

ORDINANCE NO. 22 - 82

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 2.009 ACRES LOCATED AT SOUTHEAST OF WEST COLORADO AVENUE ESTABLISHING THE PF (PUBLIC FACILITY) ZONE

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 establishment of the PF (Public Facility) zone district consisting of 2.009 acres located southeast of West Colorado Avenue, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, 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 be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 25th day of October 25, 2022.

Finally passed: November 8, 2022



Council President

Mayor's Action:

- Approved on November 10, 2022.
- Disapproved on _____, based on the following objections:

John W. Suthus
Mayor

Council Action After Disapproval:

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of _____, on _____.
- Council action on _____ failed to override the Mayor's veto.

ATTEST:



Sarah B. Johnson
Sarah B. Johnson, City Clerk

Council President

CAO: ms
COS: _____

EXHIBIT "A"
LEGAL DESCRIPTION

A tract or parcel of land being all of the property conveyed in Reception Number 222062806, recorded in the office of the clerk and recorder in the County of El Paso, State of Colorado, said tract or parcel of land being more particularly described as follows:

The easterly 1 foot of Lot 18 and Lots 19, 20, 21 and all of Lot 22, except the east 24 feet as measured along the northerly line, all in Block 1 in East Manitou, County of El Paso, State of Colorado.

The above description contains all of the land conveyed by deed recorded May 04, 2022 at Reception Number 222062806 of the records in the Clerk and Recorder's office in El Paso County, Colorado. The above described tract or parcel of land contains 15,274 square feet (0.351 acres), as per El Paso County Assessor records.

Prepared for and on behalf of Farnsworth Group, Inc.
Lorelei A. Ward, PLS #34982
Farnsworth Group, Inc.
5775 Mark Dabling Blvd. Suite 190
Colorado Springs, Co 80919

EXHIBIT "A"
LEGAL DESCRIPTION

A tract or parcel of land being all of the property recorded in the Office of the El Paso County Clerk and Recorder at Reception Number 222062806, situated in the South half of Section 3, Township 14 South, Range 67 West, of the 6th Principle Meridian, State of Colorado, said tract or parcel of land being more particularly described as follows:

COMMENCING at the south quarter corner of said Section 3, thence N56°13'44"W, 1418.16 feet to a point on the east Right of Way line of Ridge Road, said point also being the north corner of said property and the TRUE POINT OF BEGINNING;

1. Thence S70°22'46"E, 664.50 feet to the northeast corner of said property;
2. Thence S12°56'52"W, 50.34 feet to a corner of said property;
3. Thence S70°22'46"E, 132.06 feet to the east corner of said property;
4. Thence N78°05'40"W, 131.19 feet to a corner of said property;
5. Thence S12°56'52"W, 50.94 feet to a point on the north Right-of-Way line of the U.S. HIGHWAY 24 said point also being the south corner of said property;
6. Thence along said Right-of-Way line the following two (2) courses:
 - a. Thence N77°35'28"W, 50.00 feet to a corner of said property;
 - b. Thence N66°47'10"W, 630.00 feet to the point of intersection of said north Right of Way line of the U.S. HIGHWAY 24 and said east Right-of-Way line of Ridge Road;
7. Thence N19°38'42"E along said east Right of Way line, 85.00 feet to the POINT OF BEGINNING.

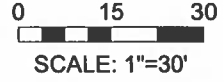
The above described tract or parcel of land contains 72,221 square feet (1.658 acres), more or less.

Basis of Bearings: Bearings are based on the East Quarter line of Section 3, Township 11 South, Range 67 West. said line is monumented at the Northeast corner of said Section 3 with a 3" aluminum cap stamped "PLS 17496" and the east quarter corner of said Section 3 with a found 2" aluminum cap stamped "PLS 10945", said line bears S0°05'45"E.

The above descriptions contains all of the land conveyed by deed recorded May 04, 2022 at Reception Number 222062806 of the records in the Clerk and Recorder's office in El Paso County, Colorado.

Prepared for and on behalf of Farnsworth Group, Inc.
Lorelei A. Ward, PLS #34982
Farnsworth Group, Inc.
5775 Mark Dabling Blvd. Suite 190
Colorado Springs, Co 80919

EXHIBIT "B"



COLORADO AVENUE

EXISTING ROW

POINT OF BEGINNING
FOUND A RED PLASTIC
CAP - ILLEGIBLE

RIDGE ROAD

SW 1/4 SECTION 3
T14S, R67S, 6TH PM

BLOCK 1
PLAT OF EAST MANITOU
BOOK B PAGE 14

PARCEL 48

S19°20'17"W 180.48
BASIS OF BEARINGS

PARCEL 48
CITY OF COLORADO SPRINGS
30 SOUTH NEVADA AVENUE, SUITE 502
COLORADO SPRINGS, CO 80903
15,274 SQ FT (0.351 ACRES)
REC. NO. 222062806

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

S70°22'46"E 77.21

FOUND 1" IRON PIPE

NOTE: THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED LAND SURVEY. IT IS ONLY
INTENDED TO DEPICT THE ATTACHED
PROPERTY DESCRIPTION

CPC ZC 22-00131

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Farnsworth
GROUP
4755 FORGE ROAD, SUITE 150
COLORADO SPRINGS, CO. 80907
(719) 590-9194 / (719) 590-9111 Fax

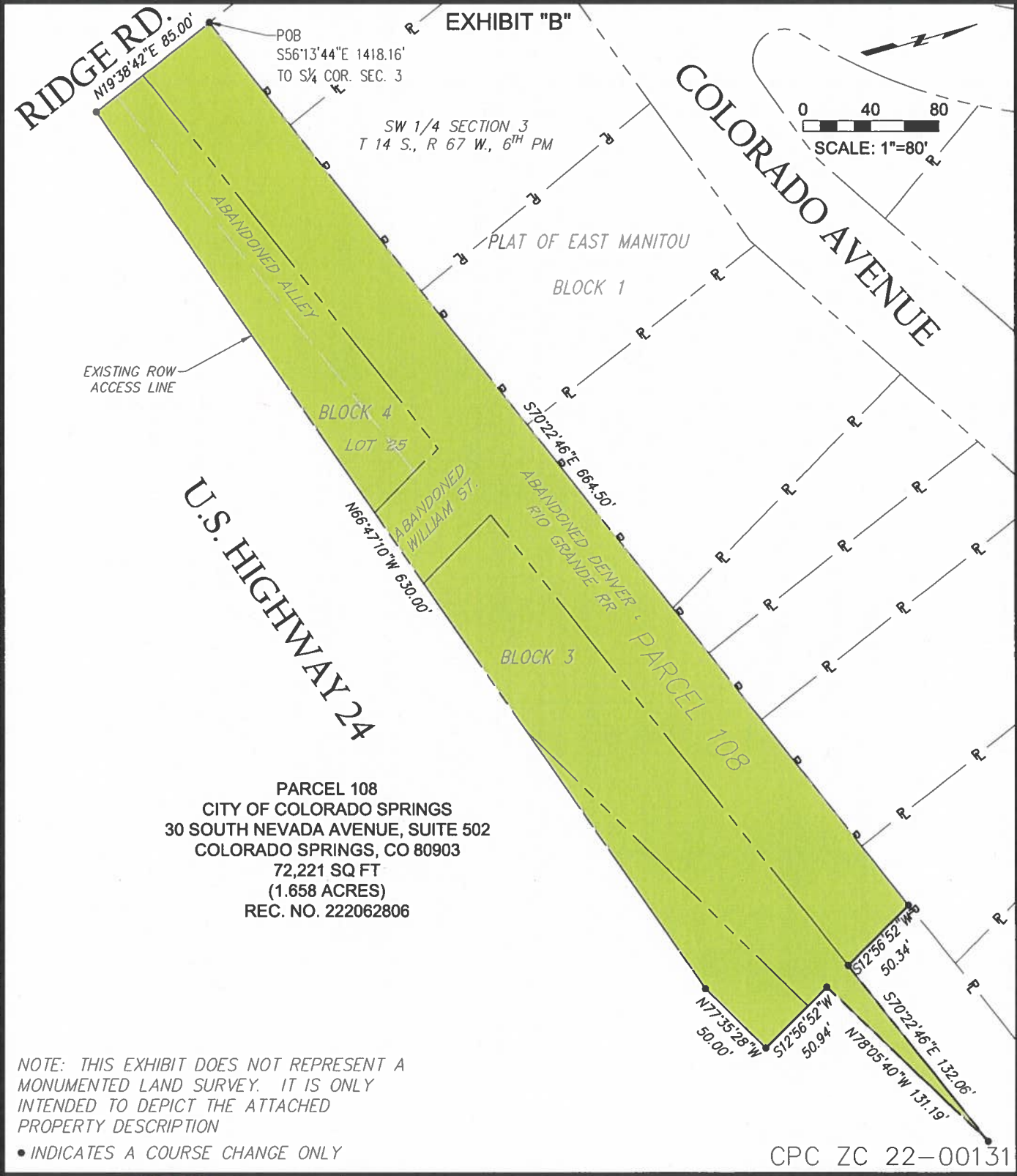
COLORADO AVENUE
PARCEL 48 ZONE CHANGE

C-2 (COMMERCIAL)
TO P-F (PUBLIC FACILITY)

Project No: 0191797.05
Date: 09/06/2022
2 OF 4

EXHIBIT B

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PARCEL 108
 CITY OF COLORADO SPRINGS
 30 SOUTH NEVADA AVENUE, SUITE 502
 COLORADO SPRINGS, CO 80903
 72,221 SQ FT
 (1.658 ACRES)
 REC. NO. 222062806

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY INTENDED TO DEPICT THE ATTACHED PROPERTY DESCRIPTION

• INDICATES A COURSE CHANGE ONLY

CPC ZC 22-00131



Farnsworth
 GROUP
 4755 FORGE ROAD, SUITE 150
 COLORADO SPRINGS, CO. 80907
 (719) 590-9194 / (719) 590-9111 Fax

COLORADO AVENUE PARCEL 108 ZONE CHANGE	
C-5 (INTERMEDIATE BUSINESS)	Project No: 0191797.05
TO P-F (PUBLIC FACILITY)	Date: 09/06/2022
4 OF 4	

EXHIBIT B

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 2.009 ACRES LOCATED AT SOUTHEAST OF WEST COLORADO AVENUE ESTABLISHING THE PF (PUBLIC FACILITY) ZONE” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on October 25, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8th day of November 2022, and that the same was published by title and in summary, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, 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 November 2022.


Sarah B. Johnson, City Clerk

1st Publication Date: October 28, 2022
2nd Publication Date: November 16, 2022

Effective Date: November 21, 2022

Initial: SBJ
City Clerk