ORDINANCE NO. 25-_____

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 0.39 ACRES LOCATED AT 2024 EAST BOULDER STREET AND 408 IOWA AVENUE FROM R-4 (MULTI-FAMILY LOW) AND MX-M (MIXED-USE MEDIUM SCALE) TO R-FLEX MEDIUM

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 acres (16,884 square feet) located at 2024 East Boulder Street and 408 Iowa Avenue, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-4 (Multi-Family Low) and MX-M (Mixed-Use Medium Scale) to R-Flex Medium, 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 _____ day of _____ 2025.

Finally passed: _____

_____
Lynette Crow-Iverson,
Council President

ATTEST:

_____

Sarah B. Johnson, City Clerk

EXHIBIT A
LEGAL DESCRIPTON OF REZONING
ORDINANCE NO. 25-_____

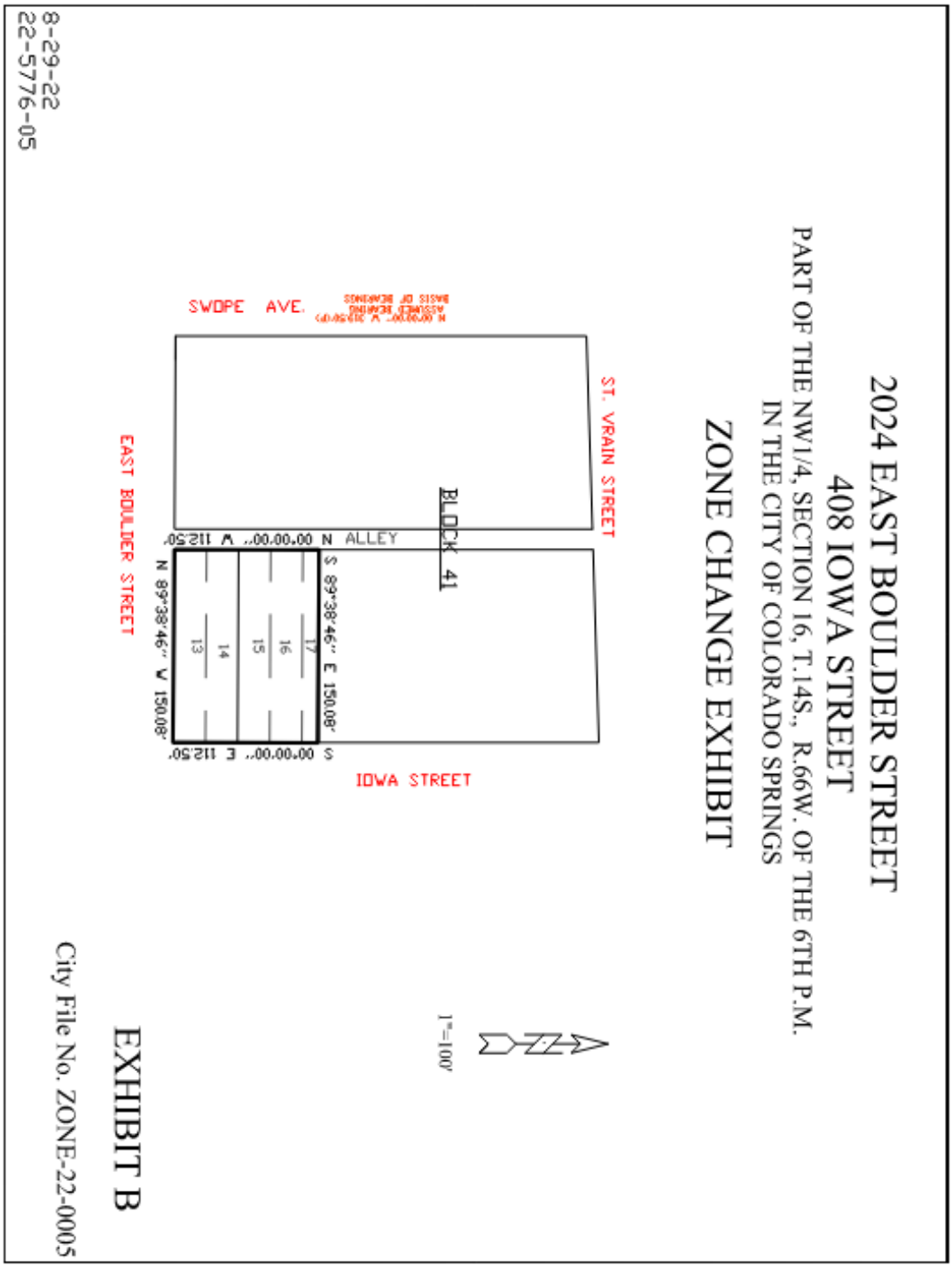
2024 E BOULDER STREET AND 408 IOWA AVENUE REZONING

OLIVER E. WATTS PE-LS
OLIVER E. WATTS, CONSULTING ENGINEER, INC.
CIVIL ENGINEERING AND SURVEYING
614 ELKTON DRIVE
COLORADO SPRINGS, COLORADO 80907
(719) 593-0173
FAX (719) 265-9660
CELL (719) 964-0733
olliewatts@aol.com
Celebrating over 43 years in business

ZONE CHANGE
LEGAL DESCRIPTION
DATE: August 29, 2022
JOB NO.: 22-5776
CLIENT: AMA Development

Parcel 1:
Lots 13 and 14, Block 41, in the First Addition to Knob Hill, according to the plat thereof recorded in Plat Book N at Page 9, County of El Paso, State of Colorado.
Parcel 2:
Lots 15, 16 and the South Half of Lot 17, Block 41, in the First Addition to Knob Hill, according to the plat thereof recorded in Plat Book N at Page 9, County of El Paso, State of Colorado.
And containing 0.39 acres (16,884 square feet)

Exhibit A
City File No. ZONE-22-0005

EXHIBIT B
ORDINANCE NO. 25-_____
DEPICTION OF REZONING

2024 E BOULDER STREET AND 408 IOWA AVENUE REZONING