

ORDINANCE NO. 15-4

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.5 ACRE LOCATED WEST OF COMMERCE CENTER DRIVE AND SOUTH OF TUDOR ROAD

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 0.5 acre from A/SS/HS (Agricultural with Streamside and Hillside Overlay) to R/HS (Estate Single-Family Residential with Hillside Overlay) located west of Commerce Center Drive and south of Tudor Road for the property described in Exhibit A, attached hereto and made a part hereof by reference, 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 13th day of January 2015.

Finally passed January 27, 2015


Keith King, Council President

ATTEST:


Sarah B. Johnson, City Clerk
CPC ZC 14-00098 / It



I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.5 ACRE LOCATED WEST OF COMMERCE CENTER DRIVE AND SOUTH OF TUDOR ROAD”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 13, 2015; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 27th day of January, 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 27th day of January, 2015.

Sarah B. Johnson
City Clerk



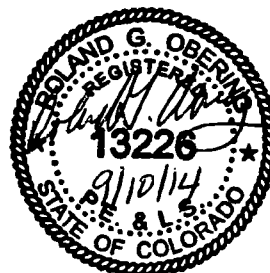
Obering, Wurth & Associates
Consulting Civil Engineers
Professional Land Surveyors

1046 Elkton Drive · Colorado Springs, Colorado · 80907 · Phone 719-531-6200 Fax 719-531-6266

LEGAL DESCRIPTION
"P & P SUBDIVISION FILING NO. 1"
ZONE CHANGE

A tract of land lying within the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 7, Township 13 South, Range 66 West, of the 6th P.M. in the City of Colorado Springs, El Paso County, Colorado more particularly described as follows: Commencing at the Northwest corner of "Wendt's Pine Creek Commons" as recorded under Reception No. 327684 of the Records of El Paso County, Colorado; thence S 22°03'00" W (Basis of Bearing), along the Westerly line thereof, 151.97 feet to an angle point therein; thence S 30°59'00" E, along said Westerly line, 50.92 feet; thence S 72°12'52" W, 77.16 feet to the point of beginning; thence Southwesterly on a curve to the right, having a radius of 176.50 feet and a central angle of 42°38'22", an arc distance of 131.36 feet (the chord of which curve bears S 31°53'31" W, 128.34 feet); thence N 38°34'26" W, 180.68 feet; thence N 63°50'26" E, 148.48 feet; thence S 58°25'11"E, 54.93 feet; thence Southeasterly on a curve to the left, having a radius of 223.50 feet and a central angle of 02°21'09", an arc distance of 9.18 feet (the chord of which curve bears S 07°57'28" E, 9.18 feet) to a point of compound curve; thence Southwesterly on a curve to the right, having a radius of 176.50 feet and a central angle of 19°32'32", an arc distance of 60.19 feet (the chord of which curve bears S 00°48'09" W, 59.90 feet) to the point of beginning. Containing 21,777 square feet (0.50 acres), more or less.

PROJECT NO. 14013
DATE: September 2, 2014

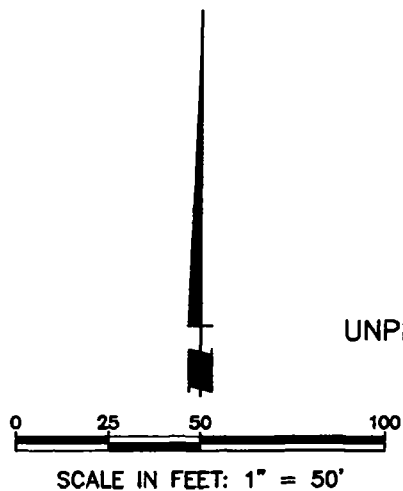


**LEGAL DESCRIPTION SKETCH
 ZONE CHANGE
 P & P SUBDIVISION FILING NO. 1**

Obering, **W**urth & **A**ssociates
 Consulting Civil Engineers
 Professional Land Surveyors

1046 Elkton Drive
 Colorado Springs, Colorado 80907
 Phone (719) 531-6200

"PINE CREEK
 ESTATES"
 (BK. D-2, PG. 12)
 (REC. NO. 225574)



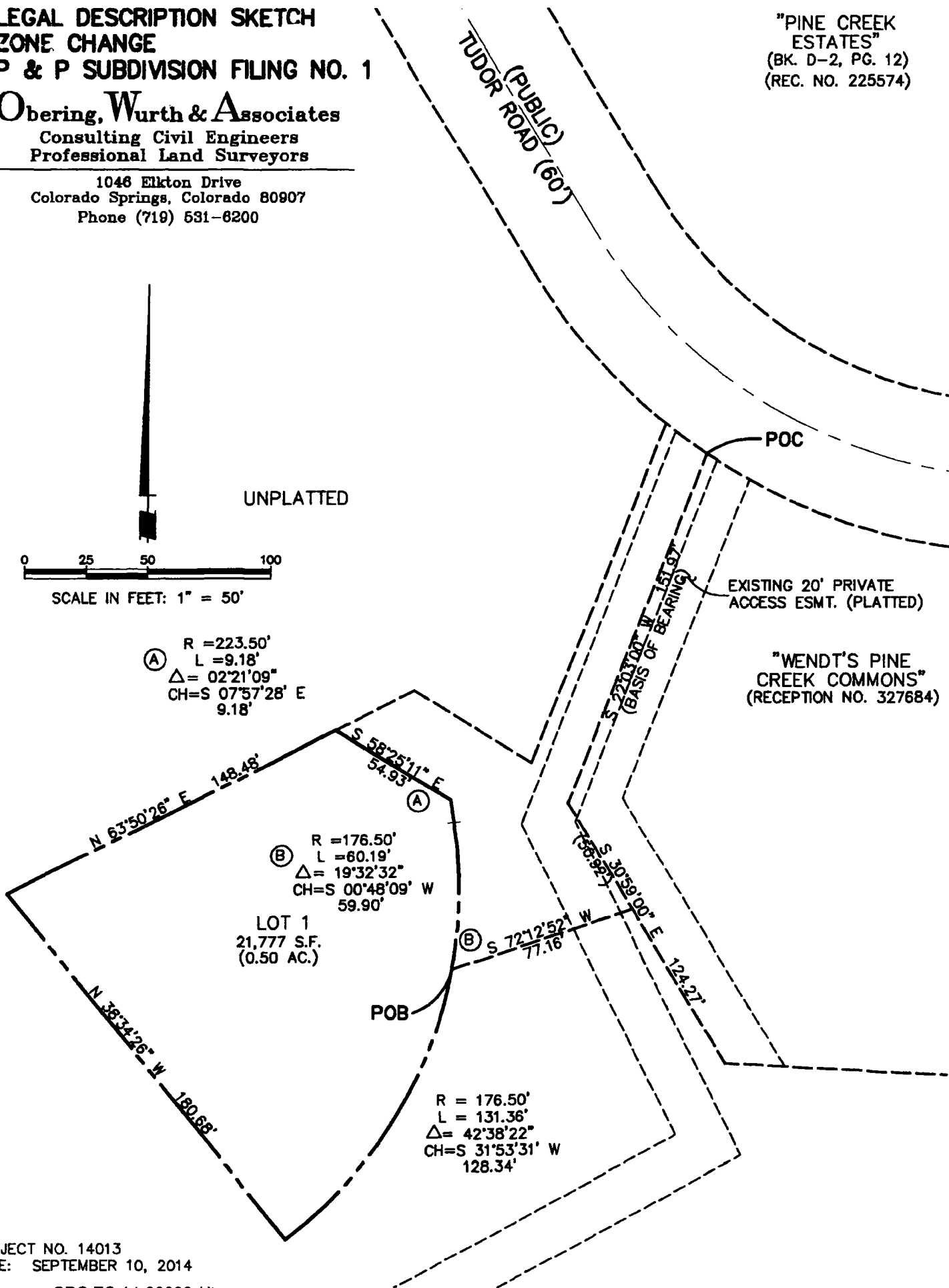
UNPLATTED

(A) R = 223.50'
 L = 9.18'
 $\Delta = 02^{\circ}21'09''$
 CH = S 07^{\circ}57'28" E
 9.18'

(B) R = 176.50'
 L = 60.19'
 $\Delta = 19^{\circ}32'32''$
 CH = S 00^{\circ}48'09" W
 59.90'

LOT 1
 21,777 S.F.
 (0.50 AC.)

R = 176.50'
 L = 131.36'
 $\Delta = 42^{\circ}38'22''$
 CH = S 31^{\circ}53'31" W
 128.34'



PROJECT NO. 14013
 DATE: SEPTEMBER 10, 2014

CPC ZC 14-00098 / It