

RESOLUTION NO. 58 - 24

A RESOLUTION AUTHORIZING THE ACQUISITION OF
APPROXIMATELY 2.54 ACRES OF PROPERTY AS THE RED
ROCK CANYON OPEN SPACE EXTENSION THROUGH THE
TRAILS, OPEN SPACE, AND PARKS (TOPS) PROGRAM

WHEREAS, the City of Colorado Springs ("City") on behalf of its Parks, Recreation and Cultural Services Department ("Parks"), through its Trails, Open Space and Parks Program ("TOPS"), has identified a privately owned 2.54-acre property which borders the eastern boundary of the Red Rock Canyon Open Space; and

WHEREAS, Parks has negotiated the acquisition of the property identified as El Paso County Tax Schedule Number 74153-00-044 and legally described in Exhibit A and depicted in Exhibit B (the "Property"); and

WHEREAS, the Property, including the house thereon, would provide additional land for the Red Rock Canyon Open Space, Ranger facilities, and a trailhead hub; and

WHEREAS, the City has obtained an appraisal for the Property that supports the purchase price of eight hundred seventy-two thousand dollars (\$872,000) from the fund balance in the Trails, Open Space, and Parks (TOPS) Open Space Category as authorized by the City Code of the City of Colorado Springs, § 4.6.101, et seq. and § 4.6.201, et seq. to complete the real estate transaction; and

WHEREAS, on May 9, 2024, the Parks, Recreation and Cultural Services Advisory Board voted unanimously to recommend the acquisition to City Council.

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

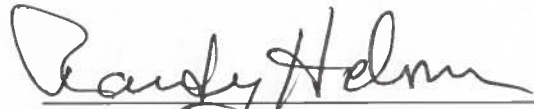
Section 1. City Council finds the acquisition of the Property a strategic addition to the Red Rock Canyon Open Space and to be in the best interest of the citizens of Colorado Springs.

Section 2. Pursuant to the City of Colorado Springs Procedural Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021 ("Real Estate Manual"), Section 4.1, City Council hereby authorizes the acquisition of the Property for a purchase price of eight hundred seventy-two thousand dollars (\$872,000) which represents the fair market value of the Property.

Section 3. The City of Colorado Springs Real Estate Manager and the Parks, Recreation, and Cultural Services Director are authorized to execute any and all documents necessary to complete the acquisition, in accord and compliance with the Real Estate Manual.

Section 4. This Resolution shall be in full force and effect immediately upon its adoption.

Dated at Colorado Springs, Colorado this 25th day of June 2024.


Randy Helms, Council President

ATTEST:


Sarah B. Johnson, City Clerk



Exhibit A: Legal Description

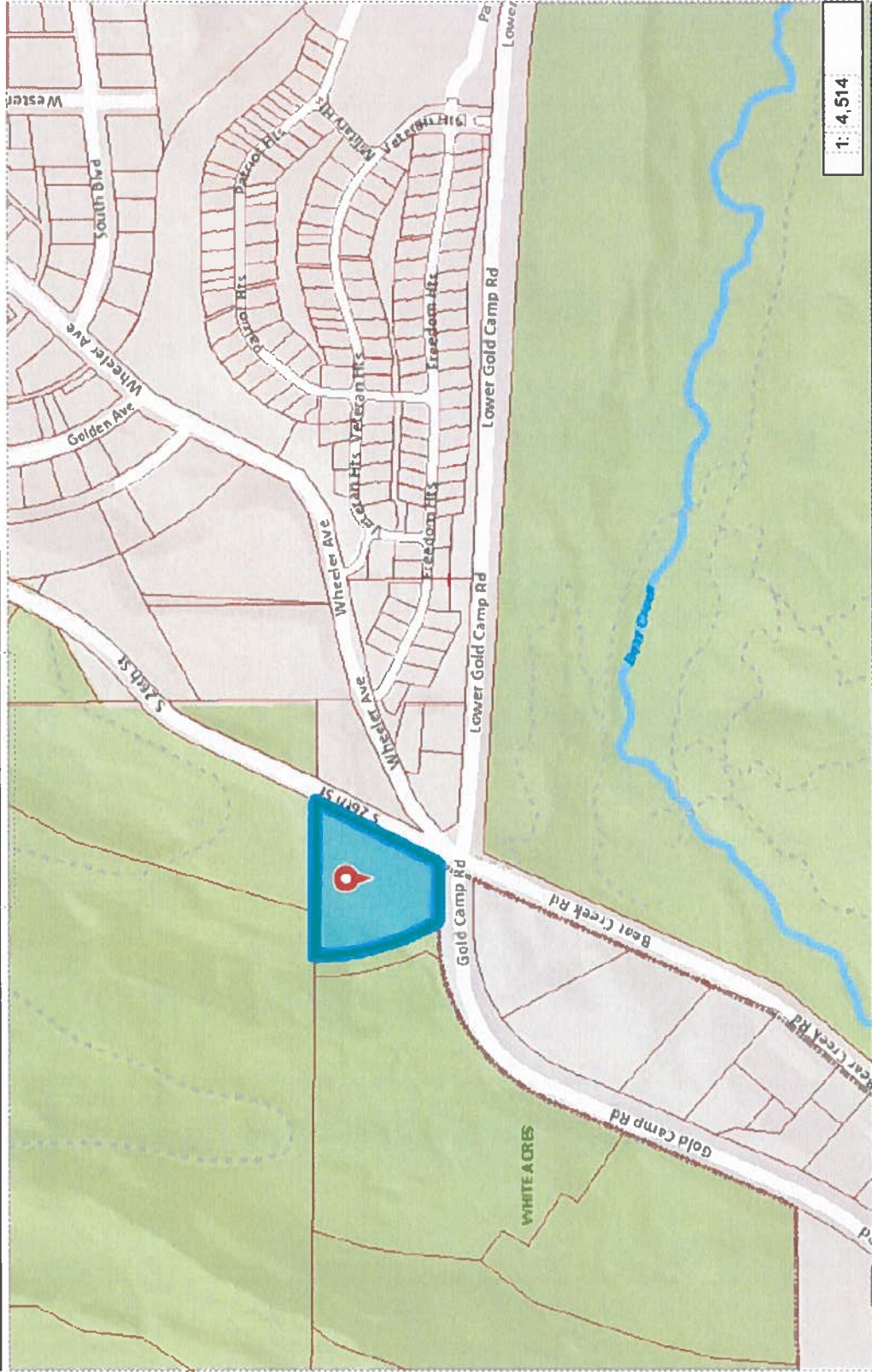
A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 15; THENCE NORTH 89°14'38" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 15, A DISTANCE OF 1840.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°14'38" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHWEST ONEQUARTER, A DISTANCE OF 441.60 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CRIPPLE CREEK RAILROAD (26TH STREET) AS DESCRIBED IN [BOOK 362 AT PAGE 360](#) OF SAID EL PASO COUNTY RECORDS; THENCE SOUTH 23°42'59" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 386.16 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OLD GOLD CAMP ROAD AS DESCRIBED IN [BOOK 297 AT PAGE 289](#) OF SAID EL PASO COUNTY RECORDS; THENCE NORTH 86°30'35" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 166.42 FEET TO A 700.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS NORTH 55°34'53" EAST; THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°39'34", AN ARC DISTANCE OF 362.36 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN AS MONUMENTED ON THE NORTH END BY A 2" ALUMINUM CAP MARKED "PLS 22573", AND ON THE SOUTH END BY A 3 1/2" BRASS CAP, PROPERLY MARKED, AND ASSUMED TO BEAR SOUTH 01°12'04" EAST, A DISTANCE OF 2685.12 FEET.



EXHIBIT B

TSN 74153-00-044



1: 4,514

752.3 0 376.17 752.3 Feet



NAD 1983 StatePlane Colorado Central FIPS 5002 Feet
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