



INNOVATIVE DESIGN. CLASSIC RESULTS.

## THE RANCH ANNEXATIONS NO. 1 & NO. 2

El Paso County, Colorado

### ANNEXATION IMPACT REPORT

November 2020

#### ANNEXOR:

La Plata Cruz Holdings, LLC  
1755 Telstar Dr., Suite 211  
Colorado Springs, CO 80920  
(719) 867-2279

Annexation of Property to the City of Fountain, Colorado

#### PREPARED BY:

**Classic Consulting Engineers & Surveyors, LLC.**  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-0790

**Job no. 2550.00**



## INTRODUCTION

The following report has been prepared pursuant to section 31-12-108.5 of the Colorado Revised Statutes (C.R.S.) and concerns the proposed annexation (the “Annexation”) to the City of Fountain (the “Municipality”) of certain real property known as The Ranch Addition No. 1 and No. 2, as shown on Exhibit A and B attached hereto (the “Property”). The Property comprises a total of 516.338 acres more or less, including road rights-of-way, and is located in portions of sections 27,28 and 34, Township 15 south, Range 65, all being west of the sixth principal meridian, El Paso County, Colorado. The Property is located generally east of Link Road, north of Squirrel Creek Road and south of Marksheffel Road. The Municipality’s boundary on The Annexation Map is depicted as it will be once the Annexation is completed.

### A. CURRENT ZONING/CURRENT USES

The Property proposed for annexation is currently zoned RR-5 (Rural Residential – 5 acres) in unincorporated El Paso County. In connection with the Annexation, Annexor will be processing a zoning request to zone the property PUD within the City of Fountain.

There is no current land use on the vacant Property other than abandoned agricultural out buildings and structures.

### B. EXISTING AND PROPOSED LAND USE PATTERN IN THE AREA TO BE ANNEXED

No existing land uses are present on the site within the proposed annexation area. The future Land Use Map reflects the proposed pattern of all future development for the Property. The Property will also include open space and public roadway right-of-way uses.

### C. ANNEXATION IMPACT REPORT REQUIREMENTS

1. This section is divided into the six elements corresponding to sections 31-12-108.5(1)(a) through (f), C.R.S., as follows:

- (a) A map of the Municipality and adjacent territory to show the following:
  - (i) The present and proposed boundaries of the Municipality in the vicinity of the proposed Annexation; see the attached annexation map for these elements.
  - (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; see the attached annexation map.
  - (iii) The existing and proposed land use pattern in the areas to be annexed; see the attached annexation map.

- (b) A copy of any draft or final preannexation agreement, if available; no preannexation agreements exists.
- (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; see Section 4 below.
- (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; see end of Section 4.3 below.
- (e) A statement identifying existing districts within the area to be annexed; see Section 5 below
- (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. See Section 6 below.

2. C.R.S. § 31-12-108.5(1)(a) – REQUIRED MAPS

- 2.1 The Property is currently located within unincorporated El Paso County. The Annexation Map shows the municipality and adjacent territory, including the following:
- 2.2 The present and proposed boundaries of the Municipality in the vicinity of the proposed Annexation.
- 2.3 The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the extension of such street and utility lines in the vicinity of the proposed Annexation.
- 2.4 The existing and proposed land use pattern in the areas proposed to be annexed.

3. C.R.S. § 31-12-108.5 (1)(b) – PREANNEXATION AGREEMENT

No preannexation agreement is available at the time of preparation of this report.

4. C.R.S. § 31-12-108.5(1)(c) – EXTENSION/PROVISION OF MUNICIPAL SERVICES.

After the Annexation is complete, in conjunction with the development of the Property, the extension and provision of municipal services to the proposed

development will be accomplished in accordance with the terms of the annexation agreement to be entered into among Annexor, the Municipality, and the entities contemporaneously with the municipalities approval of the annexation. The extension of services includes: streets, water and sewer lines, and storm drainage.

#### 4.1 STREETS

The present street system includes Link Road to the east (partial El Paso County non-residential collector), which initially will be the main entry point to the community. An access to Squirrel Creek Road is also anticipated.

#### 4.2 WATER, SEWER, ELECTRIC AND GAS

City of Fountain water mains are planned to be extended onsite to the connections with mainlines that are existing within Link Road and Squirrel Creek Road. Electric and gas facilities are planned to be extended from directly adjacent City of Fountain Electric and Black Hills Energy facilities.

Existing Sanitary Sewer facilities in Link Road are anticipated to be utilized (Fountain Sanitation District).

#### 4.3 COMPLETION OF SERVICE EXTENSIONS

Annexor will have the obligation to develop and install all facilities on the Property required to serve the development with water, wastewater, electric, gas and stormwater management services.

##### 4.3.1. Water

Water for the Property is provided by the City of Fountain. After Annexation, water treatment and water services will continue to be provided to the Property by City of Fountain.

##### 4.3.2. Wastewater

Wastewater services and wastewater treatment is provided by the Fountain Sanitation District. After Annexation, wastewater services and wastewater treatment will continue to be provided to the Property by Fountain Sanitation District.

##### 4.3.3. Stormwater

Annexor will design and construct storm drainage facilities within the Property including, but not limited to: channels, inlets, piping, detention ponds and water quality facilities. Annexor will convey and manage the

100-year storm event in compliance with standards approved by the City of Fountain.

#### 4.3.4. Other Dry Utilities

Other entities include the Municipality will provide services including: telephone service by Qwest, electrical service by City of Fountain, and natural gas service by Black Hills Energy. Service lines are intended to be located within streets or other rights-of-way within the Property.

#### 4.3.5. Emergency Services

Police Protection will be provided by the City of Fountain Police Department. Fire Protection will be provided by City of Fountain.

#### 4.3.6. Open Space/Parks/Public Land Dedication

The City of Fountain entitlement documents and agreement(s) approved in connection with the Annexation will set forth any required dedications of open space, parks and/or public lands.

#### 4.3.7. Streets

The primary proposed access to the Property will be from Link Road and Black Squirrel Creek Road.

#### C.R.S. § 31-12-108.5(1)(d) – FINANCING SERVICE EXTENSIONS

The financing of the extension of services and streets into the Property may occur through one or more of the following mechanisms:

1. Metropolitan Districts
2. As otherwise agreed, to between the Municipality and the owners of the Property as appropriate

5. C.R.S. § 31-12-108.5(1)(E) - EXISTING DISTRICTS IN THE AREA TO BE ANNEXED  
 The El Paso County Treasurers office records reflect that the Property is currently subject to the following taxing authorities:

<u>Tax District</u>	<u>Levy</u>
El Paso County	7.222
El Paso County Road & Bridge (unshared)	0.330
Fountain / Fort Carson District 8	24.845
Pikes Peak Library	03.731
Southeastern Colorado Water Conservancy	0.902
Central Colorado Conservation	0.000

Following the Annexation, one or more of the taxing entities noted above may no longer serve the Property based on the City of Fountain’s agreement with such district. Further, one or more additional districts may serve the Property after Annexation.

6. C.R.S. §31-12-108.5(1)(F) – IMPACT ON HARRISON SCHOOL DISTRICT 2

As residential use is proposed for the annexation area, the Property will generate students. Coordination with District 8 has been taking place, and appropriate school sites will be provided as requested by the district.

EXHIBIT A AND B  
ANNEXATION LEGAL DESCRIPTION AND EXHIBIT



JOB NO. 2550.00-01R  
OCTOBER 15, 2020  
REVISED NOVEMBER 9, 2020  
PAGE 1 OF 2

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

### EXHIBIT A

#### LEGAL DESCRIPTION: COMBINED THE RANCH ANNEXATIONS

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 27, THE SOUTHEAST QUARTER OF SECTION 28, THE EAST HALF OF SECTION 33 AND SECTION 34 ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH SOUTH CENTERLINE OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS WITH A 3-1/2" ALUMINUM SURVEYORS CAP IN A RANGE BOX WITH APPROPRIATE MARKINGS, ASSUMED TO BEAR N00°42'51"W, A DISTANCE OF 5274.63 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°42'51"W, ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 33, A DISTANCE OF 953.96 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, RECORDS OF EL PASO COUNTY, COLORADO TO THE POINT OF BEGINNING;

THENCE S89°17'09"W, A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LINK ROAD;

THENCE N00°42'51"W, ON SAID WESTERLY RIGHT OF WAY LINE OF LINK ROAD, ON A LINE 30.00 WESTERLY OF AND PARALLEL TO SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 3001.96 FEET;

THENCE N89°15'10"E, A DISTANCE OF 30.00 FEET TO THE EASTERLY BOUNDARY OF HIBBARD-VALLI GROUP ADDITION NO. 2 RECORDED IN PLAT BOOK F5 AT PAGE 67 SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33;

THENCE ON THE SOUTHERLY AND EASTERLY LINES OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. N89°15'10"E, A DISTANCE OF 1322.24 FEET;
2. N00°43'51"W, A DISTANCE OF 1350.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 216045010;

THENCE N89°11'37"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARKSHEFFEL ROAD, A DISTANCE OF 149.88 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF FOOTHILLS SUBDIVISION AS RECORDED IN PLAT BOOK S-2 AT PAGE 33;

THENCE ON THE SOUTHWESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID FOOTHILLS SUBDIVISION THE FOLLOWING NINE (9) COURSES:

1. S47°20'45"E, A DISTANCE OF 1033.75 FEET;
2. N42°39'39"E, A DISTANCE OF 1454.70 FEET;
3. S82°32'27"E, A DISTANCE OF 397.85 FEET;
4. S67°09'07"E, A DISTANCE OF 760.76 FEET;
5. N65°50'46"E, A DISTANCE OF 163.60 FEET;
6. N10°36'25"E, A DISTANCE OF 385.00 FEET;
7. N26°36'25"E, A DISTANCE OF 200.00 FEET;
8. N42°36'25"E, A DISTANCE OF 300.00 FEET;

9. N47°23'32"W, A DISTANCE OF 676.22 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF ALMAGRE SUBDIVISION PHASE 1 – FILING 1 RECORDED UNDER RECEPTION NO. 208712906;

THENCE N89°22'42"E, ON THE SOUTHERLY BOUNDARY OF SAID ALMAGRE SUBDIVISION PHASE 1 – FILING 1 A DISTANCE OF 1395.14 FEET;  
THENCE S34°45'00"W, A DISTANCE OF 157.22 FEET;  
THENCE S02°15'00"E, A DISTANCE OF 266.50 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA 101 15'00", A RADIUS OF 280.00 FEET AND A DISTANCE OF 494.80 FEET TO A POINT OF TANGENT;  
THENCE N81°00'00"W, A DISTANCE OF 231.00 FEET;  
THENCE S50°00'00"W, A DISTANCE OF 102.45 FEET;  
THENCE S07°43'46"E, A DISTANCE OF 590.74 FEET;  
THENCE S13°14'49"E, A DISTANCE OF 5309.30 FEET;  
THENCE S18°39'32"E, A DISTANCE OF 147.48 FEET TO A POINT ON THE NORTHERLY LINE OF KANE RANCH ADDITION NO. 2 RECORDED UNDER RECEPTION NO. 208712879;  
THENCE S89°28'23"W, ON THE NORTHERLY LINE OF SAID KANE RANCH ADDITION NO. 2, AND KANE RANCH ADDITION NO. 1 RECORDED UNDER RECEPTION NO. 208712878 A DISTANCE OF 994.60 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 RECORDED IN PLAT BOOK L AT PAGE 42 BEING ALSO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;  
THENCE N00°52'56"W, ON THE EASTERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1, AND THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 A DISTANCE OF 1322.78 FEET TO THE NORTHEAST CORNER OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 SAID POINT BEING CENTER-SOUTH 1/16 CORNER OF SAID SECTION 34;  
THENCE S89°27'03"W, ON THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 BEING ALSO ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2646.85 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 34;  
THENCE S89°22'35"W, ON THE NORTHERLY BOUNDARY OF SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 BEING ALSO ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 2001.34 FEET TO THE NORTHWESTERLY CORNER OF THE EASTERLY 20 ACRES OF TRACT 26 AS PLATTED IN SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800;  
THENCE S00°22'03"E, ON THE WESTERLY LINE OF SAID EASTERLY 20 ACRES OF TRACT 26 AS PLATTED IN SAID FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 A DISTANCE OF 248.98 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800;

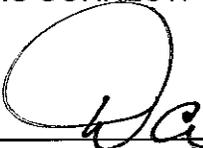
THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN DOCUMENT RECORDED IN BOOK 2419 AT PAGE 800, THE FOLLOWING (3) THREE COURSES:

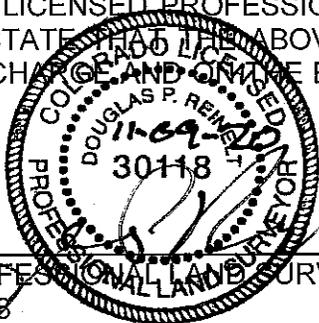
1. S89°24'06"W, A DISTANCE OF 413.19 FEET;
2. S00°42'51"E, A DISTANCE OF 116.00 FEET;
3. S89°24'06"W, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 516.338 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

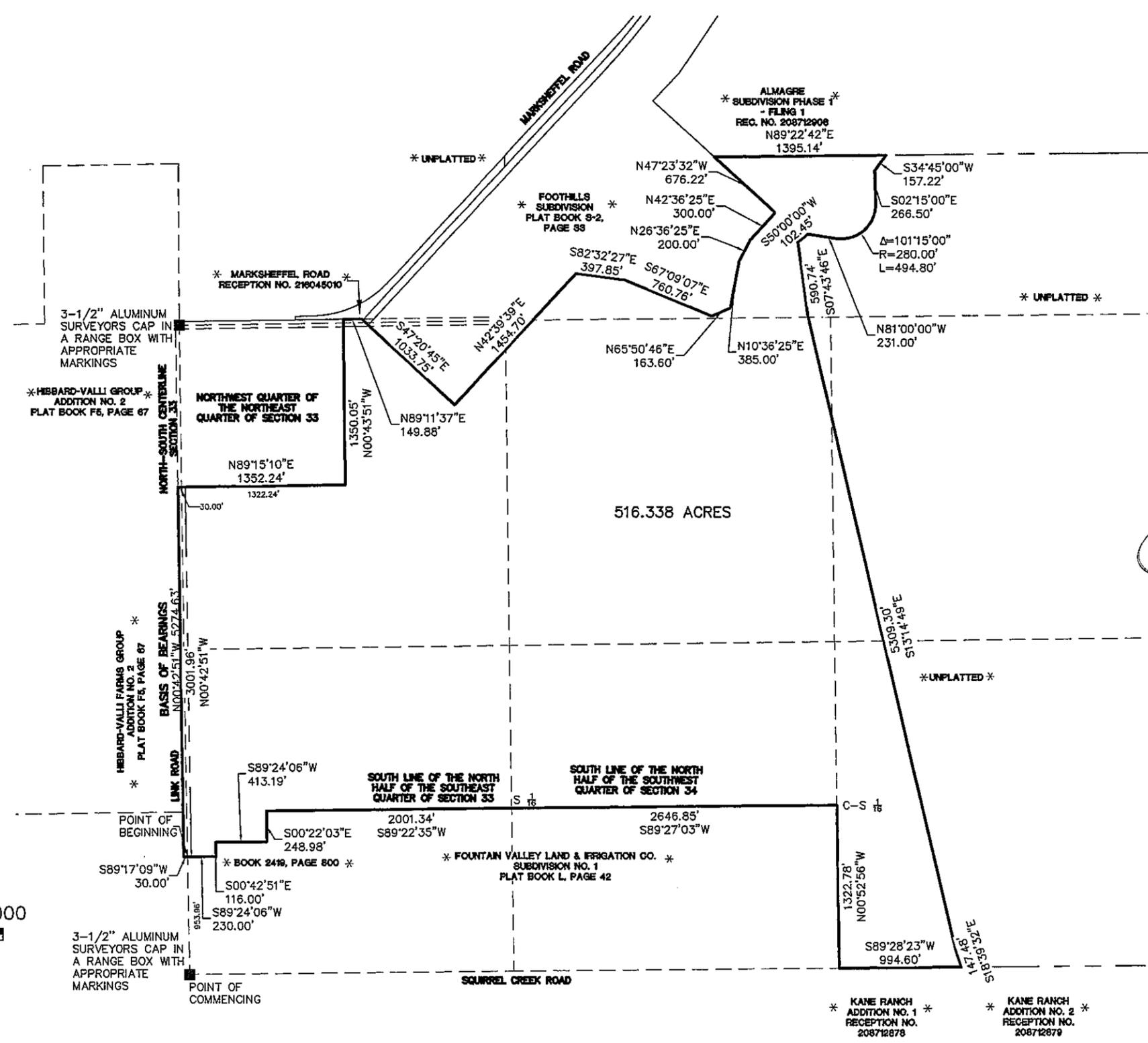
I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

  
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS



NOV 09, 2020  
DATE

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SCALE: 1" = 1000'  
U.S. SURVEY FOOT

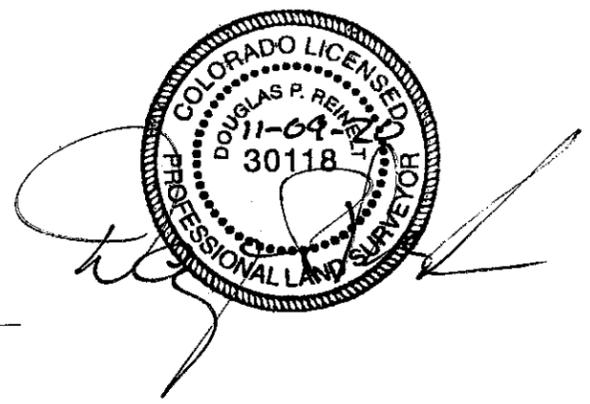


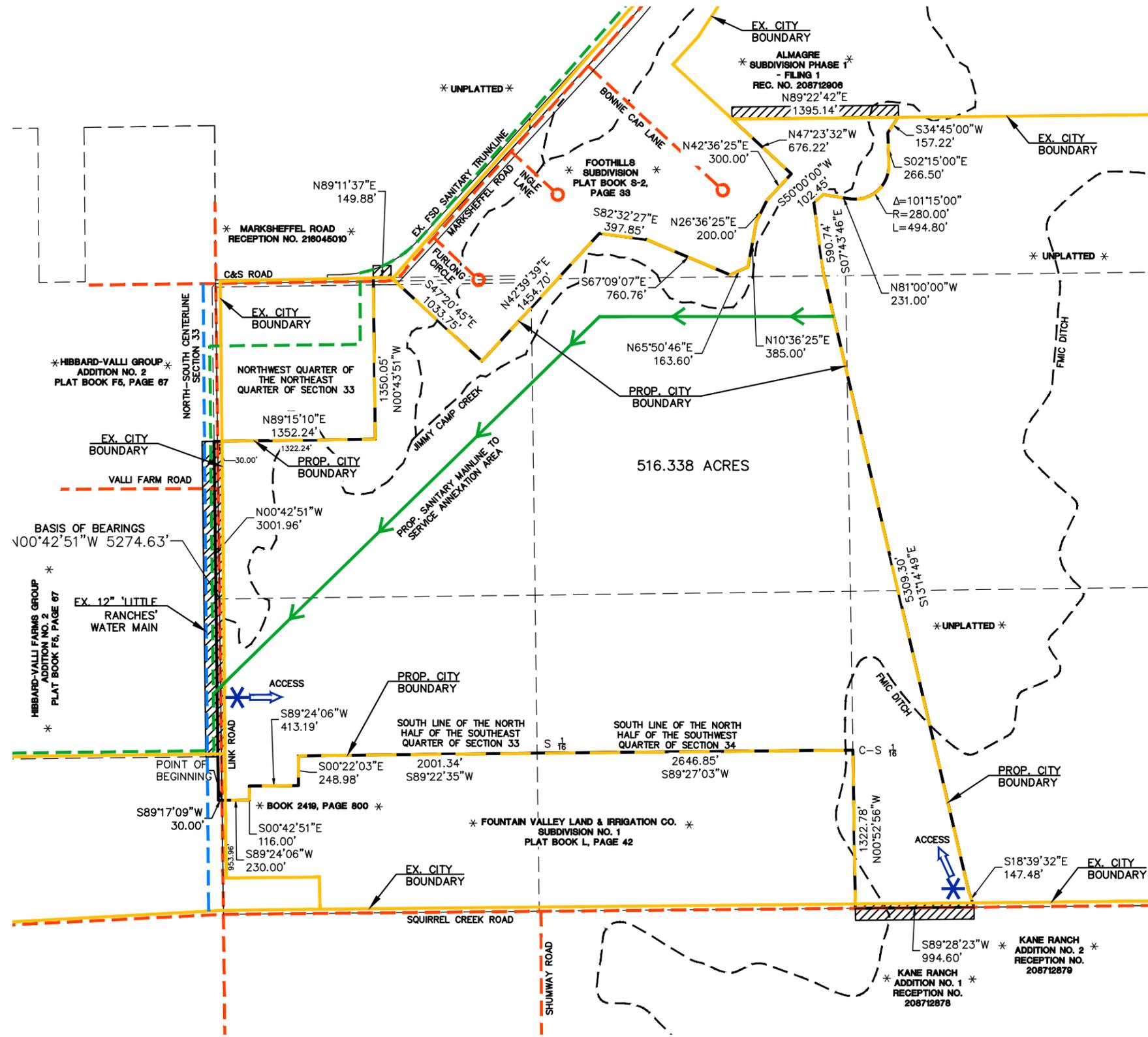
EXHIBIT B  
THE RANCH OVERALL  
ANNEXATION BOUNDARY  
JOB NO. 2550.00-01  
JUNE 25, 2020  
REV. OCTOBER 15, 2020  
REV. NOVEMBER 9, 2020  
SHEET 1 OF 1



CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

ANNEXATION MAP

N:\255000\DRAWINGS\EXHIBITS\255000 OVERALL ANNEX EXHIBIT 11-02-20.dwg, 11/9/2020 6:12:02 AM, 1:1



LEGEND

-  CONTIGUOUS CITY OF FOUNTAIN LIMITS
-  EXISTING CITY BOUNDARY
-  PROPOSED CITY BOUNDARY
-  EXISTING FSU SANITARY TRUNKLINE
-  PROPOSED SANITARY MAINLINE
-  EXISTING CITY OF FOUNTAIN WATER
-  EXISTING TRANSPORTATION INFRASTRUCTURE
-  PROPOSED SITE ACCESS



THE RANCH  
ANNEXATION MAP  
JOB NO. 2550.00  
NOVEMBER, 2020  
SHEET 1 OF 1



SCALE: 1" = 1000'  
U.S. SURVEY FOOT

619 N. Cascade Avenue, Suite 200  
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