

RESOLUTION NO. 189 - 25

A RESOLUTION AUTHORIZING THE ACQUISITION OF APPROXIMATELY 130 ACRES, AS AN ADDITION TO THE CHEYENNE MOUNTAIN STATE PARK THROUGH THE TRAILS, OPEN SPACE AND PARKS (TOPS) PROGRAM

WHEREAS, the City of Colorado Springs ("City") Parks, Recreation and Cultural Services Department, through its Trails, Open Space and Parks Program ("TOPS"), has identified a parcel of land near the Cheyenne Mountain State Park as an important asset for acquisition and preservation; and

WHEREAS, the Colorado Springs Park System Master Plan identifies the parcels as within an Open Space Candidate Area; and

WHEREAS, the Parks, Recreation and Cultural Services Department has negotiated the acquisition of a parcel identified as Tax Schedule Number 65000-00-205, which is depicted on **Exhibit A**, ("Property") which is currently owned by Denman Investment Corporation, a Colorado corporation (the "Seller"); and

WHEREAS, the parcel includes unique natural and recreational resources including scenic views, wildlife habitat, and prairie grasslands; and

WHEREAS, the acquisition of this Property is in the public interest because it provides an extension of the Cheyenne Mountain State Park on the City of Colorado Springs' western boundary and protects existing open space assets; and

WHEREAS, the City has obtained an appraisal for the Property that supports the purchase price of \$3,900,000 for approximately 125.81 acres; and

WHEREAS, upon completion of the ALTA Survey and confirmation of the total acreage of the Property, the total purchase price may be increased up to \$4,150,000.

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 for open space purposes to be in the best interest of the citizens of Colorado Springs.

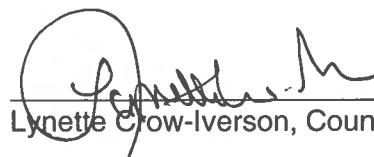
Section 2. Pursuant to the City of Colorado Springs Procedural Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021 ("Real Estate Manual"), Sections 4.1 and 9.6, City Council hereby authorizes the acquisition of the Property for fair market value.

Section 3. In accord with the Real Estate Manual, the City Council hereby authorizes the acquisition of the Property for the purchase price of up to \$4,150,000.

Section 4. The City of Colorado Springs Real Estate Manager, with the support of the Parks, Recreation and Cultural Services Director, is authorized to execute any and all documents necessary to complete the acquisition, in accordance with the Real Estate Manual.

Section 5. This Resolution shall be in full force and effect immediately upon its adoption.

DATED at Colorado Springs, Colorado, this 25th day of November 2025.



Lynette Crow-Iverson, Council President

ATTEST:


Sarah B. Johnson, City Clerk



Exhibit A
Depiction
El Paso County Tax Schedule Number
6500000205

