

ORDINANCE NO. 18-87

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 33,724 SQUARE FEET LOCATED ON THE SOUTHEAST CORNER OF NORTH CHESTNUT STREET AND WEST FILLMORE STREET FROM R1-6000 (SINGLE-FAMILY RESIDENTIAL) AND C5 (INTERMEDIATE BUSINESS) TO C5 (INTERMEDIATE BUSINESS)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

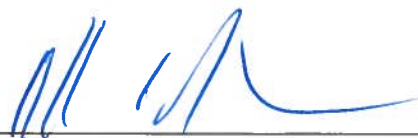
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 33,724 square feet located on the southeast corner of North Chestnut Street and West Fillmore Street, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R1-6000 (Single-Family Residential) and C5 (Intermediate Business) to C5 (Intermediate Business), 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 28th day of August, 2018.

Finally passed: September 11th, 2018

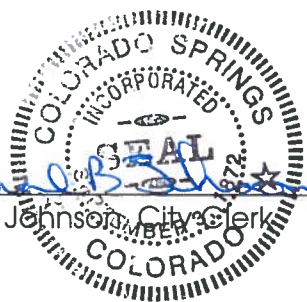


Council President

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 33,724 SQUARE FEET LOCATED ON THE SOUTHEAST CORNER OF NORTH CHESTNUT STREET AND WEST FILLMORE STREET FROM R1-6000 (SINGLE-FAMILY RESIDENTIAL) AND C5 (INTERMEDIATE BUSINESS) TO C5 (INTERMEDIATE BUSINESS)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on August 28th, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11th day of September, 2018, 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 11th day of September, 2018.


Sarah B. Johnson, City Clerk



1st Publication Date: August 31st, 2018
2nd Publication Date: September 14th, 2018

Effective Date: September 19th, 2018

Initial: SBS
City Clerk

Kimley»Horn

Colorado Springs Land Use Review Division

30 S. Nevada Ave #105
Colorado Springs, CO 80903

Legal Description

That WH Capital LLC, being the owner of the following described tract of land to wit:

Parcel 1:

Lots 1 and 2, Block F, Mesa Springs Addition, No. 2, EXCEPT any portion conveyed to the City of Colorado Springs in deed recorded March 13, 2013 at Reception No. 213032828, and EXCEPT any portion conveyed to the Department of Transportation, State of Colorado in deed recorded April 17, 2015 at 215037166, City of Colorado Springs, County of El Paso, State of Colorado.

Parcel 2:

A parcel of land located within Lots 3, 4, 5 and 6, Block F of Mesa Springs 2nd Addition, recorded February 16, 1955 in Book W at page 19, in the offices of the El Paso County Clerk and Recorder, State of Colorado, more particularly described as follows: Beginning at the southeast corner of Lot 2, Block F, of said subdivision; thence S00°01'47"W (bearings based of the north line of said subdivision, monumented at both ends by a nail with 1 1/2" washer, "PLS 31548", and assumed to bear N90°00'00"E), a distance of 184.00; thence along the following six (6) courses:

- 1) N48°25'04"W, a distance of 18.62 feet;
- 2) N41°34'56"E, a distance of 10.00 feet;
- 3) N48°25'04"W, a distance of 76.11 feet;
- 4) S41°34'56"W, a distance of 10.00 feet;
- 5) N48°25'04"W, a distance of 28.03 feet;
- 6) Along a tangent curve to the right, said curve having a radius of 170.00 feet, an arc length of 118.84 feet and a central angle of 40°03'13" to a point on the south lot line of said Lot 2; thence along the south line of said Lot 2, N89°57'50"E, a distance of 147.28 feet to the point of beginning.

Said parcel contains 33, 724 sq. ft., 0.774 acres, more or less.

