

**TOWN OF MONUMENT
ORDINANCE NO. 03-2020**

**AN ORDINANCE APPROVING A FINAL PLANNED DEVELOPMENT SITE PLAN FOR
SANCTUARY POINTE PHASE 3**

WHEREAS, NES, Inc. has applied for approval of a Final PD Site Plan for Sanctuary Pointe Phase 3; and

WHEREAS, The Board of Trustees has determined that the PD Site Plan is consistent with the approved Sketch Plan and meets all the requirements and criteria for approval; and

WHEREAS, the Town of Monument Planning Commission has conducted a public hearing on this application and made a recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, as follows:

Section 1. The Board of Trustees approves the above-identified Final PD Site Plan.

Section 2. The approval is for the property consisting of approximately 117 acres located north of the Kingswood neighborhood, east of Promontory Pointe and south of Higby Estates and Home Place Ranch, and legally described in Exhibit A attached hereto.

INTRODUCED, PASSED, APPROVED AND ADOPTED on this 21st day of January 2020, by a vote of 7 for and 0 against.

TOWN OF MONUMENT

Don Wilson, Mayor

ATTEST:

Erica Romero, Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION: SANCTUARY POINTE PHASE 3

(2) TWO PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE WEST END BY A GLO STONE AND THE EAST END WITH A NO. 6 REBAR AND 2-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", ASSUMED TO BEAR N89°47'28"E A DISTANCE OF 2566.54 FEET.

PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF HIGBY ESTATES RECORDED UNDER RECEPTION NO. 98086361, RECORDS OF EL PASO COUNTY, COLORADO.

THENCE S89°35'47"W, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE SOUTHERLY BOUNDARY OF SAID HIGBY ESTATES, A DISTANCE OF 87.64 FEET TO THE POINT OF BEGINNING;

THENCE S00°12'32"E, A DISTANCE OF 416.24 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N00°12'32"W, HAVING A DELTA OF 05°04'42", A RADIUS OF 525.00 FEET AND A DISTANCE OF 46.53 FEET TO A POINT ON CURVE;
THENCE S05°17'14"E, A DISTANCE OF 150.00 FEET;
THENCE S15°07'42"W, A DISTANCE OF 115.99 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHEASTERLY BOUNDARY OF SANCTUARY POINTE FILING NO. 5 RECORDED UNDER RECEPTION NO. 219714295;

THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY OF SAID SANCTUARY POINTE FILING NO. 5 THE FOLLOWING (10) TEN COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S15°07'42"W HAVING A DELTA OF 05°07'59", A RADIUS OF 325.00 FEET AND A DISTANCE OF 29.12 FEET TO A POINT OF TANGENT;
2. N80°00'17"W, A DISTANCE OF 46.93 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 45°34'23", A RADIUS OF 45.00 FEET AND A DISTANCE OF 35.79 FEET TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 119°13'18", A RADIUS OF 55.00 FEET AND A DISTANCE OF 114.44 FEET TO A POINT ON CURVE;
5. S87°13'46"W, A DISTANCE OF 122.51 FEET;
6. S72°52'02"W, A DISTANCE OF 144.41 FEET;
7. N86°35'26"W, A DISTANCE OF 229.74 FEET;
8. S18°39'08"W, A DISTANCE OF 234.94 FEET;
9. S00°59'43"W, A DISTANCE OF 193.21 FEET;

10. S07°35'27"E, A DISTANCE OF 70.63 FEET, TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SANCTUARY RIM DRIVE AS PLATTED IN SANCTUARY POINTE FILING NO. 4 RECORDED UNDER RECEPTION NO. 218714240;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SANCTUARY RIM DRIVE THE FOLLOWING (6) SIX COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S07°35'27"E, HAVING A DELTA OF 19°52'24"', A RADIUS OF 1130.00 FEET AND A DISTANCE OF 391.95 FEET TO A POINT OF TANGENT;
2. S62°32'09"W, A DISTANCE OF 256.04 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 85°34'42", A RADIUS OF 370.00 FEET AND A DISTANCE OF 552.64 FEET TO A POINT OF TANGENT;
4. N31°53'09"W, A DISTANCE OF 432.50 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 58°06'51", A RADIUS OF 430.00 FEET AND A DISTANCE OF 436.14 FEET TO A POINT OF TANGENT;
6. N90°00'00"W, A DISTANCE OF 126.64 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE N00°49'54"W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 678.35 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE N89°20'55"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1313.95 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE N89°35'47"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1226.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED OF 58.263 ACRES

PARCEL 2

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF HIGBY ESTATES RECORDED UNDER RECEPTION 98086361, RECORDS OF EL PASO COUNTY, COLORADO.

THENCE S35°03'23"W, A DISTANCE OF 1514.76 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SANCTUARY RIM DRIVE AS PLATTED IN SANCTUARY POINTE FILING NO. 4 RECORDED UNDER RECEPTION NO. 218714240, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S11°05'14"E, A DISTANCE OF 86.84 FEET;

THENCE S41°05'37"E, A DISTANCE OF 134.55 FEET;

THENCE S62°51'20"E, A DISTANCE OF 134.22 FEET;

THENCE S09°25'28"E, A DISTANCE OF 202.11 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SAID SANCTUARY POINTE FILING NO. 4;

THENCE ON THE WESTERLY BOUNDARY OF SAID SANCTUARY POINTE FILING NO. 4 THE FOLLOWING (3) THREE COURSES:

1. S49°06'05"W, A DISTANCE OF 461.32 FEET;
2. S25°10'32"E, A DISTANCE OF 250.70 FEET;
3. S08°20'50"W, A DISTANCE OF 411.28 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEING ALSO THE NORTHERLY BOUNDARY OF KINGSWOOD RECORDED IN PLAT BOOK V-2 AT PAGE 65;

THENCE N89°48'22"W, ON THE NORTHERLY BOUNDARY OF SAID KINGWOOD AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1730.88 FEET TO THE NORTHWESTERLY CORNER OF SAID KINGWOOD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE EAST BOUNDARY OF PROMONTORY POINTE REPLAT A RECORDED UNDER RECEPTION NO. 213713348;

THENCE N01°36'34"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE EASTERLY BOUNDARY OF SAID PROMONTORY POINTE REPLAT A, A DISTANCE OF 438.81 FEET TO THE SOUTHEASTERLY CORNER OF TRIVIEW METROPOLITAN DISTRICT WATER TANK SITE, AS DESCRIBED UNDER DEPOSIT NO. 91000485;

THENCE CONTINUING N01°36'34"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE EASTERLY BOUNDARY OF SAID TRIVIEW METROPOLITAN DISTRICT WATER TANK SITE, A DISTANCE OF 351.37 FEET TO THE NORTHEASTERLY CORNER OF SAID TRIVIEW METROPOLITAN DISTRICT WATER TANK SITE; THENCE CONTINUING N01°36'34"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE WESTERLY BOUNDARY OF SAID PROMONTORY POINTE REPLAT A, A DISTANCE OF 505.05 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30;

THENCE N00°49'54"W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 560.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SANCTUARY RIM DRIVE AS PLATTED IN SAID SANCTUARY POINTE FILING NO. 4;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID SANCTUARY RIM DRIVE THE FOLLOWING (6) SIX COURSES:

1. N90°00'00"E, A DISTANCE OF 125.76 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 58°06'51", A RADIUS OF 370.00 FEET AND A DISTANCE OF 375.29 FEET TO A POINT OF TANGENT;
3. S31°53'09"E, A DISTANCE OF 432.50 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 85°34'42", A RADIUS OF 430.00 FEET AND A DISTANCE OF 642.26 FEET TO A POINT OF TANGENT;
5. N62°32'09"E, A DISTANCE OF 256.04 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 16°22'37", A RADIUS OF 1070.00 FEET AND A DISTANCE OF 305.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED OF 58.416 ACRES

CONTAINING A TOTAL CALCULATED AREA OF 116.679 ACRES