

RESOLUTION NO. 108 - 25

A RESOLUTION DECLARING CITY-OWNED PROPERTY IDENTIFIED AS EL PASO COUNTY TAX SCHEDULE NUMBER 63262-08-002 AS SURPLUS PROPERTY AND AUTHORIZING THE DISPOSAL OF SUCH PROPERTY TO JAMES B. KLEIN AS THE ONE LOGICAL PURCHASER

WHEREAS, the City of Colorado Springs ("City"), on behalf of its Stormwater Enterprise ("SWENT"), owns a parcel located at 1103 Lily Place, also known by El Paso County Tax Schedule Number 63262-08-002, which is depicted on **Exhibit A**, (the "Property"); and

WHEREAS, pursuant to the *Intergovernmental Agreement Between El Paso County And The City of Colorado Springs Regarding Annexation Of And Improvements To The Park Vista South Area dated March 14, 2023, as amended* ("Park Vista IGA"), the City agreed to take ownership of certain rights of way and real property in order to address roadway and stormwater drainage infrastructure needs for the Park Vista area; and

WHEREAS, the City received ownership of the Property by way of the Quitclaim Deed recorded on May 3, 2023, in the real property records of El Paso County at Reception Number 223036080; and

WHEREAS, the City Council previously on December 10<sup>th</sup>, 2024 by Resolution No. 191-24 approved a land exchange between the City and James B. Klein that included the Property, however James B Klein later denied the land exchange and the needed parcels owned by James B Klein were purchased at the appraised value and no land exchange occurred; and

WHEREAS, the Property, in its entirety, is not needed to fulfill the City's obligations of the Park Vista IGA and desires to convey the Property to James B. Klein as the One Logical Purchaser as defined in the *City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021* ("RES Manual"); and

WHEREAS, no other City department or enterprise has expressed interest in maintaining ownership of the Property; and

WHEREAS, SWENT will reserve a public improvement easement identified in the attached **Exhibits B and C** in order to maintain stormwater drainage infrastructure; and

WHEREAS, Utilities will reserve a permanent utility easement identified in the attached **Exhibits D and E** for the existing overhead electric lines; and

WHEREAS, pursuant to Chapters 5 and 9 of the RES Manual, an independent appraisal was conducted, and the Fair Market Value of the Property was determined to be \$24,500; and

WHEREAS, Chapter 5 of the RES Manual also provides that Council may authorize the disposal of surplus property to "One Logical Purchaser" if the property is (a) not independently developable, and (b)(i) the property could reasonably be owned or maintained by only one adjacent property owner or (ii) the fair market value is less than \$100,000; and

WHEREAS, Klein is the owner of all of the land surrounding the Property and desires to purchase the Property from the City at the Fair Market Value.

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

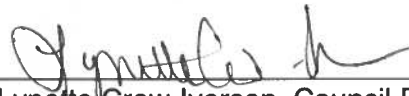
Section 1. City Council finds the Property to be surplus and not necessary for the efficient operations of the City of Colorado Springs, is not needed by other City departments or enterprises, and the disposal of the Property is in compliance with City Code and the RES Manual.

Section 2. City Council further finds that it is appropriate and hereby authorizes the disposal of the Property to James B. Klein as the One Logical Purchaser.

Section 4. Pursuant to Chapter 2 of the RES Manual the City's Real Estate Services Manager is authorized to execute all documents necessary to complete the disposition of the Property and to obtain the Mayor's signature on the Quitclaim Deed to convey the Property to James B. Klein.

DATED at Colorado Springs, Colorado, this 9<sup>th</sup> day of September 2025.

ATTEST:

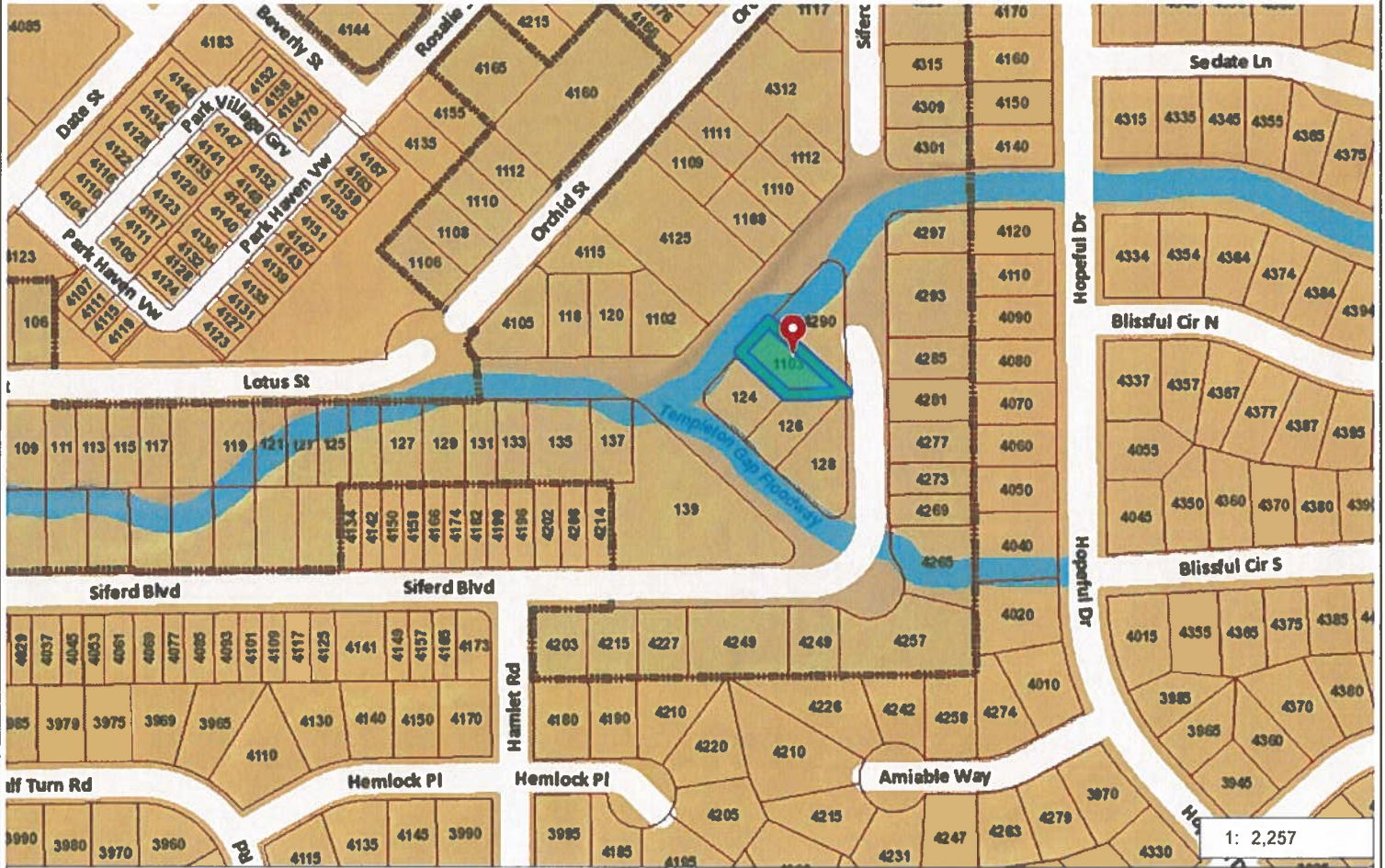
  
Lynette Crow-Iverson, Council President

  
Sarah B. Johnson, City Clerk





# EXHIBIT A TSN 6326208002



1: 2,257

376.2 0 188.08 376.2 Feet

NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Feet  
© Latitude Geographics Group Ltd.



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## EXHIBIT B



Matrix Design Group, Inc.  
707 N 17<sup>th</sup> Street, Suite 3150  
Denver, CO 80202  
O 303.572.0200  
F 303.572.0202  
matrixdesigngroup.com

### EXHIBIT A LAND DESCRIPTION PERMANENT IMPROVEMENT EASEMENT – 55

A PARCEL OF LAND BEING A PORTION OF LOT 4, BLOCK 7, PARK VISTA ADDITION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, FURTHER DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 AS BEARING NORTH 89°14'34" EAST:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 26;

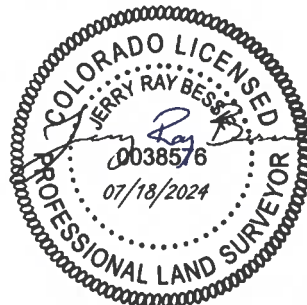
THENCE NORTH 77°36'13" EAST, A DISTANCE OF 2,303.49 FEET TO THE WEST CORNER OF SAID LOT 4 AND THE **POINT OF BEGINNING**;

1. NORTH 42°28'54" EAST, A DISTANCE OF 60.00 FEET TO THE NORTH CORNER OF SAID LOT 4;
2. SOUTH 47°31'06" EAST, A DISTANCE OF 69.63 FEET;

THENCE SOUTH 45°20'45" WEST, A DISTANCE OF 60.08 FEET TO THE SOUTHWEST LINE OF SAID LOT 4;

THENCE NORTH 47°31'06" WEST, ALONG SAID SOUTHWEST LINE A DISTANCE OF 66.63 FEET TO THE **POINT OF BEGINNING**.

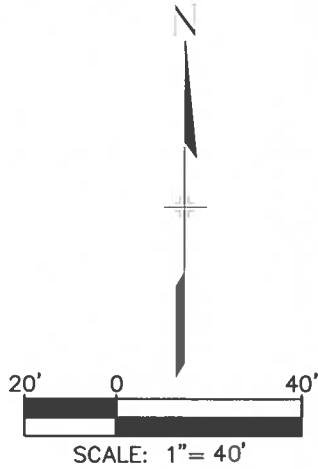
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 4,088 SQUARE FEET OR (0.09385 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



JERRY R. BESSIE, PLS 38576  
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP  
707 N 17<sup>TH</sup> STREET, SUITE 3150  
DENVER, CO. 80202

# EXHIBIT C

NW 1/4 SEC 26  
T 13S R 66W



POINT OF  
BEGINNING

LILY PLACE  
(60' R.O.W.)

PARK VISTA ADDITION  
BOOK W, PAGE 69

BLOCK 7

LOT 5

PARCEL

LOT 4

LOT 3

LOT 2

LOT 1

SIFERD BOULEVARD  
(60' R.O.W.)

N77°36'13"E 2303.49'  
(TIE)

POINT OF  
COMMENCEMENT  
W 1/4 COR  
SEC 26

S LINE NW 1/4 SEC 26  
(BASIS OF BEARINGS)  
N89°14'34"E

C 1/4 COR  
SEC 26

PARCEL AREA: 4,088 SQUARE FEET (0.09385 ACRES), MORE OR LESS

PREPARED BY:



**Matrix**

CHECKED BY: JRB

SCALE: 1" = 40'

DATE: 1/16/2024

EXHIBIT B - PIE - 55

LAND DESCRIPTION

SHEET: 1 OF 1

## **Exhibit D**

A parcel of land situated in Section 26, Township 13 South, Range 66 West, 6<sup>th</sup> P.M., County of El Paso, State of Colorado, being more particularly described as Lot 4, Block 7, Park Vista Addition, as recorded at the records of said County at Book W, Page 69.

A portion of said parcel, being more particularly described as follows:

**Basis of Bearings:** The northeastern line of Lot 4, assumed to bear N46°56'30"W, a distance of 150.25 feet.

**Beginning** at the western corner of Lot 4, thence along the northwestern line of said lot N43°03'30"E, a distance of 6.00 feet;

Thence S46°56'30"E, a distance of 87.76 feet;

Thence N88°03'29"E, a distance of 76.37 feet to the eastern line of said lot;

Thence S46°56'30"E, along said lot line, a distance of 8.49 feet and to the southeastern corner of said lot;

Thence S88°03'36"W along the southern line of said lot, a distance of 84.86 feet;

Thence N46°56'30"W along the southwestern line of said lot, a distance of 90.25 feet and to the

**Point of Beginning.**

Containing 1017 Sq. Ft., or 0.023 acres, of land more or less.

**Legal description statement:**

I, Paul J. Clifton, a Professional Land Surveyor in the State of Colorado, do hereby state that the above legal description and attached exhibit were prepared under my responsible charge and on the basis of my knowledge, information and belief are correct.



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Paul J. Clifton, Professional Land Surveyor  
Colorado P.L.S. No. 38889  
For and on behalf of Colorado Springs Utilities

PARK VISTA ADDITION  
REC. NO. 000967823

Lily Place  
60' R.O.W.

LOT 5

N43°03'30"E  
6.00'

P.O.B.

S46°56'30"E  
87.76'

Basis of Bearings  
N46°56'30"W  
150.25'

LOT 4  
BLOCK 7

N46°56'30"W  
90.25'

N88°03'29"E  
76.37'

6' PUBLIC UTILITY EASEMENT

LOT 3

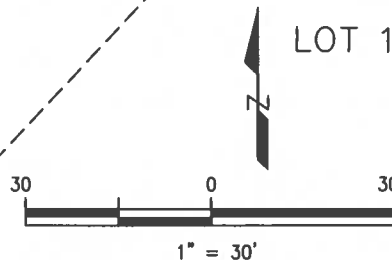
S88°03'36"W  
84.86'

SIGFERD  
BLVD. 60'  
R.O.W.

S46°56'30"E  
8.49'

LOT 2

LOT 1



Colorado Springs Utilities

*It's how we're all connected*

Advanced Geomatics

1521 Hancock Expressway

Colorado Springs, Colorado 80947

## EXHIBIT E

Drawn by:  
Checked By:

Paul Gore  
Paul Clifton

March 7, 2025

THIS SKETCH DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND  
IS ONLY INTENDED TO DEPICT THE LEGAL DESCRIPTION.