

ORDINANCE NO. 25 - 91

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 14,553 SQUARE FEET LOCATED AT 35 EAST RAMONA AVENUE FROM R-5/SS-O (MULTI-FAMILY HIGH WITH STREAMSIDE OVERLAY) TO MX-M/CR/SS-O (MIXED-USE MEDIUM SCALE 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 14,553 square feet located at 35 East Ramona Avenue, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-5/SS-O (Multi-Family High with Streamside Overlay) to MX-M/CR/SS-O (Mixed-Use Medium Scale with Conditions of Record and Streamside Overlay), pursuant to the Zoning Ordinance of the City of Colorado Springs and subject to the following conditions:

1. Permitted uses are restricted to Single-Family Attached Dwelling, Two-Family (Duplex) Dwelling, Multi-Family Dwelling, Live/Work Unit Dwelling, Small Adult or Child Daycare, Park, Bed and Breakfast, Office, Small Retail, and Small Personal or Business Service.
2. Conditional Uses are restricted to Single-Family Detached Dwelling.

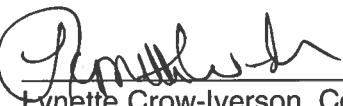
Section 2. This Ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

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 10th day of November 2025.

Finally passed: November 25, 2025



Lynette Crow-Iverson, Council President

ATTEST:

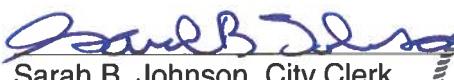

Sarah B. Johnson, City Clerk



EXHIBIT A
LEGAL DESCRIPTION OF REZONING
ORDINANCE NO. 25-91

35 E RAMONA REZONING

EXHIBIT A

Record Legal Description-35 E. Ramona Ave per Reception Number 224102915:

That portion of Lots 4 and 5 in Block 7 in ADDITION NO. 1 TO IVYWILD, described as follows:

Beginning at a point on the North line of said Lot 4 a distance of 35 feet Westerly from the Northeast corner of said Lot 4; thence Easterly along the North lines of said Lots 4 and 5 in Block 7 a distance of 78 feet to a point; thence angle right 86 degrees 27 minutes Southeastly 150 feet, more or less, to a point in the South line of said Lot 5; thence angle right 60 degrees 48 minutes Southwesterly on the South lines of said Lots 5 and 4 a distance of 85.75 feet to a point; thence angle right 119 degrees 12 minutes Northwesterly 196.47 feet to point of beginning, County of El Paso, State of Colorado.

As Surveyed Legal Description:

Those portions of Lots 4 and 5, Block 7, Addition No. 1 to Ivywild, recorded in Plat Book E at Page 23 described as follows:

Beginning at a point on the north line of said Lot 4 lying 35.00 feet westerly from the northeast corner of said Lot 4;

- 1) thence along the north line of said Lots 4 and 5 North 89 degrees 51 minutes 41 seconds East 78.03 feet;
- 2) thence South 3 degrees 09 minutes 43 seconds East 152.02 feet to the southerly line of said Lot 5, said point being on the northwesterly line of Metzler's Subdivision;
- 3) thence along said southerly line South 57 degrees 25 minutes 27 seconds West 27.89 feet;
- 4) thence continuing along said southerly line and the southerly line of said Lot 4 South 36 degrees 10 minutes 55 seconds West 83.15 feet;
- 5) thence North 3 degrees 23 minutes 03 seconds West 234.14 feet to the point of beginning.

Containing a calculated area of 14,553 square feet, more or less.

This legal description and exhibit was prepared by me or under my direct supervision and checking and is true and correct to the best of my knowledge, information and belief.

The above statement is neither a warranty or guarantee, either expressed or implied.



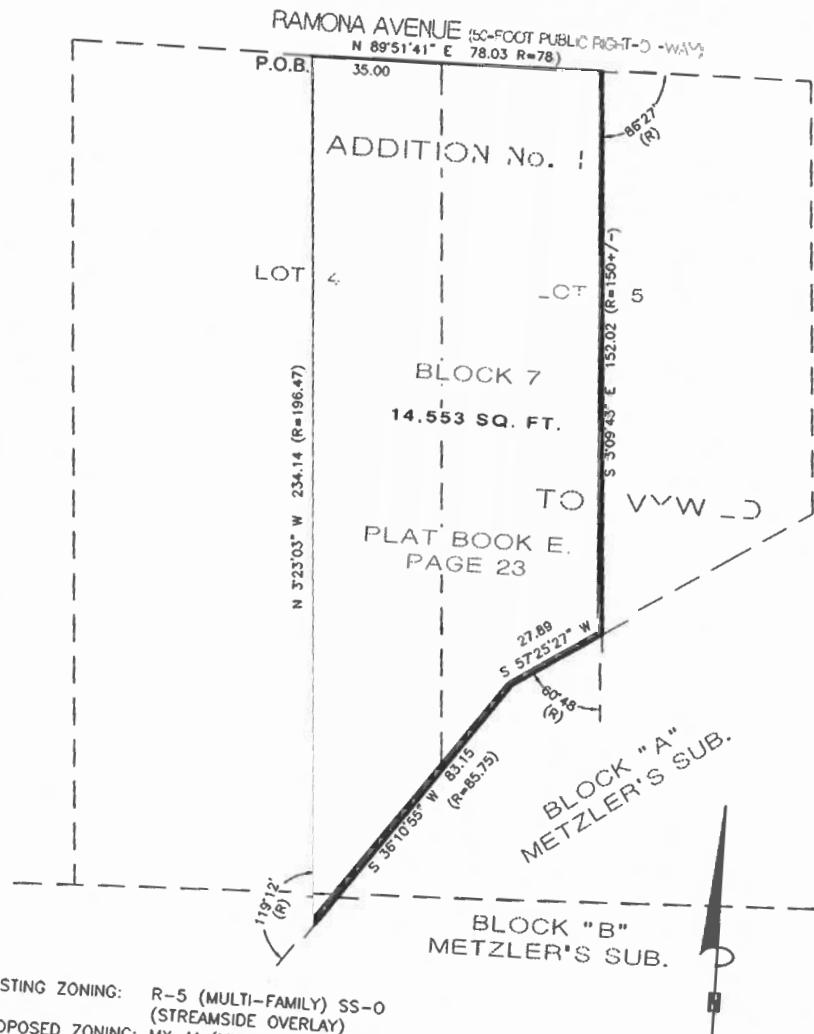
Mark S. Johannes, PLS, CFcdS
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

City File No. ZONE-2025-0012

EXHIBIT B
ORDINANCE NO. 25-91
DEPICTION OF REZONING

35 E RAMONA REZONING

EXHIBIT B



EXISTING ZONING: R-5 (MULTI-FAMILY) SS-O (STREAMSIDE OVERLAY)
PROPOSED ZONING: MX-M (MIXED-USE MEDIUM SCALE) SS-O (STREAMSIDE OVERLAY)



NOTE:
This exhibit does not represent a
monumented land survey and is only
intended to depict the attached legal
description.

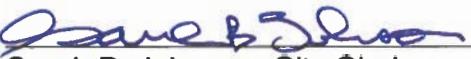
City File No. ZONE-25-0012

COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

PROJECT NO. 22350
DATE: JUNE 20, 2025
DRAWN BY: MSJ
CHECKED BY: MSJ
SHEET: 2 OF 2

I HEREBY CERTIFY that the foregoing ordinance entitled "**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 14,553 SQUARE FEET LOCATED AT 35 EAST RAMONA AVENUE FROM R-5/SS-O (MULTI-FAMILY HIGH WITH STREAMSIDE OVERLAY) TO MX-M/CR/SS-O (MIXED-USE MEDIUM SCALE 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 **November 10, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **25th day of November 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, **25th day of November 2025**


Sarah B. Johnson, City Clerk

1st Publication Date: **November 14, 2025**

2nd Publication Date: **November 28, 2025**

Effective Date: **December 3, 2025**

Initial: 
City Clerk

