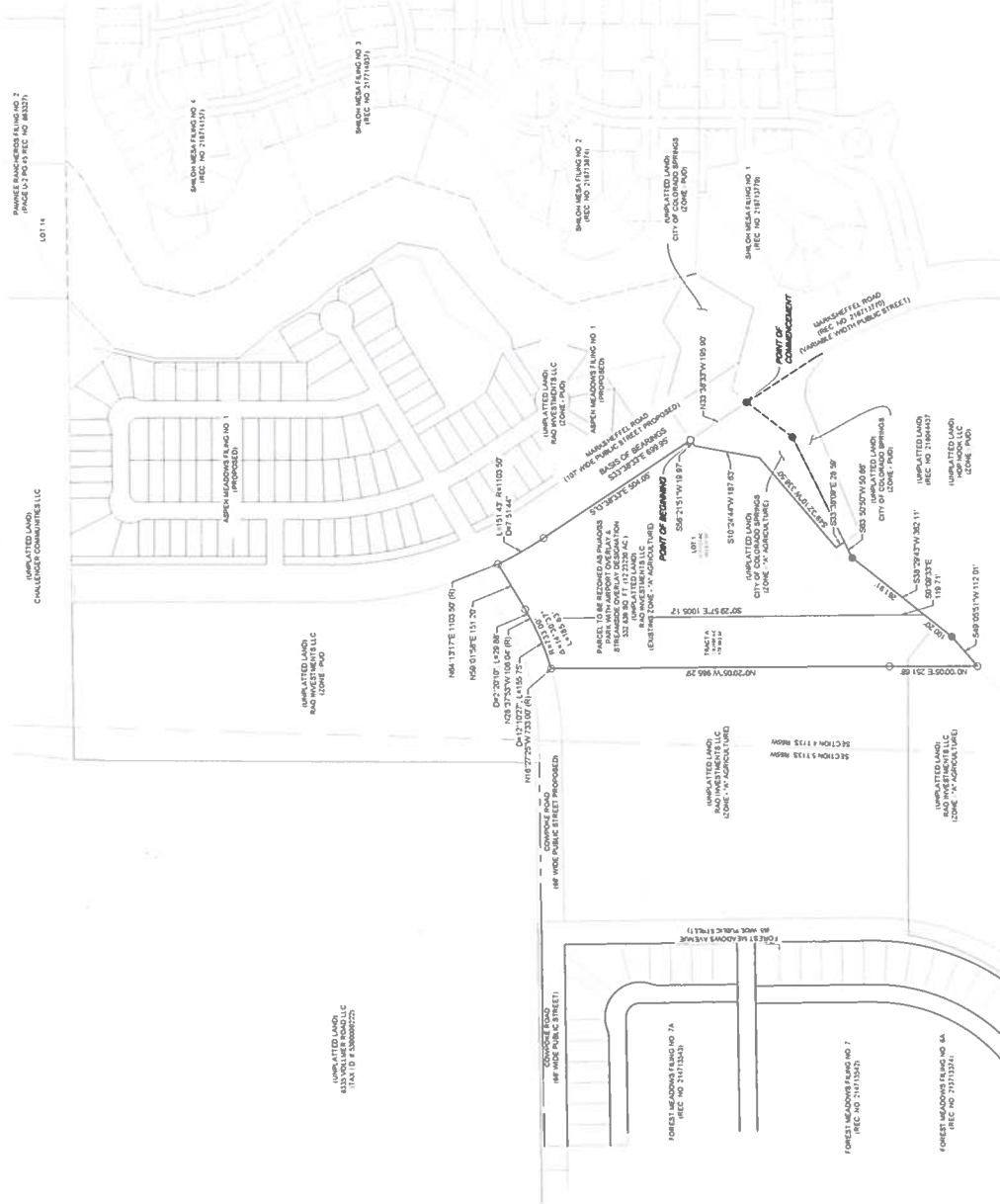
THENCE SOUTH 33°38'33" EAST, A DISTANCE OF 504.05 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 532,839 SQUARE FEET OR (12.23230 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE



PATRICK S. JERNIGAN, PLS 38977
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
2435 RESEARCH PKWY, SUITE 300
COLORADO SPRINGS, CO 80920
PH. (719)575-0100

ZONE CHANGE - EXHIBIT "B" ASPEN MEADOWS FILING NO. 3 CITY OF COLORADO SPRINGS



APPLICANT/OWNER
Matrix
 2425 RESEARCH PARKWAY
 SUITE 300 COLORADO
 SPRINGS, CO 80909
 PHONE: 719.572.9100
 FAX: 719.572.0208

PROJECT
 ASPEN MEADOWS FILING NO. 3
 ZONE CHANGE
 CITY OF COLORADO SPRINGS

OWNER
 R/O INVESTMENTS LLC
 10001 W. WILLOW
 SUITE 100
 COLORADO SPRINGS, CO 80901

SHEET
 10001 W. WILLOW
 SUITE 100
 RECORDS CITY CLERK'S OFFICE, 127 WEST WEAVER, 2020

DRAWING INFORMATION
 PROJECT NO. 17 088 004
 DRAWN BY: DANNY KUDOC
 CHECKED BY: JASON ALPHEE
 APPROVED BY:
 SHEET TITLE

ZONE CHANGE

SHEET 3 OF 3
 CITY FILE NO. CPZ-22-25-0087