

RESOLUTION NO. 176 - 25

A RESOLUTION DECLARING THE REAL PROPERTY  
KNOWN AS EL PASO COUNTY TAX SCHEDULE NUMBER  
7405331001 SURPLUS PROPERTY AND AUTHORIZING  
THE DISPOSAL OF SUCH PROPERTY BY LISTING THE  
PROPERTY WITH A REAL ESTATE CONSULTANT

WHEREAS, the City of Colorado Springs ("City"), on behalf of its enterprise Colorado Springs Utilities ("Utilities"), is the owner of a parcel located along Charcas Road, also known by El Paso County Tax Schedule Number 7405331001 (the "Property") as identified in Exhibit A and depicted on Exhibit B; and

WHEREAS, Utilities has determined that fee ownership of the Property is not needed for Utilities' business or operational purposes and that Utilities' need for the Property can be satisfied by means of an easement; and

WHEREAS, in accordance with the process set forth in 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, pursuant to Chapters 5 and 9 of the RES Manual, an independent appraiser determined the Fair Market Value of the Disposal Property to be \$175,000; 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 a portion of the Property; and

WHEREAS, pursuant to Chapter 5 of the RES Manual, the Property may be disposed of by listing it for sale for sale with a real estate consultant for not less than the Fair Market Value.

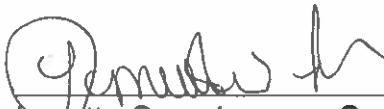
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. City Council finds the Property to be surplus and the disposal of the Property to be 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 in accord with this Resolution.

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 location in Section 5, Township 14S, Range 67W, of the 6<sup>th</sup> PM, City of Manitou Springs, El Paso County, Colorado, as described by Warranty Deed in Book 834 on Page 261, as recorded September 5, 1929, in the Real Property Records of El Paso County, Colorado, being more particularly described below:

A portion of the Southwest quarter (1/4) of Section Five (5) of Township Fourteen (14) South Range Sixty-Seven (67) West described as follows: Beginning at a point where the Southeast corner of Lot Nine (9) Block Eight (8) Ouray Addition to Town of Manitou, Colorado; intersects the south line of Section Five (5) Township Fourteen (14) South Range Sixty-Seven (67) West thence Northeast along East line of Block Eight (8) Ouray Addition to the southerly line of High Road; thence Easterly along said South line of said High Road to said South line of Section Five (5) thence West along said Section line to place of beginning, being that implatted land East or Block Eight (8) containing 2 1/2 acres more or less, all located in Town of Manitou El Paso County, Colorado.

## EXHIBIT B



Owner:	<b>COLORADO SPRINGS CITY OF</b>
Mailing Address:	<b>PO BOX 1575 MC 525 COLORADO SPRINGS CO 80901-1575</b>
Location:	<b>CHARCAS RD</b>
Tax Status:	<b>Exempt</b>
Zoning:	<b>GR</b>
Plat No:	<b>-</b>
Legal Description:	<b>THAT PART OF SE4SW4 SEC 5-14-67 LY S + W OF CHARCAS RD AND E OF BLK 8 OURAY ADD IN MANITOU SPGS</b>