

ORDINANCE NO. 17-107

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 5.754 ACRES LOCATED AT 2675 AND 2679 JANITELL ROAD AND 2864 AND 2868 SOUTH CIRCLE DRIVE ESTABLISHING A PBC (PLANNED BUSINESS CENTER) 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 PBC zone district (Planned Business Center) consisting of 5.754 acres located at 2675 and 2679 Janitell Road and 2864 and 2868 South Circle Drive, 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 14th day of November, 2017.

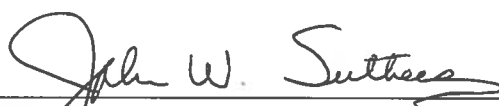
Finally passed: November 28th, 2017



Council President

Mayor's Action:

- Approved on December 1, 2017.
- Disapproved on _____, based on the following objections:



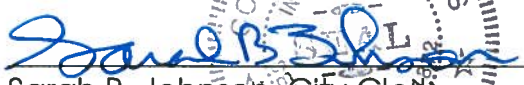
Mayor

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



I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 5.754 ACRES LOCATED AT 2675 AND 2679 JANITELL ROAD AND 2864 AND 2868 SOUTH CIRCLE DRIVE ESTABLISHING A PBC (PLANNED BUSINESS CENTER) ZONE” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on November 14th, 2017; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 28th day of November, 2017, 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 1st day of December, 2017.


Sarah B. Johnson, City Clerk



1st Publication Date: November 17th, 2017
2nd Publication Date: December 6th, 2017

Effective Date: December 11th, 2017

Initial: SBJ
City Clerk

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 1, AMOCO SUBDIVISION FILING NO. 1 RECORDED IN PLAT BOOK D-4 AT PAGE 65, RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT BOTH ENDS BY A 1-1/4" ALUMINUM SURVEYORS CAP "29749", IS ASSUMED TO BEAR S89°45'10"W, A DISTANCE OF 100.00 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1, AMOCO SUBDIVISION FILING NO. ONE RECORDED IN PLAT BOOK D-4 AT PAGE 65, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF JANITELL ROAD AS PLATTED IN HARRISON SUBDIVISION FILING NO. 1 RECORDED IN PLAT BOOK A-3 AT PAGE 85, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID AMOCO SUBDIVISION FILING NO. ONE, THE FOLLOWING (3) THREE COURSES:

1. N89°45'10"E, A DISTANCE OF 100.00 FEET;
2. N00°14'50"W, A DISTANCE OF 100.00 FEET;
3. S89°45'10"W, A DISTANCE OF 100.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF JANITELL ROAD;

THENCE N00°14'50"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 565.40 FEET;

THENCE N89°45'10"E, A DISTANCE OF 367.14 FEET;

THENCE S01°37'10"W, A DISTANCE OF 769.22 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF HARRISON ANNEXATION PLAT AS RECORDED IN PLAT BOOK J-2 AT PAGE 58;

THENCE N78°25'30"W, ON SAID NORTHERLY BOUNDARY, A DISTANCE OF 291.33 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CIRCLE DRIVE;

THENCE N87°06'50"W, ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 57.04 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF JANITELL ROAD;

THENCE N00°14'50"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 8.80 FEET TO A POINT ON SAID NORTHERLY BOUNDARY OF HARRISON ANNEXATION PLAT;

THENCE CONTINUING N00°14'50"W, ON SAID EASTERLY RIGHT OF WAY LINE OF JANITELL ROAD AND THE EASTERLY BOUNDARY OF SAID HARRISON ANNEXATION PLAT, A DISTANCE OF 31.81 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.754 ACRES.

Exhibit B - Depiction

