

ORDINANCE NO. 15 -37

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.8 ACRES, LOCATED SOUTHWEST OF CENTENNIAL BOULEVARD AND FILLMORE STREET.

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 10.8 acres located Southwest of Centennial Boulevard and Fillmore Street, specifically the property described in Exhibit A which is attached hereto and made a part hereof by reference, from OC/cr/HS (Office Complex with conditions of record and Hillside Overlay) and PUD/HS (Planned Unit Development with Hillside Overlay) 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 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.

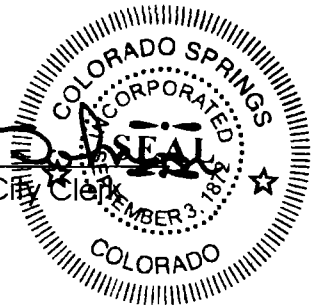
Introduced, read, passed on first reading and ordered published this 26th day of May, 2015.

Finally passed: June 9, 2015


Merv Bennett, 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 10.8 ACRES, LOCATED SOUTHWEST OF CENTENNIAL BOULEVARD AND FILLMORE STREET”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 26, 2015; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9th day of June, 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 9th day of June, 2015.

[Handwritten Signature]
City Clerk



Exhibit A

EXHIBIT "A"

LEGAL DESCRIPTION PARCEL D:

A tract of land being a portion of the Southwest quarter (SW1/4) of Section 36, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Centennial Boulevard right of way as described at Reception No. 2120002016 of the records of said El Paso County, also being a point on the North line of the South half of the South half of the North half of the Southwest quarter (S1/2 S1/2 N1/2 SW1/4) of said Section 36, the following three courses are on the Westerly right-of-way line of said Centennial Boulevard; thence: 1) on a curve to the right having a central angle of $03^{\circ}33'13''$, a radius of 988.74 feet for an arc distance of 61.33 feet, whose chord bears $S32^{\circ}06'26''E$; 2) $S30^{\circ}19'49''E$ a distance of 72.08 feet to a point of curve; 3) on a curve to the right having a central angle of $26^{\circ}39'48''$, a radius of 847.90 feet for an arc distance of 394.58 feet, whose chord bears $S16^{\circ}59'56''E$ to the North line of Indian Hills Village as recorded at Reception No. 204192335 of the records of said El Paso County; thence $S89^{\circ}28'46''W$ on said North line, a distance of 537.66 feet to the Northwest corner of said Indian Hills Village, being a point on the Easterly line of the tract of land described at Reception No. 207011797 of the records of said El Paso County, the following five (5) courses are on said Easterly line; thence: 1) $N00^{\circ}02'05''E$ ($N00^{\circ}33'51''E$ of record) a distance of 81.84 feet (81.63 feet of record); 2) $N42^{\circ}00'25''E$ ($N42^{\circ}31'37''E$ of record) a distance of 39.42 feet (39.70 feet of record); 3) $N85^{\circ}41'52''E$ ($N86^{\circ}13'04''E$ of record) a distance of 130.98 feet; 4) $N33^{\circ}53'07''E$ ($N34^{\circ}24'19''E$ of record) a distance of 110.79 feet; 5) $N21^{\circ}33'52''W$ ($N21^{\circ}02'40''W$ of record) a distance of 297.75 feet to the Northeast corner thereof, being a point on the North line of said S1/2 S1/2 N1/2 SW1/4; thence $N89^{\circ}15'56''E$ on said North line, a distance of 244.98 feet to the POINT OF BEGINNING and containing 3.827 acres of land, more or less.

Note: This legal description uses the same basis of bearings as said Centennial Boulevard right of way described at Reception No. 2020002016, and is not based on a survey of all the land lines involved. Some courses have been revised due to the use of accepted found monuments, and to form a mathematically closed tract of land.

Prepared By: John L. Bailey, PLS #19586
for and on behalf of
Rockwell Consulting, Inc.
1955 N. Union Blvd., Suite 200
November 18, 2014



JOB NO. 06-045

FILE: 06045EXC.DWG
DATE: 11/18/14



EXHIBIT "B"

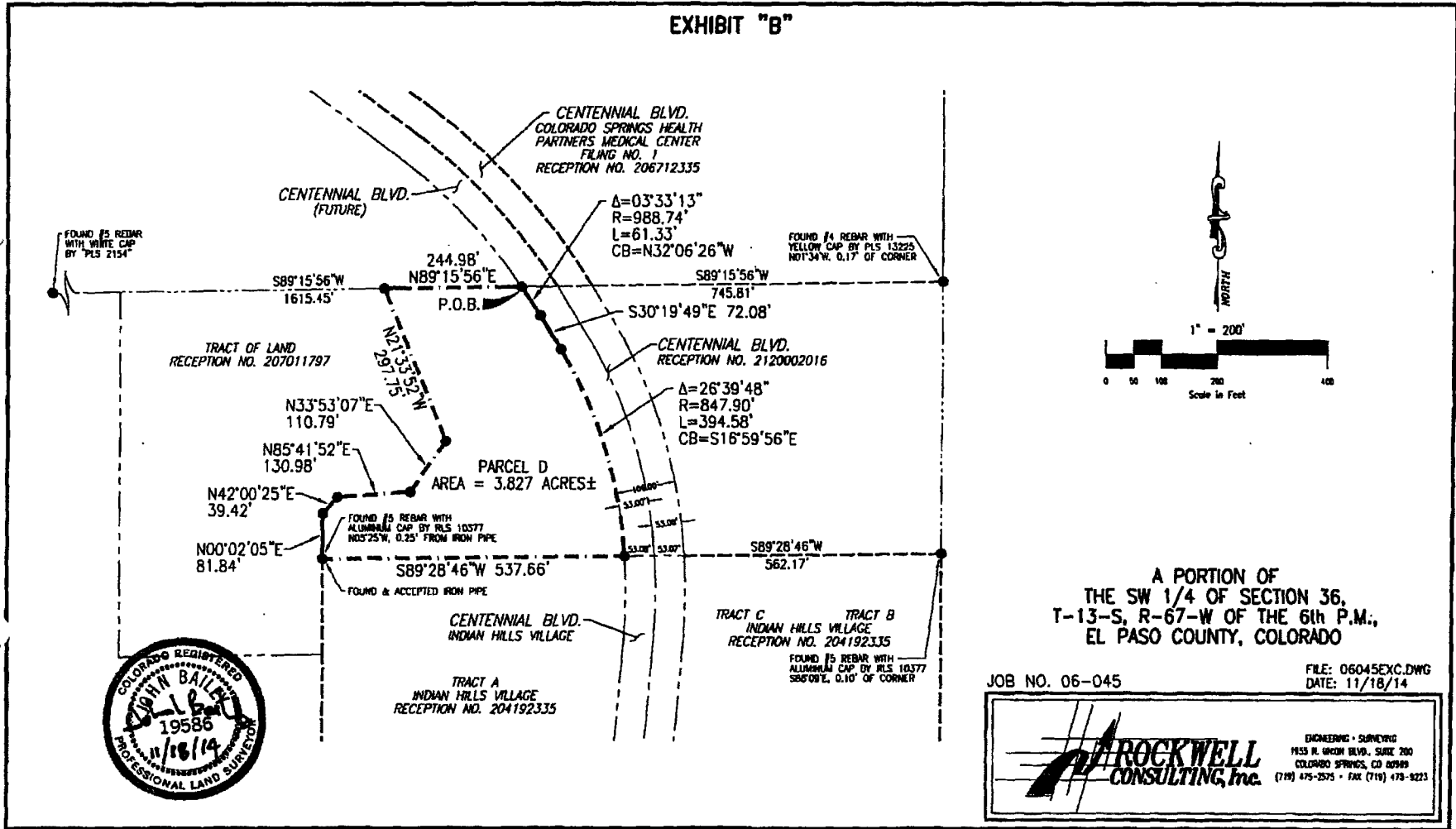


Exhibit A

EXHIBIT "A"

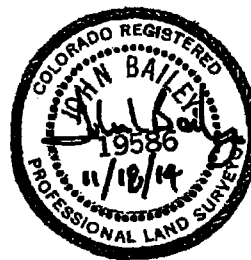
LEGAL DESCRIPTION PARCEL C

That tract of land described at Reception No. 207011797 of the the records of El Paso County, Colorado, located in a portion of the Southwest quarter (SW1/4) of Section 36, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of said tract of land, from which the Northeast corner of the South half of the South half of the North half of the Southwest quarter (S1/2 S1/2 N1/2 SW1/4) of said Section 36 bears N89°15'56"E (N89°47'08"E of record) a distance of 990.79 feet, the following nine (9) courses are on the boundary lines of said tract of land; thence: 1) S21°33'52"E (S21°02'40"E of record), a distance of 297.75 feet; 2) S33°53'07"W (S34°24'19"W of record), a distance of 110.79 feet; 3) S85°41'52"W (S86°13'04"W of record), a distance of 130.98 feet; 4) S42°00'25"W (S42°31'37"W of record), a distance of 39.42 feet (39.70 feet of record); 5) S00°02'05"W (S00°33'51"W of record), a distance of 81.84 feet (81.63 feet of record); 6) S00°06'14"W (S00°33'31"W of record), a distance of 171.70 feet (171.56 feet of record); 7) S89°17'50"W (S89°47'08"W of record), a distance of 368.14 feet (368.02 feet of record); 8) N00°01'45"E (N00°33'31"E of record), a distance of 659.94 feet (660.00 feet of record); 9) N89°15'56"E (N89°47'08"E of record) on the North line of said S1/2 S1/2 N1/2 SW1/4, a distance of 477.49 feet (455.88 feet of record) to the POINT OF BEGINNING and containing 7.047 acres of land, more or less.

Note: This legal description uses the same basis of bearings as said Centennial Boulevard right of way described at Reception No. 2020002016, and is not based on a survey of all the land lines involved. Some courses have been revised due to the use of accepted found monuments, and to form a mathematically closed tract of land.

Prepared By: John L. Bailey, PLS #19586
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EXHIBIT "B"

