

ORDINANCE NO. 25-_____

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 2,163 SQUARE FEET LOCATED AT 10 SOUTH 23RD STREET FROM R-2 (TWO-FAMILY) TO MX-N (MIXED-USE NEIGHBORHOOD SCALE)

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 2,163 square feet located at 10 South 23rd Street, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-2 (Two-Family) to MX-N (Mixed-Use Neighborhood), 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 ____ day of _____ 2025.

Finally passed: _____

Lynette Crow-Iverson,
Council President

ATTEST:

Sarah B. Johnson, City Clerk

EXHIBIT A
LEGAL DESCRIPTION OF REZONING
ORDINANCE NO. 25-_____

10 S 23rd STREET REZONING

10 SOUTH 23rd STREET
ZONE CHANGE DESCRIPTION:

THE SOUTH 36 FEET OF LOTS 15 AND 16, BLOCK 161,
NOW PART OF THE CITY OF COLORADO SPRINGS, EL
PASO COUNTY, COLORADO ACCORDING TO THE
SUBDIVISION PLAT THEREOF RECORDED IN PLAT
BOOK A AT PAGE 5 OF THE EL PASO COUNTY
RECORDS.

ALSO DESCRIBED AS; COMMENCING AT THE MOST
SOUTHERLY CORNER OF LOT 16 OF BLOCK
161; THENCE N52°19'10"W ON THE SOUTH LINE OF LOTS
16 AND 15 OF BLOCK 161 A DISTANCE OF 60.10 FEET
TO THE MOST WESTERLY CORNER OF LOT 15; THENCE
N37°45'32"E ON THE WEST LINE OF LOT 15 A DISTANCE
OF 36.00 FEET; THENCE S52°19'10"E A DISTANCE OF
60.09 FEET TO A POINT ON THE EAST LINE OF SAID
LOT 16; THENCE S37°44'29"W ON SAID EAST LINE A
DISTANCE OF 36.00 FEET TO THE POINT OF
BEGINNING.

CONTAINING 2,163 SQUARE FEET, MORE OR LESS.

File No.: Zone 25-0004

ZONING EXHIBIT A
10 SOUTH 23rd STREET
RODNEY BEERS
BLOCK 161 - COLORADO CITY

DWG: BEERS
SCALE: 1"=20'
DATE: 3-19-08
DRAWN BY: JMC
CHECKED BY: TFW
PROJECT: 20010
SHEET 1 OF 2

LWA LAND SURVEYING, INC.
953 E. FILLMORE ST.
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 636-5179

REVISIONS:

ZONE-25-0004

EXHIBIT B
ORDINANCE NO. 25-_____
DEPICTION OF REZONING

10 S 23rd STREET REZONING

