

ORDINANCE NO. 18-107

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 7.8 ACRES LOCATED SOUTH AND WEST OF THE INTERSECTION AT RED CAVERN ROAD AND CRISP AIR DRIVE ESTABLISHING THE PUD ((PLANNED UNIT DEVELOPMENT – ATTACHED SINGLE-FAMILY RESIDENTIAL (TOWNHOMES); 9.00 DWELLING UNITS PER ACRE, MAXIMUM 30-FOOT BUILDING HEIGHT)) ZONE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

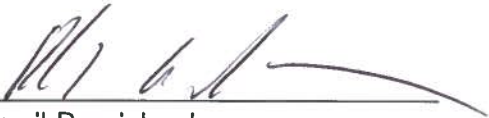
Section 1. The zoning map of the City of Colorado Springs is hereby amended by the establishment of the PUD ((Planned Unit Development – attached single-family residential (townhomes); 9.00 dwelling units per acre, maximum 30-foot building height)) zone district consisting of 7.8 acres located south and west of the intersection at Red Cavern Road and Crisp Air Drive, 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 23rd day of
October, 2018.

Finally passed: November 13th, 2018



Council President

ATTEST:

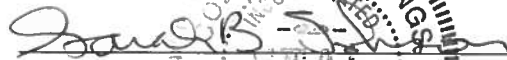


Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 7.8 ACRES LOCATED SOUTH AND WEST OF THE INTERSECTION AT RED CAVERN ROAD AND CRISP AIR DRIVE ESTABLISHING THE PUD ((PLANNED UNIT DEVELOPMENT – ATTACHED SINGLE-FAMILY RESIDENTIAL (TOWNHOMES); 9.00 DWELLING UNITS PER ACRE, MAXIMUM 30-FOOT BUILDING HEIGHT)) ZONE” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 23rd, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of November, 2018, 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 13th day of November, 2018.

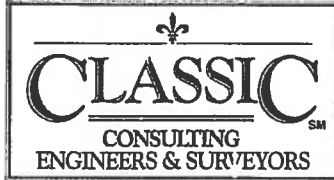

Sarah B. Johnson, City Clerk



1st Publication Date: October 26th, 2018
2nd Publication Date: November 16th, 2018

Effective Date: November 21st, 2018

Initial: SBJ
City Clerk



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

JOB NO. 2470.90-17
MAY 4, 2018
PAGE 1 OF 2

LEGAL DESCRIPTION: EXHIBIT A

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHWESTERLY BOUNDARY LINE OF NORTH FORK AT BRIARGATE NO. 4, AS RECORDED UNDER RECEPTION NO. 216713817, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR S55°05'00"W, A DISTANCE OF 1740.00 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF CRISP AIR DRIVE AS PLATTED IN NORTH FORK AT BRIARGATE FILING NO. 4, RECORDED UNDER RECEPTION NO. 216713817, RECORDS OF EL PASO COUNTY, COLORADO, BEING ALSO THE SOUTHWESTERLY CORNER OF RED CAVERN ROAD AS PLATTED IN SAID NORTH FORK AT BRIARGATE FILING NO. 4, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N90°00'00"E ON THE SOUTHERLY BOUNDARY LINE OF SAID NORTH FORK AT BRIARGATE FILING NO. 4, A DISTANCE OF 545.79 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 205076902; THENCE S34°56'54"W ON THE NORTHWESTERLY BOUNDARY LINE OF SAID SPECIAL WARRANTY DEED, A DISTANCE OF 702.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD, AS RECORDED IN BOOK 6:04 AT PAGE 1287;

THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID POWERS BOULEVARD THE FOLLOWING (3) THREE COURSES:

- 1) N55°43'48"W, A DISTANCE OF 333.94 FEET;
2) N42°51'35"W, A DISTANCE OF 238.69 FEET;
3) N43°15'33"W, A DISTANCE OF 421.12 FEET TO THE SOUTHWESTERLY CORNER OF NORTH FORK AT BRIARGATE FILING NO. 7, RECORDED UNDER RECEPTION NO. _____;

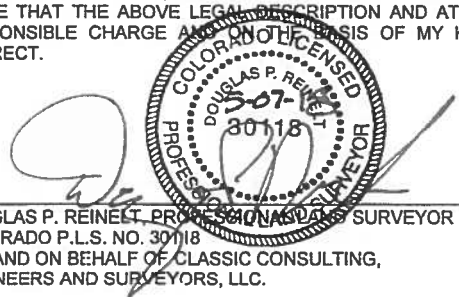
THENCE ON THE SOUTHERLY BOUNDARY LINE OF SAID NORTH FORK AT BRIARGATE FILING NO. 7 THE FOLLOWING (4) FOUR COURSES:

- 1) N40°35'32"E, A DISTANCE OF 90.42 FEET;
2) S49°24'28"E, A DISTANCE OF 116.70 FEET TO A POINT OF CURVE;
3) ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°35'32", A RADIUS OF 361.50 FEET AND A DISTANCE OF 256.11 FEET TO A POINT OF TANGENT;
4) N90°00'00"E, A DISTANCE OF 196.61 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7.791 ACRES.

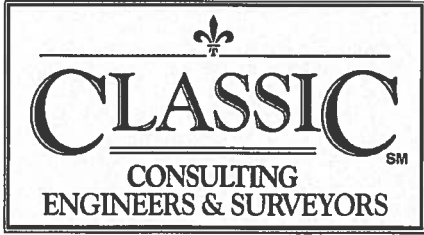
LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A 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 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



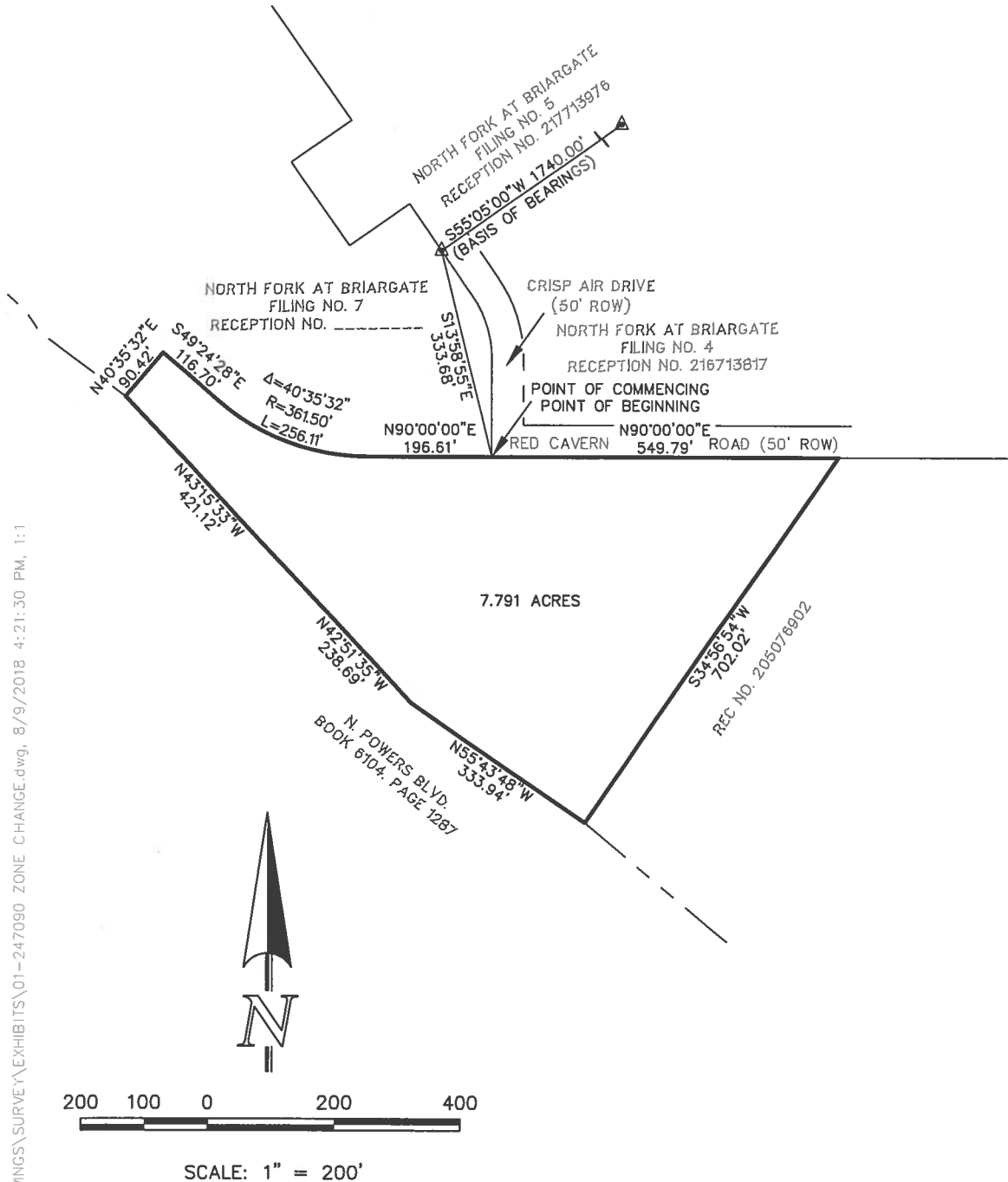
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

MAY 07, 2018
DATE



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

EXHIBIT B
 CPC PUZ 18-00068
 NORTH FORK TOWNHOMES
 FILING NO. 1
 PUD ZONE LEGAL EXHIBIT
 JOB NO. 2470.90
 SHEET 2 OF 2



N:\247090\DRAWINGS\SURVEY\EXHIBITS\01-247090_ZONE CHANGE.dwg, 8/9/2018 4:21:30 PM, 1:1

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.

EXHIBIT B