

Ordinance No. 83-88

AN ORDINANCE AMENDING THE ZONING
MAP OF THE CITY OF COLORADO SPRINGS,
RELATING TO 16.7 ACRES SITUATED WEST OF
SOUTH ACADEMY BOULEVARD AND ASTROZON
BOULEVARD

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 R-5 to C-6P, pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following conditions and restrictions:

1. Curb cuts limited to: Academy (1) and Astrozon (3). The site will be served by an interior road which will intersect once with Astrozon and once with Academy. All development on this site will be accessed from this interior road.
2. 20 foot front building setback.
3. 10 foot front landscaping setback.
4. Screening of all outside storage (including garbage containers). This excludes the proposed used car lot which will be screened from the mobile home park across Sand Creek and from the other uses in the development.
5. A conceptual development plan showing proposed circulation and platting must be approved before platting is approved.
6. Final development plans must be approved before building permits are issued.
7. Uses and square footages of those uses are limited to those listed below:

One fast food restaurant	3,500 square feet
One sit down restaurant	4,000 square feet
One convenience store	3,500 square feet
Retail	19,000 square feet
Office, warehouse	90,000 square feet
One car wash	N/A
One bowling alley	N/A
One car dealership	N/A

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

Introduced, read, passed on first reading and ordered published this 26th day of April, 1983.



Mayor

ATTEST:



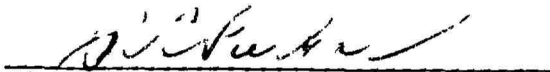
City Clerk

Finally passed, adopted and approved this 10th day of May, 1983.



Mayor

ATTEST:

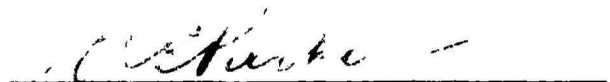


City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled "AN ORDINANCE
AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS, RELATING TO 16.7
ACRES SITUATED WEST OF SOUTH ACADEMY BOULEVARD AND ASTROZON BOULEVARD"

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on April 26, 1983; that said ordinance was passed at a regular meeting of the City Council of said City, held on the 10th day of May, 1983, and that the same was published in full in the Colorado Springs Gazette Telegraph, 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 May, 1983.



City Clerk

EXHIBIT "A"

A tract of land in the Southeast One-Quarter of Section 27 and the Northeast One-Quarter of Section 34, all in Township 14 South, Range 66 West of the 6th P.M., El Paso County, Colorado, described as follows:

Commencing at the Southeast corner of said Section 27; thence North $0^{\circ} 15' 30''$ West, on the East line of said Section 27, 104.70 feet; thence South $89^{\circ} 44' 30''$ West, 80.00 feet to the point of beginning of the tract to be described; thence continue South $89^{\circ} 44' 30''$ West, 70.66 feet; thence on the arc of a curve to the left, which curve has a central angle of $41^{\circ} 47' 11''$, a radius of 440.00 feet, an arc distance of 320.90 feet; thence North $52^{\circ} 20' 00''$ West, 377.20 feet; thence North $37^{\circ} 40' 00''$ East, 1076.10 feet to intersect a line drawn 80 feet Westerly and parallel with the aforementioned East Line of Section 27; thence South $0^{\circ} 15' 30''$ East, 968.78 feet to the point of beginning and containing 5.475 acres, more or less.

and

A tract of land in the Southeast One-Quarter of Section 27 and the Northeast One-Quarter of Section 34, all in Township 14 South, Range 66 West of the 6th P.M., El Paso County, Colorado described as follows:

Commencing at the Northeast corner of said Section 34; thence South $00^{\circ} 15' 30''$ East, on an assumed bearing to which all others in this description are relative, on the East line of said Section 34, 750.30 feet, thence South $89^{\circ} 22' 55''$ West, 625.95 feet to the point of beginning of the tract to be described; thence continue South $89^{\circ} 22' 55''$ West, 70.00 feet, thence North $43^{\circ} 45' 42''$ West, 677.79 feet; thence North $43^{\circ} 45' 57''$ East, 329.29 feet; thence North $37^{\circ} 40' 00''$ East, 372.00 feet; thence South $52^{\circ} 20' 00''$ East, 377.20 feet; thence South $47^{\circ} 57' 19''$ West; thence on the arc of a curve to the left, which curve has a central angle of $44^{\circ} 11' 19''$, a radius of 440.00 feet; and an arc length of 339.54 feet; thence South $03^{\circ} 46' 00''$ West, 450.91 feet to the point of beginning.