

## ORDINANCE NO. 19-8

### AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.59 ACRES LOCATED AT 2433 EAST FOUNTAIN BOULEVARD FROM PBC (PLANNED BUSINESS CENTER) TO C-6/CR (GENERAL BUSINESS WITH CONDITIONS OF RECORD)

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 rezoning 2.59 acres located at 2433 East Fountain Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PBC (Planned Business Center) to C-6/cr (General Business District with conditions of record), pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following conditions of record:

The following uses are **not permitted**:

1. Rooming or boarding house
2. Crematory Services
3. Exterminating Services
4. Indoor kennels
5. Outdoor kennels
6. Animal shelters
7. Outdoor entertainment
8. Outdoor sports and recreation
9. Construction and/or contractor yards
10. Custom manufacturing

- 11. Light industrial
- 12. Industrial laundry services

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.

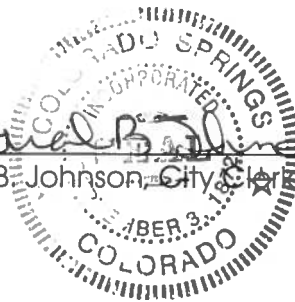
Introduced, read, passed on first reading and ordered published this 22<sup>nd</sup> day of January, 2019.

**Finally passed:** February 12<sup>th</sup>, 2019

  
\_\_\_\_\_  
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 2.59 ACRES LOCATED AT 2433 EAST FOUNTAIN BOULEVARD FROM PBC (PLANNED BUSINESS CENTER) TO C-6/CR (GENERAL BUSINESS WITH CONDITIONS OF RECORD)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 22<sup>nd</sup>, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12<sup>th</sup> day of February, 2019, 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 12<sup>th</sup> day of February, 2019.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: January 25<sup>th</sup>, 2019  
2<sup>nd</sup> Publication Date: February 15<sup>th</sup>, 2019

Effective Date: February 20<sup>th</sup>, 2019

Initial: SBS  
City Clerk



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Colorado Springs, CO 80901  
719.955.5485

**VACATION PLAT OF PORTION OF A ZIRCON DRIVE RIGHT-OF-WAY  
LEGAL DESCRIPTION**

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 22095", FROM WHICH THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 22095", BEARS N89°48'32"E, A DISTANCE OF 2659.71 FEET.

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4, NW 1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 28;  
THENCE S00°00'09"E ALONG THE EAST LINE OF AFORESAID NORTHWEST QUARTER A DISTANCE OF 1324.63 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF (N 1/2) OF SAID NORTHWEST QUARTER (NW 1/4), THENCE S89°48'15"W ALONG THE SOUTH LINE OF AFORESAID NORTH HALF (N 1/2) A DISTANCE OF 119.08 FEET TO THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY DEDICATION OF ZIRCON DRIVE AS DESCRIBED IN "ENCLAVES AT MOUNTAIN VISTA RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 218714147 IN THE RECORDS OF EL PASO COUNTY, COLORADO AND THE POINT OF BEGINNING;

THENCE CONTINUING S89°48'15"W ALONG THE SOUTHERLY LINE OF ZIRCON DRIVE RIGHT-OF-WAY, 297.63 FEET;  
THENCE N00°11'45"W A DISTANCE OF 57.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ZIRCON DRIVE;

THENCE THE FOLLOWING SIX (6) COURSES ALONG ZIRCON DRIVE RIGHT-OF-WAY:

- 1) THENCE N89°48'15"E A DISTANCE OF 189.49 FEET;
- 2) THENCE N32°53'43"E A DISTANCE OF 14.92 FEET;
- 3) THENCE N89°48'15"E A DISTANCE OF 75.00 FEET;
- 4) THENCE S33°17'13"E A DISTANCE OF 14.92 FEET;
- 5) THENCE N89°48'15"E DISTANCE OF 16.85 FEET;
- 6) THENCE S00°11'45"E A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 18,004 S.F. (0.413 ACRES MORE OR LESS).

