

RESOLUTION NO. 80-21

A RESOLUTION AUTHORIZING THE DISPOSAL OF CITY  
REAL PROPERTY TO THE COLORADO DEPARTMENT OF  
TRANSPORTATION (CDOT)

WHEREAS, the City of Colorado Springs (City), desires to transfer approximately 24,826 square feet of land, as described on Exhibit A and depicted on Exhibit B (Property), to the Colorado Department of Transportation (CDOT); and

WHEREAS, in 2017, Right of Way Plan and Land Acquisition Approval was issued by CDOT to El Paso County to support construction of a Park & Ride, construction of New Meridian Road from Falcon Highway to U.S. Highway 24 (US 24), intersection improvements at New Meridian Road and US 24, intersection improvements to what is now "Old Meridian Road" and US 24 and associated drainage improvements, and a full spectrum detention pond; and

WHEREAS, Project Parcel RW-1A ("RW-1A") was deeded to the City because it is located within Colorado Springs city limits; and

WHEREAS, all funding for this project came from El Paso County; and

WHEREAS, pursuant to an Intergovernmental Agreement between El Paso County and CDOT, CDOT has requested that Parcel RW-1A, located within CDOT's US 24 Right-of-Way, now be conveyed to CDOT (Resolution Exhibit C and D); and

WHEREAS, the Property is surplus, no City Department or Enterprise has expressed an interest in retaining the Property, and CDOT is the one logical purchaser; and

WHEREAS, conveying the Property to CDOT is for a public purpose; and

WHEREAS, the Public Works Department respectfully requests City Council approve the disposal of the Property in accordance with the requirement set forth in the Intergovernmental Agreement (IGA) between El Paso County and CDOT.

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

Section 1. City Council finds that the disposal of the Property, described on Exhibit A and depicted on Exhibit B complies with the City's Real Estate Manual, the City Charter, the City Code, and all other applicable laws.

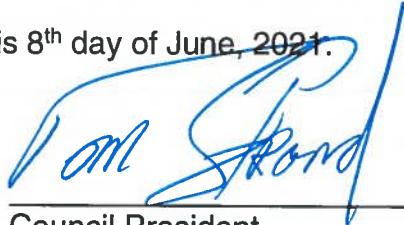
Section 2. In accordance with the provisions of Colorado Constitution Article XI § 2, City Council deems the transfer of the Property to CDOT to be for a public purpose and authorizes the conveyance of the Property at below fair market value.

Section 3. City Council finds that the Property is surplus and that CDOT is the one logical purchaser pursuant to Section 5.6 of the Real Estate Manual.

Section 4. Pursuant to § 2.11 for the Real Estate Manual, the City's Real Estate Services Manager is authorized to execute all documents necessary to complete the transfer of property and to obtain the Mayor's signature on the Quitclaim Deed to convey the Property to CDOT.

Section 5. City Council approves this Resolution, which shall be effective immediately upon its passage.

Dated at Colorado Springs, Colorado this 8<sup>th</sup> day of June, 2021.

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

ATTEST:

  
Sarah B. Johnson, City Clerk



# Memo Exhibit A

## City of Colorado Springs



1: 4,514

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752.3 Foot

378.17

C

Source: Esri, DigitalGlobe, GeoEye, AeroGRID, IGN, US Department of Defense, United States Geological Survey, TerraStar, CNES, Airphoto, USDA, etc.

**EXHIBIT "A"**

**PROJECT NUMBER: AQC C040-025**

**PARCEL NUMBER: RW-1A**

**PROJECT CODE: 16079**

**DATE: December 5, 2017**

**DESCRIPTION**

A tract or parcel of land No. RW-1A of the Department of Transportation, State of Colorado Project No. AQC C040-025, containing 24,826 sq. ft. (0.570 acres), more or less, being part of the NW 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4 in Section 12, Township 13 South, Range 65 West of the Sixth Principal Meridian, City of Colorado Springs, El Paso County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the southeast corner of said Section 12, thence N. 25°41'19" W., a distance of 2,118.08 feet to the West right-of-way line of 8th Street, said point being the TRUE POINT OF BEGINNING;

1. Thence S. 49°33'28" W., a distance of 816.27 feet to the southeasterly right-of-way line of US Highway 24;
2. Thence, along said southeasterly right-of-way line, N. 87°53'52" W., a distance of 44.10 feet;
3. Thence, continuing along said southeasterly right-of-way line, N. 49°33'28" E., a distance of 848.77 feet to said West right-of-way line of said 8th Street;
4. Thence S. 40°25'19" E., a distance of 29.82 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 24,826 sq. ft. (0.570 acres, more or less).

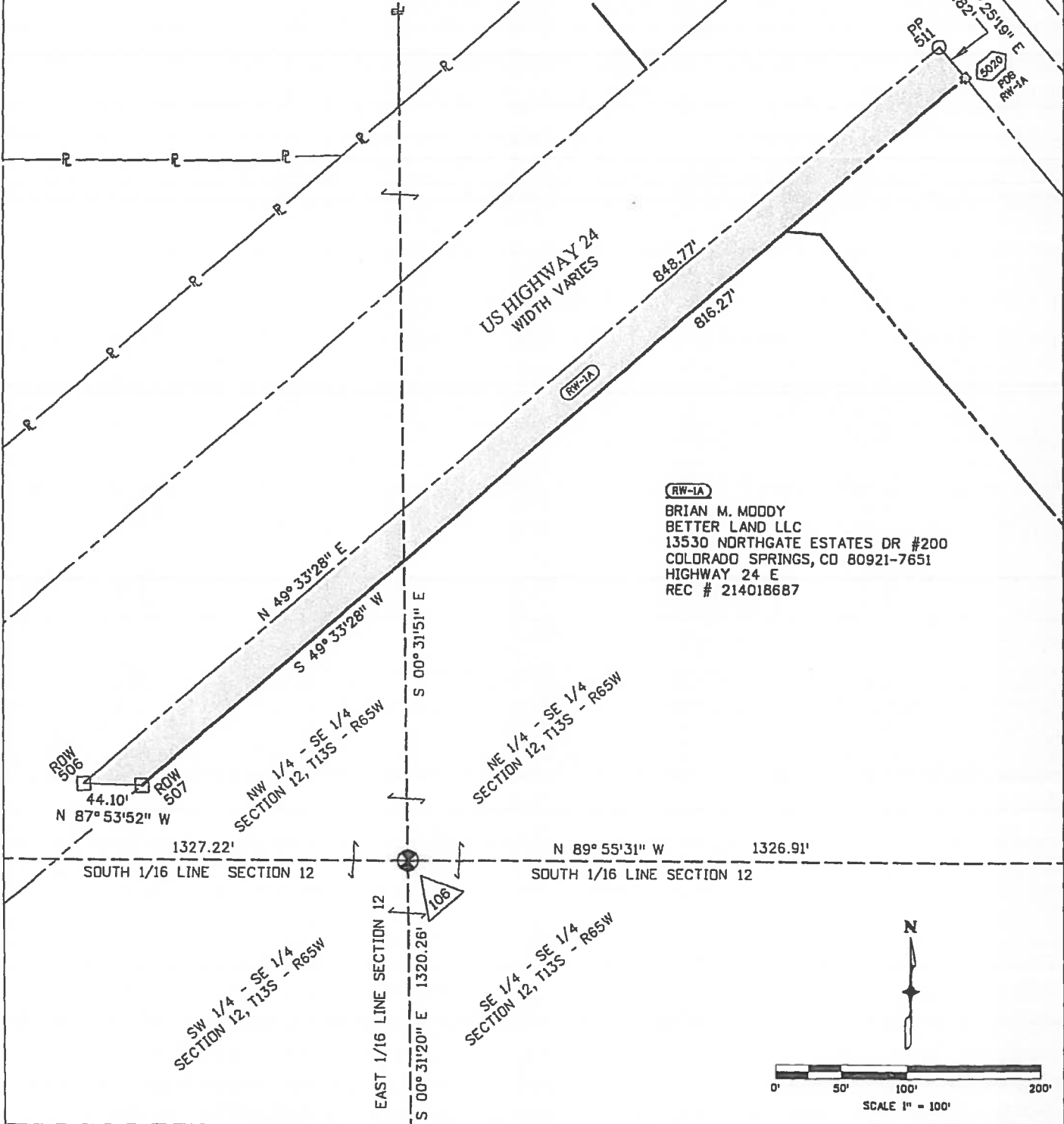
Basis of Bearings: All bearings are based on the south line of the Southeast 1/4 of Section 12 as monumented by a 3 1/4 inch aluminum cap stamped "EL PASO COUNTY DPW T13S S12/S7/S13/S18 R65W R64W 1982 LS 17496" at the Southeast corner of Section 12 and by a 3 1/4 inch aluminum cap stamped "SURVCON INC. T13S R65W 1/4 S12 S13 2003 PLS 30829" at the South 1/4 corner of Section 12, said line bears N. 89°50'31" W.

For and on Behalf of the  
County of El Paso  
Michael J. Harding, PLS 38486  
116 Inverness Drive East, Suite 105  
Englewood, CO 80112

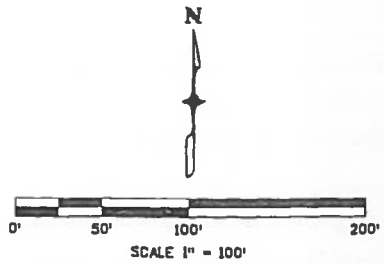


*Michael J. Harding*  
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EXHIBIT "B"  
 PROJECT NUMBER AQC C040-025  
 RW-1A  
 SE 1/4, SECTION 12, T13S - R65W



**RW-1A**  
 BRIAN M. MOODY  
 BETTER LAND LLC  
 13530 NORTHGATE ESTATES DR #200  
 COLORADO SPRINGS, CO 80921-7651  
 HIGHWAY 24 E  
 REC # 214018687



**W**  
**WOOLPERT**  
 116 INVERNESS DRIVE EAST #107  
 ENGLEWOOD, COLORADO 80112  
 (303) 925-1400 PHONE  
 (303) 925-1401 FAX

RW-1A

PROJECT NO.	75273
DATE	1-3-19
DR.	MH
SHT. #	RW-1A

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