

ORDINANCE NO. 21-99

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 926.103 ACRES LOCATED NORTH OF HIGHWAY 94 AND EAST OF CORRAL VALLEY ROAD ESTABLISHING THE PK (PARK) 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 the PK (Park) zone district consisting of 926.103 acres located north of Highway 94 and east of Corral Valley Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, 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 final adoption 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 be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 9th day of November 2021.

**Finally passed:** November 23, 2021

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

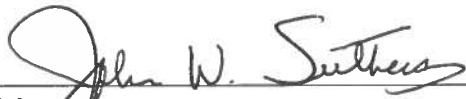
**Mayor's Action:**

- Approved on November 24, 2021.
- Disapproved on \_\_\_\_\_, based on the following objections:

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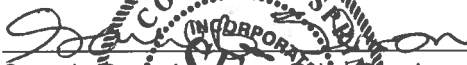
  
\_\_\_\_\_  
Mayor


**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



CAO: ms  
COS: \_\_\_\_\_

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 926.103 ACRES LOCATED NORTH OF HIGHWAY 94 AND EAST OF CORRAL VALLEY ROAD ESTABLISHING THE PK (PARK) ZONE” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 9<sup>th</sup>, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 23<sup>rd</sup> day of November 2021, and that the same was published by title and in summary, in accordance with Section 3-80 of Article III of the Charter, 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 29<sup>th</sup> day of November 2021.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: November 12<sup>th</sup>, 2021

2<sup>nd</sup> Publication Date: December 1<sup>st</sup>, 2021

Effective Date: December 6<sup>th</sup>, 2021

Initial: SBJ  
City Clerk



**EXHIBIT A**  
**CORRAL BLUFFS LEGAL DESCRIPTION**

(5) PARCELS OF LAND LOCATED IN SECTIONS 5, 6 AND 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, SAID PARCELS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:**

THE SOUTHWEST QUARTER AND THE WEST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 5 AND THE NORTHEAST QUARTER, THE WEST ONE HALF OF THE SOUTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, ALL IN TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO,

WHICH IS ALSO DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND LOT 4 IN SECTION 5, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., AND LOTS 1 AND 2 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; AND THE WEST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ALL IN EL PASO COUNTY, COLORADO,

**PARCEL 2:**

CORRAL BLUFFS OPEN SPACE -ANDERSON PARCEL

THAT PORTION OF LOT 3, AND ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6 P.M., EL PASO COUNTY, COLORADO, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST COMER OF SAID LOT 3; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 280.00 FEET; THENCE ANGLE LEFT 90° SOUTHERLY ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF THE TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 097051243 OF THE RECORDS OF EL PASO COUNTY, 530.00 FEET TO THE SOUTHEAST CORNER THEREOF; [ THE FOLLOWING THREE (3) COURSES ARE ON THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID PARCEL]; (1) THENCE ANGLE RIGHT 90° WESTERLY, 500.00 FEET; (2) THENCE ANGLE RIGHT 90° NORTHERLY, 500.00 FEET; (3) THENCE ANGLE RIGHT 90° EASTERLY 500.00 FEET; THENCE ANGLE LEFT 90° NORTHERLY, 30.00 FEET; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 1040.00 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 3 AND ON THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 2697.26 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE EASTERLY ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 1320.00 FEET MORE OR LESS TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ON THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND ON THE EASTERLY LINE OF SAID LOT 3, A DISTANCE OF 2675.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 75.66 ACRES, MORE OR LESS.

**PARCEL 3:**

LOTS THREE AND FOUR IN SECTION 6, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

CITY FILE NO.: CPC ZC 21-00087

**PARCEL 4:**

PARCEL A: THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B: THE NORTHEAST QUARTER, EXCEPT THAT PORTION CONVEYED BY DEED RECORDED JANUARY 3, 1975 IN BOOK 2726 AT PAGE 286, EL PASO COUNTY RECORDS AND THE SOUTHEAST QUARTER, EXCEPT A 3 ACRE TRACT ALONG THE EASTERLY SECTION LINE AND EXCEPTING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND EXCEPTING THAT PORTION CONVEYED BY DEED RECORDED JANUARY 2, 1976 IN BOOK 2801 AT PAGE 128, EL PASO COUNTY RECORDS, AND EXCEPTING THAT PORTION CONVEYED BY DEED RECORDED IN BOOK 2726 AT PAGE 286 OF SAID RECORDS, AND EXCEPTING THOSE PORTIONS CONVEYED BY DEEDS RECORDED JULY 1, 1981 IN BOOK 3451 AT PAGE 174, DEED RECORDED AUGUST 15, 1983 IN BOOK 3768 AT PAGE 164 AND DEED RECORDED APRIL 14, 1997 UNDER RECEPTION NO. 97041472 AND DEED RECORDED OCTOBER 17, 2003 UNDER RECEPTION NO. 203245345 OF SAID RECORDS, ALL IN SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL C: A PORTION OF THE EAST HALF OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 7, WHICH IS 251.58 FEET SOUTHERLY OF THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 7; THENCE (1) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ON SAID NORTH-SOUTH CENTERLINE, 1333.93 FEET; (2) SOUTH 89 DEGREES 54 MINUTES 47 SECONDS EAST, 318.24 FEET; (3) NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 1333.93 FEET; (4) NORTH 89 DEGREES 54 MINUTES 47 SECONDS WEST, 318.24 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL 5:**

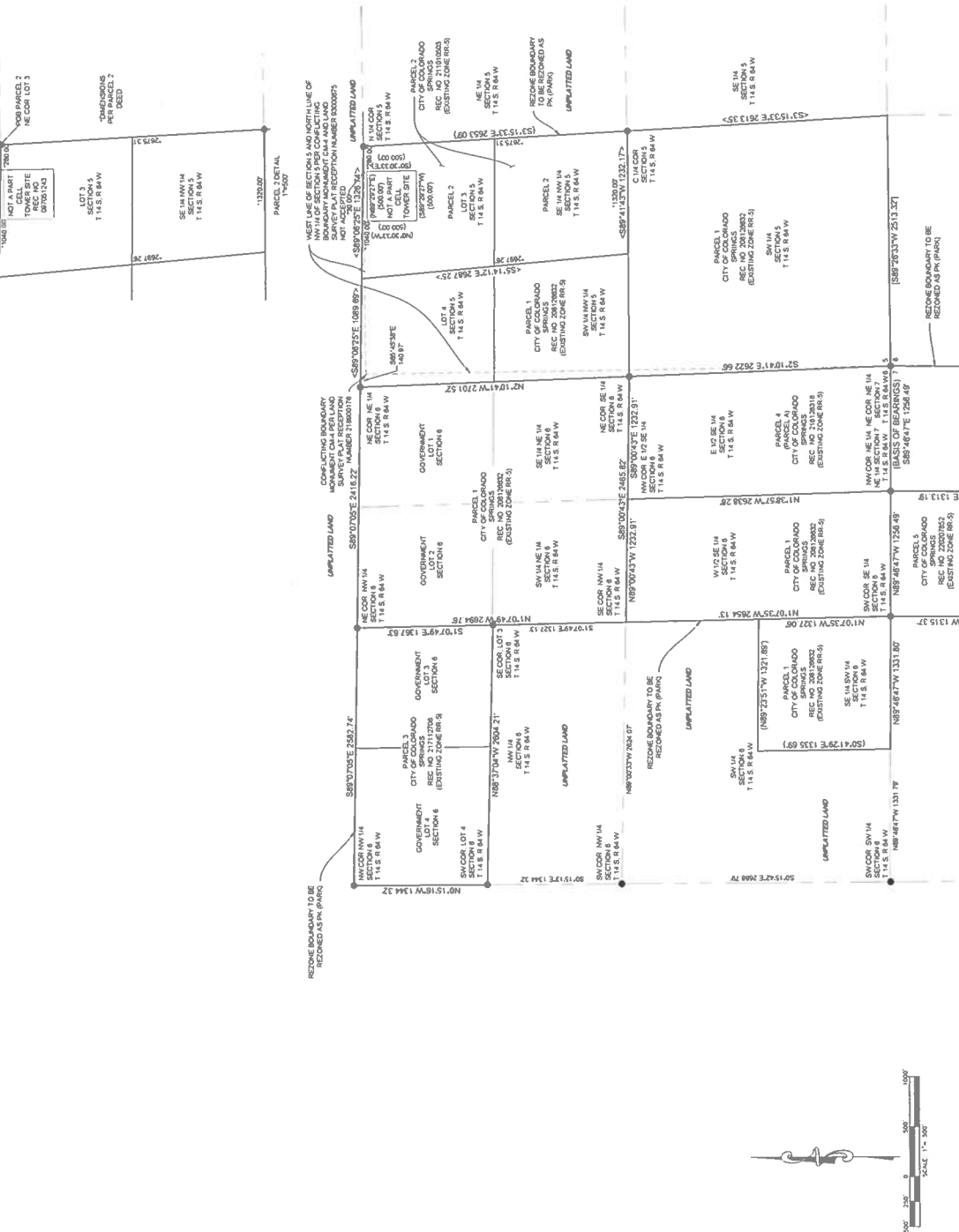
NORTHWEST QUARTER OF THE NORTHEAST QUARTER, EXCEPT ANY PORTION THEREOF CONVEYED IN WARRANTY DEED RECORDED JANUARY 3, 1975 IN BOOK 2726 AT PAGE 286, SECTION 7, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 40,341,085 SQUARE FEET (926.10389 ACRES), MORE OR LESS



ROBERT L. MEADOWS, PLS 38977  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.  
2435 RESEARCH PKWY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PH. (719)575-0100

# ZONE CHANGE - EXHIBIT "B" CORRAL BLUFFS ADDITION NO. 1 - ANNEXATION CITY OF COLORADO SPRINGS



**Matrix**  
 APPLICATIONAL ENGINEER  
 1111 RESERVOIR BLVD., SUITE 300  
 COLORADO SPRINGS, CO 80902  
 PHONE 719-575-0100  
 FAX 719-575-0208

**PROJECT**  
 CORRAL BLUFFS ADDITION NO. 1  
 - ANNEXATION  
 ZONE CHANGE  
 CITY OF COLORADO SPRINGS

**OWNER**  
 CITY OF COLORADO SPRINGS  
 311 W. WASHINGTON STREET, 2ND FLOOR  
 COLORADO SPRINGS, CO 80902

**DATE**  
 FIRST CITY BOARD MEETING, APRIL 17, 2007  
 SECOND CITY BOARD MEETING, SEPTEMBER 18, 2007

**REVISIONS**  
 NO. DATE BY  
 1 07/11/07 JAC/ML  
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**ZONE CHANGE**  
 SHEET 3 OF 4  
 CITY FILE NO. CSC 20-21-0087

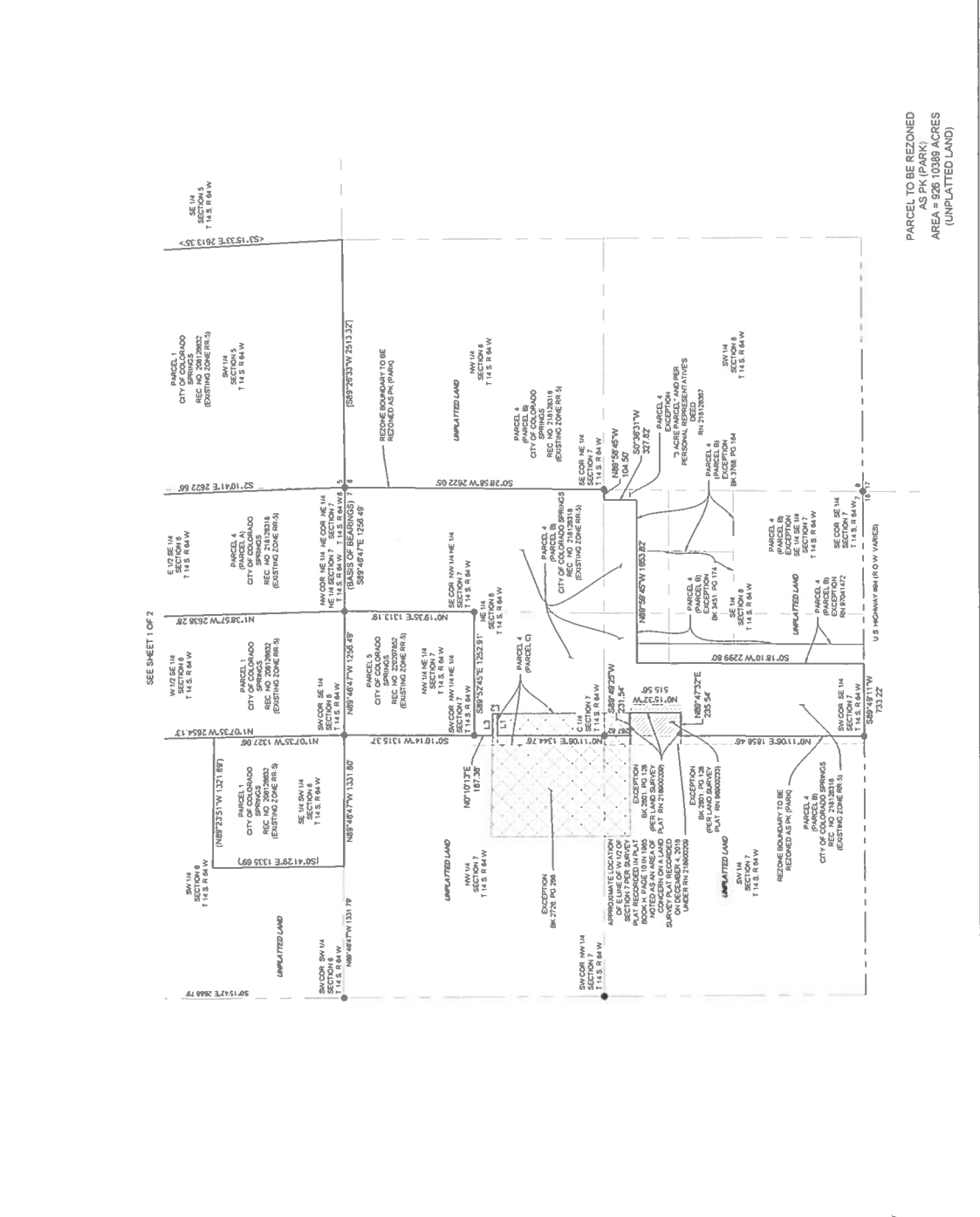
REZONE BOUNDARY TO BE REZONED AS PK (PARK)  
 AREA = 926.10389 ACRES  
 (UNPLATTED LAND)

SEE SHEET 2 OF 2

EXHIBIT B

# ZONE CHANGE - EXHIBIT "B" CORRAL BLUFFS ADDITION NO. 1 - ANNEXATION CITY OF COLORADO SPRINGS

<p><b>CONSULTANTS</b></p> <p>APPLICATION ENGINEER</p> <p><b>Matrix</b></p> <p>1115 S. WILSON BLVD., SUITE 300 COLORADO SPRINGS, CO 80902 PHONE 719-575-0100 FAX 719-575-2028</p>	<p><b>PROJECT</b></p> <p>CORRAL BLUFFS ADDITION NO. 1 - ANNEXATION - ZONE CHANGE CITY OF COLORADO SPRINGS</p>	<p><b>OWNER</b></p> <p>CITY OF COLORADO SPRINGS 303 W. WILSON AVE. SUITE 300 COLORADO SPRINGS, CO 80902</p>	<p><b>DATE</b></p> <p>FIRST CITY BOUNDARY PLAN, APRIL 17, 2017 FIRST CITY BOUNDARY PLAN, APRIL 17, 2017</p>	<p><b>DATE</b></p> <p>APPROVED BY</p> <p>DATE</p> <p>APPROVED BY</p> <p>DATE</p>
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SEE SHEET 1 OF 2

PARCEL TO BE REZONED AS PK (PARK) AREA = 926.10389 ACRES (UNPLATTED LAND)