

ORDINANCE NO. 23 - 40

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 20,064 SQUARE FEET LOCATED AT THE SOUTHERN PORTION OF 3819 JANITELL ROAD ESTABLISHING THE BP (BUSINESS PARK 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 the BP (Business Park) zone district consisting of 20,064 square feet located at the southern portion of 3819 Janitell Road, 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 25th day of July 2023.

Finally passed: August 8, 2023


Randy Helms, Council President

Mayor's Action:

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



Blessing A. Mobolade, 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.

Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk



CAO: MS
COS: _____



CITY FILE NO. ZONE-22-0009
 JOB NO. 2204.60-01R2
 APRIL 26, 2021
 REV. APRIL 26, 2022
 REV. NOV. 1, 2022
 PAGE 1 OF 2

619 N. Cascade Avenue, Suite 200 (719) 785-0790
 Colorado Springs, Colorado 80903

LEGAL DESCRIPTION: EXHIBIT A

A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 218033548, RECORDS OF EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST-WEST CENTERLINE OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE EAST END BY A 3-1/2" ALUMINUM SURVEYORS CAP (PLS 30118) WITH APPROPRIATE MARKINGS AND AT THE WEST END BY A 3-1/2" ALUMINUM SURVEYORS CAP (LS 22573) WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR S89°12'26"W, A DISTANCE OF 5247.11 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF VINEYARD COMMERCE PARK ANNEXATION AS RECORDED UNDER RECEPTION NO. 208712867, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S42°04'20"W, A DISTANCE OF 2489.79 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID VINEYARD COMMERCE PARK ANNEXATION, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213129060, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213129060, THE FOLLOWING (3) THREE COURSES:

1. S81°31'07"W, A DISTANCE OF 49.17 FEET;
2. S71°35'14"W, A DISTANCE OF 167.86 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°22'32", A RADIUS OF 70.00 FEET AND A DISTANCE OF 34.67 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SAID SOUTHERLY BOUNDARY OF VINEYARD COMMERCE PARK ANNEXATION;

THENCE ON SAID SOUTHERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES:

1. N49°46'33"E, A DISTANCE OF 162.91 FEET;
2. N45°03'22"W, A DISTANCE OF 36.85 FEET;
3. N44°56'38"E, A DISTANCE OF 107.37 FEET;
4. S45°03'22"E, A DISTANCE OF 77.07 FEET;
5. S08°29'00"E, A DISTANCE OF 90.98 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 20,064 SQUARE FEET.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DOUGLAS P. REINELT, LICENSED PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 30118
 FOR AND ON BEHALF OF CLASSIC CONSULTING
 ENGINEERS AND SURVEYORS, LLC

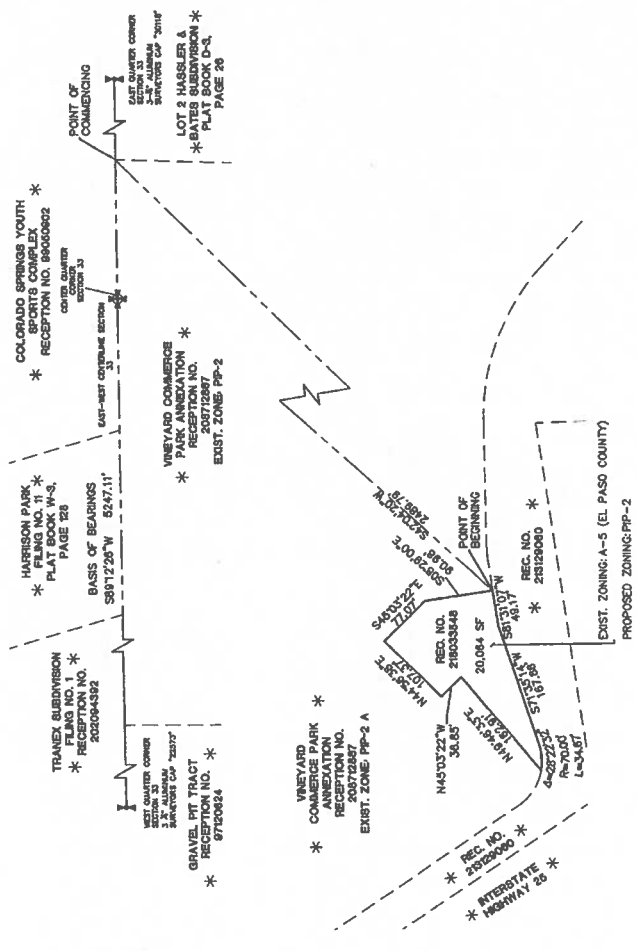
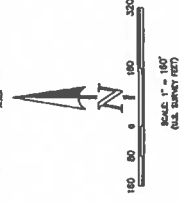
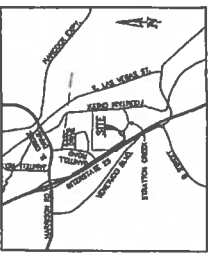
NOV 02, 2022
 DATE

T5 ADDITION NO. 1 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO ZONE CHANGE EXHIBIT B ZONE - 22-0009

PIP-2 ZONE CHANGE
A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 21003348, RECORDS OF EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE EAST-WEST CENTERLINE OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
AND AT THE WEST END BY A 3-1/2" ALUMINUM SURVEYORS CAP (S 22523) WITH APPROPRIATE MARKINGS, BE ASSUMED TO BEAR S8917.28°W, A DISTANCE OF 50.711 FEET.

COMMENCING AT THE NORTHEASTLY CORNER OF THE WEST 1/2 OF SECTION 33, TOWNSHIP 33 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THENCE S43°04'24"W, A DISTANCE OF 102.00 FEET TO A POINT OF BEGINNING ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213128060, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ON SAID NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213128060, THE FOLLOWING (3) THREE COURSES:
1. S91°31'07"W, A DISTANCE OF 48.17 FEET;
2. S71°30'14"W, A DISTANCE OF 102.00 FEET TO A POINT OF BEGINNING;
3. S43°04'24"W, A DISTANCE OF 102.00 FEET TO A POINT OF BEGINNING;
SAID POINT BEING ON THE SAID SOUTHERLY BOUNDARY OF VINEYARD COMMERCE PARK ANNEXATION.

THENCE ON SAID SOUTHERLY BOUNDARY, THE FOLLOWING (5) FIVE COURSES:
1. N49°46'33"E, A DISTANCE OF 102.00 FEET;
2. N43°03'22"W, A DISTANCE OF 20.084 FEET;
3. S40°29'00"E, A DISTANCE OF 20.084 FEET TO A POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 20,084 SQUARE FEET.



FLOODPLAIN NOTE:
NO PORTION OF THIS SITE LOT 1, IS AT COLORADO SPRINGS FLOOD NO. 3, IS WITHIN THE 100 YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, PANEL NUMBER USRT 047410, EFFECTIVE DECEMBER 7, 2016

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

15. Colorado Springs, CO 80902
2000 North Academy Blvd. Suite 200
Colorado Springs, Colorado 80902

PROJECT NO. 22-0009
DRAWN BY: JAP
CHECKED BY: MOC

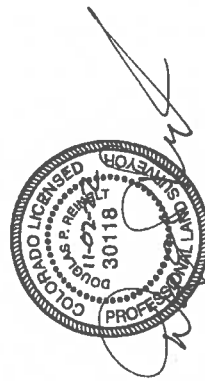
DATE: 11/27/22
SHEET 2 OF 2

JOB: T5 ADDITION NO. 1
SCALE: 1" = 100'

JOB NO.: 220460

NOTICE: THIS DOCUMENT IS A PRELIMINARY ACTION BASED ON THE INFORMATION PROVIDED TO US. IT IS NOT A FINAL ACTION. YOU MUST CONTACT US WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN ORDER TO FILE A CLAIM. ANY ACTION BASED UPON ANY DEFECT IN THIS DOCUMENT MUST BE FILED WITHIN TEN YEARS FROM THE DATE OF THE INSTRUMENT'S RECORDATION.

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DIRECT A NONREGISTERED LAND SURVEY.



I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 20,064 SQUARE FEET LOCATED AT THE SOUTHERN PORTION OF 3819 JANITELL ROAD ESTABLISHING THE BP (BUSINESS PARK ZONE)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 25, 2023; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8th day of August 2023, and that the same was published by title and in summary, in accordance with Section 3-80 of Article III of the Charter, a newspaper published and in general circulation in the Gazette, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 8^h day of August 2023.


Sarah B. Johnson, City Clerk



1st Publication Date: July 28, 2023
2nd Publication Date: August 16, 2023

Effective Date: August 21, 2023

Initial: SBJ
City Clerk