

RESOLUTION NO. 175 - 25

A RESOLUTION DECLARING THE REAL PROPERTY KNOWN  
AS EL PASO COUNTY TAX SCHEDULE NUMBER 7427205013  
SURPLUS PROPERTY AND AUTHORIZING THE DISPOSAL OF  
SUCH PROPERTY TO MARK HASSEN AS THE ONE LOGICAL  
PURCHASER

WHEREAS, the City of Colorado Springs ("City"), on behalf of its enterprise Colorado Springs Utilities ("Utilities"), is the owner of a parcel of land located at Ponder Heights Drive, also known by El Paso County Tax Schedule Number 7427205013, and described in Exhibit A and depicted on Exhibit B (the "Property"); and

WHEREAS, Utilities has determined that fee ownership of the Property is no longer needed for Utilities' business or operational purposes and that its need for the Property can be satisfied by means of an easement; and

WHEREAS, in accordance with Chapter 5 of *The City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests, Revised 2021* (the "RES Manual"), the City's Real Estate Services Office has consulted with other City departments and enterprises to determine whether any other City department or enterprise has a need for the Property, and no other City department or enterprise has expressed interest in maintaining fee ownership of, or reserving easements on the Property; and

WHEREAS, Chapter 5 of the RES Manual provides that City Council may authorize the disposal of Utilities controlled property where Council deems the property surplus; and

WHEREAS, Utilities will reserve a utility easement across the entire Property; and

WHEREAS, Chapter 5 of the RES Manual also provides that City Council may authorize the disposal of surplus property to "One Logical Purchaser" if the property is (a) not independently developable, and (b) the fair market value is less than \$100,000; and

WHEREAS, the proposed transaction meets the criteria for disposal to One Logical Purchaser, because the Property is not independently developable and the Fair Market Value of the Property has been determined to be less than \$100,000; and

WHEREAS, the Property is adjacent to two residential properties and only one of those property owners, Mark Hassen, has interest in purchasing the Property.

**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 the disposal of the Property to the owner of the adjacent property, Mark Hassen, is in compliance with City Code and the RES Manual.

Section 2. Pursuant to the RES Manual, Chapter 2, § 2.11, 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 Mark Hassen as the One Logical Purchaser.

Dated at Colorado Springs, Colorado this 10<sup>th</sup> day of November 2025.

ATTEST:

  
Lynette Crow-Iverson, Council President

  
Sarah B. Johnson, City Clerk



## Exhibit A

A parcel of land situated in Section 27, Township 14 South, Range 67 West, 6<sup>th</sup> P.M., County of El Paso, State of Colorado, being more particularly described as follows:

**Basis of Bearings:** the southern line of the Clinton/Tyler Subdivision as recorded at Reception No. 02056772 of said County, said line being monumented at the western end by a rebar with red plastic cap stamped "RMLS 19625" and at the eastern end by a rebar with no cap, with an assumed bearing of N67°04'59"E, a distance 465.63 feet.

**Beginning** at the western end of said line which is the southwest corner of Lot 1 of said plat and the eastern right of way of Ponder Heights Drive, thence N67°04'59"E, a distance of 465.63 feet to the southeast corner of said Lot, monumented by a rebar with no cap;

Thence along the western right of way of Sunrise Lane. S24°17'53"E, a distance of 82.60 feet, to the northeastern corner of Lot 4 of Ponderosa Heights First Filing, as recorded at Reception No. 251418, as monumented by a 1 inch iron pipe;

Thence along the northern property line of said Lot, S89°27'20"W, a distance of 157.93 feet, as monumented by a 1 inch iron pipe;

Thence continuing along the northern property of said Lot, S58°01'20"W, a distance of 303.63 feet to the eastern right of way of Ponder Heights Drive;

Thence along said right of way N40°06'10"W, a distance of 73.56 feet to the **Point of Beginning**.

Containing 22,255 Sq. Ft., or 0.511 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

LOT 3 BLK 1  
PONDEROSA  
HEIGHTS  
2ND FILING  
REC NO.  
029731791

LOT 1  
CLINTON/TYLER  
SUBDIVISION  
REC NO. 02056772

LOT 3  
BLK 2

(POB)

N40°06'10"W 73.56'

CITY OF COLORADO SPRINGS  
PONDER HEIGHTS DR

S58°01'20"W 303.63'

BASIS OF BEARINGS  
N67°04'59"E 465.63'

S89°27'20"W 157.93'

SUNRISE LN  
ROW VARIES

S2°17'53"E 82.60'

LOT 4  
BLK 1

PONDEROSA HEIGHTS  
FIRST FILING  
REC NO. 000251418

LOT 2  
BLK 2

PONDER HEIGHTS DR  
60FT ROW

- ◆ 1in IRON PIPE
- ⊕ RPC "RMLS 19625"
- REBAR, NO CAP



NOT TO SCALE  
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Colorado Springs Utilities  
*It's how we're all connected*

ADVANCED GEOMATICS  
1521 Hancock Expy.  
Colorado Springs, CO  
80947

## EXHIBIT B

NOTE:

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

Drawn by: P CLIFTON

Date: 11/06/2025

Checked by: J SAKARIASON