

ORDINANCE NO. 16-30

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 25.615 ACRES LOCATED IMMEDIATELY SOUTH OF GRAND VISTA CIRCLE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS

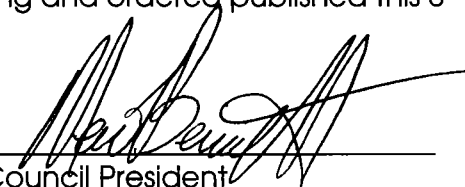
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezone of R-5/HS and R/HS to PUD/HS consisting of 25.615 acres. The PUD zone would allow a maximum building height of 57 feet, a maximum density of 266 independent living units, 40 memory care units, 66 assisted living units and 56 beds for skilled nursing care. The property is located southwest of West Fillmore Road and Grand Vista Circle for the property described in Exhibit A, attached hereto and made a part hereof by reference, 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 passage 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 shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 8th day of March, 2016.

Finally passed: March 22, 2016


Council President

ATTEST:

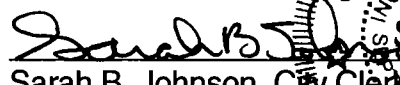

Sarah B. Johnson, City Clerk




I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 25.615 ACRES LOCATED IMMEDIATELY SOUTH OF GRAND VISTA CIRCLE”**

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on March 8, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 22nd day of March, 2016, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 22nd day of March, 2016.


Sarah B. Johnson, City Clerk



1st Publication Date: March 11, 2016

2nd Publication Date: March 25, 2016

Effective Date: March 30, 2016

Initial: SBS
City Clerk

PROPOSED PARCEL DESCRIPTION:

A TO BE PLATTED PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND IN THE E1/2 OF THE SE1/4 OF SECTION 35 AND THE W1/2 OF THE SW1/4 OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 67 WEST AND THE NE1/4 OF THE NE1/4 OF SECTION 2 AND THE NW1/4 OF THE NW1/4 OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER, SECTION 35, T13S, R67W OF THE 6TH P.M., THENCE S00°37'28"W ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 35 A DISTANCE OF 2,612.63 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35 (BEARINGS BASED UPON THE THE EAST LINE OF THE SE1/4 OF SAID SECTION 35, MONUMENTED AT EACH END WITH A 3 3/4" CAP ON A CONCRETE PILLAR, AND BEARS S00°37'28"W); THENCE S26°04'42"E A DISTANCE OF 600.14 FEET TO THE POINT OF BEGINNING:

THENCE THE FOLLOWING 5 COURSES ALONG A PORTION OF THE NORTHEASTERLY BOUNDARY OF THE PARCEL DESCRIBED IN BOOK 6496, PAGE 989 IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

- 1.) S88°07'21"W A DISTANCE OF 150.04 FEET;
- 2.) N08°12'39"W A DISTANCE OF 250.07 FEET;
- 3.) N29°54'30"W A DISTANCE OF 466.26 FEET;
- 4.) N25°22'48"W A DISTANCE OF 485.41 FEET;
- 5.) N48°23'18"W A DISTANCE OF 655.05 FEET;

THENCE LEAVING SAID NORTHEASTERLY LINE, N05°24'54"W A DISTANCE OF 300.63 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, A DISTANCE 140.48 FEET, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 28°14'30", AND A CHORD BEARING N81°17'39"W, A CHORD DISTANCE OF 139.06 FEET;

THENCE N67°10'25"W A DISTANCE OF 49.42 FEET;
THENCE N02°40'52"W A DISTANCE OF 97.82 FEET TO THE SOUTHERLY RIGHT OF WAY OF GRAND VISTA CIRCLE;
THENCE THE FOLLOWING NEXT 3 COURSES ALONG SAID SOUTHERLY RIGHT OF WAY:

- 1.) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, A DISTANCE 201.47 FEET, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 37°50'53", AND A CHORD BEARING N68°57'35"E, A CHORD DISTANCE OF 197.83 FEET;
- 2.) N50°02'04"E A DISTANCE OF 300.95 FEET;
- 3.) ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE 88.32 FEET, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 15°20'05", AND A CHORD BEARING N42°21'59"E, A CHORD DISTANCE OF 88.06 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, S55°20'33"E A DISTANCE OF 250.10 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, A DISTANCE 120.88 FEET, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 30°46'55", AND A CHORD BEARING S34°52'27"E, A CHORD DISTANCE OF 119.43 FEET;

THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, A DISTANCE 236.79 FEET, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 25°50'31", AND A CHORD BEARING S32°24'15"E, A CHORD DISTANCE OF 234.79 FEET;

THENCE S45°19'31"E A DISTANCE OF 128.00 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE 200.71 FEET, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 65°42'50", AND A CHORD BEARING S12°28'06"E, A CHORD DISTANCE OF 189.89 FEET;
THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, A DISTANCE 235.43 FEET, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 49°03'08", AND A CHORD BEARING S04°08'15"E, A CHORD DISTANCE OF 228.31 FEET;

THENCE S28°39'48"E A DISTANCE OF 130.48 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE 117.91 FEET, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 27°01'24", AND A CHORD BEARING S15°09'07"E, A CHORD DISTANCE OF 116.82 FEET;

THENCE S01°38'24"E A DISTANCE OF 49.92 FEET;
THENCE N88°21'36"E A DISTANCE OF 50.00 FEET;
THENCE N67°19'55"E A DISTANCE OF 136.50 FEET;
THENCE S22°14'00"E A DISTANCE OF 68.02 FEET;
THENCE S07°40'39"E A DISTANCE OF 91.04 FEET;
THENCE S02°24'04"W A DISTANCE OF 132.02 FEET;
THENCE S01°24'17"E A DISTANCE OF 300.75 FEET;
THENCE S12°03'23"W A DISTANCE OF 56.61 FEET;

THENCE S04°22'01"W A DISTANCE OF 57.94 FEET TO A POINT ON THE NORTHERLY LINE OF THE PARCEL DESCRIBED IN SAID BOOK 6496, PAGE 989;

THENCE S02°12'39"E ALONG A PORTION OF THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 425.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,115,799 SQUARE FEET OR 25.615 ACRES, MORE OR LESS.