

ORDINANCE NO. 21-36

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.39-ACRE LOCATED AT 603 SOUTH EL PASO STREET FROM C5/CR (INTERMEDIATE BUSINESS WITH CONDITIONS OF RECORD) TO C5/CR (INTERMEDIATE BUSINESS WITH CONDITIONS OF RECORD)

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 0.39-acre located at 603 South El Paso Street, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from C5/cr (Intermediate Business with conditions of record) to C5/cr (Intermediate Business with conditions of record) pursuant to the Zoning Ordinance of the City of Colorado Springs subject to the following conditions of record:

Permitted Uses are restricted to only:

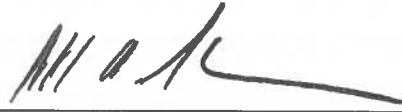
1. Barbershop
2. Beauty salon
3. Commission sales shop
4. Professional office
5. Catering and restaurant

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 23<sup>rd</sup> day of  
March 2021.

**Finally passed:** April 13<sup>th</sup> 2021



Council President

ATTEST:

  
Sarah B. Johnson, Clerk  


I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 0.39-ACRE LOCATED AT 603 SOUTH EL PASO STREET FROM C5/CR (INTERMEDIATE BUSINESS WITH CONDITIONS OF RECORD) TO C5/CR (INTERMEDIATE BUSINESS WITH CONDITIONS OF RECORD)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on March 23<sup>rd</sup>, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 13<sup>th</sup> day of April 2021, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Gazette on April 16<sup>th</sup>, 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 13<sup>th</sup> day of April 2021.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: March 26<sup>th</sup>, 2021

2<sup>nd</sup> Publication Date: April 16<sup>th</sup>, 2021

Effective Date: April 21<sup>st</sup>, 2021

Initial: SBJ  
City Clerk

Zone Change Legal Description – Exhibit A

603 South El Paso Street (Hill Side Neighborhood Association)  
Zone Change Request C5/cr to C5/cr with additional condition of record  
Vivace Gourmet & Cafe  
TAX ID: 6420204022

Legal Description

Lots 1 & 2 in Block 7 in Hill Side Addition to the City of Colorado Springs, Plat Number 47,  
Plat Book D, Page 25, County of El Paso, State of Colorado

219 West Colorado Ave., Suite 308 Colorado Springs, CO 80903

CPZ ZC 20-00139  
Sheet 1 of 2

**EXHIBIT A**

# ZONING CHANGE - EXHIBIT B

(THIS IS NOT A PROPERTY SURVEY)

## LEGEND

-  Chainlink Fence
-  Wood Fence
-  Wire Fence
-  Fnd. Monument - Pipe
-  Overhead Power Line

Note: Improvements shown by apparent lines of possession, without sufficient positive monumentation found.

## Moreno Street

50.00'

50.00'

El Paso Street

172.60'

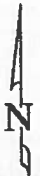
168.75'

Lot 1

Lot 2

50.04'

50.04'



copy  
reduced

Scale: 1" = 20'

Lots 1 and 2 in Block 7 in Hill Side Addition to the City of Colorado Springs, Plat Number 47, Plat Book D, Page 25, County of El Paso, State of Colorado.

PREPARED BY



**ALESSI and ASSOCIATES, Inc.**

APPRAISERS • ENGINEERS • SURVEYORS

2989 Broadmoor Valley Road    Tele. 719/540-8832  
Colorado Springs, CO 80906    Fax 719/540-2781

PLURIPORTED STREET ADDRESS.

**707 Moreno Avenue E**  
**(aka El Paso St S)**

\*\*DATE: 9/9/2020

\*LENDER/CLIENT: Jennifer Southerland

\*JOB NUMBER: 201501c

EXHIBIT B

CP2 2020-00139  
CPC DP 00140  
Sheet 2 of 2