

ORDINANCE NO. 21-42

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.68 OF AN ACRE LOCATED NORTH OF THE PASEO ROAD AND MELISSA DRIVE INTERSECTION FROM R-1 6000 (SINGLE-FAMILY RESIDENTIAL) TO OC (OFFICE COMPLEX)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

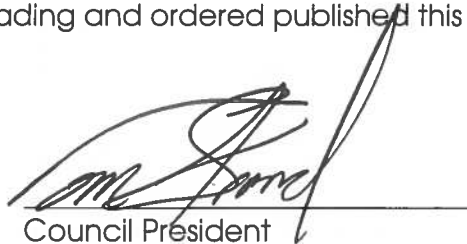
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 0.68 of an acre located north of the Paseo Road and Melissa Drive intersection, as described and depicted in Exhibit A, attached hereto and made a part hereof, from R-1 6000 (Single-Family Residential) to OC (Office Complex, 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 27th day of April 2021.

Finally passed: May 11th 2021


Council President

ATTEST:


Sarah B. Johnson, City Clerk



The seal is circular with a double-lined border. The outer ring contains the text "COLORADO SPRINGS" at the top and "COLORADO" at the bottom, separated by two stars. The inner circle contains the word "SEAL" in large, bold letters, with "INCORPORATED" above it and "SEPTEMBER 3, 1872" below it.

I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.68 OF AN ACRE LOCATED NORTH OF THE PASEO ROAD AND MELISSA DRIVE INTERSECTION FROM R-1 6000 (SINGLE-FAMILY RESIDENTIAL) TO OC (OFFICE COMPLEX)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 27th, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11th day of May 2021, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Gazette on May 14th, 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 11th day of May 2021.


Sarah B. Johnson, City Clerk



1st Publication Date: April 30th, 2021

2nd Publication Date: May 14th, 2021

Effective Date: May 19th, 2021

Initial: SBJ

City Clerk

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2403658 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS: THE SOUTHERLY LINE OF THE MEDICAL OFFICE PLAZA RECORDED UNDER RECEPTION NO. 211713161 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID LINE BEARING S66°55'00"W A DISTANCE OF 429.88 AS SHOWN ON SAID PLAT.

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE MEDICAL OFFICE PLAZA RECORDED UNDER RECEPTION NO. 211713161 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID MEDICAL OFFICE PLAZA, N66°55'00"E A DISTANCE OF 429.88 FEET, TO AN ANGLE POINT;

THENCE CONTINUING ON SAID SOUTHERLY LINE, S23°05'00"E A DISTANCE OF 23.31 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. S21°55'00"W A DISTANCE OF 66.03 FEET;
2. S66°55'00"W A DISTANCE OF 404.91 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MELISSA DRIVE RECORDED IN PLAT BOOK W-5 AT PAGE 142;

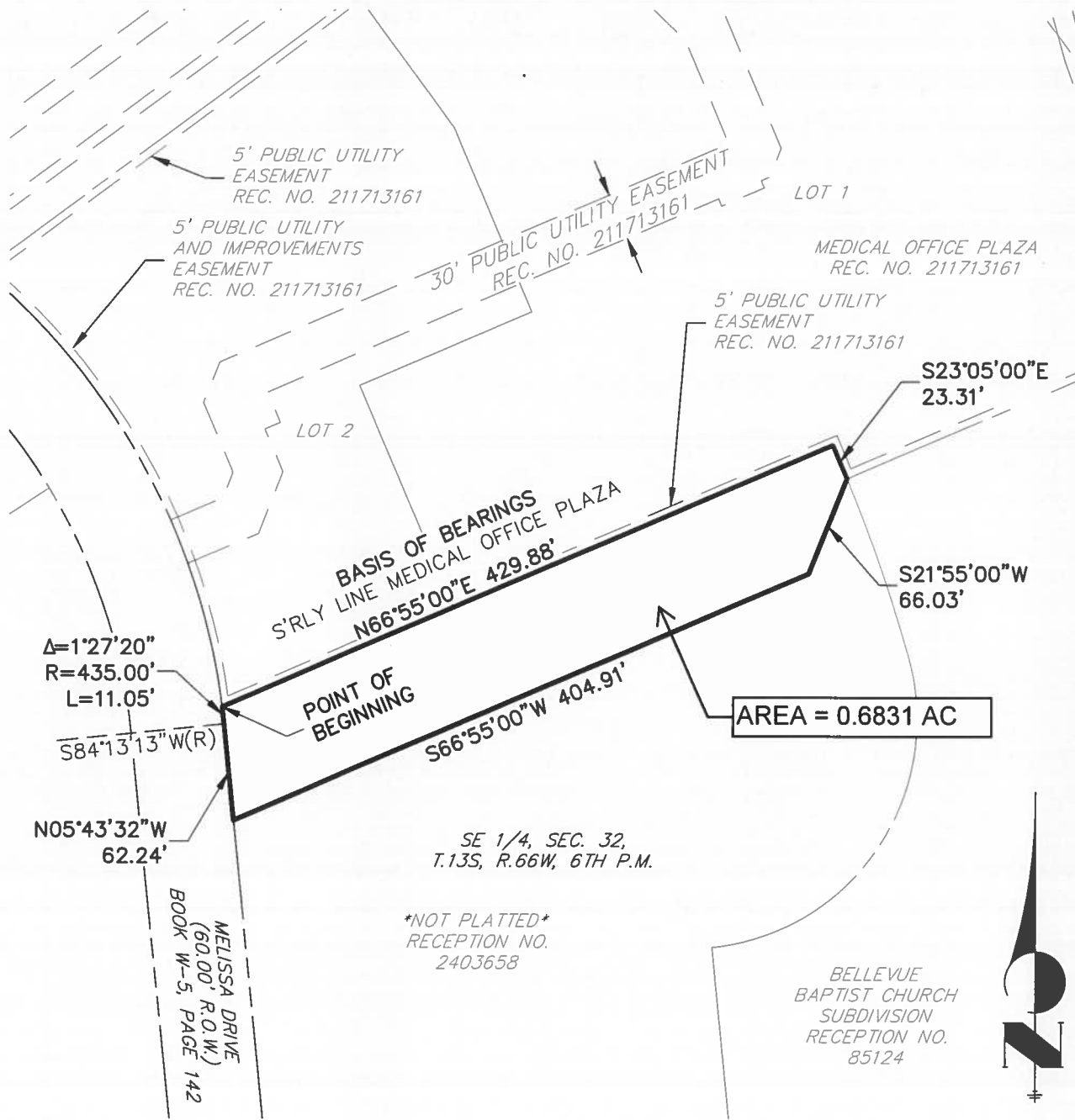
THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

N05°43'32"W A DISTANCE OF 62.24 FEET, TO A POINT OF NON-TANGENT CURVE;

ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S84°13'13"W, HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 01°27'20" AND AN ARC LENGTH OF 11.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 29,757 SQUARE FEET OR 0.6831 ACRES.

EXHIBIT B Zone Change Exhibit



100 50 0 100
ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

70' STRIP
PINNACLE EYE CENTER
PROJECT NO.: 25200.00
DATE: 12/22/20

A Westrian Company

CPC ZC 20-00179
SHEET: 2 OF 2



J-R ENGINEERING

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EXHIBIT A