

ORDINANCE NO. 18-55

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.3 ACRES LOCATED NORTH OF FLYING HORSE CLUB DRIVE NEAR THE FUTURE ALIGNMENT OF POWERS BOULEVARD FROM A (AGRICULTURAL) TO OC (OFFICE COMPLEX)

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 1.3 acres located north of Flying Horse Club Drive near the future alignment of Powers Boulevard as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A (Agricultural) to OC (Office Complex), 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 22nd day of May, 2018.

Finally passed: June 12th, 2018



Council President

ATTEST:




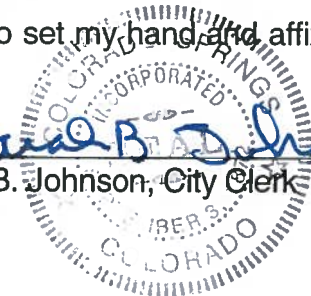
Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 1.3 ACRES LOCATED NORTH OF FLYING HORSE CLUB DRIVE NEAR THE FUTURE ALIGNMENT OF POWERS BOULEVARD FROM A (AGRICULTURAL) TO OC (OFFICE COMPLEX)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on May 22nd, 2018; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12th day of June, 2018, 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 12th day of June, 2018.

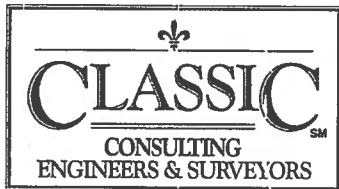

Sarah B. Johnson, City Clerk



1st Publication Date: May 25th, 2018
2nd Publication Date: June 15th, 2018

Effective Date: June 20th, 2018

Initial: SBJ
City Clerk



619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719) 785-0799(Fax)

JOB NO. 1171.33-02
MARCH 28, 2018
REV. MARCH 29, 2018
PAGE 1 OF 2

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE SOUTHEASTERLY BOUNDARY OF LOT 3 AS PLATTED IN FLYING HORSE PARCEL NO. 18 FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713356, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "CCES LLC PLS 30118", ASSUMED TO BEAR S54°30'00"E, A DISTANCE OF 264.86 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 3 AS PLATTED IN FLYING HORSE PARCEL NO. 18 FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713356, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF FLYING HORSE CLUB DRIVE AS PLATTED IN FLYING HORSE CLUB DRIVE FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712333, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID FLYING HORSE PARCEL NO. 18 FILING NO. 1, THE FOLLOWING (5) FIVE COURSES:

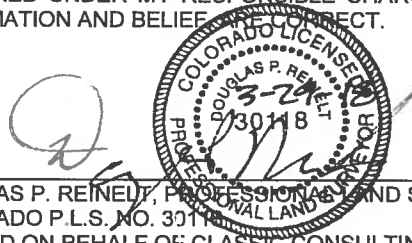
1. N35°30'00"W, A DISTANCE OF 30.46 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 24°00'05", A RADIUS OF 376.00 FEET AND A DISTANCE OF 157.51 FEET TO A POINT OF TANGENT;
3. N11°29'55"W, A DISTANCE OF 354.03 TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°47'34", A RADIUS OF 819.00 FEET AND A DISTANCE OF 139.98 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58°14'57"W, HAVING A DELTA OF 02°19'52", A RADIUS OF 3320.00 FEET AND A DISTANCE OF 135.08 FEET TO A POINT ON CURVE, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 2 AS PLATTED IN SAID FLYING HORSE PARCEL NO. 18 FILING NO. 1;

THENCE N39°15'00"E, A DISTANCE OF 7.53 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S56°11'31"W, HAVING A DELTA OF 13°40'27", A RADIUS OF 3295.00 FEET AND A DISTANCE OF 786.38 FEET TO A POINT ON CURVE, SAID POINT BEING ON SAID NORTHERLY RIGHT OF WAY LINE OF FLYING HORSE CLUB DRIVE;
THENCE S54°30'00"W, ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 119.27 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.308 ACRES.

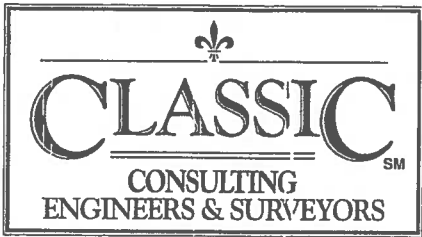
LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF TO BE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

MARCH 29, 2018
DATE



619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

FLYING HORSE PARCEL NO. 18
 FILING NO. 2
 JOB NO. 1171.33-02
 SHEET 2 OF 2
 MARCH 28, 2018
 REV. MARCH 29, 2018



SCALE: 1" = 100'



* UNPLATTED *

N39°15'00"E 7.53' S56°11'31"W(R)

Δ=22°19'53" R=3320.00' L=135.08'

S58°14'57"W(R)

Δ=08°47'34" R=819.00' L=139.98'

* UNPLATTED *

LOT 2
 FLYING HORSE PARCEL NO. 18
 FILING NO. 1 RECEPTION NO. 213713356

Δ=13°40'27" R=3295.00' L=186.38'

* UNPLATTED *

N11°29'55"W

354.03'

1.308 ACRES

* UNPLATTED *

LOT 1
 FLYING HORSE PARCEL NO. 18 FILING NO. 1
 RECEPTION NO. 213713356



LOT 3
 FLYING HORSE PARCEL NO. 18
 FILING NO. 1 RECEPTION NO. 213713356

POINT OF COMMENCING
 POINT OF BEGINNING

Δ=24°00'05" R=5136.00' L=151.51'

N35°30'00"W 30.46'

S54°30'00"W 119.27'

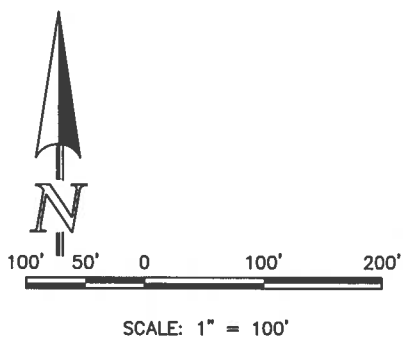
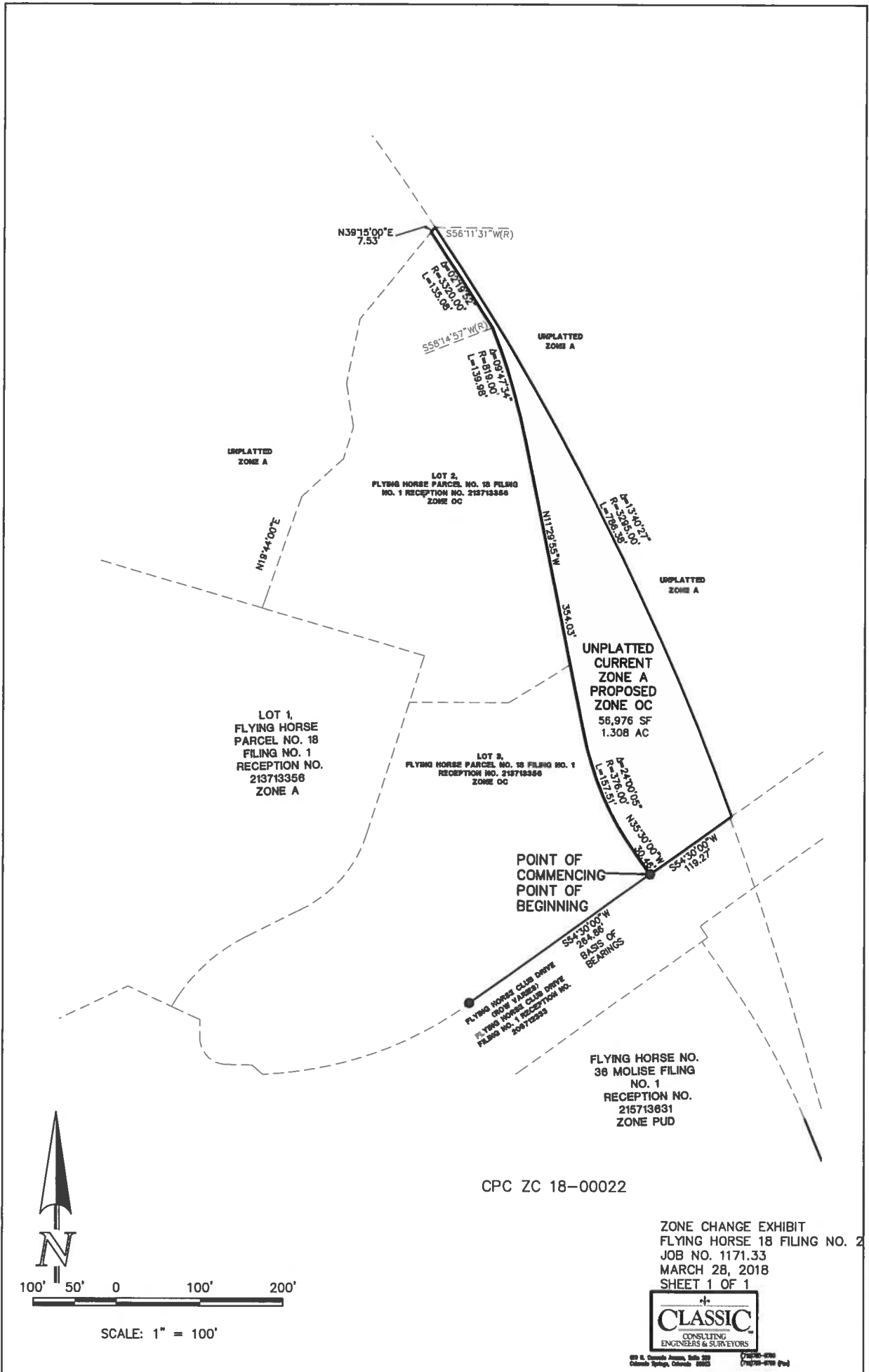
FLYING HORSE CLUB DRIVE (FROM VARIAS)
 FLYING HORSE CLUB DRIVE
 FILING NO. 1 RECEPTION NO. 200713353

S54°30'00"W 264.86' BASIS OF BEARINGS

N:\1171.33\DRAWINGS\SURVEY\EXHIBITS\02-REZONE_3-28-18.dwg, 3/29/2018 8:21:00 AM, 1:1

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

EXHIBIT A



CPC ZC 18-00022

ZONE CHANGE EXHIBIT
 FLYING HORSE 18 FILING NO. 2
 JOB NO. 1171.33
 MARCH 28, 2018
 SHEET 1 OF 1



107 S. Colorado Avenue, Suite 200
 Colorado Springs, Colorado 80905
 (719) 593-8200
 (719) 593-8700 (Fax)

EXHIBIT B