

ORDINANCE NO. 16-63

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 4.611 ACRES LOCATED AT THE NORTHWEST CORNER OF POWERS BOULEVARD AND DUBLIN BOULEVARD ESTABLISHING THE PBC/AO (PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY) ZONE.

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

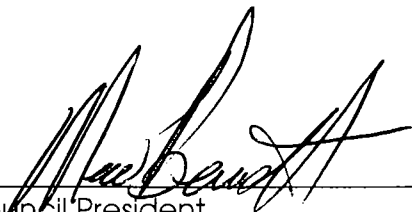
Section 1. The zoning map of the City of Colorado Springs is hereby amended by the establishment of the PBC/AO(Planned Business Center with Airport Overlay) zone consisting of 4.611 acres located at the northwest corner of Powers Boulevard and Dublin Boulevard for the property described in Exhibit A, 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 14th day of June, 2016.

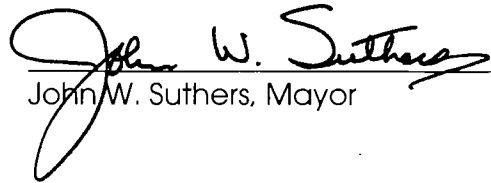
Finally passed: June 28, 2016



Council President

Mayor's Action:

☒ Approved on June 30, 2016
☐ Disapproved on _____, based on the following objections:



John W. Suthers, Mayor

Council Action After Disapproval:

- ☐ Council did not act to override the Mayor's veto.
- ☐ Finally adopted on a vote of _____, on _____.
- ☐ Council action on _____ failed to override the Mayor's veto.

Council President

ATTEST:



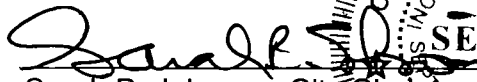
Sarah B. Johnson, City Clerk



CAO: 
COS: 

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 4.611 ACRES LOCATED AT THE NORTHWEST CORNER OF POWERS BOULEVARD AND DUBLIN BOULEVARD ESTABLISHING THE PBC/AO (PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY) ZONE”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 14, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 28th day of June, 2016, 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 30th day of June, 2016.


Sarah B. Johnson, City Clerk



1st Publication Date: June 17, 2016

2nd Publication Date: July 6, 2016

Effective Date: July 11, 2016

Initial: SBS
City Clerk

EXHIBIT A

SITUATED IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION:

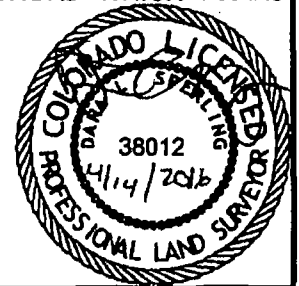
A PARCEL OF LAND KNOWN AS LOT 24, TEMPLETON GAP HEIGHTS FILING NO. 3 AS DEPICTED IN PLAT RECORDED AS RECEPTION NUMBER 601817 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER BEING SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12 THENCE N00°03'18"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12 A DISTANCE OF 126.48 FEET; THENCE S89°56'42"W ALONG A LINE THAT LIES PERPENDICULAR TO SAID EAST LINE A DISTANCE OF 160.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24 AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY, NORTHERLY AND EASTERLY LINES OF SAID LOT 24 THE FOLLOWING SEVEN (7) COURSES:

- 1) S89°56'42"W A DISTANCE OF 174.62 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;
- 2) 370.49 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 864.58 FEET, A CENTRAL ANGLE OF 24°33'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS N56°05'19"W A DISTANCE OF 367.67 FEET TO A POINT OF COMPOUND CURVATURE;
- 3) 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS N01°55'08"E A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY;
- 4) N46°55'14"E A DISTANCE OF 113.24 FEET TO A POINT OF CURVE TO THE RIGHT;
- 5) 116.50 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 24°43'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS N59°16'49"E A DISTANCE OF 115.60 FEET TO A POINT OF TANGENCY;
- 6) N71°38'17"E A DISTANCE OF 284.55 FEET TO A POINT OF CURVE TO THE LEFT;
- 7) 90.49 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 183.62 FEET, A CENTRAL ANGLE OF 28°14'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS N57°31'39"E A DISTANCE OF 89.57 FEET TO A POINT OF NON-TANGENCY;
- 8) N76°56'35"E A DISTANCE OF 51.67 FEET TO THE NORTHEAST CORNER OF SAID LOT;
- 9) S00°03'18"E A DISTANCE OF 366.29 FEET TO A POINT OF CURVE TO THE RIGHT;

LEGAL CONTINUES ON NEXT SHEET



SHEET 1 OF 3

DATE: 04.13.2016

DRAWN BY: LHG

CHECKED BY: DLS

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EXHIBIT A:
REZONING
PARCEL

OLSSON
ASSOCIATES

4880 Table Mountain Drive, Suite 200 TEL: 303.237.2072
Golden, CO 80403 FAX: 303.237.2659 www.olssonassociates.com

EXHIBIT A

SITUATED IN SECTION 12, TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION:

- 10) 156.88 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 99.80 FEET, A CENTRAL ANGLE OF 90°04'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS S45°01'39"W A DISTANCE OF 141.22 FEET TO A POINT OF NON-TANGENCY;
- 11) S00°03'18"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 200,867 SQUARE FEET OR 4.611 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EXISTING EAST LINE OF LOT 24, TEMPLETON GAP HEIGHTS FILING NO. 3 BEING MONUMENTED AT BOTH THE NORTH AND SOUTH ENDS BY A NUMBER 5 REBAR WITH A YELLOW PLASTIC CAP MARKED "PLS 38012" AND HAVING AN ASSUMED BEARING OF S00°03'18"E AND A DISTANCE OF 368.29 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



DANA L. SPERLING
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NUMBER 38012

SHEET 2 OF 3

DATE: 04.13.2016

DRAWN BY: LHG

CHECKED BY: DLS

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16-01-04_Rezoning Boundary.dwg

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REZONING
PARCEL

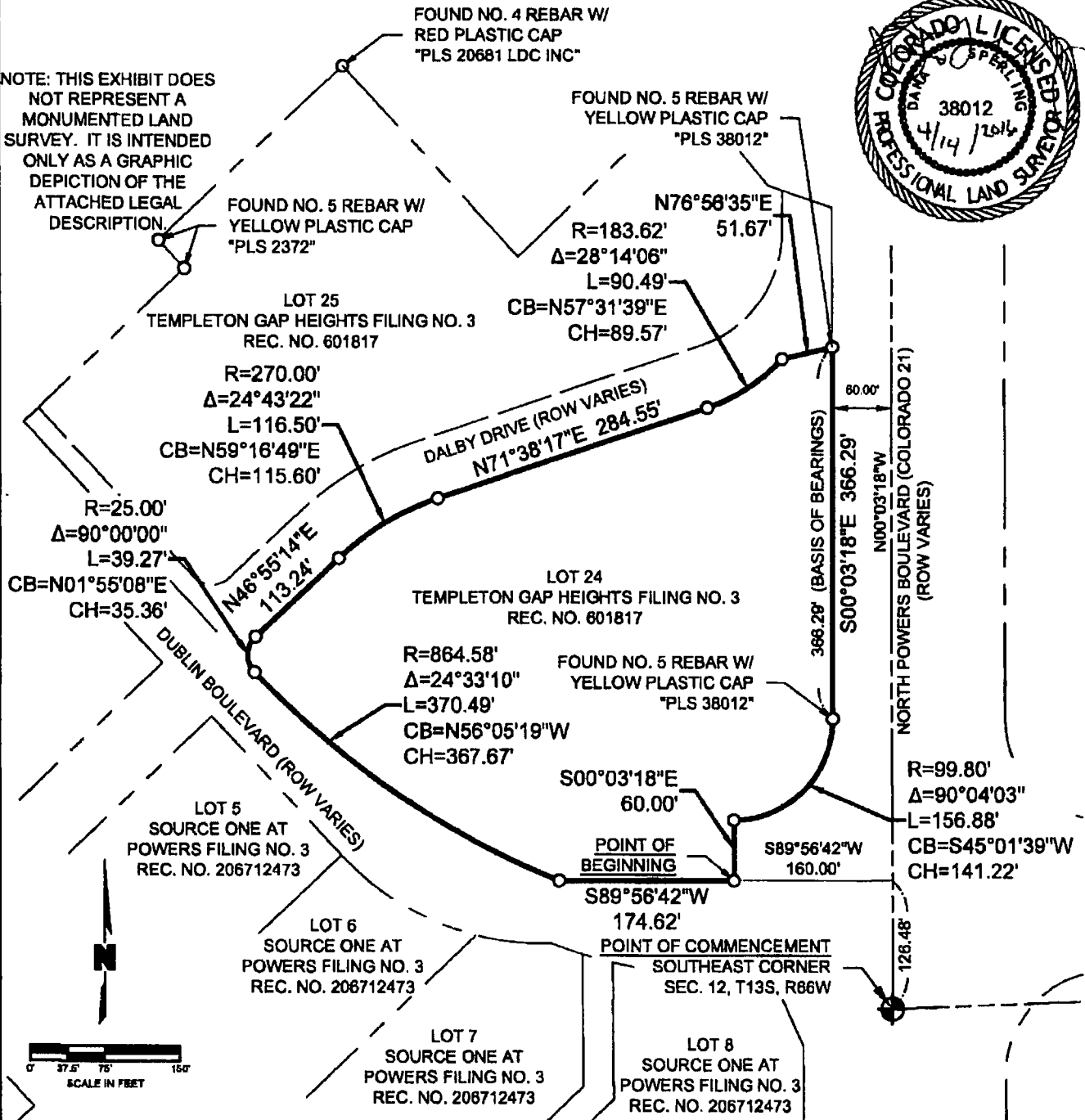
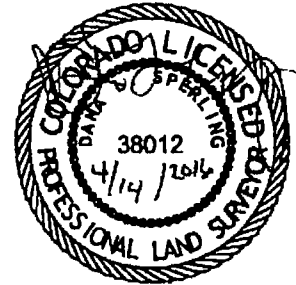
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Golden, CO 80403 FAX 303.237.2856 www.olssonassociates.com

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NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY AS A GRAPHIC DEPICTION OF THE ATTACHED LEGAL DESCRIPTION.



SHEET 3 OF 3

DATE: 04.13.2016

DRAWN BY: LHG

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EXHIBIT A:
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PARCEL

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