

City of Colorado Springs Impact Analysis: Park Land Dedication, School Fees, Citywide Development Impact (Police & Fire) Fees

File: PDZD-26-0017

Project Scope: 102 Attached Homes

Total Acreage of Entitlement: 15.283

Project Name: Reagan Ranch - Paint Mines
Reagan Ranch Dr
Address: COLORADO SPRINGS, CO

Current Land Use: Vacant

Building Permit Required: Yes

Parcel/TSN: 5400000293

New/Redevelopment SF or # of Units: 102 Attached Homes

Fees Due: Due at time of Building Permit.

Park Land Dedication Ordinance					
PLDO met through provided land shown on Master					
Notes: (MAPN-22-0010)/Concept Plans (PUDC-22-0006)					

School Site Dedication Ordinance					
School District: 22					
Density: Equal to 8 dwelling units/acre or less					
Notes: 6.67 du/ac					

Subdivision/Project Name	Residential Units	Number of Structures	Number of Units per Structure	School Fee per unit	Total
Reagan Ranch - Paint Mines	102	51	2-4	\$ 1,532.00	\$ 156,264.00

Schools reviews are completed by the presiding district and these fees, detailed in City Code 7.4.308, are provided as an informational courtesy of: **\$1,532.00** per unit or **\$156,264.00** total.
If the presiding school district prefers land or an alternate agreement, this breakdown defers to their comment.

Citywide Development Impact: Police & Fire Fees					
Annexation Name: Banning Lewis Ranch #1					
Annexation Acreage: 8743					
Annexation Fees paid: No previous fees paid.					
Notes:					

Type of Permit (Residential)	Total Existing Use - # of Units	Total New Use - # of Units	NET # of Units	Police Fee Calculation	Fire Fee Calculation	Total Police & Fire Fees
2-4 units in residential structure	0	102	102	\$33,150.00	\$30,498.00	\$63,648.00
Less Previously Paid Annexation Fees				\$0.00	\$0.00	\$0.00

CDI fees were established to create new Impact Fees for the City per City Code 7.5.532. The current amount of fees is: **\$624.00** per unit or **\$63,648.00** total.
Police and Fire Impact fees apply to all residential and non-residential new development and redevelopment city-wide.
No Credit or Refund shall be given for redeveloping a parcel to a less intensive use.

Park + School + CDI Fees Total Sum: **\$2,156.00** per unit or **\$219,912.00** total.

Version 1 - Date: 6/29/2026
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Please Note: All fee breakdowns are based upon the site plan application and the applicable fee schedules at the time the breakdown is generated. This amount is subject to change, as fees are due with the active fee schedule applicable at the time of payment.
Fee Schedules are subject to change.

Additional charges associated with the payment of these fees, including a \$10 Administration Fee per transaction (for up to 50 units), may be applicable at time of payment, and are not reflected in this fee breakdown.

Fee Breakdown is effective 1/1/2026.This breakdown expires 12/31/2026.