

ORDINANCE NO. 20-68

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.48 ACRES LOCATED AT 3855 AND 3865 TUTT BOULEVARD FROM PBC/CR/SS/AO (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD AND STREAMSIDE AND AIRPORT OVERLAYS) TO PBC/CR/SS/AO (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD AND STREAMSIDE AND AIRPORT OVERLAYS)

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 1.48 acres located at 3855 and 3865 Tutt Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PBC/CR/SS/AO (Planned Business Center with Conditions of Record and Streamside and Airport Overlays) to PBC/CR/SS/AO (Planned Business Center with Conditions of Record and Streamside and Airport Overlays), pursuant to the Zoning Ordinance of the City of Colorado Springs with the following conditions of record:

Prohibited Uses:

1. All Residential uses
2. Auto Service
3. Automotive Rentals
4. Automotive Sales
5. Automotive Was
6. Bar
7. Bed and Breakfast
8. Campground
9. Construction Sales and Services
10. Consumer Repair Services
11. Convenience Food Sales


12. General Food Sales
13. Specialty Food Sales
14. Funeral Services
15. Hotel/Motel
16. Liquor Sales
17. Pet Services
18. Indoor Entertainment
19. Indoor Sports and Recreation
20. Outdoor Sports and Recreation
21. Drive-In or Fast Food Restaurant
22. Quick Serve Restaurant
23. Sit-Down Restaurant
24. Sexually Oriented Business
25. Teen Club
26. Veterinary Service
27. Cemetery
28. Columbarium
29. Mausoleum
30. All mining operations
31. Broadcast Tower
32. WCF - Freestanding Facility
33. WCF - Stealth Freestanding Facility

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 22nd day of September 2020.

Finally passed: October 13th 2020




Council President

ATTEST:




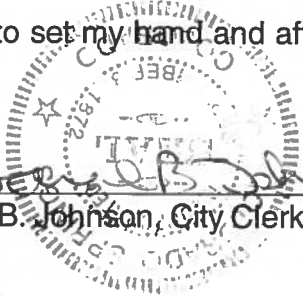
Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.48 ACRES LOCATED AT 3855 AND 3865 TUTT BOULEVARD FROM PBC/CR/SS/AO (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD AND STREAMSIDE AND AIRPORT OVERLAYS) TO PBC/CR/SS/AO (PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD AND STREAMSIDE AND AIRPORT OVERLAYS)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 22nd 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13th day of October 2020, 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 13th day of October 2020.


Sarah B. Johnson, City Clerk



1st Publication Date: September 25th, 2020

2nd Publication Date: October 16th, 2020

Effective Date: October 21st, 2020

Initial: SBJ
City Clerk

**ZONE CHANGE LEGAL DESCRIPTION
EXHIBIT A**

LEGAL DESCRIPTION:

That tract of land being a portion of the Southwest Quarter of Section 30, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado, being a portion of the tract of land described at Reception No. 206187078 of the records of said El Paso County, being more particularly described as follows:

BEGINNING at Southeast corner of Lot 1, Tutt Office Park Filing No. 1 as recorded at Reception No. 208712733 of the records of said El Paso County, the following three (3) courses are on the Easterly line of said Lot 1; thence: 1) N19°19'00"W a distance of 221.44 feet to a point of curve; 2) on a curve to the right having a central angle of 29°56'07", a radius of 112.00 feet for an arc distance of 58.52 feet, whose chord bears N04°20'56"W; 3) N10°37'07"E a distance of 61.95 feet to the Northeast corner of said Lot 1, being a point on the Southerly line of Lot 1, Tutt Office Park Filing No. 2 as recorded at Reception No. 208712805 of the records of said El Paso County; thence S79°22'53"E on said Southerly line and the Southerly line of Lot 1, Tutt Office Park Filing No. 3 as recorded at Reception No. 210713050 of the records of said El Paso County, a distance of 219.00 feet; thence S10°37'07"W on a Westerly line of said Lot 1, a distance of 35.00 feet; thence S79°22'53"E on the Southerly line of said Lot 1, a distance of 237.44 feet to the Southeast corner thereof, being a point on the common line between the tract of land recorded at Reception No. 206187078 of the records of said El Paso County and the Westerly boundary line of the now vacated Sand Creek Drainage Channel as shown on the plat of The Colorado Springs Ranch Filing No. 2 as recorded in Plat Book Z-5 at Page 137 of the records of said El Paso County; thence S10°32'24"E on said common line, a distance of 13.06 feet to the Northeast corner of Lot 1, Bochnak Family Entertainment Center Subdivision as recorded at Reception No. 205005854 of the records of said El Paso County, following three (3) courses are on the Northerly line of said Lot 1; thence: 1) S70°41'00"W a distance of 398.94 feet; 2) S19°19'00"E a distance of 60.00 feet; 3) S70°41'00"W a distance of 23.00 feet to the POINT OF BEGINNING and containing 1.498 acres of land, more or less.

(TO BE PLATTED AS TUTT OFFICE PARK FILING NO. 4)

Handwritten signature

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

Stamp: Survey, Plat, Record, Return, Fee

TUTT OFFICE PARK
FILING NO. 4
TUTT BOULEVARD
Colorado Springs, Colorado 80993

Stamp: City, County, State, Date

1 of 2
ZONE CHANGE
EXHIBIT A

City File No. CFC ZC 20-000085

