

ORDINANCE NO. 15-89

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS, AS AMENDED, PERTAINING TO 0.84 ACRES, LOCATED AT 4216 DATE STREET

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 0.84 acres from PBC/CR (Planned Business Center with Conditions of Record) to PBC (Planned Business Center) for the property located at 4216 Date Street, and described in Exhibit A which is 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 final adoption and publication as provided by Charter.

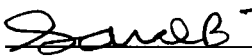
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 24<sup>th</sup> day of November, 2015.

**Finally passed:** December 8, 2015

  
Council President

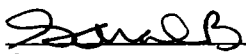
ATTEST:


  
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, AS AMENDED, PERTAINING TO 0.84 ACRES, LOCATED AT 4216 DATE STREET”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 24, 2015; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8<sup>th</sup> day of December, 2015, 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 8<sup>th</sup> day of December, 2015.

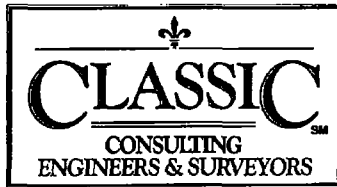
  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: November 27, 2015  
2<sup>nd</sup> Publication Date: December 11, 2015

Effective Date: December 16, 2015 Initial: SBJ  
City Clerk

# EXHIBIT A



6385 Corporate Drive  
Colorado Springs, Colorado 80919

(719) 785-0790  
(719) 785-0799(Fax)

JOB NO. 2373.10-01  
JUNE 8, 2015  
PAGE 1 OF 2

## LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 2, AS PLATTED IN HEWLETT-PACKARD SUBDIVISION FILING NO. 2 PLAT BOOK G-5, PAGE 48, RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF LOT 2, AS PLATTED IN HEWLETT-PACKARD SUBDIVISION FILING NO. 2 PLAT BOOK G-5, PAGE 48, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1" YELLOW PLASTIC SURVEYORS CAP STAMPED 13830 AND AT THE EASTERLY END BY 1 1/2" ALUMINUM SURVEYORS CAP STAMPED 10377, AND IS ASSUMED TO BEAR S60°00'56"E, A DISTANCE OF 1639.75 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 2, AS PLATTED IN HEWLETT-PACKARD SUBDIVISION FILING NO. 2 PLAT BOOK G-5, PAGE 48, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE BOUNDARY OF CHARLESTON PLACE FILING NO. 1, RECORDED UNDER RECEPTION NO. 097047291;

THENCE S60°17'26"W, A DISTANCE OF 1542.28 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MEADOW RIDGE DRIVE AS PLATTED IN CIPHER DATA PRODUCTS FILING NO. 1 RECORDED IN PLAT BOOK O-3, PAGE 75 SAID POINT BEING THE POINT OF BEGINNING;

THENCE S88°45'53"W, ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 433.36 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1, AS PLATTED IN HEWLETT-PACKARD SUBDIVISION NO. 2, RECORDED IN PLAT BOOK W-3, PAGE 48;

THENCE ON THE EASTERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (5) FIVE COURSES;

1. N01°14'07"W, A DISTANCE OF 20.00 FEET;
2. S88°45'53"W, A DISTANCE OF 20.00 FEET;
3. N01°14'07"W, A DISTANCE OF 128.53 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N30°20'16"E, HAVING A DELTA OF 78°14'18", A RADIUS OF 438.84 FEET AND A DISTANCE OF 599.24 FEET TO A POINT ON CURVE;
5. N34°29'28"W, A DISTANCE OF 166.58 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF UNION BOULEVARD;

THENCE ON SAID EASTERLY LEFT OF WAY LINE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N34°29'28"W, HAVING A DELTA OF 13°37'57", A RADIUS OF 1940.00 FEET AND A DISTANCE OF 461.58 FEET TO A POINT ON CURVE;  
THENCE S48°07'24"E, A DISTANCE OF 112.53 FEET;  
THENCE S60°06'35"E, A DISTANCE OF 728.13 FEET;  
THENCE S29°53'25"W, A DISTANCE OF 638.60 FEET;  
THENCE S01°16'20"E, A DISTANCE OF 106.93 FEET TO THE POINT OF BEGINNING.

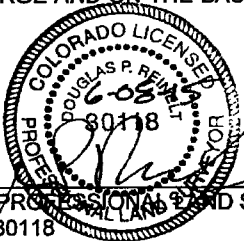

CONTAINING A CALCULATED AREA OF 16.406 ACRES

**EXHIBIT A**

JOB NO. 2373.10-01  
JUNE 8, 2015  
PAGE 2 OF 2

**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.

JUNE 08, 2015  
DATE