Planning and Community Development Department

Craig Dossey, Executive Director

July 28, 2021

County File: ANX-21-009

Re: Jimmy Camp Creek Addition No. 1 Annexation

To: Katie Carleo ([Katie.Carleo@coloradosprings.gov](mailto:Katie.Carleo@coloradosprings.gov))

**Planning Division**

Annexation impact report required for annexation of property comprising greater than ten (10) acres. Please provide a complete annexation impact report packet at least 20 days prior to the City’s annexation hearing. Annexation report shall include the following:

1. A map or maps of the municipality and adjacent territory to show the following information:
   1. The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;
   2. 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
   3. The existing and proposed land use pattern in the areas to be annexed;
2. A copy of any draft or final pre-annexation agreement, if available;
3. 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;
4. 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;
5. A statement identifying existing districts within the area to be annexed; and
6. 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.

Mercedes Rivas, Planner II

719-520-6447

**Engineering Division**

PCD-Engineering has no comments.  
  
-- Jeff Rice - 719-520-7877

**EPC Parks Department**

This annexation plat is located east of Colorado Springs, northeast of the intersection of US Highway 24 and Colorado Highway 94. The 410-acre annexation is wholly owned by the City of Colorado Springs and will create a critical connection between the existing City of Colorado Springs-owed Jimmy Camp Creek Park and the aforementioned Corral Bluffs Open Space. The 2013 El Paso County Parks Master Plan shows no impacts to any EPC-owned parks, trails, or open spaces, either existing or proposed.

The annexation does fall within the bounds of the previously described Corral Bluffs Candidate Open Space Area (see Corral Bluffs Addition No. 1 Annexation, above). The annexation of these properties would not be in conflict with the Corral Bluffs Candidate Open Space as long as its eventual park, trail, and open space development does not adversely affect wildlife, historic, and geologic conservation values.

Ross A. Williams, Park Planner

[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

**County Engineer (Public Works)**

Additional comments may be forthcoming.

If you have any questions, please contact:

Mercedes Rivas, Planner II

El Paso County Development Services

2880 International Circle, Colorado Springs, CO. 80910

(719) 520-6447

[MercedesRivas@elpasoco.com](mailto:MercedesRivas@elpasoco.com)