

ORDINANCE NO. 25 - 52

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 0.35 ACRES LOCATED AT 1202 NORTH ACADEMY BOULEVARD FROM R-5 AND MX-M (MULTI-FAMILY HIGH AND MIXED-USE MEDIUM SCALE) TO MX-M (MIXED-USE MEDIUM SCALE)

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

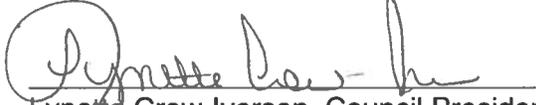
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 0.35 acres (15,153 square feet) located at 1202 North Academy Boulevard, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-5 and MX-M (Multi-Family High and Mixed-Use Medium Scale) to MX-M (Mixed-Use Medium Scale), 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 13<sup>th</sup> day of May 2025.

**Finally passed:** May 27, 2025

  
Lynette Crow-Iverson, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk



1202 NORTH ACADEMY ZONE CHANGE  
EXHIBIT A

THE SOUTH 125 FEET OF LOT 6 AND THE SOUTHERLY 125 FEET OF THE EASTERLY 15 FEET OF LOT 5, BLOCK C, SUNNYSIDE, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK U AT PAGE 26 OF THE EL PASO COUNTY RECORDS.

ALSO BEING DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK C, SUNNYSIDE, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK U AT PAGE 26 OF THE EL PASO COUNTY RECORDS;

THENCE S89°23'21"W ON THE SOUTH LINE OF SAID LOT 6 AND ON THE SOUTH LINE OF LOT 5 OF SAID BLOCK C, A DISTANCE OF 121.25 FEET;

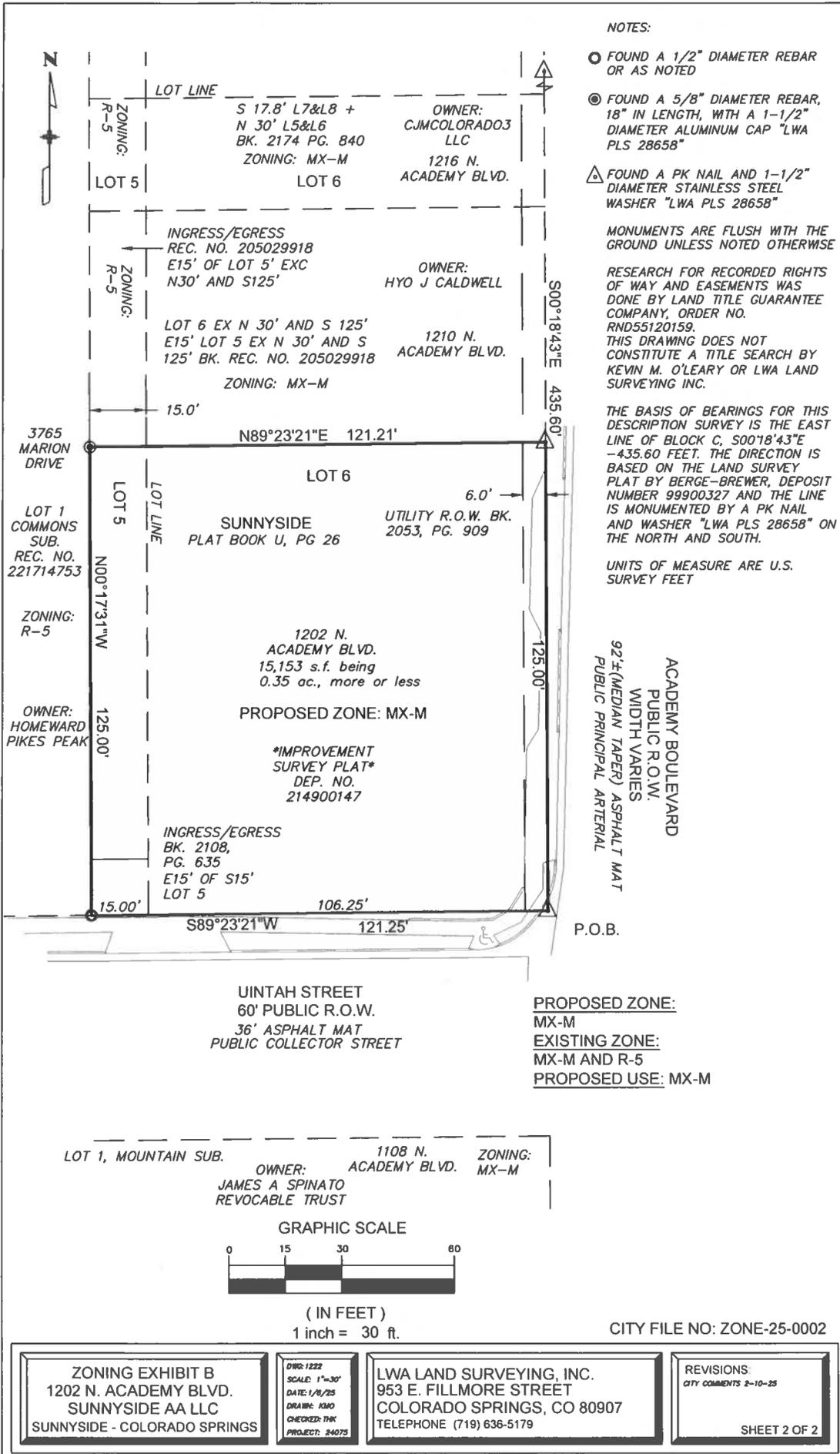
THENCE N00°17'31"W ON A LINE 15.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 5, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 125 FEET OF LOT 5;

THENCE N89°23'21"E ON THE NORTH LINE OF THE SOUTH 125 FEET OF SAID LOT 5, AND THE NORTH LINE OF THE SOUTH 125 FEET OF THE AFORESAID LOT 6, A DISTANCE OF 121.21 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6;

THENCE S00°18'43"E ON SAID EAST LINE A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 15,153 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION SURVEY IS THE EAST LINE OF BLOCK C, S00°18'43"E -435.60 FEET. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY BERGE-BREWER, DEPOSIT NUMBER 99900327 AND THE LINE IS MONUMENTED BY A PK NAIL AND WASHER "LWA PLS 28658" ON THE NORTH AND SOUTH.



I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 0.35 ACRES LOCATED AT 1202 NORTH ACADEMY BOULEVARD FROM R-5 AND MX-M (MULTI-FAMILY HIGH AND MIXED-USE MEDIUM SCALE) TO MX-M (MIXED-USE MEDIUM SCALE).”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **May 13, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **27<sup>th</sup> day of May 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, **27<sup>th</sup> day of May 2025**

  
Sarah B. Johnson, City Clerk

1<sup>st</sup> Publication Date: **May 16, 2025**

2<sup>nd</sup> Publication Date: **June 4, 2025**

Effective Date: **June 9, 2025**

Initial:   
City Clerk

