

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

File: DEPN-26-0068, SUBD-26-0048

Detached Single Family Residential.

Project Scope: Optional Integrated Accessory Dwelling Units are not reflected in this fee estimate and will have additional fees due at time of building permit.

Total Acreage of Entitlement: 8.165

Project Name: Creekridge at Flying Horse Filing No. 2

Address: COLORADO SPRINGS, CO
Parcel/TSN: 6200000640

Current Land Use: Vacant
New/Redevelopment SF or # of Units: 41 Detached Single Family Homes

Building Permit Required: Yes
Fees Due: Due at time of Building Permit.

School Site Dedication Ordinance					
School District: 20					
Density: Equal to 8 dwelling units/acre or less					
Notes: 5.02 du/ac					
Subdivision/Project Name	Residential Units	Number of Structures	Number of Units per Structure	School Fee per unit	Total
Creekridge at Flying Horse Filing No. 2 - Detached SFH	41	41	1	\$ 1,532.00	\$ 62,812.00

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 **\$62,812.00** 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: Flying Horse Ranch Addition						
Annexation Acreage: 1566						
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
Single Family detached residential Structure(s)	0	41	41	\$16,318.00	\$15,088.00	\$31,406.00
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: **\$766.00** per unit or **\$31,406.00** 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: \$2,298.00 per unit or **\$94,218.00** total.

Version 1 - Date: 6/12/2026
Prepared by: Caroline Miller, PLDO Program Administrator
Email: caroline.miller@coloradosprings.gov
Phone: (719) 385-5232

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.