

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

File: DEPN-26-0063, SUBD-26-0037

Project Scope: Detached Single Family Residential

Total Acreage of Entitlement: 18.797

Project Name: Creekridge at Flying Horse Fling No. 1

Address: COLORADO SPRINGS, CO  
Parcel/TSN: 6200000640

Current Land Use: Vacant  
New/Redevelopment SF or # of Units: 61 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: 5.34 du/ac                               |                   |                      |                               |                     |              |
| Subdivision/Project Name                        | Residential Units | Number of Structures | Number of Units per Structure | School Fee per unit | Total        |
| Creekridge at Flying Horse Fling No. 1          | 61                | 1                    | 1                             | \$ 1,532.00         | \$ 93,452.00 |

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 **\$93,452.00** 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                               | 61                         | 61             | \$24,278.00            | \$22,448.00          | \$46,726.00              |
| 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 **\$46,726.00** 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.

**School + CDI Fees Total Sum:** **\$2,298.00** per unit or **\$140,178.00** total.

Version 1 - Date: 6/3/2026

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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 6/30/2026.