

ORDINANCE

AN ORDINANCE AMENDING THE ZONING CODE OF THE CITY OF MANITOU SPRINGS, COLORADO, TO REZONE THE FOLLOWING CITY OWNED PROPERTIES, FROM HILLSIDE LOW DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL, GENERAL RESIDENTIAL, OR COMMERCIAL TO THE OPEN SPACE ZONING DISTRICT.

WHEREAS, the Manitou Springs City Council, after reviewing the recommendations and findings of the Planning Department and Planning Commission, has approved rezoning the properties as described in Section 1 below from Hillside Low Density Residential, Low Density Residential, General Residential, or Commercial to Open Space.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANITOU SPRINGS, COLORADO, THAT:

SECTION 1: The following described property shall be rezoned from Hillside Low Density Residential, Low Density Residential, General Residential, or Commercial to Open Space:

LOT 2 MANITOU SPRINGS METROPOLITAN DISTRICT, MANITOU SPRINGS, COLORADO, FROM COMMERCIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7405203117

LOT 8 ARCH AT MANITOU SPRINGS, FILING NO. 2, FROM HILLSIDE LOW DENSITY RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7406101045

LOTS 20-23 INC., PART OF LOT 19 LYING WEST OF THE EXTENSION OF THE EAST LOT LINE OF LOT 6 BLOCK 4 MANITOU IROIN SPRINGS ADDITON ALL IN BLOCK 1 PILOT KNOB TERRACE, TOGETHER WITH THAT PART OF ELS HORN AVENUE RIGHT OF WAY ADJ BY VACATION ORDINANCE 1073 RECORD #203164113, MANITOU SPRINGS COLORADO, FROM GENERAL RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7406411050

LOTS 26, 27 BLOCK 1 PILOT KNOB TERRACE MANITOU SPRINGS, TOGETHER WITH THE NORTH HALF OF A VACATED STREED ADJ TO THE SOUTH LINE OF LOT 27 SD STREET VACATED BY CITY BOARD OF TRUSTEES DECEMBER 3, 1946, TOEGTHER WITH THAT PART OF ELK HORN AVENUE RIGHT OF WAY ADJ BY VACATION ORDINANCE 1073 RECORD # 203164113, MANITOU SPRINGS, COLORADO, FROM GENERAL RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7406411053

LOT 25 BLOCK 15 MANITOU IRON SPRINGS CO ADDITON MANITOU SPRINGS, COLORDO, FROM GENERAL RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7406407005

All Block 24 EXCEPT THAT PART LYING EAST OF A STRATING LINE CONNECTING THE SE CORNER OF LOT 4 BLOCK 23 AND THE MOST WESTERLY CORNER OF LOT 15 BLCOK 23 MANITOU IRON SPRINGS COLORADO ADDITION, MANITOU SPRINGS, COLORADO, FROM HILLSIDE LOW DENSITY RESIDENTIAL TO OPEN SPACE, ASLSO REFERENCED AS

SCHEDULE NUMBER 7406302017

UNNUMBERED PART OF BLOCK C MANITOU SPGS AS FOLLOWS, COMMENCING AT CEN OF SECTION 5-14-67, THEN NORTHERLY ON NORTH-SOUTH CENTERLINE OF THE SECTION 593 FEET MORE OR LESS, NORTH 47<26' W 212.2 FT TO A POINT ON EASTERLY LINE OF UNNAMED ROAD, RUNNING SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID ROAD SOUTH 30<30' W 239.3 FEET MORE OR LESS FOR POB, S 47<59' EAST 118.4 FEET, S 39<07' W 118.7 FEET TO THE NORTHEASTERLY LINE OF PINE TREE PATH, NORTHWESTERLY ALONG SAID ROAD NORTHEASTERLY LINE TO SOUTHEASTERLY LINE OF UNNAMED RD, TH NORTHEASTERLY TO THE POINT OF BEGINNING, MANITOU SPRINGS, COLORADO FROM GENERAL RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7405200007

UNNUMBERED PART OF BLOCK C MANITOU SPRINGS AS FOLLOWS, BEGINNING AT CENTER OF SECTION 5-14-67, THEN NORTH 31<33'30" WEST 82 FEET, NORTH 11<13'30" WEST 138.5 FEET, NORTH 39<07' EAST 81 FEET, SOUTH 50<53' EAST 51.8 FEET TO NORTH-SOUTH C/L OF SECTION, THEN SOUTHERLY ON SAID LINE TO POINT OF BEGINNING, MANITOU SPRINGS, COLORADO FROM GENERAL RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7405200008.

SOUTHWEST QUARTER OF THE NORTHWEST QUARTER LAYING SOUTHWEST OF THE TRACT DESCRIBED IN BOOK 2270-621 TOGETHER WITH RIGHT OF WAY DESCRIBED IN SAID BOOK, SECTION 4-14-67, MANITOU SPRINGS COLORADO, FROM HILLSIDE LOW DENSITY RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED BY SCHEDULE NUMBER 7404200005.

THAT PART OF LOTS 6, 7, 8 LAYING NORTH OF STATE HIGHWAY 4, EXCLUDING THE EAST 50 FEET OF LOT 8, EXCLUDING A 30 FOOT STRIP TO CITY IN BOOK 627-465, BLOCK N MANITOU SPRINGS, COLORADO, FROM HILLSIDE LOW DENSITY RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7404303021.

TRACT A MANITOU MESA SUBDIVISION, MANITOU SPRINGS COLORADO, FROM HILLSIDE LOW DENSITY RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7409303007.

LOT 14 BLOCK 16 PEAKVIEW ADDITION MANITOU SPRINGS, COLORADO FROM HILLSIDE LOW DENSITY RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7405421003.

LOTS 13, 14 BLOCK 19 PEAKVIEW ADDITION MANITOU SPRINGS, COLORADO, FROM GENERAL RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7405449005.

LOT 15 BLOCK 20 PEAKVIEW ADDITION MANITOU SPRINGS COLORADO, FROM GENERAL RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED SA SCHEDULE NUMBER 7405413028.

THAT PART OF LOT 5 LAYING SOUTH OF STATE HIGHWAY + NORTH OF PINON LANE BLOCK N, MANITOU SPRINGS COLORADO, FROM GENERAL RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7405423006

LOT 23, BLOCK 19 PEAKVIEW SUBDIVISION MANITOU SPRINGS COLORADO, FROM GENERAL RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7405449006.

LOTS 58-61 INCLUDING BLOCK 7 AMENDED PLAT OF MANSIONS PARK PLACE, MANITOU SPRINGS COLORADO, FROM GENERAL RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7405432020.

LOT 1 MEESE & JAMIESON SUBDIVISION, MANITOU SPRINGS COLORADO, FROM GENERAL RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7404408028.

TRACT A SMITH SUBDIVISION FILING NUMBER 2, MANITOU SPRINGS, COLORADO, FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7409202043.

TRACT A KEITHLEY SUBDIVISION, MANITOU SPRINGS, COLORADO, FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE, ALSO REFERENCED AS SCHEDULE NUMBER 7404313024.

SECTION 2: This rezoning shall be reflected within the Zoning Code of the City of Manitou Springs and the Zoning Map.

SECTION 3: This Ordinance shall be in full force and effect from and after five (5) days of its final passage and publication as provided by law.

Passed on first reading and ordered published this 20th day of February, 2018.

/s/ Donna Kast
City Clerk, Donna Kast

A Public Hearing on this ordinance will be held at the March 6, 2018, City Council meeting. The Council Meeting will be held at 6:00 P.M. at City Hall, 606 Manitou Avenue, Manitou Springs, Colorado.

Ordinance Published: February 22, 2018 (in full)
City's Official Website and City Hall

Passed on second reading and approved by Council this 6th day of March, 2018.

/s/ Ken Jaray
Mayor, Ken Jaray

Attest: /s/ Donna Kast
City Clerk, Donna Kast

Ordinance Published: March 8, 2018 (in full)
City's Official Website and City Hall