

Ordinance No. 82-95

AN ORDINANCE AMENDING THE ZONING
MAP OF THE CITY OF COLORADO SPRINGS,
RELATING TO 53.39 ACRES SITUATED SOUTHWEST
OF WOODMEN ROAD AND I-25

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, R, and PIP-1 to PIP-2, pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following conditions and restrictions:

1. Commercial laundries, meat packing and processing, truck, tractor, trailer, bus storage yards or motor freight terminals and mini-warehouses not be permitted as allowed uses.
2. Outside storage not be allowed as an accessory use.

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 22nd day of June, 1982.



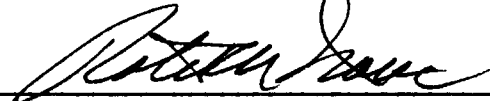
Mayor

ATTEST:



City Clerk

Finally passed, adopted and approved this 13th day of July, 1982.



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 53.39
ACRES SITUATED SOUTHWEST OF WOODMEN ROAD AND I-25"

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on June 22, 1982; that said ordinance was passed at a regular meeting of the City Council of said City, held on the 13th day of July, 1982, and that the same was published in full in the Colorado Springs Sun, 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 13th day of July, 1982.



City Clerk

EXHIBIT "A"

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE EAST HALF OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7;

THENCE S-89°40'09"-W, 1064.80 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 7 TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED (BEARINGS REFERRED TO HEREIN ARE RELATIVE TO THOSE USED IN ROCKRIMMON CLIFFS SUBDIVISION FILING NO. 1 AS RECORDED IN PLAT BOOK Z-2 AT PAGE 27 OF THE RECORDS OF SAID COUNTY);

THENCE CONTINUING S-89°40'09"-W, 660.48 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; (THE FOLLOWING NINE (9) COURSES ARE ALONG SAID EASTERLY RIGHT-OF-WAY LINE)

1. THENCE CONTINUING S-22°02'10"-E, 1013.53 FEET;
2. THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 4°21'32", A RADIUS OF 3742.03 FEET, AN ARC LENGTH OF 284.68 FEET TO A POINT OF COMPOUND CURVE;
3. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE 21°54'50", A RADIUS OF 1238.49 FEET, AN ARC LENGTH OF 473.68 FEET TO A POINT OF COMPOUND CURVE;
4. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 14°50'18", A RADIUS OF 2336.39 FEET, AN ARC LENGTH OF 605.07 FEET TO A POINT OF COMPOUND CURVE;
5. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 10°53'20", A RADIUS OF 1109.74 FEET, AN ARC LENGTH OF 210.90 FEET TO A POINT OF COMPOUND CURVE;
6. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, WHICH CURVE HAS A CENTRAL ANGLE OF 04°18'10", A RADIUS OF 3656.27 FEET, AN ARC LENGTH OF 274.58 FEET;
7. THENCE S-34°15'59"-W, TANGENT TO THE LAST DESCRIBED CURVE, 270.56 FEET;
8. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, WHICH CURVE HAS A CENTRAL ANGLE OF 21°29'46", A RADIUS OF 2009.12 FEET, AN ARC LENGTH OF 753.78 FEET;
9. THENCE S-12°46'14"-W, 1456.07 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH CASCADE AVENUE AS DESCRIBED IN A RESUBDIVISION OF A PORTION OF ROCKRIMMON CLIFFS SUBDIVISION, FILING NO. 1 AS RECORDED IN PLAT BOOK I-3 AT PAGE 41 OF THE RECORDS OF SAID COUNTY;

THENCE S-81°18'27"-E, 60.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH CASCADE AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2 OF SAID RESUBDIVISION (THE FOLLOWING FIVE (5) COURSES ARE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 2);

1. THENCE S-81°18'27"-E, 428.01 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 48°02'42", A RADIUS OF 50.00 FEET, FOR AN ARC DISTANCE OF 41.93 FEET;

3. THENCE S-33°15'45"-E, 32.70 FEET;
4. THENCE S-12°56'09"-E, 227.69 FEET;
5. THENCE S-05°27'34"-E, 67.51 FEET;

THENCE S-77°17'52"-E, 119.63 FEET TO THE CENTER OF MONUMENT CREEK (THE FOLLOWING TEN (10) COURSES ARE ALONG SAID CENTER OF MONUMENT CREEK)

1. THENCE N-06°39'20"-E, 849.20 FEET;
2. THENCE N-58°08'25"-W, 303.47 FEET;
3. THENCE N-30°02'21"-W, 265.69 FEET;
4. THENCE N-06°28'04"-E, 940.99 FEET;
5. THENCE N-54°50'01"-E, 269.12 FEET;
6. THENCE N-79°50'40"-E, 652.22 FEET;
7. THENCE N-10°24'25"-E, 992.35 FEET;
8. THENCE N-00°21'00"-W, 403.70 FEET;
9. THENCE N-13°43'58"-W, 900.87 FEET;
10. THENCE N-05°48'48"-W, 773.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.3994 ACRES MORE OR LESS.