

ORDINANCE NO. 16-40

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.44 ACRES LOCATED SOUTH OF FLYING HORSE CLUB DRIVE AND WEST HIGHWAY 83 FROM PUD (PLANNED UNIT DEVELOPMENT) TO OC (OFFICE COMPLEX)

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

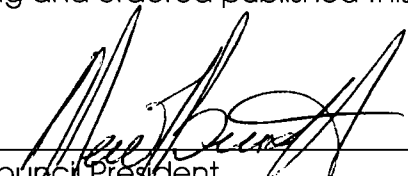
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 1.44 acres located south of Flying Horse Club Drive and West Highway 83 as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof by reference, from PUD (Planned Unit Development) to OC (Office Complex), 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.

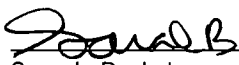
Introduced, read, passed on first reading and ordered published this 22nd day of March, 2016.

Finally passed: April 12, 2016



Council President

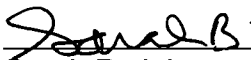
ATTEST:


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 1.44 ACRES LOCATED SOUTH OF FLYING HORSE CLUB DRIVE AND WEST HIGHWAY 83 FROM PUD (PLANNED UNIT DEVELOPMENT) TO OC (OFFICE COMPLEX)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on March 22, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12th day of April, 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 12th day of April, 2016.


Sarah B. Johnson, City Clerk



1st Publication Date: March 25, 2016

2nd Publication Date: April 15, 2016

Effective Date: April 20, 2016

Initial: SBS
City Clerk



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JOB NO. 1171.15-02
NOVEMBER 24, 2015
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LEGAL DESCRIPTION:

LOT 1, OF THE AS YET UNRECORDED PLAT OF FLYING HORSE NO. 25A FILING NO. 1 BEING A PORTION OF LOTS 7 AND 8 AND TRACTS A AND C AS PLATTED IN FLYING HORSE NO. 25 FILING NO. 2 RECORDED UNDER RECEPTION NO. 212713252 RECORDS OF EL PASO COUNTY, COLORADO, BING MORE PARTICULARLY DESCRIBED A FOLLOWS.

BASIS OF BEARINGS: A PORTION OF THE WESTERLY LINE OF TRACT B AS PLATTED IN FLYING HORSE CLUB DRIVE FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712333, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED BY AT BOTH ENDS BY A NO. 5 REBAR AND 1 1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "CCES PLS 30118", ASSUMED TO BEAR S05°42'11"W, A DISTANCE OF 764.60 FEET.

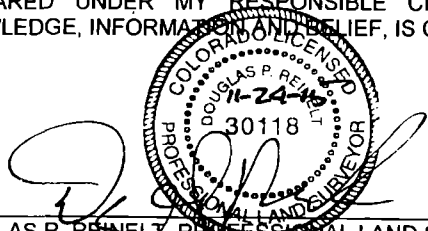
COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 6 AS PLATTED IN FLYING HORSE NO. 25 FILING NO.2, RECORDED UNDER RECEPTION NO. 212713252, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S82°04'09"W, ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 6 AND ITS WESTERLY EXTENSION A DISTANCE OF 196.32 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE FLYING HORSE CLUB DRIVE, AS PLATTED IN FLYING HORSE CLUB DRIVE FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712333;
THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S56°32'44"E, A HAVING A DELTA OF 61°28'48", A RADIUS OF 458.00 FEET AND A DISTANCE OF 491.45 FEET TO A POINT ON CURVE;
THENCE S04°42'47"E, A DISTANCE OF 198.25 FEET;
THENCE S84°16'30"W, A DISTANCE OF 93.81 FEET;
THENCE S90°00'00"W, A DISTANCE OF 138.46 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID LOT 6;
THENCE N20°56'35"W, ON SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 32.34 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 62,569 SQUARE FEET.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

Nov 24, 2015
DATE

