

ORDINANCE NO. 21-86

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.78 ACRES LOCATED AT 1105 WEST GARDEN OF THE GODS ROAD AND 4470 FORREST HILLS ROAD FROM PIP2/C5/P (PLANNED INDUSTRIAL PARK AND INTERMEDIATE BUSINESS WITH PLANNED PROVISIONAL OVERLAY) TO C5 (INTERMEDIATE BUSINESS)

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

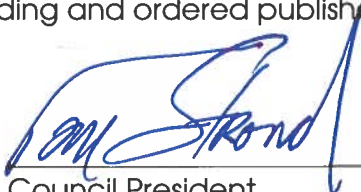
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 2.78 acres located at 1105 West Garden of the Gods Road and 4470 Forrest Hills Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PIP2/C5/P (Planned Industrial Park and Intermediate Business with Planned Provisional Overlay) to C5 (Intermediate Business), 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 12th day of October 2021.

Finally passed: October 26, 2021



Council President

ATTEST:



Sarah B. Johnson, City Clerk



ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT ‘A’

GARDEN OF THE GODS WEST -

LOT 1, BLOCK 3, WESTECH I SUBDIVISION, FILING NO. 1, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

AND

LOT 7 IN BUCKINGHAM INDUSTRIAL PARK, IN THE CITY OF COLORADO SPRINGS, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED MAY 24, 1994 IN BOOK 6452 AT PAGE 1242 DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN LOT 7, BUCKINGHAM INDUSTRIAL PARK AS RECORDED IN PLAT BOOK M-2 AT PAGE 22 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; (THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHERLY LINE OF SAID LOT 7) THENCE ON AN ASSUMED BEARING OF SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 32.50 FEET;

THENCE SOUTH 01 DEGREE 56 MINUTES 48 SECONDS WEST A DISTANCE OF 13.47 FEET;

THENCE SOUTH 89 DEGREES 23 MINUTES 12 SECONDS EAST A DISTANCE OF 10.00 FEET;

THENCE SOUTH 00 DEGREES 36 MINUTES 48 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT FIVE (5) FEET SOUTHERLY AS MEASURED PERPENDICULAR TO THE EASTERLY PORTION OF THE NORTHERLY LINE OF SAID LOT 7;

THENCE NORTH 89 DEGREES 23 MINUTES 12 SECONDS WEST PARALLEL WITH AND FIVE (5) FEET SOUTHERLY AS MEASURED PERPENDICULAR TO SAID NORTHERLY LINE A DISTANCE OF 29.15 FEET;

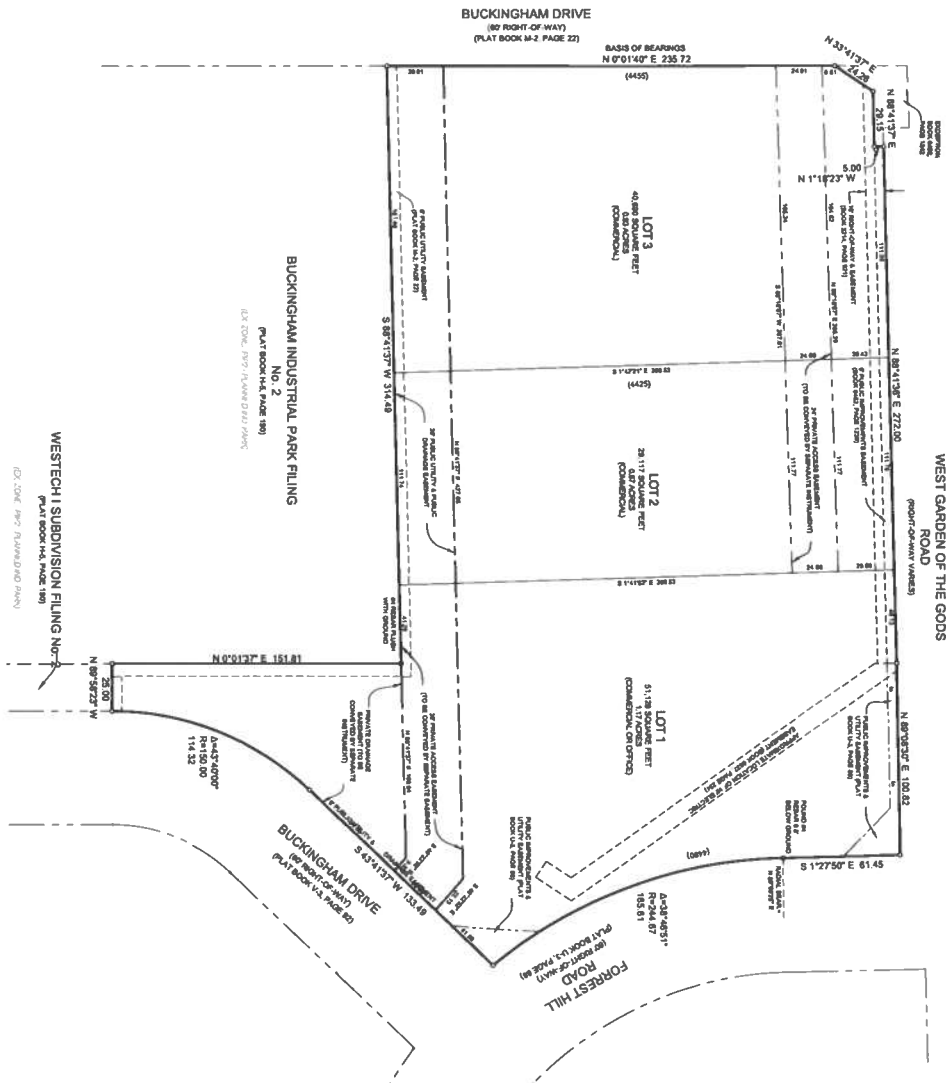
THENCE SOUTH 35 DEGREES 36 MINUTES 48 SECONDS WEST A DISTANCE OF 24.26 FEET TO WESTERLY LINE OF SAID LOT 7;

THENCE NORTH 01 DEGREE 56 MINUTES 48 SECONDS EAST ALONG SAID WESTERLY LINE A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 120,935 SQUARE FEET (2.77629 ACRES), MORE OR LESS.

OWNER
 COO: GARDEN OF THE GODS LLC
 CITY FILE NUMBER
 CITY FILE NO.: CPC 22-21-0000 & CPC 21-0004
PARCEL, TAX, SCHEDULE & NUMBER
 PARCEL: 174231100
CURRENT ZONING
 ZONING: COMMERCIAL INDUSTRIAL, MANUFACTURING AND PROFESSIONAL BUSINESS WITH PLANNED PROFESSIONAL OVERLAY (ORDINANCE 2008 & ORDINANCE 20-140)
PROPOSED ZONING
 C4 INDUSTRIAL BUSINESS
SITE AREA
 TOTAL SITE AREA: 2.174 ACRES
 LOT 1: 1.117 ACRES
 LOT 2: 0.548 ACRES
 LOT 3: 0.509 ACRES

GARDEN OF THE GODS WEST ZONE CHANGE EXHIBIT 'B'



CITY FILE NO. CPC 22-21-0000 & CPC 21-0004
 SHEET NO. 2 OF 2

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| | <h2 style="margin: 0;">GARDEN OF THE GODS WEST</h2> <p style="margin: 0;">COLORADO SPRINGS, CO</p> | PROJECT NO. 2175224 SHEET NO. 2 OF 2 DATE: 04/15/2022 PROJECT NO. 2175224 SHEET NAME: EXHIBIT B CITY FILE NO. CPC 22-21-0000 & CPC 21-0004 |
| | | |

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 2.78 ACRES LOCATED AT 1105 WEST GARDEN OF THE GODS ROAD AND 4470 FORREST HILLS ROAD FROM PIP2/C5/P (PLANNED INDUSTRIAL PARK AND INTERMEDIATE BUSINESS WITH PLANNED PROVISIONAL OVERLAY) TO C5 (INTERMEDIATE BUSINESS)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 12th, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 26th day of October 2021, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Gazette on November 1st, 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 28th day of October 2021.


Sarah B. Johnson, City Clerk



1st Publication Date: October 15th, 2021
2nd Publication Date: November 1st, 2021

Effective Date: November 6th, 2021

Initial: SBJ
City Clerk