

ORDINANCE NO. 15-98

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS, PERTAINING TO 51.05 ACRES LOCATED NORTHWEST OF CENTENNIAL BOULEVARD AND FILLMORE STREET FROM PBC/OC/PIP-1(PLANNED BUSINESS CENTER, OFFICE COMPLEX, PLANNED INDUSTRIAL PARK) TO PUD(PLANNED UNIT DEVELOPMENT)

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 the rezone of PBC/OC/PIP-1(planned business center, office complex, planned industrial park) to PUD(planned unit development), consisting of 51.05 acres located Northwest of Centennial Boulevard and Fillmore Street for the property described in Exhibit A, attached hereto and made 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 final adoption 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.

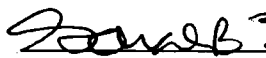
Introduced, read, passed on first reading and ordered published this 24th day of November, 2015.

Finally passed: December 8, 2015



City Council President

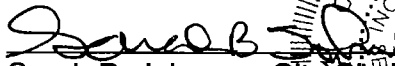
ATTEST:

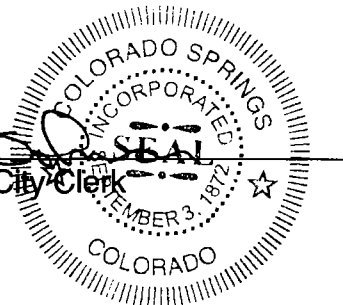

Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS, PERTAINING TO 51.05 ACRES LOCATED NORTHWEST OF CENTENNIAL BOULEVARD AND FILLMORE STREET FROM PBC/OC/PIP-1(PLANNED BUSINESS CENTER, OFFICE COMPLEX, PLANNED INDUSTRIAL PARK) TO PUD(PLANNED UNIT DEVELOPMENT)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 24, 2015; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8th day of December, 2015, 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 8th day of December, 2015.


Sarah B. Johnson, City Clerk



1st Publication Date: November 27, 2015

2nd Publication Date: December 11, 2015

Effective Date: December 16, 2015 Initial: SBJ
City Clerk

EXHIBIT "A"

That tract of land described in Book 3481 at Page 415 of the records of El Paso County, Colorado located in the Northwest quarter (NW1/4) of Section 36, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the Northeast corner of Centennial Boulevard as described in Book 5373 at Page 77 of the records of said El Paso County; thence N89°10'20"E on the North line of the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of said Section 36, a distance of 711.66 feet to the Northeast corner of said NW1/4NW1/4; thence N89°11'02"E on the North line of the Northeast quarter of the Northwest quarter (NE1/4NW1/4) of said Section 36, a distance of 892.77 feet to the Northeast corner of said tract of land described in Book 3481 at Page 415; thence S00°18'45"W on the East line of said tract of land, distance of 1167.33 feet; thence S89°10'37"W on the South line of said tract of land, a distance of 1023.64 feet; thence S00°18'45"W on the East line of said tract of land, a distance of 928.77 feet to the North right-of-way line of Fillmore Street, the following two (2) courses are on said Northerly right-of-way line; thence: 1) S87°50'07"W a distance of 4.80 feet; 2) S84°20'01"W a distance of 304.17 feet to the intersection with the East right-of-way line of Centennial Boulevard as described in Book 5373, at Page 77 of the records of said El Paso County, the following twenty-two (22) courses are on said East right-of-way line; thence: 1) N50°10'20"W (N50°10'22"W of record) a distance of 30.82 feet; 2) N05°10'22"W a distance of 443.80 feet; 3) N03°15'35"W a distance of 79.67 feet to a point on a non-tangent curve; 4) on a curve to the left having a central angle of 08°12'56" (08°12'57" of record), a radius of 763.67 feet for an arc distance of 109.50 feet, whose chord bears N08°44'51"W to a point on a non-tangent curve; 5) on a curve to the left having a central angle of 11°29'32" (11°29'31" of record), a radius of 762.59 feet for an arc distance of 152.96 feet, whose chord bears N20°19'13"W; 6) N15°28'26" E a distance of 31.66 feet; 7) N24°52'40"W a distance of 75.00 feet; 8) S65°07'20"W a distance of 12.00 feet; 9) N64°49'00"W a distance of 22.58 feet to a point on a curve; 10) on a curve to the right having a central angle of 15°04'37", a radius of 645.00 feet for an arc distance of 169.73 feet, whose chord bears N17°08'35"W to a point on a curve; 11) on a curve to the right having a central angle of 08°47'51", a radius of 643.21 feet for an arc distance of 98.76 feet, whose chord bears N03°08'07"W; 12) N01°05'59"E (N01°05'48"E of record) a distance of 72.62 feet (72.63 feet of record); 13) N00°48'46"W a distance of 140.00 feet; 14) N39°06'33"E a distance of 31.94 feet; 15) N00°48'46"W a distance of 75.00 feet; 16) S89°11'14"W a distance of 12.00 feet; 17) N40°27'17"W a distance of 22.73 feet; 18) N00°48'46"W a distance of 138.00 feet; 19) N01°46'03"W a distance of 180.03 feet; 20) N00°48'46"W a distance of 66.00 feet; 21) N01°05'47"E a distance of 180.10 feet; 22) N00°48'46"W a distance of 68.54 feet to the POINT OF BEGINNING and containing 51.05 acres of land, more or less.

See Exhibit "B" attached.

Prepared by:
John L. Bailey PLS #19586
for and on behalf of
Rockwell Consulting, Inc.
April 28, 2015



JOB NO. 13-031

FILE: 13031EXF.DWG
DATE: 04/28/15



EXHIBIT "B"

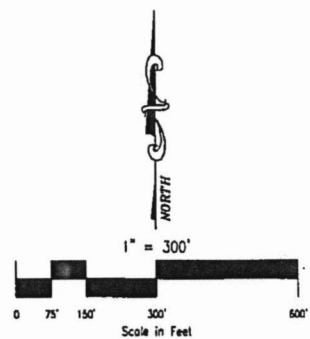
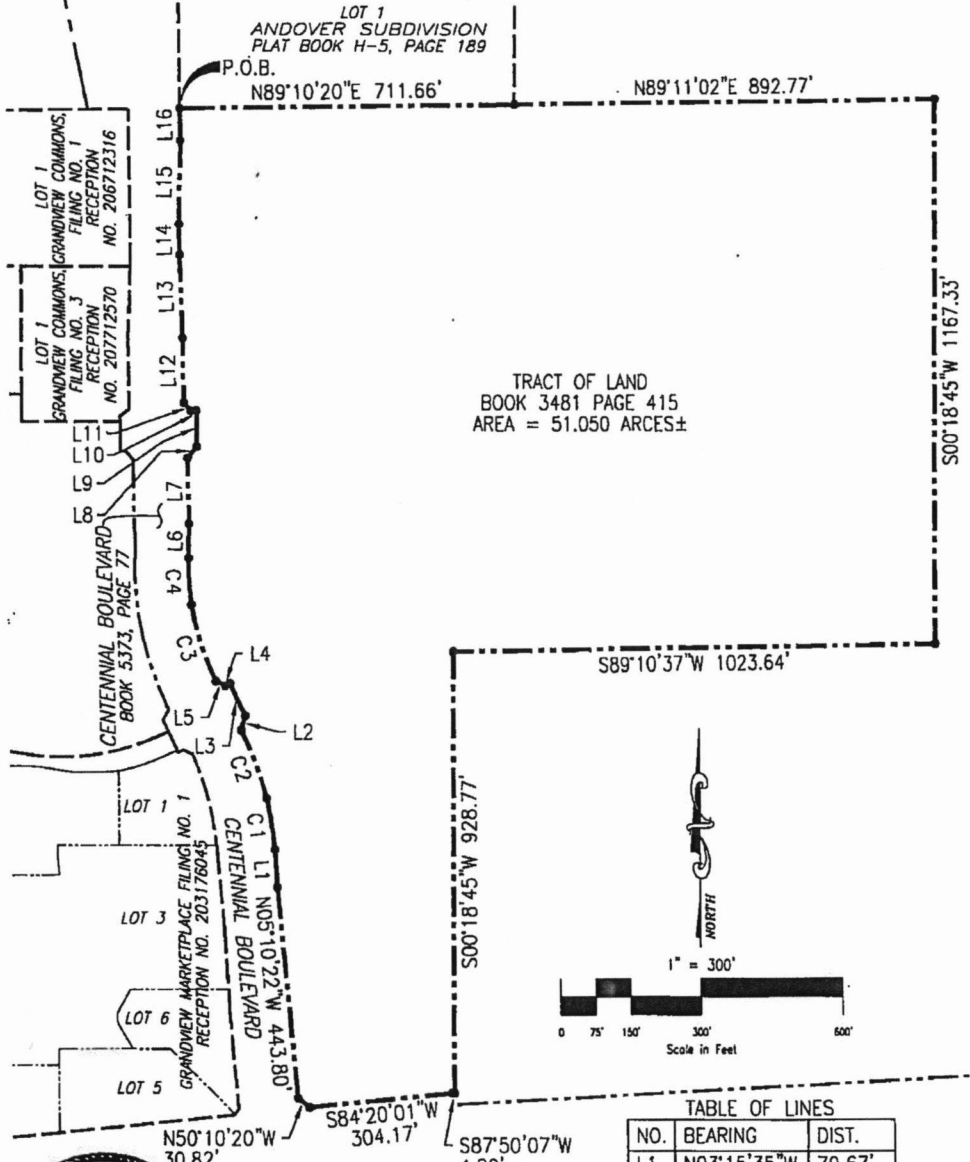


TABLE OF CURVES

NO.	DELTA ANG.	RADIUS	ARC LEN.	CHORD BRG.
C1	08°12'56"	763.67'	109.50'	N08°44'51"W
C2	11°29'32"	762.59'	152.96'	N20°19'13"W
C3	15°04'37"	645.00'	169.73'	N17°08'35"W
C4	08°47'51"	643.21'	98.76'	N03°08'07"W

TABLE OF LINES

NO.	BEARING	DIST.
L1	N03°15'35"W	79.67'
L2	N15°28'26"E	31.66'
L3	N24°52'40"W	75.00'
L4	S65°07'20"W	12.00'
L5	N64°49'00"W	22.58'
L6	N01°05'59"E	72.62'
L7	N00°48'46"W	140.00'
L8	N39°06'33"E	31.94'
L9	N00°48'46"W	75.00'
L10	S89°11'14"W	12.00'
L11	N40°27'17"W	22.73'
L12	N00°48'46"W	138.00'
L13	N01°46'03"W	180.03'
L14	N00°48'46"W	66.00'
L15	N01°05'47"E	180.10'
L16	N00°48'46"W	68.54'

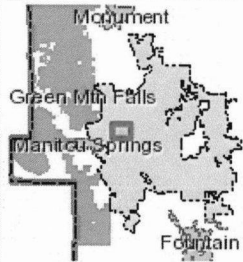
JOB NO. 13-031

FILE: 13031EXF.DWG
DATE: 04/28/15

LOCATED IN A PORTION OF
THE NORTHWEST QUARTER (NW1/4)
OF SECTION 36
T-13-S, R-67-W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

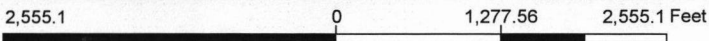
ROCKWELL CONSULTING, Inc.

ENGINEERING • SURVEYING
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2575 • FAX (719) 475-9223



- Legend**
- Parcels
 - National Forest
 - Parks
 - Military
 - Towns
 - County Boundary

1: 15,331



NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
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Notes