

ORDINANCE NO. 15 -26

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 15.42 ACRES, LOCATED SOUTHWEST OF NORTHGATE BOULEVARD AND BASS PRO DRIVE.

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 15.42 acres from A/PBC/PUD/ (Agriculture, Planned Business Center, Planned Unit Development) to PUD (Planned Unit Development) commercial development with 65 foot maximum building height located Southwest of Northgate Boulevard and Bass Pro Drive for the property described in Exhibit A, 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.

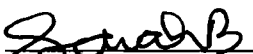
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 14th day of April, 2015.

Finally passed: April 28, 2015


Merv Bennett, Council President

ATTEST:


Sarah B. Johnson, City Clerk



**LEGAL DESCRIPTION:**

A PORTION OF LOT 2, MINING MUSEUM SUBDIVISION NO. 1 AS PLATTED IN THE EL PASO COUNTY RECORDS IN PLAT BOOK F-3 AT PAGE 73 AND A PORTION OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF LOT 4, BASS PRO AT NORTHGATE FILING NO. 1 AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 212713238 BEING MONUMENTED AT EACH END WITH AN ORANGE PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502" BEING ASSUME TO BEAR S55°49'17"E A DISTANCE OF 807.11 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 4, BASS PRO AT NORTHGATE FILING NO. 1, AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 2112713238, SAID POINT BEING THE POINT OF BEGINNING; THENCE N55°49'17"W AND ON THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 807.11 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, MINING MUSEUM SUBDIVISION NO. 1; THENCE N54°49'40"E AND ON THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 402.64 FEET; THENCE N35°10'20"W A DISTANCE OF 332.28 FEET TO A POINT OF CURVE, SAID POINT BEING ON THE VACATED NORTHERLY RIGHT-OF-WAY OF OLD NORTH GATE ROAD AS RECORDED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 208007172; THENCE NORTHERLY AND ON THE RIGHT-OF-WAY OF OLD NORTH GATE ROAD THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 48°30'00", A RADIUS OF 237.94 FEET, AND A LENGTH OF 201.41 FEET TO THE POINT OF TANGENT;
2. N13°19'40"E A DISTANCE OF 145.43 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N01°40'59"E HAVING A DELTA OF 38°38'48", A RADIUS OF 334.07 FEET, AND A LENGTH OF 225.33 FEET; THENCE S51°25'56"E A DISTANCE OF 411.38 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF BASS PRO DRIVE AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NUMBER 212713238; THENCE SOUTHERLY AND ON THE WEST RIGHT-OF-WAY SAID BASS PRO DRIVE THE FOLLOWING FOUR (4) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S86°40'46"E HAVING A DELTA OF 28°51'14", A RADIUS OF 482.50 FEET, AND A LENGTH OF 242.98 FEET TO THE POINT OF TANGENT;
2. S25°32'00"E A DISTANCE OF 200.28 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 62°40'19", A RADIUS OF 570.00 FEET, AND A LENGTH 623.48 FEET TO THE POINT OF TANGENT;
4. S37°08'20"W A DISTANCE OF 118.48 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 671,603 SQ. FEET, OR 15.418 ACRES.



February 10, 2015
Job No. 1048.11
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LEGAL DESCRIPTION STATEMENT

I, PAUL J. HUSSONG, A REGISTERED 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.



Paul J. Hussong

PAUL J. HUSSONG, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 23044
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 15.42 ACRES, LOCATED SOUTHWEST OF NORTHGATE BOULEVARD AND BASS PRO DRIVE”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 14, 2015; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 28th day of April, 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 28th day of April, 2015.


City Clerk

