

ORDINANCE NO. 17-16

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 0.849 OF AN ACRE LOCATED AT THE SOUTHEAST CORNER OF SILVER DRIVE AND RUBY DRIVE ESTABLISHING AN R-2/AO/CR (TWO-FAMILY RESIDENTIAL WITH AIRPORT OVERLAY AND CONDITIONS OF RECORD) 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 the establishment of an R2/AO/CR zone district (Two-Family Residential with Airport Overlay and Conditions of Record) consisting of 0.849 of an acre located southeast of the intersection of Silver Drive and Ruby Drive as described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof by reference, pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following condition of record:

The only permitted uses are one (1) single family dwelling detached and one (1) accessory dwelling unit (ADU).

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 28<sup>th</sup> day of February, 2017.

**Finally passed:** March 14<sup>th</sup>, 2017

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

**Mayor's Action:**

- Approved on March 16, 2017.
- Disapproved on \_\_\_\_\_, based on the following objections:

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\_\_\_\_\_  
Mayor

**Council Action After Disapproval:**

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of \_\_\_\_\_, on \_\_\_\_\_.
- Council action on \_\_\_\_\_ failed to override the Mayor's veto.

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

ATTEST:

  
\_\_\_\_\_  
Sarah B. Johnson, City Clerk





## BOWEN ADDITION

AN ANNEXATION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH,  
RANGE 66 WEST OF THE 6TH P.M., TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

### BE IT KNOWN BY THESE PRESENTS:

That Ruth Bowen, being the owner of the following described tract of land to wit:

A tract of land being a portion of the Northeast Quarter of Section 23, Township 13  
South, Range 66 West of the 6th P.M., El Paso County, Colorado, described as follows:

Lot 1, Block 13, PARK VISTA ESTATES ADDITION (Plat Book Y, Page 60, El Paso County,  
Colorado records), El Paso County, Colorado;

Containing 0.849 acres, more or less.

# ZONE CHANGE EXHIBIT COUNTY ZONE RR-0.5 TO CITY ZONE R-2

63231-04-028  
Lot 15, Block 10  
COUNTY "RR-0.5"  
ZONE

63231-03-031  
Lot 14,  
Block 11

63231-03-028  
Lot 15  
Block 11

COUNTY "RR-0.5" ZONE

RUBY DRIVE  
(70' R.O.W.)

TO AUSTIN BLUFFS PARKWAY

N90°00'00"W 235'

SILVER DRIVE  
(70' R.O.W.)

63231-12-011

PROPERTY DESCRIPTION: Lot 1,  
Block 13, PARK VISTA ESTATES  
ADDITION (Plat Book Y, Page 60,  
El Paso County, Colorado records),  
El Paso County, Colorado

S08°38'27"E 151.73'  
10' EASEMENT (PLATTED)

INDICATES  
EXISTING CITY  
LIMITS

AUSTIN BLUFFS ASSEMBLY ADDITION  
Ordinance No. 98-108  
(August, 1999)  
63231-12-018  
Lot 1  
AUSTIN BLUFFS ASSEMBLY  
(Reception No. 200014823)  
CITY "OR"  
ZONE

TO AUSTIN BLUFFS  
PARKWAY

N90°00'00"W 257.85'  
COUNTY "RR-0.5" ZONE

63231-12-010 Lot 2  
Block 13  
INDICATES EL PASO COUNTY  
ASSESSOR'S PARCEL NUMBER

63231-11-005  
Lot 16  
Block 14

63231-11-004  
Lot 17  
COUNTY "RR-0.5"  
Block 14

63231-11-001  
Lot 18  
COUNTY "RR-0.5"  
Block 14

SCALE: 1" = 60'



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**SITE DATA**

EXISTING ZONING: COUNTY RR-0.5  
PROPOSED ZONING: CITY R-2 (TWO-FAMILY  
RESIDENTIAL)  
AREA = 0.849 ACRES

F:\16000\16030-Bowen Add\Surveying\Land\_Plat\16030 Zone Change Exhibit.dwg

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 0.849 OF AN ACRE LOCATED AT THE SOUTHEAST CORNER OF SILVER DRIVE AND RUBY DRIVE ESTABLISHING AN R-2/AO/CR (TWO-FAMILY RESIDENTIAL WITH AIRPORT OVERLAY AND CONDITIONS OF RECORD) ZONE”**

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on February 28<sup>th</sup>, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14<sup>th</sup> day of March, 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 16<sup>th</sup> day of March, 2017.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: March 3<sup>rd</sup>, 2017  
2<sup>nd</sup> Publication Date: March 22<sup>nd</sup>, 2017

Effective Date: March 27<sup>th</sup>, 2017

Initial: SBS  
City Clerk