

ORDINANCE NO. 17-41

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.6 ACRES LOCATED AT 707 CRESTA ROAD (EAST OF CRESTA ROAD, SOUTH OF ARGUS BOULEVARD) FROM R1-9 (SINGLE-FAMILY RESIDENTIAL) TO PK (PARKS)

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 8.6 acres located at 707 Cresta Road (east of Cresta Road, south of Argus Boulevard) as described in Exhibit A and depicted in Exhibit B, which are attached hereto and made a part hereof by reference, from R1-9 (Single-Family Residential) to PK (Parks), 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 25th day of April 2017.

Finally passed: May 9, 2017

ATTEST:


Sarah B. Johnson, City Clerk




Council President

PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 357.25 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING EASTERLY ALONG SAID NORTH LINE 403.63 FEET; THENCE ANGLE RIGHT 90 DEGREES 16 MINUTES A DISTANCE OF 509.09 FEET; THENCE ANGLE RIGHT 70 DEGREES 51 MINUTES 30 SECONDS A DISTANCE OF 424.05 FEET; THENCE ANGLE RIGHT 108 DEGREES 52 MINUTES 30 SECONDS A DISTANCE OF 646.27 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER, 357.25 FEET; THENCE ANGLE RIGHT 90 DEGREES A DISTANCE OF 416.96 FEET; THENCE ANGLE RIGHT AND RUN WESTERLY PARALLEL TO THE SAID NORTH LINE OF THE SOUTHEAST QUARTER, 359 FEET TO A POINT ON THE WEST LINE OF THE SAID SOUTHEAST QUARTER, SAID POINT BEING 416.96 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION THEREOF QUIT CLAIMED TO EL PASO COUNTY IN DEED RECORDED SEPTEMBER 12, 1956 IN BOOK 1590 AT PAGE 441 FOR HIGHWAY PURPOSES, AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 23, RUN EAST ON THE EAST AND WEST CENTER LINE THEREOF A DISTANCE OF 10 FEET; THENCE ANGLE RIGHT 88 DEGREES 22 MINUTES AND RUN SOUTHERLY 417 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF A TRACT HERETOFORE CONVEYED TO WILLIAM G. VANDENBURG AND THEO VANDENBURG, AS RECORDED OCTOBER 13, 1953 IN BOOK 1401 AT PAGE 257, SAID POINT BEING 23.93 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 23; THENCE WEST ON THE NORTH LINE OF SAID VANDENBURG TRACT 23.93 FEET TO SAID NORTH AND SOUTH CENTER LINE OF SECTION 23, THENCE NORTH 417 FEET MORE OR LESS TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

THE ABOVE DESCRIPTION IS PER THE DEED RECORDED AT RECEPTION No. 214117287 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.



SCALE: 1"=100'

NOTE: THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

Cresta Road
(80' R.O.W.)

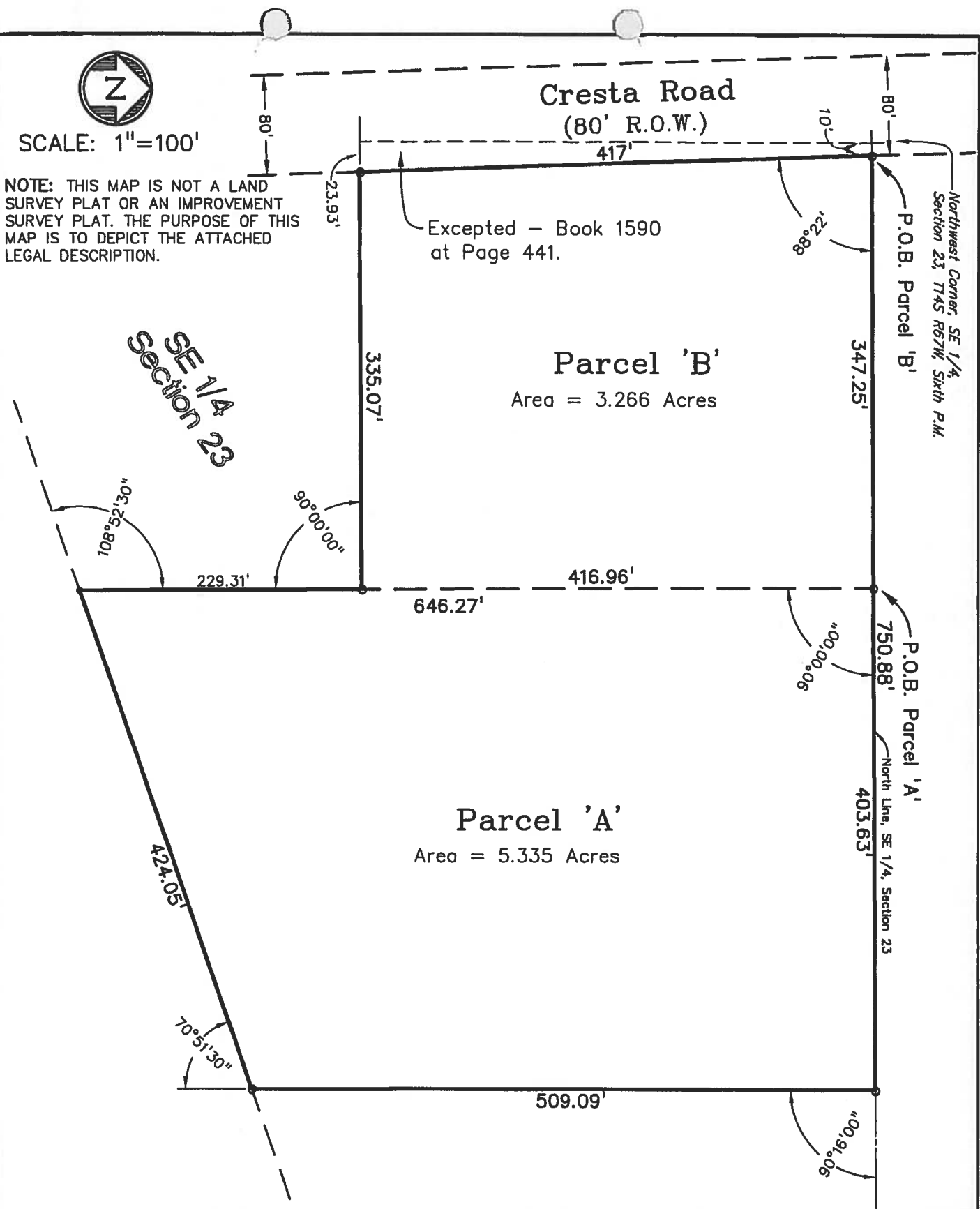
Northwest Corner, SE 1/4,
Section 23, T4S R67W, Sixth P.M.

Excepted - Book 1590
at Page 441.

SE 1/4
Section 23

Parcel 'B'
Area = 3.266 Acres

Parcel 'A'
Area = 5.335 Acres



BEAR CREEK PARCELS

LOCATED IN THE SE 1/4 OF SECTION 23
T14S, R67W OF THE SIXTH P.M., CITY OF COLORADO
SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Drexel, Barrell & Co.
Engineers • Surveyors

DATE: 12/05/16

DWG. NO.

JOB NO: 20975-00

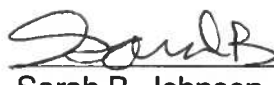
BEARCREEK


SHEET 1 OF 1

EXHIBIT B

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.6 ACRES LOCATED AT 707 CRESTA ROAD (EAST OF CRESTA ROAD, SOUTH OF ARGUS BOULEVARD) FROM R1-9 (SINGLE-FAMILY RESIDENTIAL) TO PK (PARKS)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 25th, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9th day of May, 2017, 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 9th day of May, 2017.


Sarah B. Johnson, City Clerk



1st Publication Date: April 28th, 2017
2nd Publication Date: May 12th, 2017

Effective Date: May 17th, 2017

Initial: SBS
City Clerk