ORDINANCE NO. 24 - 43

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.609

ACRES LOCATED AT 324 BECKERS LANE FROM PK/HS/WUI (PUBLIC PARK WITH HILLSIDE OVERLAY

AND WILDLAND URBAN INTERFACE OVERLAY) TO MX-I/HS/WUI (MIXED-USE INSTIUTIONAL WITH HILLSIDE

OVERLAY AND WILDLAND URBAN INTERFACE

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 1.609 acres located at 324 Beckers Lane, as described in Exhibit A and

depicted in Exhibit B, both of which are attached hereto and made a part hereof, from

PK/HS/WUI (Mixed-Use Institutional with Hillside Overlay and Wildland Urban Interface

Overlay) to MX-I/HS/WUI (Mixed-Use Institutional with Hillside Overlay and Wildland

Urban Interface Overlay), 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.

Council deems it appropriate that this ordinance be published by Section 3.

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 11th day of

June 2024.

Finally passed: June 25, 2024

ATTEST:

ZONE CHANGE LEGAL DESCRIPTION (EAST PARCEL): EXHIBIT A

A PARCEL OF LAND AS DESCRIBED IN EXHIBITS A & B OF THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 223063547, ON JULY 27, 2023, AND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 4, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE SOUTH 88°46'06" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 512.41 FEET;

THENCE NORTH 1°34'26" WEST, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 78.85 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 30°20'30", A CHORD BEARING OF NORTH 13° 35' 49" EAST AND A CHORD DISTANCE OF 18.32 FEET, AN ARC DISTANCE OF 18.53 FEET;

THENCE NORTH 28°46'05" EAST, A DISTANCE OF 65.28 FEET TO THE SOUTH RIGHT OF WAY LINE OF GARDEN LANE, RECORDED AT BOOK 616, PAGE 279, ON JANUARY 7, 1924;

THENCE SOUTH 59°07'15" EAST, COINCIDENT WITH SAID SOUTH RIGHT OF WAY LINE AND NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 131.71 FEET;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 874.68 FEET, A CENTRAL ANGLE OF 15°08'51", A CHORD BEARING OF SOUTH 86° 05' 15" EAST AND A CHORD DISTANCE OF 230.57 FEET, AN ARC DISTANCE OF 231.24 FEET TO SAID SOUTH RIGHT OF WAY LINE;

THENCE NORTH 78°54'45" EAST, NON-TANGENT TO THE PREVIOUS DESCRIBED CURVE AND COINCIDENT WITH SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 137.50 FEET;

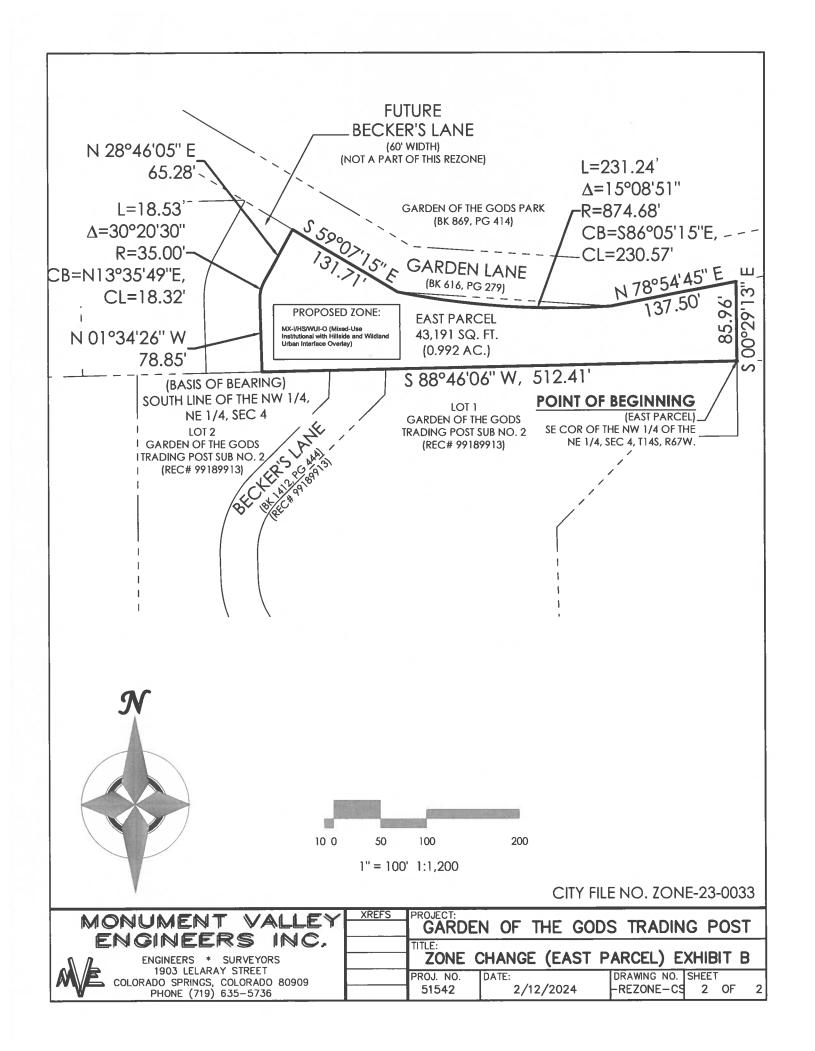
THENCE SOUTH 0°29'13" EAST, A DISTANCE OF 85.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 43191 SQ. FT. (0.992 ACRES), MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PM, MONUMENTED AT THE WEST END BY A 1.75" IRON PIPE, AND MONUMENTED AT THE EAST END BY A 1" IRON PIPE, BEARING NORTH 88°46'06" EAST, BASED ON COLORADO STATE PLANE CENTRAL ZONE (0502) NAD83. DISTANCES AND AREAS ARE GROUND US SURVEY FEET VALUES.

CITY FILE NO. ZONE-23-0033

PROJECT: MONUMENT VALLEY GARDEN OF THE GODS TRADING POST ENGINEERS INC. TITLE: ENGINEERS * SURVEYORS ZONE CHANGE (EAST PARCEL) EXHIBIT A 1903 LELARAY STREET DRAWING NO. SHEET PROJ. NO: DATE: COLORADO SPRINGS, COLORADO 80909 PHONE (719) 635-5736 51542 2/12/2024 -REZONE-CS 1 OF



ZONE CHANGE LEGAL DESCRIPTION (WEST PARCEL) - EXHIBIT A

A PARCEL OF LAND AS DESCRIBED IN EXHIBITS C & D OF THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 223063547, ON JULY 27, 2023, AND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 88°46'06" EAST, COINCIDENT WITH THE SOUTH LINE OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 587.81 FEET TO THE POINT OF BEGINNING

THENCE NORTH 01°21'21" WEST, A DISTANCE OF 186.00 FEET;

THENCE NORTH 88°46'06" EAST, A DISTANCE OF 178.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF GARDEN LANE, RECORDED AT BOOK 616, PAGE 279;

THENCE SOUTH 59°07'15" EAST, COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1.86 FEET;

THENCE SOUTH 28°46'05" WEST, TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 67.50 FEET:

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 95.00, A CENTRAL ANGLE OF 30°20'30", A CHORD BEARING SOUTH 13°35'49"WEST, A DISTANCE OF 49.72 FEET, AND AN ARC DISTANCE OF 50.31 FEET;

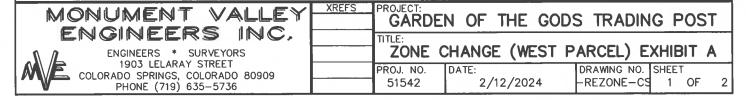
THENCE SOUTH 01°34'12" EAST, TANGENT WITH THE PREVIOUS DESCRIBED CURVE, A DISTANCE OF 78.49 FEET TO SAID SOUTH LINE:

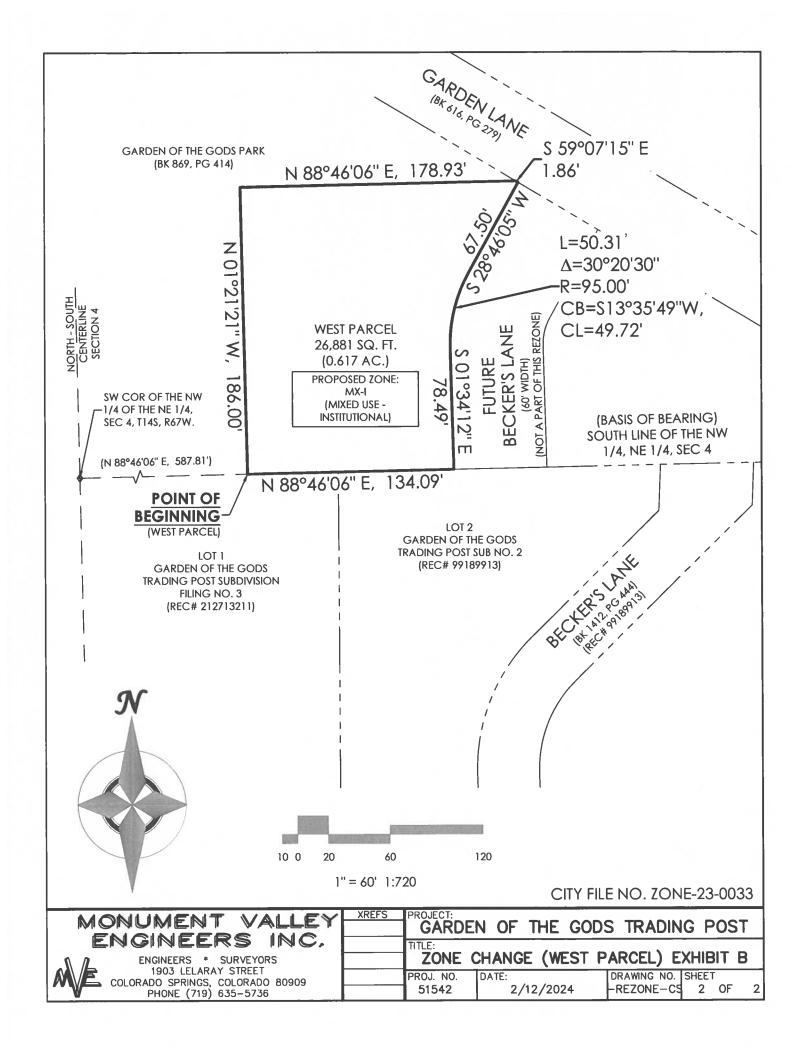
THENCE SOUTH 88°46'06" WEST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 134.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 26,881 SQ. FT, (0.617 ACRES), MORE OR LESS.

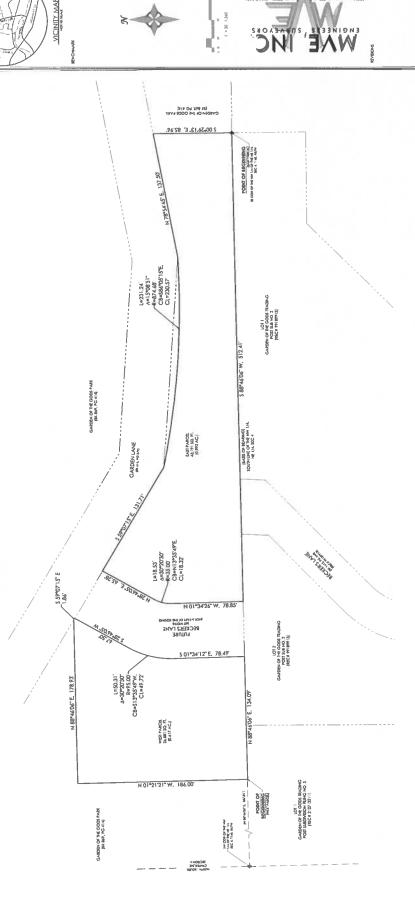
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PM, MONUMENTED AT THE WEST END BY A 1.75" IRON PIPE, AND MONUMENTED AT THE EAST END BY A 1" IRON PIPE, BEARING NORTH 88°46'06" EAST, BASED ON COLORADO STATE PLANE CENTRAL ZONE (0502) NAD83. DISTANCES AND AREAS ARE GROUND US SURVEY FEET VALUES.

CITY FILE NO. ZONE-23-0033





GARDEN OF THE GODS TRADING POST **ZONE CHANGE MAP**



REZONE AREA LEGAL DESCRIPTION; (WEST PARCEL)

A FARCE OF LAND AS DESCRIBED IN STREET C & D OF THE CHILD CHANN DEED RECORDED AT RECEIPTON INC. 2020ASAG. MENT TO TRACE AND STREET STREET STREET STREET STREET OF THE CHILD CHARGE STREET STRE

PHONCE MORTH 0172 | 21" WEST, A DISTANCE OF 18400 PCC!

THENCE, HORTH BENATOF EAST, A DISTANCE OF 178 TO REST TO THE SOUTHERLY RIGHT OF WAY UHE OF GANDEN LANE RECORDISD AT BOOK 614, PAGE 27P HENCE ALONG THE ARC ON A CURYT TO "HE LETT, A EADING OF NATA, A COMTRA!, ANGLE OF SYZETIT, A CHORD SEARNE SOUTH 1575-87-WEST, A DISTANCE OF 47.2 FET, AND AN ARC DETANCE OF SA31 FET; HEMOS SOUTH SPOZI IS EAST, CONCODER WITH SAID SOUTHERLY ROJE OF WAY LINE, A DISTANCE OF 1 ALFRET; INDINCE SQUIN ZENAUS" WISH, TANDDA WIRN THE NOLLDWIND DISCRIEDS CAPIVE, A DISTANCE OF 47.30 FEET

HOWES SOUTH (IF TAS). TANCENT WITH THE PREVIOUS DISCUSSED CURVE, A DISTANCE OF TILM FRET TO SAID SOUTH TIPE: IRENCE SOUTH BEFALOUS WEST, CORNODORN WITH SAID SOUTH LINE, A DISTANCE OF 154.09 PET 10 THE POINT OF BECHWANG.

THE ABOVE DESCRIBED PARTICEL CONTAINS 26,881 SO FT, (0,617 ACRES), MORE OR LESS.

REZONE AREA LEGAL DESCRIPTION: (EAST PARCE.)

A PARCES OF JAND AS DESCRIBED IN ENFERRING AS 8 OF THE GAIT CLAM DEED RECORDED AT RECEITION HOL ZEDAMAS. SHE JAND 25 ZEZA AND STANDED IN THE ADDRESS GAILMENTS GALVIER OF the DOTHERS GALVIER OF SECTION AT INVESTOR TO SOUTH, JANGE 67 WITH OF THE GAILMENT STATE OF COGNAPAT, STATE OF COGNAPAD, DESCRIBED AS FOLLOWS: OWMBLOWG AT THE SOUTHEAST CORNER OF THE HORTHY. SALD POINT ALSO BOING THE POINT OF BECEINBING.

FENCES SOUTH BY MADE WEST, CONCIDENT WITH THE SOUTH JME OF SAID HORTHWIST QUARTER OF THE HORTHLASS SALATION. A DISTANCE OF \$12-41 PEET. MENCE NORTH 1"34734" WEST, TANGENF TO THE FOLLOWING DESCRI

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THENCE HOFFIT TRYSUS EAST, HON-FANCERT TO THE PREVIOUS DESCRIBED CURVE AND CONNEXIBED ISSUED. A DISTANCE OF 137-30 NETT. INE ABOVE DESCRIBED PARCES, CONTAINS 43191 SQ. FT, [0.997 ACRES], MORE OR LESS HENCE SOUTH 072713" EAST, A DISTANCE OF 85.96 RED TO THE POINT OF BEGINNING.

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GARDEN OF THE GODS TRADING POST

APRIL 8, 2024 SHEET 1 OF 1

CITY FILE NO ZONE-23-0003

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101AL AREA TO BE RETONED B 70.073 50, FF (1.409 AG) CLRREAT ZONRAG B FF (PUBLIC PARG PRIS CRY OF COLORADO SPIRAGS CLIREPIT OVERLAY ZONES ARE Hillade Overlay and Wildland Urban live

ROPOS NX-MIS/WUR-O (Mass

REZONE MAP

MYE DRAWING -REZONE-CS

AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.609 ACRES LOCATED AT 324 BECKERS LANE FROM PK/HS/WUI (PUBLIC PARK WITH HILLSIDE OVERLAY AND WILDLAND URBAN INTERFACE OVERLAY) TO MX-I/HS/WUI (MIXED-USE INSTIUTIONAL WITH HILLSIDE OVERLAY AND WILDLAND URBAN INTERFACE OVERLAY)" was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 11, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 25th day of June 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 25th day of June 2024.

Sarah B. Johnson, City Clerk

1st Publication Date: June 14, 2024 2nd Publication Date: June 28, 2024

Effective Date: July 3, 2024

Initial:

City Clerk