

ORDINANCE NO. 25-\_\_\_\_\_

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 0.78 ACRES LOCATED AT 3103 NORTH PROSPECT STREET FROM R-5 (MULTI-FAMILY HIGH) TO R-FLEX-HIGH.

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 0.78 acres (34,048 square feet) located at 3103 North Prospect Street, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from R-5 (Multi-Family High) to R-Flex High, 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 City 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 \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**Finally passed:** \_\_\_\_\_

\_\_\_\_\_  
[Insert Name], Council President

ATTEST:

\_\_\_\_\_  
Sarah B. Johnson, City Clerk

EXHIBIT A  
LEGAL DESCRIPTION OF REZONING  
ORDINANCE NO. 25-\_\_\_\_\_

**PROSPECT VILLAGE**

That tract described by document (Reception No. 224032176, El Paso County, Colorado records) being a portion of the Southwest Quarter of the Northwest Quarter of Section 32, Township 13 South, Range 66 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Tract F FLANAGAN'S SUBDIVISION (Plat Book J, Page 46, said El Paso County records) of part of the Southwest Quarter in the Northwest Quarter of Section 32, Township 13 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, EXCEPT the East 150 feet of the North One-Half thereof; and the Southerly 2 feet of Lots 1, 2 and the West 3 feet of Lot 3, Block 3, VIRGINIA HOMES SUBDIVISION NO. 6 (Plat Book A-2, Page 28, said records), more particularly described as follows:

Beginning at the Northwesterly corner of said Tract F (all bearings in this description are relative to the Westerly line of said Tract F, which bears N00°00'05"E "assumed"); thence N89°40'17"E along the Northerly line of said Tract F, 10.00 feet (the following three (3) courses are along the lines of said Lots 1, 2 and 3's Southerly two (2) foot EXCEPTIONS); 1) N00°00'00"W, 2.00 feet; 2) N89°40'17"E, 130.50 feet; 3) S00°00'00"E, 2.00 feet to a point on said Tract F's Northerly line; thence N89°40'17"E along said Northerly line, 44.74 feet to the Northwesterly corner of that tract described by document (Reception No. 221010970, said records); thence S00°00'00"E along the Westerly line of said tract, 65.00 feet to an angle point thereof; thence N89°40'17"E along the Southerly line of said Tract, 150.00 feet to a point on the Easterly line of said Tract F, said line also being coincident with the Westerly right-of-way line of N. Arcadia Street (public r.o.w. width varies) as platted within said FLANAGAN'S SUBDIVISION (the following three (3) courses are along the lines of said Tract F); 1) S00°00'17"W along said coincident lines, 65.00 feet; 2) S89°40'17"W, 335.23 feet to a point on the Easterly right-of-way line of N. Prospect Street (public r.o.w. width varies) as platted within said FLANAGAN'S SUBDIVISION; 3) N00°00'05"E along said N. Prospect Street's Easterly right-of-way line, 129.87 feet to the Point of Beginning and the terminus point of this description;

Containing 0.782 acres (34,048 square feet), more or less.

To be platted as Lot 1. Prospect Village

NOTE: FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0518 F, effective date March 17, 1997, indicates this parcel of land to be Zone X "white" (area determined to be out of the 500 year flood plain).

EXHIBIT B

ZONE-24-0017

ORDINANCE NO. 25-\_\_\_\_\_  
DEPICTION OF REZONING

