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 SOUTH OF COTTONWOOD AND 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.

This ordinance shall be in full force and effect from and after its final Section 2.

adoption and publication as provided by Charter.

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

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

Mayor's Action:	
Ø	Approved on
	Disapproved on, based on the following objections:
	Blessing A. Mablade, Mayor
Cou	ncil 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
ATT	EST:
Sara	The B. Johnson, City Clerk SEAL COLORADO CO

LEGAL DESCRIPTION:

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

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 OF176.00 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:

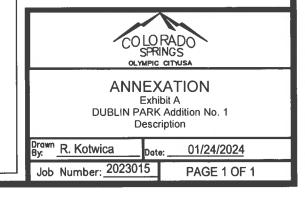
THENCE N55°31'44"W A DISTANCE OF 110.00 FEET TO A POINT OF CURVE;

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 PLAT

DUBLIN PARK ADDITION NO.

A PORTION OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., to the City of Colorado Springs, El Paso County, Colorado

The aforementioned, City of Colorado Springs, Colorado, a home this __day of ________ 2024 A.D.

OWNER:

BE IT KNOW BY THESE PRESENTS:

LEGAL DESCRIPTION:

WESTERN, VORTE OF THE SOFTMEET DEATER OF THE SOFTMEET OF THE SOFTMEET OF THE SOFTMEET WESTERN AND STATE OF THE SOFTMEET WESTERN AND STATE OF THE SOFTMEET OF T

The foregoing instrument was acknowledged before me this __day of ____ 2024 A.D. by Blessing A. Mozolaide, Mayor of the Cdy of Colorade Springs. Colorade, a home rule cdy and Colorade Maridgeal Corporation.

Witheas my hand and seal

County of El Paso

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THE CENTRAL OF THE CONTROL OF THE CENTRAL PRODUCT OF THE CENTRAL WELL OF SWORT, AN ACT DETINACE OF BLY FEET TO A PROPERTY OF A CHARLES OF BLY FEET TO A PROPERTY OF A CHARLES OF BLY FEET TO A PROPERTY OF A CHARLES OF BLY FEET TO A PROPERTY OF A CHARLES OF BLY FEET TO A PROPERTY OF A CHARLES OF BLY FEET TO A PROPERTY OF A CHARLES OF BLY FEET TO A PROPERTY OF A CHARLES OF BLY FEET TO A PROPERTY OF BLY FEET OF A CHARLES OF BLY FEET TO A PROPERTY OF BLY FEET OF BLY FEET TO A PROPERTY OF BLY FEET OF

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SAID PARCEL CONTAINS 88.645 SOLLARE FEET, (2.058 ACRES), MORE OR LESS.

THE LINEAR LINET OF MEASURE USED FOR THIS SURVEY IS THE U.S. Survey fool

TOTAL PERMETTR OF THE AREA FOR AMEDIATION: 1,815.47 ONE-BRITH (1811) OF THE TOTAL PERMETER-200.27 (16.87%) PERMETER OF THE AREA COMMISSION TO THE EXISTING CITY LIMITS 1,815.47 (100%)



SURVEYOR'S STATEMENT:

THE UNDERSORNED RECISITERED LAND SLANETOR IN THE STATE OF COLORADO HEREBY CRRITERS THAT THE ACCOMPANYING AMERICANDE LAND SLANET OF LAND, AND THAT ALL STATE OF LAND, AND THAT AT LESS TORE STATH HIGHEN THE PRESENT BOUNDAY OF MAD THAT AT LESS TORE STATH HIGHEN THE PRESENT BOUNDAY OF THE CHARLOLD SPRINGS, COLORADO, BENEVELL BOUNDAY OF THE CHARLOLD SPRINGS, COLORADO, BENEVE CHARLOLD TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

STATE OF COLORADO) CLERK AND RECORDER

2024, A.D. AND IS DULY RECORDED AT RECEPTION NUMBER I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT THIS DAY OF 2024 A.D. AND IS OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STÉVE SCHLEIKER CLERK AND RECORDER.

ANNEX-23-0019

CITY OF COLORADO SPRINGS APPROVAL: on behalf of the City of Colonado Springs, the undersigned hereby approve Addition No. 17.

City Clerk

The annexation of the real property event on the jake a approved parameter SE. PASO COUNTY, COLORADO. by actions of parameter are the annexation to the parameter and a section of the Third Exp. Counted of Third Colorador

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City Engineer

City Planning Director

INS DAY OF DAY OF ROAT A FINANCIAL CONTROL PLS, 36224 For and on behalf of Time Cay of Coloreolo Springs 30 S. Nemana Ans. Stats 402 Coloreolo Springs, CO., 80901 7 (14),385-5645

COUNTY OF EL PASO)

O'CLOCK M, THIS

SURCHARGE. DEPUTY

Exhibit B

2023015 Killedys SCI 01/24/24

COLOMBO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DETECT IN BUS THE FLASS AFTER YOU PRIST DEDOCK SOLD DESCEN IN ON DEVEL WAS ANY ACTION IN DETECT BY THE SIRVER BE COMMENCED WHICH THAN THE YEARS FROM THE DATE OF THE

VICINITY MAP

Q, 0

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, Cit

1st Publication Date: July 26, 2024 2nd Publication Date: August 21, 2024

Effective Date: August 26, 2024

Initial: 🧾

City Clerk