

ORDINANCE NO. 24 - 01

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8 ACRES LOCATED NORTHEAST OF THE THUNDER MOUNTAIN AVENUE AND DAYDREAMER DRIVE INTERSECTION FROM A (AGRICULTURAL) TO PK (PUBLIC PARK)

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

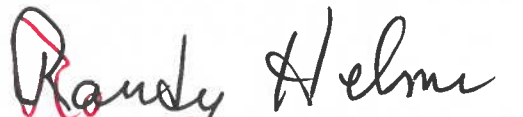
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning about 8 acres northeast of the Thunder Mountain Avenue and Daydreamer Drive intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A (Agricultural) to PK (Public Park), 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 9<sup>th</sup> day of January 2024.

**Finally passed:** January 23, 2024

  
Randy Helms, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk





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

JOB NO. 2470.95-01R  
JUNE 25, 2021  
REV. OCTOBER 13, 2021  
PAGE 1 OF 3

#### EXHIBIT A

#### LEGAL DESCRIPTION: ZONE CHANGE

TRACT A AS PLATTED IN NORTH FORK ELEMENTARY SCHOOL FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714548 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 0.371 ACRES.

#### TOGETHER WITH

A PARCEL OF LAND BEING A PORTION OF NORTHEAST 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: THE NORTHERLY BOUNDARY OF ACADEMY HIGH SCHOOL FILING NO. 5 AS RECORDED UNDER RECEPTION NO. 097110362, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE EASTERLY END BY A NO. 5 REBAR AND 1-1/4" ALUMINUM SURVEYORS CAP STAMPED "LS 38252 AND AT THE WESTERLY END BY 1-1/4" ALUMINUM SURVEYORS CAP STAMPED "LS 31161" BEING ASSUMED TO BEAR N90°00'00"W, A DISTANCE OF 1218.56 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 1 AS PLATTED IN NORTH FORK ELEMENTARY SCHOOL FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714548 SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF THUNDER MOUNTAIN AVENUE AS PLATTED IN NORTH FORK AT BRIARGATE FILING NO. 6 RECORDED UNDER RECEPTION NO. 219714362, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID THUNDER MOUNTAIN AVENUE THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S54°13'21"W, HAVING A DELTA OF 54°05'10", A RADIUS OF 628.50 FEET AND A DISTANCE OF 593.29 FEET TO A POINT OF TANGENT;
2. N89°51'49"W, A DISTANCE OF 189.99 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N89°13'19"E, ON SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, A DISTANCE OF 1813.25 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22 SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF HOWELLS ROAD;

THENCE S00°36'48"E, ON SAID PARALLEL LINE AND ON THE WESTERLY RIGHT OF WAY LINE OF SAID HOWELLS ROAD, A DISTANCE OF 277.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 85 AS PLATTED IN NORTH FORK AT BRIARGATE FILING NO. 2 RECORDED UNDER RECEPTION NO. 215713639;

THENCE N89°58'55"W, ON THE NORTHERLY BOUNDARY OF SAID LOT 85, A DISTANCE OF 169.94 FEET TO THE SOUTHEASTERLY CORNER OF TRACT A AS PLATTED IN SAID NORTH FORK ELEMENTARY SCHOOL FILING NO. 1;

THENCE ON THE EASTERLY AND WESTERLY BOUNDARY OF SAID TRACT A THE FOLLOWING (2) TWO COURSES:

1. N45°36'48"W, A DISTANCE OF 254.65 FEET;
2. S00°36'48"E, A DISTANCE OF 179.63 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1;

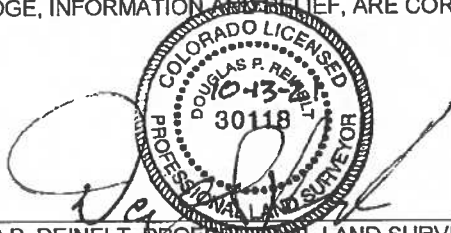
THENCE S89°25'30"W, A DISTANCE OF 767.70 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7.626 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 7.997 ACRES.

**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 AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



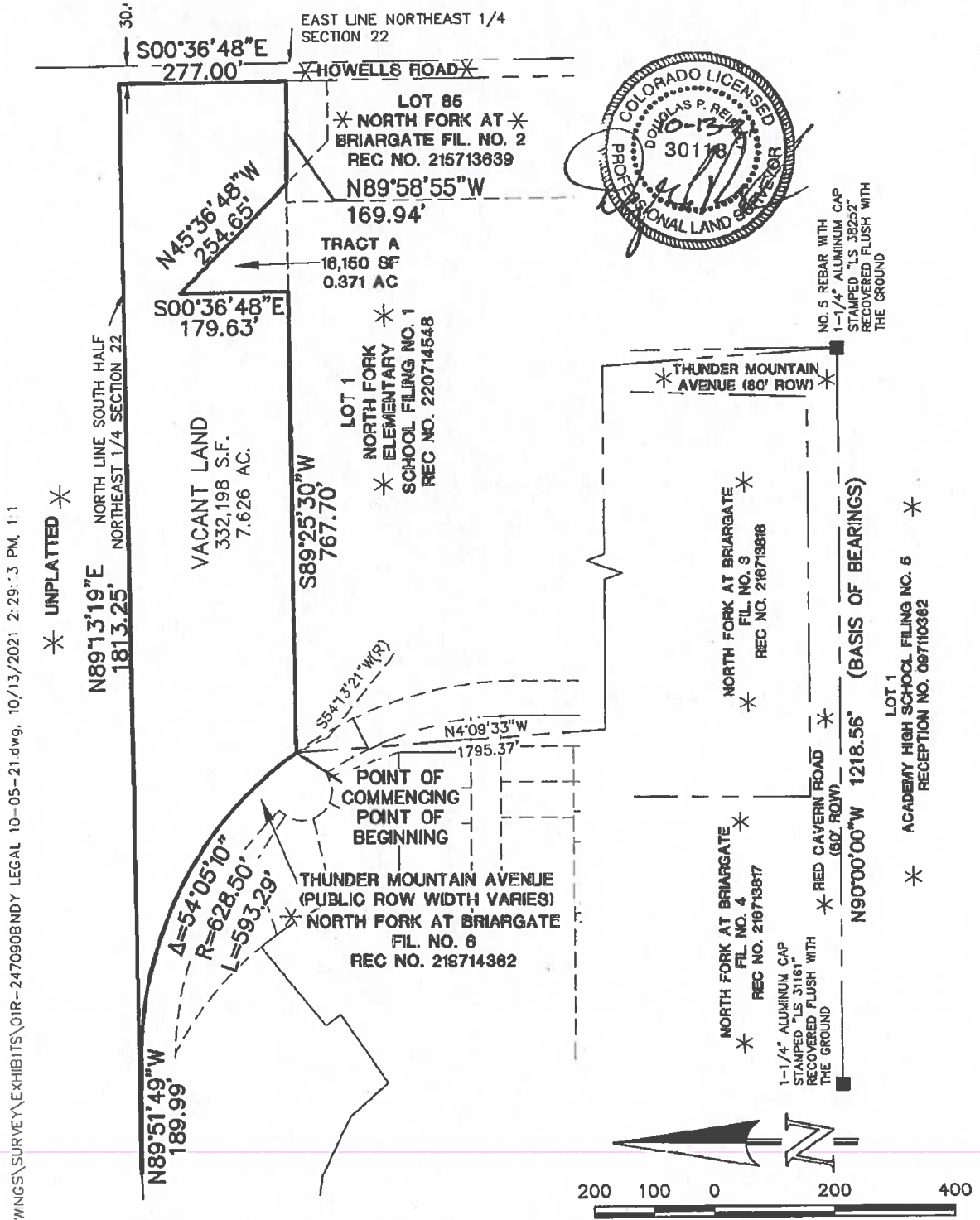
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

OCT 13, 2021  
DATE



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

EXHIBIT B  
 ZONE CHANGE  
 JOB NO. 2470.95-01R  
 JUNE 25, 2021  
 REV. OCTOBER 13, 2021  
 SHEET 3 OF 3



N:\247095\DRAWINGS\SURVEY\EXHIBITS\01R-247090BNDY LEGAL 1D-05-21.dwg, 10/13/2021 2:29:3 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.

SCALE: 1" = 200'  
 U.S. SURVEY FEET

CPC ZC 21-00140

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8 ACRES LOCATED NORTHEAST OF THE THUNDER MOUNTAIN AVENUE AND DAYDREAMER DRIVE INTERSECTION FROM A (AGRICULTURAL) TO PK (PUBLIC PARK)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 9, 2024; 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 January 2024, 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 the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 23<sup>rd</sup> day of January 2024.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: January 12, 2024

2<sup>nd</sup> Publication Date: January 26, 2024

Effective Date: January 31, 2024

Initial: SBS  
City Clerk