

ORDINANCE NO. 18-62

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 17.58 ACRES LOCATED NORTHEAST OF THE INTERSECTION OF MARKSHEFFEL ROAD AND CONSTITUTION AVENUE ESTABLISHING THE M-1/AO/SS (LIGHT INDUSTRIAL WITH AIRPORT AND STREAMSIDE OVERLAYS) 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 M-1/AO/SS (Light Industrial with Airport and Streamside Overlays) zone district consisting of 17.58 acres located northeast of the intersection of Marksheffel Road and Constitution Avenue, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, 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 final adoption 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 be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 22<sup>nd</sup> day of May, 2018.

Finally passed: July 10<sup>th</sup>, 2018

  
\_\_\_\_\_  
Council President

**Mayor's Action:**


- Approved on July 12, 2018.
- Disapproved on \_\_\_\_\_, based on the following objections:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

  
\_\_\_\_\_  
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: TSF  
COS: \_\_\_\_\_

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 17.58 ACRES LOCATED NORTHEAST OF THE INTERSECTION OF MARKSHEFFEL ROAD AND CONSTITUTION AVENUE ESTABLISHING THE M-1/AO/SS (LIGHT INDUSTRIAL WITH AIRPORT AND STREAMSIDE OVERLAYS) ZONE” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 22<sup>nd</sup>, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 10<sup>th</sup> day of July, 2018, 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 17<sup>th</sup> day of July, 2018.

  
Sarah B. Johnson, City Clerk



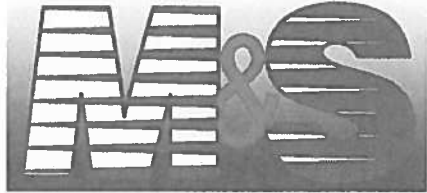
1<sup>st</sup> Publication Date: May 25<sup>th</sup>, 2018

2<sup>nd</sup> Publication Date: July 18<sup>th</sup>, 2018

Effective Date: July 23<sup>rd</sup>, 2018

Initial: SBJ  
City Clerk

# EXHIBIT A:



**CIVIL CONSULTANTS, INC.**

20 Boulder Crescent, STE 110  
Colorado Springs, CO 80903  
Mail to: PO Box 1360  
Colorado Springs, CO 80901  
v 719.955.5485

## **Zone Map Legal Industrial 2-17-2017**

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD BEING COINCIDENT WITH A LINE BEING 80.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 33, BEING MONUMENTED AT THE SOUTH END BY A REBAR WITH A YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567", AND AT THE NORTH END BY A NO. 5 REBAR, ASSUMED TO BEAR N00°10'57"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33;  
THENCE S00°10'57"W, A DISTANCE OF 1125.02 FEET TO A POINT COINCIDENT WITH THE CENTERLINE OF MARKSHEFFEL ROAD;  
THENCE S89°49'03"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD AS CONVEYED TO EL PASO COUNTY BY THE WARRANTY DEED, AS RECORDED SEPTEMBER 14, 2010 UNDER RECEPTION NO. 210107562 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF MARKSHEFFEL INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK Z-3 AT PAGE 125 OF SAID COUNTY RECORDS;  
THENCE S89°47'51"E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 663.52 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

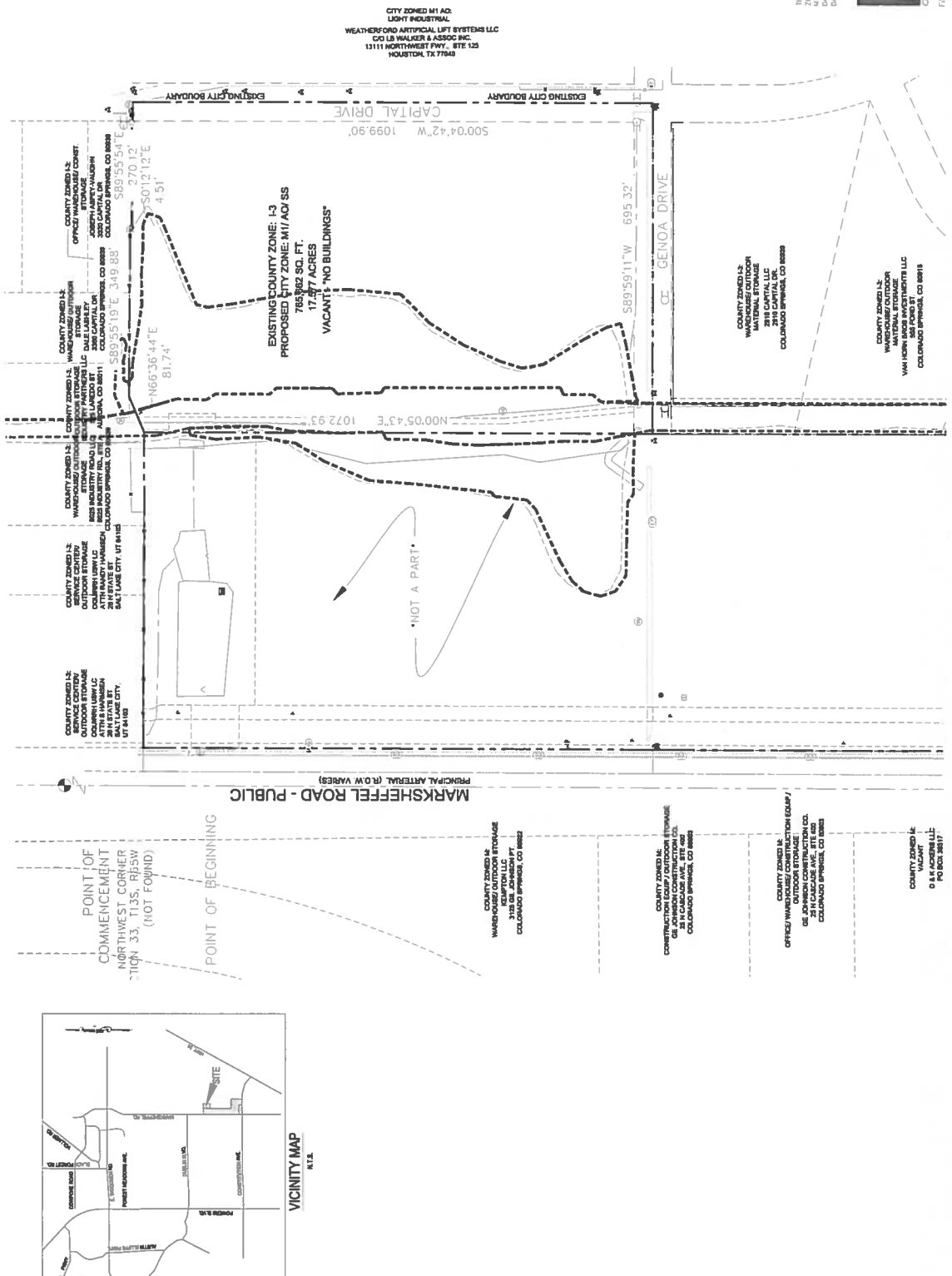
THENCE CONTINUING ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES:

1. N66°36'44"E, A DISTANCE OF 81.74 FEET;
2. S89°55'19"E, A DISTANCE OF 349.88 FEET;
3. S00°12'12"E, A DISTANCE OF 4.51 FEET;
4. S89°55'54"E, A DISTANCE OF 270.12 FEET;

THENCE S00°04'42"W, A DISTANCE OF 1099.90 FEET TO THE CENTERLINE OF GENOA DRIVE (PURSUANT TO BOOK 3863 AT PAGE 1414 OF SAID COUNTY RECORDS);  
THENCE S89°59'11"W ALONG SAID CENTERLINE, A DISTANCE OF 695.32 FEET;  
THENCE N00°05'43"E, A DISTANCE OF 1072.93 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 17.5772 ACRES OF LAND, MORE OR LESS.

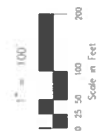
**EXHIBIT B:**  
**THE SANDS**  
**ZONE MAP CHANGE - INDUSTRIAL**



VICINITY MAP  
N.T.S.

- POINT OF COMMENCEMENT NORTHWEST CORNER T13N, T13S, R95W (NOT FOUND)
- POINT OF BEGINNING
- COUNTY ZONED I-3 WAREHOUSE/OUTDOOR STORAGE  
3150 OLD JOHNSON PT.  
COLORADO SPRINGS, CO 80922
- COUNTY ZONED M1 CONSTRUCTION EQUIP./WAREHOUSE/OUTDOOR STORAGE  
25 H. CARLSON AVE., STE 402  
COLORADO SPRINGS, CO 80922
- COUNTY ZONED I-3 OFFICE/WAREHOUSE/CONSTRUCTION EQUIP./WAREHOUSE/OUTDOOR STORAGE  
25 H. CARLSON AVE., STE 402  
COLORADO SPRINGS, CO 80922
- COUNTY ZONED I-3 VACANT  
D & K ACRES, LLC  
PO BOX 20211

CITY ZONED M1 AO:  
LIGHT INDUSTRIAL  
WEATHEROOD ARTIFICAL LIFT SYSTEMS LLC  
C/O LB WALKER & ASSOC INC.  
13111 NORTHWERT Pkwy., STE 125  
HOUSTON, TX 77060



THE SANDS  
1500 W. 10TH AVE. (INDUSTRIAL)  
SUSAN M. HAYES, P.E.  
DATE PREPARED: 05/23/17  
DATE PLOTTED: 07/25/19



FILE NO. CPC-17-0081 (U-1) (60/55) SHEET 1 OF 1