

ORDINANCE NO. 16-8

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 14.75 ACRES LOCATED SOUTHWEST OF POWERS BOULEVARD AND HANCOCK EXPRESSWAY FROM C-6/P/A0 TO R1-6000/DF/AO

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

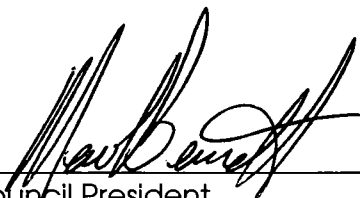
Section 1. The zoning map of the City of Colorado Springs is hereby amended by the rezoning of 14.75 acres of C-6/P/AO to R1-6000/DF/AO located southwest of Powers Boulevard and Hancock Expressway for the property described in Exhibit A and shown by vicinity map on Exhibit B, attached hereto and made 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 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 26th day of January, 2016.

Finally passed: February 9, 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 14.75 ACRES LOCATED SOUTHWEST OF POWERS BOULEVARD AND HANCOCK EXPRESSWAY FROM C-6/P/A0 TO R1-6000/DF/A0”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 26, 2016; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9th day of February, 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 9th day of February, 2016.


Sarah B. Johnson, City Clerk



1st Publication Date: January 29, 2016
2nd Publication Date: February 12, 2016

Effective Date: February 17, 2016 Initial: 
City Clerk

LEGAL DESCRIPTION: SOARING EAGLES 14.75 ACRES

A PORTION OF THE TRACT OF LAND DESCRIBED IN THE DEED OF TRUST, RECORDED UNDER RECEPTION NO. 205188942 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND LOCATED IN A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SOARING EAGLES SUBDIVISION FILING NO. 6, AS RECORDED UNDER RECEPTION NO. 203268396 OF SAID COUNTY RECORDS SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY LINE OF SAID SOARING EAGLES SUBDIVISION FILING NO. 6, THE FOLLOWING TWO (2) COURSES:

1. THENCE S29°46'50"W, A DISTANCE OF 621.36 FEET;
2. THENCE S25°38'15"W, A DISTANCE OF 115.37 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SILVER HAWK AVENUE, AS PLATTED IN SOARING EAGLES SUBDIVISION FILING NO. 3, AS RECORDED UNDER RECEPTION NO. 201137976 OF SAID COUNTY RECORDS;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SILVER HAWK AVENUE THE FOLLOWING THREE (3) COURSES:

1. THENCE N64°21'45"W, A DISTANCE OF 191.22 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A 782.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°52'51", AN ARC LENGTH OF 216.89 FEET (THE LONG CHORD OF WHICH BEARS N72°18'10"W, A LONG CHORD DISTANCE OF 216.19 FEET) TO A POINT OF TANGENT;
3. THENCE N80°14'36"W, A DISTANCE OF 84.51 FEET TO THE NORTHWESTERLY CORNER OF SAID SOARING EAGLES SUBDIVISION FILING NO. 3 SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SOARING EAGLES SUBDIVISION FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 201065189 OF SAID COUNTY RECORDS;

THENCE CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SILVER HAWK AVENUE AS PLATTED IN SAID SOARING EAGLES SUBDIVISION FILING NO. 2 THE FOLLOWING TWO (2) COURSES:

1. THENCE N80°14'36"W, A DISTANCE OF 161.22 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A 500.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°23'51", AN ARC LENGTH OF 361.62 FEET (THE LONG CHORD OF WHICH BEARS N59°32'39"W, A LONG CHORD DISTANCE OF 353.81 FEET) TO THE NORTHWESTERLY CORNER OF SAID SOARING EAGLES SUBDIVISION FILING NO. 2 SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SOARING EAGLES SUBDIVISION FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 201031096 OF SAID COUNTY RECORDS;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SILVER HAWK AVENUE, AS PLATTED IN SAID SOARING EAGLES SUBDIVISION FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

1. THENCE CONTINUING ALONG THE ARC OF A 500.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°45'54", AN ARC LENGTH OF 233.80 FEET (THE LONG CHORD OF WHICH BEARS N25°27'47"W, A LONG CHORD DISTANCE OF 231.68 FEET);
2. THENCE N77°55'10"E, A DISTANCE OF 7.50 FEET TO A POINT OF CURVE;

3. THENCE ALONG THE ARC OF A 493.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF $10^{\circ}34'18''$, AN ARC LENGTH OF 90.96 FEET (THE LONG CHORD OF WHICH BEARS $N06^{\circ}47'41''W$, A LONG CHORD DISTANCE OF 90.83 FEET);

THENCE $S86^{\circ}42'10''E$, A DISTANCE OF 754.06 FEET;

THENCE $N54^{\circ}06'10''E$, A DISTANCE OF 395.62 FEET TO A POINT ON CURVE;

THENCE ALONG THE ARC OF A 900.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF $15^{\circ}26'38''$, AN ARC LENGTH OF 242.59 FEET (THE LONG CHORD OF WHICH BEARS $S52^{\circ}40'28''E$, A LONG CHORD DISTANCE OF 241.86 FEET);

THENCE $S60^{\circ}23'48''E$, A DISTANCE OF 139.69 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 14.75 ACRES OF LAND, MORE OR LESS.

PREPARED BY:

CORY L. SHARP, COLORADO P.L.S. NO. 32820

FOR AND ON BEHALF OF RAMPART SURVEYS, INC.

P.O. BOX 5101

WOODLAND PARK, COLORADO 80866

719-687-0920

VICINITY MAP

