

ORDINANCE NO. 16-77

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 18 ACRES LOCATED TO THE NORTHWEST OF THE NEW LIFE DRIVE AND VOYAGER PARKWAY INTERSECTION FROM PUD/A/CR (PLANNED UNIT DEVELOPMENT AND AGRICULTURAL WITH CONDITIONS OF RECORD) TO PUD (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY RESIDENTIAL, 15.58 DWELLING UNITS PER ACRE, 40-FOOT HEIGHT MAXIMUM)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

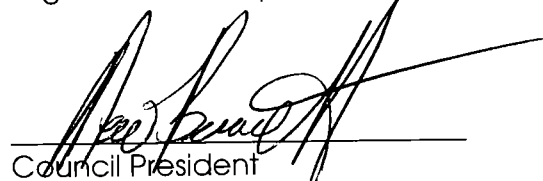
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 18 acres located to the northwest of the New Life Drive and Voyager Parkway intersection as described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof by reference, from PUD/A/CR (Planned Unit Development and Agricultural with Conditions of Record) to PUD (Planned Unit Development: Multi-Family Residential, 15.58 dwelling units per acre, 40-foot height maximum), 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 26<sup>th</sup>  
day of July, 2016.

**Finally passed:** August 9, 2016

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

ATTEST:

FOI

  
\_\_\_\_\_  
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 18 ACRES LOCATED TO THE NORTHWEST OF THE NEW LIFE DRIVE AND VOYAGER PARKWAY INTERSECTION FROM PUD/A/CR (PLANNED UNIT DEVELOPMENT AND AGRICULTURAL WITH CONDITIONS OF RECORD) TO PUD (PLANNED UNIT DEVELOPMENT: MULTI-FAMILY RESIDENTIAL, 15.58 DWELLING UNITS PER ACRE, 40-FOOT HEIGHT MAXIMUM)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 26, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9<sup>th</sup> day of August, 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 9<sup>th</sup> day of August, 2016.

*FOIL*   
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: July 29, 2016  
2<sup>nd</sup> Publication Date: August 12, 2016

Effective Date: August 17, 2016

Initial:   
City Clerk

# EXHIBIT A



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

JOB NO. 2399.00-38R  
DECEMBER 17, 2015  
REV. FEBRUARY 9, 2016  
PAGE 1 OF 2

## LEGAL DESCRIPTION: APARTMENT SITE

A PARCEL OF LAND BEING A PORTION OF SECTION 20 TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** A PORTION OF THE WESTERLY BOUNDARY OF TRAIL RIDGE SOUTH AT NORTHGATE FILING NO. 1 RECORDED UNDER RECEPTION NO. 201027215 RECORDS OF EL PASO COUNTY, COLORADO, AND A PORTION OF THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 201085370M, BEING A PORTION OF THE NORTH/SOUTH CENTERLINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHERLY END BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "RLS 32820" AND AT THE SOUTHERLY END (CENTER QUARTER OF SECTION 17) BY 3 1/4 INCH ALUMINUM CAP STAMPED "PLS 22573" IS ASSUMED TO BEAR S00°19'12"E A DISTANCE OF 803.70 FEET.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY BOUNDARY OF SOUTH VALLEY AT TRAIL RIDGE RECORDED UNDER RECEPTION NO. 201085370 RECORDS OF EL PASO COUNTY, COLORADO.

THENCE S19°06'38"E, A DISTANCE OF 4098.96 FEET TO THE NORTHEASTERLY CORNER OF TRACT I AS PLATTED IN MARKETPLACE AT INTERQUEST FILING NO. 2 RECORDED UNDER RECEPTION NO. 208712786 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID TRACT I THE FOLLOWING (5) FIVE COURSES;

1. S89°56'42"W, A DISTANCE OF 32.49 FEET;
2. S00°03'18"E, A DISTANCE OF 60.00 FEET;
3. S44°57'47"W, A DISTANCE OF 24.68 FEET;
4. S89°57'47"W, A DISTANCE OF 28.54 FEET;
5. S00°03'18"E, A DISTANCE OF 12.80 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S89°57'47"W, A DISTANCE OF 40.06 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 23°51'07", A RADIUS OF 740.00 FEET AND A DISTANCE OF 308.06 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE AS PLATTED IN SAID MARKETPLACE AT INTERQUEST FILING NO. 2;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID NEW LIFE DRIVE THE FOLLOWING (3) THREE COURSES;

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S23°53'20"E, HAVING A DELTA OF 00°04'26", A RADIUS OF 740.00 FEET AND A DISTANCE OF 0.95 FEET TO A POINT OF REVERSE CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°16'45", A RADIUS OF 660.00 FEET AND A DISTANCE OF 325.75 FEET TO A POINT OF TANGENT;
3. N85°41'01"W, A DISTANCE OF 186.44 FEET;



A/CR  
ALLISON VALLEY DEVELOPMENT  
COMPANY, LLC

A/CR  
GINGER I LLC C/O LA PLATA

EXISTING ZONE: PUD/AR/CR  
PROPOSED ZONE: PUD

PROPOSED  
APARTMENT SITE  
17.966 ACRES

EXISTING ZONE: A/CR  
VACANT

\* UNPLATTED \*

50' WIDE  
COLORADO SPRINGS  
UTILITIES EASEMENT  
TO BE VACATED  
REC. NO. 33669  
BOOK 1623 PAGE 609

TRACT J  
\* MARKETPLACE AT  
INTERQUEST FIL. NO. 2 \*  
REC. NO. 208712786

PIP1  
US BUSINESS  
CENTERS LLC

PUD  
BYD VOYAGER  
LAND LLC

VOYAGER PARKWAY  
RIGHT OF WAY VARIES

\* VOYAGER PARKWAY \*

POINT OF  
BEGINNING

EXISTING ZONE: PUD/AR/CR  
VACANT

S89°56'42"W  
32.49'

S00°03'18"E  
60.00'

S89°57'47"W  
28.54'

S00°03'18"E  
12.80'

S89°57'47"W  
40.06'

S44°57'47"W  
24.68'

S01°37'49"W  
535.26'

S77°15'00"E  
41.00'

S74°00'00"E  
37.00'

S71°00'00"E  
46.00'

S61°10'00"E  
36.00'

S59°50'00"E  
33.00'

S54°25'00"E  
25.00'

S50°15'00"E  
39.00'

S68°28'52"E  
107.50'

S75°47'55"E  
119.06'

N82°42'21"E  
144.17'

N70°40'46"E  
121.11'

N72°35'09"E  
25.70'

$\Delta=28^{\circ}16'45''$   
R=660.00  
L=325.75

$\Delta=00^{\circ}04'26''$   
R=740.00  
L=0.95

$\Delta=23^{\circ}51'07''$   
R=740.00  
L=308.06

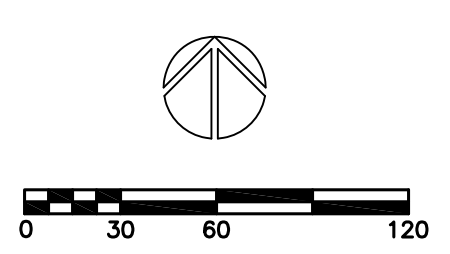
CITY R.O.W.  
RECEPTION \*  
NO. 98091345 \*

N85°41'01"W  
186.44'  
NEW LIFE DRIVE  
\* MARKETPLACE AT  
INTERQUEST FIL. NO. 2 \*  
REC. NO. 208712786

NEW LIFE DRIVE  
80' RIGHT OF WAY

PUD  
INTERQUEST  
MARKETPLACE LLC

FILE: CPC PUZ 16-00051



CONTINENTAL 370 FUND LLC  
COLORADO SPRINGS, CO

No.	Issue / Revision	Date	Name
1	ADD TOPO AND LABELS TO CONCEPT	05/02/2016	EMA
2	MODIFY LABELS	05/02/2016	EMA

PROJECT	DATE	PROJECT NAME	DRAWN BY	DATE
COLORADO SPRINGS, CO	09/10/2016	CONCEPT PLAN	EMA	09/10/2016
370				

Sheet Number:

REZONE  
1 OF 1