



APPLICATION FOR INITIAL ZONING OR REZONING

Initial Zoning (Annexation) ☒
Rezoning ☐

Property Owner(s): *(for multiple owners, please attach a separate sheet listing the following information for each owner)*

Name: City of Fountain

Address: 116 S. Main Street Fountain CO 80817

Email: strainor@fountaincolorado.org

Phone #: 719-322-2000

Fax #: _____

Applicant: City of Fountain – Electric Department

Address: 116 S. Main Street Fountain CO 80817

Email: dblankenship@fountaincolorado.org

Phone #: 719-322-2000

Fax #: _____

Assessor's Parcel #: Portion of 55000-00-222

(From County Assessor's Office 520-6600)

Acreage: 3.976 acres

Property Location: Generally located southeast of the intersection of Link Road and Marksheffel Road

(Nearest Street Intersection)

Development Name: City of Fountain Electric Substation


Existing Zoning: A-5 CAD-0

Proposed Zoning: _____

PI

A copy of the Submittal Matrix must accompany your development application packet

As owner or applicant named herein, I acknowledge that I have familiarized myself with the application procedures for a zoning/rezoning and that the written and graphic information, the foregoing statements contained herein and the information provided as part of this application are in all respects true and accurate to the best of my knowledge and belief.

 8/18/20
Signature of Owner Date

 8/18/20
Signature of Applicant Date

PLANNING DEPARTMENT USE ONLY

Date Received: _____

Received By: _____

Fee Paid: _____

Complete Submittal: _____



August 14, 2019

City of Fountain
Planning Division
116 S Main Street
Fountain, CO 80817
719-322-2000
Attn: Kristy Martinez, Planning Supervisor

RE: Letter of Intent and Justification Statement for:
Future Jimmy Camp Creek Substation Annexation and
Zoning

Ms. Martinez:

The Electric Department has procured property generally located at the southeast intersection of Link Rd. and Marksheffel Rd. in unincorporated El Paso County ("Property") comprising of 3.976 acres (or 173,184 sq. ft.) more or less on August 4, 2020. The legal description of Property is enclosed as Exhibit A.

The purpose of this letter is to serve as the required "Letter of Intent", in connection with the enclosed application or annexation ("Application") of the property into the City of Fountain ("City").

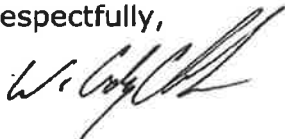
The Property is within the three-mile boundary of the City, and as such, is identified in the City's Annexation Plan as being eligible for annexation to the City. The Application includes, among those items identified on the enclosed Application for Annexation, one original petition for annexation of the Property and four copies of an annexation map of the Property in accordance with the requirements of C.R.S. §31-12-107.

The current zoning of the Applicant Property in unincorporated El Paso County is A-5 CAD-O; Agricultural Commercial Airport Overlay. In connection with the Applicant's request for annexation to the City, the Applicant intends to submit a zoning application for the Applicant Property for zoning to the City's Heavy Industrial District.

Electric Department
116 South Main Street, Fountain, CO 80817
www.fountaincolorado.org

The 3.976 acre site will consist of an electric substation with a footprint of approximately 173,194.56 sq. ft. and associated landscaping and utilities. The Electric Department is requesting approval of this Annexation and Zoning which have been prepared in accordance with the City of Fountain criteria.

Respectfully,



Cody Clark
General Foreman
City of Fountain
116 South Main Street
Fountain, CO 80817
719.322.2082 direct line
cody@fountaincolorado.org

Electric Department
116 South Main Street, Fountain, CO 80817
www.fountaincolorado.org

VICINITY MAP

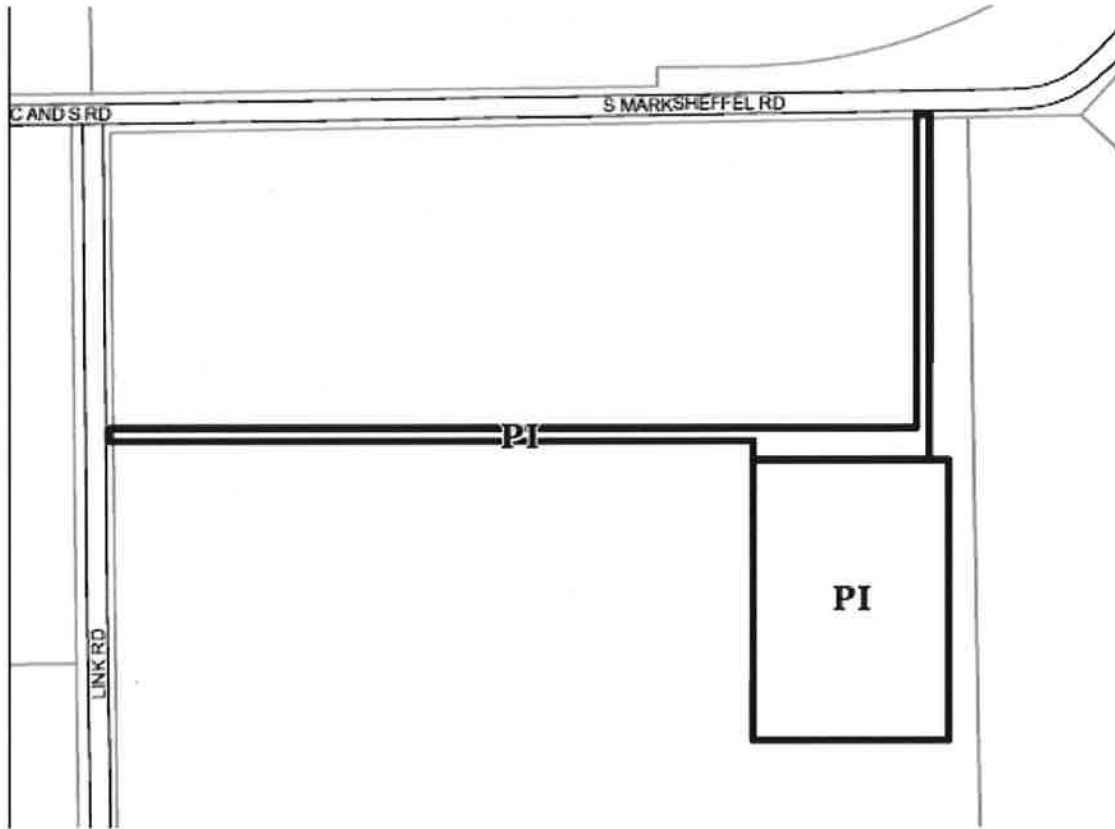


EXHIBIT "A"

P.O.C.
N 1/4 CORNER, SEC 33, T15S, R65W
FND 3" ALUMINUM CAP & REBAR
MARKED "LS 14611"

S 90°00'00" E -

C & S ROAD
(60' R.O.W.)

1321.81'

LINK ROAD
(60' R.O.W.)

N 00°08'28" E —

NW 1/4, NE 1/4,
SEC 33, T15S, R65W
(40.102 ACRES)

N 89°58'05" W — 1324.04'

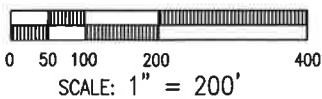
LAND DESCRIPTION PARCEL A:

A tract of land located in a portion of the Northwest One-quarter (NW1/4) of the Northeast One-quarter (NE1/4) of Section 33, Township 15 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows;

Commencing at the North One-quarter corner (N1/4) of said Section 33; Thence S90°00'00"E along the North line of the Northwest One-quarter (NW1/4) of the Northeast One-quarter (NE1/4) of said Section 33, a distance of 1,321.81 feet to the East One-sixteenth (E1/16); Thence S00°02'38"W along the East line of the Northwest One-quarter (NW1/4) of the Northeast One-quarter (NE1/4) of said Section 33, a distance of 535.59 feet to the Point of Beginning of the tract herein described:

Thence continuing S00°02'38"W along the East line of the Northwest One-quarter (NW1/4) of the Northeast One-quarter (NE1/4) of said Section 33, a distance of 433.80 feet; Thence N90°00'00"W, a distance of 301.25 feet; Thence N00°02'38"E, a distance of 433.80 feet; Thence S90°00'00"E, a distance of 301.25 feet to the Point of Beginning.

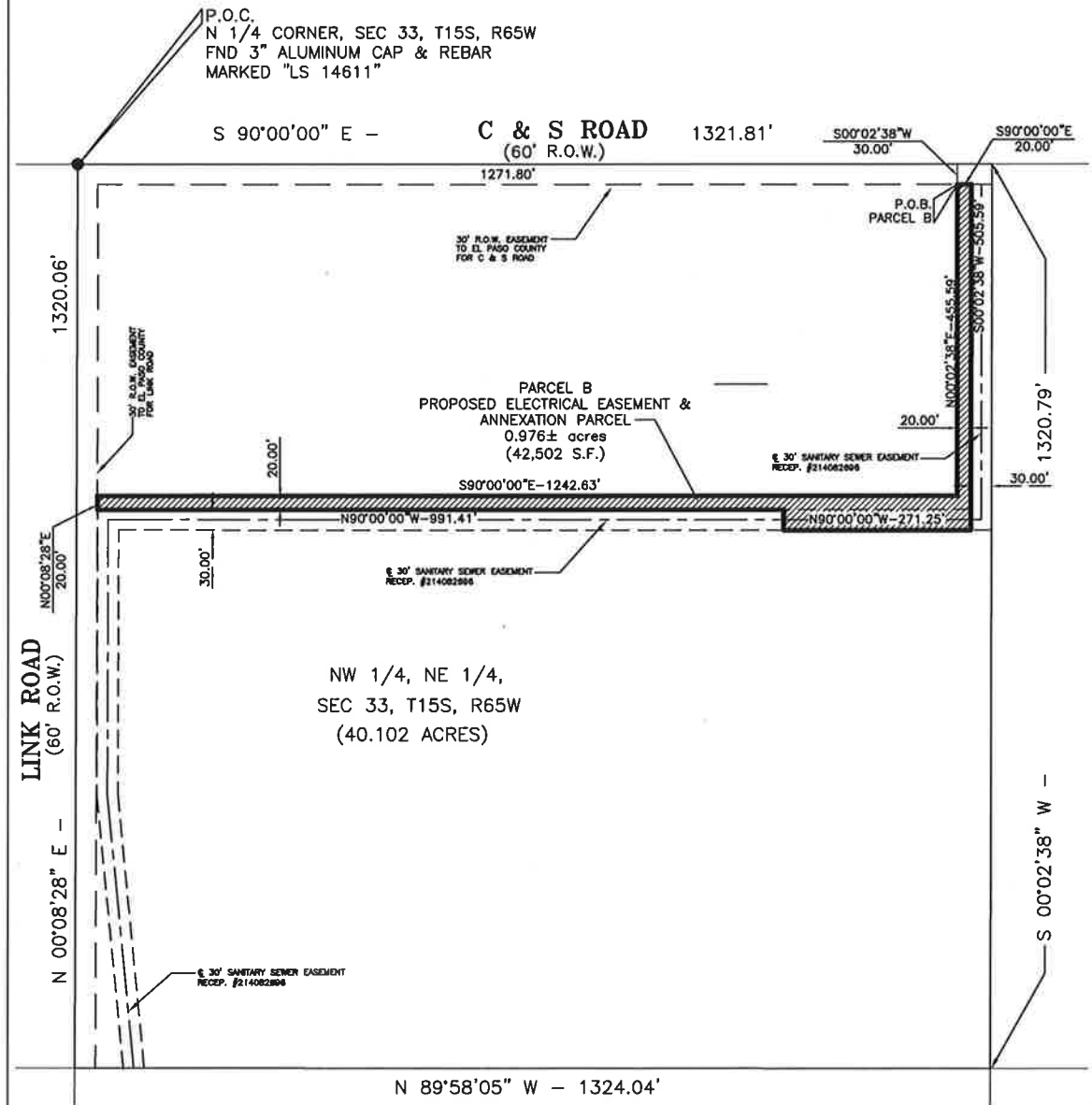
Said tract contains 3.000 Acres (130,682 S.F.) more or less.



For and on Behalf of
Pinnacle Land Surveying Co., Inc.
John W. Towner
P.L.S. #25968

PINNACLE LAND SURVEYING, INC. 121 County Road 5, Divide, CO 80814		
EXHIBIT "A" TITLE: A PORTION OF THE NW 1/4, NE 1/4, SEC.33, T15S, R25W, 6TH P.M.		
SCALE: 1"= 200'	DRAWN BY: MMW	FILE: 20003600-EXH.DWG
DATE: 08/12/20	CHECKED BY: JNT	JOB NO. 20003000

EXHIBIT "B"



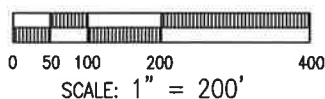
LAND DESCRIPTION PARCEL B:

A tract of land located in a portion of the Northwest One-quarter (NW1/4) of the Northeast One-quarter (NE1/4) of Section 33, Township 15 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at the North One-quarter corner (N1/4) of said Section 33; Thence S90°00'00"E along the North line of the Northwest One-quarter (NW1/4) of the Northeast One-quarter (NE1/4) of said Section 33, a distance of 1,271.80 feet; Thence S00°02'38"W, a distance of 30.00 feet to a point on the South Right-of-Way line of C & S Road. Said point being also the Point of Beginning of the tract herein described:

Thence S90°00'00"E along said South Right-of-Way line, a distance of 20.00 feet; Thence S00°02'38"W, a distance of 505.59 feet; Thence N90°00'00"W, a distance of 271.25 feet; Thence N00°02'38"E, a distance of 30.00 feet; Thence N90°00'00"W, a distance of 991.41 feet to a point on the East Right-of-Way line of Link Road; Thence N00°08'28"E along said East Right-of-Way line, a distance of 20.00 feet; Thence S90°00'00"E, a distance of 1242.63 feet; Thence N00°0'38"E, a distance of 455.59 feet to the Point of Beginning.

Said tract contains 0.976 acres (42,502 S.F.) more or less.



For and on Behalf of
Pinnacle Land Surveying Co., Inc.
John W. Townner
P.L.S. #25968

PINNACLE LAND SURVEYING, INC.			
121 County Road 8, Divide, CO 80814			
EXHIBIT "B"			
TITLE: A PORTION OF THE NW 1/4, NE 1/4, SEC.33, T15S, R65W, 6TH P.M.			
SCALE: 1" = 200'	DRAWN BY: MWW	FILE: 20003000-EXH.DWG	
DATE: 08/12/20	CHECKED BY: JNT	JOB NO. 20003000	

