

ORDINANCE NO. 26 - 06

AN ORDINANCE VACATING A PORTION OF THE EAST BOULDER STREET PUBLIC RIGHT-OF-WAY CONSISTING OF 0.92 ACRES LOCATED BETWEEN NORTH NEVADA AVENUE AND NORTH WEBER STREET

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

Section 1. City Council hereby finds, determines, and declares that it is in the best interest of the City and its citizens to vacate and hereby vacates a portion of the public right-of-way known as East Boulder Street consisting of 0.92 acres, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, subject to the reservations of easements set forth in Section 2 below, and with the following conditions of approval:

- i. An agreement between the City of Colorado Springs and School District 11 shall be entered into that requires School District 11 to allow public egress over the property if the space is unused for construction or permanent School District 11 activities;
- ii. Request that D11 collaborate with the City to provide public egress during construction of the PPRTA-funded Platte Avenue Improvements (Wahsatch Avenue to Circle Drive) Project; and
- iii. An agreement between the City of Colorado Springs and School District 11 shall be entered into that requires School District 11 to return ownership to the City of Colorado Springs, should the district choose to dispose of the property.

Section 2. Council excepts and reserves from this vacation all public utility, public improvement, and other public easements across, over, under and through the vacated portion of right-of-way described in Exhibit A and depicted in Exhibit B, including

and subject to those terms and conditions in that certain instrument filed in the public records of El Paso County, Colorado at Reception No. 224026331.

Section 3. This Ordinance shall be in full force and effect from and after its passage and publication as provided by Charter.

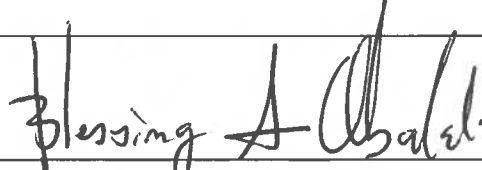
Section 4. Council deems it appropriate that this Ordinance be published by title and summary prepared by the City Clerk and that this Ordinance shall be available for inspection and acquisition in the Office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 26th day of May, 2026.

Finally passed: 
Lynette Crow-Iverson, Council President

Mayor's Action:

- ☒ Approved on 6-1-2026.
- ☐ Disapproved on _____, based on the following objections:


Blessing A. Mobolade, Mayor

Council Action After Disapproval:

- ☐ Council did not act to override the Mayor's veto.
- ☐ Finally adopted on a vote of _____, on _____.
- ☐ Council action on _____ failed to override the Mayor's veto.

☐ Council action on _____ failed to override the Mayor's veto.

Lynette Crow-Iverson, Council President

ATTEST:



Sarah B. Johnson, City Clerk



LEGAL DESCRIPTION

BEING A PORTION OF EAST BOULDER STREET RIGHT OF WAY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEING THE SOUTH LINE OF BLOCK 43, COLORADO SPRINGS, AS MONUMENTED BY A NO. 5 REBAR WITH A 1-1/4 INCH ORANGE PLASTIC CAP STAMPED PLS 38285 AT THE SOUTHWEST CORNER OF SAID BLOCK 43 AND A 1-1/4 INCH ORANGE PLASTIC CAP STAMPED PLS 38285 AT THE SOUTHEAST CORNER OF SAID BLOCK 43 IS ASSUMED TO BEAR SOUTH 88°01'00" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 400.31 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 43:

THENCE SOUTH 88°01'00" EAST ON THE SOUTH LINE OF BLOCK 43 A DISTANCE OF 400.31 FEET TO THE SOUTHEAST CORNER OF BLOCK 43;

THENCE SOUTH 01°56'38" WEST A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF BLOCK 53, COLORADO SPRINGS;

THENCE NORTH 88°01'00" WEST ON THE NORTH LINE OF SAID BLOCK 53 A DISTANCE OF 400.30 FEET TO THE NORTHWEST CORNER OF BLOCK 53;

THENCE NORTH 01°56'07" EAST A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 43 AND THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINING 40,030.75 SQUARE FEET OR 0.92 ACRES MORE OR LESS.

SURVEYOR'S STATEMENT

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

AARON ALVIN DEMO, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38285
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

BASELINE ENGINEERING CORP.
4862 INNOVATION DRIVE, SUITE 100
FORT COLLINS, COLORADO 80525
(970) 353-7600

ZONE-25-0026

**RIGHT-OF-WAY VACATION,
BOULDER STREET BETWEEN NORTH NEVADA AVENUE AND NORTH WEBER STREET**
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, AND THE NORTHEAST
QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
SHEET 1 OF 2



VICINITY MAP
SCALE 1" = 600'

LEGAL DESCRIPTION:

BEING THAT PORTION OF EAST BOULDER STREET ADJACENT TO BLOCKS 43 AND 53, IN THE CITY OF COLORADO SPRINGS, RECORDED SEPTEMBER 26, 1971 AT BOOK A, PAGE 3, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 43.

THENCE SOUTH 88°07'00" EAST ON THE SOUTH LINE OF BLOCK 43 A DISTANCE OF 400.34 FEET TO THE SOUTHEAST CORNER OF BLOCK 43.

THENCE SOUTH 01°54'30" WEST A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF BLOCK 53, COLORADO SPRINGS.

THENCE NORTH 88°07'00" WEST ON THE NORTH LINE OF SAID BLOCK 53 A DISTANCE OF 400.30 FEET TO THE NORTHWEST CORNER OF BLOCK 53.

THENCE NORTH 01°54'00" EAST A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 43 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 40,031 SQUARE FEET OR 0.92 ACRES MORE OR LESS.

NOTES:

1. THE PURPOSE OF THIS PLAT IS FOR THE RIGHT-OF-WAY VACATION OF BOULDER STREET BETWEEN NORTH NEVADA AVENUE AND NORTH WEBER STREET.
2. THE BASIS OF BEARINGS, BEING THE SOUTH LINE OF BLOCK 43, COLORADO SPRINGS, AS MONUMENTED BY A NO. 5 REBAR WITH A 1-1/4 INCH ORANGE PLASTIC CAP STAMPED PLS 38285 AT THE SOUTHWEST CORNER OF SAID BLOCK 43 AND A NO. 5 REBAR WITH A 1-1/4 INCH ORANGE PLASTIC CAP STAMPED PLS 38285 AT THE SOUTHEAST CORNER OF SAID BLOCK 43 IS ASSUMED TO BEAR SOUTH 88°07'00" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 400.31 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
3. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY AND TITLE OF RECORD, BASELINE ENGINEERING CORP. RELIED UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, POLICY NO. R0605129688, EFFECTIVE DATE MARCH 13, 2023 AT 5:00 P.M.
4. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 0804100729C, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
5. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
6. ALL MONUMENTS, RECOVERED AND ESTABLISHED, ARE AT GRADE +/- 0.1'.
7. PER C.R.S. 18-64-506, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DETACHES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITTS A CLASS TWO (2) MISDEMEANOR.
8. THE VACATED PORTIONS OF RIGHT-OF-WAY ARE SUBJECT TO THE RESERVATION OF EASEMENTS AS SET FORTH IN SECTION 2 OF THE CITY OF COLORADO SPRINGS ORDINANCE NO. _____.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING VACATION PLAT WAS SURVEYED AND DRAWN UNDER MY/HER RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND VACATION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY/HER KNOWLEDGE AND BELIEF.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2025.

JARON ALVIN DEHO, PLS.

DATE

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE ENGINEERING CORP.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER FIRST DISCOVERING SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 13-80-105 C.R.S.

BE IT KNOWN BY THESE PRESENTS:

PURSUANT TO ORDINANCE NO. _____ MADE AND ADOPTED BY THE CITY COUNCIL ON _____ DAY OF _____, 20____, THE CITY OF COLORADO SPRINGS, COLORADO, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, DOES HEREBY VACATE THE LAND SET FORTH ON THIS VACATION PLAT AND SHALL BE KNOWN AS "RIGHT-OF-WAY VACATION, BOULDER STREET BETWEEN NORTH NEVADA AVENUE AND NORTH WEBER STREET" LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING VACATION PLAT OF "RIGHT-OF-WAY VACATION, BOULDER STREET BETWEEN NORTH NEVADA AVENUE AND NORTH WEBER STREET."

MAYOR _____

ATTEST:
CITY CLERK _____

STATE OF COLORADO
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY BLESSING A. MOROLADE, AS MAYOR,
AND BY SARAH B. JOHNSON, AS CITY CLERK, OF THE CITY OF COLORADO SPRINGS.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY SIGNATURE _____

MY COMMISSION EXPIRES _____

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

COLORADO SPRINGS UTILITIES EXECUTIVE DIRECTOR _____ DATE _____

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2025.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FILE _____

SURCHARGE _____

RECORDED: STEVE SCHLECHER

BY _____
DEPUTY

**RIGHT-OF-WAY VACATION, BOULDER STREET BETWEEN
NORTH NEVADA AVENUE AND NORTH WEBER STREET**

301 NORTH NEVADA AVENUE

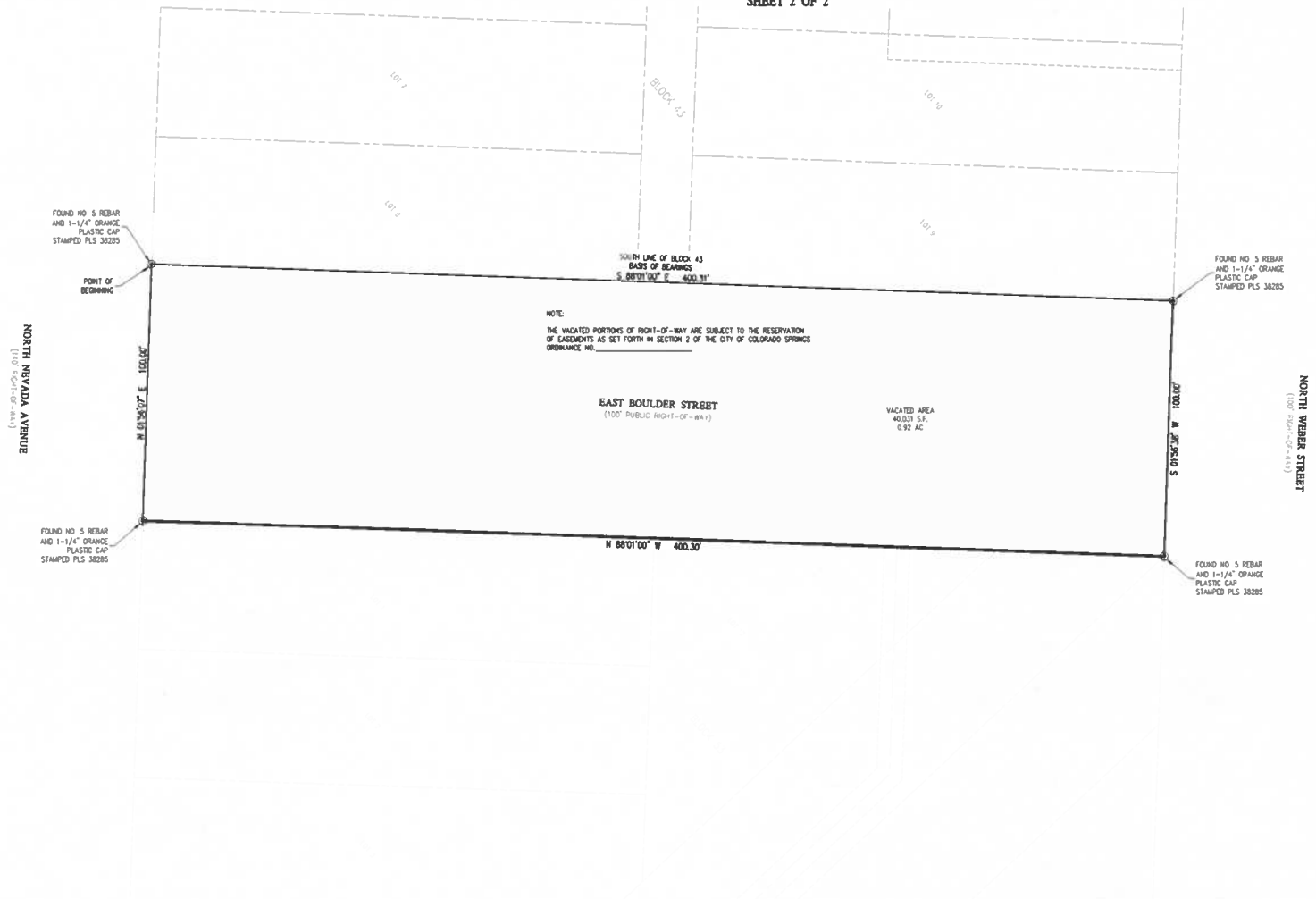
FILE NUMBER: **SURD-24-0076**

BASELINE
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4882 RANDOLPH DR. SUITE 200 • FORT COLLINS, COLORADO 80526
P. 970.553.7100 • F. 970.553.7100 • WWW.BASELINEINC.COM

DRAWING DATE:
05/02/2025
DRAWN BY:
JSD
CHECKED BY:
AAD
JOB NO:
15741

**RIGHT-OF-WAY VACATION,
BOULDER STREET BETWEEN NORTH NEVADA AVENUE AND NORTH WEBER STREET**
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, AND THE NORTHEAST
QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
SHEET 2 OF 2

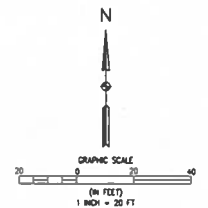


LEGEND

- EXISTING LIMITS**
- ALLOT LINE
 - PROPERTY BOUNDARY
 - LOT LINE VACATED BY THIS PLAT
 - LOT LINE NOT A PART OF THIS PLAT
 - EASEMENT EXISTING
 - EASEMENT CREATED BY THIS PLAT

EXISTING SYMBOLS

- ⊙ FOUND PROPERTY PIN AS DESCRIBED



**RIGHT-OF-WAY VACATION, BOULDER STREET BETWEEN
NORTH NEVADA AVENUE AND NORTH WEBER STREET**

301 NORTH NEVADA AVENUE

FILE NUMBER: SUBD-24-0076

BASLINE
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DRAWING DATE:
05/02/2025
DRAWN BY:
JCO
CHECKED BY:
LAD
JOB NO:
15741

I HEREBY CERTIFY that the foregoing ordinance entitled **"AN ORDINANCE VACATING A PORTION OF THE PUBLIC RIGHT-OF-WAY KNOWN AS EAST BOULDER STREET CONSISTING OF APPROXIMATELY 0.92 ACRES LOCATED BETWEEN NORTH NEVADA AVENUE AND NORTH WEBER STREET"** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **February 24, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **26th day of May 2026**, and that the same was published by title and in summary or 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, **26th day of May 2026**


Sarah B. Johnson, City Clerk

1st Publication Date: **February 27, 2025**

2nd Publication Date: **June 3, 2026**

Effective Date: **June 8, 2026**

Initial: 
City Clerk

