

**I HEREBY CERTIFY, that the foregoing ordinance entitled "AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 6,700 SQUARE FEET LOCATED AT 1609 SOUTH CASCADE AVE FROM R2 (TWO-FAMILY RESIDENTIAL) TO OR (OFFICE RESIDENTIAL)"** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on February 22, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 8th day of March 2022, 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 8th day of March 2022.

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

1<sup>st</sup> Publication Date: February 25, 2022

2<sup>nd</sup> Publication Date: March 11, 2022

Effective Date: March 16, 2022

Initial: SBJ  
\_\_\_\_\_  
City Clerk

ORDINANCE NO. 22-13

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 6,700 SQUARE FEET LOCATED AT 1609 SOUTH CASCADE AVE FROM R2 (TWO-FAMILY RESIDENTIAL) TO OR (OFFICE RESIDENTIAL)

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 6,700 square feet located at 1609 South Cascade Avenue, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R2 (Two-Family Residential) to OR (Office Residential), 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 22nd day of February 2022.

**Finally passed:** March 8, 2022

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

ATTEST:

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

The seal is circular with a double-line border. The outer ring contains the text "COLORADO SPRINGS" at the top and "COLORADO" at the bottom. Inside the ring, the word "INCORPORATED" is at the top and "1871" is at the bottom. In the center of the seal, the word "SEAL" is written in a large, stylized font.

S. CASCADE STREET  
PUBLIC - 50' ROW

N02°00'00"E - 56.91'

NAVAJO STREET PUBLIC - 50' ROW

N88°02'00"W - 105.26'

LOT 11, BLOCK 1  
6,700 SQ. FT.

N85°38'00"E - 120.33' (PL)

S 13°32'13"W - 71.64'  
ALLEY PUBLIC - 16' ROW

## ZONE CHANGE - EXHIBIT B.

DATE: 10/04/21

ISSUED FOR: CPC ZC 21-00132. Sheet 2 of 2

DRAWN BY: J. Shagin

DWG. REF.: 1609 S. Cascade.

SCALE: 1" = 20'

DWG. #: CPC ZC 21-00132



N.E.S. Inc.  
619 N. Cascade Ave.  
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Colorado Springs, CO 80903

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Fax 719.471.0267

www.nescolorado.com

**ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A**

**LEGAL DESCRIPTION:**

Lot 11, Block 1. Maddocks Addition to Ivywild, as recorded in Plat Book at Page 28 on the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado.

Total Area: 6700 Sq. Ft.