

ORDINANCE NO. 24 - 58

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.54 ACRES LOCATED NORTHWEST OF THE FOREIGN TRADE ZONE BOULEVARD AND BRADLEY ROAD INTERSECTION ESTABLISHING THE GI/AP-O (GENERAL INDUSTRIAL WITH AIRPORT OVERLAY) ZONING DISTRICT

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 10.54 acres located northwest of the Foreign Trade Zone Boulevard and Bradley Road intersection, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, establishing the GI/AP-O (General Industrial with Airport Overlay) zoning district, 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 9<sup>th</sup> day of July 2024.

**Finally passed:** July 23, 2024

  
Randy Helms, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk



ZONE CHANGE EXHIBIT A  
GI-AP-O ZONE

LEGAL DESCRIPTION:

A portion of Lot 4, Colorado Centre Foreign Trade Zone and Business Park Filing No.1, a subdivision recorded under Reception No. 1463836 of the records of El Paso County, Colorado, described as follows:

*(BEARINGS ARE BASED ON THE WEST LINE OF LOT 4 OF THE COLORADO FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO. 1, BEING MONUMENTED BY A FOUND REBAR WITH ALUMINUM CAP, ILLEGIBLE, ON THE SOUTHERLY POINT AND A SET NO. 5 REBAR WITH ALUMINUM CAP, PLS 27605, ON THE NORTH POINT OF SAID LINE, AS IT BEARS S00°15'30"E)*

COMMENCING at the Southwest Corner of said Lot 4, thence N00°15'30"E, 530.78 feet along the West line of said Lot 4 to the **TRUE POINT OF BEGINNING**;

Thence continuing along said Lot 4 N00°15'30"E, 392.18 feet to an angle point on the West line of said Lot 4, said point being a non-tangent curve to the left;

Thence Northerly, 281.31 feet along the arc of said curve to a point on the North line of said Lot 4, said curve having a radius of 1030.00 feet, a central angle of 15°38'54" and being subtended by a chord that bears N61°48'30"W, 280.43 feet;

Thence S89°54'16"E, 624.20 feet along the North line of said Lot 4;

Thence S00°15'30"W, 656.51 feet;

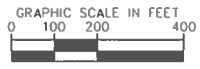
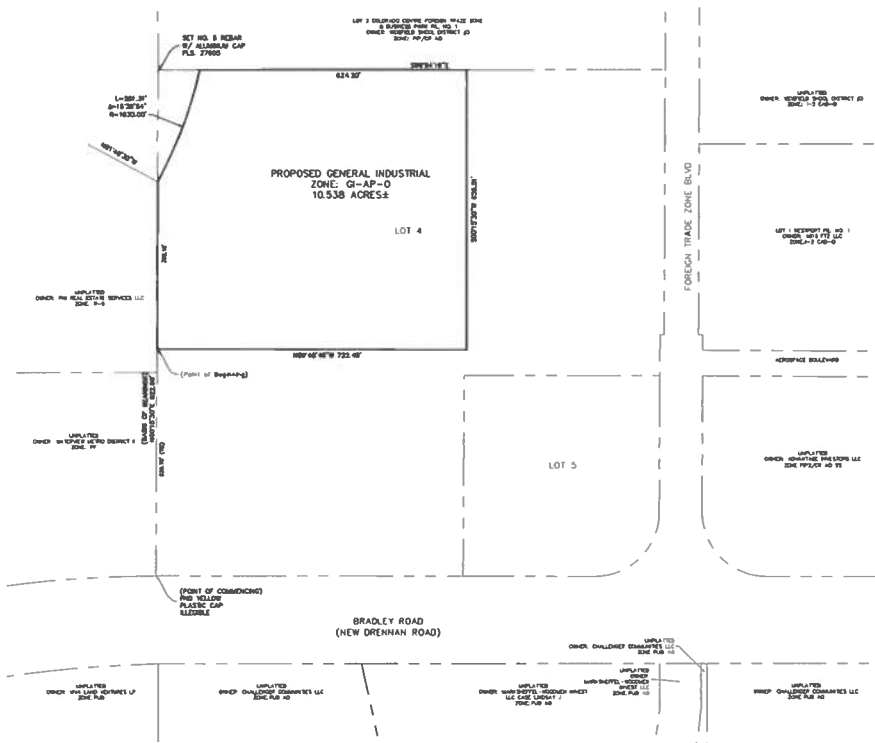
Thence N89°48'48"W, 722.48 feet to a point on the West line of said Lot 4, and the **TRUE POINT OF BEGINNING**.

Said parcel being a total of 458,732 sf or 10.538 ac±.

Randall D. Hency, PLS Colorado 27605 Date  
for and on behalf of  
Polaris Surveying, Inc.  
1903 Lalaray Street, Suite 102  
Colorado Springs, Co. 80909  
Job No. 221207



COLORADO CENTRE NO. 3  
 EXHIBIT B - ZONE CHANGE  
 INDUSTRIAL ZONE - GI-AP-0



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I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 10.54 ACRES LOCATED NORTHWEST OF THE FOREIGN TRADE ZONE BOULEVARD AND BRADLEY ROAD INTERSECTION ESTABLISHING THE GI/AP-O (GENERAL INDUSTRIAL WITH AIRPORT OVERLAY) ZONING DISTRICT” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 9, 2024; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 23<sup>rd</sup> day of July 2024, 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 23<sup>rd</sup> day of July 2024.

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: July 12, 2024

2<sup>nd</sup> Publication Date: July 26, 2024

Effective Date: July 31, 2024

Initial:   
City Clerk

