



9/20/2022

Clerk to the Board of County Commissioners  
1675 West Garden of the Gods Road, Suite 2201  
Colorado Springs, CO 80907

SENT BY CERTIFIED MAIL

IN COMPLIANCE WITH THE PROVISIONS OF SECTION 31-12-108(2) C.R.S., please find enclosed a copy of the published Notice, together with a copy of the Resolution and Petition concerning the annexation to the Town of Monument of territory therein described. The provisions of annexation laws of the State of Colorado require that such mailing be made to the Board of County Commissioners of the County, the County Attorney, and to each Special District or School District having territory within the area to be annexed. Delivered herewith is a copy of the Annexation Impact Report, pursuant to Section 31-12-108.5 C.R.S. Please direct any questions regarding this request to Town of Monument Planning Department, 645 Beacon Lite Road, Monument, Colorado, 80132, 719-884-8015.

Respectfully Yours,

Theresa Rust  
Planning Technician

## **A-1 Monument Ridge West & Monument Ridge West Annexation Impact Report**

### **Background**

This Annexation Impact Report (AIR) is prepared for the Monument Ridge West and Monument Ridge East properties, a 160-acre parcel currently located within El Paso County on South of and abutting County Line Rd between Beacon Lite Road on the west and Misty Acres Blvd on the east and as further depicted in Exhibits attached to this AIR. The Applicant, Monument Ridge West, LLC & Monument Ridge East, LLC Colorado Limited Liability Companies are requesting annexation into the Town of Monument (TOM). The AIR follows the requirements found in Colorado State Statutes.

### **Annexation Impact Report Criteria and Responses**

The Applicant's responses are found in *italics below each criteria or requirement.*

1. The municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing established pursuant to section 31-12-108 and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter. Such report shall not be required for annexations of ten acres or less in total area or when the municipality and the board of county commissioners governing the area proposed to be annexed agree that the report may be waived. Such report shall include, as a minimum:

*This AIR will be submitted to the TOM prior to the 25-day requirement. It will then be the TOM's responsibility to file a copy with the El Paso County Board of County Commissioners within 5 days of submittal.*

(a) A map or maps of the municipality and adjacent territory to show the following information:

- (I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;

*See Exhibit A.*

- (II) The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and

*Existing "streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches" for the east side of Interstate 25 are shown in Exhibits B-1 (A). Proposed extension of streets and utility lines are shown in Exhibit B-1 (B).*

*Existing "streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches" for the west side of Interstate 25 are shown in Exhibits B-2 (A). Proposed extension of streets and utility lines are shown in Exhibit B-2 (B).*

(III) The existing and proposed land use pattern in the areas to be annexed;

*See Exhibit C-1 Existing Land Use Pattern and Exhibit C-2 Proposed Land Use Pattern*

(b) A copy of any draft or final pre annexation agreement, if available;

*See Exhibit D – Draft Annexation Agreement*

(c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;

*The Town of Monument will have no obligation for providing municipal services to the property following annexation with the following exceptions*

*Police and municipal court services.*

*Domestic Water to the annexed property lying West of I-25*

*Monument Fire Protection District will provide fire and emergency services.*

*Monument Sanitation District Will provide Sanitary sewer service to the annexed property lying west of I-25. The Woodmoor Water & Sanitation District will provide Water and Sanitary sewer service to the annexed property lying east of I-25. The Fiscal Impact Report for the proposed annexation indicates a net overall fiscal benefit to the TOM.*

(d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;

*No extension of municipal services will be required other than domestic water service. This extension will be paid by the developer of the annexed property. It is not expected that financing of potential future road improvements would be performed by the TOM.*

(e) A statement identifying existing districts within the area to be annexed; and

*There are two existing districts within the area to be annexed, Monument Fire Protection District and Woodmoor Water & Sanitation District. The annexed property on the west side of I-25 will be annexed into the Monument Sanitation District.*

(f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

*The anticipated number of multifamily attached (townhomes) units is 517. The anticipated number of single family detached units is 43. The multifamily units will create a population of 264 students based on 51 students per 100 units. The single-family units will create a population of 28 student based on 65 students per 100 units. A total population of 292 students.*

*Prior zoning (county) 25.71 acres PUD and 21.53 acres RS-20000 generated a population of 131 students. This is based on 6 du/acres for the PUD.*

*Statistics show that 3.5% of the student population are home schooled and 9% of the student population attend private school.*

*For the proposed zoning in the Town of Monument the population will be 280 students. For the prior zoning in El Paso County the population would have been 114 students. The result of this annexation is a population increase of 166 students for school district 38.*

*According to the district's attendance map students (72) on the West side of the interstate would attend Palmer Lake elementary School and Lewis Palmer Middle School & High School. The Students on the East side of the interstate (183) would attend Lewes Palmer Elementary, Middle & High Schools.*

*According to the Colorado Department of Education Pupil Membership data Lewis Palmer School District 38 had a population of 6637 students in the 2021-2022 school year. Of the total student population 699 students are from outside the district. The increase in students resulting from this annexation and zone change (166) is 2.5% and is expected to occur over the next 5 years. The developers of the property are expecting to pay fees in lieu of land dedication.*

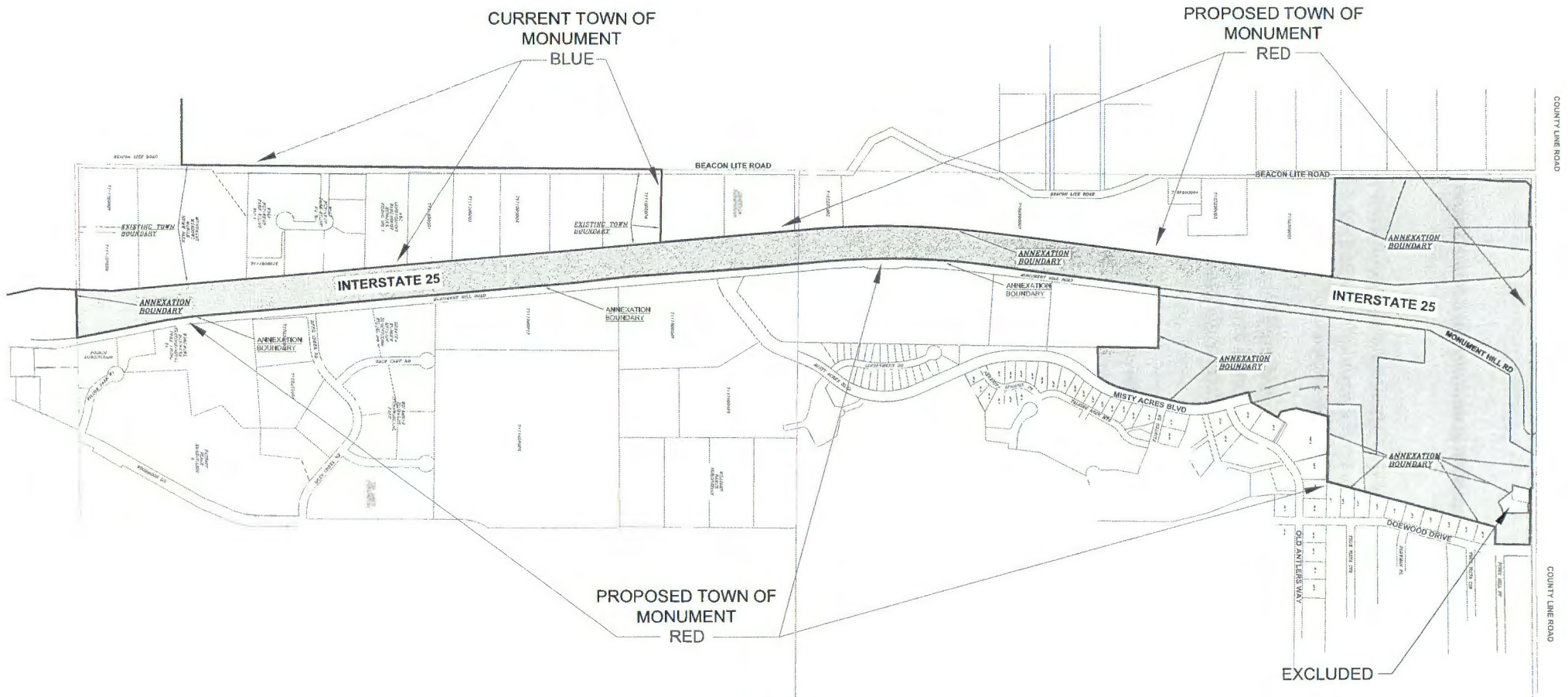


EXHIBIT A

PRESENT AND PROPOSED BOUNDARIES  
 OF THE MUNICIPALITY IN THE VICINITY  
 OF THE PROPOSED ANNEXATION

11) THENCE SOUTH  $03^{\circ}06'41''$  EAST, A DISTANCE OF 140.00 FEET;  
12) THENCE SOUTH  $04^{\circ}16'40''$  EAST, A DISTANCE OF 380.00 FEET;  
13) THENCE SOUTH  $06^{\circ}36'40''$  EAST, A DISTANCE OF 420.00 FEET;  
14) THENCE SOUTH  $05^{\circ}01'40''$  EAST, A DISTANCE OF 2790.00 FEET;  
15) THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 175.41 FEET, A RADIUS OF 1800.19 FEET, WITH A CHORD DISTANCE OF 175.34 FEET AND A CHORD BEARING OF SOUTH  $07^{\circ}49'11''$  EAST;  
16) THENCE SOUTH  $10^{\circ}36'40''$  EAST, A DISTANCE OF 640.00 FEET;  
17) THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 56.11 FEET, A RADIUS OF 1600.00 FEET, WITH A CHORD DISTANCE OF 56.10 FEET AND A CHORD BEARING OF SOUTH  $09^{\circ}36'24''$  EAST;  
THENCE SOUTH  $89^{\circ}06'50''$  WEST A DISTANCE OF 355.29 FEET TO THE WEST LINE OF PARCEL 5A  
AS RECORDED IN BOOK 1598, PAGE 114 RECORDS OF EL PASO COUNTY;  
THENCE ALONG SAID PARCEL 5A, NORTH  $02^{\circ}14'46''$  EAST, A DISTANCE OF 271.75 FEET;  
THENCE ALONG PARCEL 5 AS RECORDED IN BOOK 1185, PAGE 458 RECORDS OF EL PASO COUNTY, NORTH  $05^{\circ}00'39''$  WEST, A DISTANCE OF 5178.33 FEET;  
THENCE ALONG PARCEL 7 AS RECORDED IN RECEPTION NUMBER 793849 RECORDS OF EL PASO COUNTY, A CURVE TO THE RIGHT WITH A LENGTH OF 1274.26 FEET, A RADIUS OF 5880.00 FEET,  
WITH A CHORD DISTANCE OF 1271.77 FEET AND A CHORD BEARING OF NORTH  $01^{\circ}11'51''$  EAST;  
THENCE CONTINUING ALONG SAID PARCEL 7 AND PARCEL 8 AS RECORDED IN BOOK 1185, PAGE 460 RECORDS OF EL PASO COUNTY, NORTH  $07^{\circ}24'21''$  EAST A DISTANCE OF 2538.85 FEET;  
THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2 NORTH  $88^{\circ}48'17''$  WEST, A DISTANCE OF 737.11 FEET;  
THENCE ALONG A LINE 30 FEET EAST OF THE WEST LINE OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, NORTH  $00^{\circ}06'22''$  WEST, A DISTANCE OF 1429.60 FEET;  
THENCE ALONG A LINE 30 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2 NORTH  $89^{\circ}46'22''$  EAST, A DISTANCE OF 1923.77 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 90.98 ACRES MORE OR LESS.

BEARING OF NORTH 10° 57'19" EAST, TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND  
SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED  
RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF  
EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010

MONUMENT RIDGE WEST ANNEXATION AND LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST 1/2 OF SECTION  
11  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO,  
MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST SECTION CORNER OF SAID SECTION 2 WHENCE THE  
WEST

1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00° 06'21" EAST, A DISTANCE OF 2767.12  
FEET;

THENCE NORTH 89° 46'22" EAST, A DISTANCE OF 1953.69 FEET;

THENCE SOUTH 00° 13'38" EAST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF  
BEGINNING:

THENCE FROM THE POINT OF BEGINNING ALONG THE EASTERLY RIGHT OF WAY OF  
INTERSTATE HIGHWAY NO.25 AS RECORDED UNDER RECEPTION NUMBER 218052925  
RECORDS

OF EL PASO COUNTY, THE FOLLOWING (17) COURSES:

1) ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 7.47 FEET, A RADIUS OF 30.00 FEET,  
WITH A CHORD DISTANCE OF 7.45 FEET AND A CHORD BEARING OF SOUTH 10° 57'19"  
WEST;

2) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 94.25, A RADIUS OF 75.00  
FEET, WITH A CHORD DISTANCE OF 88.17 FEET AND A CHORD BEARING OF SOUTH 54°  
05'19"  
WEST;

3) THENCE NORTH 89° 54'40" WEST, A DISTANCE OF 275 FEET;

4) THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 344.65 FEET, A RADIUS OF  
310.00 FEET, WITH A CHORD DISTANCE OF 327.17 FEET AND A CHORD BEARING OF SOUTH  
58° 14'20" WEST;

5) THENCE SOUTH 26° 23'20" WEST, A DISTANCE OF 310.00 FEET;

6) THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 297.93 FEET, A RADIUS OF  
900.00 FEET, WITH A CHORD DISTANCE OF 296.57 FEET AND A CHORD BEARING OF SOUTH  
16° 54'20" WEST;

7) THENCE SOUTH 07° 25'20" WEST, A DISTANCE OF 3300.00 FEET;

8) THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 1090.83 FEET, A RADIUS OF  
5000.01 FEET, WITH A CHORD DISTANCE OF 1088.67 FEET AND A CHORD BEARING OF  
SOUTH

01° 10'20" WEST;

9) THENCE SOUTH 05° 04'40" EAST, A DISTANCE OF 600.00 FEET;

10) THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 343.25 FEET, A RADIUS OF  
10000.00 FEET, WITH A CHORD DISTANCE OF 343.23 FEET AND A CHORD BEARING OF  
SOUTH

04° 05'40" EAST;

HEIGHTS FILING 1 AS RECORDED IN PLAT BOOK E-5 PAGE 167 RECORDS OF EL PASO COUNTY;

THENCE NORTH  $89^{\circ}15'42''$  WEST, ALONG THE SOUTH LINE OF SAID "HEIGHTS FILING 1, A DISTANCE OF 487.45 FEET, TO THE NORTHWEST CORNER OF LOT 27 OF MISTY ACRES FILING 1AS RECORDED UNDER RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG THE EASTERLY LINE OF SAID LOT 27;

1) THENCE SOUTH  $14^{\circ}00'25''$  WEST, A DISTANCE OF 242.35 FEET;

2) THENCE SOUTH  $11^{\circ}49'44''$  EAST, A DISTANCE OF 121.06 FEET;

3) THENCE SOUTH  $59^{\circ}49'44''$  EAST, A DISTANCE OF 49.90 FEET;

4) THENCE SOUTH  $30^{\circ}35'19''$  WEST, A DISTANCE OF 224.59 FEET;

THENCE SOUTH  $74^{\circ}25'30''$  WEST, A DISTANCE OF 80.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MISTY ACRES BOULEVARD AS RECORDED IN RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID MISTY ACRES BOULEVARD;

1) THENCE SOUTH  $15^{\circ}34'30''$  EAST, A DISTANCE OF 259.01 FEET;

2) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 264.52 FEET, A RADIUS OF 521.00 FEET, WITH A CHORD DISTANCE OF 261.68 FEET AND A CHORD BEARING OF SOUTH  $01^{\circ}01'49''$  EAST;

3) THENCE SOUTH  $13^{\circ}30'52''$  WEST, A DISTANCE OF 382.56 FEET;

4) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 248.06 FEET, A RADIUS OF 650.71 FEET, WITH A CHORD DISTANCE OF 246.56 FEET AND A CHORD BEARING OF SOUTH  $24^{\circ}26'06''$  WEST;

THENCE SOUTH  $89^{\circ}49'59''$  WEST, A DISTANCE OF 221.85 FEET, ALONG THE NORTH LINE OF A DEED AS RECORDED UNDER RECEPTION NUMBER 220189049 RECORDS OF EL PASO COUNTY;

THENCE NORTH  $00^{\circ}47'39''$  EAST, A DISTANCE OF 443.01 FEET;

THENCE NORTH  $89^{\circ}06'43''$  WEST, A DISTANCE OF 449.29 FEET, TO THE EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 25 AS RECORDED UNDER RECEPTION NUMBER 218052925 RECORDS OF EL PASO COUNTY;

THENCE ALONG SAID EASTERLY RIGHT OF WAY OF SAID INTERSTATE HIGHWAY 25 THE FOLLOWING 7 COURSES;

1) THENCE NORTH  $07^{\circ}25'20''$  EAST, A DISTANCE OF 1957.48 FEET;

2) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 297.93 FEET, A RADIUS OF 900.00 FEET, WITH A CHORD DISTANCE OF 296.57 FEET AND A CHORD BEARING OF NORTH  $16^{\circ}54'20''$  EAST;

3) THENCE NORTH  $26^{\circ}23'20''$  EAST, A DISTANCE OF 310.00 FEET;

4) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 344.65 FEET, A RADIUS OF 310.00 FEET, WITH A CHORD DISTANCE OF 327.17 FEET AND A CHORD BEARING OF NORTH  $58^{\circ}14'20''$  EAST;

5) THENCE SOUTH  $89^{\circ}54'40''$  EAST, A DISTANCE OF 275.00 FEET;

6) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 94.25 FEET, A RADIUS OF 75.00 FEET, WITH A CHORD DISTANCE OF 88.17 FEET AND A CHORD BEARING OF NORTH  $54^{\circ}05'19''$  EAST;

7) THENCE ALONG A CURVE TO THE LEFT WITH A LENGTH OF 7.47 FEET, A RADIUS OF 30.00 FEET, WITH A CHORD DISTANCE OF 7.45 FEET AND A CHORD



## NOTICE OF PUBLIC HEARING

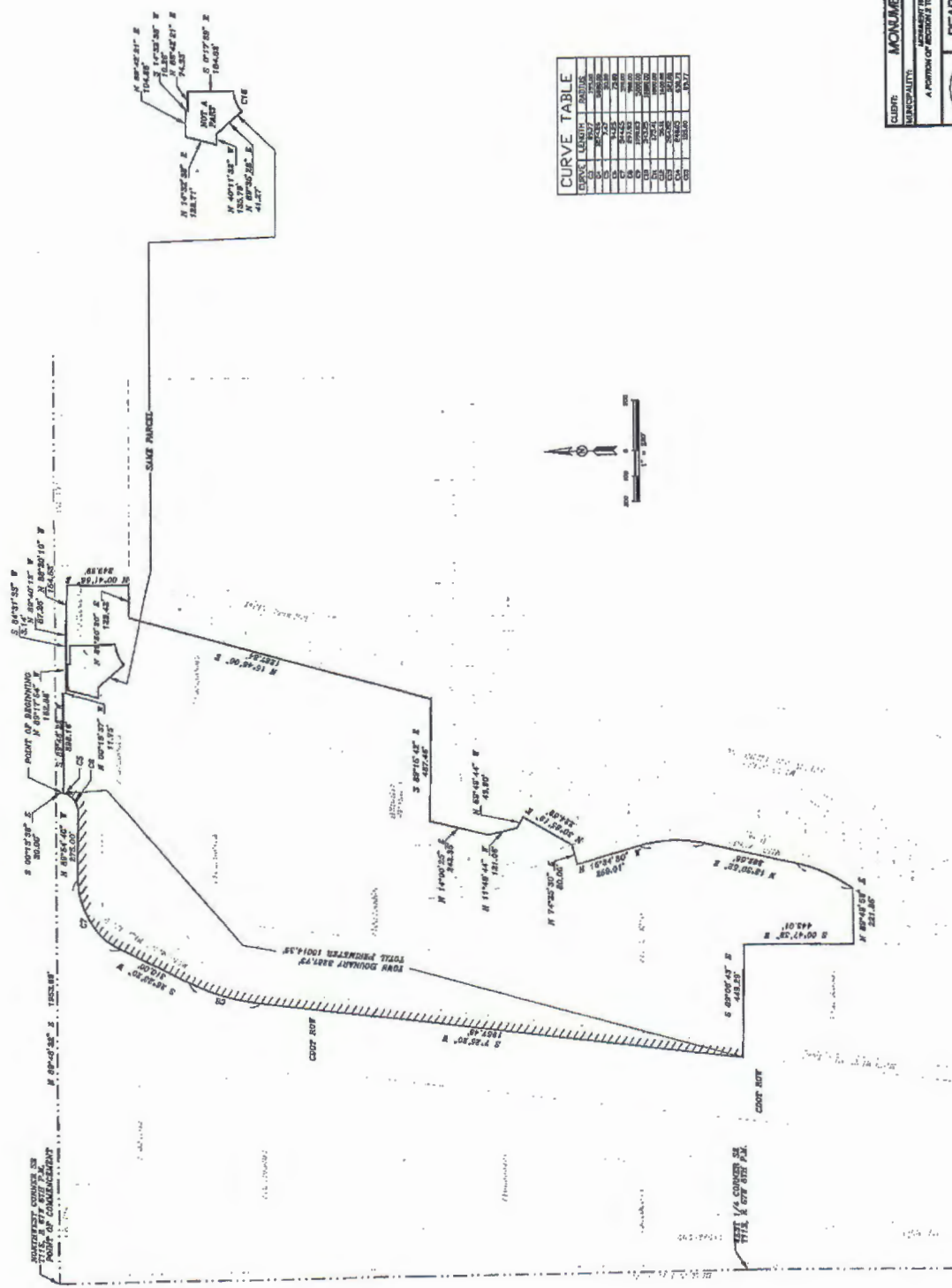
NOTICE IS HEREBY GIVEN that a Petition for the Monument Ridge East and West Annexation, located immediately south of County Line Road and Interstate 25, hereinafter described, has been presented to the Town Board of Trustees of Monument, Colorado and found to be in apparent compliance with the applicable provisions of law. The Town Board of Trustees has adopted a Resolution setting a public hearing to be held at 6:30 P.M. on November 7, 2022, at 645 Beacon Lite Road, Town Hall, Town of Monument, Colorado, to determine if the proposed annexation complies with the applicable requirements of law.

Any person may appear at the hearing and present evidence upon any matter to be considered by the Town Board of Trustees.

Published in the Gazette on October 5, 12, 19, and 26, 2022

### MONUMENT RIDGE EAST ANNEXATION LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST 1/2 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2  
WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH  $00^{\circ}06'21''$  EAST, A DISTANCE OF 2767.12 FEET:  
THENCE NORTH  $89^{\circ}46'22''$  EAST, A DISTANCE OF 1953.69 FEET;  
THENCE SOUTH  $00^{\circ}13'38''$  EAST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING:  
THENCE FROM THE POINT OF BEGINNING, ALONG THE SOUTH LINE OF THE NORTH 30 FEET OF SAID SECTION 2 NORTH  $89^{\circ}46'22''$  EAST, A DISTANCE OF 398.16 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY ROAD UNDER THE RECEPTION NUMBER 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO;  
THENCE FOLLOWING SAID RIGHT OF WAY, THE FOLLOWING 5 COURSES:  
1) THENCE SOUTH  $00^{\circ}19'37''$  EAST, A DISTANCE OF 11.75 FEET;  
2) THENCE SOUTH  $89^{\circ}17'54''$  EAST, A DISTANCE OF 182.88 FEET;  
3) THENCE NORTH  $84^{\circ}31'33''$  EAST, A DISTANCE OF 3.14 FEET;  
4) THENCE SOUTH  $89^{\circ}40'13''$  EAST, A DISTANCE OF 87.26 FEET;  
5) THENCE SOUTH  $88^{\circ}20'10''$  EAST, A DISTANCE OF 154.53 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE 60 FEET WIDE DOEWOOD DRIVE AS DEDICATED IN HEIGHTS FILING TWO AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NUMBER 2287623 OF THE RECORDS OF EL PASO COUNTY;  
THENCE SOUTH  $00^{\circ}41'56''$  WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID DOEWOOD DRIVE, A DISTANCE OF 249.69 FEET, TO THE NORTHEAST CORNER OF LOT 10 OF SAID HEIGHTS FILING TWO;  
THENCE SOUTH  $89^{\circ}50'30''$  WEST, A DISTANCE OF 129.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;  
THENCE SOUTH  $15^{\circ}46'00''$  WEST, A DISTANCE OF 1267.84 FEET ALONG THE WESTERLY LINE OF SAID HEIGHTS FILING TWO, TO THE SOUTHEAST CORNER



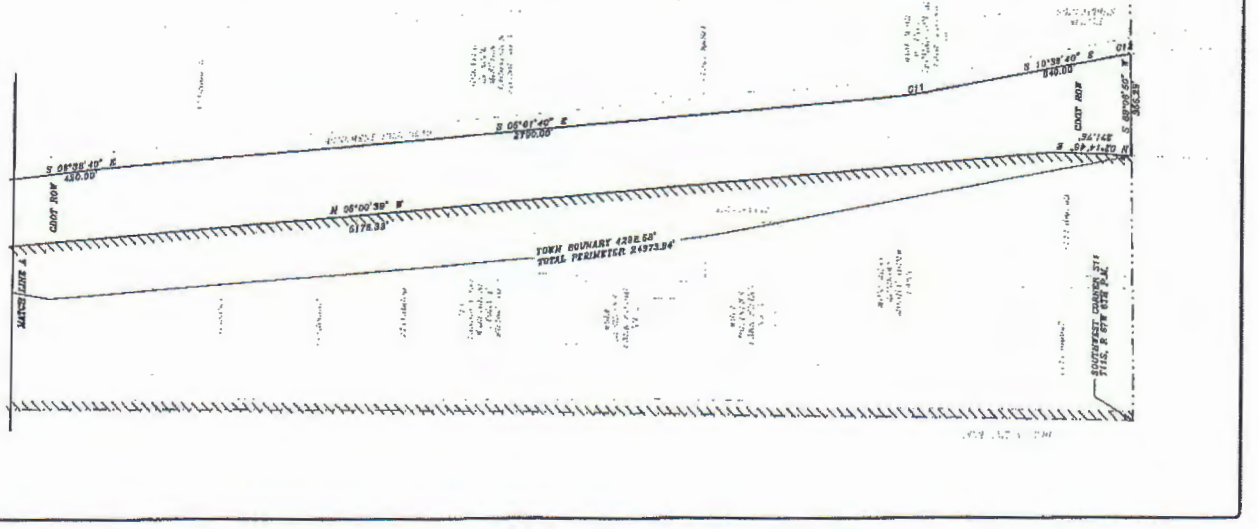
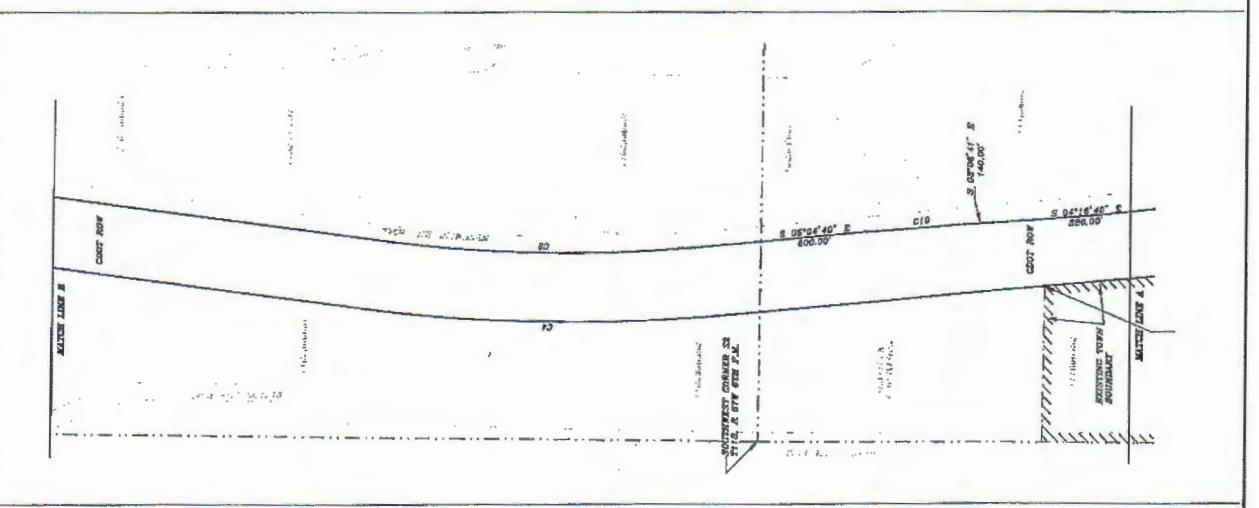
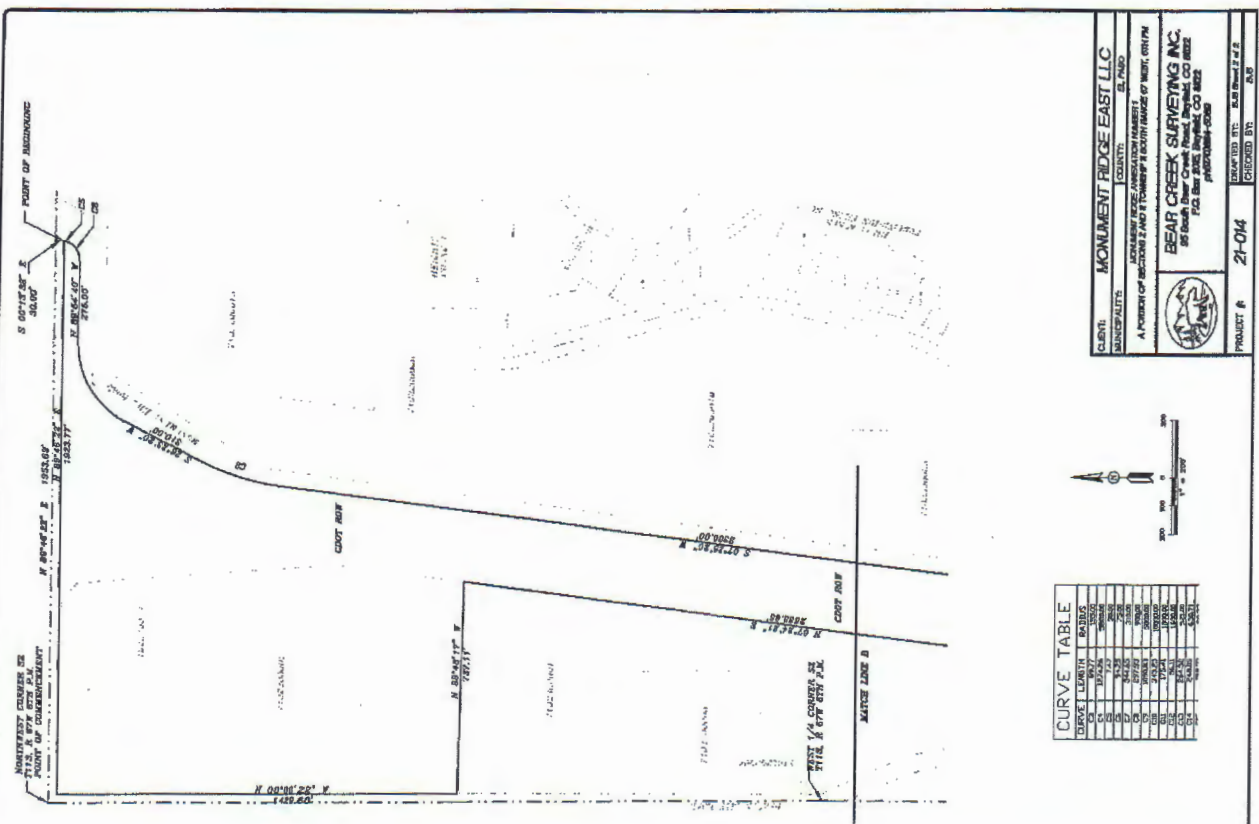
**CURVE TABLE**

CHORD	LENGTH	ANGLE
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2	100.00	90.00
3	100.00	90.00
4	100.00	90.00
5	100.00	90.00
6	100.00	90.00
7	100.00	90.00
8	100.00	90.00
9	100.00	90.00
10	100.00	90.00
11	100.00	90.00
12	100.00	90.00
13	100.00	90.00
14	100.00	90.00
15	100.00	90.00
16	100.00	90.00
17	100.00	90.00
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96	100.00	90.00
97	100.00	90.00
98	100.00	90.00
99	100.00	90.00
100	100.00	90.00

**CURVE:** MONUMENT RIDGE EAST LLC  
**MUNICIPALITY:** EL PASO COUNTY, TEXAS  
 A PORTION OF RESURVEYED TOWN OF BEAR CREEK  
**BEAR CREEK SURVEYING INC.**  
 85 South Bear Creek Road, Blytheville, CO 80229  
 P.O. Box 3026, Blytheville, CO 80229  
 PHN: 303-444-4400

**PROJECT #:** 21-014  
**DRAWN BY:** S.W. DOWD  
**CHECKED BY:** S.W. DOWD





**CURVE TABLE**

CHORD LENGTH	RADIUS	CHORD BEARING	ARC BEARING	ARC LENGTH
0.00	0.00	0°00'00"	0°00'00"	0.00
10.00	10.00	0°00'00"	0°00'00"	10.00
20.00	20.00	0°00'00"	0°00'00"	20.00
30.00	30.00	0°00'00"	0°00'00"	30.00
40.00	40.00	0°00'00"	0°00'00"	40.00
50.00	50.00	0°00'00"	0°00'00"	50.00
60.00	60.00	0°00'00"	0°00'00"	60.00
70.00	70.00	0°00'00"	0°00'00"	70.00
80.00	80.00	0°00'00"	0°00'00"	80.00
90.00	90.00	0°00'00"	0°00'00"	90.00
100.00	100.00	0°00'00"	0°00'00"	100.00



CLIENT: **MONUMENT RIDGE EAST LLC**  
 COUNTY: **SL. LAND**  
 A PORTION OF SECTION 2 AND TOWNSHIP 18 NORTH RANGE OF WEST 67TH N  
**BEAR CREEK SURVEYING INC.**  
 85 South Deer Creek Road, Berthoud, CO 80522  
 P.O. Box 808, Berthoud, CO 80522  
 PHONE: 970-825-0087

PROJECT # **21-014**  
 DRAWN BY: **S.S. BROWN**  
 CHECKED BY: **R.S.**



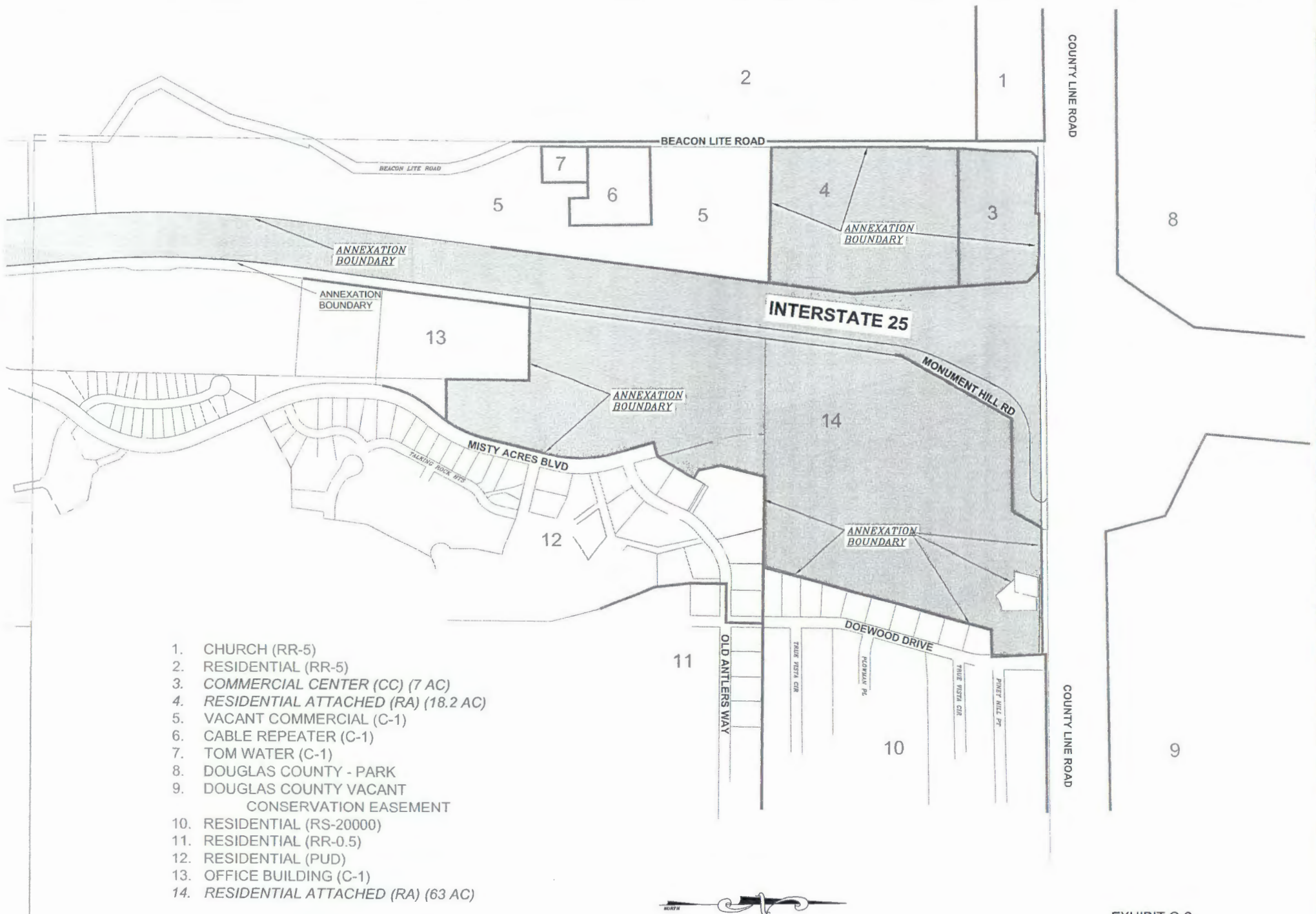
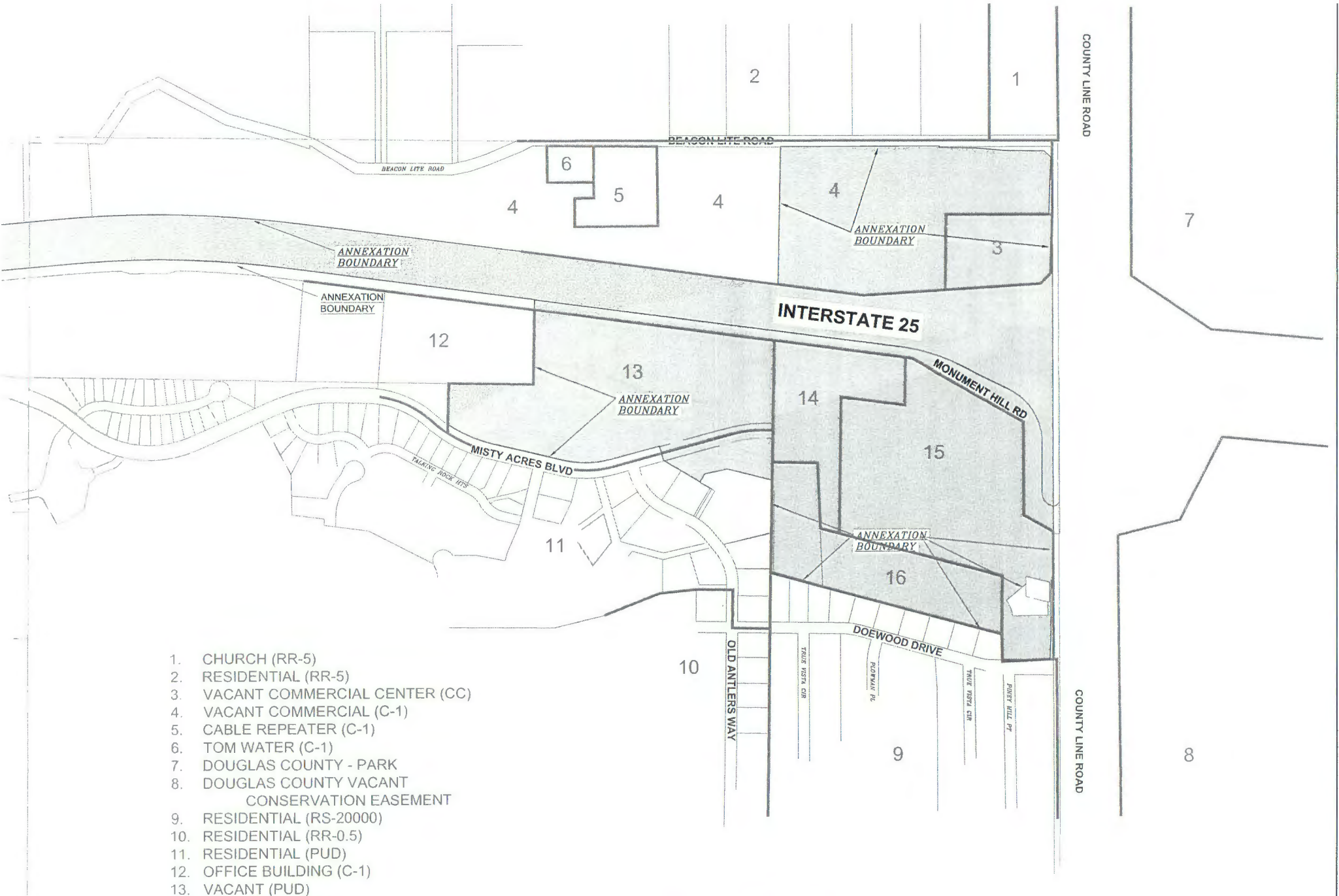


EXHIBIT C-2  
PROPOSED LAND USE PATTERN



1. CHURCH (RR-5)
2. RESIDENTIAL (RR-5)
3. VACANT COMMERCIAL CENTER (CC)
4. VACANT COMMERCIAL (C-1)
5. CABLE REPEATER (C-1)
6. TOM WATER (C-1)
7. DOUGLAS COUNTY - PARK
8. DOUGLAS COUNTY VACANT CONSERVATION EASEMENT
9. RESIDENTIAL (RS-20000)
10. RESIDENTIAL (RR-0.5)
11. RESIDENTIAL (PUD)
12. OFFICE BUILDING (C-1)
13. VACANT (PUD)
14. VACANT (C-1 & CS)
15. VACANT (CC & RS-20000)
16. VACANT (RS-20000)



EXHIBIT C-1

EXISTING LAND USE PATTERN

Existing Town of Monument  
Water Storage and Pumping Facility

WATER AND SEWER LINES TO BE  
EXTENDED FROM THE SOUTH  
SEWER MAY REQUIRE LIFT STATION

ADJACENT PROPERTIES  
EXISTING WATER BY WELL  
EXISTING SANITARY BY SEPTIC SYSTEM  
EXISTING NATURAL GAS - BLACK HILLS ENERGY  
EXISTING ELECTRIC - MOUNTAIN VIEW ELECTRIC

BEACON LITE RD

DOUGLAS COUNTY  
PARK

NO SITE ACCESS  
FROM COUNTY LINE RD

INTERSTATE 25

COUNTY LINE ROAD

MONUMENT HILL RD

DOUGLAS COUNTY  
CONSERVATION EASEMENT

EXISTING WATER BY WELL  
EXISTING SANITARY BY SEPTIC SYSTEM  
EXISTING NATURAL GAS - BLACK HILLS ENERGY  
EXISTING ELECTRIC - MOUNTAIN VIEW ELECTRIC

EXHIBIT B-2 (B)  
PROPOSED STREETS & UTILITIES



Existing Town of Monument  
Water Storage and Pumping Facility

BEACON LITE RD

PALMER DIVIDE

DOUGLAS COUNTY  
PARK

INTERSTATE 25

COUNTY LINE ROAD

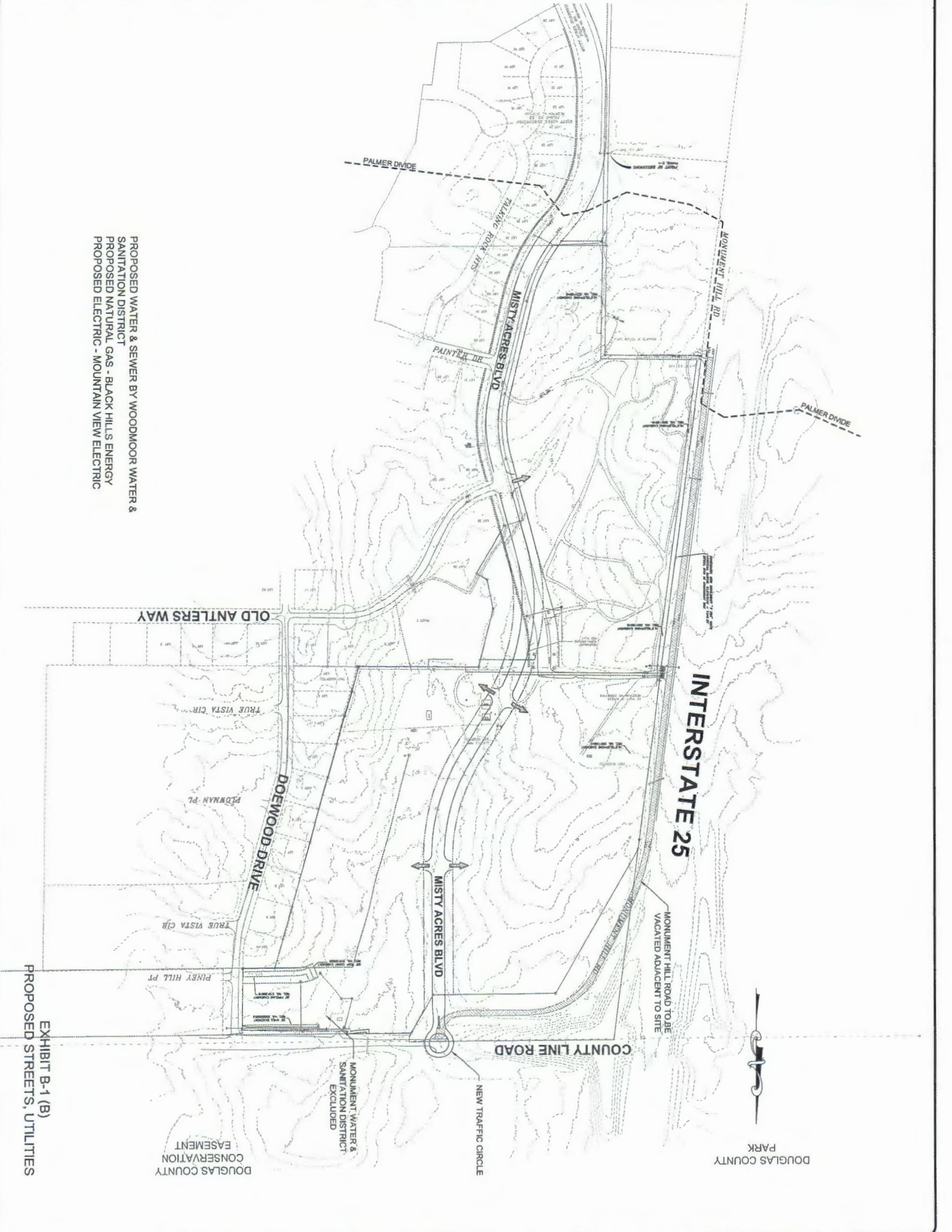
MONUMENT HILL RD

DOUGLAS COUNTY  
CONSERVATION EASEMENT

EXISTING WATER BY WELL  
EXISTING SANITARY BY SEPTIC SYSTEM  
EXISTING NATURAL GAS - BLACK HILLS ENERGY  
EXISTING ELECTRIC - MOUNTAIN VIEW ELECTRIC

EXHIBIT B-2 (A)  
EXISTING STREETS, UTILITIES &  
TOPOGRAPHY

PROPOSED WATER & SEWER BY WOODMOOR WATER &  
 SANITATION DISTRICT  
 PROPOSED NATURAL GAS - BLACK HILLS ENERGY  
 PROPOSED ELECTRIC - MOUNTAIN VIEW ELECTRIC



DOUGLAS COUNTY  
 PARK

EXHIBIT B-1 (B)  
 PROPOSED STREETS, UTILITIES

EXISTING WATER & SEWER BY WOODMOOR WATER &  
SANITATION DISTRICT  
EXISTING NATURAL GAS - BLACK HILLS ENERGY  
EXISTING ELECTRIC - MOUNTAIN VIEW ELECTRIC

OLD ANTLERS WAY

TRUE VISTA CIR

FLOWMAN PL

TRUE VISTA CIR

PINEY HILL PT

DOUGLAS COUNTY  
CONSERVATION  
EASEMENT

EXHIBIT B-1 (A)  
EXISTING STREETS, UTILITIES &  
TOPOGRAPHY

PALMER DIVIDE

TILDING ROCK HNS

MISTY ACRES BLDG

PAINTER DR

MOUNTAIN HILL RD

PALMER DIVIDE

INTERSTATE 25

COUNTY LINE ROAD



DOUGLAS COUNTY  
PARK

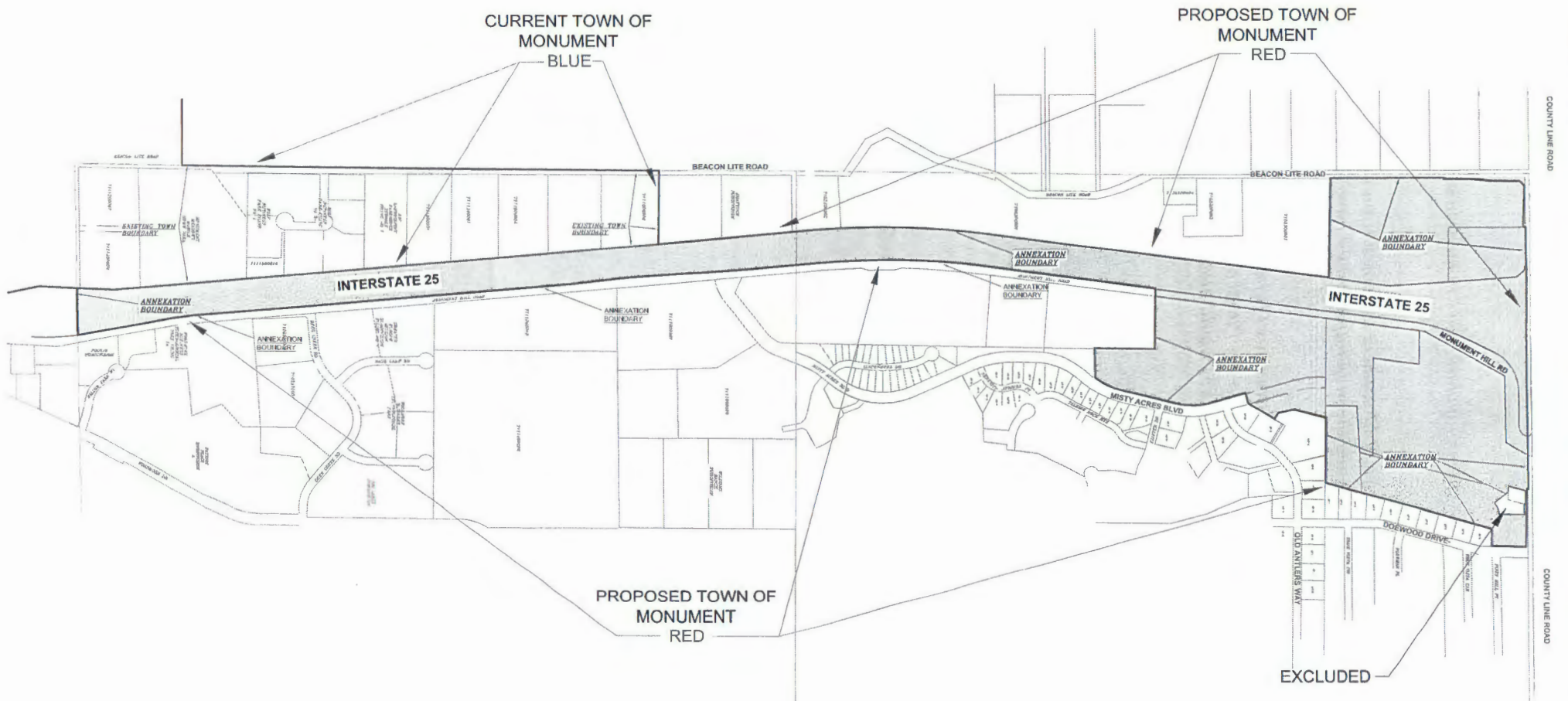


EXHIBIT A

PRESENT AND PROPOSED BOUNDARIES  
 OF THE MUNICIPALITY IN THE VICINITY  
 OF THE PROPOSED ANNEXATION

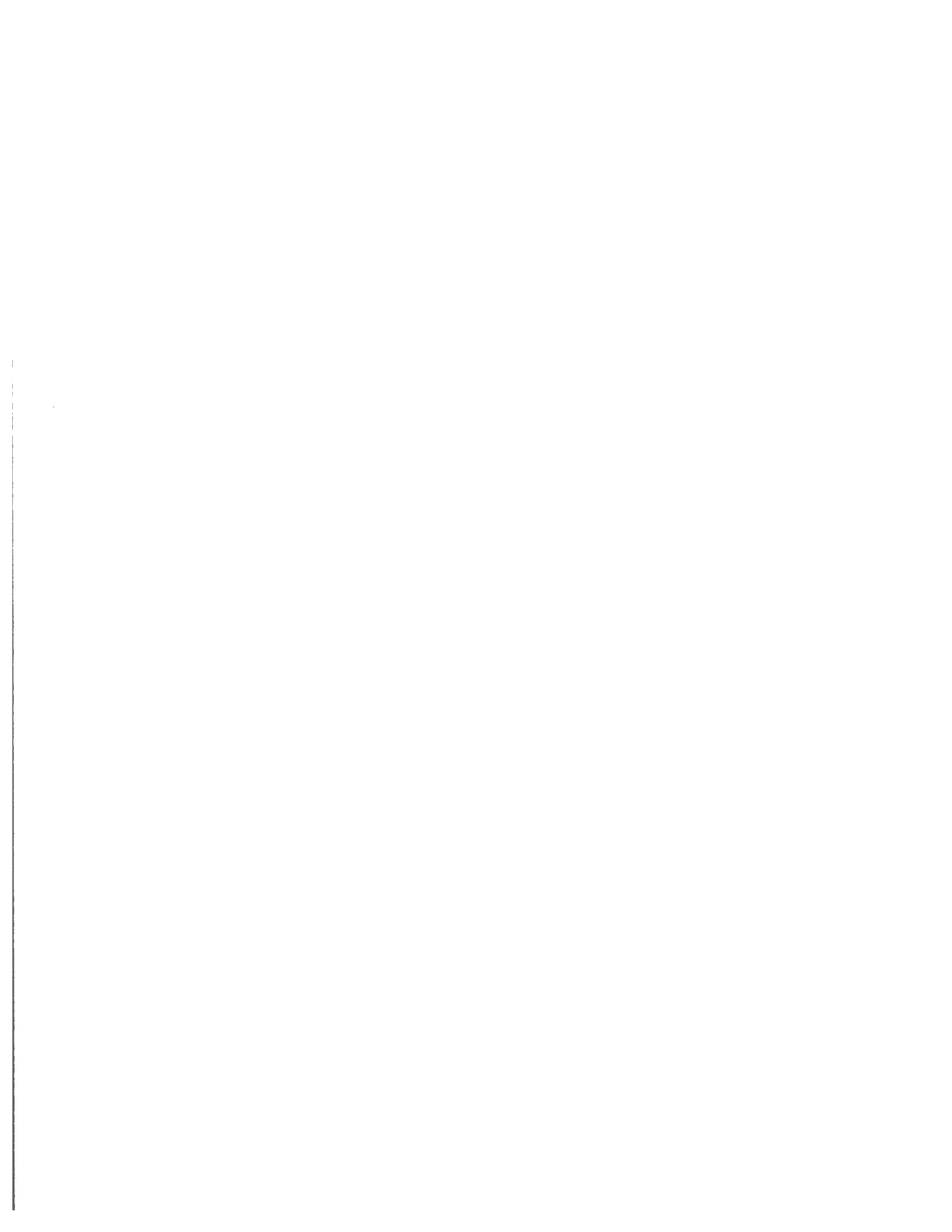
*Statistics show that 3.5% of the student population are home schooled and 9% of the student population attend private school.*

*For the proposed zoning in the Town of Monument the population will be 280 students. For the prior zoning in El Paso County the population would have been 114 students. The result of this annexation is a population increase of 166 students for school district 38.*

*According to the district's attendance map students (72) on the West side of the interstate would attend Palmer Lake elementary School and Lewis Palmer Middle School & High School. The Students on the East side of the interstate (183) would attend Lewes Palmer Elementary, Middle & High Schools.*

*According to the Colorado Department of Education Pupil Membership data Lewis Palmer School District 38 had a population of 6637 students in the 2021-2022 school year. Of the total student population 699 students are from outside the district. The increase in students resulting from this annexation and zone change (166) is 2.5% and is expected to occur over the next 5 years. The developers of the property are expecting to pay fees in lieu of land dedication.*





**TOWN OF MONUMENT**

**RESOLUTION NO. 64-2022**

**A RESOLUTION INITIATING ANNEXATION AND SETTING A  
HEARING DATE FOR THE BOARD OF TRUSTEES OF THE  
TOWN OF MONUMENT TO CONSIDER ANNEXATION OF AN AREA  
KNOWN AS MONUMENT RIDGE WEST AND EAST ANNEXATION**

**WHEREAS**, on June 7, 2022, a Petition for Annexation was filed with the Town of Monument by persons alleging to comprise the landowners of one hundred percent (100 %) of the area known as Monument Ridge West and East Annexation, more specifically described in Exhibit "A" and Exhibit "B", attached hereto and incorporated herein by this reference; and

**WHEREAS**, said Petition requests the Town of Monument to annex said area; and

**WHEREAS**, the Board of Trustees having examined and determined said Petition for Annexation is in substantial compliance with Section 30(1)(b) of Article II of the Colorado Constitution and Section 31-12-107(1), C.R.S.; and

**WHEREAS**, the Board of Trustees desires to set a public hearing date to determine whether the proposed annexation complies with Section 30 of Article II of the Colorado Constitution and the applicable requirements of Sections 31-12-104 and 31-12-105, C.R.S., and is eligible for annexation;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, COLORADO THAT:**

Section 1. The Board of Trustees hereby finds that annexation proceedings be initiated upon the Petition for Annexation of the area described in **Exhibit "A"** and **Exhibit "B"**, signed by persons alleging to comprise the landowners who assert ownership of one hundred percent (100 %) of the area proposed to be annexed, excluding public streets and alleys, which Petitions are in substantial compliance with the provisions of Article II, Section 30 of the Colorado Constitution, and Section 31-12-107(1) of the Annexation Act.

Section 2. Pursuant to Section 31-12-108, the Board of Trustees hereby sets a public hearing date for the Board of Trustees of Monument to consider the annexation of the area described in **Exhibit "A"** and **Exhibit "B"** for **6:30 P.M. on the 7<sup>th</sup> day of November, 2022**, at Monument Town Hall, 645 Beacon Lite Road, Monument, Colorado, for the purpose of determining whether the area to be annexed meets the applicable requirements of Section 30 of Article II of the Constitution and Section 31-12-104 and 31-12-105, C.R.S. and is considered eligible for annexation. The Board of



Trustees hereby further directs the Town Clerk to give notice of said hearing in the manner prescribed in Section 31-12-108 of the Annexation Act.

Section 3. The Board of Trustees also hereby directs the Town Clerk to send copies of the published notice and resolution to the Clerk of the Board of County Commissioners and the Attorney of El Paso County, Colorado, School District 38, Tri-Lakes Monument Fire Protection District, Pikes Peak Library District, Mountain View Electric Company, Black Hills Energy, and the Woodmoor Water and Sanitation District, all encompassing the territory described in Exhibit "A" and Exhibit "B" as required by Section 31-12-108 of the Annexation Act.

**PASSED AND RESOLVED** by the Board of Trustees of the Town of Monument, El Paso County, Colorado, this 19th day of September, 2022, by a vote of 7 for and 0 against.

TOWN OF MONUMENT

  
\_\_\_\_\_  
Don Wilson, Mayor

ATTEST:

  
\_\_\_\_\_  
Tina Erickson, Deputy Town Clerk

