

ORDINANCE NO. 25 - 65

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:

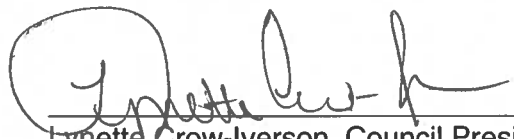
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 2,163 square feet located at 10 South 23rd Street, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-2 (Two-Family) to MX-N (Mixed-Use Neighborhood), 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 22nd day of July 2025.

Finally passed: August 12, 2025


Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



EXHIBIT A
LEGAL DESCRIPTION OF REZONING
ORDINANCE NO. 25-65

10 S 23rd STREET REZONING

10 SOUTH 23rd STREET
ZONE CHANGE DESCRIPTION:

THE SOUTH 38 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

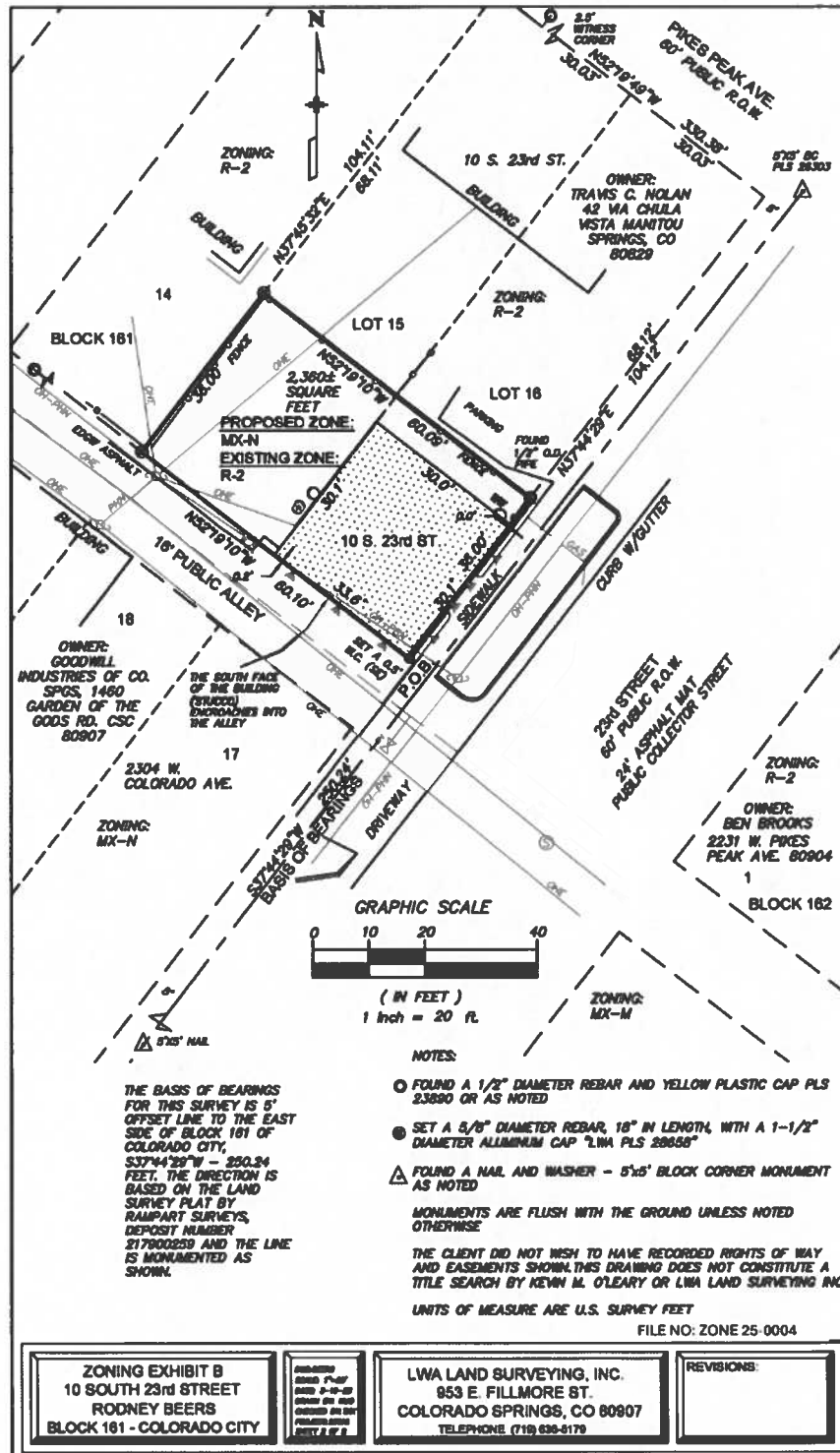
RECORDS
BOOK 1-10
PAGE 5 OF 10
RECORDED IN THE
PUBLIC RECORDS
JULY 1, 1978

LWA LAND SURVEYING, INC.
953 E. FILLMORE ST.
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 638-6179

REVISIONS:

EXHIBIT B
ORDINANCE NO. 25-65_
DEPICTION OF REZONING

10 S 23rd STREET REZONING



I HEREBY CERTIFY that the foregoing ordinance entitled **"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)."** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **July 22, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **12th day of August 2025**, and that the same was published by title and in summary or in full, 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, **12th day of August 2025**


Sarah B. Johnson, City Clerk

1st Publication Date: **July 25, 2025**

2nd Publication Date: **August 15, 2025**

Effective Date: **August 20, 2025**

Initial: 
City Clerk

