

ORDINANCE NO. 23 - 49

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.02 ACRES LOCATED 5410 EAST PIKES PEAK AVENUE FROM BUSINESS PARK, AIRPORT ACCIDENT POTENTIAL ZONE-1, STREAMSIDE OVERLAY AND AIRPORT OVERLAY TO LIGHT INDUSTRIAL, AIRPORT ACCIDENT POTENTIAL ZONE-1, STREAMSIDE OVERLAY AND AIRPORT OVERLAY

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 8.02 acres located 5410 East Pikes Peak Avenue as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from Business Park, Airport Accident Potential Zone-1, Streamside overlay and Airport Overlay to Light Industrial, Airport Accident Potential Zone-1, Streamside overlay and Airport Overlay, 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 12th day of September 2023.

Finally passed: September 26, 2023


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk



April 18, 2023

DBC Project: 21576-00

ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

STOCKPILE INVESTMENTS, LLC PARCEL TO BE REZONED

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, T14S, R66W OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NE 1/4 OF THE SW 1/4 OF SAID SECTION 13 AND CONSIDERING THE NORTH LINE OF THE SW 1/4 OF SECTION 13 TO BEAR N 86°48'55" W, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID LINE MONUMENTED AT THE WESTERLY TERMINUS BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "H.V.E. T14S R66W S14 S16 1985 PLS 17665" AND AT THE EASTERLY TERMINUS BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED " T14S R66W C 1/4 S13 2003 RMLS NO 19625", THENCE ALONG THE EAST LINE OF NE 1/4 OF THE SW 1/4, S 00°29'08" E, 462.67 FEET;

THENCE N 86°47'03" W, 646.23 FEET;

THENCE N 53°23'50" W, 64.64 FEET;

THENCE N 86°47'03" W, 171.67 FEET TO THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT RECEPTION NUMBER 220109339 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID EASTERLY LINE OF SAID TRACT THE FOLLOWING TWO (2) COURSES:

1. N 36°06'11" E, 221.23 FEET;

2. N 01°20'58" E, 240.09 FEET TO THE NORTH LINE OF THE NE 1/4 OF THE SW 1/4;

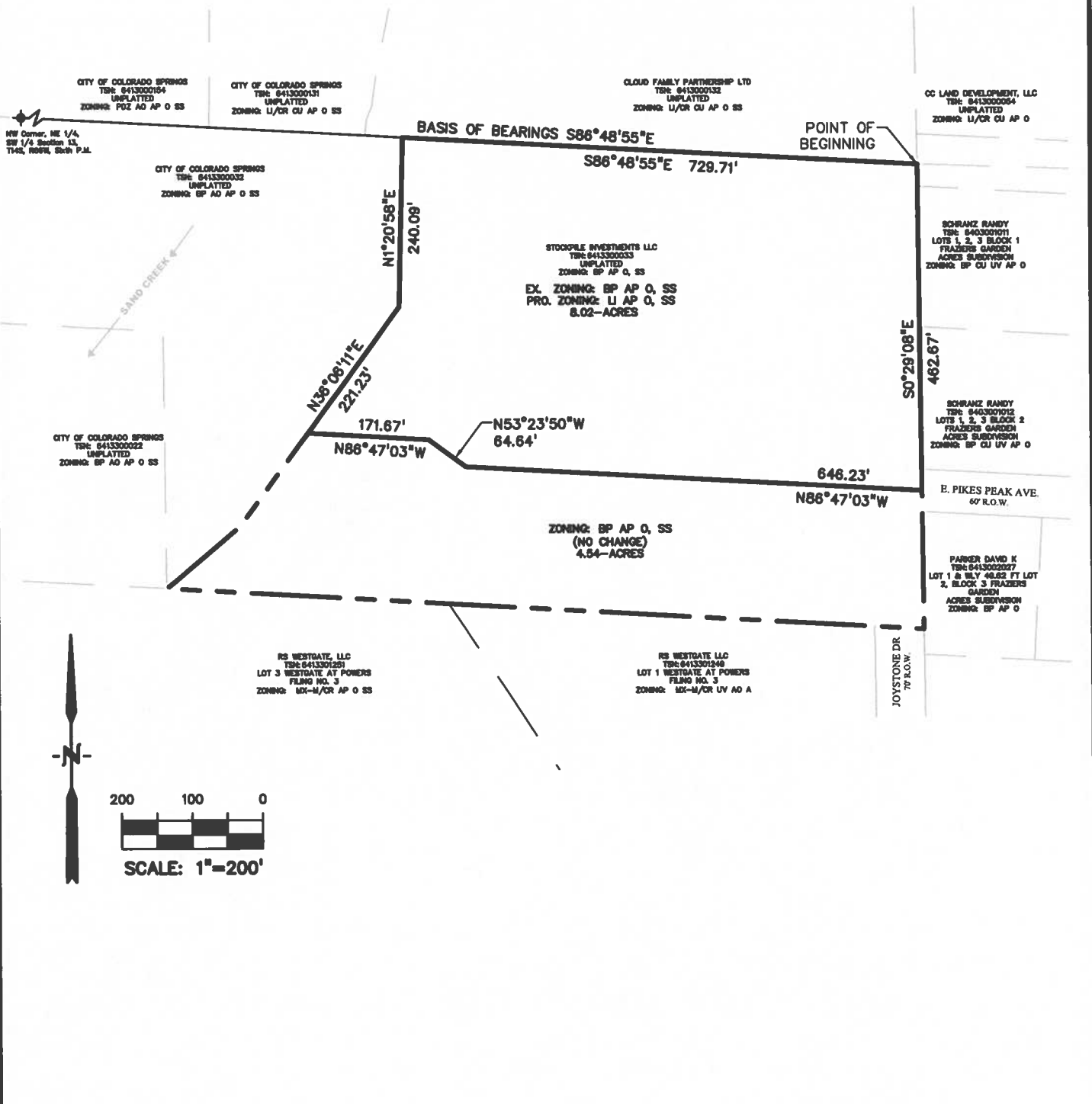
THENCE ALONG SAID NORTH LINE, S 86°48'55" E, 729.71 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 8.020 ACRES OR 349,354 SQUARE FEET, MORE OR LESS.

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905



ZONE CHANGE - EXHIBIT B



CITY FILE NO. ZONE-23-0013



STOCKPILE INVESTMENTS ZONE CHANGE EXHIBIT B

Drexel, Barrell & Co.
 Engineers • Surveyors

DATE:
 7-31-2023
 JOB NO:
 21576-00CSCV

DWG. NO.
EX B
 SHEET 2 OF 2

I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.02 ACRES LOCATED 5410 EAST PIKES PEAK AVENUE FROM BUSINESS PARK, AIRPORT ACCIDENT POTENTIAL ZONE-1, STREAMSIDE OVERLAY AND AIRPORT OVERLAY TO LIGHT INDUSTRIAL, AIRPORT ACCIDENT POTENTIAL ZONE-1, STREAMSIDE OVERLAY AND AIRPORT OVERLAY”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 12, 2023; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 26th day of September 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 26th day of September 2023.


Sarah B. Johnson, City Clerk



1st Publication Date: September 15, 2023
2nd Publication Date: September 29, 2023

Effective Date: October 4, 2023

Initial: SBS
City Clerk