Planning and Community Development Department

Craig Dossey, Executive Director

July 28, 2021

County File: ANX-21-012

Re: Corral Bluffs 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, northwest of the intersection of East Highway 94 and Blaney Road. The 976.19-acre annexation is wholly owned by the City of Colorado Springs and contains the existing City of Colorado Springs Corral Bluffs Open Space. The 2013 EPC Parks Master Plan shows minor impacts to the proposed Jimmy Camp Creek Primary Regional Trail, which terminates within Corral Bluffs Open Space and provides a trail connection between the proposed Jimmy Camp Creek Open Space (City), Corral Bluffs Open Space (City), and Fountain Creek Regional Trail / Colorado Front Range Trail (EPC) to the south. This trail has been slated for long term consideration, and EPC Parks recommends its inclusion with any future trail planning efforts by the City of Colorado Springs.

The entire Corral Bluffs Addition No. 1 Annexation is encompassed by the Corral Bluffs Candidate Open Space Area. The 2013 EPC Parks Master Plan describes the area as follows:

*“This distinctive landform extends along the eastern fringes of the urbanizing area of Colorado Springs. In places, the bluffs drop nearly 400 feet, marking an abrupt transition from the elevated plains on the east to the Fountain Creek drainage basin. Erosion along this front has exposed an interesting set of rock strata and created a series of gullies where more favorable moisture conditions support the establishment of isolated juniper, ponderosa pine, and other woody species…The area encompasses an approximately one-mile-wide swath of land that includes the limestone outcrops for which the area is named, as well as some of the prairie at the base and along the top of the cliffs. It also includes important wildlife habitat…Protection of this area would maintain the visual quality of this important landmark and could also provide an opportunity for a regional trail alignment along the base of the bluffs that would link Fountain Creek with the proposed Jimmy Camp Creek Park (Colorado Springs). The bluffs also have important cultural resource values, including their use by early Native Americans as a buffalo jump. Cattlemen gave the bluffs their name back in the days of open range − the steep cliffs served as a barrier where cattle could be corralled with relatively little fence construction.”*

Furthermore, the Corral Bluffs Alliance, a citizens group dedicated to the long-term protection of the Corral Bluffs formation, states the following on their website:

*“Corral Bluffs and Jimmy Camp are important because the rocks tell the story of dinosaurs, the extinction of 75% of species on Earth and its subsequent recovery leading to the origin of our modern world . The Denver Museum of Nature & Science has been conducting research concerning the ancient environment surrounding the K-Pg (K-T) boundary in Corral Bluffs and Jimmy Camp since 1991. The University of Colorado, Colorado College, University of New Hampshire, and The Smithsonian Institution have also conducted research here.”*

And continue by stating, *“Corral Bluffs Open Space has been designated a Colorado Natural Area by Colorado Parks and Wildlife*” and *“This is an historical area with evidence of habitation from 4500 years ago to the days of the trappers, the cowboys and ranchers.”*

The annexation of these properties would not be in conflict with the Corral Bluffs Candidate Open Space as long as its eventual park, trail, open space, and research-based development does not adversely affect the existing significant wildlife, historic, and geologic conservation values.

Ross A. Williams, Park Planner

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**County Engineer (Public Works)**

Additional comments may be forthcoming.

If you have any questions, please contact:

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