

ORDINANCE NO. 25 - 75

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 7,000 SQUARE FEET LOCATED AT 2402 NORTH NEVADA AVENUE 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 7,000 square feet located at 2402 North Nevada Avenue, 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 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. City 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 9th day of September 2025.

Finally passed: September 23, 2025



Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



EXHIBIT A
LEGAL DESCRIPTION OF REZONING
ORDINANCE NO. 25-75

2402 N NEVADA AVENUE REZONING

**2402 NORTH NEVADA AVENUE
ZONE MAP AMENDMENT (REZONING)
LEGAL DESCRIPTION:**

THE EAST 140 FEET OF LOTS 16 AND 17, BLOCK
527, THE NORTH END ADDITION TO THE CITY OF
COLORADO SPRINGS, EL PASO COUNTY,
COLORADO.

CONTAINING 7,000 SQUARE FEET, MORE OR
LESS.

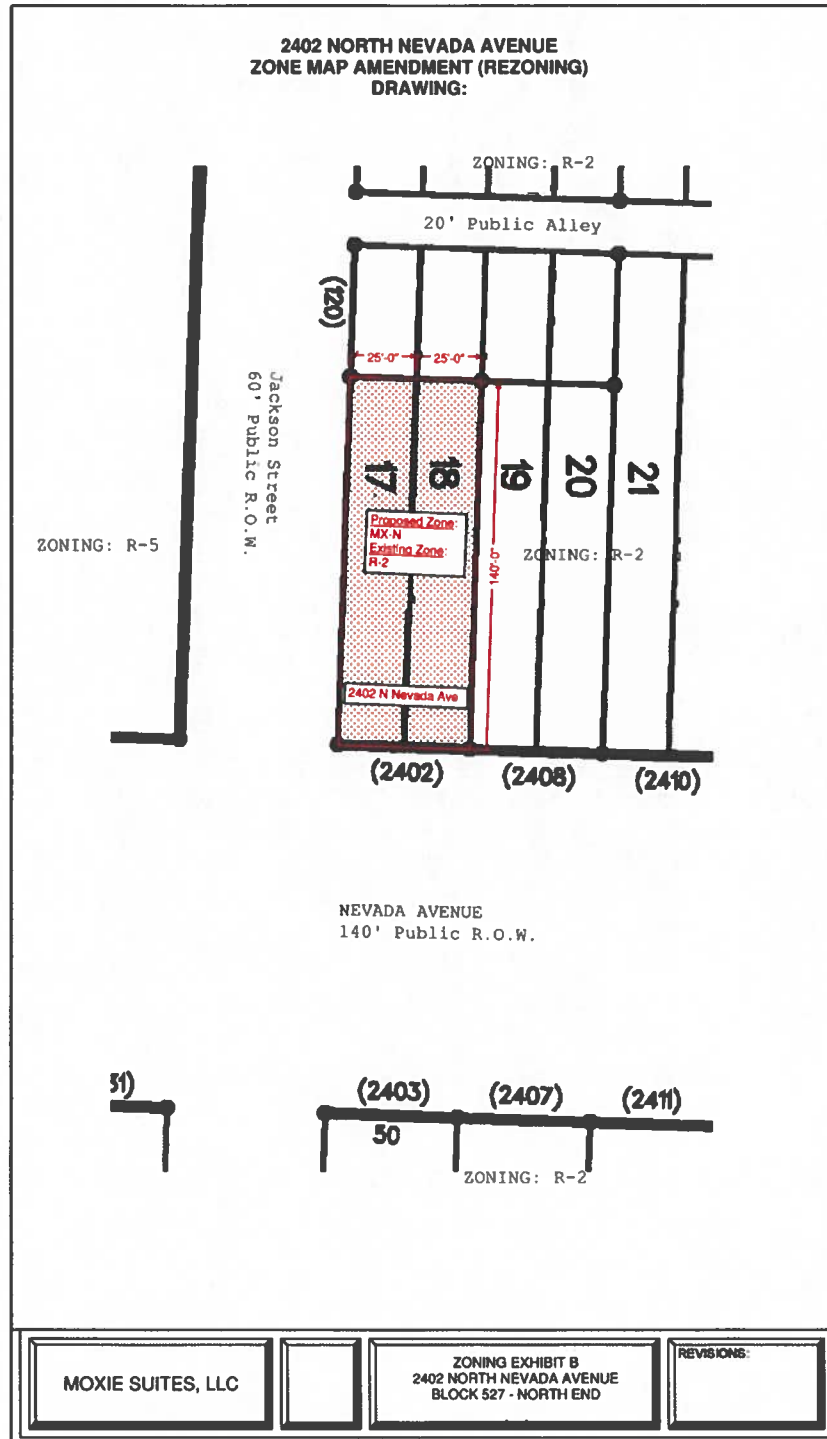
FILE NO.: ZONE-25-0007

MOXIE SUITES, LLC

ZONING EXHIBIT A
2402 NORTH NEVADA AVENUE
BLOCK 527 - NORTH END

REVISIONS:

2402 N NEVADA AVE REZONING



I HEREBY CERTIFY that the foregoing ordinance entitled **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 7,000 SQUARE FEET LOCATED AT 2402 NORTH NEVADA AVENUE 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 **September 9, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **23rd day of September 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, **23rd day of September 2025**


Sarah B. Johnson, City Clerk

1st Publication Date: **September 12, 2025**

2nd Publication Date: **September 26, 2025**

Effective Date: **October 1, 2025**

Initial: SB3
City Clerk

