

Plan Amendment #1 for

Amended Gold Hill Mesa Urban Renewal Plan

The Economics of Land Use



Prepared for:

Colorado Springs Urban Renewal Authority

Prepared by:

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November 23, 2022

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1. Plan Amendment #1

In accordance with C.R.S. 31-25-107(7) in which an urban renewal plan may be modified at any time, the Amended Gold Hill Mesa Urban Renewal Plan (January 27, 2015) ("Plan") may be modified pursuant to the provisions of the Act governing such modification as the same may be amended from time to time. Capitalized terms used herein and not otherwise defined shall have the meanings given to such terms in the Plan.

Contemporaneously with this Plan Amendment #1 for Amended Gold Hill Mesa Urban Renewal Plan ("Amendment #1"), a portion of the Urban Renewal Area is intended to be incorporated into a new urban renewal plan known as the Gold Hill Mesa Commercial Urban Renewal Plan. Such portion of the Urban Renewal Area is to be removed from the Urban Renewal Area by this Amendment #1. Accordingly, the Plan is hereby amended as follows:

Amended Gold Hill Mesa Urban Renewal Plan Amendment #1

Description of Study Area

The boundaries of the amended Plan are shown in Appendix A: Amendment #1 Amended Gold Hill Mesa Urban Renewal Plan Legal Description and Map. Effective as of the date of this Amendment #1, Appendix A with Exhibits A and B attached hereto replaces the legal description and map of the Urban Renewal Area in the Plan as originally adopted.

From and after the effective date of this Amendment #1, all references in the Plan to the "Urban Renewal Area," "Urban Renewal Plan," or "Plan" shall refer to such terms as amended by this Amendment #1. Except as expressly modified by this Amendment #1, the Plan shall remain in full force and effect.

Appendix A: Amendment #1 Amended Gold Hill Mesa Urban Renewal Plan Legal Description and Map

GOLD HILL MESA URBAN RENEWAL AREA

EXHIBIT A

That certain parcel of land situated in the East Half of Section 14 and the West Half of the West Half of Section 13, both in Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows (all recorded documents hereon are recorded in the El Paso County Clerk and Records Office):

Bearings are based on the East line of 21st Street, monumented at the Northwest corner of Gold Hill Mesa Filing No. 3, also being the Northeast corner of 21st Street and Gold Hill Mesa Drive, recorded at Reception No. 212713224, records of El Paso County, with a No. 5 rebar and blue plastic cap, stamped "PLS 32820", and at the Southeast corner of Broadway Street and 21st Street as recorded in that Warranty Deed recorded at Reception No. 218000953 of said records, with a No. 4 rebar and is assumed to bear N 00°02'05" E.

BEGINNING at said Northeast corner of 21st Street and Gold Hill Mesa Drive;
thence S 89°28'34" E, along the North line of said Gold Hill Mesa Drive, a distance of 46.50 feet;
thence along the Northeasterly line of said Gold Hill Mesa Drive, 278.93 feet along the arc of a 335.00 foot radius tangent curve to the right, having a central angle of 47°42'21", with a chord that bears S 65°37'24" E, 270.94 feet to the North corner of Villa de Mesa Drive and Gold Hill Mesa Drive;
thence along the North and Northwesterly line of said Villa De Mesa Drive the following two (2) courses:
1) N 53°09'48" E, a distance of 195.86 feet;
2) N 90°00'00" E, a distance of 35.96 feet to a point on the Northwest corner of Tract E of Gold Hill Mesa Filing No. 3, recorded at Reception No. 212713224, records of El Paso County;
thence S 30°43'06" W, along the Northwest line of said Tract E, a distance of 43.24 feet;
thence S 00°00'00" E, along the West line of said Tract E, a distance of 42.95 feet;
thence S 89°59'26" E, along the South line of said Tract E, a distance of 48.31 feet to the Northwest corner of Common Area "C", Villa de Mesa Filing No. 1 as recorded in Plat Book K-2 at Page 46;
thence S 19°29'12" W, along the Southwest line of said Common Area "C", a distance of 82.11 feet to the Southwest corner of said Villa de Mesa Filing No. 1, also being a point on the North line of Tract B of said Gold Hill Mesa Filing No. 3;
thence S 70°34'01" E, along said North line, a distance of 732.95 feet to the Northeast corner of said Tract B, said point also being on the Westerly line of Gold Hill Mesa Filing No. 6, recorded at Reception No. 215713677, El Paso County records;
thence along the Westerly line of said Gold Hill Mesa Filing No. 6 the following two (2) courses:
1) N 18°07'03" E, a distance of 600.14 feet to the most Westerly Northwest corner of said Gold Hill Mesa Filing No. 6;
2) N 66°23'44" E, a distance of 0.05 feet to the most Westerly Southwest corner of Gold Hill Mesa Filing No. 10, recorded at Reception No. 220714607, El Paso County Records;
thence along said Gold Hill Mesa Filing No. 10 Westerly lines and extensions and Northerly lines and extensions the following four (4) courses:
1) 62.36 feet along the arc of a 387.50 foot radius non-tangent curve to the right, having a central angle of 09°13'14", with a chord that bears N 18°59'39" W, 62.29 feet;
2) N 14°23'02" W, a distance of 184.29 feet;
3) N 75°36'58" E, a distance of 400.65 feet;
4) 196.15 feet along the arc of a 612.00 foot radius tangent curve to the right, having a central angle of 18°21'50", with a chord that bears N 84°47'53" E, 195.31 feet;
thence N 04°46'48" E, a distance of 297.40 feet;
thence N 89°17'31" E, a distance of 90.90 feet;
thence S 62°26'45" E, a distance of 1,348.15 feet to a point on the Westerly line of that tract of land described in Book 2889 at Page 547;
thence S 00°05'19" E, along said Westerly line, a distance of 464.42 feet to the Southerly line thereof, said Southerly line being the North line of the Southwest Quarter of Section 13, Township 14 South, Range 67 West of the 6th P.M.;
thence S 89°49'27" E, along said Southerly line, a distance of 30.88 feet to a point on the Westerly line of Portland Heights as recorded in Plat Book I at Page 55;
thence S 00°15'40" E, along said Westerly line, a distance of 673.02 feet to the Northeasterly corner of Crown Hill Mesa Subdivision Filing No. 5, recorded at Reception No. 203085273;

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SHEET 1 OF 5

GOLD HILL MESA URBAN RENEWAL AREA EXHIBIT A

thence along the Northwesterly and Northerly lines of said Crown Hill Mesa Subdivision Filing No. 5 the following four (4) courses:

- 1) S 72°53'24" W, a distance of 847.36 feet;
- 2) S 35°03'23" W, a distance of 244.08 feet;
- 3) N 89°58'15" W, a distance of 292.46 feet;
- 4) S 36°22'39" W, a distance of 335.19 feet to the Northerly right of way line of Lower Gold Camp Road as shown on Crown Hill Mesa Subdivision Filing No. 3, recorded at Reception No. 200156380;

thence along the Northerly and Westerly lines of said Crown Hill Mesa Subdivision Filing No. 3 the following four (4) courses:

- 1) 580.48 feet along the arc of a 740.00 foot radius non-tangent curve to the left, having a central angle of 44°56'39", with a chord that bears N 76°10'47" W, 565.71 feet;
- 2) S 81°20'53" W, along the forward tangent, a distance of 94.83 feet;
- 3) 45.80 feet along the arc of a 1,145.00 foot radius tangent curve to the right, having a central angle of 02°17'31", with a chord that bears S 82°29'38" W, 45.80 feet;
- 4) S 00°05'53" W, a distance of 50.39 feet to the Northerly line of that tract of land described in Book 2786 at Page 137;

thence along the Northerly line of said tract the following four (4) courses:

- 1) 238.46 feet along the arc of a 1,195.00 foot radius non-tangent curve to the right, having a central angle of 11°26'00", with a chord that bears S 89°37'53" W, 238.07 feet;
- 2) N 84°39'07" W, a distance of 188.00 feet;
- 3) 112.70 feet along the arc of a 1,230.00 foot radius tangent curve to the left, having a central angle of 05°15'00", with a chord that bears N 87°16'37" W, 112.67 feet;
- 4) N 89°54'07" W, along the forward tangent, a distance of 30.00 feet to a point on the Easterly line of Gold Hill Plaza Filing No. 1 as recorded in Plat Book B-3 at Page 69;

thence N 00°05'53" E, along the Easterly line of said Gold Hill Plaza Filing No. 1, a distance of 50.00 feet to the Northeast corner of said Gold Hill Plaza Filing No. 1;

thence N 89°54'07" W, along the Northerly line of said Gold Hill Plaza Filing No. 1, a distance of 537.23 feet to a point on the Easterly right of way line of South 21st Street;

thence along said Easterly right of way line, the following three (3) courses:

- 1) N 00°00'00" W, a distance of 869.89 feet;
- 2) N 89°36'52" E, a distance of 9.59 feet;
- 3) N 00°02'05" E, a distance of 646.90 feet to the POINT OF BEGINNING;

Containing a total calculated area of 5,247,276 square feet (120.461 acres) of land, more or less.



Spencer J. Barron
State of Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

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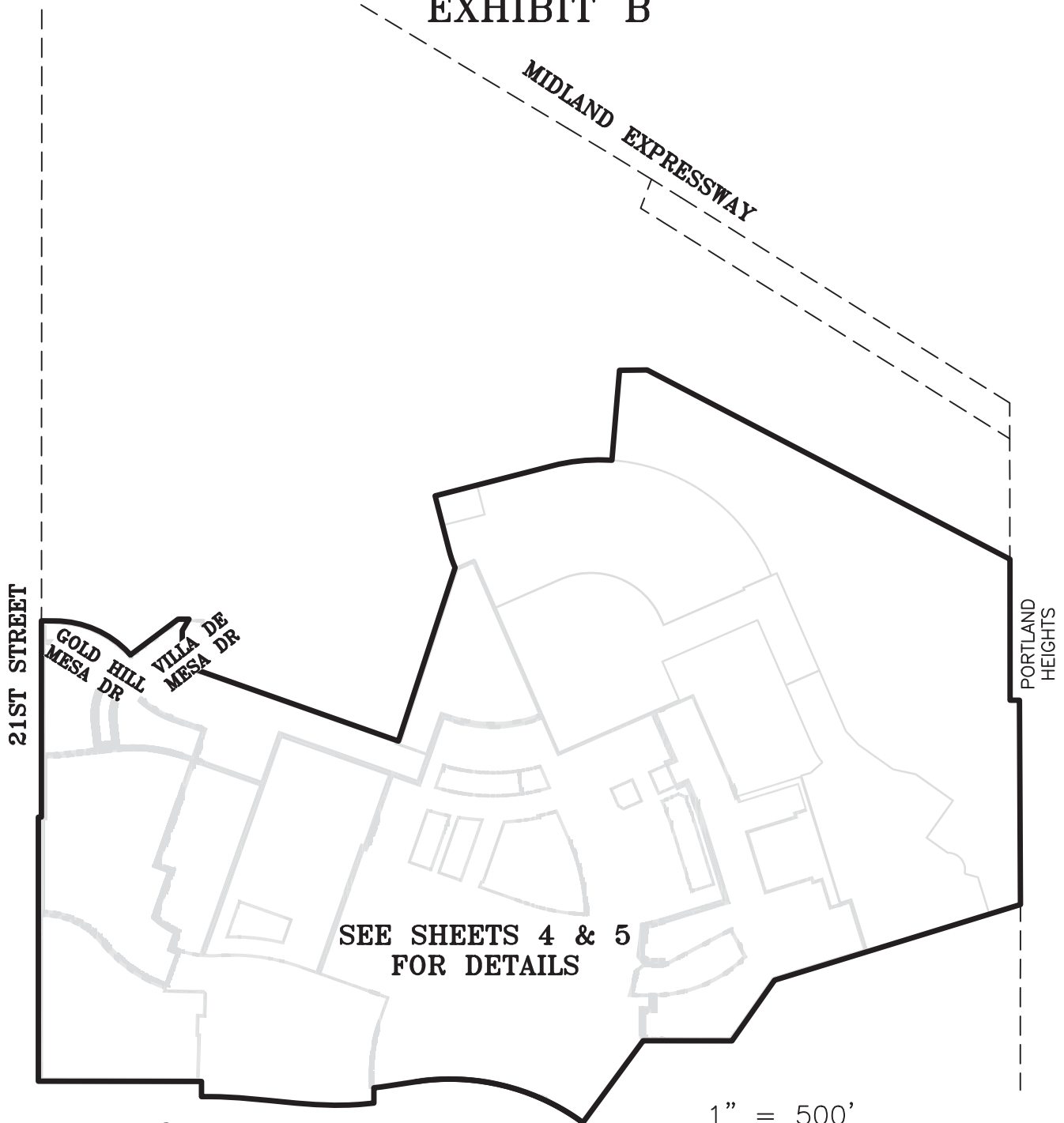
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SHEET 2 OF 5

GOLD HILL MESA URBAN RENEWAL AREA EXHIBIT B



SEE SHEETS 4 & 5
FOR DETAILS

1" = 500'



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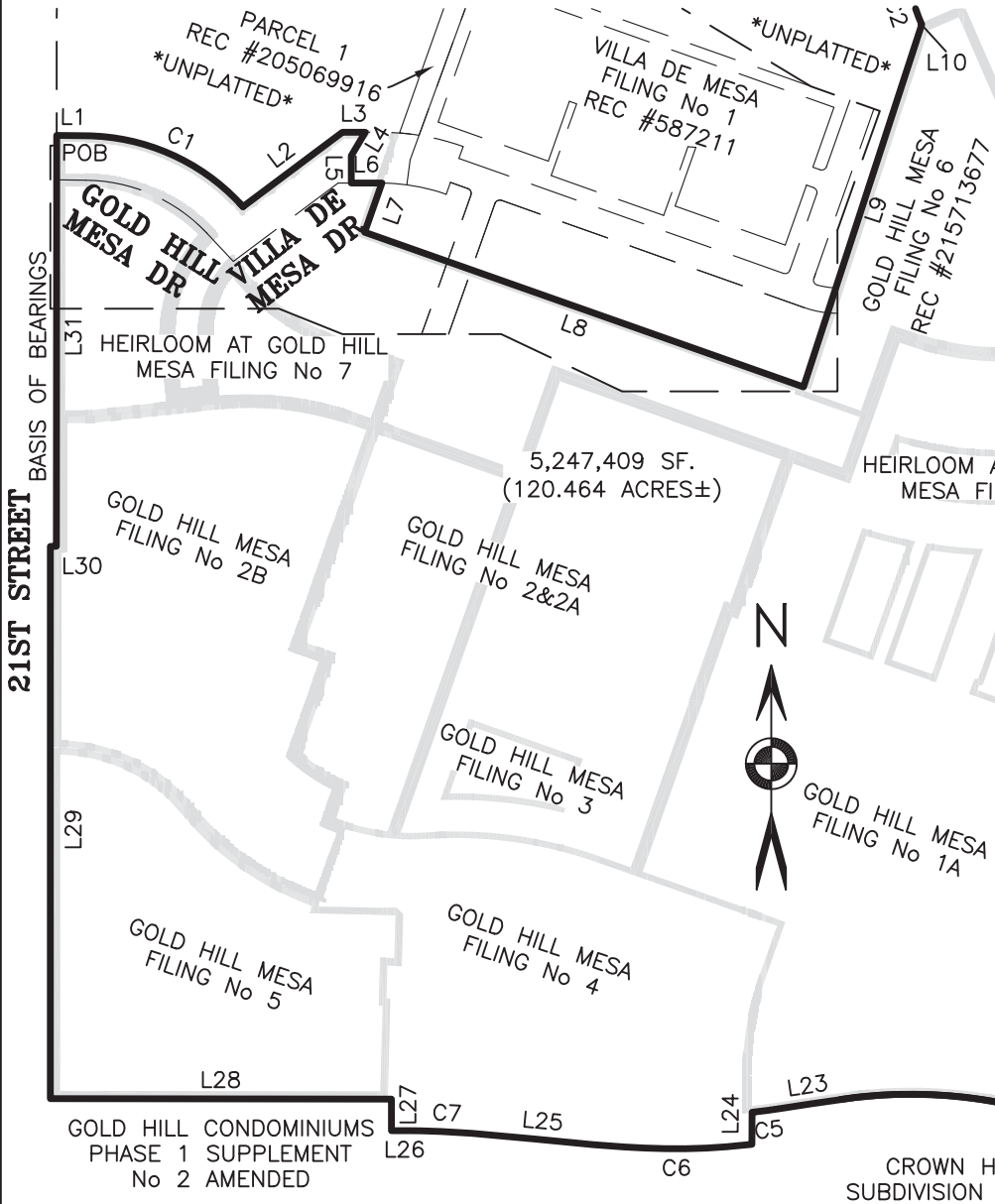
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GOLD HILL MESA URBAN RENEWAL AREA EXHIBIT B

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	278.93'	335.00'	47°42'21"	S 65°37'24" E	270.94'
C2	62.36'	387.50'	09°13'14"	N 18°59'39" W	62.29'
C3	196.15'	612.00'	18°21'50"	N 84°47'53" E	195.31'
C4	580.48'	740.00'	44°56'39"	N 76°10'47" W	565.71'
C5	45.80'	1145.00'	02°17'31"	S 82°29'38" W	45.80'
C6	238.46'	1195.00'	11°26'00"	S 89°37'53" W	238.07'
C7	112.70'	1230.00'	05°15'00"	N 87°16'37" W	112.66'

LINE	BEARING	DISTANCE
L1	S 89°28'34" E	46.50'
L2	N 53°09'48" E	195.86'
L3	N 90°00'00" E	35.96'
L4	S 30°43'06" W	43.24'
L5	S 00°00'00" E	42.95'
L6	S 89°59'26" E	48.31'
L7	S 19°29'12" W	82.11'
L8	S 70°34'01" E	732.95'
L9	N 18°07'03" E	600.14'
L10	N 66°23'44" E	0.05'
L11	N 14°23'02" W	184.29'
L12	N 75°36'58" E	400.65'
L13	N 04°46'48" E	297.40'
L14	N 89°17'31" E	90.90'
L15	S 62°26'45" E	1348.15'
L16	S 00°05'19" E	464.42'
L17	S 89°49'27" E	30.88'
L18	S 00°15'40" E	673.02'
L19	S 72°53'24" W	847.36'
L20	S 35°03'23" W	244.08'
L21	N 89°58'15" W	292.46'
L22	S 36°22'39" W	335.19'
L23	S 81°20'53" W	94.83'
L24	S 00°05'53" W	50.39'
L25	N 84°39'07" W	188.00'
L26	N 89°54'07" W	30.00'
L27	N 00°05'53" E	50.00'
L28	N 89°54'07" W	537.23'
L29	N 00°00'00" W	869.89'
L30	N 89°36'52" E	9.59'
L31	N 00°02'05" E	646.90'



LEGEND

POB POINT OF BEGINNING

1" = 300'



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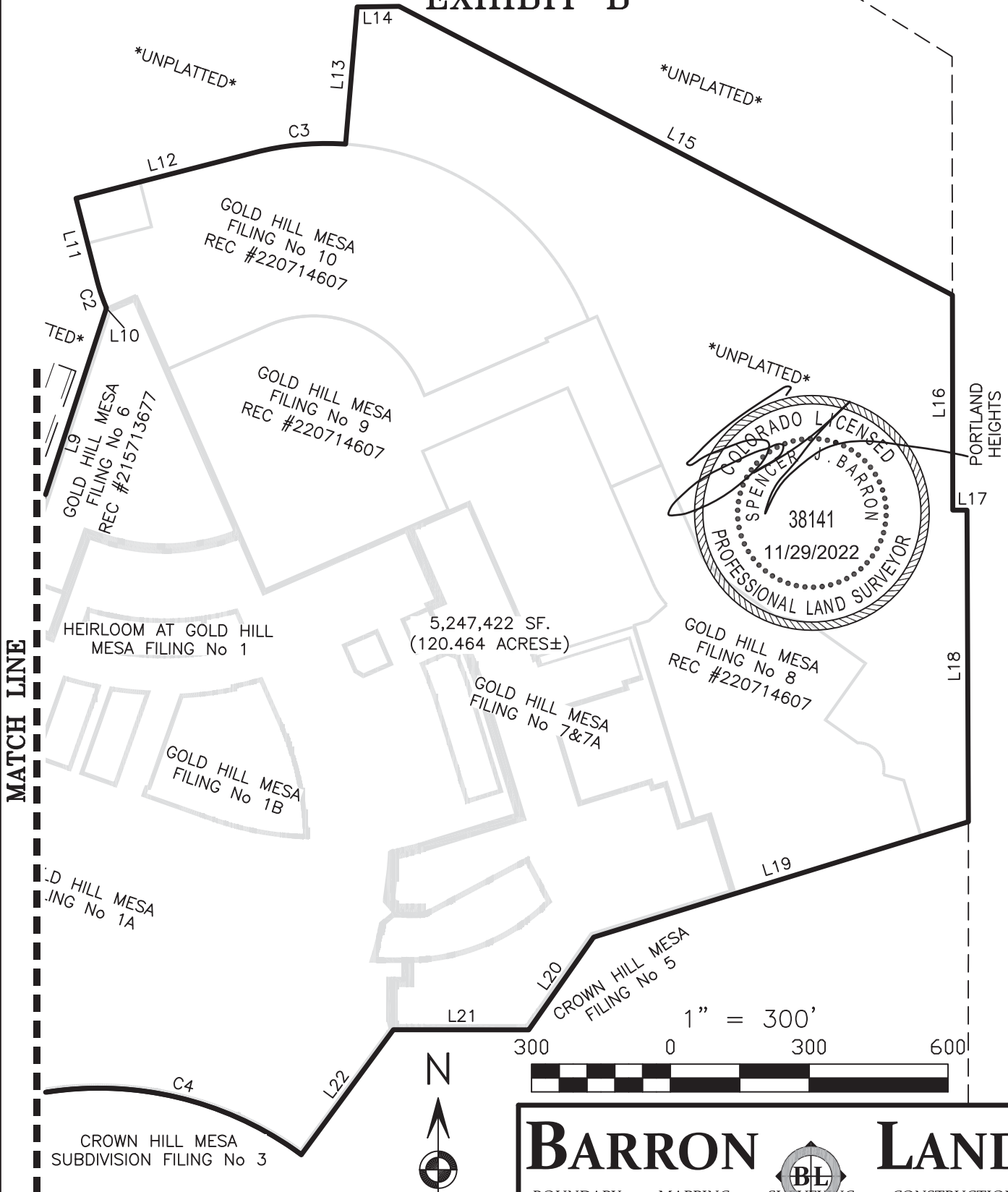
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SHEET 4 OF 5

GOLD HILL MESA URBAN RENEWAL AREA EXHIBIT B



MATCH LINE

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