

ORDINANCE NO. 22 - 65

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.98 ACRES LOCATED AT THE INTERSECTION OF HIDDEN POOL HEIGHTS AND DEMOCRACY POINT FROM PUD (PLANNED UNIT DEVELOPMENT) TO PK (PUBLIC PARK)

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

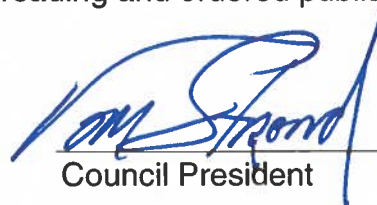
Section 1. The zoning map of the City of Colorado Springs is hereby amended by rezoning 7.98 acres located at the intersection of Hidden Pool Heights and Democracy Point, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, from PUD (Planned Unit Development) to PK (Public Park), 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 27<sup>th</sup> day of September 2022.

**Finally passed:** October 11, 2022

  
\_\_\_\_\_  
Council President

ATTEST:

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



## ZONE CHANGE LEGAL DESCRIPTION – EXHIBIT A

### DESCRIPTION:

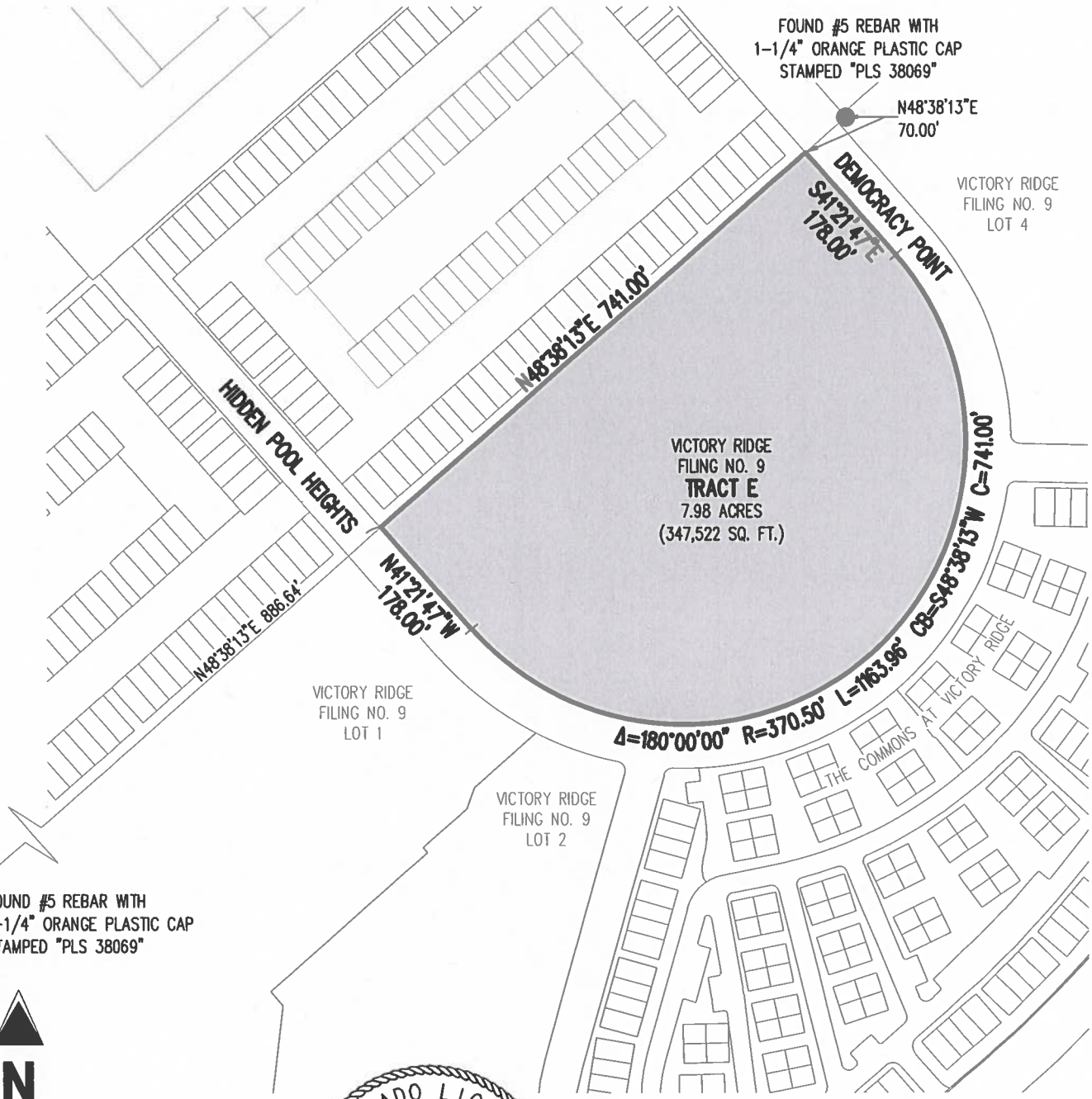
ALL OF TRACT E, VICTORY RIDGE FILING NO. 9, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 2021 AT RECEPTION NUMBER 221714774, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING 7.98 ACRES (347,522 SQUARE FEET), MORE OR LESS.

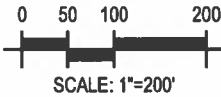
DESCRIPTION PREPARED BY:  
LYLE G. BISSEGER  
PROJECT NO. WTP000010.10  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38038  
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.



# ZONE CHANGE - EXHIBIT B



FOUND #5 REBAR WITH  
1-1/4" ORANGE PLASTIC CAP  
STAMPED "PLS 38069"



NOTE:  
THIS DOES NOT REPRESENT A MONUMENTED  
LAND SURVEY. IT IS INTENDED ONLY TO DEPICT  
THE ATTACHED DESCRIPTION.

CITY PLANNING FILE NO.: CPC ZC 22-00097

TRACT E, VICTORY RIDGE FILING NO. 9  
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

|             |              |
|-------------|--------------|
| Project No: | WTP000010.10 |
| Drawn By:   | EMV          |
| Checked By: | BJD          |
| Date:       | 06/13/2022   |

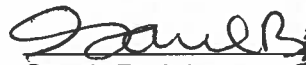
**Galloway**


1155 Kelly Johnson Blvd, Suite 305  
Colorado Springs, CO 80920  
719.900.7220 • GallowayUS.com

**EXHIBIT B**

I HEREBY CERTIFY that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS RELATING TO 7.98 ACRES LOCATED AT THE INTERSECTION OF HIDDEN POOL HEIGHTS AND DEMOCRACY POINT FROM PUD (PLANNED UNIT DEVELOPMENT) TO PK (PUBLIC PARK)” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on September 27, 2022; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 11<sup>th</sup> day of October 2022, and that the same was published by title and 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, this 11<sup>th</sup> day of October 2022.

  
Sarah B. Johnson, City Clerk



1<sup>st</sup> Publication Date: September 30, 2022

2<sup>nd</sup> Publication Date: October 14, 2022

Effective Date: October 19, 2022

Initial: SBJ  
City Clerk