

Ordinance No. 97-183

**AN ORDINANCE AMENDING THE ZONING MAP OF  
THE CITY OF COLORADO SPRINGS RELATING TO  
13.66 ACRES LOCATED SOUTHEAST OF GARDEN  
OF THE GODS ROAD AND 30<sup>TH</sup> STREET**

**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 the real property described in Exhibit A, attached hereto and made a part hereof by reference, from R (Single Family Residential) to R-5/CR (Multi-Family Residential with conditions of record), pursuant to the Zoning Ordinance of the City of Colorado Springs subject to the following condition of record:

1. THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE MAP (EXHIBIT 2) AND DEVELOPMENT CRITERIA (EXHIBIT 3).

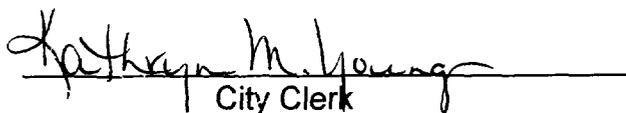
Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

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 23rd day of September, 1997.

  
Mayor

ATTEST:

  
City Clerk

CPC P 97-00320

Finally passed, adopted and approved this 14th day of October, 1997.

  
Mayor

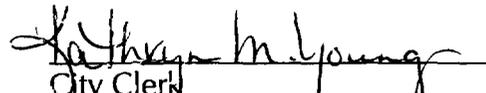
ATTEST:

  
City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 13.66 ACRES LOCATED SOUTHEAST OF GARDEN OF THE GODS ROAD AND 30<sup>TH</sup> STREET"**

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 23, 1997, that said ordinance was passed at a regular meeting of the City Council of said City, held on the 14th day of October, 1997, and that the same was published by summary, in accordance with Section 3-80 of Article III of the Charter, in the Daily 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 14th day of October, 1997.

  
City Clerk

**DEVELOPMENT SERVICES**  
**DIVISION**  
**LEGAL DESCRIPTION FORM**

|                              |         |
|------------------------------|---------|
| FOR OFFICIAL USE ONLY        |         |
| DATE REC'D                   | 8-28-97 |
| FILE NO.                     | P97-320 |
| CHECKED (FOR LOC. & CONFIG.) | at      |
| STAFF                        | 8-28-97 |

A portion of the northeast 1/4 of Section 27, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado, more particularly described as follows:

Commencing at the northeast corner of Lot 1, The Fairways at Kissing Camels Estates Filing No. 5 as recorded in Plat Book H-6 at Page 48 of the records of said El Paso County, all bearings in this description are relative to said Filing No. 5, thence S37°14'12"W on the north line of said Lot 1, a distance of 215.97 feet; thence northerly on a curve to the right having a central angle of 28°13'55", a radius of 1392.70 feet for a distance of 686.24 feet, the chord of said curve bears N46°29'03"W; thence N32°22'05"W a distance of 148.74 feet; thence N25°03'42"W a distance of 248.15 feet; thence N15°21'07"E a distance of 68.97 feet; thence N32°02'42"W a distance of 270.63 feet; thence N21°46'59"W a distance of 303.80 feet; thence N63°59'03"E a distance of 176.27 feet; thence N12°55'26"W a distance of 164.79 feet; thence N13°47'38"W a distance of 343.87 feet; thence N06°09'04"W a distance of 384.32 feet; thence N29°55'08"W a distance of 397.56 feet; thence N33°04'58"E a distance of 493.53 feet; thence N36°35'24"E a distance of 124.61 feet; thence N57°05'28"E a distance of 243.82 feet; thence N24°19'40"E a distance of 296.16 feet to the true Point of BEGINNING: thence N57°49'50"W a distance of 588.35 feet; thence N37°47'31"W a distance of 311.82 feet; thence N02°14'14"W a distance of 449.38 feet; thence N07°18'44"E a distance of 372.87 feet; thence S60°20'53"E a distance of 315.69 feet; thence S17°21'22"E a distance of 410.00 feet; thence S29°21'22"E a distance of 470.00 feet; thence S78°51'22"E a distance of 260.76 feet; thence S11°08'38"W a distance of 329.40 feet to a point on a curve; thence southwesterly on a curve to the left having a central angle of 130°58'44", a radius of 50.00 feet for a distance of 114.30 feet, the chord of said curve bears S35°39'16"W; thence N76°16'39"W a distance of 110.17 feet to the point of Beginning, containing 13.661 acres of land more or less.

2614

**INTEROFFICE  
MEMORANDUM**



CITY OF COLORADO SPRINGS

99-18-3

**DATE:** September 11, 1997  
**TO:** Jim Mullen, City Manager  
**FROM:** H. Quinn Peitz, Planning Group Manager  
**SUBJECT:** Rezoning of Hill Development Area

The City has resolved the development issues related to the lawsuit filed by Hill Development against the City. Both parties have agreed to a plan worked on by Nolan Schriener's firm NES, Inc. This plan will allow for development of the ridgeline east of Mesa Road.

These rezoning actions are in accordance with that plan. The conditions of record as attached achieve the City's goals of reducing the impact of development along the ridge. For the most part setbacks will be from the existing 25% slope grade. The density of homes along the ridge has been reduced dramatically from what would be allowed under current approved zoning. There will be varying setbacks from the rear and side yards. Very few homes will be visible from the trail that parallels the site along 30<sup>th</sup> Street.

The neighbors that raised objections to the original proposal have been shown the proposed plan. There seems to be general acceptance of the plan from all parties.

If you have any questions please contact me.

c: James R. Mayerl, Senior Planner

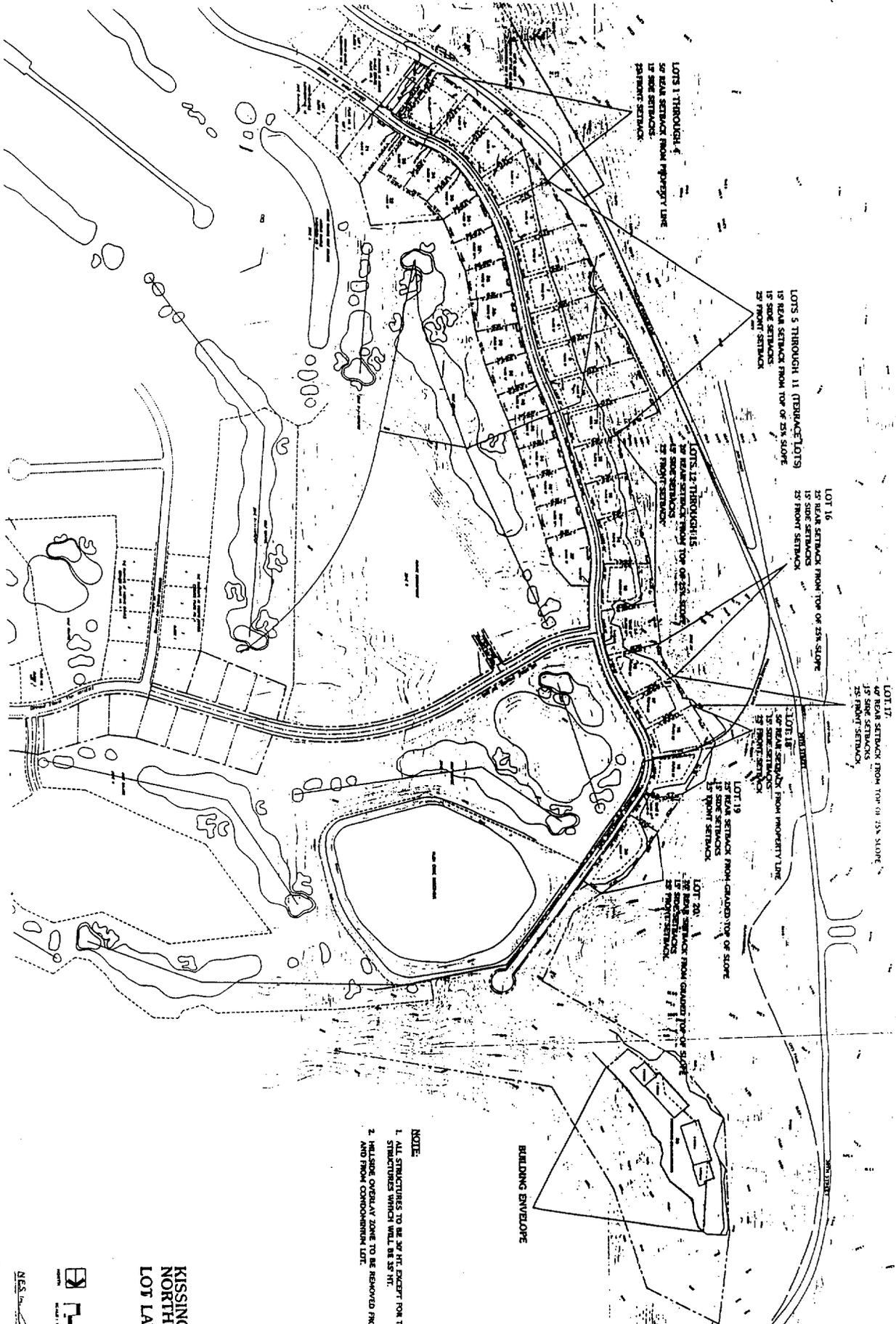


FIGURE 4

NOTE:  
 1. ALL STRUCTURES TO BE 30' HT EXCEPT FOR TWO COMPONENTS  
 STRUCTURES WHICH WILL BE 35' HT.  
 2. HELLING OVERLAY ZONE TO BE REMOVED FROM LOTS 19, 20,  
 AND FROM CONDOMINIUM LOT.

KISSING CAMELS  
 NORTHWEST  
 LOT LAYOUT

Exhibit 2



# HILL PROPERTIES DESIGN STANDARDS ANALYSIS

| EXISTING ZONING (DESIGN RESTRICTIONS DETERMINED BY ZONE)  | ORIGINAL SUBMITTAL (MINOR DESIGN RESTRICTIONS PROPOSED)                            | PROPOSED PLAN (SIGNIFICANT DESIGN RESTRICTIONS IMPOSED)   |
|---|--|---|
| TOTAL # OF LOTS<br>Total # of Lots - 81   | 61 Submitted<br>(plus 9 lots not submitted)<br>Total # of Lots - 70                | 37<br>20 Condominiums<br>Total # of Units - 57<br>(Building pads determined by view analysis)   |
| RIDGE LOTS<br>51  | 24<br>21   | 20  |
| TERRACE LOTS<br>41  | (Restricted to 50% of lot width used as a Terrace Lot)                             | (Restricted to 50% of house width to be used as full Terrace Lot)   |
| SETBACKS<br>R-1 6000<br>Front: 25'<br>Side: 5'<br>Rear: 25' from property line<br>R-1 9000<br>Front: 25'<br>Side: 10'<br>Rear: 30' from property line | Expressed R-1 9000 Zone<br>Front: 25'<br>Side: 15'<br>Rear: 30' from property line | Lots L-4<br>Front: 25'<br>Side: 10'<br>Rear: 50' from property line<br>Lots 5-11 (Terrace Lots)<br>Front: 25'<br>Side: 15'<br>Rear: 15' from top of 25% slope<br>Lots 12-13<br>Front: 25'<br>Side: 15'<br>Rear: 20' setback from top of 25% slope<br>Lot 16<br>Front: 25'<br>Side: 15'<br>Rear: 25' setback from top of 25% slope<br>Lot 17<br>Front: 25'<br>Side: 15'<br>Rear: 40' rear setback from top of 25% slope<br>Lot 18<br>Front: 25'<br>Side: 15'<br>Rear: 50' rear setback from property line<br>Lot 19<br>Front: 25'<br>Side: 15'<br>Rear: 25' rear setback from graded top of slope (25% slope line)<br>Lot 20<br>Front: 25'<br>Side: 15'<br>Rear: 20' setback from graded top of slope (25% slope line) |
| BUILDING HEIGHT<br>30' Maximum  | 30' Maximum  | 30' Maximum   |
| CONDOMINIUMS  |  | 35' Height  |

**Exhibit 3**