

AN ORDINANCE AMENDING THE ZONING MAP OF
THE CITY OF COLORADO SPRINGS RELATING TO
171.91 ACRES, MORE OR LESS, SITUATED NORTH
OF FOUNTAIN BLVD. AND EAST OF POWERS BLVD.

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 the real property described in Exhibit "A", attached hereto and made a part hereof by reference, from PIP-1 to PIP-2, subject to the following conditions and restrictions:

1. That all the permitted principal uses allowed in the M-1 Zone be permitted in said PIP-2 Zone.
2. That there be no maximum lot coverage requirement.

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

Introduced, read, passed on first reading and ordered published this 13th day of July, 1976.



Mayor and President of the Council

ATTEST:



City Clerk

Finally passed, adopted and approved this 27th day of July, 1976.


Mayor and President of the Council

ATTEST:


City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled _____
"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO
171.91 ACRES, MORE OR LESS, SITUATED NORTH OF FOUNTAIN BLVD. AND EAST OF POWERS
BLVD.,"

was introduced and read at a regular meeting of the City Council of the City of
Colorado Springs, held on July 13, 1976; that said ordinance was
passed at a regular meeting of the City Council of said City, held on the 27th
day of July, 1976, and that the same was published in full in
the Colorado Springs Gazette Telegraph, 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 27th day of July, 1976.


City Clerk

EXHIBIT "A"

THAT PORTION OF SECTION 24 AND 25 TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE N 86°42'28" W ALONG THE NORTHERLY LINE OF SAID SECTION 25, 990.18 FEET; THENCE N 0°18'05" W, 51.88 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE S 89°34'47" W, 330.00 FEET; THENCE S 60°12'44" W, 1605.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD; (THE FOLLOWING THREE(3) COURSES ARE ALONG THE EASTERLY RIGHT OF WAY OF POWERS BOULEVARD) (1) THENCE N 0°00'00", 2242.85 FEET (2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 25°00'00", A RADIUS OF 2759.79 FEET AND AN ARC DISTANCE OF 1204.19 FEET; (3) THENCE N 25°00'00" E, 1853.39 FEET; THENCE S 83°00'00" E, 151.21 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 27°41'46", A RADIUS OF 1762.50 FEET AND AN ARC DISTANCE OF 851.97 FEET; THENCE S 0°18'05" E, 2462.03 FEET; THENCE N 86°42'28" W, 330.00 FEET; THENCE S 0°18'05" E, 1928.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 171.908 ACRES, MORE OR LESS.