

ORDINANCE NO. 16-9

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 5.84 ACRES LOCATED APPROXIMATELY 1,000 FEET EAST OF THE INTERSECTION OF RANGEWOOD DRIVE AND WOODMEN 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 5.84 acres of OC/AO to PBC/AO located approximately 1,000 feet east of the intersection of Rangewood Drive and Woodmen 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 26th day of January, 2016.

Finally passed: February 9, 2016


Council President

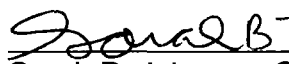
ATTEST:



Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 5.84 ACRES LOCATED APPROXIMATELY 1,000 FEET EAST OF THE INTERSECTION OF RANGEWOOD DRIVE AND WOODMEN ROAD”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 26, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9th day of February, 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 9th day of February, 2016.


Sarah B. Johnson, City Clerk



1st Publication Date: January 29, 2016
2nd Publication Date: February 12, 2016

Effective Date: February 17, 2016 Initial: SBS
City Clerk

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY LINE OF EAST WOODMEN ROAD PER COOK COMMUNICATIONS SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. 205052793 IN THE OFFICES OF THE EL PASO COUNTY CLERK AND RECORDER, MONUMENTED AT BOTH ENDS BY A REBAR WITH A 1.25" YELLOW PLASTIC CAP STAMPED "FRANK KOHL LS 37067" PER PLAT BEARS S89°55'32"E A DISTANCE OF 180.44 FEET.

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST WOODMEN ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF RANGEWOOD DRIVE PER SAID COOK COMMUNICATIONS SUBDIVISION FILING NO. 1;

THENCE N83°36'54"E A DISTANCE OF 762.33 FEET, TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING TWELVE (12) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N16°49'56"W, HAVING A RADIUS OF 1984.27 FEET, A CENTRAL ANGLE OF 15°19'50" AND AN ARC LENGTH OF 530.93 FEET, TO A POINT OF TANGENT;
2. N57°50'14"E A DISTANCE OF 132.10 FEET;
3. S04°18'51"E A DISTANCE OF 256.02 FEET;
4. S46°33'58"E A DISTANCE OF 230.66 FEET;
5. ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS S46°33'58"E, HAVING A RADIUS OF 522.50 FEET, A CENTRAL ANGLE OF 01°25'21" AND AN ARC LENGTH OF 12.97 FEET, TO A POINT OF TANGENT;
6. S42°00'41"W A DISTANCE OF 92.87 FEET;
7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 61°23'59" AND AN ARC LENGTH OF 297.38 FEET, TO A POINT OF TANGENT;
8. N76°35'20"W A DISTANCE OF 284.52 FEET;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 14°55'43" AND AN ARC LENGTH OF 74.26 FEET, TO A POINT OF NON-TANGENT;
10. N55°55'16"W A DISTANCE OF 41.01 FEET;
11. N16°28'37"W A DISTANCE OF 194.42 FEET;
12. N11°25'54"E A DISTANCE OF 3.79 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 254,240 SQUARE FEET OR 5.8365 ACRES.

ALSO KNOWN AS LOT 1, COOK COMMUNICATIONS SUBDIVISION FILING NO. 3.