

ORDINANCE NO. 20-86

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10,000 SQUARE FEET LOCATED AT 4055 NORTH 30TH STREET FROM R/HS (SINGLE-FAMILY RESIDENTIAL WITH HILLSIDE OVERLAY) TO PUBLIC FACILITY WITH HILLSIDE OVERLAY)

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 10,000 square feet located at 4055 North 30th Street, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R/HS (Single-family Residential with Hillside Overlay) to PF/HS (Public Facility with Hillside Overlay), 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 23rd day of November 2020.

Finally passed: December 8th 2020



Council President

ATTEST:




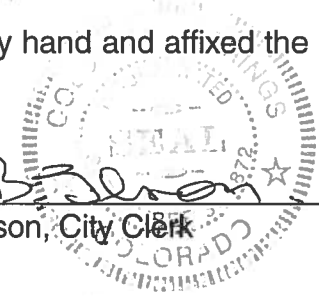
Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10,000 SQUARE FEET LOCATED AT 4055 NORTH 30TH STREET FROM R/HS (SINGLE-FAMILY RESIDENTIAL WITH HILLSIDE OVERLAY) TO PUBLIC FACILITY WITH HILLSIDE OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 24th 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8th day of December 2020, 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 8th day of December 2020.


Sarah B. Johnson, City Clerk



1st Publication Date: November 27th, 2020
2nd Publication Date: December 11th, 2020

Effective Date: December 16th, 2020

Initial: SBJ
City Clerk

Zone Change Legal Description - Exhibit A
Cedar Heights Tank No. 2 - 4055 N. 30th St.

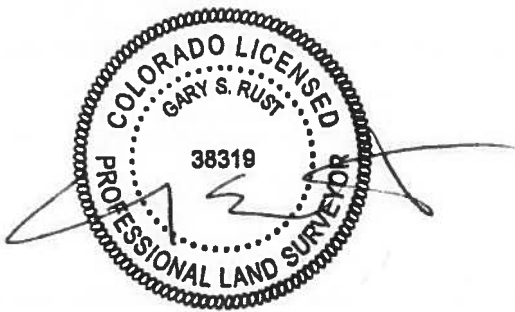
A tract of land situated in Section 28, Township 13 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, referenced in Warranty Deed at Bk. 3413 Pg. 735 of the records of said County, described as follows:

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983/86. The basis of bearing is the line between the Southeast Corner of Section 28, Township 13 South, Range 67 West, of the 6th P.M. (recovered one-inch pipe and ties as described in the Colorado Land Survey Monument Record of 5-31-88) and the East One-Quarter Corner of said Section 28 (3.5 in aluminum cap, LS 17665 - 1988). That bearing being N 01° 14' 07" W.

Commencing at the Southeast Corner of said Section 28,
thence N 01° 14' 07" W, a distance of 1543.96 feet,
thence S 88° 45' 53" W, a distance of 1840.76 feet, to the **Point of Beginning**,
thence S 27° 25' 12" W, a distance of 100.00 feet,
thence N 62° 34' 48" W, a distance of 100.00 feet,
thence N 27° 25' 12" E, a distance of 100.00 feet,
thence S 62° 34' 48" E, a distance of 100.00 feet, to the **Point of Beginning**, containing approximately 0.230 acres.

Surveyor's Certification:

I, Gary S. Rust, a Professional Land Surveyor in the State of Colorado, do hereby state that the attached legal description was created by me in accordance with applicable standards of practice and based on my knowledge, information, and belief are correct.



Gary S. Rust, Professional Land Surveyor
Colorado P.L.S. No. 38319
For and on behalf of Colorado Springs Utilities

September 11, 2020

Colorado Springs Utilities – Advanced Geomatics
1521 Hancock Expressway - Colorado Springs, CO 80947 - (719) 668-8753

Please note that Exhibits A and B are the last pages of the Ordinance. **City File No. CPC ZC 20-00115**

Zone Change Exhibit - Exhibit B

Cedar Heights Tank No. 2 - 4055 N. 30th St.

The Navigators
Schedule No. 700000342

3.5 in aluminum cap,
LS 17665 - 1988
E Qtr Cor Sec 28, T13S, R67W

Chain Link
Fence (typ.)

Property Boundary Placed per
Record Bearings and Distances

Access Easement
BK. 3413 PG. 731

100.00'
S 62° 34' 48" E

Comm. Tower

1840.76'
S 88° 45' 53" W

P.O.B.

Warranty Deed
BK. 3413 PG. 735

Water Tank

Generator on
Conc. Pad

Building

100.00'
S 27° 25' 12" W

1543.96'
N 01° 14' 07" W

The Navigators
Schedule No. 700000342

100.00'
N 62° 34' 48" W

Drainage Structures

All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983/86. The basis of bearing is the line between the Southeast Corner of Section 28, Township 13 South, Range 67 West, of the 6th P.M. (recovered one-inch pipe and ties as described in the Colorado Land Survey Monument Record of 5-31-88) and the East One-Quarter Corner of said Section 28 (3.5 in aluminum cap, LS 17665 - 1988). That bearing being N 01° 14' 07" W. Monument Recovery and Tank Site Features Located in 2019.

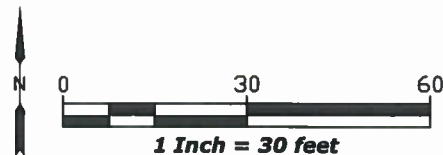
28 27

P.O.C.
Found One-Inch Pipe
SE Cor Sec 28, T13S, R67W

33 34

Note: This sketch does not represent a monumented land survey. It is only intended to depict the location of the accompanying written legal description and significant physical features at the tank site relative to said description.


Colorado Springs Utilities
It's how we're all connected
Advanced Geomatics
1521 Hancock Expressway
Colorado Springs, Colorado 80947



Drawn By: Gary S. Rust, PLS
Checked By: Rafael Bombacini
Date: September 11, 2020

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EXHIBIT B

City File No. CPC ZC 20-00115