

**AN ORDINANCE AMENDING THE ZONING MAP OF
THE CITY OF COLORADO SPRINGS RELATING TO
36.24 ACRES LOCATED NORTHEAST OF DRENNAN
ROAD AND CHELTON ROAD**

**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 the real property described in Exhibit A, attached hereto and made a part hereof by reference, from C-6/P, PBC and OC (Commercial with Planned Provisional Overlay, Commercial and Office Complex) to C-6/P/NP (Commercial with Planned Provisional and Navigation Preservation Overlays), pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following conditions of record:


1. USES SHALL BE RESTRICTED TO THOSE SHOWN ON THE APPROVED CONCEPT PLAN. MAJOR USE CHANGES SHALL BE REVIEWED BY THE PLANNING COMMISSION.
2. DEVELOPMENT PLAN REVIEW BY THE PLANNING COMMISSION, PER ZONING CODE ARTICLE 4, SHALL BE REQUIRED.
3. THE ARTERIAL STREETSCAPE SHALL BE COORDINATED THROUGH DEVELOPMENT PLAN REVIEW TO CREATE A STRONG SENSE OF PLACE FOR SOARING EAGLES.
4. A COMPREHENSIVE SET OF DESIGN STANDARDS SHALL BE SET FORTH ON THE DEVELOPMENT PLAN(S) TO LINK THE MIXED-USES IN A COHESIVE PARK-LIKE MANNER.
5. A COORDINATED LANDSCAPE AND OPEN SPACE THEME SHALL BE FACILITATED AND MAINTAINED BY A SPECIAL IMPROVEMENT MAINTENANCE DISTRICT OR PROPERTY OWNERS ASSOCIATION, WHICH SHALL BE NOTED IN THE RECORDED COVENANTS AND ON ALL SUBDIVISION PLATS.
6. THE OWNER(S) SHALL PARTICIPATE IN A LOCAL IMPROVEMENT DISTRICT(S) CREATED TO FUND AND CONSTRUCT ADJACENT, OFF-SITE ARTERIAL ROADWAYS.
7. IT SHALL BE NOTED ON ALL DEVELOPMENT PLANS AND PLATS THAT THE *PRELIMINARY SUBSURFACE SOIL INVESTIGATION, 250 ACRE SITE, DRENNAN ROAD AT HANCOCK STREET, COLORADO SPRINGS, COLORADO*, BY ENTECH ENGINEERING, INC., DATED NOVEMBER 2, 1996, SHALL BE CONSULTED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

ORD 98-112

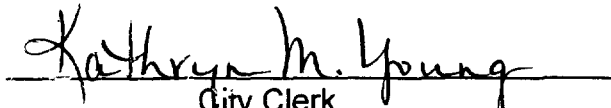
Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 23rd day of June, 1998.



Mayor

ATTEST:

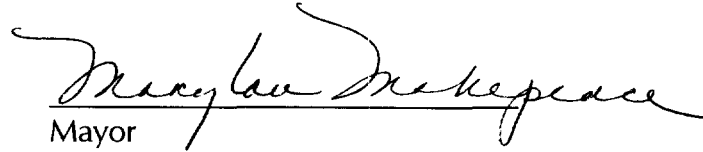


City Clerk

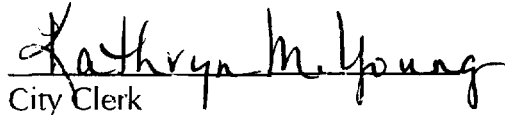
CPC P 97-00314

ORD 98-112

Finally passed, adopted and approved this 14th day of July, 1998.


Mayor

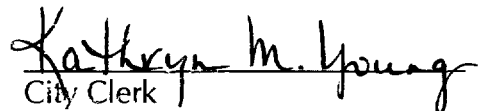
ATTEST:


City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 36.24 ACRES LOCATED NORTHEAST OF DRENNAN ROAD AND CHELTON ROAD"**

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 23, 1998, that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 14th day of July, 1998, and that the same was published by summary, in accordance with Section 3-80 of Article III of the Charter, in the Daily 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 July 1998.


City Clerk

ORD 98-112

PROPERTY SERVICES
DIVISION
LEGAL DESCRIPTION FORM

FOR OFFICIAL USE ONLY	
DATE REC'D	9-5-97
FILE NO.	P98-314
CHECKED (FOR LOC. & CONFIG.)	at
STAFF	7-5-97

A portion of the south 1/2 of Section 36, Township 14 South, Range 66 West of the 6th P.M., El Paso County, Colorado more particularly described as follows:

BEGINNING at the northwest corner of that tract of land recorded in Book 5735 at Page 273 of the records of said El Paso County; said tract being Powers Boulevard, thence on the westerly boundary of said tract S06°31'38"E a distance of 67.19 feet; thence S87°39'29"E a distance of 282.66 feet; thence on a curve to the right having a central angle of 45°46'20", a radius of 100.00 feet for a distance of 79.89 feet, the chord of said curve bears S64°46'21"E; thence on a curve to the left having a central angle of 16°19'03", a radius of 1897.70 feet for a distance of 540.45 feet, the chord of said curve bears S50°02'44"E; thence S31°47'45"W a distance of 805.84 feet to a point on a curve; thence westerly on said curve to the left having a central angle of 98°49'07", a radius of 153.00 feet for a distance of 263.88 feet, the chord of said curve bears S77°43'04"W; thence N61°41'30"W a distance of 183.00 feet to a point of curve; thence on said curve to the left having a central angle of 19°16'48", a radius of 750.00 feet for a distance of 252.37 feet; thence N80°58'18"W a distance of 247.56 feet to a point of curve; thence on said curve to the right having a central angle of 83°30'03", a radius of 533.00 feet for a distance of 776.78 feet; thence N02°31'45"E a distance of 497.53 feet; thence S87°40'08"E a distance of 23.32 feet; thence S87°44'48"E a distance of 874.13 feet; thence S87°37'49"E a distance of 10.86 feet to the point of Beginning, containing 35.549 acres of land more or less.