

ORDINANCE NO. 21-12

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 9.76 ACRES LOCATED EAST OF VOYAGER PARKWAY ALONG OLD RANCH ROAD ESTABLISHING AN OC/CR/SS (OFFICE COMPLEX WITH CONDITIONS OF RECORD AND STREAMSIDE OVERLAY) 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 a OC/CR/SS (Office Complex with Conditions of Record and Streamside Overlay) zone district consisting of 9.76 acres located east of Voyager Parkway along Old Ranch Road, 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, subject to the following Conditions of Record:

Prohibited Uses:

1. Dormitory
2. Fraternity
3. Sorority
4. Multi-family dwelling
5. Automotive rentals
6. Food sales
7. Funeral services
8. Hotel/motel
9. Mini warehouses
10. Restaurants
11. General retail

12. Cemetery
13. Education institutions
14. Hospitals
15. Medical marijuana
16. Mining operations

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 12th day of January, 2021.


Finally passed: January 26th 2021



Council President

Mayor's Action:

- Approved on January 28th, 2021
- Disapproved on _____, based on the following objections:



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.

Council President

ATTEST:



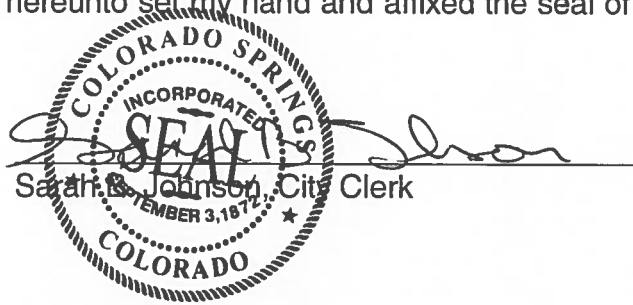
Sarah B. Johnson, City Clerk



CAO: TJE
COS: _____

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 9.76 ACRES LOCATED EAST OF VOYAGER PARKWAY ALONG OLD RANCH ROAD ESTABLISHING AN OC/CR/SS (OFFICE COMPLEX WITH CONDITIONS OF RECORD AND STREAMSIDE OVERLAY) ZONE” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 12th, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 26th day of January 2021, 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 on January 15th and the Gazette on February 1st, both newspapers 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 28th day of January 2021.



1st Publication Date: January 15th, 2021

2nd Publication Date: February 1st, 2021

Effective Date: February 6th, 2021

Initial: SBJ
City Clerk

A TRACT OF LAND BEING A PORTION OF LOTS 6, 7 AND 8, BLOCK B, AMENDED FILING OF SPRING CREST, A SUBDIVISION RECORDED IN BOOK B-2 AT PAGE 20 AT RECEPTION No. 136096 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SAID TRACT BEING A PART OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

“BEGINNING” AT THE NORTHWEST CORNER OF SAID LOT 8, AND CONSIDERING THE NORTHERLY LINE OF SAID LOT 8 TO BEAR NORTH 86°56'40" EAST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE NORTH 86°56'40" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 307.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION No. 201022166, SAID EL PASO COUNTY RECORDS; THENCE SOUTH 00°16'14" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION No. 201022166, A DISTANCE OF 688.23 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°19'53" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND AND ALONG THE NORTHERLY LINE LOTS 'M' AND 'N', BLOCK 'B', FILING No. 2 OF SPRING CREST, A SUBDIVISION RECORDED AT RECEPTION No. 322521, SAID EL PASO COUNTY RECORDS, A DISTANCE OF 297.46 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 'N'; THENCE SOUTH 01°02'51" EAST, ALONG THE WESTERLY LINE OF SAID LOT 'N' AND ALONG THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION No. 214060080, SAID EL PASO COUNTY RECORDS, A DISTANCE OF 361.21 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE DEPARTING SAID WESTERLY LINE OF SAID LOT 'N' AND CONTINUING ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL OF LAND RECORDED AT RECEPTION No. 214060080, NORTH 29°18'59" WEST, A DISTANCE OF 603.73 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY, NORTH 00°49'27" WEST, A DISTANCE OF 500.09 FEET TO THE NORTHERLY LINE OF SAID LOTS 6 AND 7; THENCE EASTERLY, ALONG SAID NORTHERLY LINE, NORTH 87°58'34" EAST, A DISTANCE OF 284.00 FEET TO THE **“POINT OF BEGINNING”**.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 9.761 ACRES OR 425,178 SQUARE FEET, MORE OR LESS.

PEAKS RECOVERY CITY OF COLORADO SPRINGS, COLORADO ZONE CHANGE

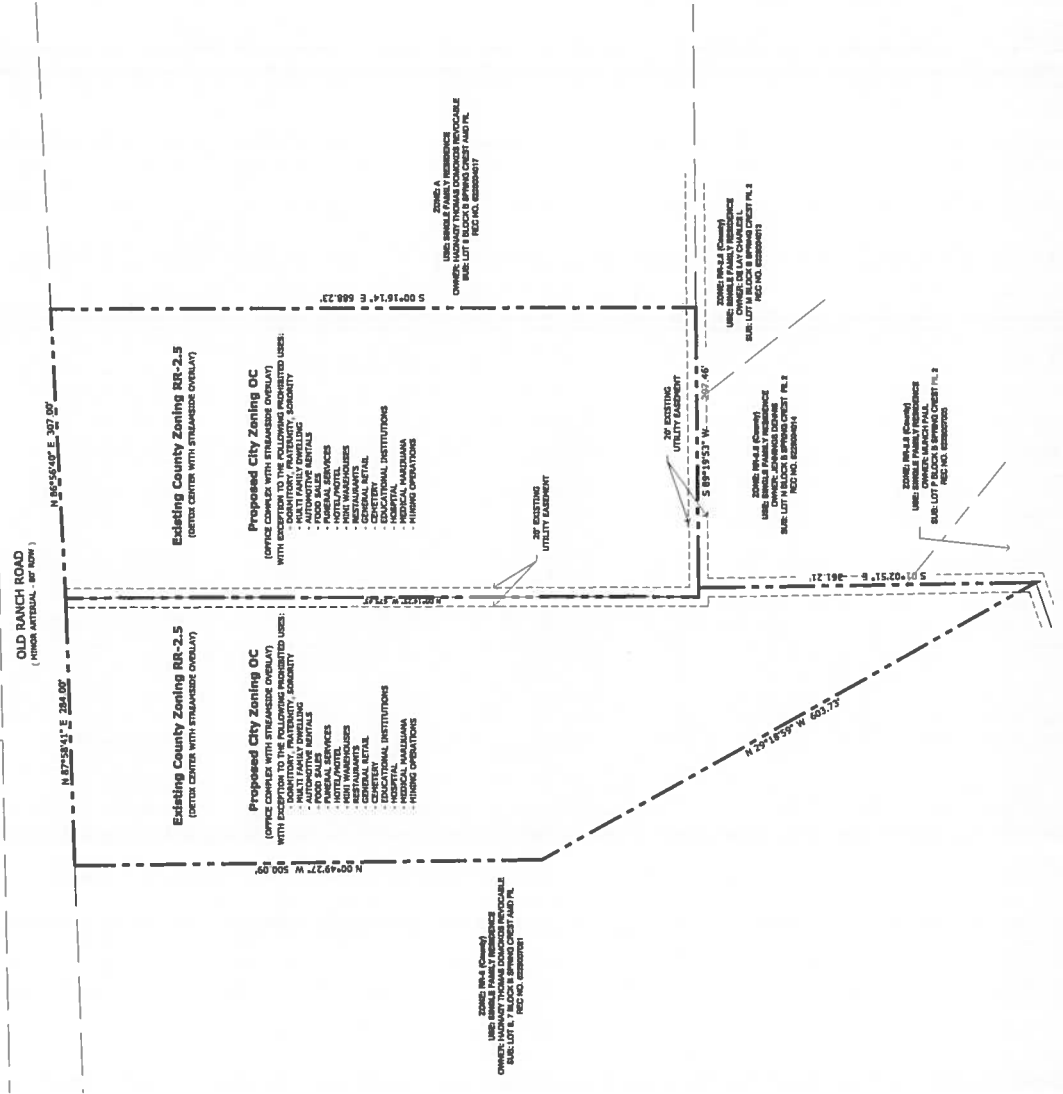


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Fax: 719.471.0281
www.nesinc.com
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ZONE: RR-1
USE: MANUFACTURING
OWNER: P. WHEELER TECHNOLOGY LLC
SUB LOT 1 FAIRLAME TECHNOLOGY PARK PL. NO. 48
REC. NO. 822000281

ZONE: RR-1
USE: MANUFACTURING
OWNER: SCOUT24H COLORADO INC.
SUB LOT 1 FAIRLAME TECHNOLOGY PARK PL. NO. 3
REC. NO. 822000281

OWNER: PEAKS RECOVERY CENTERS LLC
2071 J. MONTEWAY WAY
COLORADO SPRINGS, CO 80909
APPLICANT: NES INC.
815 N. CASCADE AVENUE
COLORADO SPRINGS, CO 80909
CIVIL ENGINEER: DWISSEL, BARRELL & CO.
COLORADO SPRINGS, CO 80909
ANNOUATION: PEAK CENTER ADDITION NO. 1



PEAKS RECOVERY

1781 / 1841 OLD RANCH ROAD
COLORADO SPRINGS, CO

DATE: 11/11/2011
PROJECT NO.: 11-001
PROJECT NAME: PEAKS RECOVERY
PREPARED BY: NES INC.

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ENTITLEMENT

DATE	BY	DESCRIPTION
11/11/2011	SP	CONCEPT
11/11/2011	SP	CONCEPT
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11/11/2011	SP	CONCEPT
11/11/2011	SP	CONCEPT
11/11/2011	SP	CONCEPT

ZONE CHANGE EXHIBIT B

1 OF 1

CPC ZC 20-00032

