

**Plan Amendment #1 for  
Southwest Downtown Urban Renewal Plan  
Colorado Springs, Colorado**

Prepared for:

Colorado Springs Urban Renewal Authority  
30 South Nevada Avenue, Suite 603  
Colorado Springs, CO 80903

Prepared by:

**DGC Consulting**

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FINAL  
October 2018

*Background information and other data have been furnished to DGC Consulting (DGC) by Colorado Springs Urban Renewal Authority, Colorado Springs Downtown Development Authority, City of Colorado Springs, the Developer and/or third parties, which DGC has used in preparing this report. DGC has relied on this information as furnished, and is neither responsible for nor has confirmed the accuracy of this information.*

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## Plan Amendment #1 for Southwest Downtown Urban Renewal Plan Colorado Springs, Colorado

In accordance with “7.1 Changes in the Approved Urban Renewal Plan”, the Southwest Downtown Urban Renewal Plan (August 14, 2001) (the “Plan”) may be modified pursuant to the provisions of the Act governing such modification, including Section 31-25-107 thereof, as the same may be amended from time to time. Capitalized terms used herein and not otherwise defined shall have the meanings given to such terms in the Plan.

Contemporaneously with this Plan Amendment #1 for Southwest Downtown Urban Renewal Plan (the “Amendment #1”), a portion of the Urban Renewal Area is intended to be incorporated into a new urban renewal plan known as the Museum & Park Urban Renewal Plan. Such portion of the Urban Renewal Area is to be removed from the Urban Renewal Area by this Amendment #1. Accordingly, the Plan is hereby amended as follows:

### **SECTION I: SOUTHWEST DOWNTOWN COLORADO SPRINGS URBAN RENEWAL PLAN AMENDMENT #1**

#### ***1.5 Description of Study Area***

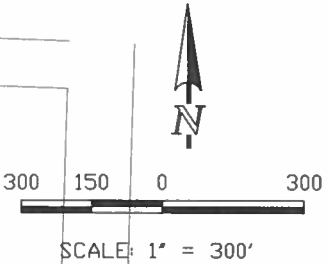
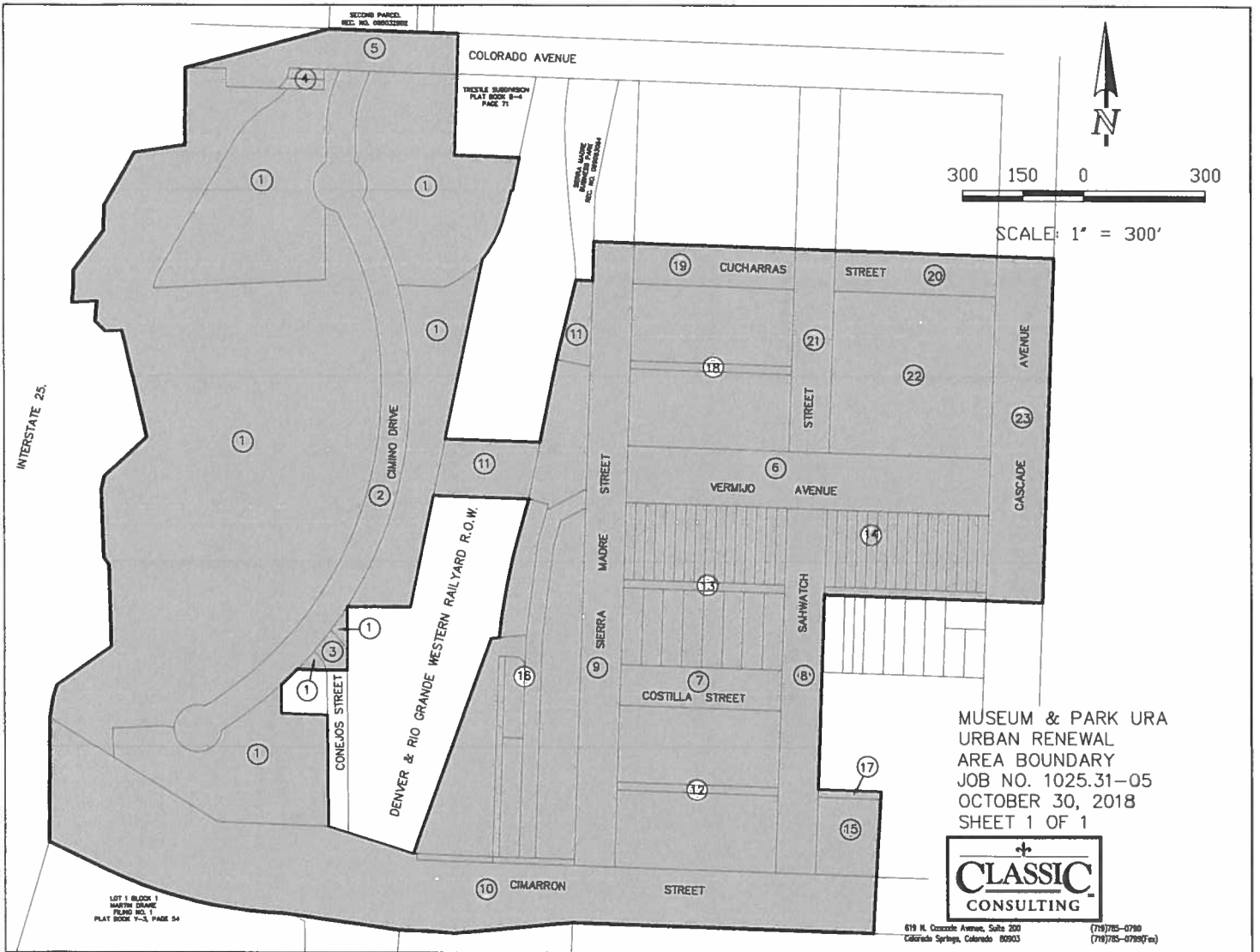
The boundaries of the amended Plan are shown on Appendix A: Amendment #1 Southwest Downtown Urban Renewal Area Legal Description and Map. Effective as of the date of approval of this Amendment #1, Appendix A attached hereto replaces the legal description and map of the Urban Renewal Area in the Plan as originally adopted.

From and after the effective date of this Amendment #1, all references in the Plan to the “Urban Renewal Area,” the “Tax Increment Area,” the “Urban Renewal Plan” or the “Plan” shall refer to such terms as amended by this Amendment #1. Except as expressly modified by this Amendment #1, the Plan shall remain in full force and effect.

## Appendix

### Appendix A: Amendment #1 Southwest Downtown Urban Renewal Area Legal Description and Map

[to come]



MUSEUM & PARK URA  
 URBAN RENEWAL  
 AREA BOUNDARY  
 JOB NO. 1025.31-05  
 OCTOBER 30, 2018  
 SHEET 1 OF 1



619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903 (719)785-0790  
 (719)785-0799(fax)

LOT 1 BLOCK 1  
 MARTIN DRIVE  
 PLUM NO. 1  
 PLAT BOOK 7-3, PAGE 54





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(719)785-0790  
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JOB NO. 1025.31-04R  
OCTOBER 30, 2018  
REV. NOVEMBER 2, 2018  
PAGE 1 OF 5

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**SOUTHWEST DOWNTOWN URBAN RENEWAL AREA BOUNDARY**

LAND IN THE CITY OF COLORADO SPRINGS WITHIN THE EAST 1/2 OF SECTION 13, TOWNSHIP 14 SOUTH, RANGE 67 WEST, 6<sup>TH</sup> P.M., AND THE WEST 1/2 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST, 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1**

LOT 6 AS PLATTED IN CONFLUENCE PARK SOUTH RECORDED UNDER RECEPTION NO. 203096556 RECORDS OF EL PASO COUNTY, COLORADO.

**PARCEL 2**

ANY PORTION OF CONEJOS STREET, AS PLATTED IN CONFLUENCE PARK SOUTH RECORDED UNDER RECEPTION NO. 203096556 RECORDS OF EL PASO COUNTY, COLORADO, LYING SOUTHERLY OF THE EASTERLY EXTENSION OF THE NORTHERLY BOUNDARY LINE OF LOT 6 AS PLATTED IN SAID CONFLUENCE PARK SOUTH.

**PARCEL 3**

ANY PORTION OF THE DENVER AND RIO GRANDE WESTERN RAILROAD RIGHT OF WAY LYING SOUTHERLY OF THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF VERMIJO AVENUE AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7, RECORDS OF EL PASO COUNTY, COLORADO, AND NORTHERLY OF CIMARRON STREET AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7;

**EXCEPTING THEREFROM** LOT 1, UNION PACIFIC RAILROAD COMPANY SUBDIVISION NO. 1, CITY OF COLORADO SPRINGS RECORDED UNDER RECEPTION NO. 098020626 AND LOT 1, BLOCK 1, WORLD COM SUBDIVISION, CITY OF COLORADO SPRINGS RECORDED UNDER RECEPTION NO. 097056765.



**PARCEL 4**

ANY PORTION OF THE DENVER AND RIO GRANDE WESTERN RAILROAD RIGHT OF WAY LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF COLORADO AVENUE, PLATTED AS HUERFANO STREET, AS PLATTED IN MONUMENT ADDITION TO COLORADO SPRINGS RECORDED IN PLAT BOOK A AT PAGE 24 RECORDS OF EL PASO COUNTY, COLORADO AND NORTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF VERMIJO AVENUE AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7.

**PARCEL 5**

LOTS 1 AND 2 AS PLATTED IN SIERRA MADRE BUSINESS PARK RECORDED UNDER RECEPTION NO. 099093094 RECORDS OF EL PASO COUNTY, COLORADO.

**PARCEL 6**

ANY PORTION OF SIERRA MADRE STREET LYING EASTERLY OF LOTS 1 AND 2 AS PLATTED IN SIERRA MADRE BUSINESS PARK RECORDED UNDER RECEPTION NO. 099093094 RECORDS OF EL PASO COUNTY, COLORADO, SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF COLORADO AVENUE, PLATTED AS HUERFANO STREET, AS PLATTED IN MONUMENT ADDITION TO COLORADO SPRINGS RECORDED IN PLAT BOOK A AT PAGE 24, WESTERLY OF BLOCK 275, ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7 AND NORTHERLY OF THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF CUCHARRAS STREET AS PLATTED IN SAID ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS.

**PARCEL 7**

LOTS 1 THROUGH 11 INCLUSIVE AND THE EAST/WEST ALLEY WAY IN BLOCK 275, ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7, RECORDS OF EL PASO COUNTY, COLORADO.

**PARCEL 8**

ANY PORTION OF SAHWATCH AVENUE AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7 RECORDS OF EL PASO COUNTY, COLORADO, LYING BETWEEN BLOCK 275 AND 276 AS PLATTED IN SAID ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS.

**PARCEL 9**

BLOCK 276, ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7, RECORDS OF EL PASO COUNTY, COLORADO.

**PARCEL 10**

ANY PORTION OF CASCADE AVENUE AS PLATTED IN TOWN OF COLORADO SPRINGS RECORDED IN PLAT BOOK A AT PAGE 3, RECORDS OF EL PASO COUNTY, COLORADO, LYING SOUTHERLY OF SOUTHERLY RIGHT OF WAY LINE OF COLORADO AVENUE, PLATTED AS HUERFANO STREET, AS PLATTED IN SAID TOWN OF COLORADO SPRINGS AND NORTHERLY OF THE NORTHERLY RIGHT OF WAY OF CUCHARRAS STREET AS PLATTED IN SAID TOWN OF COLORADO SPRINGS.

**PARCEL 11**

ANY PORTION OF CASCADE AVENUE AS PLATTED IN TOWN OF COLORADO SPRINGS RECORDED IN PLAT BOOK A AT PAGE 3, RECORDS OF EL PASO COUNTY, COLORADO, LYING SOUTHERLY OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE EASTWEST ALLEY IN BLOCK 270 AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7 AND NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF CIMARRON STREET AS PLATTED IN SAID TOWN OF COLORADO SPRINGS.

**PARCEL 12**

THAT PORTION OF CIMARRON STREET AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7 RECORDS OF EL PASO COUNTY, COLORADO LYING EASTERLY OF THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY LINE OF LOT 1 AS PLATTED IN COLORADO SPRINGS CREDIT UNION FILING NO. 1 RECORDED UNDER RECEPTION NO. 208712782.

**PARCEL 13**

LOT 1, BLOCK 1 AS PLATTED IN RECTOR'S SUBDIVISION, RECORDED IN PLAT BOOK Y-3 AT PAGE 82 RECORDS OF EL PASO COUNTY COLORADO.

**PARCEL 14**

THE EASTWEST ALLEY WAY IN BLOCK 267, ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7, RECORDS OF EL PASO COUNTY, COLORADO LYING SOUTHERLY OF LOTS 1 THROUGH 5 INCLUSIVE, BLOCK 267 AS PLATTED IN SAID ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS.

**PARCEL 15**

ANY PORTION OF COSTILLA STREET AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7 RECORDS OF EL PASO COUNTY, COLORADO, LYING BETWEEN BLOCK 270 AND 267 AS PLATTED IN SAID ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS.

**PARCEL 16**

LOTS 17 THROUGH 24 INCLUSIVE BLOCK 270, ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7, RECORDS OF EL PASO COUNTY, COLORADO, EXCEPT ANY PORTION LYING WITHIN LOT 1, BLOCK 1 AS PLATTED IN BOLDWYNDE SUBDIVISION RECORDED IN PLAT BOOK Y-3 AT PAGE 49.

**PARCEL 17**

COLORADO AVENUE, PLATTED AS HUERFANO STREET IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7, RECORDS OF EL PASO COUNTY, COLORADO, LYING WESTERLY OF THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF CASCADE AVENUE AS PLATTED IN TOWN OF COLORADO SPRINGS RECORDED IN PLAT BOOK A AT PAGE 3 AND EASTERLY OF THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY LINE OF LOT 1 AS PLATTED IN TRESTLE SUBDIVISION RECORDED IN PLAT BOOK B-4 AT PAGE 71.

**PARCEL 18**

A PARCEL OF LAND LYING SOUTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF BIJOU STREET, WESTERLY OF THE EASTERLY RIGHT OF WAY LINE OF THE DENVER & RIO GRANDE WESTERN RAILROAD, NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF COLORADO AVENUE PLATTED AS HUERFANO STREET IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7, RECORDS OF EL PASO COUNTY, COLORADO, AND WESTERLY OF THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 25;

**EXCEPTING THEREFROM THE FOLLOWING (4) FOUR PARCELS OF LAND;**

1. THE WESTERLY 18.5 FEET OF LOT 2, KNOWLES INDUSTRIAL PARK, ALSO A TRACT IN THE SW1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST, 6<sup>TH</sup> P.M., DESCRIBED AS FOLLOWS:  
COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF COLORADO AVENUE WITH THE WESTERLY RIGHT OF WAY LINE OF THE DENVER & RIO GRANDE RAILROAD RESERVE, THENCE WESTERLY ALONG AFORESAID NORTHERLY RIGHT OF WAY LINE 125.0 FEET FOR A POINT OF BEGINNING, THENCE ANGLE RIGHT 90° NORTHERLY 250.0 FEET, THENCE ANGLE RIGHT 90° EASTERLY 138.78 FEET, THENCE ANGLE RIGHT 99°56' SOUTHERLY PARALLEL TO THE WESTERLY RIGHT OF WAY LINE OF SAID DENVER & RIO GRANDE WESTERN RAILROAD 253.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COLORADO AVENUE, THENCE ANGLE RIGHT 80°04' WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE 95.0 FEET TO THE POINT

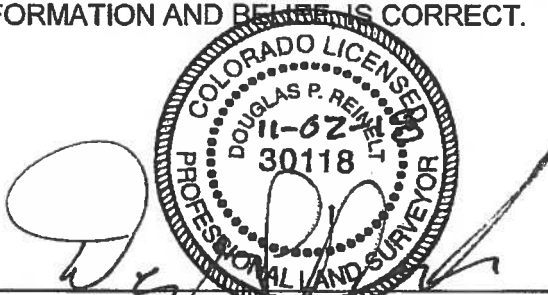
- OF BEGINNING, EXCEPT THE NORTHERLY 28.0 FEET OF THE EASTERLY 118.78 FEET THEREOF, EXCEPT THAT PART CONVEYED TO THE CITY OF COLORADO SPRINGS BY RECEPTION NO. 096159237;
2. TRACTS OF LAND IN THE SW1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST, 6<sup>TH</sup> P.M., DESCRIBED IN BOOK 6566, PAGES 1281 AND 1282 OF THE EL PASO COUNTY RECORDS;
  3. LOT 1 EXCEPT THE SOUTHERLY 1.0 FOOT OF THE WESTERLY 86.10 FEET, KNOWLES INDUSTRIAL PARK, CITY OF COLORADO SPRINGS;
  4. A TRACT IN THE SW1/4 OF THE NW1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST, 6<sup>TH</sup> P.M., DESCRIBED AT RECEPTION NO. 097002182 OF THE EL PASO COUNTY RECORDS.

CONTAINING APPROXIMATELY 39.9 ACRES

THIS DESCRIPTION HAS BEEN PREPARED UTILIZING RECORDED DOCUMENTS FOR THE AREA DESCRIBED AND WITHOUT THE BENEFIT OF A FIELD SURVEY.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF IS CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING,  
ENGINEERS AND SURVEYORS, LLC.

Nov 02, 2018  
DATE