

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

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS TO ESTABLISH AN HP-O (HISTORIC PRESERVATION OVERLAY) DISTRICT PERTAINING TO 4.15 ACRES LOCATED WEST OF NORTH CASCADE AVENUE AND EAST OF MONUMENT VALLEY PARK, BETWEEN WEST DALE STREET ON THE NORTH AND ST VRAIN STREET ON THE SOUTH, TO BE KNOWN AS THE PARKSIDE HISTORIC 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 zoning 4.15 acres located west of North Cascade Avenue and east of Monument Valley Park, between West Dale Street on the north and St Vrain Street on the south, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, as HP-O (Historic Preservation Overlay) district, pursuant to the Zoning Ordinance of the City of Colorado Springs.

Section 2. The established HP-O (Historic Preservation Overlay) district shall be known as the Parkside Historic District.

Section 3. The Base Zone Districts of the 4.15 acres described in Exhibit A and depicted in Exhibit B are not affected or otherwise changed by the enactment of this ordinance.

Section 4. This ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

Section 5. 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 DESCRIPTION OF REZONING  
ORDINANCE NO. 25-\_\_\_\_\_

PARKSIDE HISTORIC DISTRICT

**AREA 1**

Parcel 1 - 11 West Dale Street, and 724 and 730 North Cascade Avenue:

A portion of Lots 7 and 8, and the north 25 feet of Lot 6 lying east of a line 20.1 feet east of and parallel with the West line of said lots, Block 1, Addition No. Five to City of Colorado Springs, according to the Warranty Deed recorded at Reception No. 201096058, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 38,250 square feet (0.88 acres)

Parcel 2 – 720 North Cascade Avenue:

The north 25 feet of Lot 5 and the south 75 feet of Lot 6, and that portion of Lot 3 lying between parallel lines, the north line of the lot being an extension of a line parallel with the south line of Lot 7, and the 25 feet south thereof except that portion conveyed by Book 1095, Page 220, Block 1, Addition No. Five to City of Colorado Springs, according to Quit Claim Deed recorded at Reception No. 221011024, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 27,500 square feet (0.63 acres)

Parcel 3 - 712 North Cascade Avenue:

The east 120 feet of the south ½ of the north ½ of Lot 5, Block I, Addition No. Five to City of Colorado Springs, according to Warranty Deed recorded at Reception No. 218109132, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 6,000 square feet (0.14 acres)

Parcel 4 - 710 North Cascade Avenue:

The east 120 feet of the south 25 feet of Lot 5 of the north 25 feet of Lot 4, Block I, Addition No. Five to City of Colorado Springs, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 6,000 square feet (0.14 acres)

Parcel 5 - 30 Mesa Road:

A portion of Lot 3, Block I, Addition No. Five to City of Colorado Springs, more particularly described as follows:

Beginning at a point on the east line of Lot 3, 25 feet south of the south line of Lot 7 in said Block I, thence west, parallel to the south line of Lot 7, extending 91.8 feet to the northeast corner of a tract to be conveyed, alongside a parallel line 108.16 feet to the west line of Lot 3, thence south alongside the west line, 10.26 feet to a point on the north line of Mesa Road to intersect with the extension of a line parallel to and 25 feet south of the south line of Lot 6 in Block I, thence east 8.85 feet to a point being 73.35 feet from the east line of Lot 3, thence northerly 101.1 feet, more or less, to the northeast corner, being the point of beginning, according to Quit Claim Deed recorded at Reception No. 212071761, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 5,075 square feet (0.12 acres)

**AREA 2**

Parcel 1 – 620 Park Terrace:

That portion of Lots 4 and 5, Lefkowsky's Resubdivision of Part of Block G, Addition No. Five to City of Colorado Springs more particularly described as follows:

Beginning at a point on the easterly line of Park Terrace, said point being 16 feet southerly from the southeast corner of Lot 4, running northerly along the east line of said Park Terrace, 103.91 feet to a point on the southerly line of Monument Street, thence southwesterly on a curved line 204.63 feet, more or less, to a point 190 feet measured at a right angle from the easterly line of Park Terrace, thence southerly 28.81 feet at an angle left 90 degrees, 190 feet to the point of beginning, except the east 30 feet, according to Quit Claim Deed recorded at Reception No. 200017298, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 9,775 square feet (0.22 acres)

Parcel 2 – 614 Park Terrace:

Portions of Lots 5 and 6, Lefkowsky's Resubdivision of Block G, Addition No. Five to City of Colorado Springs more particularly described as follows:

Beginning a point on the east line of Lot 6, which is 14.59 feet south of the northeast corner of said lot, thence northerly 72.18 feet along the line of Lots 5 and 6, thence west 190 feet on a line drawn parallel to the south line of Lot 5, thence southerly 72.18 feet on the west line parallel to the east line of Lots 5 and 6, thence easterly 190 feet to the east line of Lot 6 to the point of beginning, except the east 30 feet, according to Beneficiary Deed recorded at Reception No. 221072428, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 11,549 square feet (0.27 acres)

Parcel 3 – 610 Park Terrace:

The south 59 feet of the east 190 feet, except the east 30 feet of Lot 6, subject to a right-of-way of the north 4.0 feet thereof, conveyed by Book 3708, Page 438, Leftkowsky's Resubdivision of Block G, Addition No. Five to City of Colorado Springs, according to Beneficiary Deed recorded at Reception No. 221072428, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 9,440 square feet (0.22 acres)

Parcel 4 – 602 Park Terrace:

Lot 1, P R J Subdivision, according to the Warranty Deed recorded at Reception No. 201002020, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 10,814 square feet (0.25 acres)

### **AREA 3**

Parcel 1 – 23 West Willamette Avenue:

The west 61 feet of the east 100 feet of Lot 24, Beverly Resubdivision of a part of Block F, Addition No. 5 to City of Colorado Springs, according to Quit Claim Deed recorded at Reception No. 222010746, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 3,965 square feet (0.09 acres)

Parcel 2 – 9 West Willamette Avenue:

Lot C, Balzer Resubdivision, according to the Warranty Deed recorded at Reception No. 210007004, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 7,100 square feet (0.16 acres)

Parcel 3 – 5 West Willamette Avenue:

Lot D, Balzer Resubdivision, according to the Warranty Deed recorded at Reception No. 222106796, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 6,000 square feet (0.14 acres)

Parcel 4 – 3 Beverly Place:

Lot B, Balzer Resubdivision, according to the Warranty Deed recorded at Reception No. 210007004, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 8,425 square feet (0.19 acres)

Parcel 5 – 526 North Cascade Avenue:

Lot 2, Daniel Kleber Subdivision No. 2, according to the plat recorded at Reception No. 205010375, City of Colorado Springs, County of El Paso, State of Colorado.

Containing 30,608 square feet (0.70 acres)

**In total, containing 4.15-acres.**

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

PARKSIDE HISTORIC DISTRICT

ZONE-24-0018

