

C O P I E D  
FROM THE MINUTES OF THE MEETING  
OF THE BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO  
COLORADO SPRINGS, COLORADO  
UNDER DATE OF OCTOBER 7, 1963

PUBLIC HEARING  
BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO  
AUDITORIUM, COUNTY OFFICE BUILDING  
COLORADO SPRINGS, COLORADO  
OCTOBER 7, 1963

PRESENT: Keith D. McBurney, Chairman  
Commissioners Monk and Smith  
Harriet Beals, County Clerk, by  
Norman C. Foote, Deputy

ALSO PRESENT: Mr. & Mrs. C. E. McKenna, Objectors to  
Section III

As ordered in the proceedings of the Board of County Commissioners of El Paso County, Colorado, under date of August 28, 1963, a public hearing was held this date in the Auditorium of the County Office Building, Colorado Springs, Colorado, at 10:00 a.m. for the purpose of considering the adoption by this Board of certain proposed changes in the provisions of the Zoning Resolution and Maps of El Paso County, Colorado.

Proof of Publication of the recommended and advertised proposed changes was presented by the Board of County Commissioners, found correct and ordered filed. Chairman McBurney, by unanimous consent, called for the reading of the said published legal notice and ordered it set forth in full in the minutes of this meeting, said notice being as follows, to-wit:

NOTICE OF PUBLIC HEARING ON  
PROPOSED CHANGES TO  
EL PASO COUNTY ZONING  
RESOLUTION AND MAPS

NOTICE is hereby given that on October 7, 1963, at 10:00 A.M., in the Auditorium of the El Paso County Office Building at Colorado Springs, Colorado, or at such other time and place as this hearing may be adjourned to, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado, on the following proposed changes in the provisions of the Master Plan, Master Plan Maps, Zoning Plan, Zoning Resolution and Zoning Plan Maps of the Board of County Commissioners of the County of El Paso, State of Colorado. Said Provisions were heretofore adopted on April 15, 1942, and certified by the County Planning Commission on May 11, 1942, and as subsequently certified and amended. Such text and maps may be examined at the public office of the El Paso County Planning Engineer, El Paso County Office Building, Colorado Springs, Colorado, to-wit:

I

BE IT RESOLVED: That the following area in El Paso County, Colorado, petitioned for a change by Forest View Acres, Inc. and Red Rock Ranch, Inc., as designated as being in an A-2 Farming District, shall hereafter be designated as in an A-1 Garden Home District, to-wit:

All of the Southwest quarter and the West half <sup>of the Southeast quarter</sup> and the Southeast quarter of the Southeast quarter of Section 8, together with the West half of the Southwest quarter and the Northeast quarter of the Southwest quarter and the Southwest quarter of the Northwest quarter of Section 9, and also part of the East half of the Northwest quarter of Section 9, described as follows: Beginning at the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 9, and running thence easterly along the north line of said subdivision of Section 9 aforesaid 500.46 feet to a point; thence angle right 39°36' 1033.02 feet to a point on the center line of said Section 9 aforesaid; thence angle right 51°44' southerly 660.58 feet to the southeast corner of the Southeast quarter of the Northwest quarter of Section 9 aforesaid; thence angle right 89°36' westerly 1291.63 feet to the Southwest corner of the said Subdivision of said Section 9; thence angle right 90°32' northerly 1325.70 feet to the place of beginning; and beginning at the Southwest corner of the Northeast quarter of the Northwest quarter of said Section 9; running thence northerly along the West line of said subdivision of said Section 9, 445 feet to a point; thence angle right 131°35' Southeast 614.9 feet to a point; thence angle left 2°27' southeasterly 52.11 feet to a point on the South line of said subdivision of Section 9 aforesaid; thence angle right 140°24' West 500.46 feet to the place of beginning; all in Township 11 South, Range 67 West of the Sixth Principal Meridian, excepting the Northeast quarter of the Northwest quarter of the Southwest quarter of Section 8, consisting of ten acres more or less, (Owned by Close), and also excepting a portion of the South half of the Northwest quarter of Section 9 aforesaid described as follows: Commencing at the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 9, thence Easterly along the Northerly line of the said Southeast quarter of the Northwest quarter 441.57 feet to the point of beginning, said point being on the westerly right of way line of a County Road, (formerly U. S. Highway 85-87); thence angle right 41°14' and southerly along the said westerly right of way line 202.98 feet; thence angle right 87°47'40" a distance of 672.37 feet; thence angle left 72°07'40" a distance of 165.00 feet; thence angle right 74°07'45" a distance of 394.27 feet; thence angle right 118°52'15" a distance of 280.00 feet; thence angle left 103°11'00" a distance of 207.77 feet; thence angle right 124°59'30" a distance of 481.30 feet; thence angle right 54°25'30" a distance of 835.43 feet to the point of beginning.

II

BE IT RESOLVED: That the following area in El Paso County, Colorado, petitioned for a change by Donald Merle Odneal and William Eugene Odneal, designated as being in an A-2 Farming District, shall hereafter be designated as in an A-1 Garden Home District, to-wit:

That portion of the South half of the Northeast quarter of Section 13, Township 13 South, Range 66 West of the 6th P.M. lying South and East of State Highway No. 189, excepting therefrom that portion described in deed to Donald Merle Odneal recorded in Book 1916 at Page 612 under Reception No. 243107 of the records of El Paso County, Colorado.

Also that portion of the North half of the Southeast quarter of Section 13, Township 13 South, Range 66 West of the 6th P.M., described as follows: Beginning at the Northeast corner of said Southeast quarter; thence South on the East line of said Southeast quarter, a distance of 851.8 feet; thence angle right 90° West 2516.1 feet to the Easterly line of State Highway No. 189; thence Northeasterly on the Easterly line of said State Highway to intersect the North line of said Southeast quarter; thence East on said

North line to the point of beginning.

III

BE IT RESOLVED: That the following area in El Paso County, Colorado, petitioned for a change by Mr. Arlie Moore, designated as being in an R-1 Residence District, shall hereafter be designated as in a C-2 Suburban Business District, to-wit:

Lot 17 in Block 8 in Foothill Subdivision No. 2, excepting therefrom that portion in highway described in deed recorded in Book 1516 at Page 349, under Reception No. 970060.

IV

BE IT RESOLVED: That the following area in El Paso County, Colorado, petitioned for a change by A. G. Meyer and Richard M. Pittenger, designated as being in an A-2 Farming District, shall hereafter be designated as in an F Forest and Recreation District, to-wit:

The Mountain View No. 2, Lode Mining Claim, designated by the Surveyor General as Survey No. 20050, embracing a portion of, approximately, Township 15 South of Range 67 West of the Sixth Principal Meridian, in the Cheyenne Mining District, El Paso County, Colorado, and bounded, described, and platted as follows: Beginning at corner No. 1, a pine post 4x6 inches, 5 feet long, marked 1 M V 2-20050, with mound of stone; from which U. S. Mineral Monument No. 5931 bears North 8°17'56" East 8891.55 feet distance; thence, first course, South 68°28' East 307.795 feet to a point from which discovery bears South 8°36'43" West 216.57 feet distant; 615.59 feet to corner No. 2, a pine post 6 inches square, 5 feet long, marked 2-M V 2-20050; Thence, second course, South 8°36'43" West 134.09 feet to corner No. 3, a pine post 6 inches square, 4.5 feet long marked MV 2-3-20050; Pueblo 042981. Thence, third course, South 3°24' West 1368.03 feet to corner No. 4; an aspen post 4 inches square, 4.8 feet long, marked MV 2-4-20050, with mound of rock; Thence, fourth course, North 68°28' West 631.36 feet to corner No. 5, a pine post 4x5" 6x4.5' long, marked M V 2-5-20050, with mound of stone. Thence, fifth course, North 3°24' East 1198.83 feet to corner No. 6, a pine post 6x5 inches, 4.5 feet long, marked M V 2-6-20050, with mound of rock. Thence, sixth course, North 8°36'43" East 299.05 feet to corner No. 1, the place of beginning; said survey No. 20050 extending 1500 feet in length along the Mountain View No. 2 vein or lode; the premises herein granted containing 20.661 acres.

V

BE IT RESOLVED: That the following area in El Paso County, Colorado, petitioned for a change by William J. D'Agosto and Jeannette L. D'Agosto, designated as being in an R-1 Residence District, shall hereafter be designated as in C-2 Suburban Business District, to-wit:

Lot 11, except the Westerly 50 feet thereof, Lot 12, and Lot 13, except the Westerly 50 feet thereof, in Block 1 in Foot Hills Subdivision.

DATED at Colorado Springs, Colorado, August 26, 1963.

THE BOARD OF COUNTY COMMISSIONERS  
EL PASO COUNTY, COLORADO

Date of Publication: August 29, 1963. By /s/ KEITH D. McBURNIEY, Chairman



It was explained that the above petitions had been approved and recommended by the El Paso County Planning Commission.

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Section V was then discussed. No one appeared for or against this requested change of zone. After due consideration it was moved by Commissioner Smith, seconded by Commissioner Monk and unanimously carried, that the following resolution be adopted, to-wit:

WHEREAS, the Planning Commission of El Paso County has recommended a copy, part or amendment to: The Future Generalized Master Plan, 1980; The Existing Generalized Landuse Plan, 1961, as amended; The Detailed Landuse Inventory and Zoning Maps, 1962, as amended; and The Building Inspector's Zoning Maps, Zoning Plan and descriptive matter and has certified the same to this Board, having recommended approval;

BE IT RESOLVED: That the following area in El Paso County, Colorado, petitioned for a change by William J. D'Agosto and Jeannette L. D'Agosto, designated as being in an R-1 Residence District, shall hereafter be designated as in C-2 Suburban Business District, to-wit:

Lot 11, except the Westerly 50 feet thereof, Lot 12, and Lot 13, except the Westerly 50 feet thereof, in Block 1 in Foot Hills Subdivision.

There being no further business, the meeting was adjourned.

APPROVED:

/s/ Keith D. McBurney  
CHAIRMAN

STATE OF COLORADO       )  
                                  ) ss  
COUNTY OF EL PASO       )

I, Harriet Beals, County Clerk and Ex-officio Clerk to the Board of County Commissioners in and for the County of El Paso, State of Colorado, do hereby certify that the above and foregoing minutes are truly copied from the records of the proceedings of the Board of County Commissioners for said El Paso County, under date of October 7, 1963, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County at Colorado Springs, Colorado, this 11th day of October, A. D., 1963.

*Harriet Beals*

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County Clerk

By *James C. Spate*  
Chief Deputy County Clerk