

ORDINANCE NO. 19-28

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 6.72 ACRES LOCATED SOUTHWEST OF GRAND CORDERA PARKWAY AND PROMINENT POINT FROM A (AGRICULTURAL) TO PBC (PLANNED BUSINESS CENTER)

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 6.72 acres located southwest of Grand Cordera Parkway and Prominent Point, 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 PBC (Planned Business Center), 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 23rd day of April, 2019.

Finally passed: May 14th, 2019



Council President

ATTEST




Sarah P. 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 6.72 ACRES LOCATED SOUTHWEST OF GRAND CORDERA PARKWAY AND PROMINENT POINT FROM A (AGRICULTURAL) TO PBC (PLANNED BUSINESS CENTER)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 23rd, 2019; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14th day of May, 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 14th day of May, 2019.


Sarah B. Johnson, City Clerk



1st Publication Date: April 26th, 2019

2nd Publication Date: May 17th, 2019

Effective Date: May 22nd, 2019

Initial: SBJ
City Clerk

YOUR STORAGE AT BRIARGATE

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 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 SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRAND CORDERA PARKWAY ACCORDING TO THE OFFICIAL PLAT OF BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 4 RECORDED JANUARY 2, 2008 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 208712730, SAID PORTION OF GRAND CORDERA PARKWAY BEING MONUMENTED ON EACH END BY A FOUND NO. 5 REBAR AND 1-1/2 INCH ALUMINUM CAP STAMPED PLS 32822; BEARING SOUTH 34°25'37" EAST A DISTANCE OF 313.40 FEET.

BEGIN AT AN ANGLE POINT IN THE EXTERIOR OF SAID BRIARGATE CROSSING EAST SUBDIVISION FILING NO 4 ALSO BEING THE PREVIOUSLY CITED SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRAND CORDERA PARKWAY;
THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GRAND CORDERA PARKWAY, THE FOLLOWING TWO COURSES;

1. THENCE SOUTH 34°25'37" EAST A DISTANCE OF 313.40 FEET TO A TANGENT 1,029.50 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;

2. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°35'51", AN ARC DISTANCE OF 10.74 FEET;

THENCE SOUTH 55°27'56" WEST, LEAVING SAID RIGHT-OF WAY LINE, A DISTANCE OF 621.36 FEET;

THENCE SOUTH 44°37'54" WEST A DISTANCE OF 83.26 FEET;

THENCE NORTH 45°22'06" WEST, A DISTANCE OF 388.05 FEET TO A TANGENT 200.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°49'45", AN ARC DISTANCE OF 83.18 FEET;

THENCE NORTH 21°32'22" WEST A DISTANCE OF 25.27 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NAUTILUS POINT ACCORDING TO THE OFFICIAL PLAT OF BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 1 RECORDED MARCH 9, 2006 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 206712261 ALSO BEING A NON-TANGENT 58.02 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 21°31'33" WEST;

THENCE NORTHEASTERLY, ALONG SAID NAUTILUS RIGHT-OF-WAY AND NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 85°44'57" AN ARC DISTANCE OF 86.84 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 OF SAID BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 4 ALSO BEING A NON-TANGENT 830.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 15°44'29" EAST;

THENCE NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF LOT 2 AND LOT 1 RESPECTIVELY OF SAID BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 4 THE FOLLOWING FOUR COURSES;

1. THENCE EASTERLY, ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 07°10'59" AN ARC DISTANCE OF 104.05 FEET;

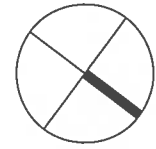
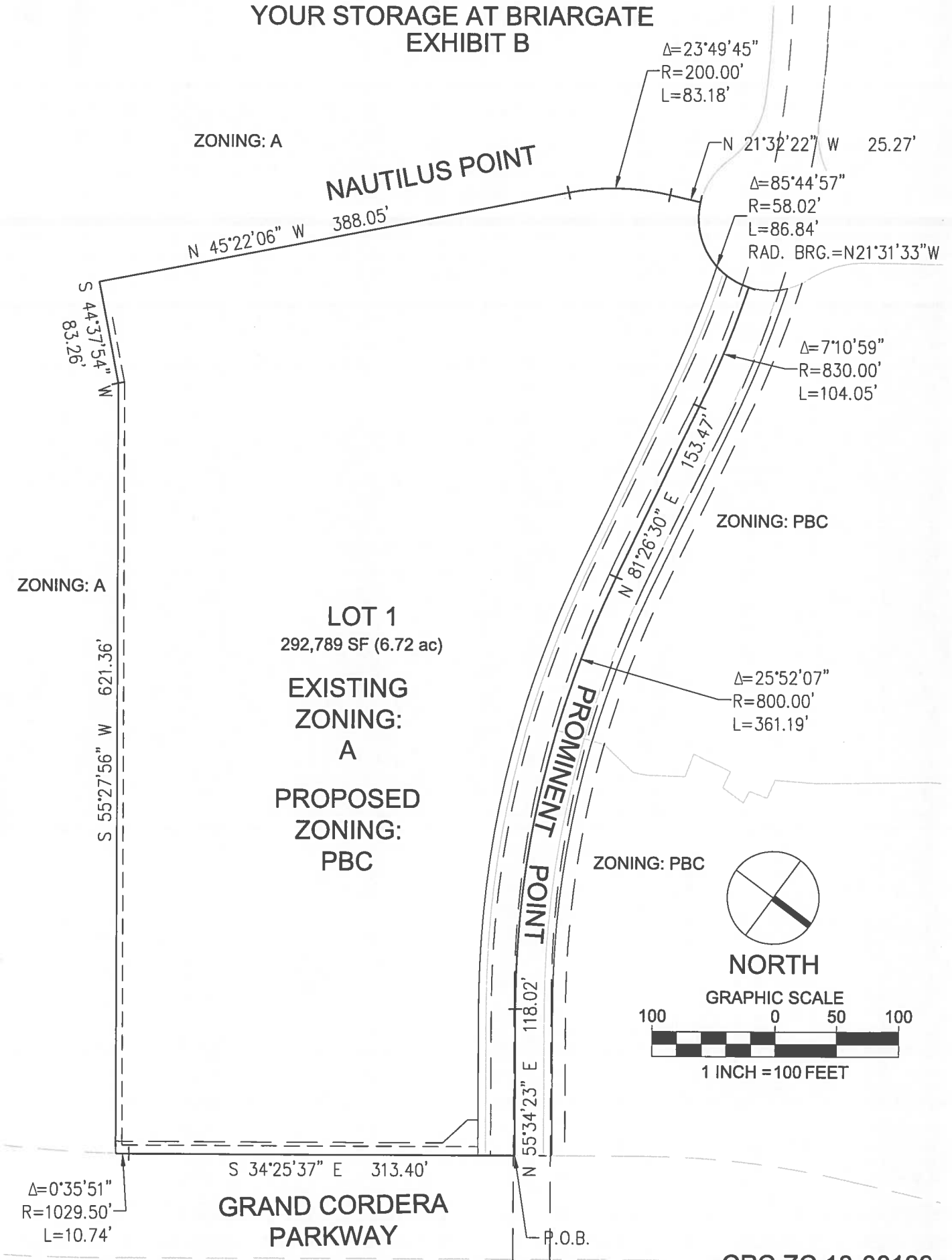
2. THENCE NORTH 81°26'30" EAST A DISTANCE OF 153.47 FEET TO A TANGENT 800.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHWESTERLY;

3. THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°52'07" AN ARC DISTANCE OF 361.19 FEET;

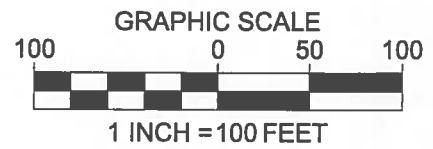
4. THENCE NORTH 55°34'23" EAST A DISTANCE OF 118.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 292,789 SQUARE FEET (6.72150 ACRES), MORE OR LESS.

**YOUR STORAGE AT BRIARGATE
EXHIBIT B**



NORTH



**CPC ZC 18-00139
EXHIBIT B**