

ORDINANCE NO. 17-73

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.46 ACRES LOCATED AT THE SOUTHEAST CORNER OF NORTH ACADEMY BOULEVARD AND NORTH CAREFREE CIRCLE FROM PBC (PLANNED BUSINESS ) AND C-6 (GENERAL BUSINESS) TO PBC (PLANNED BUSINESS CENTER)

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 1.46 acres located at the southeast corner of North Academy Boulevard and North Carefree Circle, as described in Exhibit A, which is attached hereto and made a part hereof, from PBC (Planned Business Center) and C-6 (General Business) to PBC (Planned Business Center), 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 22<sup>nd</sup> day of August 2017.

**Finally passed:** September 12<sup>th</sup>, 2017

  
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Council President

ATTEST:

  
Sarah B. Johnson, City Clerk  


May 3, 2017

A tract of land being a portion of Lot 1, First Federal Savings & Loan – Carefree, recorded in the Office of the El Paso County Clerk and Recorder on June 11, 1986 under Reception No. 1407637, and a portion of Lot 1, Block 1, Carefree Shopping Center Subdivision, recorded in said Office on November 17, 1981 under Reception No. 823323, County of El Paso, State of Colorado, with all of the bearings contained herein, being based upon a bearing of S00°00'00"E, as measured between the northeast corner of said Lot 1, First Federal Savings and Loan – Carefree, being marked on the ground by a #4 rebar with 1" yellow plastic cap, PLS 13225, 0.2' below grade, found in place, and the southeast corner of said Lot 1, First Federal Savings and Loan – Carefree, being marked on the ground by a #4 rebar with no cap, flush with grade, found in place, County of El Paso, State of Colorado, and being more particularly described as follows: COMMENCING at the northwest corner of said Lot 1, First Federal Savings and Loan – Carefree; thence along the north line of said Lot 1, First Federal Savings and Loan – Carefree, N89°57'43", a distance of 12.00 feet, to the POINT OF BEGINNING; thence continuing along said north line, the following two courses:

- 1) N89°57'43"E, a distance of 133.18 feet;
- 2) 39.76 feet along a non-tangent curve to the right, having a radius of 350.00 feet, a delta of 6°30'29", and a chord of 39.73 feet that bears S86°33'03"E,

to said northeast corner of Lot 1, First Federal Savings and Loan – Carefree, said point also being a northwest corner of said Lot 1, Block 1, Carefree Shopping Center Subdivision; thence along the north line of said Lot 1, Block 1, Carefree Shopping Center Subdivision, 65.96 feet along a non-tangent curve to the right, having a radius of 350.00 feet, a delta of 10°47'51", and a chord of 65.86 feet that bears S77°59'10"E; thence leaving said north line, along the following five (5) courses:

- 1) S17°18'20"W, a distance of 108.51 feet;
- 2) S00°02'25"W, a distance of 145.30 feet;
- 3) S29°43'34"W, a distance of 45.55 feet;
- 4) N89°57'35"W, a distance of 182.51 feet;
- 5) N00°02'25"E, a distance of 304.33 feet;

to the POINT OF BEGINNING.

Said tract contains 63,616 square feet, or 1.460 acres, more or less.

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**EXHIBIT A**

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.46 ACRES LOCATED AT THE SOUTHEAST CORNER OF NORTH ACADEMY BOULEVARD AND NORTH CAREFREE CIRCLE FROM PBC (PLANNED BUSINESS ) AND C-6 (GENERAL BUSINESS) TO PBC (PLANNED BUSINESS CENTER)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on August 22<sup>nd</sup>, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12<sup>th</sup> day of September, 2017, 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 12<sup>th</sup> day of September, 2017.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: August 25<sup>th</sup>, 2017  
2<sup>nd</sup> Publication Date: September 15<sup>th</sup>, 2017

Effective Date: September 20<sup>th</sup>, 2017

Initial: SBJ  
City Clerk