

ORDINANCE NO. 25 - 68

AN ORDINANCE VACATING A PORTION OF A PUBLIC RIGHT-OF-WAY KNOWN AS HOLLY AVENUE AND FIRST STREET, CONSISTING OF APPROXIMATELY 2.13 ACRES LOCATED NORTHWEST OF THE INTERSECTION OF FIRST STREET AND LAKE AVENUE

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 a public right-of-way known as Holly Avenue and First Street, consisting of approximately 2.13 acres northwest of the intersection of First Street and Lake Avenue, 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 easement set forth in Section 2 below.

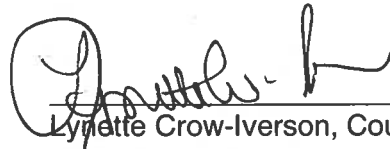
Section 2. Council excepts and reserves from this vacation all public utility, public improvement, and other public easements across, over, under, and through the vacated portion of right-of-way described in Exhibit A and depicted in Exhibit B, including but not limited to those terms and conditions in that certain instrument filed in the public records of El Paso County, Colorado at Reception No. 224026331. Further, there is hereby created and retained a dedicated easement for the benefit of the City for public access, emergency access, drainage, utility infrastructure, and other public improvements that the City may require across, over, under, and through the vacated portion of right-of-way described in Exhibit A and depicted in Exhibit B. Title to the vacated right-of-way shall vest in accord with C.R.S. § 43-2-301 et seq., as applicable, and as determined by the El Paso County Assessor.

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 12th day of August 2025.

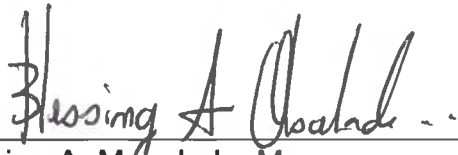
Finally passed: September 9, 2025



Lynette Crow-Iverson, Council President

Mayor's Action:

- ☒ Approved on SEP 12 2025.
- ☐ 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.

Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



COS: _____
CAO: 

A TRACT OF LAND BEING A PORTION OF THOSE RIGHTS-OF-WAY FOR HOLLY AVENUE AND FIRST STREET DEDICATED ON THE PLAT OF THE BROADMOOR, A SUBDIVISION RECORDED IN PLAT BOOK 'E' AT PAGE 33 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AND BEING FURTHER DESCRIBED AS FOLLOWS:

"BEGINNING" AT THE SOUTHWESTERLY CORNER OF BLOCK 21, SAID BROADMOOR SUBDIVISION, AND CONSIDERING THE SOUTHERLY LINE OF SAID BLOCK 21 TO BEAR NORTH 73°51'43" EAST, WITH ALL BEARINGS CONTAINED HEREIN, RELATIVE THERETO; THENCE SOUTH 73°53'26" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 2, BROADMOOR CAMPUS FILING No. 6, A SUBDIVISION RECORDED AT RECEPTION No. 208712802, SAID EL PASO COUNTY RECORDS; THENCE NORTH 16°08'56" WEST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 341.01 FEET TO A NON-TANGENT POINT OF CURVE AT THE NORTHEAST CORNER OF SAID LOT 2, WHENCE THE RADIAL LINE BEARS NORTH 05°08'29" EAST; THENCE WESTERLY 33.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°26'37", A RADIUS OF 123.59 FEET AND A CHORD WHICH BEARS NORTH 77°08'13" WEST, A DISTANCE OF 33.21 FEET TO A NON-TANGENT POINT; THENCE NORTH 45°32'43" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 AND ALONG THE EASTERLY LINE OF LOT 1, SAID BROADMOOR CAMPUS FILING No. 6, A DISTANCE OF 100.02 FEET TO A NON-TANGENT POINT OF CURVE, WHENCE THE RADIAL LINE BEARS NORTH 68°19'30" EAST; THENCE NORTHERLY 42.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°31'59", A RADIUS OF 123.59 FEET AND A CHORD WHICH BEARS NORTH 11°54'30" WEST, A DISTANCE OF 41.93 FEET TO A NON-TANGENT POINT; THENCE NORTH 75°58'55" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 430.52 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, BROADMOOR CAMPUS FILING No. 2, A SUBDIVISION RECORDED AT RECEPTION No. 204093496, SAID EL PASO COUNTY RECORDS; THENCE NORTH 13°53'52" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 74.00 FEET TO A POINT; THENCE EASTERLY LONG THE SOUTHERLY LINE OF THAT HAZEL AVENUE RIGHT-OF-WAY VACATION RECORDED AT RECEPTION No. 208102693, SAID EL PASO COUNTY RECORDS, THE FOLLOWING SIX (6) COURSES:

1) SOUTH 75°58'55" EAST, A DISTANCE OF 34.06 FEET TO A NON-TANGENT POINT OF CURVE, WHENCE THE RADIAL LINE BEARS NORTH 41°49'39" WEST;

2) THENCE NORTHERLY 17.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°16'39", A RADIUS OF 29.00 FEET AND A CHORD WHICH BEARS NORTH 31°02'02" EAST, A DISTANCE OF 17.09 FEET TO A POINT TANGENT;

3) NORTH 13°53'43" EAST, A DISTANCE OF 20.95 FEET TO A POINT;

4) SOUTH 75°58'55" EAST, A DISTANCE OF 22.00 FEET TO A POINT;

5) SOUTH 13°53'43" WEST, A DISTANCE OF 31.30 FEET TO A POINT OF CURVE;

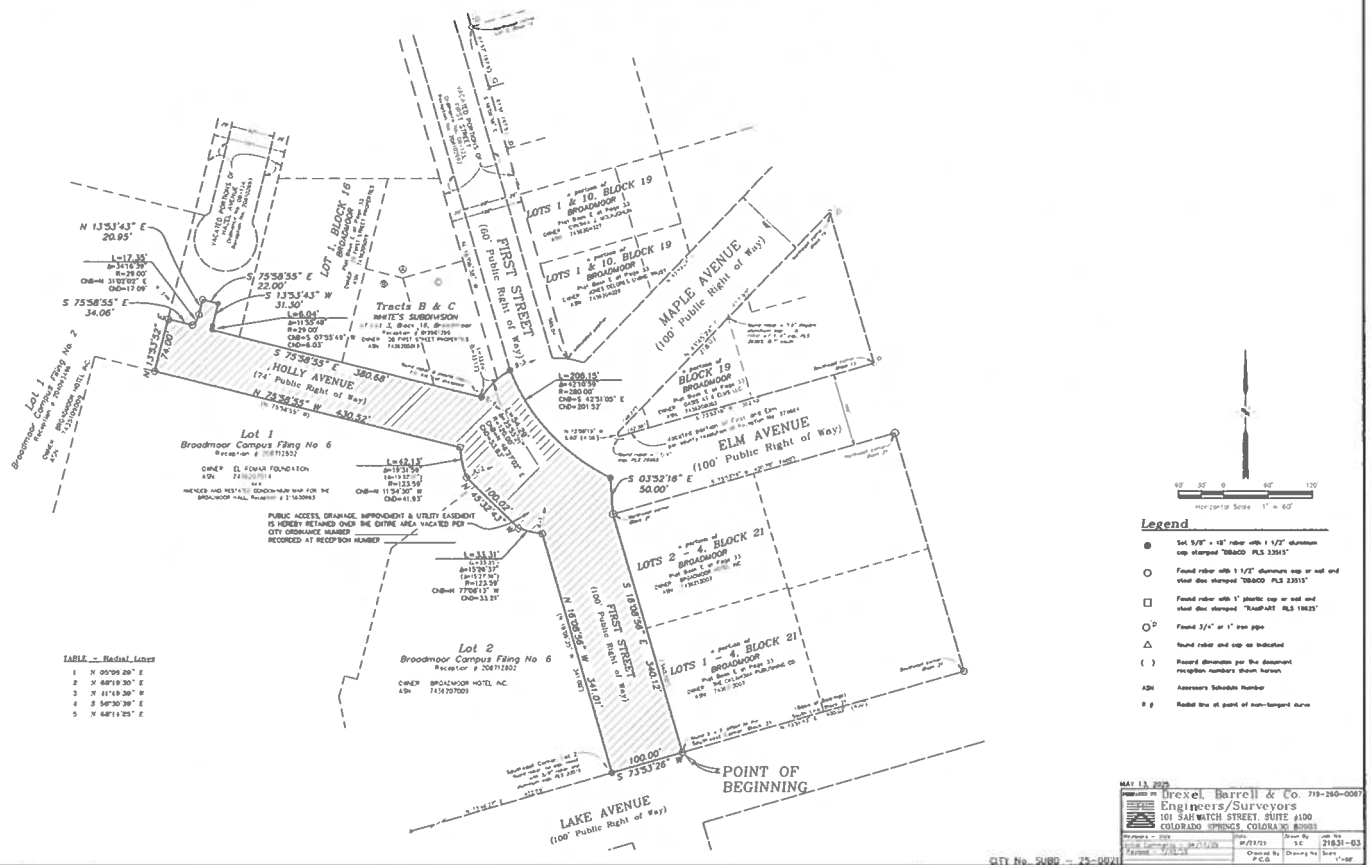
6) SOUTHERLY 6.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°55'48", A RADIUS OF 29.00 FEET AND CHORD WHICH BEARS SOUTH 07°55'49" WEST, A DISTANCE OF 6.03 FEET;

THENCE SOUTH 75°58'55" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID HAZEL AVENUE RIGHT-OF-WAY VACATION AND ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 16, SAID BROADMOOR SUBDIVISION AND ALONG THE SOUTHERLY LINE OF TRACTS 'B' AND 'C', WHITES SUBDIVISION, ACCORDING TO THE PLAT RECORDED AT RECEPTION No. 019907390, SAID EL PASO COUNTY RECORDS, A DISTANCE OF 380.68 FEET TO A NON-TANGENT POINT OF CURVE, WHENCE THE RADIAL LINE BEARS SOUTH 56°30'39" EAST; THENCE NORTHEASTERLY 54.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°55'21", A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS NORTH 46°27'02" EAST, A DISTANCE OF 53.83 FEET TO A NON-TANGENT POINT ON THE WESTERLY LINE OF FIRST STREET, A PORTION OF WHICH WAS VACATED PER THAT INSTRUMENT RECORDED AT RECEPTION No. 208102692, SAID EL PASO COUNTY RECORDS, SAID POINT BEING A NON-TANGENT POINT OF COMPOUND CURVE, WHENCE THE RADIAL LINE BEARS NORTH 68°14'25" EAST; THENCE SOUTHEASTERLY 206.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 42°10'59", A RADIUS OF 280.00 FEET AND A CHORD WHICH BEARS SOUTH 42°51'05" EAST, A DISTANCE OF 201.52 FEET TO A NON-TANGENT POINT; THENCE SOUTH 03°52'16" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF SAID BLOCK 21, BROADMOOR SUBDIVISION; THENCE SOUTH 16°08'56" EAST, ALONG THE WESTERLY LINE OF SAID BLOCK 21, A DISTANCE OF 340.12 FEET TO THE **"POINT OF BEGINNING"**.

CONTAINING 92,898 SQUARE FEET, OR 2.133 ACRES, MORE OR LESS.

A VACATION OF PORTIONS OF FIRST STREET AND HOLLY AVENUE AS PLATTED IN THE BROADMOOR
LOCATED IN THE NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

Sheet 2 of 2



Sheet 1 of 2

A TRACT OF LAND BEING A PORTION OF THOSE RIGHTS-OF-WAY FOR HOLLY AVENUE AND FIRST STREET DEDICATED ON THE PLAT OF THE BROADWAY, A SUBDIVISION RECORDED IN PLAT BOOK "C" AT PAGE 33 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 87 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AND BEING FURTHER DESCRIBED AS FOLLOWS:

CONTAINING 92,898 SQUARE FEET OR 2.133 ACRES, MORE OR LESS.



2. NO CREATION OF VEHICULAR OR PEDESTRIAN CONNECTION WILL BE ALLOWED FROM THE VACATED PORTION OF HOLLY AVENUE AND 1ST STREET TO THE PUBLIC RIGHT OF WAYS OF MAZEL AVENUE, 1ST STREET, MAPLE AVENUE OR ELIN AVENUE.

THIS SURVEY IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED

BE IT KNOWN BY THESE PRESENTS

CITY APPROVALS

ATTEST: _____
CITY CLERK

STATE OF COLORADO

COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY
BLESSING A. MOBOLODE, AS MAYOR, AND SARAH B. JOHNSON AS CITY CLERK OF THE CITY OF COLORADO SPRINGS.

WITNESS MY HAND AND OFFICIAL SEAL.

ROTARY POLICE _____ MY COMMISSION EXPIRES _____

OTIS BUILDING DIVISION 3-A32

CITY OF CHICAGO _____ DATE _____

Utilities Executive Director _____ DATE _____

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

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

THIS _____ DAY OF _____, 2025 AND IS DULY RECORDED UNDER RECEPTION NUMBER _____

_____ OF THE RECORDS OF EL PASO COUNTY, COLORADO

STEVE SCHILKIN, RECORDS PCL _____Of _____ SURCHARGE: _____
 (Signature)

MAY 13, 2025		Drexel, Barrell & Co. 718-260-0087	
1987-0087 ST		Engineers/Surveyors	
		101 SAWATCH STREET, SUITE #100	
		COLORADO SPRINGS COLORADO 80903	
Reference - Date	Per	Drawn By	Job No.
1st City Comm - 6/21/75	06/21/75	SC	21631-03
2nd - 7/31/75	Checked By	Drawn by	Job No.

I HEREBY CERTIFY that the foregoing ordinance entitled **"AN ORDINANCE VACATING A PORTION OF A PUBLIC RIGHT-OF-WAY KNOWN AS HOLLY AVENUE AND FIRST STREET, CONSISTING OF APPROXIMATELY 2.13 ACRES LOCATED NORTHWEST OF THE INTERSECTION OF FIRST STREET AND LAKE AVENUE"** was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on **August 12, 2025**; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the **9th day of September 2025**, and that the same was published by title and in summary or 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, **9th day of September 2025**


Sarah B. Johnson, City Clerk

1st Publication Date: **August 15, 2025**
2nd Publication Date: **August 29, 2025**
3rd Publication Date: **September 17, 2025**

Effective Date: **September 22, 2025**

Initial: 
City Clerk

