

# 3996

AN ORDINANCE ESTABLISHING USE ZONES  
AND AMENDING THE ZONING ORDINANCE OF  
THE CITY OF COLORADO SPRINGS, AS AMENDED

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
COLORADO SPRINGS:

Section 1. There are hereby established and created the various zone classifications shown on the map, marked Exhibit "B", attached hereto and by reference made a part hereof, for those premises and territory sometimes known as North Colorado Springs Addition No. 1, more specifically described as set forth on Exhibit "A", attached hereto and by reference made a part hereof.

Section 2. The proper officers of the City are hereby authorized and instructed to change the zoning map of the City of Colorado Springs to indicate the proper zones of the property herein in accordance with the map attached hereto, as provided by this ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Introduced, read, passed on first reading and ordered published this 24th day of February, 1970.

Eugene W. Clancy  
Mayor and President of the Council

ATTEST:

R. Parker  
City Clerk

## "EXHIBIT A"

That portion of Sections 16, 17, 19, 21, 22, 27, 28, 29, 30, 32, and 33, and all of Section 20, all in T. 13. S., R. 66 W., of the 6th P.M., El Paso County, Colorado, more particularly described as follows:

Beginning at the NW corner of that tract as described by annexation ordinance No. 3392, as recorded in Book 2161 at Page 116 of the records of El Paso County, said annexation ordinance known as Schlessinger's Addition, said NW corner lying on the east line of that tract as described by annexation plat, known as Pikeview Addition No. 1, and recorded in Book F-2 at Page 21 of the records of El Paso County, thence southerly on the east line of said Pikeview Addition No. 1 to a NW corner of that tract as described by annexation plat known as Elliott's Addition, as recorded in Book I-2 at Page 100 of the records of El Paso County, thence angle left, easterly, northeasterly and easterly on and along the north line of said tract to the NE corner thereof; thence angle right southerly on the east line of said tract to the SE corner thereof; thence angle right westerly on the south line of said tract to a point of intersection with the east line of the aforementioned Pikeview Addition No. 1 tract, thence angle left southerly on the east line of said tract to the NE corner of that tract as described by annexation plat, known as Holland Park Addition No. 4 and recorded in Book C at Page 24 of the records of El Paso County, thence southwesterly on the east line of said tract to the SW corner of that tract described by annexation plat, known as Pates Addition, as recorded in Book I-2 at Page 101 of the records of El Paso County, thence angle left easterly on the south line of said tract to the NW corner of that tract as described by annexation plat known as Walton's Addition as recorded in Book I-2 at Page 113 of the records of El Paso County, thence angle right southerly on the west line of said tract to the SW corner thereof; thence angle left easterly on the south line of said tract to the SE corner thereof; thence angle left northeasterly on and along the easterly line of said tract to a point of intersection with the south line of the aforementioned Pate's Addition tract; thence angle right easterly on and along the southerly line of said Pate's Addition to the NW corner of that tract described by annexation plat, known as Templeton Gap Floodway Addition No. 1, as recorded in Book I-2 at Page 110 of the records of El Paso County, thence southerly, westerly, and southwesterly on and along the westerly line of said tract to the SW corner thereof; thence angle left easterly and southeasterly on and along the southerly line of said tract to the NW corner of that tract described by annexation plat, known as Templeton Gap Floodway Addition No. 2, as recorded in Book I-2 at Page 106 of the records of El Paso County, thence continue southeasterly on and along the southerly line of said tract to the NW corner of that tract as described by annexation plat, known as Templeton Gap Addition No. 4, as recorded in Book J2 at Page 82 of the records of El Paso County, thence angle right southerly on and along the west line of said tract to the NE corner of that tract as described by annexation plat, known as Papeton Addition as recorded in Book L-2 at Page 24 of the records of El Paso County, thence angle right westerly on the north line of said tract to the NW corner thereof; thence angle left southerly on the west line of said tract to the SW corner thereof; thence angle left easterly on the south line of said tract to a point of intersection with the west line of the aforementioned Templeton Gap Addition No. 4 tract, thence angle right southerly on the west line of said tract to the SW corner thereof; said SW corner being also the SW corner of Block 2, Abrahamson's Venetian Village as recorded in Book V at Page 35 of the records of El Paso County; thence continue southerly on the southerly extension of the west line of said Block 2 and on the west line of Block 3, said Abrahamson's Venetian Village, and the southerly extension of said west line of said Block 3, to a point of intersection with the north line of that tract as described by annexation plat, known as Fillmore

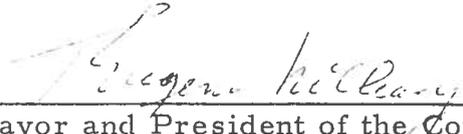
Addition as recorded in Book J-2 at Page 86 of the records of El Paso County; thence easterly on said north line to the NE corner thereof; thence southerly on the east line of said Fillmore Addition to a point of intersection with the north line of that tract described by annexation plat, known as Austin Heights and Bernabee Addition as recorded in Book Z at Page 33 of the records of El Paso County; thence angle left easterly on and along the north line of said Austin Heights and Bernabee Addition to the southwest corner of that tract described by annexation plat known as Bash's Addition as recorded in Book J-2 at Page 9 of the records of El Paso County, thence angle left northerly on and along the west line of said Bash's Addition to the NW corner thereof; thence angle right easterly on the north line of said Bash's Addition to a point of intersection with the north line of that tract described by annexation plat known as Colonial Annexation and recorded in Plat Book F-2 at Page 19 of the records of El Paso County, thence angle left easterly on the north line of said tract to the NE corner thereof; thence angle right southerly on the east line of said Colonial Annexation tract to a point of intersection with the north line of the aforementioned Austin Heights and Bernabee Addition tract, thence angle left easterly on said north line to a NE corner thereof; thence angle right southerly on the east line of said tract to a NE corner thereof; thence angle left easterly on a north line of said tract to a point of intersection with the westerly line of that tract as described by annexation plat, known as Templeton Gap Addition No. 1, as recorded in Book T at Page 46 of the records of El Paso County, thence angle left northeasterly on said westerly line to a NW corner thereof; thence angle right easterly, southerly, and southeasterly on and along the northerly and easterly line of said Templeton Gap Addition No. 1 to the NW corner of that tract described by annexation plat, known as Templeton Gap Heights Addition No. 1, as recorded in Book F-2 at Page 56 of the records of El Paso County, thence angle left northeasterly on the northwesterly line of said tract to the NE corner thereof; thence angle right southerly on and along the east line of said tract to a point of intersection with the north line of that tract described by annexation plat, known as Supplemental Area to Paseo Addition as recorded in Book T at Page 47 of the records of El Paso County, thence angle left northeasterly on and along the north line of said tract to the NW corner of that tract as described by annexation plat known as Paseo Addition No. 6 as recorded in Book W at Page 29 of the records of El Paso County, thence northeasterly on and along the northerly line of said tract to the NE corner thereof; thence angle right southeasterly on and along the easterly line of said tract to the most westerly corner of that tract described by annexation plat, known as Austin Bluffs Addition No. 32, as recorded in Book E-2 at Page 30 of the records of El Paso County, thence angle left northeasterly on the northwesterly line of said tract to the most northerly corner thereof; thence angle right southeasterly on and along the northeasterly line of said tract to the SE corner thereof; thence angle right southwesterly on the south line of said tract to a NE corner of the aforementioned tract known as Paseo Addition No. 6, thence angle left southeasterly on the east line of said Paseo Addition No. 6 to the NW corner of that tract described by annexation plat, known as Holiday Lane Addition as recorded in Book G-2 at Page 2 of the records of El Paso County, thence angle left, northeasterly on the north line of said tract, to the SW corner of that tract described by annexation plat, known as Austin Bluffs Addition No. 20 as recorded in Book D-2 at Page 7 of the records of El Paso County, thence angle left northwesterly on and along the west line of said tract to a SW corner of that tract described by annexation plat known as Austin Bluffs Addition No. 22 and recorded in Book C-2 at Page 46 of the records of El Paso County, thence northerly on and along the westerly and northerly line of said tract to a SW corner of that tract described by annexation plat, known as Palmer Park, and recorded in Book C-2 at Page 37 of the records of El Paso County, thence northerly, easterly, and westerly on and along the westerly line of said Palmer Park Addition to the northeast corner of that tract described by annexation plat and known as Isaac's Addition as recorded in Book J-2 at Page 51 of said El Paso County records; thence angle left southerly on the east line of said tract to the SE corner thereof; thence angle right westerly on the south line of said tract to the SW corner thereof; thence angle right northerly on the west line of said tract to the northwesterly corner of said Isaac's Addition, said NW corner also being on the boundary line of the aforesaid Palmer Park tract; thence westerly, northerly, and easterly on and

**FIGURE 5**

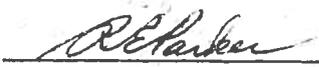
along the boundary of said Palmer Park tract to a point of intersection with the easterly line of said section 28; thence angle left northerly on said east line of Section 28 to a point of intersection with the south line of that tract described by annexation plat, known as Garden Ranch Addition No. 3 as recorded in Book G-2 at Page 13 of the records of El Paso County, thence angle left westerly on the south line of said tract to the SE corner of that tract as described by annexation plat known as Garden Ranch Addition No. 1, as recorded in Book D-2 at Page 67 of the records of El Paso County, thence westerly on the south line of said tract to the SW corner thereof; thence angle right, northerly on the west line of said tract to the SW corner of that tract as described by annexation plat, known as Garden Ranch Addition No. 6, as recorded in Book E-2 at Page 68 of the records of El Paso County, thence continue northerly on the west line of said tract to the NW corner thereof; thence angle right easterly on the north line of said tract to the NE corner thereof; thence angle right southerly on the east line of said tract to a point of intersection with the north line of the aforementioned Garden Ranch Addition No. 1 tract, thence angle left northeasterly on and along the north line of said tract to a SW corner of that tract described by annexation plat, known as Garden Ranch Addition No. 5, as recorded in Book G-2 at Page 41 of the records of El Paso County, thence continue northeasterly, northerly, and easterly on and along the northwesterly and northerly line of said tract to a point of intersection with the west line of that tract described by annexation plat known as Beverly Glen Addition and recorded in Book I-2 at Page 61 of the records of El Paso County, thence angle left northerly on and along the westerly line of said tract to the NW corner thereof; thence angle right, easterly, northerly, and easterly on and along the northerly line of said tract to a point of intersection with the westerly line of that tract described by annexation plat, known as Garden Ranch Addition No. 3, as recorded in Book G-2 at Page 13 of the records of El Paso County, thence angle left, northeasterly on the westerly line of said tract to a point of intersection with the southwesterly ROW line of Academy Boulevard as described by deed and recorded in Book 1752 at Page 82 of the records of El Paso County, thence angle left northwesterly on and along the southwesterly line of said tract and on the southwesterly ROW line of that tract known as Academy Boulevard, as described by deed and recorded in Book 1751 at Page 635 of the records of El Paso County, to a point of intersection with the east line of that tract described by annexation plat, known as Erindale Addition as recorded in Book I-2 at Page 94 of the records of El Paso County, thence angle left southerly on the east line of said tract to the SE corner thereof; thence angle right westerly on the south line of said tract to a SW corner thereof, thence angle right northerly on a west line of said tract to a SW corner thereof; thence angle left, westerly on a south line of said tract to a point of intersection with the east line of that tract described by annexation plat, known as Golden Cycle Addition No. 1, as recorded in Book I-2 at Page 42 of the records of El Paso County, thence angle left southerly on the east line of said tract to the SE corner thereof; thence angle right westerly on the south line of said tract to a SE corner thereof; thence angle left southerly on the east line of said tract to the NE corner of that tract described by annexation plat, known as Hart's Addition No. 1, as recorded in Book I-2 at Page 2 of the records of El Paso County, thence continue southerly on the east line of said tract to the SE corner thereof; thence angle right westerly, southerly, and westerly on and along the southerly line of said tract to the point of beginning, excepting therefrom the following annexed tracts, Dobbins Addition, Book J-2, Page 8; Schlessinger's Addition; Ordinance No. 3392, Book 2161, Page 116; Young's Addition, Book J-2, Page 47; Pate's Addition, Book I-2, Page 101; Walton's Addition, Book I-2, Page 114; Templeton Gap Addition No. 6, Book K-2, Page 5; Templeton Gap Addition No. 5, Book I-2, Page 76; Crestmoor Park Addition, Ordinance No. 3841; Templeton Gap Floodway Addition No. 1, Book I-2, Page 110; Templeton Gap Floodway Addition No. 2, Book I-2, Page 105; Templeton Gap Floodway Addition No. 3, Book J-2, Page 56; Templeton Gap Addition No. 4, Book J-2, Page 82; One-M Addition, Ordinance No. 3843, Book 2314, Page 717; Papeton Addition, Book L-2, Page 24; Garden Ranch Addition No. 12, Book J-2, Page 38; Gordon's Addition No. 1, Book K-2, Page 73; Berger's Addition, Book K-2, Page 74; said above described tract containing 3165.87 acres, more or less.

**FIGURE 5**

Finally read, passed, adopted and approved this 10th day of March, 1970.

  
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Mayor and President of the Council

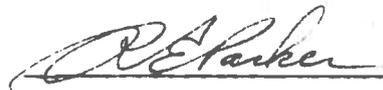
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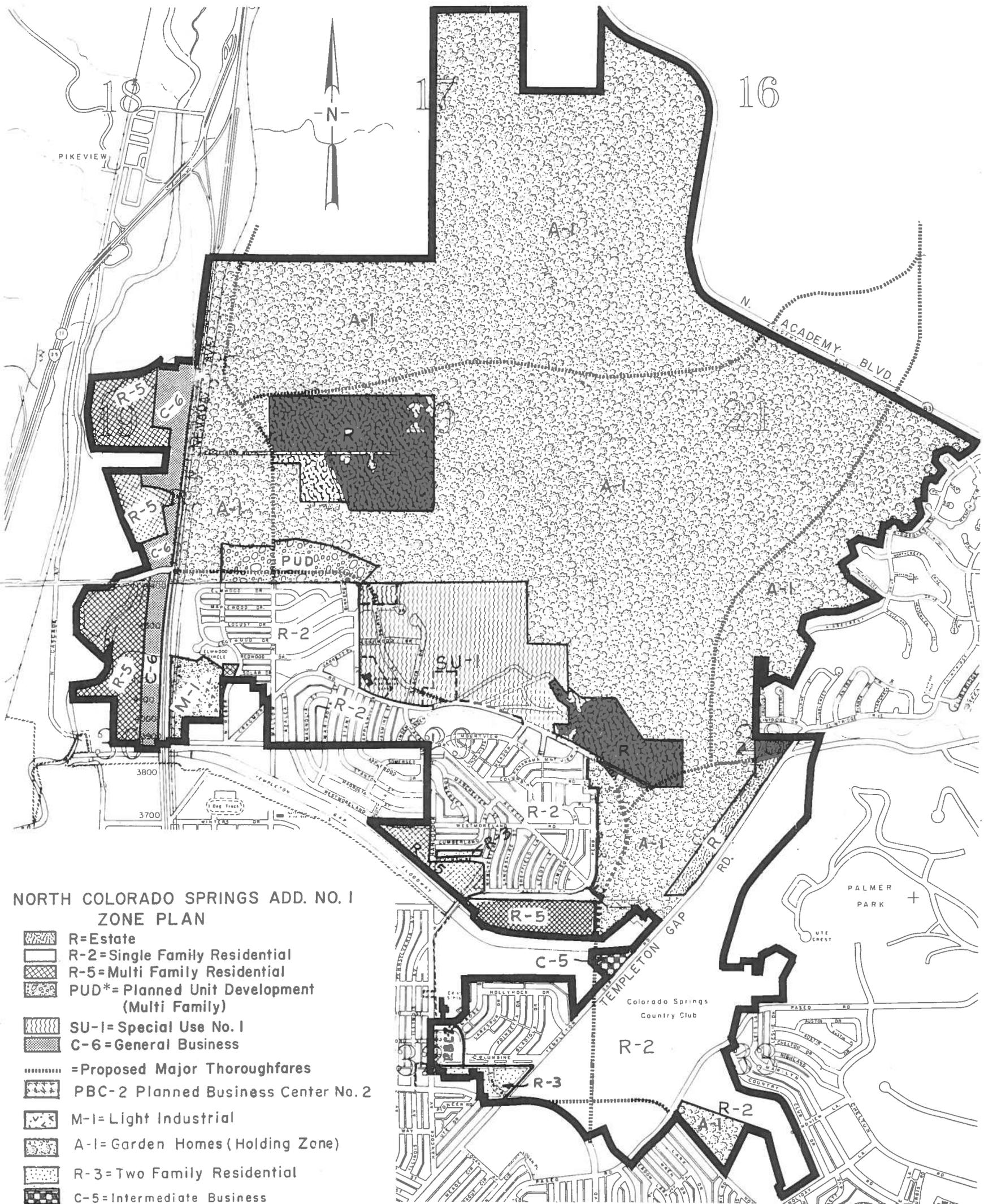
  
\_\_\_\_\_  
City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled  
"AN ORDINANCE ESTABLISHING USE ZONES AND AMENDING  
THE ZONING ORDINANCE OF THE CITY OF COLORADO  
SPRINGS, AS AMENDED"

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on February 24, 19 70 ; that said ordinance was passed at a regular meeting of the City Council of said City, held on the 10th day of March 1970, and that the same was published in full in the Colorado Springs Free Press, 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 10th day of March 1970.

  
\_\_\_\_\_  
City Clerk



**NORTH COLORADO SPRINGS ADD. NO. 1  
ZONE PLAN**

-  R=Estate
-  R-2=Single Family Residential
-  R-5=Multi Family Residential
-  PUD\*=Planned Unit Development (Multi Family)
-  SU-1=Special Use No. 1
-  C-6=General Business
-  =Proposed Major Thoroughfares
-  PBC-2 Planned Business Center No. 2
-  M-1=Light Industrial
-  A-1=Garden Homes (Holding Zone)
-  R-3=Two Family Residential
-  C-5=Intermediate Business

COPY OF:  
MAP FILED w/ORD. 3999 (ZONING)

**FIGURE 5**