

ORDINANCE NO. 24 - 61

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 2.06 ACRES LOCATED 125 FEET WEST OF THE END OF INTEGRITY COURT AND SOUTH OF COTTONWOOD CREEK ESTABLISHING A PK/SS-O/AF-O (PUBLIC PARK WITH STREAMSIDE AND UNITED STATES AIR FORCE ACADEMY OVERLAY) ZONE DISTRICT

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 a PK/SS-O/AF-O (PUBLIC PARK WITH STREAMSIDE AND UNITED STATES AIR FORCE ACADEMY OVERLAY) zone district consisting of 2.06 acres located 125 feet west of the end of Integrity Court and south of Cottonwood Creek, 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 July 2024.

Finally passed: August 13, 2024


Randy Helms, Council President

Mayor's Action:

- Approved on 8-16-2024.
- Disapproved on _____, based on the following objections:

Blessing A. Moblade
Blessing A. Moblade, 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.

Randy Helms, Council President

ATTEST:

Sarah B. Johnson
Sarah B. Johnson, City Clerk



LEGAL DESCRIPTION :

THE WESTERLY 706 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND LYING SOUTH OF THE SOUTHERLY LINE OF **BROOKWOOD TERRACE SUBDIVISION NO. 2** AS RECORDED IN PLAT BOOK J-2 PAGE 66 IN SECTION 9, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. DEEDED TO THE CITY OF COLORADO SPRINGS JUNE 12, 1990 AS RECORDED IN BOOK 5745 AT PAGE 772 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF **COTTONWOOD KNOLLS** AS RECORDED IN PLAT BOOK B-4 AT PAGE 172 AND THE NORTHWEST CORNER OF **LA MADRINA ADDITION NO.1 ANNEXATION PLAT** AS RECORDED AT RECEPTION NO.000620780 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N89°28'16" E AND COINCIDENT WITH THE NORTHERLY LINE OF SAID **COTTONWOOD KNOLLS** AND **LA MADRINA ADDITION NO.1** A DISTANCE OF 176.00 FEET TO THE SOUTHWEST CORNER OF **COTTONWOOD CREEK ESTATES** AS RECORDED AT RECEPTION NO. 202017347 AND SOUTHWEST CORNER OF **COTTONWOOD ADDITION NO.1 ANNEXATION PLAT** AS RECORDED AT RECEPTION NO. 000759067 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N00°31'41" W AND COINCIDENT WITH THE WEST BOUNDARY LINE OF SAID **COTTONWOOD CREEK ESTATES** AND **COTTONWOOD ADDITION NO.1 ANNEXATION PLAT** AND **COTTONWOOD CREEK SUBDIVISION FILING NO. 1** AS RECORDED AT PLAT BOOK W-3 PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO A DISTANCE OF 123.90 FEET TO THE SOUTHEAST CORNER OF SAID **BROOKWOOD TERRACE SUBDIVISION NO. 2** AND THE SOUTHEAST CORNER OF **BROOKWOOD SUBDIVISION ANNEXATION PLAT** AS RECORDED AT RECEPTION NO. 094163728 OF THE RECORDS OF EL PASO COUNTY, COLORADO ;

THE FOLLOWING FIVE(5) COURSES ARE COINCIDENT WITH SAID **BROOKWOOD TERRACE SUBDIVISION NO. 2** AND **BROOKWOOD SUBDIVISION ANNEXATION PLAT**

THENCE S74°28'16" W A DISTANCE OF 153.24 FEET TO A POINT OF CURVE;

THENCE WESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 50°00'00", AN ARC DISTANCE OF 362.15 FEET TO A POINT OF TANGENT;

THENCE N55°31'44"W A DISTANCE OF 110.00 FEET TO A POINT OF CURVE;

THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET AND A CENTRAL ANGLE OF 35°00'00", AN ARC DISTANCE OF 82.47 FEET TO A POINT OF TANGENT;

THENCE S89°28'16" W A DISTANCE OF 45.00 FEET TO THE SOUTHWEST CORNER OF SAID **BROOKWOOD TERRACE SUBDIVISION NO. 2** AND A POINT ON THE EAST LINE OF **BROOKWOOD SUBDIVISION** AS RECORDED AT PLAT BOOK G-2 PAGE 14 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND AN ANGLE POINT OF SAID **BROOKWOOD SUBDIVISION ANNEXATION PLAT**;

THENCE S00°31'41" E AND COINCIDENT WITH THE EAST LINE OF SAID **BROOKWOOD SUBDIVISION** AND **BROOKWOOD SUBDIVISION ANNEXATION PLAT**, SAID LINE BEING ALSO THE WESTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 232.66 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST CORNER OF **QUAIL MEADOWS FILING NO. 5** AS RECORDED AT PLAT BOOK H-3 PAGE 94 AND **QUAIL MEADOWS ADDITION NO.1 ANNEXATION PLAT** AS RECORDED AT RECEPTION NO. 000489640 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO; ;

THENCE N89°28'16" E AND COINCIDENT WITH THE NORTH LINE OF SAID **QUAIL MEADOWS FILING NO. 5** AND **QUAIL MEADOWS ADDITION NO.1 ANNEXATION PLAT** A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 89,645 SQUARE FEET, (2.058 ACRES), MORE OR LESS.



ANNEXATION

Exhibit A
DUBLIN PARK Addition No. 1
Description

Drawn By: R. Kotwica

Date: 01/24/2024

Job Number: 2023015

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I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 2.06 ACRES LOCATED 125 FEET WEST OF THE END OF INTEGRITY COURT AND SOUTH OF COTTONWOOD CREEK ESTABLISHING A PK/SS-O/AF-O (PUBLIC PARK WITH STREAMSIDE AND UNITED STATES AIR FORCE ACADEMY OVERLAY) ZONE DISTRICT”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 23, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of August 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 13th day of August 2024.



Sarah B. Johnson, City Clerk



1st Publication Date: July 26, 2024

2nd Publication Date: August 21, 2024

Effective Date: August 26, 2024

Initial: SBS
City Clerk