

Ordinance No. 83-37

AN ORDINANCE AMENDING THE ZONING  
MAP OF THE CITY OF COLORADO SPRINGS,  
RELATING TO 22.2 ACRES SITUATED SOUTHWEST  
AND SOUTHEAST OF PIKES PEAK AVENUE AND  
INSTITUTE STREET

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-5 HR and R-2 to OC, pursuant to the Zoning Ordinance of the City of Colorado Springs, subject to the following conditions and restrictions:

1. That the existing High Rise Overlay on property north of Colorado Avenue shall be maintained.
2. That required street and intersection improvements be made as project phasing warrants.

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 February, 1983.



Mayor

ATTEST:



City Clerk

Finally passed, adopted and approved this 8th day of March, 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 22.2 ACRES SITUATED SOUTHWEST AND SOUTHEAST OF PIKES PEAK AVENUE AND INSTITUTE STREET"

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was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on February 22, 1983; that said ordinance was passed at a regular meeting of the City Council of said City, held on the 8th day of March, 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 8th day of March, 1983.

  
\_\_\_\_\_  
City Clerk

## EXHIBIT "A"

A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 17. TOWNSHIP 14 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF INSTITUTE STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PIKES PEAK AVENUE: THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PIKES PEAK AVENUE, 759.86 FEET: THENCE ON AN ANGLE TO THE RIGHT OF  $90^{\circ} 00' 00''$ , 200.00 FEET: THENCE ON AN ANGLE TO THE LEFT OF  $90^{\circ} 00' 00''$  66.57 FEET: THENCE ON AN ANGLE TO THE RIGHT OF  $90^{\circ} 06' 07''$ . 510.00 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF BELLEVUE ADDITION TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS RECORDED IN PLAT BOOK "K" AT PAGE 55 OF THE RECORDS OF EL PASO COUNTY, COLORADO: THENCE ON AN ANGLE TO THE RIGHT OF  $89^{\circ} 56' 08''$  ALONG SAID EXTENSION AND ALONG THE NORTHERLY BOUNDARY LINE OF SAID BELLEVUE ADDITION, 805.55 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF INSTITUTE STREET: THENCE ON AN ANGLE TO THE RIGHT OF  $88^{\circ} 21' 00''$  ALONG SAID EASTERLY RIGHT-OF-WAY LINE. 291.22 FEET: THENCE ON AN ANGLE TO THE RIGHT OF  $91^{\circ} 45' 26''$ . 190.00 FEET: THENCE ON AN ANGLE TO THE LEFT OF  $91^{\circ} 45' 26''$ . 50.00 FEET: THENCE ON AN ANGLE TO THE LEFT OF  $88^{\circ} 14' 34''$ . 190.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF INSTITUTE STREET: THENCE ON AN ANGLE TO THE RIGHT-OF  $88^{\circ} 14' 34''$  ALONG SAID EASTERLY RIGHT-OF-WAY LINE. 368.54 FEET TO THE POINT OF BEGINNING.

and

Lot 1, Block 1, St. Francis Subdivision, City of Colorado Springs, Colorado.

and

Block 4, Pikes Peak Addition, City of Colorado Springs, Colorado.

and

Lot 1, Capitol Hill Addition, City of Colorado Springs, Colorado.

and

EXHIBIT "A" (cont.)

Lot 2, Capitol Hill Addition, City of Colorado Springs, Colorado.

and

Lot 3, Capitol Hill Addition, City of Colorado Springs, Colorado.

and

Lot 4, Capitol Hill Addition, City of Colorado Springs, Colorado.

and

East  $\frac{1}{2}$  of Lot 5, Capitol Hill Addition, City of Colorado Springs, Colorado.

and

Lots 6 and 7 and the West 25 feet of Lot 5, Capitol Hill Addition, City of Colorado Springs, Colorado.

and

That portion of Colorado Avenue bounded on the West by the East right-of-way line of Prospect Street, and on the East by the West right-of-way line of Institute Street.