

ORDINANCE NO. 22 - 37

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 14.665 ACRES LOCATED NORTHEAST OF THE SPACE VILLAGE AVENUE AND MARKSHEFFEL ROAD INTERSECTION ESTABLISHING THE PIP-2/APZ2/AO (PLANNED BUSINESS PARK, ACCIDENT POTENTIAL SUBZONE 2 WITH AIRPORT 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 the PIP-2/APZ2/AO (Planned Business Park, Accident Potential Subzone 2 with Airport Overlay) zone district consisting of 14.665 acres located northeast of the Space Village Avenue and Marksheffel Road intersection, 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 28th day of June 2022.

Finally passed: July 12, 2022



Council President

CAO: _____
COS: _____

Mayor's Action:

- Approved on July 14, 2022.
- Disapproved on _____, based on the following objections:

Mayor John W. Suthers

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
Sarah B. Johnson, City Clerk



CAO: [Signature]
COS: _____

**EXHIBIT A
REZONE LEGAL**

September 27, 2021

A portion of those parcels as described in Rec. No. 221125290, and Rec. No. 221125289, all being a portion of the SE1/4 of Section 8, and the NE1/4 of Section 17, Township 14 South, Range 65 West of the Sixth P.M., City of Colorado Springs, County of El Paso, State of Colorado, being more particularly described as follows:

BEGINNING at the northwest corner of the land described in that Quit Claim Deed recorded July 29, 2021 in Reception No. 221125290 in the Official Public Records of El Paso County, Colorado; thence along the north line of said land, S83°37'47"E (Basis of bearings is the south line of the land describe in that Warranty Deed recorded June 29, 2021, under Reception No. 221125289 in said Records, monumented on the east by a No. 5 rebar with a green plastic cap, stamped "PLS 38245", flush with grade and on the west by a No. 5 rebar with a 1-1/4" Aluminum cap, stamped "PLS 22573", flush with grade, as shown and measured to bear S89°41'12"W, a distance of 1001.51 feet.), a distance of 359.01 feet; thence leaving said north line, S47°58'31"E, a distance of 1513.86 feet, to a point on the north line of the land described in that Warranty Deed recorded August 17, 2016, under Reception No. 216093093 in said Records; thence along said north line, S89°38'32"W, a distance of 115.03 feet, to the northwest corner of said land; thence along the southwest line of the land described in that Quit Claim Deed recorded July 29, 2021 in Reception No. 221125290, in said Records, N50°11'35"W, a distance of 77.53 feet, to the eastern most corner of the land described in that Warranty Deed recorded June 29, 2021, under Reception No. 221125289 in said Records; thence along the south line of said land, S89°41'12"W, a distance of 1001.51 feet, to the southwest corner of said land; thence along the west line of said land the following three (3) courses:

1. N00°26'33"W, a distance of 449.74 feet;
2. N89°04'53"E, a distance of 33.11 feet;
3. N00°19'58"W, a distance of 139.41 feet,

to the northwest corner of said land; thence along the south line of the land described in that Quit Claim Deed recorded July 29, 2021 in Reception No. 221125290 in said Records, along a non-tangent curve to the right, with an arc length of 545.07 feet, a radius of 903.68 feet, a delta angle of 34°33'31", a radial bearing of N34°13'48"E; to the **POINT OF BEGINNING**.

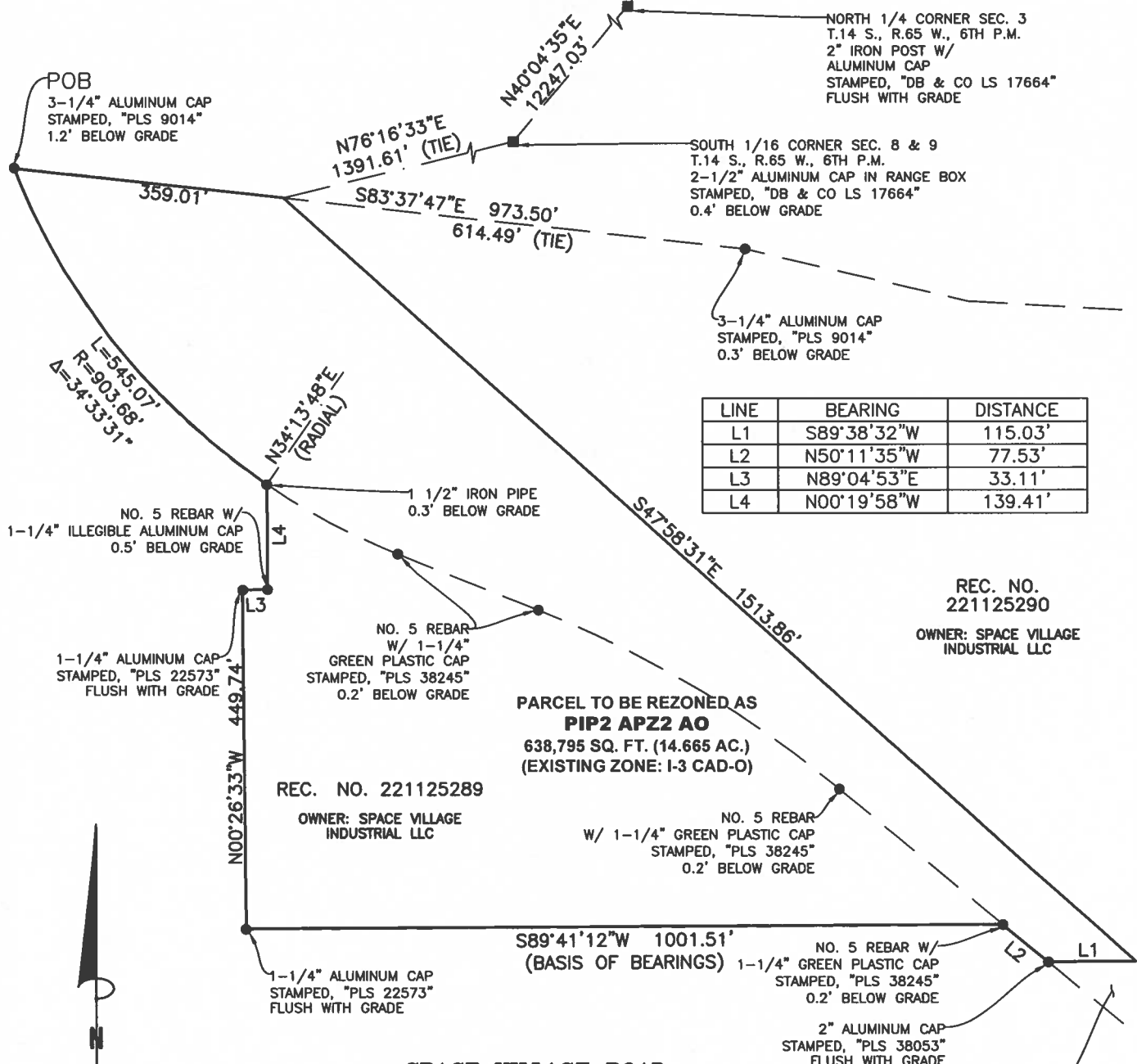
Containing 638,795 Sq. Ft. or 14.665 acres, more or less.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.



CITY FILE NO.: CPC ZC 21-00165

EXHIBIT B REZONE EXHIBIT



NORTH 1/4 CORNER SEC. 3
T.14 S., R.65 W., 6TH P.M.
2" IRON POST W/
ALUMINUM CAP
STAMPED, "DB & CO LS 17664"
FLUSH WITH GRADE

SOUTH 1/16 CORNER SEC. 8 & 9
T.14 S., R.65 W., 6TH P.M.
2-1/2" ALUMINUM CAP IN RANGE BOX
STAMPED, "DB & CO LS 17664"
0.4' BELOW GRADE

3-1/4" ALUMINUM CAP
STAMPED, "PLS 9014"
0.3' BELOW GRADE

LINE	BEARING	DISTANCE
L1	S89°38'32"W	115.03'
L2	N50°11'35"W	77.53'
L3	N89°04'53"E	33.11'
L4	N00°19'58"W	139.41'

REC. NO.
221125290
OWNER: SPACE VILLAGE
INDUSTRIAL LLC

**PARCEL TO BE REZONED AS
PIP2 APZ2 AO**
638,795 SQ. FT. (14.665 AC.)
(EXISTING ZONE: I-3 CAD-O)

REC. NO. 221125289
OWNER: SPACE VILLAGE
INDUSTRIAL LLC

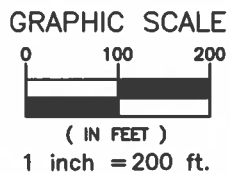
NO. 5 REBAR
W/ 1-1/4" GREEN PLASTIC CAP
STAMPED, "PLS 38245"
0.2' BELOW GRADE

NO. 5 REBAR W/
1-1/4" GREEN PLASTIC CAP
STAMPED, "PLS 38245"
0.2' BELOW GRADE

2" ALUMINUM CAP
STAMPED, "PLS 38053"
FLUSH WITH GRADE

REC. NO. 216093093
OWNER: CITY OF COLORADO SPRINGS

**SPACE VILLAGE ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)**



NOTE:
This EXHIBIT does not
represent a monumented
land survey, and is only
intended to depict the
attached LEGAL DESCRIPTION.

CITY FILE NO.: CPC ZC 21-00165

-Clark-
Land Surveying, Inc.
177 S. Tiffany Dr. • Pueblo West, Co. 81007 • 719.633.8533
www.clarkls.com

Project No: 210287	Drawn: SCG	Date: 9/27/2021
	Check: SLM	Sheet 2 of 2

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 14.665 ACRES LOCATED NORTHEAST OF THE SPACE VILLAGE AVENUE AND MARKSHEFFEL ROAD INTERSECTION ESTABLISHING THE PIP-2/APZ2/AO (PLANNED BUSINESS PARK, ACCIDENT POTENTIAL SUBZONE 2 WITH AIRPORT OVERLAY) ZONE.” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 28, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 12th day of July 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 12th day of July 2022.


Sarah B. Johnson, City Clerk



1st Publication Date: July 1, 2022
2nd Publication Date: July 20, 2022

Effective Date: July 25, 2022

Initial: SBJ
City Clerk