

ORDINANCE NO. 20-51

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.5 ACRES LOCATED AT 5580-5590 NORTH NEVADA AVENUE FROM OC/SS (OFFICE COMPLEX WITH STREAMSIDE OVERLAY) TO C6/CR/SS (GENERAL BUSINESS WITH CONDITIONS OF RECORD AND STREAMSIDE OVERLAY)

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 8.5 acres located 5580-5590 North Nevada Avenue, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from OC/SS (Office Complex with Streamside Overlay) to C6/cr/SS (General Business with conditions of record and Streamside Overlay), pursuant to the Zoning Ordinance of the City of Colorado Springs with the following conditions of record:

Prohibited Uses:

1. Detoxification Center
2. Equipment Storage Yard
3. Crematory Services
4. Sexually Oriented Business
5. Cemetery
6. Construction or Contractor Yard
7. Mining

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 27<sup>th</sup> day of July 2020.

**Finally passed:** August 11<sup>th</sup> 2020



\_\_\_\_\_  
Council President

ATTEST:



\_\_\_\_\_  
Sarah B. Johnson, City Clerk



I HEREBY CERTIFY, that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 8.5 ACRES LOCATED AT 5580-5590 NORTH NEVADA AVENUE FROM OC/SS (OFFICE COMPLEX WITH STREAMSIDE OVERLAY) TO C6/CR/SS (GENERAL BUSINESS WITH CONDITIONS OF RECORD AND STREAMSIDE OVERLAY)”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on July 27<sup>th</sup> 2020; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11<sup>th</sup> day of August 2020, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript, 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 11<sup>th</sup> day of August 2020.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: July 31<sup>st</sup>, 2020  
2<sup>nd</sup> Publication Date: August 14<sup>th</sup>, 2020

Effective Date: August 19<sup>th</sup>, 2020

Initial: SB  
City Clerk



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**Zone Change Legal Description, Exhibit A**

February 14, 2020

**Legal Description: LOT 1 THE OVERLOOK AT PULPIT ROCK FIL NO 1**

**City File No. CPC ZC 20-00047**



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**LEXUS OF COLORADO SPRINGS**  
 ZONE CHANGE  
 1200 N. NEVADA AVE  
 COLORADO SPRINGS, CO 80911

SHEET NO. 1  
 OF 1

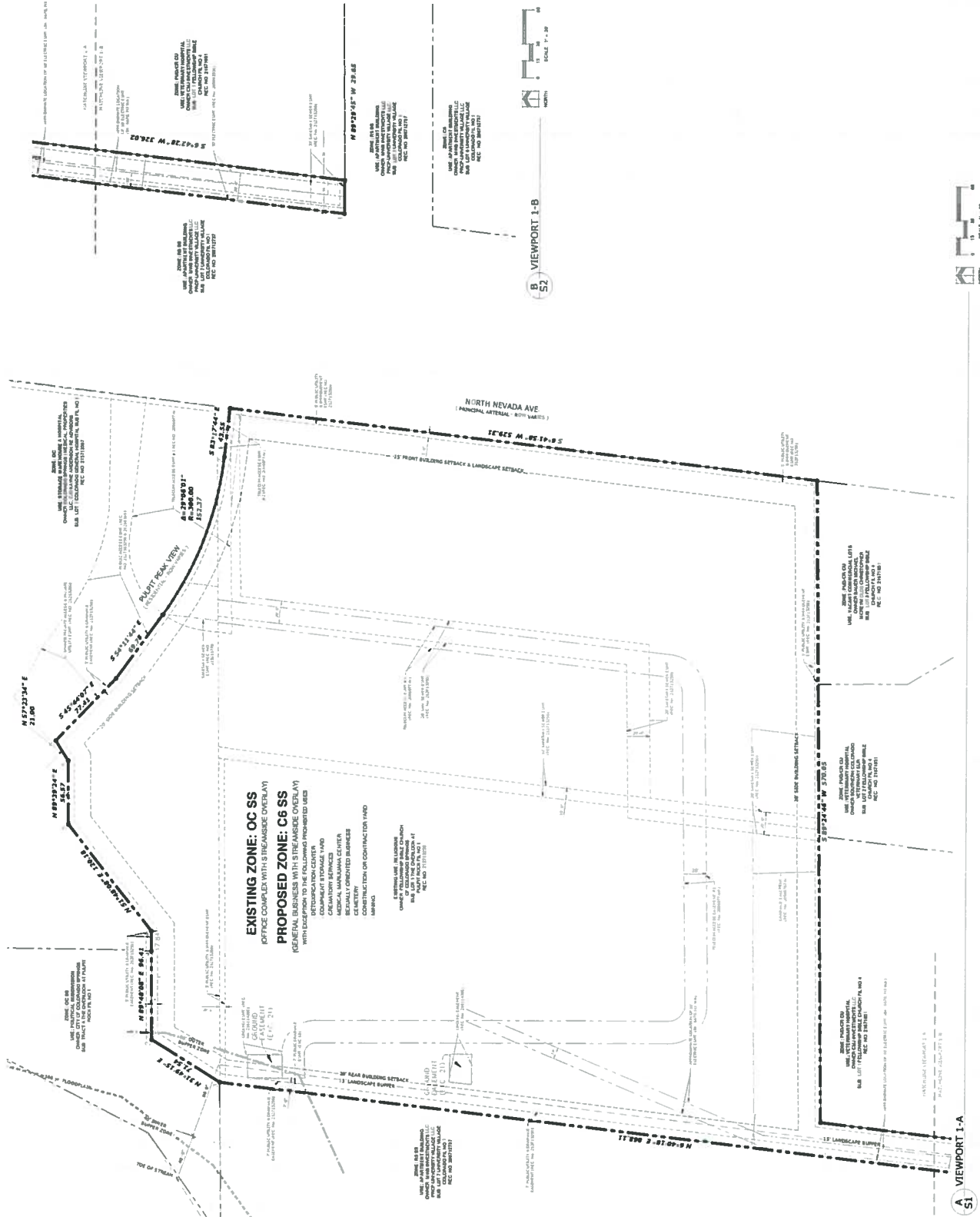
**ENTITLEMENT**

1200 N. NEVADA AVE  
 COLORADO SPRINGS, CO 80911

**ZONE CHANGE EXHIBIT B**

1 of 1

CPC ZC 20-00047



**EXHIBIT B - ZONE CHANGE**