

ORDINANCE NO. 17-96

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 284 ACRES LOCATED SOUTHWEST OF THE DUBLIN BOULEVARD AND BANNING LEWIS RANCH PARKWAY INTERSECTION FROM R-5/CR/AO/SS; R-5/CR/AO; R1-6000/AO/SS; PBC/CR/AO/SS TO PUD/AO/SS (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL WITH A MAXIMUM BUILDING HEIGHT OF 40 FEET AND A GROSS DENSITY OF 7.99 DWELLING UNITS PER ACRE WITH AIRPORT AND STREAMSIDE OVERLAYS)

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 284 acres located southwest of the Dublin Boulevard and Banning Lewis Ranch Parkway intersection as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-5L/CR/AO/SS; R-5/CR/AO; R1-6000/AO/SS; PBC/CR/AO/SS to PUD/AO/SS (Planned Unit Development: single-family residential with a maximum building height of 40 feet and a gross density of 7.99 dwelling units per acre with Airport and Streamside Overlays), pursuant to the Zoning Ordinance of the City of Colorado Springs.

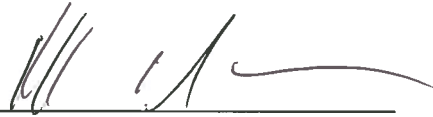
Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

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 September, 2017.

**Finally passed:** October 10<sup>th</sup>, 2017

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

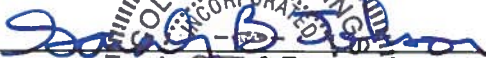
ATTEST:


  
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 284 ACRES LOCATED SOUTHWEST OF THE DUBLIN BOULEVARD AND BANNING LEWIS RANCH PARKWAY INTERSECTION FROM R-5/CR/AO/SS; R-5/CR/AO; R1-6000/AO/SS; PBC/CR/AO/SS TO PUD/AO/SS (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY RESIDENTIAL WITH A MAXIMUM BUILDING HEIGHT OF 40 FEET AND A GROSS DENSITY OF 7.99 DWELLING UNITS PER ACRE WITH AIRPORT AND STREAMSIDE OVERLAYS)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 26<sup>th</sup>, 2017; 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 October, 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 10<sup>th</sup> day of October, 2017.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: September 29<sup>th</sup>, 2017

2<sup>nd</sup> Publication Date: October 13<sup>th</sup>, 2017

Effective Date: October 18<sup>th</sup>, 2017

Initial:   
City Clerk



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
(719) 785-0799(Fax)

JOB NO. 2368.00-09  
JANUARY 4, 2017  
REVISED JANUARY 13, 2017  
REVISED MARCH 20, 2017  
PAGE 1 OF 4

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF BANNING LEWIS RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 205087777, RECORDS OF EL PASO COUNTY, COLORADO, AND BANNING LEWIS RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 205087778 AND PORTIONS OF SECTIONS 10, 15 AND 22, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 15, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST ONE-QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2846.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE N00°29'03"W, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE WESTERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD, A DISTANCE OF 57.38 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DUBLIN BOULEVARD SAID POINT BEING A POINT ON CURVE;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING (7) SEVEN COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S03°22'10"E, HAVING A DELTA OF 12°28'52", A RADIUS OF 1923.00 FEET AND A DISTANCE OF 418.90 FEET TO A POINT OF TANGENT;
2. S80°53'19"E, A DISTANCE OF 344.85 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°04'25", A RADIUS OF 5077.00 FEET AND A DISTANCE OF 804.00 FEET TO A POINT OF TANGENT;
4. S89°57'43"E, A DISTANCE OF 8.75 FEET;
5. S86°27'52"E, A DISTANCE OF 180.31 FEET;
6. S89°57'43"E, A DISTANCE OF 244.32 FEET;
7. S44°50'08"E, A DISTANCE OF 36.69 FEET TO THE NORTHWESTERLY CORNER OF VISTA DEL TIERRA DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE N84°10'15"E, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VISTA DEL TIERRA DRIVE, A DISTANCE OF 107.61 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING (5) FIVE COURSES:

1. N45°09'54"E, A DISTANCE OF 36.85 FEET;
2. S89°57'43"E, A DISTANCE OF 362.74 FEET;

3. S86°31'42"E, A DISTANCE OF 350.63 FEET;
4. S89°57'43"E, A DISTANCE OF 190.11 FEET;
5. S47°01'27"E, A DISTANCE OF 44.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BANNING LEWIS PARKWAY AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING (9) NINE COURSES:

1. S04°05'11"E, A DISTANCE OF 188.75 FEET;
2. S00°00'39"E, A DISTANCE OF 720.11 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06°02'43" A RADIUS OF 1445.00 FEET AND A DISTANCE OF 152.46 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N72°31'30"W, HAVING A DELTA OF 10°13'49", A RADIUS OF 5834.00 FEET AND A DISTANCE OF 1041.67 FEET TO A POINT OF TANGENT;
5. S27°42'19"W, A DISTANCE OF 1915.84 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 01°16'12", A RADIUS OF 6166.00 FEET AND A DISTANCE OF 136.68 FEET TO A POINT OF TANGENT;
7. S32°42'19"W, A DISTANCE OF 1042.46 TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°38'00", A RADIUS OF 1065.00 FEET AND A DISTANCE OF 402.12 FEET TO A POINT OF TANGENT;
9. S11°04'19"W, A DISTANCE OF 224.61 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1;

THENCE ON SAID NORTHERLY RIGHT OF WAY, THE FOLLOWING (4) FOUR COURSES:

1. S53°57'55"W, A DISTANCE OF 43.43 FEET;
2. N83°08'28"W, A DISTANCE OF 567.42 FEET;
3. N85°45'07"W, A DISTANCE OF 191.40 FEET;
4. S07°34'51"W, A DISTANCE OF 9.00 FEET;

THENCE N82°25'09"W, A DISTANCE OF 225.83 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N00°14'02"E, ON SAID WEST LINE, A DISTANCE OF 71.48 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 15;

THENCE N00°20'14"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND SAID EASTERLY BOUNDARY OF TOY RANCHES ESTATES FILING NO. 2, A DISTANCE OF 2646.65 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE CONTINUING N00°20'14"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND SAID EASTERLY BOUNDARY OF TOY RANCHES ESTATES FILING NO. 2, A DISTANCE OF 2646.40 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS CALCULATED AREA OF 282.659 ACRES.

EXCEPTING THAT PORTION OF VISTA DEL TIERRA DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, LYING NORTH OF STETSON HILLS BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, AND SOUTH OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO.1, AND CIRCULO DEL SOL LOOP AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, AND THAT PORTION OF TRACT E AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 2, LYING NORTH OF STETSON HILLS BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 1, AND SOUTH OF DUBLIN BOULEVARD AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO.1.


CONTAINING A CALCULATED AREA OF 32.152 ACRES.

CONTAINING A TOTAL NET CALCULATED AREA OF 250.507 ACRES.

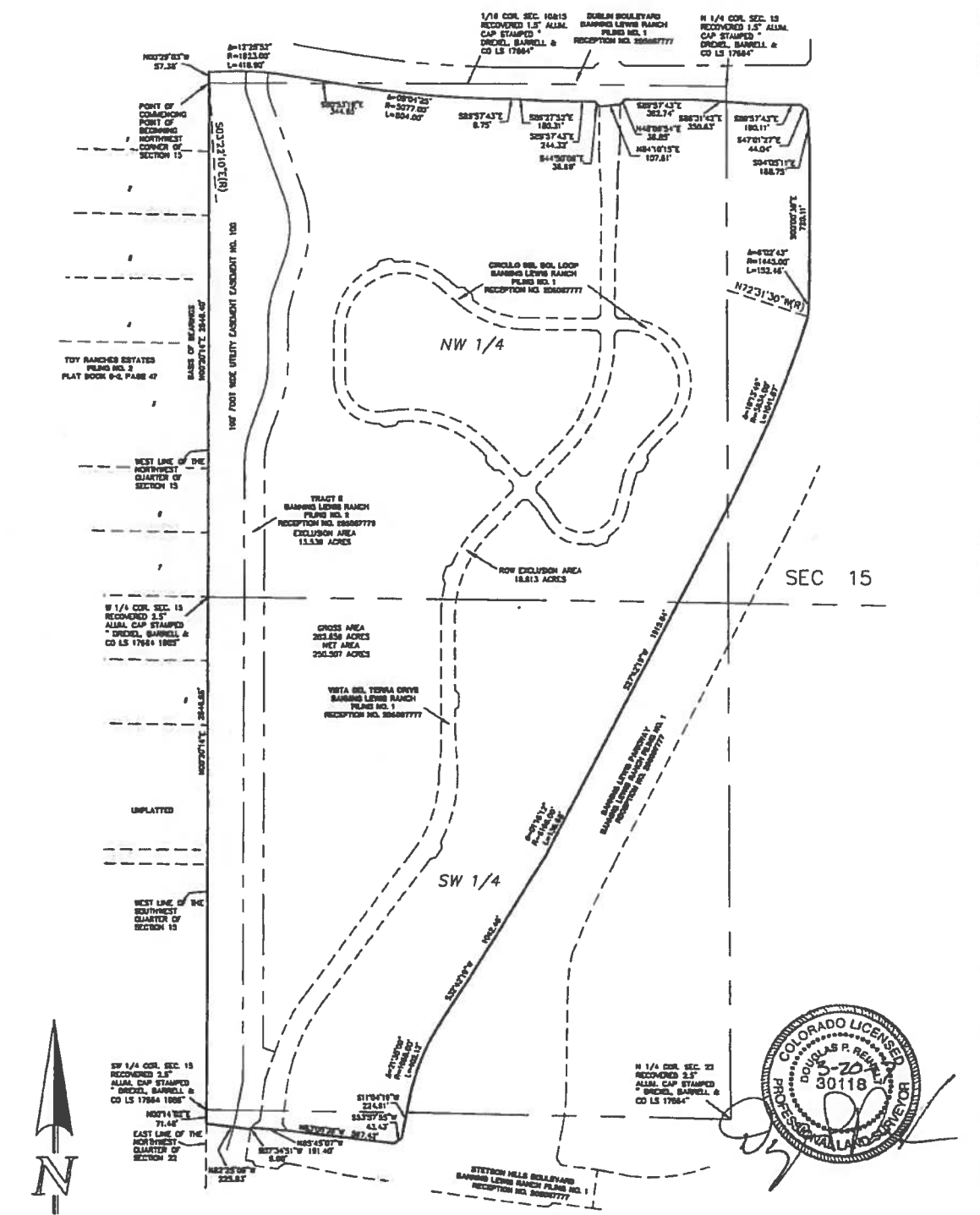
**LEGAL DESCRIPTION STATEMENT:**

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



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

MARCH 20, 2017  
DATE



CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.