



Colorado Springs Utilities
It's how we're all connected

A Resolution Authorizing the Approval of a Land Exchange of an Easement Located near the intersection of Delta Drive and Hancock Expressway and a Property located at the intersection of Marksheffel Road and Barnes Road to be used for the Kelker to South Plant Transmission Project

Jessica Davis
Land Resource Manager
March 12, 2024

Kelker-South Plant Transmission Project

- Single circuit 115kV transmission line
 - ~5 miles long
- Ensure reliability of system
- Supporting additional power generation to the downtown network



Ch. 6 – City Real Estate Manual

- Section 6.1 (Land Exchanges)
 - The City may agree to convey property to an identified party in exchange for acquiring other property and that any Land Exchange must be approved by City Council in the same manner as the Acquisition and Disposition of property.
- Section 6.7b (Exchange of Properties of Differing Monetary Values)
 - If the City property being disposed of is valued less than the property being received as part of a Land Exchange, City shall, subject to City Council approval:
 - Pay the difference in value to the Land Exchange partner
- Mutually beneficial for both parties

Vicinity Map for Land Exchange



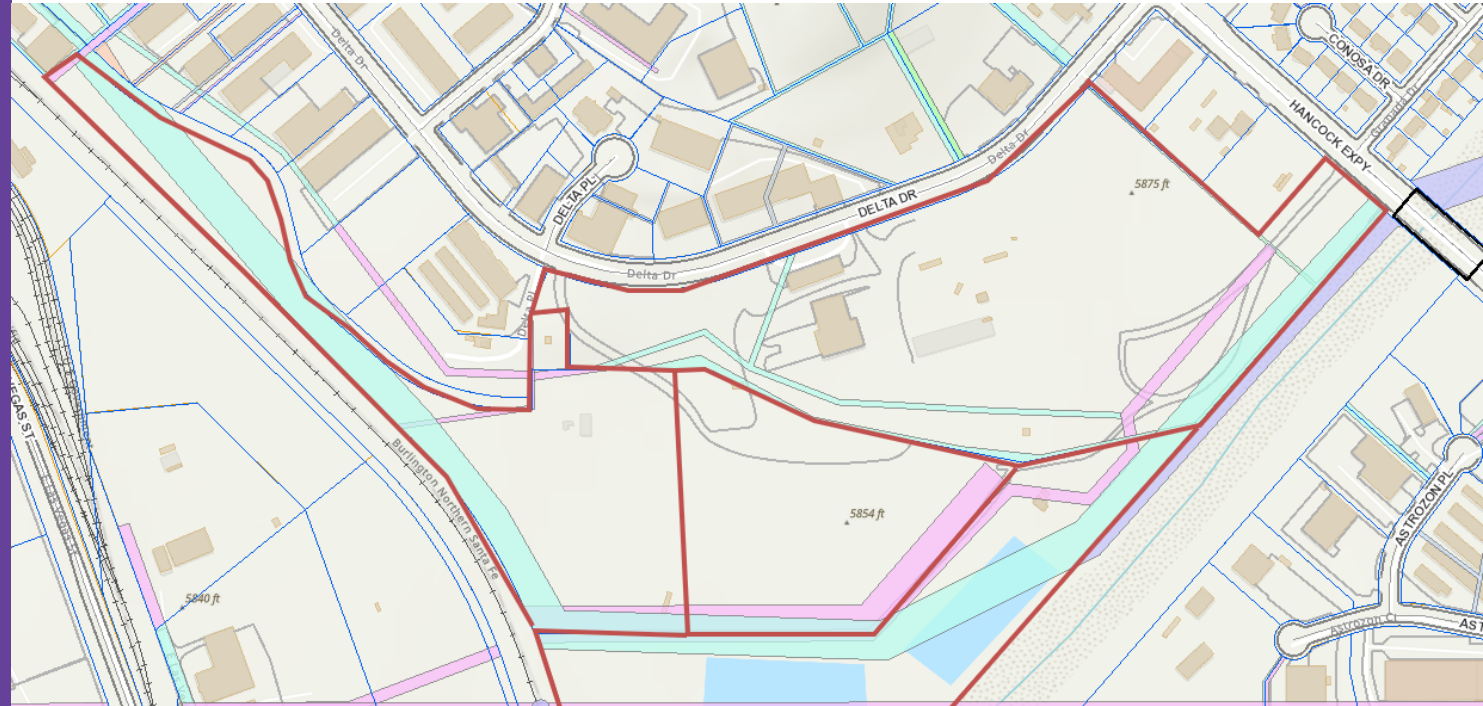
Hancock Expressway and Delta Dr.



Marksheffel Rd. and Barnes Rd.

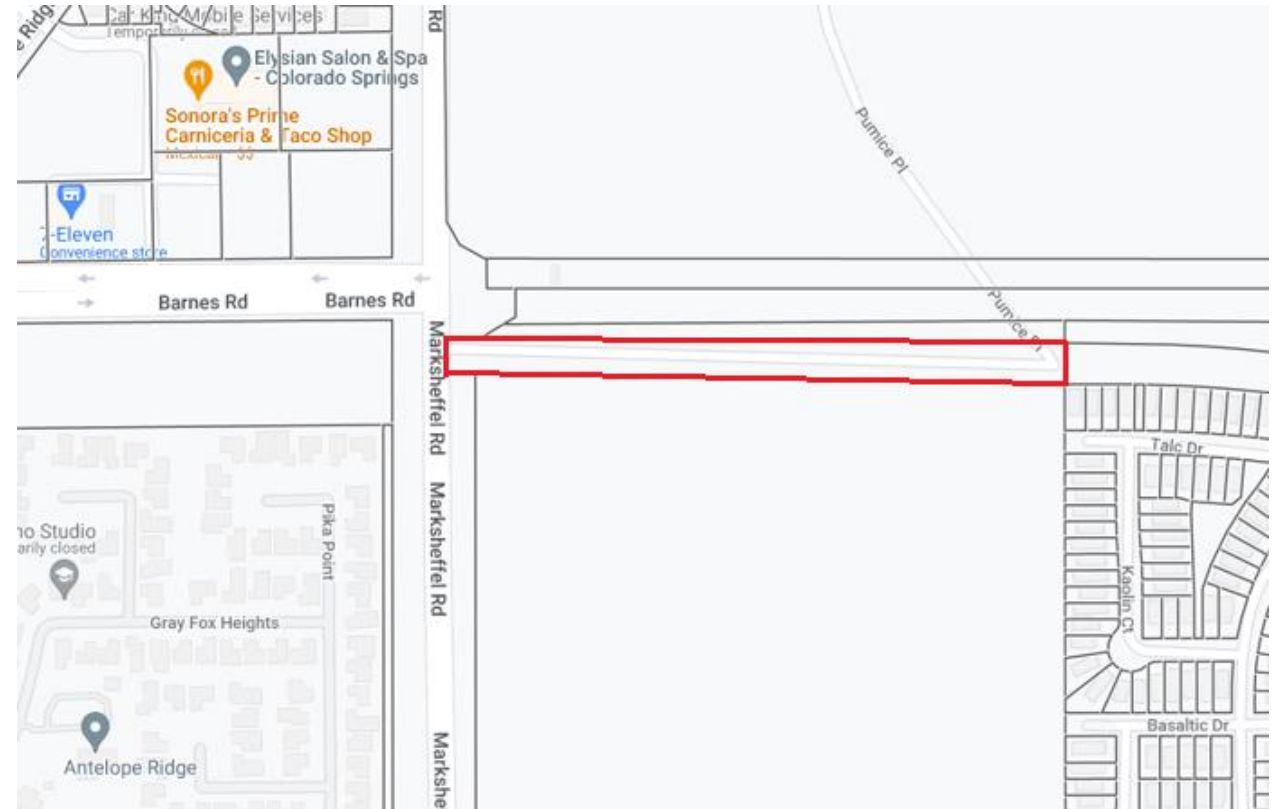
Property Information

- Owner: Edward C. Levy Co.
- APNs:
 - 6434200026
 - 6434200020
 - 6434200002
 - 6434204013
- Easements ~ 8.60 acres
- Appraisal value: \$375,000



Property Information

- Owner: City of Colorado Springs
- APNs:
 - 5300000624
- Easements ~ 2.27 acres
- Fair market value: \$256,000
- Difference in value: \$119,000



Action Requested

- Motion to approve the authorization of the land exchange for the Kelker to South Plant Transmission Project.



Colorado Springs Utilities[®]

It's how we're all connected