

ORDINANCE NO. 16-64

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.5 ACRES LOCATED 0.2 MILES EAST OF THE INTERSECTION OF SOUTH ACADEMY BOULEVARD AND ACADEMY PARK LOOP FROM PBC/HR/AO (PLANNED BUSINESS CENTER WITH HIGH RISE AND AIRPORT OVERLAY) TO PF/AO (PUBLIC FACILITY WITH AIRPORT OVERLAY)

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 10.5 acres located 0.2 miles east of the intersection of South Academy Boulevard and Academy Park Loop as described in Exhibit A and Exhibit B, and depicted in Exhibit C, which are attached hereto and made a part hereof by reference, from PBC/HR/AO (Planned Business Center with High Rise and Airport Overlay) to PF/AO (Public Facility with Airport Overlay), 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 28<sup>th</sup> day of June, 2016.

**Finally passed:** July 12, 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 10.5 ACRES LOCATED 0.2 MILES EAST OF THE INTERSECTION OF SOUTH ACADEMY BOULEVARD AND ACADEMY PARK LOOP FROM PBC/HR/AO (PLANNED BUSINESS CENTER WITH HIGH RISE AND AIRPORT OVERLAY) TO PF/AO (PUBLIC FACILITY WITH AIRPORT OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 28, 2016; 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 July, 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 12<sup>th</sup> day of July, 2016.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: July 1, 2016  
2<sup>nd</sup> Publication Date: July 15, 2016

Effective Date: July 20, 2016

Initial: SB  
City Clerk

# EXHIBIT A

## THE PROPERTY

That portion of the southwest quarter of SECTION 23, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., situate in the City of Colorado Springs, El Paso County, Colorado. More particularly described as follows:

Commencing at the southwest corner of said section 23, thence N 00°25'09"W (an assumed bearing to which all others contained herein are relative thereto) along the west line of the southwest quarter (SW 1/4 ) of said section 23, a distance of 1244.43 feet;

thence N 89°34'51" E, 40.00 feet;

thence N 00°25'09" W parallel with said west line of the southwest ( SW 1/4 ) and 40.00 feet easterly therefrom, a distance of 935.31 feet to a point on the Right of Way line of Academy Park Loop as platted in Gateway Plaza Filing No. 1 as recorded June 11, 1981 in plat book N3 at page 100 of the records of said El Paso County;

thence N 89°34'51" E along said south Right of Way line a distance of 460.00 feet to the point of beginning;

(The following 4 courses continue along said Right of Way line);

thence N 89°34'51" E a distance of 116.30 feet;

thence along the arc of a curve to the right, said curve having a central angle of 56°11'14", a radius of 653.10 feet, and an arc length of 640.46 feet;

thence S 34°13'55" E, 329.88 feet;

thence along the arc of a curve to the right, said curve having a central angle of 16°14'23", a radius of 328.22 feet, and an arc length of 93.03 feet;

thence S 79°00'28" W on a non-tangent line to the last described curve, a distance of 36.90 feet;

thence along the arc of a curve to the right, said curve having a central angle of 10°34'23", a radius of 260.00 feet, and an arc length of 47.98 feet;

thence S 89°34'51" W a distance of 372.98 feet;

thence along the arc of a curve to the right, said curve having a central angle of 45°00'00", a radius of 260.00 feet, and an arc length of 204.20 feet;

thence N 45°25'09" W, 234.40 feet;

thence along the arc of a curve to the right, said curve having a central angle of 45°00'00", a radius of 260.00 feet, and an arc length of 204.20 feet;

thence N 00°25'09" W, 232.74 feet to the Point of Beginning;

Except that portion thereof platted as dedicated Right of Way as contained in the plat of Gateway Corporate Plaza Filing No. 1 as recorded June 20, 1986 in plat book A4 at page 135 of the records of said El Paso County, Colorado.

 CITY OF COLORADO SPRINGS	
Parcel Southwest 1/4 of Section 23, Township 14 South, Range 66 West of the 6th P.M.	
Drawn By: <u>R. Kotwica</u>	Date: <u>JUNE 22, 2016</u>
Job Number: <u>2015703</u>	

# EXHIBIT B

## THE RIGHT OF WAY

That portion of the southwest quarter of SECTION 23, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH P.M., situate in the City of Colorado Springs, El Paso County, Colorado. More particularly described as follows:

Commencing at the southwest corner of said section 23, thence N 00°25'09" W (an assumed bearing to which all others contained herein are relative thereto) along the west line of the southwest quarter (SW 1/4 ) of said section 23, a distance of 1244.43 feet;

thence N 89°34'51" E, 40.00 feet;

thence S 84°29'54" E, 477.44 feet;

thence N 05°30'06" E, 49.51 feet;

thence N 00°25'09" W, 355.68 feet;

thence N 45°25'09" W, 31.92 feet;

thence N 44°34'51" E, 75.00 feet;

to the Point of Beginning;

thence S 45°25'09" E, 190.74 feet;

thence on a curve to the left, said curve having a central angle of 45°00'00", a radius of 340.00 feet, and an arc length of 267.04 feet;

thence N 89°34'51" E, 372.98 feet;

thence on a curve to the left, said curve having a central angle of 10°34'23", a radius of 340.00 feet, and an arc length of 62.74 feet;

thence N 79°00'28" E, 36.86 feet a point on the westerly right of way line of Academy Park Loop as platted in Gateway Plaza Filing No. 1 as recorded June 11, 1981 in plat book N3 at page 100 of the records of said El Paso County;

thence on a curve to the left, said curve having a central angle of 30°14'53", a radius of 328.22 feet, and an arc length of 173.28 feet ( the chord of said curve bears N 19°06'29" W, 171.27 feet );

thence N 34°13'55" W, 329.88 feet;

thence on a curve to the left, said curve having a central angle of 47°55'23", a radius of 653.10 feet, an arc length of 546.26 feet;

thence S 07°50'42" W, 10.00 feet;

thence southeasterly on a curve to the right, said curve having a central angle of 47°55'23", a radius of 643.10 feet, and an arc length of 537.90 feet ( the chord of said curve bears S 58°11'36" E, 522.36 feet );

thence N 34°13'55" E, 329.88 feet;

thence on a curve to the right, said curve having a central angle of 16°01'37", a radius of 318.22 feet, and an arc length of 89.01 feet;

thence S 79°00'28" W, 26.79 feet;

thence on a curve to the right, said curve having a central angle of 10°34'23", a radius of 260.00 feet, and an arc length of 47.98 feet;

thence S 89°34'51" W, 372.98 feet;

thence on a curve to the right, said curve having a central angle of 45°00'00", a radius of 260.00 feet, and an arc length of 204.20 feet;

thence N 45°25'09" W, 190.74 feet;

thence S 44°34'51" W, 80.00 feet to the point of beginning.

Said portion containing a protracted area of 81,086.3 Square feet.

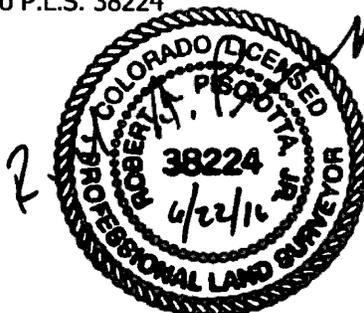
This legal description was prepared for and on behalf of The City of Colorado Springs by

Robert A. Pisciotta Jr. Colorado P.L.S. 38224

30 S. Nevada Ave. Suite 402

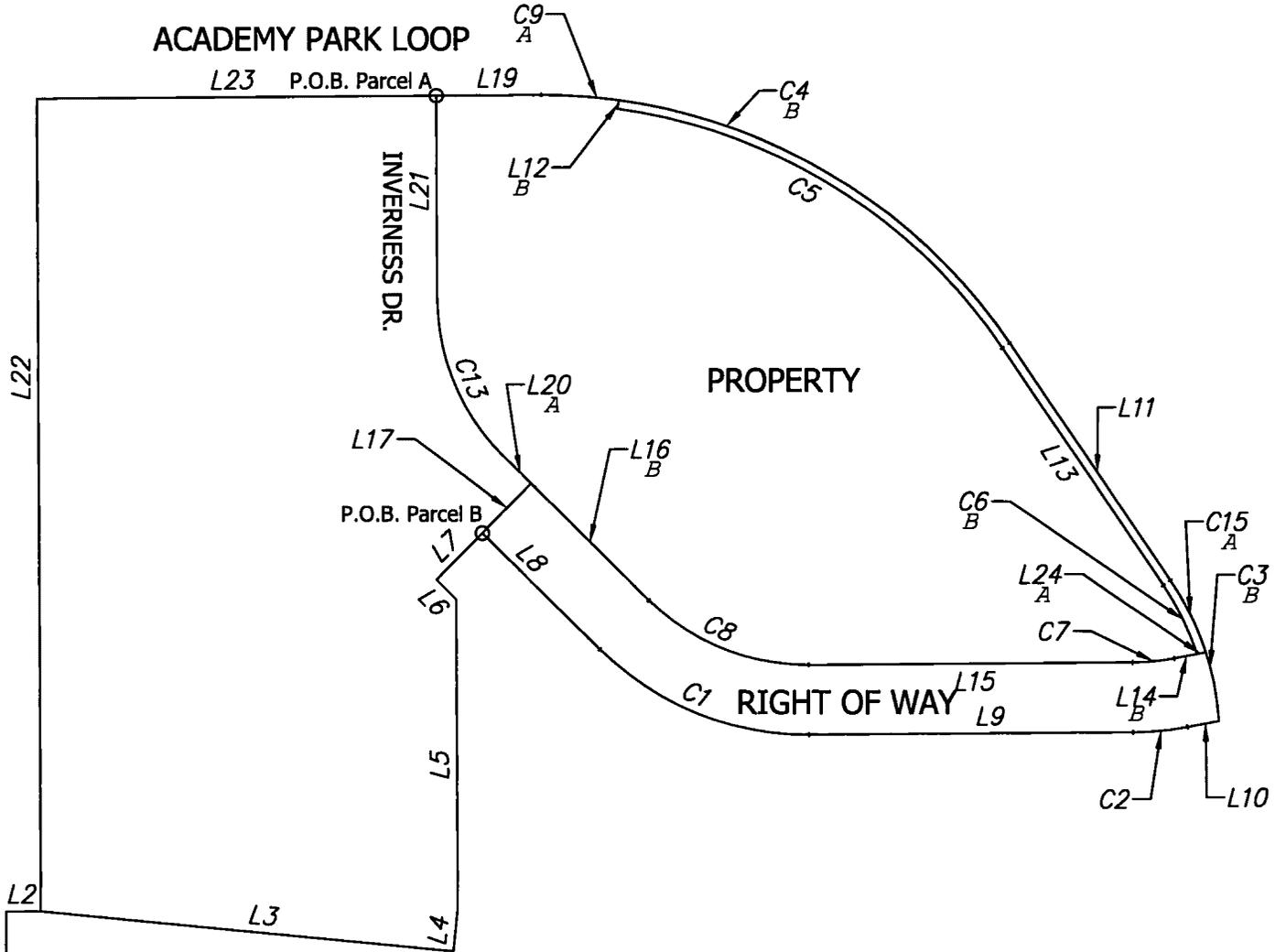
Colorado Springs, CO

719-385-5545



 CITY OF COLORADO SPRINGS	
Parcel Southwest 1/4 of Section 23, Township 14 South, Range 66 West of the 6th P.M.	
Drawn By: R. Kotwica	Date: JUNE 22, 2016
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# EXHIBIT C



A-DENOTES THE PROPERTY COURSE  
B-DENOTES RIGHT OF WAY COURSE

Parcel Line Table		
Line #	Length	Direction
L1	1244.43	N0° 25' 09"W
L2	40.00	N89° 34' 51"E
L3	477.44	S84° 29' 54"E
L4	49.51	N5° 30' 06"E
L5	355.68	N0° 25' 09"W
L6	31.92	N45° 25' 09"W
L7	75.00	N44° 34' 51"E
L8	190.74	S45° 25' 09"E
L9	372.98	N89° 34' 51"E
L10	36.86	N79° 00' 28"E
L11	329.88	N34° 13' 55"W
L12	10.00	S7° 50' 42"W
L13	329.88	N34° 13' 55"W
L14	26.79	S79° 00' 28"W
L15	372.98	S89° 34' 51"W
L16	190.74	S45° 25' 09"E
L17	80.00	S44° 34' 51"W
L18	131.05	S0° 26' 27"E
L19	116.30	N89° 34' 51"E
L20	234.40	N45° 25' 09"W
L21	232.74	N0° 25' 09"W
L22	935.31	N0° 25' 09"W
L23	460.00	N89° 34' 51"E
L24	36.90	S79° 00' 28"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	267.04	340.00	45°00'00"	S67° 55' 09"E	260.22
C2	62.74	340.00	10°34'23"	N84° 17' 40"E	62.65
C12	19.37	323.22	3°26'03"	N2° 09' 28"W	19.37
C11	184.89	615.00	17°13'29"	N8° 10' 18"E	184.19
C10	185.79	618.00	17°13'29"	N8° 10' 18"E	185.09
C4	546.26	653.10	47°55'23"	N58° 11' 36"W	530.48
C5	537.90	643.10	47°55'23"	N58° 11' 36"W	522.36
C6	89.01	318.22	16°01'37"	N26° 13' 06"W	88.72
C7	47.98	260.00	10°34'23"	N84° 17' 40"E	47.91
C8	204.20	260.00	45°00'00"	S67° 55' 09"E	199.00
C3	173.28	328.22	30°14'53"	N19° 06' 29"W	171.27
C9	640.46	653.10	56°11'14"	N62° 19' 32"W	615.11
C15	93.03	328.22	16°14'23"	N26° 06' 43"W	92.72
C13	204.20	260.00	45°00'00"	S22° 55' 09"E	199.00



Parcel  
Southwest 1/4 of Section 23,  
Township 14 South, Range 66  
West of the 6th P.M.

Drawn By: R. Kotwica Date: JUNE 22, 2016  
Job Number: 2015703