

RESOLUTION NO. 31 - 25

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY OWNED BY PHA STORES, INC USING PPRTA FUNDS FOR THE PSFB NORTH GATE ACCESS AND SAFETY IMPROVEMENTS PROJECT

WHEREAS, in connection with the PSFB North Gate Access and Safety Improvements Project ("Project"), the City of Colorado Springs Engineering Division of the Public Works Department ("City") has identified the need to acquire real property, a public improvement easement, and a temporary construction easement ("Property") from PHA Stores, Inc ("Property Owner"); and

WHEREAS, the acquisition of the Property will allow the reconfiguration of the interchange at US Hwy 24 and Peterson Road to replace the existing signalized intersections with roundabout intersection controls as proposed within the Project; and

WHEREAS, the goal of the Project is to provide a safer, more secure, and more efficient transition to the North Gate of Peterson Space Force Base and the surrounding community; and

WHEREAS, the City was awarded a grant from the Department of Defense, Office of Local Defense Community Cooperation ("OLDCC") who provides funding opportunities to defense communities to address deficiencies in community infrastructure supportive of a military installation; and

WHEREAS, the grant terms and conditions require the City to demonstrate 'site control' prior to the OLDCC issuing a Notice to Proceed to the City the timing of which is critical to retaining the grant; and

WHEREAS, the City has negotiated with the Property Owner for the acquisition of approximately 769 square feet of right-of-way, 1,085 square feet of public improvement easement, and 1,466 square feet of temporary construction easement more particularly described as RW-4, PE-4, and TE-4 on the attached Exhibits A and depicted on the attached Exhibits B, respectively; and

WHEREAS, this acquisition meets the requirements under the real property acquisitions procedures provided in the City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021 ("RES Manual") and the federal and state laws, regulations, and guidelines; and

WHEREAS, the total acquisition price, including the cost to relocate personal property, is \$150,000, which is supported by an independent real estate appraisal; and

WHEREAS, acquisitions over \$100,000 must be approved by City Council pursuant to section 9.6 of the RES Manual.

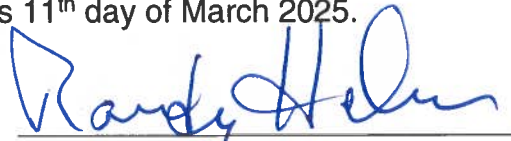
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. City Council finds the acquisition of the Property to be in the best interest of the citizens of Colorado Springs.

Section 2. City Council authorizes the Public Works Department to acquire the Property for the Project.

Section 3. City Council authorizes the Real Estate Services Manager and the Director of Public Works Department to execute all documents necessary to complete the acquisition.

Dated at Colorado Springs, Colorado this 11th day of March 2025.


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk



EXHIBIT "A"

**TRACT OR PARCEL RW-4
PROJECT NO.: SPFF M240-214
PROJECT CODE: 25894
SE1/4 SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: OCTOBER 30, 2024**

DESCRIPTION

A tract or parcel of land, RW-4, being a portion of the unplatted parcel of land described in the Office of the El Paso County Clerk and Recorder at Reception No. 208070808, situated in the SE1/4 of Section 7, Township 14 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at the southeast corner of said unplatted parcel, from which the southeast corner of said Section 7, (a 3.25" Aluminum Cap stamped "LS 22573 1992") bears South 09°14'05" East, a distance of 453.97 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 89°36'21" West, along the south line of said unplatted parcel, also being the north right-of-way line of US Highway 24, a distance of 29.83 feet;
2. Thence North 29°40'30" East, a distance of 59.54 feet, to the east line of said unplatted parcel;
3. Thence South 00°23'39" East, along the east line of said unplatted parcel, a distance of 51.53 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described tract or parcel of land contains 769 square feet, 0.018 acres, more or less.

Basis of Bearings: Bearings are based on a grid bearing of North 00°23'14" West along the west line of the southwest quarter of Section 8 from the southwest corner of Section 8 (a found 3 ¼ inch aluminum cap in range box, stamped "D.B. & Co. PLS 29413") to the west quarter corner of Section 8 (a found 3 ½ inch US Department of the Interior brass cap, stamped "T14S R65W S7|S8, 1967").

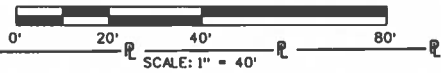
Lorelei A. Ward, PLS 34982
Farnsworth Group Inc.
5775 Mark Dabling Blvd. - Suite 190
Colorado Springs, CO 80919



EXHIBIT "B"

LEGEND

POB POINT OF BEGINNING
 ⊙ CHANGE IN COURSE ONLY

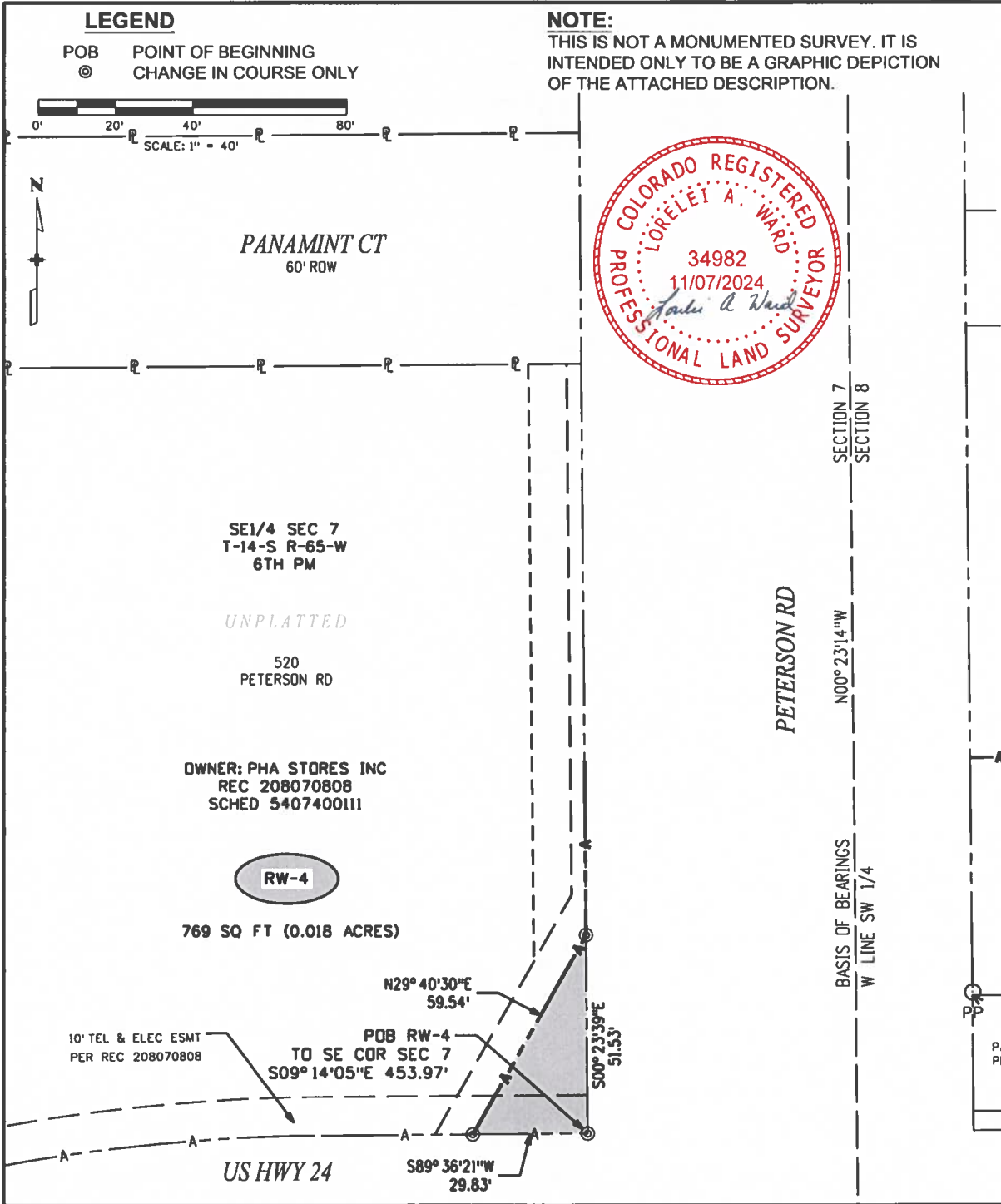


NOTE:

THIS IS NOT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO BE A GRAPHIC DEPICTION OF THE ATTACHED DESCRIPTION.



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5775 MARK DABLING BLVD - STE 190
 COLORADO SPRINGS, CO 80919
 (719)590-9194 / www.f-w.CDM



US HWY 24 AT PETERSON RD
 EXHIBIT "B"

TRACT OR PARCEL NUMBER RW-4

PHA STORES INC

Project No.:
 SPFF M240-214

Project Code:
 25894

Date:
 10-30-24

Page 2 of 2

EXHIBIT "A"

**PERMANENT EASEMENT PE-4
PROJECT NO.: SPFF M240-214
PROJECT CODE: 25894
SE1/4 SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: OCTOBER 30, 2024**

DESCRIPTION

A permanent easement, PE-4, being a portion of the unplatted parcel of land described in the Office of the El Paso County Clerk and Recorder at Reception No. 208070808, situated in the SE1/4 of Section 7, Township 14 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said permanent easement being more particularly described as follows:

Beginning at the northeast corner of said unplatted parcel, from which the southeast corner of said Section 7, (a 3.25" Aluminum Cap stamped "LS 22573 1992") bears South 06°32'03" East, a distance of 652.32 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 00°23'39" East, along the east line of said unplatted parcel, a distance of 148.47 feet;
2. Thence South 29°40'30" West, a distance of 59.54 feet, to the south line of said unplatted parcel;
3. Thence South 89°36'21" West, along the south line of said unplatted parcel, and the north right-of-way line of US Highway 24, a distance of 9.72 feet;
4. Thence North 29°40'30" East, a distance of 71.62 feet;
5. Thence North 00°26'04" West, a distance of 138.02 feet, to the north line of said unplatted parcel;
6. Thence North 89°36'21" East, along the north line of said unplatted parcel, a distance of 3.77 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described permanent easement contains 1,085 square feet, 0.025 acres, more or less. The purpose of the above-described permanent easement is for maintenance of roadway improvements.

Basis of Bearings: Bearings are based on a grid bearing of North 00°23'14" West along the west line of the southwest quarter of Section 8 from the southwest corner of Section 8 (a found 3 ¼ inch aluminum cap in range box, stamped "D.B. & Co. PLS 29413") to the west quarter corner of Section 8 (a found 3 ½ inch US Department of the Interior brass cap, stamped "T14S R65W S7|S8, 1967").

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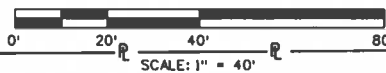
EXHIBIT "B"

LEGEND

POB POINT OF BEGINNING
 ⊙ CHANGE IN COURSE ONLY

NOTE:

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PANAMINT CT
 60' ROW

POB PE-4
 TO SE COR SEC 7
 S06° 32' 03" E 652.32'

N89° 36' 21" E
 3.77'

SE1/4 SEC 7
 T-14-S R-65-W
 6TH PM

UNPLATTED

520
 PETERSON RD



1,085 SQ FT (0.025 ACRES)

OWNER: PHA STORES INC
 REC 208070808
 SCHED 5407400111

S29° 40' 30" W
 59.54'

N29° 40' 30" E
 71.62'

10' TEL & ELEC ESMT
 PER REC 208070808

S89° 36' 21" W
 9.72'

US HWY 24

N00° 26' 04" W 138.02'
 S00° 23' 39" E 148.47'

PETERSON RD

SECTION 7
 SECTION 8

N00° 23' 14" W

BASIS OF BEARINGS
 W LINE SW 1/4



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US HWY 24 AT PETERSON RD
 EXHIBIT "B"

PERMANENT EASEMENT NUMBER PE-4

PHA STORES INC

Project No.:
 SPFF M240-214

Project Code:
 25894

Date:
 10-30-24

Page 2 of 2

EXHIBIT "A"

**TEMPORARY EASEMENT TE-4
PROJECT NO.: SPFF M240-214
PROJECT CODE: 25894**

**SE1/4 SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: OCTOBER 30, 2024**

DESCRIPTION

A temporary easement, TE-4, being a portion of the unplatted parcel of land described in the Office of the El Paso County Clerk and Recorder at Reception No. 208070808, situated in the SE1/4 of Section 7, Township 14 South, Range 65 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said temporary easement being more particularly described as follows:

Beginning at a point on the north line of said unplatted parcel, from which the southeast corner of said Section 7, (a 3.25" Aluminum Cap stamped "LS 22573 1992") bears South 06°51'47" East, a distance of 652.73 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence South 00°26'04" East, a distance of 138.02 feet;
2. Thence South 29°40'30" West, a distance of 19.93 feet;
3. Thence North 00°26'04" West, a distance of 155.27 feet, to the north line of said unplatted parcel;
4. Thence North 89°36'21" East, a distance of 10.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above-described temporary easement contains 1,466 square feet, 0.034 acres, more or less.

Basis of Bearings: Bearings are based on a grid bearing of North 00°23'14" West along the west line of the southwest quarter of Section 8 from the southwest corner of Section 8 (a found 3 ¼ inch aluminum cap in range box, stamped "D.B. & Co. PLS 29413") to the west quarter corner of Section 8 (a found 3 ½ inch US Department of the Interior brass cap, stamped "T14S R65W S7|S8, 1967").

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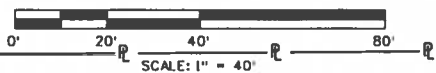
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LEGEND

POB POINT OF BEGINNING
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PANAMINT CT
 60' ROW

POB TE-4
 TO SE COR SEC 7
 S06° 51' 47" E 652.73'
 N89° 36' 21" E
 10.00'



TE-4

1,466 SQ FT (0.034 ACRES)

OWNER: PHA STORES INC
 REC 208070808
 SCHED 5407400111

SE1/4 SEC 7
 T-14-S R-65-W
 6TH PM

UNPLATTED

520
 PETERSON RD

10' TEL & ELEC ESMT
 PER REC 208070808

S29° 40' 30" W
 19.93'

US HWY 24

PETERSON RD

SECTION 7
 SECTION 8

N00° 23' 14" W

BASIS OF BEARINGS
 W LINE SW 1/4

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