

ORDINANCE NO. 20-22

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 170.6 ACRES LOCATED EAST OF TUTT BOULEVARD AND EXTENDING NORTH AND SOUTH OF NORTH CAREFREE CIRCLE FROM A/PK/AO/SS (AGRICULTURAL AND PUBLIC PARKS WITH AIRPORT AND STREAMSIDE OVERLAY) TO PUD/AO/SS (PLANNED UNIT DEVELOPMENT 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 170.6 acres located east of Tutt Boulevard and extending north and south of North Carefree Circle, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A/PK/AO/SS (Agricultural and Public Parks with Airport and Streamside Overlay) to PUD/AO/SS (Planned Unit Development with Airport and Streamside Overlay) with the land use, density/intensity, and maximum building height specified in the table below, pursuant to the Zoning Ordinance of the City of Colorado Springs.

Project Subarea	Land Use Types	Density/Intensity	Max. Building Heights
Residential Medium (RM)	Residential Uses	3-5.5 du/ac	25 feet
Residential High (RH)	Residential Uses	6-12 du/ac	35 feet
Residential High with Streamside Overlay (RHSS)	Residential Uses	6-12 du/ac	35 feet
Residential Very High (RVH)	Residential & Commercial Uses	18-25 du/ac and commercial use limited to 20% of subarea	50 feet
Community Commercial (CC)	Commercial Uses	20,000 max. building square footage	45 feet

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 28th day of April, 2020.

Finally passed: May 12th, 2020



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 170.6 ACRES LOCATED EAST OF TUTT BOULEVARD AND EXTENDING NORTH AND SOUTH OF NORTH CAREFREE CIRCLE FROM A/PK/AO/SS (AGRICULTURAL AND PUBLIC PARKS WITH AIRPORT AND STREAMSIDE OVERLAY) TO PUD/AO/SS (PLANNED UNIT DEVELOPMENT 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 April 28th, 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12th day of May, 2020, 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 12th day of May, 2020.


Sarah B. Johnson, City Clerk



1st Publication Date: May 1st, 2020
2nd Publication Date: May 15th, 2020

Effective Date: May 20th, 2020

Initial: SBJ
City Clerk



1195.00-11
AUGUST 19, 2019
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619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

LEGAL DESCRIPTION: PUD REZONE

(6) SIX PARCELS OF LAND BEING A PORTION SECTION 30 AND SECTION 31, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 200084159, RECORDS OF EL PASO COUNTY, COLORADO, AND THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586 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 STAMPED "LS 1593" IS ASSUMED TO BEAR N80°11'59"W, A DISTANCE OF 576.78 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SHOWHORSE COURT AS PLATTED IN THE ISLAND AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 098162058, SAID POINT BEING THE POINT OF BEGINNING:

THENCE N80°11'59"W, ON THE NORTHERLY BOUNDARY OF SAID THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3, AND THE NORTHERLY BOUNDARY THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 200084159, RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 576.78 FEET;

THENCE ON THE WESTERLY BOUNDARY OF SAID THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2 AND THE FAIRWAYS AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 099142816 THE FOLLOWING (3) THREE COURSES:

1. S16°35'31"W, A DISTANCE OF 178.04 FEET;
2. S25°25'31"W, A DISTANCE OF 427.37 FEET;
3. S06°28'02"E, A DISTANCE OF 100.03 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 097129652;

THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S08°25'56"E, HAVING A DELTA OF 03°34'13", A RADIUS OF 3880.00 FEET AND A DISTANCE OF 241.78 FEET TO A POINT ON CURVE;
2. S11°23'41"E, A DISTANCE OF 20.01 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH CAREFREE CIRCLE AS PLATTED IN THE COLORADO SPRINGS RANCH FILING NO. 3, RECORDED IN PLAT BOOK A-4 AT PAGE 60;

THENCE ON SAID NORTHERLY RIGHT OF WAY LINE OF NORTH CAREFREE CIRCLE, ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S09°59'43"E, HAVING A DELTA OF 01°46'56", A RADIUS OF 3880.00 FEET AND A DISTANCE OF 120.07 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638:

EXHIBIT A

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638, THE FOLLOWING (8) EIGHT COURSES:

1. N11°28'56"W, A DISTANCE OF 69.58 FEET;
2. N57°17'32"W, A DISTANCE OF 75.00 FEET;
3. S55°12'56"W, A DISTANCE OF 150.00 FEET;
4. S85°32'39"W, A DISTANCE OF 30.00 FEET;
5. N49°11'30"W, A DISTANCE OF 30.00 FEET;
6. N08°20'07"W, A DISTANCE OF 50.00 FEET;
7. N11°15'00"E, A DISTANCE OF 167.14 FEET;
8. N22°00'01"E, A DISTANCE OF 167.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE DRAINAGE TRACT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 095042873;

THENCE N11°28'53"W, ON SAID EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638, BOCHNAK FAMILY ENTERTAINMENT CENTER SUBDIVISION RECORDED UNDER RECEPTION NO. 205005854, A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 206187078, THE EASTERLY BOUNDARY OF TUTT OFFICE PARK FILING NO. 3, RECORDED UNDER RECEPTION NO. 210713050 AND SAID WESTERLY BOUNDARY OF THE DRAINAGE TRACT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, A DISTANCE OF 378.41 FEET TO A POINT OF CURVE;

THENCE CONTINUING ON SAID EASTERLY BOUNDARY OF TUTT OFFICE PARK FILING NO. 3, AND SAID WESTERLY BOUNDARY OF THE DRAINAGE TRACT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 06°14'53", A RADIUS OF 1600.00 FEET AND A DISTANCE OF 174.48 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205110196;

THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING (6) SIX COURSES:

1. S80°19'22"E, A DISTANCE OF 353.44 FEET;
2. N20°50'52"E, A DISTANCE OF 104.17 FEET;
3. N57°25'59"E, A DISTANCE OF 144.10 FEET;
4. N18°27'26"E, A DISTANCE OF 261.08 FEET;
5. N26°19'43"W, A DISTANCE OF 233.70 FEET;
6. N24°52'20"E, A DISTANCE OF 175.41 FEET;

THENCE S79°22'47"E, A DISTANCE OF 371.72 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE ISLAND AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099152700;

THENCE ON SAID WESTERLY BOUNDARY OF THE ISLAND AT SPRINGS RANCH FILING NO. 2 THE FOLLOWING (2) TWO COURSES:

1. S09°30'31"W, A DISTANCE OF 135.34 FEET;
2. S32°24'55"E, A DISTANCE OF 278.35 TO THE NORTHWESTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 098162058;

THENCE ON THE WESTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1 THE FOLLOWING (3) THREE COURSES:

1. S32°24'55"E, A DISTANCE OF 16.65 FEET;
2. S44°48'21"E, A DISTANCE OF 450.00 FEET;
3. N88°59'43"E, A DISTANCE OF 90.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SHOWHORSE DRIVE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1 THE FOLLOWING (2) COURSES:

1. S01°00'17"E, A DISTANCE OF 42.35 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 29°38'58". A RADIUS OF 480.00 FEET AND A DISTANCE OF 248.39 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 26.540 ACRES (1,156,091 SQUARE FEET).

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 200084159, RECORDS OF EL PASO COUNTY, COLORADO, AND THE NORTHERLY BOUNDARY OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586 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 STAMPED "LS 1593" IS ASSUMED TO BEAR N80°11'59"W, A DISTANCE OF 576.78 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF THE FAIRWAYS AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201041586, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S39°03'54"E, A DISTANCE OF 64.24 FEET TO THE SOUTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 098162058, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SHOWHORSE COURT AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1, THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N58°46'09"W, HAVING A DELTA OF 32°14'08", A RADIUS OF 540.00 FEET AND A DISTANCE OF 303.81 FEET TO A POINT OF TANGENT;
2. N01°00'17"W, A DISTANCE OF 42.35 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1;

THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 1 THE FOLLOWING (3) THREE COURSES:

1. N88°59'43"E, A DISTANCE OF 105.00 FEET;
2. N22°11'40"E, A DISTANCE OF 500.00 FEET;
3. N07°35'21"E, A DISTANCE OF 74.63 FEET TO THE SOUTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099152700;

THENCE CONTINUING N07°35'21"E, ON THE EASTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 2, A DISTANCE OF 325.16 FEET TO THE SOUTHEASTERLY CORNER OF THE ISLAND AT SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 201031943;

THENCE N07°35'21"E, ON THE EASTERLY BOUNDARY OF SAID THE ISLAND AT SPRINGS RANCH FILING NO. 3, A DISTANCE OF 395.28 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GOLF CLUB DRIVE AS PLATTED IN SAID THE ISLAND AT SPRINGS RANCH FILING NO. 3;

THENCE S83°07'38"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID GOLF CLUB DRIVE, A DISTANCE OF 148.92 FEET TO A POINT ON THE WESTERLY BOUNDARY OF GOLF COURSE NORTH FILING NO. 2 RECORDED UNDER RECEPTION NO. 099129507;

THENCE S13°31'32"E, ON THE WESTERLY BOUNDARY OF SAID GOLF COURSE NORTH FILING NO. 2, A DISTANCE OF 340.94 FEET TO THE NORTHWESTERLY CORNER OF GOLF COURSE NORTH FILING NO. 1 RECORDED UNDER RECEPTION NO. 099129506;

THENCE CONTINUING S13°31'32"E, ON THE WESTERLY BOUNDARY OF SAID GOLF COURSE NORTH FILING NO. 1, A DISTANCE OF 616.66 FEET TO THE MOST NORTHERLY CORNER OF HILLSBORO AT SPRINGS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 098193067;

THENCE ON THE NORTHWESTERLY BOUNDARY OF SAID HILLSBORO AT SPRINGS RANCH FILING NO. 1 THE FOLLOWING (3) THREE COURSES:

1. S35°18'35"W, A DISTANCE OF 740.56 FEET;
2. S75°46'18"W, A DISTANCE OF 200.68 FEET;
3. N85°28'58"W, A DISTANCE OF 226.25 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 14.027 ACRES (611,009 SQUARE FEET).

PARCEL 3

A PARCEL OF LAND BEING ALL OF LOTS 1 AND 2 OF SENIORS AT SPRINGS RANCH RECORDED UNDER RECEPTION NO. 216713795 RECORDS OF EL PASO COUNTY, COLORADO AND A PORTION OF SECTION 30 AND SECTION 31, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY BOUNDARY OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, AND THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002 BEING MONUMENTED AT THE NORTHWESTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" AND AT THE SOUTHEASTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577", IS ASSUMED TO BEAR S48°56'29"E, A DISTANCE OF 808.37 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002;

THENCE S01°02'16"E, ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX AND THE WESTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, A DISTANCE OF 472.52 FEET TO THE MOST SOUTHERLY CORNER OF SAID ENCHANTED SPRINGS, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, THE FOLLOWING (7) SEVEN COURSES:

1. N40°56'54"E, A DISTANCE OF 227.63 FEET;
2. N11°47'00"E, A DISTANCE OF 323.84 FEET;
3. N39°10'16"W, A DISTANCE OF 139.11 FEET;
4. N29°09'30"W, A DISTANCE OF 297.00 FEET;
5. N43°08'14"W, A DISTANCE OF 231.78 FEET;
6. N26°30'21"W, A DISTANCE OF 204.51 FEET;
7. N14°35'31"W, A DISTANCE OF 220.46 FEET TO THE NORTHEASTERLY CORNER OF SAID ENCHANTED SPRINGS, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 3 AS PLATTED IN SENIORS AT SPRINGS RANCH RECORDED UNDER RECEPTION NO. 216713795;

THENCE ON THE EASTERLY BOUNDARY OF SAID LOT 3, THE FOLLOWING (4) FOUR COURSES:

1. CONTINUING N14°35'31"W, A DISTANCE OF 14.19 FEET;
2. N05°21'26"W, A DISTANCE OF 264.72 FEET;
3. N09°58'12"W, A DISTANCE OF 255.84 FEET;
4. N29°16'41"E, A DISTANCE OF 172.44 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 3;

THENCE N74°39'02"W, ON THE NORTHERLY BOUNDARY OF SAID LOT 3 AND THE SOUTHERLY BOUNDARY OF LOT 2 AS PLATTED IN SAID SENIORS AT SPRINGS RANCH, A DISTANCE OF 300.95 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LOT 2, THE SOUTHWESTERLY CORNER OF SAID LOT 2, THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN SAID SENIORS AT SPRINGS RANCH AND THE SOUTHEASTERLY CORNER OF TRACT A AS PLATTED IN SAID SENIORS AT SPRINGS RANCH;

THENCE ON THE EASTERLY BOUNDARY OF SAID TRACT A AND THE WESTERLY BOUNDARY OF SAID LOT 2 AND THE NORTHWESTERLY BOUNDARY OF LOT 1 AS PLATTED IN SAID SENIORS AT SPRINGS RANCH THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S77°00'59"E HAVING A DELTA OF 28°25'37", A RADIUS OF 740.00 FEET AND A DISTANCE OF 367.15 FEET TO A POINT OF TANGENT;
2. N41°24'37"E, A DISTANCE OF 229.99 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1, THE NORTHEASTERLY CORNER OF SAID TRACT A AS PLATTED IN SENIORS AT SPRINGS RANCH, THE MOST SOUTHERLY CORNER OF TRACT A AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18 RECORDED UNDER RECEPTION NO. 212713189 AND THE MOST WESTERLY CORNER OF LOT 1 AS PLATTED IN SAID FIRST AND MAIN TOWN CENTER FILING NO. 18;

THENCE S48°35'22"E, ON THE NORTHEASTERLY BOUNDARY OF SAID LOT 1 AS PLATTED IN SENIORS AT SPRINGS RANCH AND THE SOUTHWESTERLY BOUNDARY OF LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18, A DISTANCE OF 260.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1 AS PLATTED IN SENIORS AT SPRINGS RANCH, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18;

THENCE ON THE EASTERLY BOUNDARY OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18, THE FOLLOWING (2) TWO COURSES:

1. N24°16'29"E, A DISTANCE OF 445.55 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24°31'56", A RADIUS OF 672.45 FEET AND A DISTANCE OF 287.92 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 18, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 19 RECORDED UNDER RECEPTION NO. 213713292;

THENCE ON THE BOUNDARY OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 19, THE FOLLOWING (3) THREE COURSES:

1. N71°19'13"E, A DISTANCE OF 45.27 FEET;
2. N26°20'02"E, A DISTANCE OF 86.49 FEET;
3. N18°40'00"W, A DISTANCE OF 159.68 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID LOT 1 AS PLATTED IN FIRST AND MAIN TOWN CENTER FILING NO. 19, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 097129652;

THENCE ON SAID SOUTHERLY BOUNDARY, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S16°45'33"E, HAVING A DELTA OF 00°55'28", A RADIUS OF 3720.00 FEET AND A DISTANCE OF 60.03 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638;

THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER 218079638, THE FOLLOWING (4) FOUR COURSES:

1. S13°56'15"E, A DISTANCE OF 20.01 FEET;
2. N84°01'37"E, A DISTANCE OF 245.01 FEET;
3. N74°37'51"E, A DISTANCE OF 16.24 FEET;
4. N11°39'55"W, A DISTANCE OF 73.08 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH CAREFREE CIRCLE AS PLATTED IN THE COLORADO SPRINGS RANCH FILING NO. 2 AS RECORDED IN PLAT BOOK Z-3 AT PAGE 137;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S11°48'29"E, HAVING A DELTA OF 01°38'23", A RADIUS OF 3740.00 FEET AND A DISTANCE OF 107.03 FEET TO A POINT ON CURVE, SAID POINT BEING THE NORTHWESTERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO. 7 RECORDED IN PLAT BOOK G-5 AT PAGE 87;

THENCE ON THE WESTERLY BOUNDARY OF SAID SPRINGS RANCH FILING NO. 7, THE FOLLOWING (4) FOUR COURSES:

1. S11°28'47"E, A DISTANCE OF 189.74 FEET;
2. S40°20'16"E, A DISTANCE OF 445.00 FEET;
3. S10°13'28"W, A DISTANCE OF 145.00 FEET;
4. S05°45'58"E, A DISTANCE OF 180.61 FEET TO THE NORTHWESTERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO. 12 RECORDED UNDER RECEPTION NO. 098097095;

THENCE S19°18'10"E, ON THE WESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 12, A DISTANCE OF 220.14 FEET TO THE SOUTHWESTERLY CORNER OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 12, SAID POINT BEING ON THE NORTHERLY LINE OF A 50 FOOT DRAINAGE AND UTILITY EASEMENT AS RECORDED IN THE SPRINGS RANCH FILING NO. 1 RECORDED IN PLAT BOOK Z-3 AT PAGE 136:

THENCE S68°33'31"W, ON SAID NORTHERLY LINE, A DISTANCE OF 7.95 FEET TO THE NORTHEASTERLY CORNER OF THE 50 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 095042873;

THENCE ON THE EASTERLY BOUNDARY OF SAID 50 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, AND THE WESTERLY BOUNDARY OF SPRINGS RANCH SUBDIVISION FILING NO. 9 RECORDED UNDER RECEPTION NO. 096096832, THE FOLLOWING (6) SIX COURSES:

1. S21°26'28"E, A DISTANCE OF 830.00 FEET;
2. S05°16'43"E, A DISTANCE OF 56.05 FEET;
3. S13°43'31"W, A DISTANCE OF 325.00 FEET;
4. S16°25'35"W, A DISTANCE OF 55.43 FEET;
5. S31°39'53"W, A DISTANCE OF 60.08 FEET;
6. S57°56'29"E, A DISTANCE OF 120.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID THE COLORADO SPRINGS RANCH FILING NO. 1;

THENCE ON SAID WESTERLY BOUNDARY AND THE EASTERLY BOUNDARY OF A 60 FOOT DRAINAGE AND UTILITY EASEMENT VACATED BY SAID VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3, THE FOLLOWING (2) TWO COURSES:

1. S32°03'32"W, A DISTANCE OF 168.60 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 58°05'34", A RADIUS OF 270.00 FEET AND A DISTANCE OF 273.76 FEET TO A POINT ON CURVE, SAID POINT BEING THE MOST NORTHERLY CORNER OF SPRINGS RANCH SUBDIVISION FILING NO. 10 RECORDED UNDER RECEPTION NO. 096096833;

THENCE ON THE NORTHWESTERLY AND SOUTHWESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 10, THE FOLLOWING (2) TWO COURSES:

1. S45°18'31"W, A DISTANCE OF 134.18 FEET;
2. S44°41'29"E, A DISTANCE OF 274.56 FEET TO A POINT ON SAID EASTERLY BOUNDARY OF SAID VACATION PLAT OF A PORTION OF THE COLORADO SPRINGS RANCH FILING NO. 1, THE COLORADO SPRINGS RANCH FILING NO. 2, AND THE COLORADO SPRINGS RANCH FILING NO. 3;

THENCE ON SAID EASTERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES:

1. S37°02'03"W, A DISTANCE OF 28.52 FEET;
2. S30°43'23"W, A DISTANCE OF 102.17 FEET;
3. S11°18'10"W, A DISTANCE OF 113.19 FEET;

4. S00°56'35"E, A DISTANCE OF 369.62 FEET
5. S10°54'03"E, A DISTANCE OF 10.01 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SPRINGS RANCH SUBDIVISION FILING NO. 8 RECORDED UNDER RECEPTION NO. 096081826;

THENCE ON THE NORTHWESTERLY BOUNDARY OF SAID SPRINGS RANCH SUBDIVISION FILING NO. 8, THE FOLLOWING (5) FIVE COURSES:

1. S47°11'56"W, A DISTANCE OF 111.18 FEET
2. S08°16'57"W, A DISTANCE OF 35.00 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S08°18'41"W, HAVING A DELTA OF 170°41'03", A RADIUS OF 50.00 FEET AND A DISTANCE OF 148.95 FEET TO A POINT ON CURVE;
4. S62°03'56"W, A DISTANCE OF 102.62 FEET;
5. S24°56'29"E, A DISTANCE OF 72.31 FEET;

THENCE S89°04'57"W, A DISTANCE OF 434.93 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203030048;

THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203030048, THE FOLLOWING (5) FIVE COURSES:

1. N32°21'04"E, A DISTANCE OF 48.10 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°27'16", A RADIUS OF 900.00 FEET AND A DISTANCE OF 509.79 FEET TO A POINT OF TANGENT;
3. N00°06'12"W, A DISTANCE OF 89.14 FEET;
4. S19°03'31"W, A DISTANCE OF 623.70 FEET;
5. S32°26'08"W, A DISTANCE OF 134.58 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218079638;

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES:

1. S86°04'48"W, A DISTANCE OF 35.79 FEET;
2. N57°38'56"W, A DISTANCE OF 84.77 FEET;
3. N21°22'40"W, A DISTANCE OF 35.79 FEET;
4. N32°21'04"E, A DISTANCE OF 12.15 FEET;
5. S89°04'57"W, A DISTANCE OF 340.83 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099195168;

THENCE N01°02'16"W, ON SAID EASTERLY BOUNDARY AND SAID EASTERLY BOUNDARY OF TUTT SPORTS COMPLEX, A DISTANCE OF 449.75 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 105.643 ACRES (4,601,822 SQUARE FEET).

PARCEL 4

LOT 1 AS PLATTED IN TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864 RECORDS OF EL PASO COUNTY, COLORADO, EXCEPTING ANY PORTION LYING WITHIN THE PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 099195168 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED ARE OF 22.039 ACRES (960,019 SQUARE FEET).

PARCEL 5

A PARCEL OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALL THAT PORTION OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099195168, RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN LOT 1 AS PLATTED IN TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY BOUNDARY OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, AND THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002 BEING MONUMENTED AT THE NORTHWESTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" AND AT THE SOUTHEASTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577", IS ASSUMED TO BEAR S48°56'29"E, A DISTANCE OF 808.37 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002;

THENCE S01°02'16"E, ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX AND THE WESTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, A DISTANCE OF 508.99 FEET TO THE POINT OF BEGINNING;

THENCE S59°03'18"W, ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX, A DISTANCE OF 111.53 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S89°03'31"W, HAVING A DELTA OF 36°11'57", A RADIUS OF 160.00 FEET AND A DISTANCE OF 101.09 FEET TO A POINT OF TANGENT;

THENCE N37°08'26"W, A DISTANCE OF 303.78 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 43°51'24", A RADIUS OF 60.00 FEET AND A DISTANCE OF 45.93 FEET TO A POINT OF TANGENT;

THENCE N80°59'50"W, A DISTANCE OF 311.40 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX;

THENCE N00°06'12"W, ON SAID WESTERLY BOUNDARY OF TUTT SPORTS COMPLEX, A DISTANCE OF 81.02 FEET;

THENCE S80°59'50"E, A DISTANCE OF 324.23 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 43°51'24", A RADIUS OF 140.00 FEET AND A DISTANCE OF 107.16 FEET TO A POINT OF TANGENT;

THENCE S37°08'26"E, A DISTANCE OF 410.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.492 ACRES (65,008 SQUARE FEET).

PARCEL 6

A PARCEL OF LAND BEING A PORTION OF SECTION 31, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099195168 RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY BOUNDARY OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, AND THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002 BEING MONUMENTED AT THE NORTHWESTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577" AND AT THE SOUTHEASTERLY END BY A ONE INCH YELLOW PLASTIC SURVEYORS CAP STAMPED "22577", IS ASSUMED TO BEAR S48°56'29"E, A DISTANCE OF 808.37 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF TUTT SPORTS COMPLEX RECORDED UNDER RECEPTION NO. 205058864, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHWESTERLY BOUNDARY OF ENCHANTED SPRINGS RECORDED UNDER RECEPTION NO. 217714002;

THENCE S01°02'16"E, ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX AND THE WESTERLY BOUNDARY OF SAID ENCHANTED SPRINGS, A DISTANCE OF 508.99 FEET TO THE POINT OF BEGINNING;

THENCE S01°02'16"E, A DISTANCE OF 413.28 FEET;

THENCE S89°04'57"W, A DISTANCE OF 97.28 FEET A POINT ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX;

THENCE ON THE EASTERLY BOUNDARY OF SAID TUTT SPORTS COMPLEX THE FOLLOWING (2) TWO COURSES;

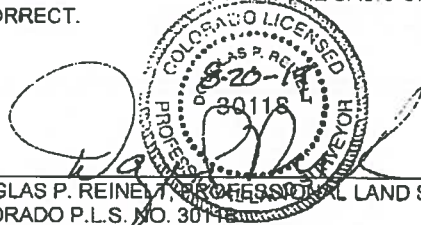
1. N00°56'29"W, A DISTANCE OF 357.47 FEET;
2. N59°03'18"E, A DISTANCE OF 111.53 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.858 ACRES, (37,365 SQUARE FEET)

CONTAINING A TOTAL CALCULATED AREA OF 170.599 ACRES (7,431,314 SQUARE FEET).

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL 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

AUGUST 20, 2019
DATE

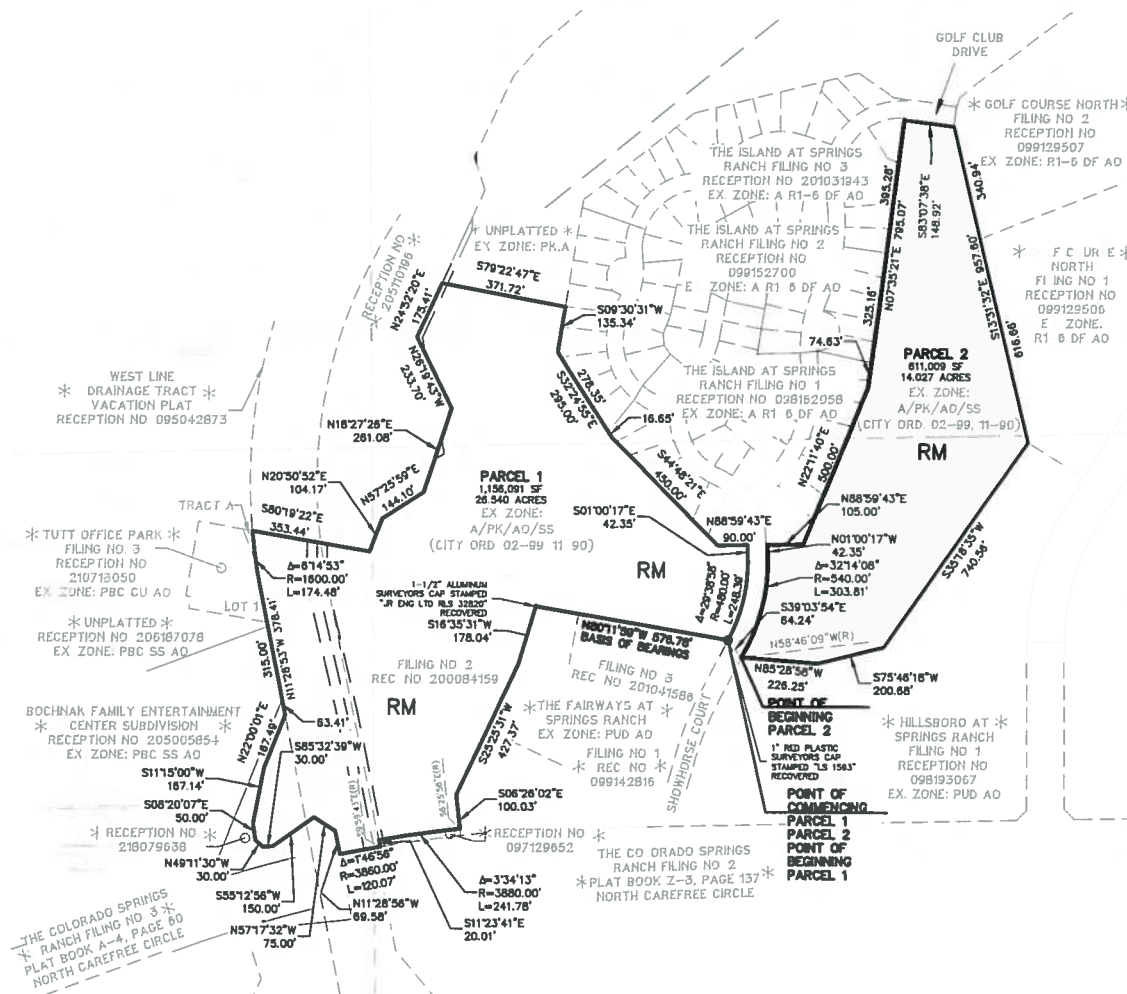
GREENWAYS AT SAND CREEK PUD ZONE CHANGE EXHIBIT

PUD ZONE CHANGE EXHIBIT "B"
JOB NO. 1195.00
AUGUST 19, 2019
SHEET 1 OF 2

ZONING:
EXISTING ZONE: A/PK/AO/SS
(CITY ORD. 02-99, 11-90)
PROPOSED ZONE: PUD/AO/SS

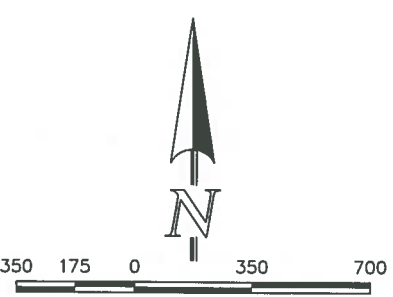


619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (FAX)



LAND USE NOTE:
PERMITTED LAND USES: ALL PERMITTED AND CONDITIONAL RESIDENTIAL AND NONRESIDENTIAL LAND USES IN THE PUD AND PBC ZONE DISTRICT, PUBLIC PARK, RECREATION, AND CLUBS ARE PERMITTED LAND USES WITH A MAXIMUM GROSS RESIDENTIAL DENSITY OF 25 DU/AC AND MAXIMUM BUILDING HEIGHTS PER THE PUD PLAN. MAXIMUM SQUARE FOOTAGE FOR NONRESIDENTIAL LAND USES TO BE LIMITED TO 20,000 SF AT NORTH ENTRY ON TUTT. ANY POSSIBLE COMMERCIAL USE ASSOCIATED WITH THE RVH SOUTH APARTMENT SITE TO BE LIMITED TO NO MORE THAN 20% OF THAT PARCEL AND WILL ADHERE TO ALL PBC DESIGN REGULATIONS.

STREAMSIDE OVERLAY AREAS TO BE DEFINED WITH DEVELOPMENT PLAN APPLICATIONS FOR AREAS DIRECTLY ADJACENT TO SAND CREEK.



SCALE: 1" = 350'
U.S. SURVEY FEET

GREENWAYS AT SAND CREEK PUD ZONE CHANGE EXHIBIT

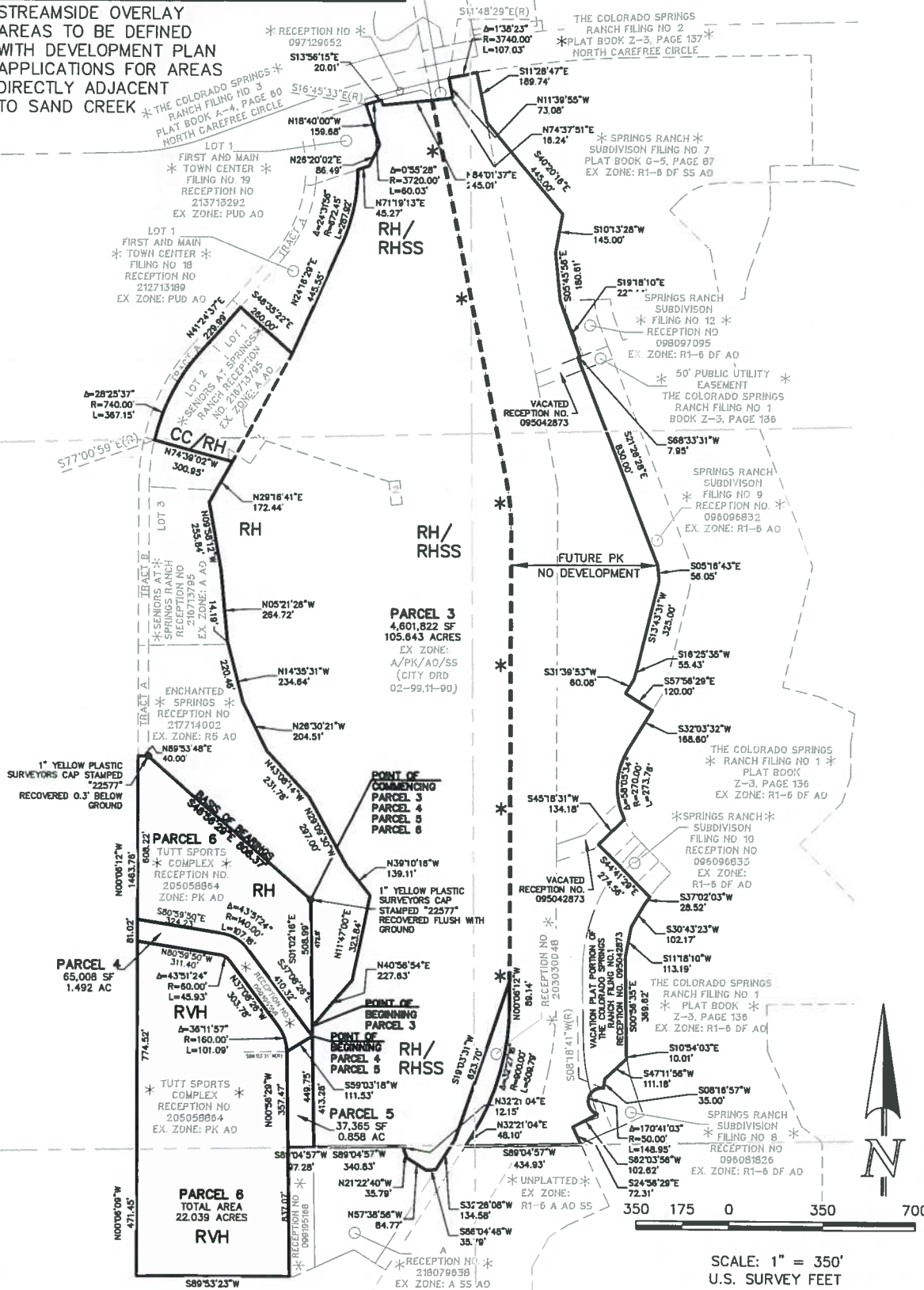
PUD ZONE CHANGE EXHIBIT "B"
JOB NO. 1195.00
AUGUST 19, 2019
SHEET 2 OF 2

ZONING:
EXISTING ZONE: A/PK/AO/SS
(CITY ORD. 02-99, 11-90)
PROPOSED ZONE: PUD/AO/SS



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*STREAMSIDE OVERLAY
AREAS TO BE DEFINED
WITH DEVELOPMENT PLAN
APPLICATIONS FOR AREAS
DIRECTLY ADJACENT
TO SAND CREEK



SCALE: 1" = 350'
U.S. SURVEY FEET
CPC PUZ 19-00118

EXHIBIT B