

ORDINANCE NO. 24 - 28

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 4.783 ACRES LOCATED AT 2465 INTERQUEST PARKWAY FROM A (AGRICULTURAL) TO PF (PUBLIC FACILITIES)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

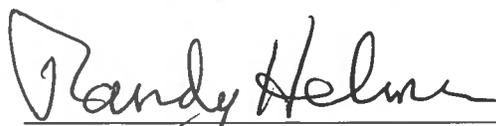
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 4.783 acres located at 2465 Interquest Parkway as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from A (Agricultural) to PF (Public Facilities), pursuant 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 9<sup>th</sup> day of April 2024.

**Finally passed:** April 23, 2024

  
Randy Helms, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk





COMPASS SURVEYING & MAPPING, LLC  
BOUNDARY, MAPPING, ALTA/NSPS SURVEYS

NOVEMBER 30, 2023

**EXHIBIT A - ZONE CHANGE LEGAL DESCRIPTION (per Reception Number 202014843)**

**CITY OF COLORADO SPRINGS PARCEL TO BE REZONED**

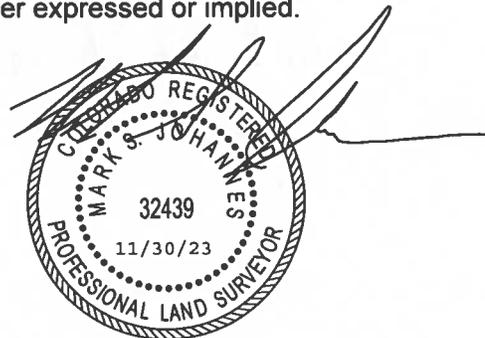
A tract of land being a portion of the South Half of the Northeast Quarter of Section 21, Township 12 South, Range 66 West of the Sixth Principal Meridian, County of El Paso, State of Colorado. Being Parcel 5 in Special Warranty Deed, recorded January 29, 2002 under Reception No. 202014843:

Commencing at the South Quarter Corner of Said Section 21; thence  $N00^{\circ}14'42''W$ , on the North-South Centerline of Section 21, a distance of 3948.03 feet to a point being 16.00 feet south of the north line of the South Half of the Northeast Quarter of Section 21; thence  $N89^{\circ}18'05''E$  on a line 16.00 feet south of and parallel with the north line of the South Half of the Northeast Quarter of Section 21, a distance of 319.57 feet to a point on the easterly right-of-way of proposed Interquest Parkway, said point being the point of beginning;  
thence  $N89^{\circ}18'05''E$ , on a line 16.00 feet south of and parallel with the north line of the South Half of the Northeast Quarter of Section 21, a distance of 421.13 feet;  
thence  $S38^{\circ}54'24''W$ , a distance of 731.47 feet;  
thence  $S34^{\circ}42'12''W$ , a distance of 425.89 feet;  
thence  $N55^{\circ}04'31''W$ , a distance of 42.68 feet to the North-South Centerline of Section 21;  
thence  $N00^{\circ}14'40''W$  on said North-South Centerline of Section 21, a distance of 53.72 feet to the easterly right-of-way of proposed Interquest Parkway;  
thence  $N20^{\circ}42'18''E$  on the easterly right-of-way line of proposed Interquest Parkway, a distance of 893.77 feet to the point of beginning.

Containing a calculated area of 4.783 acres and a measured area of 4.781497 acres.

The attached Exhibit B was prepared by me and is true and correct relative to the legal description above to the best of my knowledge, information and belief.

The above statement is neither a warranty or guarantee, either expressed or implied.



Mark S. Johannes, PLS, CFedS  
Colorado Professional Land Surveyor No. 32439  
For and on behalf of Compass Surveying & Mapping, LLC

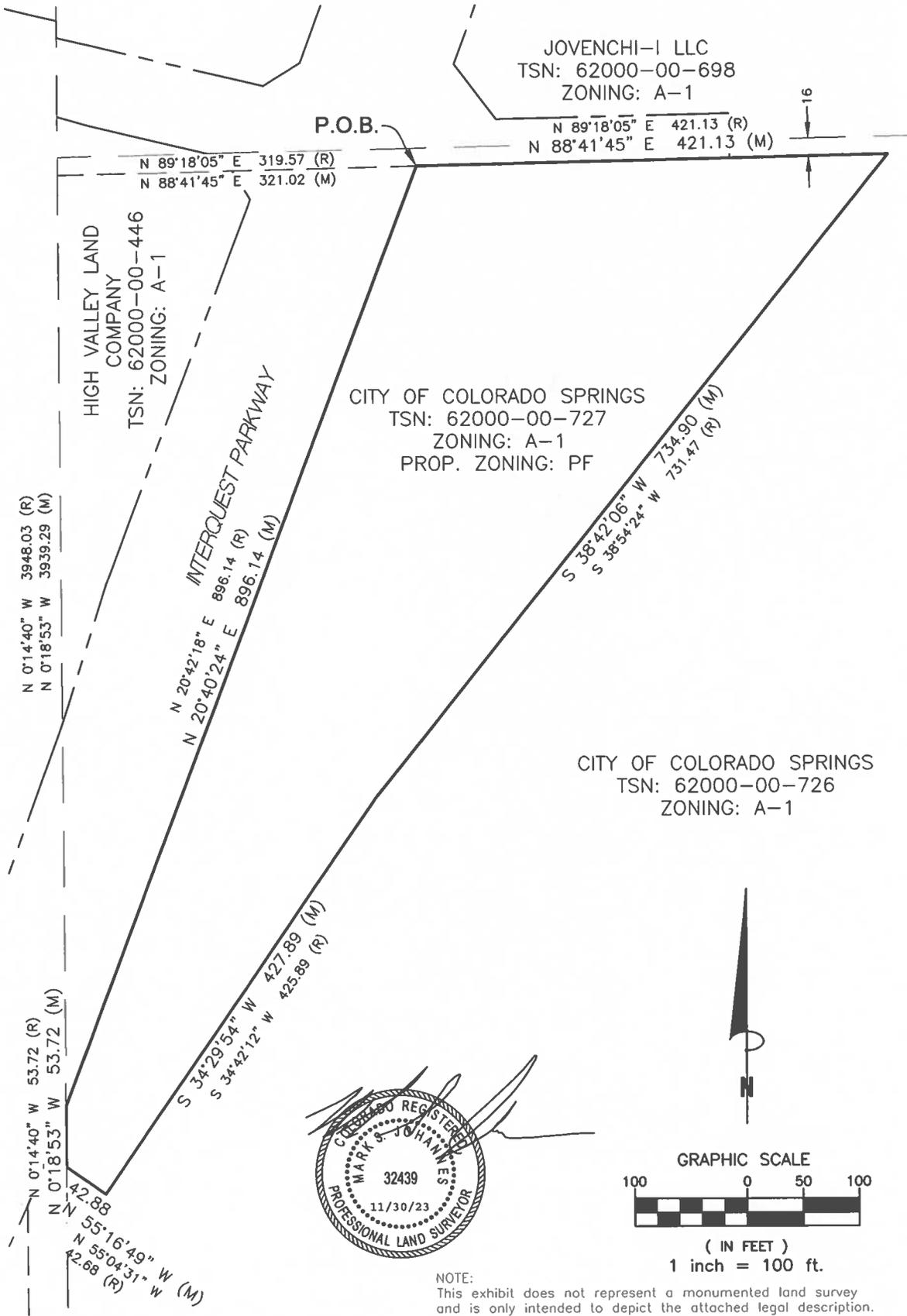
3253 West Carefree Circle, Colorado Springs, CO 80917 Phone: (719) 354-4120 Fax: (719) 452-3457

Park County Office: (719) 357-5726

Email: [info@surveyingcolorado.com](mailto:info@surveyingcolorado.com) Web: [www.csamllc.com](http://www.csamllc.com)

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# ZONE CHANGE - EXHIBIT B



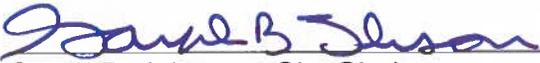
**NOTE:**  
 This exhibit does not represent a monumented land survey and is only intended to depict the attached legal description.

**COMPASS SURVEYING & MAPPING, LLC**  
 3253 WEST CAREFREE CIRCLE  
 COLORADO SPRINGS, CO 80917  
 719-354-4120  
 WWW.CSAMLLC.COM

**PROJECT NO.** 23261  
**DATE:** NOVEMBER 30, 2023  
**DRAWN BY:** MSJ  
**CHECKED BY:** MSJ  
**SHEET:** 1 OF 1

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 4.783 ACRES LOCATED AT 2465 INTERQUEST PARKWAY FROM A (AGRICULTURAL) TO PF (PUBLIC FACILITIES)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 9, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 23<sup>rd</sup> day of April 2024, 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 23<sup>rd</sup> day of April 2024.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: April 12, 2024

2<sup>nd</sup> Publication Date: April 26, 2024

Effective Date: May 1, 2024

Initial:   
City Clerk

