

ORDINANCE NO. 25 - 83

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 21.37 ACRES LOCATED AT 7020 WYOMING LANE ESTABLISHING THE R-FLEX MEDIUM/SS-O/AP-O (R-FLEX MEDIUM WITH STREAMSIDE AND AIRPORT OVERLAYS) ZONE DISTRICT

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

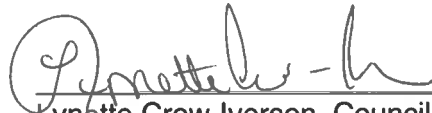
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 21.37 acres located at 7020 Wyoming Lane, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, establishing the R-Flex Medium/SS-O/AP-O (R-Flex Medium with Streamside and Airport Overlays) zone district, 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.

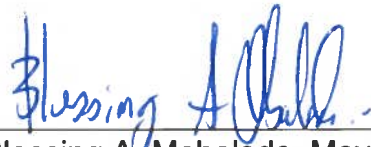
Introduced, read, passed on first reading and ordered published this 14th day of October 2025.

Finally passed: October 28, 2025


Lynette Crow-Iverson, Council President

Mayor's Action:

- ☐ Approved on _____.
- ☐ Disapproved on _____, based on the following objections:


Blessing A. Mobolade, Mayor

Council Action After Disapproval:

- ☐ Council did not act to override the Mayor's veto.
- ☐ Finally adopted on a vote of _____, on _____.
- ☐ Council action on _____ failed to override the Mayor's veto.

Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



MILLER DOWNS
ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

THAT PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT THE NORTH END WITH A #6 REBAR & 3.25" ALUMINUM CAP STAMPED "BARRON LAND PLS 38141" AND MONUMENTED AT THE SOUTH END WITH A #6 REBAR & 3.25" ALUMINUM CAP STAMPED "WATTS PLS 9853", AND IS ASSUMED TO BEAR S 00°06'23" W, A FIELD MEASURED DISTANCE OF 1,329.76 FEET.

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE S 00°06'23" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1329.76 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;

THENCE N 89°06'33" E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 500.15 FEET TO INTERSECT THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE RUTH K. ADAMS TRACT AS RECORDED UNDER BOOK 2088 AT PAGE 738 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE;

THENCE N 00°01'48" W ALONG SAID SOUTHERLY EXTENSION OF SAID WEST LINE, A DISTANCE OF 897.10 FEET TO THE NORTHWEST CORNER OF SAID RUTH K. ADAMS TRACT, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED UNDER THE QUITCLAIM DEED AS RECORDED UNDER RECEPTION NO. 225004905; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST AND NORTH LINES OF SAID PARCEL:

- 1) N 00°41'29" W, A DISTANCE OF 432.17 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 8;
- 2) N 00°41'29" W, A DISTANCE OF 38.00 FEET;
- 3) N 89°09'21" E, PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, A DISTANCE OF 205.51 FEET;

THENCE N 00°10'20" E, A DISTANCE OF 336.96 FEET TO THE SOUTH LINE OF THE LOIS SLOCUM TRACT AS RECORDED UNDER BOOK 1537 AT PAGE 546 OF SAID RECORDS, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL OF LAND AS DESCRIBED UNDER THE QUITCLAIM DEED AS RECORDED UNDER RECEPTION NO. 225004903;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EAST, NORTH AND WEST LINES OF SAID PARCEL:

- 1) N 00°10'20" E, A DISTANCE OF 18.50 FEET;
- 2) S 89°49'06" W, A DISTANCE OF 697.41 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;
- 3) S 00°05'23" W, ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 18.50 FEET TO THE SOUTHWEST CORNER OF SAID LOIS SLOCUM TRACT;

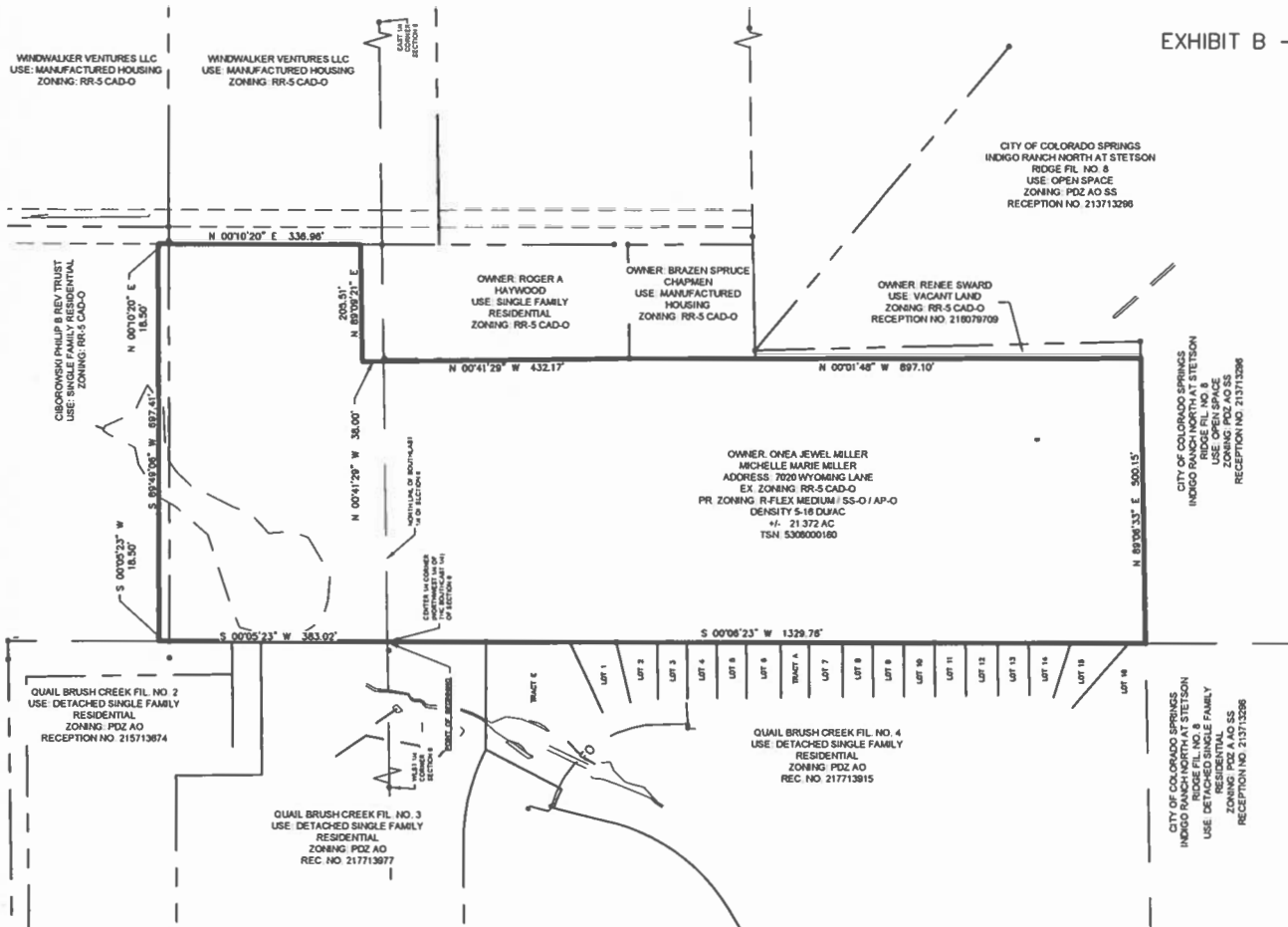
THENCE CONTINUING S 00°05'23" W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, A DISTANCE OF 383.02 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 930,986 SQUARE FEET (21.372 ACRES) OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT: I, Spencer J. Barron, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached Legal Description and Exhibit were prepared under his/her responsible charge, and is correct to the best of his/her knowledge and belief.



EXHIBIT B - ZONE CHANGE



I HEREBY CERTIFY that the foregoing ordinance entitled **“AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 21.37 ACRES LOCATED AT 7020 WYOMING LANE ESTABLISHING THE R-FLEX MEDIUM/SS-O/AP-O (R-FLEX MEDIUM WITH STREAMSIDE AND AIRPORT OVERLAYS) ZONE DISTRICT”** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **October 14, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **28th day of October 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, **28th day of October 2025**


Sarah B. Johnson, City Clerk

1st Publication Date: **October 17, 2025**

2nd Publication Date: **November 5, 2025**

Effective Date: **November 10, 2025**

Initial: 
City Clerk

