

ORDINANCE NO. 19-25

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 3.39 ACRES LOCATED WEST OF CORDERA CREST AVENUE AND OUTLOOK RIDGE TRAIL ON CORDERA CREST AVENUE 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 3.39 acres located west of Cordera Crest Avenue and Outlook Ridge Trail on Cordera Crest Avenue, 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.

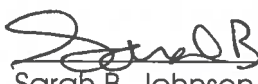
Introduced, read, passed on first reading and ordered published this 26th day of March, 2019.

Finally passed: April 9th, 2019



Council President

ATTEST:


Sarah B. Johnson, City Clerk




EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 26 TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CORDERA CREST AVENUE ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 3B RECORDED FEBRUARY 11, 2014 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 214713431, SAID PORTION OF CORDERA CREST AVENUE BEING MONUMENTED ON EACH END BY A FOUND NO. 5 REBAR AND 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" - BEARING NORTH 85°05'27" EAST A DISTANCE OF 882.96 FEET.

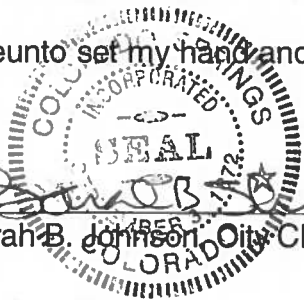
BEGIN AT THE SOUTHWEST CORNER OF SAID CORDERA FILING NO. 3B ALSO BEING A POINT ON THE SAID SOUTHERLY RIGHT-OF-WAY OF CORDERA CREST AVENUE;
THENCE NORTH 85°05'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 343.34 FEET;
THENCE SOUTH 47°20'27" WEST A DISTANCE OF 63.68 FEET TO THE NORTHWEST CORNER OF PARCEL 5 DESCRIBED IN A DOCUMENT RECORDED MARCH 7, 2003 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 203049162;
THENCE SOUTHWESTERLY ALONG SAID PARCEL THE FOLLOWING (3) THREE COURSES
1. THENCE SOUTH 43°01'10" WEST A DISTANCE OF 297.54 FEET;
2. THENCE SOUTH 69°39'15" WEST A DISTANCE OF 329.51 FEET;
3. THENCE NORTH 87°25'14" WEST A DISTANCE OF 99.79 FEET;
THENCE NORTH 27°55'02" EAST A DISTANCE OF 12.29 FEET TO A TANGENT 397.25 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHWESTERLY;
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°31'19" AN ARC DISTANCE OF 93.75 FEET TO A 47.35 FEET COMPOUND CURVE;
THENCE NORTHERLY, ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 53°52'06" AN ARC DISTANCE OF 44.51 FEET TO A 32.97 FOOT REVERSE CURVE;
THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 57°56'43" AN ARC DISTANCE OF 33.34 FEET TO A 114.11 FOOT REVERSE CURVE;
THENCE NORTHERLY, ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 35°00'03" AN ARC DISTANCE OF 69.71 FEET TO A 5,482.09 FOOT REVERSE CURVE;
THENCE NORTHERLY, ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 01°20'34" AN ARC DISTANCE OF 128.49 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF CORDERA CREST AVENUE ACCORDING TO THE OFFICIAL PLAT OF CORDERA FILING NO. 3G RECORDED AUGUST 7, 2015 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 215713655 AND A 1,032.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 11°11'33" EAST;
THENCE EASTERLY, ALONG SAID RIGHT-OF-WAY AND NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 16°06'05" AN ARC DISTANCE OF 290.16 FEET;
THENCE NORTH 85°05'27" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 36.51 FEET TO THE EXTERIOR LINE OF THE PREVIOUSLY CITED CORDERA FILING NO. 3B;
THENCE SOUTH 04°54'33" EAST, ALONG SAID EXTERIOR LINE, A DISTANCE OF 9.50 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 147,724 SQUARE FEET (3.39128 ACRES), MORE OR LESS.

EXHIBIT A

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 3.39 ACRES LOCATED WEST OF CORDERA CREST AVENUE AND OUTLOOK RIDGE TRAIL ON CORDERA CREST AVENUE 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 March 26th, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 9th day of April, 2019, 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 15th day of April, 2019.



Sarah B. Johnson
Sarah B. Johnson, City Clerk

1st Publication Date: March 29th, 2019
2nd Publication Date: April 12th, 2019

Effective Date: April 17th, 2019

Initial: SBS
City Clerk