

ORDINANCE NO. 22 - 74

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.734 ACRES LOCATED ON THE SOUTHEAST CORNER OF NORTH PARKSIDE DRIVE AND EAST BIJOU STREET INTERSECTION FROM OC/R-1 6000 (OFFICE COMPLEX/SINGLE-FAMILY RESIDENTIAL) TO OC (OFFICE COMPLEX)

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 0.734 acres located on the southeast corner of the North Parkside Drive and East Bijou Street intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from OC/R-1 6000 (Office Complex/Single-family Residential) to OC (Office Complex), 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 11th
day of October 2022.

Finally passed: October 25, 2022


Council President

ATTEST:



Sarah B. Johnson, City Clerk

ZONE CHANGE LEGAL DESCRIPTION EXHIBIT A

LEGAL DESCRIPTION:

A tract of land being a portion of the North Half of Section 16, Township 14 South, Range 66 West of the 6th P.M., also being a portion of Block 1, SMARTT'S SUBDIVISION NO. 5 (Plat Book Z, Page 58, El Paso County, Colorado records) as described by document (Reception No. 218152403, said El Paso County records), more particularly described as follows:

Beginning at the Northwesterly corner of Lot 1, DOCTORS HOSPITAL SUBDIVISION (Plat Book E-4, Page 143, said records); thence N00°00'00"W along the Northernly extension of the Westerly line of said Lot 1, said line also being the Easterly right-of-way line of N. Parkside Drive (80' Public R.O.W.) as described by document (Book 1680, Page 122, said records), 222.85 feet to a point on the Southernly right-of-way line of E. Bijou Street (80' Public R.O.W.) as described by document (Book 1680, Page 125, said records); thence N50°00'00"E along said E. Bijou Street's Southernly right-of-way line, 135.00 feet to the Northwesterly corner of Lot 1, said Block 1; thence S00°00'00"E along the Westerly line of said Lot 1, Block 1, 68.00 feet; thence N90°00'00"E along a line that is 2.00 feet parallel with and perpendicular to the Southernly line of said Lot 1, Block 1, 12.00 feet; thence S00°00'00"E along a line that is 12.00 feet parallel with and perpendicular to the Westerly line of said Block 1, 154.85 feet to the Northeastly corner of said DOCTORS HOSPITAL SUBDIVISION's Lot 1; thence S90°00'00"W along the Northernly line of said DOCTORS HOSPITAL SUBDIVISION's Lot 1, 147.00 feet to the Point of Beginning and the terminus point of this description;

Containing 0.734 acres, more or less.

YOW

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Shaded: _____
Eradicate: _____
Mechanical: _____
Paving: _____

PARKSIDE 39
195 N. PARKSIDE DRIVE
Colorado Springs, Colorado 80909

OWNER: _____
APPLICANT: _____
DATE: _____

1 of 2
ZONE CHANGE
EXHIBIT A

City File No. CFC ZC 22-00087

I HEREBY CERTIFY that the foregoing ordinance entitled **“ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.734 ACRES LOCATED ON THE SOUTHEAST CORNER OF NORTH PARKSIDE DRIVE AND EAST BIJOU STREET INTERSECTION FROM OC/R-1 6000 (OFFICE COMPLEX/SINGLE-FAMILY RESIDENTIAL) TO OC (OFFICE COMPLEX)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 11, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 25th day of October 2022, and that the same was published by title and in summary, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 25th day of October 2022.

The seal of the City of Colorado Springs is circular with a double border. The outer border contains the text "COLORADO SPRINGS" at the top and "1871" at the bottom. The inner border contains "SEAL" in the center, with "CITY OF COLORADO" at the bottom and "1871" at the top. A star is positioned on the left side of the inner border. A blue ink signature is written across the seal and extends to the right, ending at a horizontal line.

Sarah B. Johnson, City Clerk

1st Publication Date: October 14, 2022

2nd Publication Date: October 28, 2022

Effective Date: November 2, 2022

Initial: SB
City Clerk