

Monument Ridge East
Annexation
Letter of Intent

Owners

Monument Ridge East, LLC

Applicant

Monument Ridge East, LLC
5055 List Dr.
Colorado Springs, CO 80919

Consultant

David J Whitehead, P.E.
Whitehead Engineering, LLC
18 Pacifica Circle
Hot Springs Village, AR 71909

Site Data

Location: Southeast of the interchange of I-25 and County Line Road.

TID Nos. 7102200006
7102200008
7102200010
7102200013
7102201001
7102201014
7102200001
7102200002

Area: 71.01 acres including a portion of Monument Hill Rd. and Misty Acres Blvd.

Zoning: (County) CC, C-1, CS, PUD, RS-20000

Location: W1/2 S 2, AND THE W1/2 S11 TOWNSHIP 11 S, RANGE 67 W OF THE 6TH P.M.

7/18/2022

Request

This request is to annex the properties identified above into the Town of Monument. The request to annex will also include initial zoning of the annexed properties to RA – Residential Attached. Along the easterly most boundary, along the existing lots that front Doewood Dr. 9,000 square foot lots are proposed. Subsequent applications for development plans and final plats will follow as the development progresses. Anticipated development will be single family and attached residential homes.

Colorado Revised Statutes (C.R.S.) Title 31, Article 12 Annexation – Consolidation – Disconnection, sets forth statutory requirements for annexation. The provisions of C.R.S. 31-12-104 Eligibility and C.R.S. 31-12-105 Limitations have been met.

C.R.S. 31-12-104 Eligibility, para (1)(a), has been met by providing at least 1/6th of the perimeter be contiguous with the annexing municipality.

This annexation includes a portion of Monument Hill Rd. The annexation will provide the statutorily required 1/6 continuity with the existing Town of Monument boundary. This annexation will require the “Monument Ridge West” annexation be acted upon by the Town and recorded with the County Clerk of El Paso County prior to action by the Town and subsequent recording.

Annexation Perimeter = 10,015.30 Feet
Statutorily required continuity (1/6th) = 1,669.22 Feet
Provided continuity = 3,287.73 Feet

C.R.S. 31-12-104 Eligibility, para (1)(b), a community of interest exists between the annexed area and the annexing municipality.

C.R.S. 31-12-105 Limitations – none of the limitations set forth in this section exist, including being annexed by another municipality, detachment from a school district, and extending a municipal boundary more than three miles.

We are referring to the property on the west side of I 25 as Monument Ridge West and the property on the east side of I-25 and Monument Ridge East.

Existing Facilities

The property is mostly vacant. There is an abandoned house on the property which will be demolished along with any associated facilities

Woodmoor Water and Sanitation District has sanitary sewer facilities traversing the property to their lift station located on the south side of County Line Rd. west of Doewood Dr. These facilities will be relocated to facilitate the development. All relocations will be coordinated with the District.

Electric facilities are installed underground in and around the properties and are owned and Operated by Mountain View Electric Association.

Natural gas facilities are installed adjacent to the properties and are owned and operated by Black Hills Energy.

Telephone facilities are installed both above and below ground depending on location and are owned and operated by Century Link (Luman) Communications.

There are two (2) areas of this property that have been mapped as wetlands. This mapping was completed with the guidance and support of the US Army Corps of Engineers (USACE). We have received a Jurisdictional Determination from USACE (Action No. SPA 2005-00679) Dated March 22, 2022. Modifying or otherwise encroaching into these designated wetlands is not contemplated.

Proposed Facilities

The property will be served by Woodmoor Water and Sanitation District for water and sewer as the land has been previously annexed into the district. Electric service will be by Mountain View Electric and Gas by Black Hills Energy. Water and Sanitary sewer facilities (mains, manholes, fire hydrants, etc.) will be designed and constructed in conformance with the district's standards. No lift stations or pump stations are anticipated.

There will be stormwater facilities to address stormwater runoff volumes and quality. A drainage report will be prepared and submitted for approval and will identify the size, type, and location of necessary facilities.

Misty Acres Blvd. will be extended from its current northerly terminus north to County Line Rd. The inter section with County Line Rd. will be at the current location of Monument Hill Rd. and County Line Rd.

All development will provide for paved streets and driveways, curb, gutter, sidewalks, underground utilities, and landscaping.