

Ordinance No. 82-31

AN ORDINANCE AMENDING THE ZONING  
MAP OF THE CITY OF COLORADO SPRINGS  
RELATING TO .253 ACRE SITUATED SOUTHEAST  
OF THE INTERSECTION OF DALE AND WEBER  
STREETS

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 as follows:

The North 60 feet of the West 100 feet of the North  
half of Lot 1 in Block 14, in Addition No. 1, to the  
City of Colorado Springs, El Paso County, Colorado,  
and

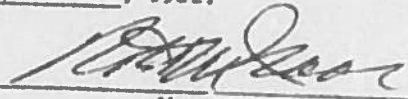
The West 50 feet of the East 90 feet of the North  
100 feet of Lot 1 in Block 14 in Addition No. 1, to  
the City of Colorado Springs, El Paso County,  
Colorado.

from C-5 CU and R-5 to OR, pursuant to the Zoning Ordinance of the City  
of Colorado Springs, subject to the following condition and  
restriction:

That there be no expansion of any of the present  
businesses, the design shop, the print shop or  
Johnny Appleseed.

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

Introduced, read, passed on first reading and ordered published  
this 23rd day of February, 1982.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

CPC P 81-263

-1-

ITEM NO, 20

2/16/82 13

APPLICATION FOR  
CHANGE OF ZONE CLASSIFICATION

Applicant's Name GARY BLACKMAN Telephone No. 475-9191  
 Applicant's Address 731 N. WEBER ST. Zip Code 80903  
 Owner's Name SAME Telephone No. SAME  
 Owner's Address SAME Zip Code SAME  
 Representative's Name AL FEINSTEIN Telephone No. 596-5400  
 Representative's Address 2395 N. ACADemy PLAKS Zip Code 80909  
 (To receive all correspondence)  
 Current Zone C-5 ODD, C-5 Proposed Zone OR  
 Area of Property 11,000 SQ. FT. Acres .253  
 Legal Description (must be typed on an 8 1/2" x 11" paper)  
 Tax Schedule Number 64074-09-008V  
 Nearest Street Intersection WEBER AND DAVE STREETS

I hereby certify that I am the applicant named herein and that I have familiarized myself with the rules and regulations with respect to preparing and filing this petition and that the foregoing statements and answers herein contained and the information on the attached map are in all respects true and accurate to the best of my knowledge and belief.

Gary J. Blackman  
 Signature of Owner Date

Signature of Applicant if Date  
 other than Owner

SEE REVERSE SIDE FOR ADDITIONAL REQUIREMENTS

For Planning Department Use Only

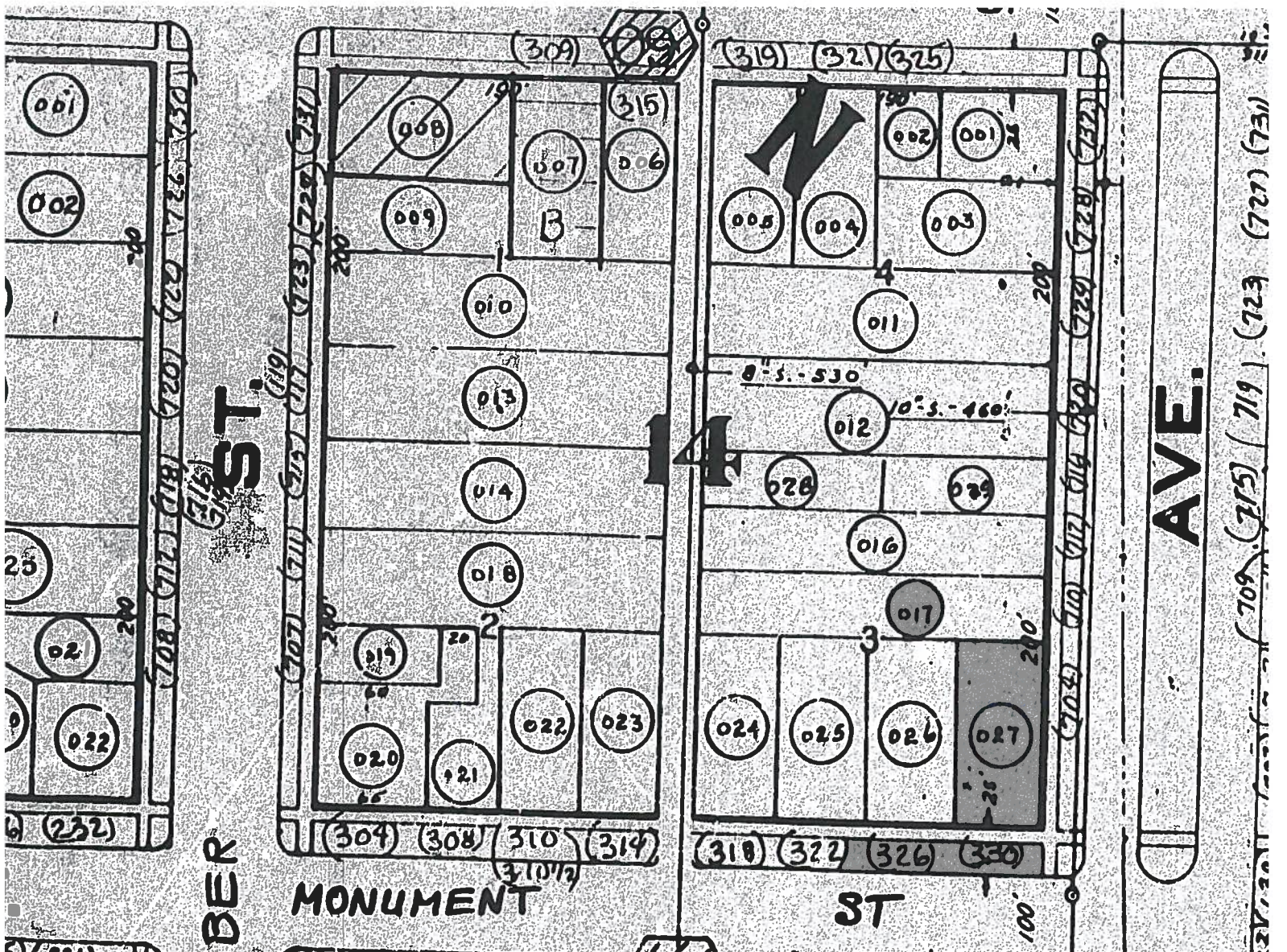
Fee Paid 61990  
 Authorization ✓  
 Map(1) ✓  
 Legal Description ✓  
 Completed Form ✓  
 Envelopes ✓  
 Accepting Planner SK

Date Received \_\_\_\_\_ Time \_\_\_\_\_  
 CPC Hearing Date \_\_\_\_\_  
 CC Hearing Date \_\_\_\_\_  
 Final Action \_\_\_\_\_

RECEIVED  
 1381  
 CITY PLANNING  
 DEPARTMENT

1/11/80

CPC # 81-262



**ORD. 82-31**

FILE NO. P 81-263

SHY. NA 70

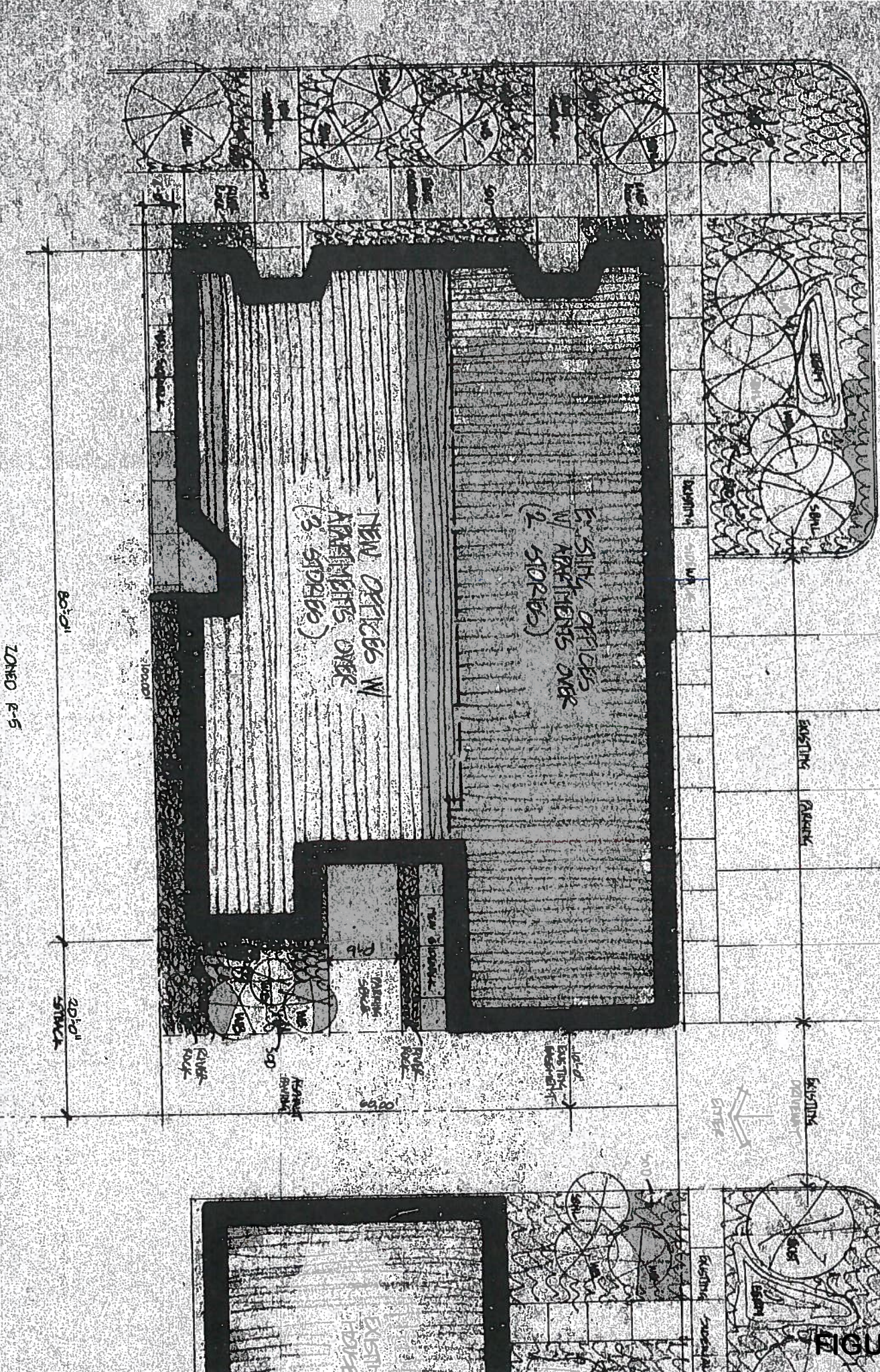
changed from: C-5 CU & R-5  
 to: **OR**

INFORMATION RECORDED ON THE FOLLOWING  
 ZONING MAPS:

- WORK COPY: 4/15
- DESK COPY: 4/16
- HISTORICAL COPY:
- MYLAR: 4/30

*1962  
 zone change*

FIGURE 7

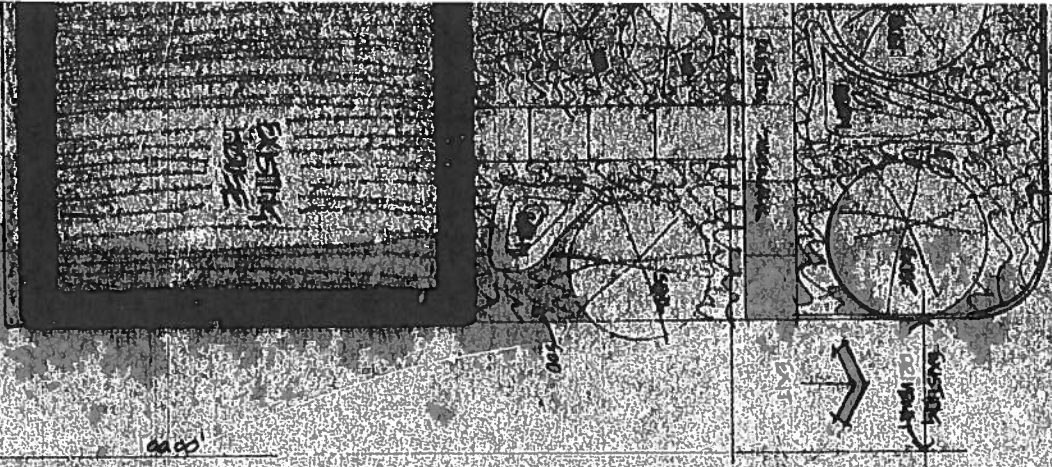


PAVE STREET

Plan accompanying zone change application P 81-263

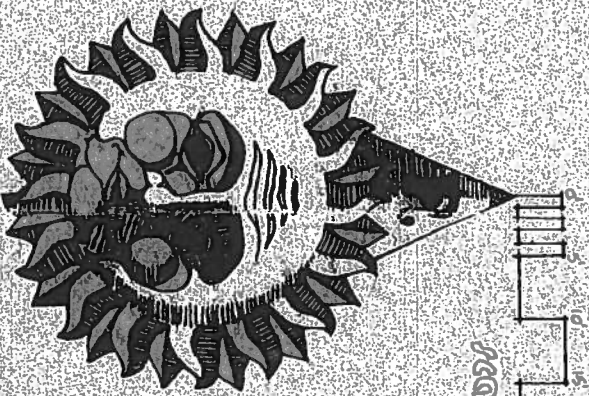
1 of 3

FIGURE 7



0 20 40

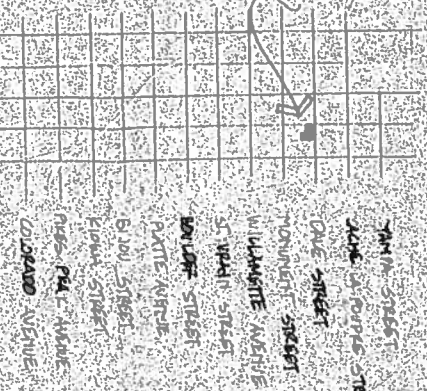
LANDSCAPE



Scale



VICINITY MAP



CASCADE AVENUE  
 FELIX STREET  
 NEVADA AVENUE  
 WOOD STREET  
 WASHCATCH AVENUE

JAMES STREET  
 JANE S. FORBES STREET  
 ONE STREET  
 THOMPSON STREET  
 WILMINGTON AVENUE  
 ST. WALTER STREET  
 BERLSON STREET  
 PATTE AVENUE  
 BIRD STREET  
 ELGIN STREET  
 PINE PAL AVENUE  
 COLUMBO AVENUE

SITE

2 of 3

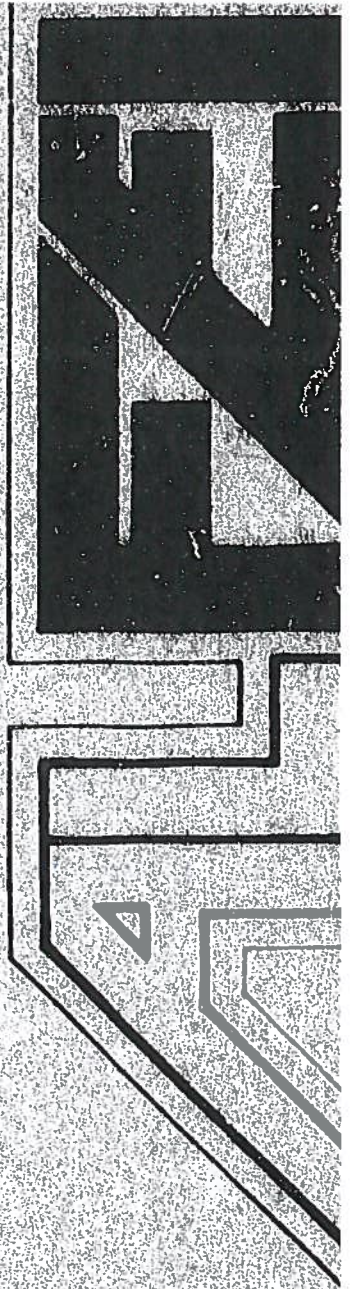
ESSENTIALLY ZONED CB W/ VARIANCE FOR FRONT CHOP & 65' PARKING

10 APARTMENTS (1.5/APT)  
3997 SF. OFFICES (1600#)

= 15 SPACES  
= 7 SPACES  
22 SPACES REQUIRED  
12 SPACES PROVIDED

MAXIMUM BLDG. HEIGHT = 35'-0"  
- EXISTING BLDG = 1 & 2 STORIES  
- NEW BLDG = 3 STORIES

EXTERIOR LIGHT STANDARDS  
SITE IS FLAT  
PROPERTY AREA = 11,000 SF = .253 ACRES  
ROUND COVERAGE = 50%



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FIGURE 7