

ORDINANCE NO. 19-56

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 23.46 ACRES LOCATED NORTHEAST OF THE INTERSECTION OF RUNNING WATER DRIVE AND NEW LIFE DRIVE FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY DETACHED RESIDENTIAL, 3.5-8 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT)

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 23.46 acres located northeast of the intersection of Running Water Drive and New Life Drive 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 PUD (Planned Unit Development: single-family detached residential, 3.5-8 dwelling units per acre, 35-foot maximum building height), 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 27<sup>th</sup> day of August, 2019.

Finally passed: September 10<sup>th</sup>, 2019

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

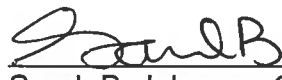
ATTEST:


  
\_\_\_\_\_  
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 23.46 ACRES LOCATED NORTHEAST OF THE INTERSECTION OF RUNNING WATER DRIVE AND NEW LIFE DRIVE FROM A (AGRICULTURAL) TO PUD (PLANNED UNIT DEVELOPMENT: SINGLE-FAMILY DETACHED RESIDENTIAL, 3.5-8 DWELLING UNITS PER ACRE, 35-FOOT MAXIMUM BUILDING HEIGHT)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on August 27<sup>th</sup>, 2019; 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 September, 2019, 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 September, 2019.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: August 30<sup>th</sup>, 2019  
2<sup>nd</sup> Publication Date: September 13<sup>th</sup>, 2019

Effective Date: September 18<sup>th</sup>, 2019

Initial: SBJ  
City Clerk



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JOB NO. 1171.36-04  
APRIL 30, 2019  
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**LEGAL DESCRIPTION: ZONE CHANGE**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 16 AND 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTHERLY BOUNDARY OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP "LS 1593" IS ASSUMED TO BEAR S88°58'48"W, A DISTANCE OF 1806.87 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF THE RESERVE AT NORTH CREEK RECORDED UNDER RECEPTION NO. 217713990, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE AS DESCRIBED IN BOOK 2105 AT PAGE 820, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N00°04'57"E, ON THE EASTERLY BOUNDARY OF SAID THE RESERVE AT NORTH CREEK AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 725.95 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°55'43", A RADIUS OF 225.00 FEET AND A DISTANCE OF 78.26 FEET TO A POINT ON CURVE;

THENCE N43°43'45"E, A DISTANCE OF 709.55 FEET;

THENCE S85°07'21"E, A DISTANCE OF 301.30 FEET;

THENCE S11°30'28"W, A DISTANCE OF 106.22 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°25'31", A RADIUS OF 528.50 FEET AND A DISTANCE OF 105.39 FEET TO A POINT OF TANGENT;

THENCE S00°04'57"W, A DISTANCE OF 35.74 FEET;

THENCE S89°55'03"E, A DISTANCE OF 57.00 FEET;

THENCE S00°04'57"W, A DISTANCE OF 505.83 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 28°10'43", A RADIUS OF 306.50 FEET AND A DISTANCE OF 150.74 FEET TO A POINT OF TANGENT;

THENCE S28°05'45"E, A DISTANCE OF 155.05 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09°28'11", A RADIUS OF 363.50 FEET AND A DISTANCE OF 60.08 FEET TO A POINT OF TANGENT;

THENCE S18°37'35"E, A DISTANCE OF 139.56 FEET TO A POINT ON CURVE, SAID POINT BEING ON SAID NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING (2) TWO COURSES:

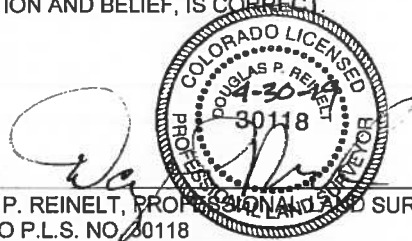
1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N19°48'57"W, HAVING A DELTA OF 09°39'56", A RADIUS OF 1372.50 FEET AND A DISTANCE OF 231.54 FEET TO A POINT OF TANGENT;
2. S89°11'35"W, A DISTANCE OF 756.96 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 22.039 ACRES.

**EXHIBIT A**

**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 WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



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

APRIL 30, 2019  
DATE

