

ORDINANCE NO. 19-74

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.24 ACRES LOCATED ALONG THE EASTERN SIDE OF POWERS BOULEVARD STRETCHING FROM JUST SOUTH OF OLD RANCH ROAD TO NORTH OF UNION BOULEVARD FROM A (AGRICULTURAL) TO PF (PUBLIC FACILITY)

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 7.24 acres located along the eastern side of Powers Boulevard stretching from just south of Old Ranch Road to north of Union Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A (Agricultural) to PF (Public Facility), 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 22nd day of October, 2019.

Finally passed: November 12th, 2019

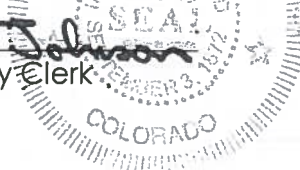


Council President

ATTEST:




Sarah B. Johnson, City Clerk



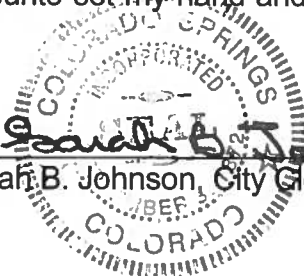
The seal is circular with a double-line border. The outer ring contains the text 'COLORADO SPRINGS' at the top and 'COLORADO' at the bottom. The inner ring contains 'INCORPORATED' at the top and 'MAY 3 1872' at the bottom. In the center, the word 'SEAL' is written in a stylized font.

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.24 ACRES LOCATED ALONG THE EASTERN SIDE OF POWERS BOULEVARD STRETCHING FROM JUST SOUTH OF OLD RANCH ROAD TO NORTH OF UNION BOULEVARD FROM A (AGRICULTURAL) TO PF (PUBLIC FACILITY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 22nd, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12th day of November, 2019, 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 12th day of November, 2019.



Sarah B. Johnson, City Clerk



1st Publication Date: October 25th, 2019
2nd Publication Date: November 15th, 2019

Effective Date: November 20th, 2019

Initial: SBJ
City Clerk

EXHIBIT "A"
ZONE CHANGE LEGAL DESCRIPTION PARCEL B

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 26 AND THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 26; MONUMENTED AT EACH END BY A FOUND ILLEGIBLE 3-1/4" ALUMINUM CAP IN RANGE BOX AND ASSUMED TO BEAR NORTH 89 18'07" EAST 2644.70 FEET.

COMMENCE AT THE WEST END OF SAID NORTH LINE; THENCE SOUTH 00°36'05" EAST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 954.50 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 65°42'51" EAST, A DISTANCE OF 62.61 FEET TO A 1,532.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 56°04'46" EAST; SAID POINT IS ON THE WEST LINE OF CORDERA CREST AVENUE RIGHT-OF-WAY AS SHOWN ON THE PLAT OF CORDERA FILING NO. 3H AS RECORDED JUNE 16, 2016 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 216713791; THENCE ALONG SAID WEST LINE THE FOLLOWING 2 COURSES;

1. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°26'47", AN ARC DISTANCE OF 332.91 FEET;
2. THENCE SOUTH 46°22'02" EAST, A DISTANCE OF 93.82 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN UTILITY EASEMENT RECORDED ON SEPTEMBER 26, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216110222;

THENCE ALONG SAID WEST LINE THE FOLLOWING 3 COURSES:

1. THENCE SOUTH 13°44'16" WEST, A DISTANCE OF 27.01 FEET;
2. THENCE SOUTH 46°35'51" WEST, A DISTANCE OF 427.94 FEET;
3. THENCE NORTH 84°03'13" WEST, A DISTANCE OF 15.51 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN UTILITY EASEMENT RECORDED ON SEPTEMBER 26, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216110223;

THENCE CONTINUE NORTH 84°03'13" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 55.59 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN UTILITY EASEMENT RECORDED ON AUGUST 04, 2003 IN SAID RECORDS UNDER RECEPTION NUMBER 203179242;

THENCE ALONG SAID NORTH LINE THE FOLLOWING 2 COURSES:

1. THENCE NORTH 19°06'01" WEST, A DISTANCE OF 12.21 FEET;
2. THENCE SOUTH 70°53'59" WEST, A DISTANCE OF 79.94 FEET TO A POINT ON THE NORTHEAST LINE OF POWERS BOULEVARD RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED ON NOVEMBER 6, 2002 IN SAID RECORDS UNDER RECEPTION NUMBER 202195130;

THENCE NORTH 46°22'25" WEST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 400.91 FEET TO THE NORTHEAST LINE OF POWERS BOULEVARD RIGHT-OF-WAY AS DESCRIBED IN DEED RECORDED ON MARCH 25, 2004 IN SAID RECORDS UNDER RECEPTION NUMBER 204047093;

THENCE CONTINUE ALONG SAID NORTHEAST LINE THE FOLLOWING 2 COURSES:

1. THENCE NORTH 43°38'40" EAST, A DISTANCE OF 12.00 FEET;
2. THENCE NORTH 46°22'25" WEST, A DISTANCE OF 128.29 FEET TO THE INTERSECTION OF SAID NORTHEAST LINE AND THE EXTENSION OF THE EAST LINE OF THAT CERTAIN UTILITY EASEMENT RECORDED ON FEBRUARY 17, 2016 IN SAID RECORDS UNDER RECEPTION NUMBER 216015764;

THENCE NORTH 46°32'37" EAST, ALONG SAID EAST LINE, A DISTANCE OF 272.47 FEET;

THENCE SOUTH 80°39'22" EAST, A DISTANCE OF 129.21 FEET;

THENCE NORTH 65°42'51" EAST, A DISTANCE OF 195.18 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 315,507 SQUARE FEET OR (7.24305 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT "B" FOR REFERENCE.

JUSTIN A. CONNER, PLS 38421
PREPARED FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
2435 RESEARCH PKWY, SUITE 300
COLORADO SPRINGS, CO 80920
PH. (719)575-0100

CORDERA COMMERCIAL SOUTH CITY OF COLORADO SPRINGS EXHIBIT "B" ZONE CHANGE EXHIBIT PARCEL B



CONSULTANT
PLANNING AND ENGINEERING



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
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PROJECT
CORDERA COMMERCIAL SOUTH
ZONE CHANGE
CITY OF COLORADO SPRINGS
AUGUST 21, 2019

OWNER
HIGH VALLEY LAND CO. INC.
1755 TELSTAR DRIVE, SUITE 211,
COLORADO SPRINGS, COLORADO 80920
(719) 260-7477

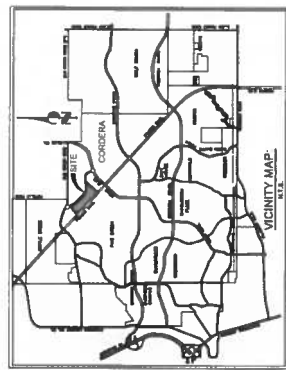
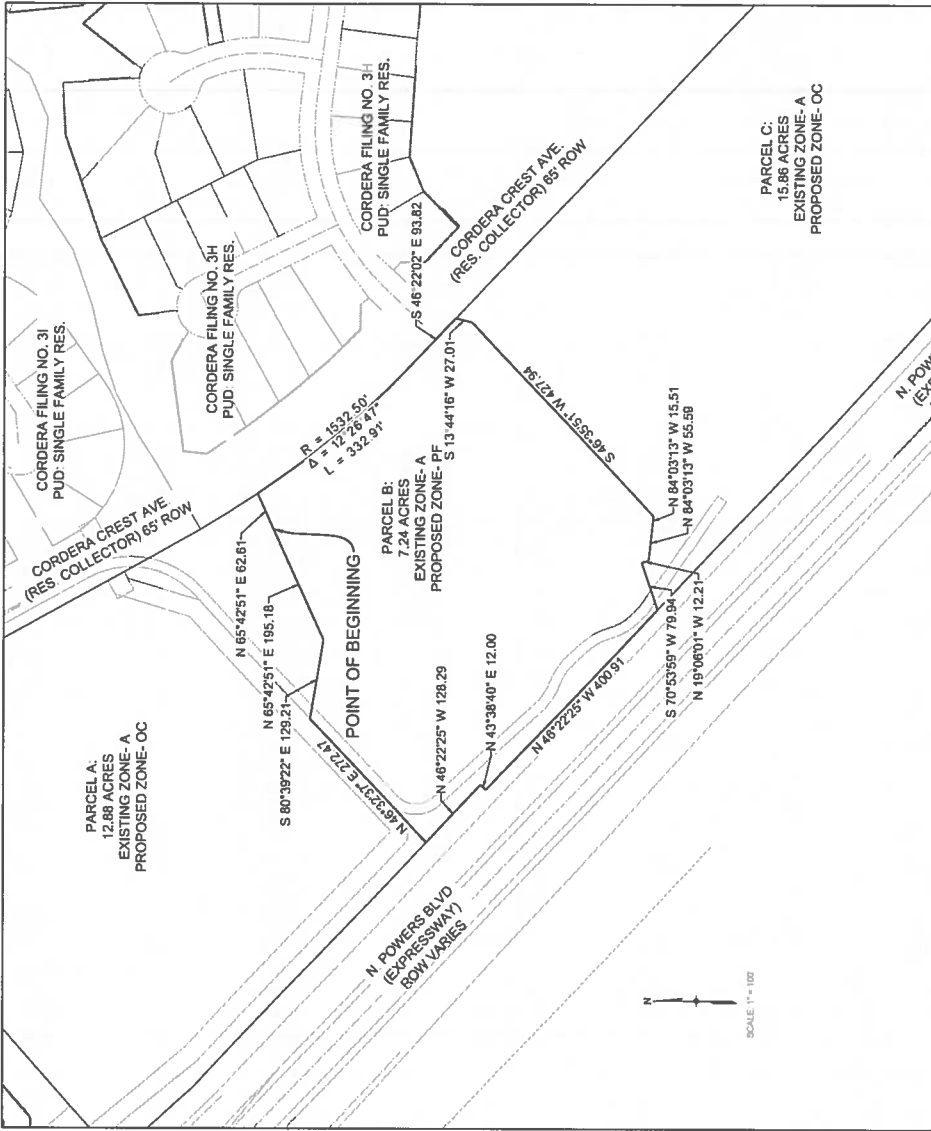
DATE: AUGUST 21, 2019

DRAWING INFORMATION	
PROJECT NO.	18-19-032
DRAWN BY	JANINA ALVAREZ
CHECKED BY	CHRIS BANNER
APPROVED BY	GREG BANNER
SHEET TITLE	

ZONE CHANGE

CITY PLANNING FILE ID

SHEET 3 OF 3



CPC ZC 19-00071