

**AN ORDINANCE AMENDING THE ZONING MAP OF
THE CITY OF COLORADO SPRINGS RELATING TO
8.99 ACRES LOCATED NORTHEAST OF ACADEMY
BOULEVARD AND WOODMEN ROAD**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
COLORADO SPRINGS:**

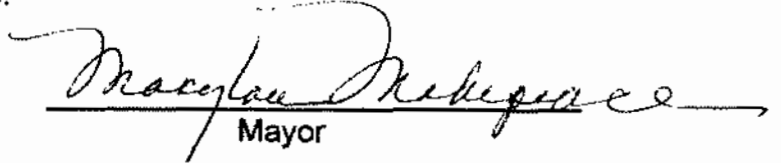
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning the real property described in Exhibit A, attached hereto and made a part hereof by reference, from R/CR (Single Family Residential with conditions of record) to PBC/CR (Planned Business Center with conditions of record), pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following condition of record:

1. THE FOLLOWING USES SHALL NOT BE PERMITTED WITHIN THE PBC DISTRICT AND APPLICABLE AREA OF THIS CONCEPT PLAN:
 - A. SEXUALLY ORIENTED BUSINESSES
 - B. NIGHT CLUBS
 - C. MOVIE THEATERS
 - D. BARS
 - E. AUTOMOTIVE AND EQUIPMENT SALES AND SERVICES
 - F. GENERAL FOOD AND CONVENIENCE FOOD SALES
 - G. DRIVE-IN OR FAST FOOD RESTAURANTS
 - H. LIQUOR SALES
 - I. TEEN OR YOUNG ADULT CLUBS
 - J. FUNERAL SERVICES

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

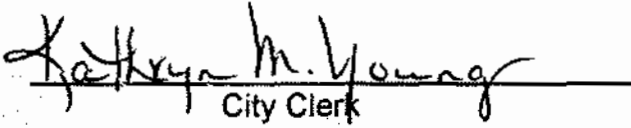
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published
this 23rd day of February, 1999.



Mayor

ATTEST:



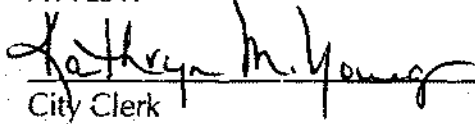
City Clerk

CPC P 99-00009

Finally passed, adopted and approved this 9th day of March, 1999.

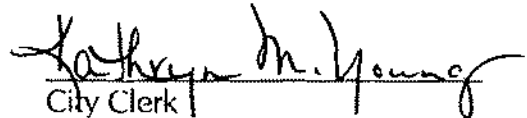

Mayor

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 8.99 ACRES LOCATED NORTHEAST OF ACADEMY BOULEVARD AND WOODMEN ROAD" was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on February 23, 1999, that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9th day of March, 1999, and that the same was published by summary, in accordance with Section 3-80 of Article III of the Charter, in the Daily 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 March, 1999.


City Clerk

CITY PLANNING

LEGAL DESCRIPTION FORM

FOR OFFICIAL USE ONLY	
DATE REC'D	<u>11-25-98</u>
FILE NO.	<u>P99-9</u>
CHECKED (FOR LOC. & CONFIG.)	<input checked="" type="checkbox"/>
STAFF	_____

JOB NO. 9113.00
NOVEMBER 18, 1998

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 4, REFILED OF FALCON ESTATES NO. 3, AS RECORDED IN PLAT BOOK C-2 AT PAGE 64, LOCATED IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 7; THENCE N84°41'30"W, ON THE NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 640.00 FEET; THENCE S15°21'23"E, ON THE WEST LINE OF SAID BLOCK 4, A DISTANCE OF 857.13 FEET TO THE CENTERLINE OF VACATED BERGLIND ROAD; THENCE N74°35'18"E, ON SAID CENTERLINE, A DISTANCE OF 363.72 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S83°55'37"E, HAVING A DELTA OF 54°00'55", A RADIUS OF 51.20 FEET, A DISTANCE OF 48.27 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N23°01'03"W, HAVING A DELTA OF 67°30'55", A RADIUS OF 71.49 FEET, A DISTANCE OF 84.24 FEET; THENCE N00°56'32"W, ON THE EAST LINE OF SAID BLOCK 4, A DISTANCE OF 565.30 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 8.99 ACRES.