


EL PASO COUNTY
COLORADO

COMMISSIONERS:
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CAMI BREMER (VICE-CHAIR)

LONGINOS GONZALEZ, JR.
HOLLY WILLIAMS
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

TO: El Paso County Board of County Commissioners
Stan VanderWerf, Chair

FROM: Kylie Bagley, Planner II
Gilbert LaForce, PE Engineer III
Craig Dossey, Executive Director

RE: Project File #: ANX-22-003
Project Name: Singers Addition Annexation
Parcel No.: 55210-05-001

OWNER:	REPRESENTATIVE:
City of Fountain 116 S. Main Street Fountain, CO 80817	City of Fountain 116 S. Main Street Fountain, CO 80817

Commissioner District: 4

Planning Commission Hearing Date:	N/A
Board of County Commissioners Hearing Date	4/5/2022

EXECUTIVE SUMMARY

A request by the City of Fountain for acceptance of an Annexation Impact Report for the Singer's Subdivision Addition Annexation. The 22.04-acre parcel is zoned A-5 (Agricultural) and PUD (Planned Unit Development District), is overlaid with the CAD-O (Commercial Airport Overlay District), and is located east of Powers Boulevard, west of Marksheffel Road and south of Fontaine Boulevard and within Section 21, Township 15 South, Range 65 West of the 6th P.M.

2880 INTERNATIONAL CIRCLE, SUITE 110
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
 FAX: (719) 520-6695

A. REQUEST/WAIVERS/AUTHORIZATION

Request: A request by the City of Fountain for acceptance of an Annexation Impact Report of approximately 22.04 acres.

Waiver(s): No waivers are associated with this request

Authorization to Sign: N/A

B. PLANNING COMMISSION SUMMARY

Planning Commission review and recommendation is not required for an annexation impact report under the El Paso County Land Development Code (2021).

C. APPROVAL CRITERIA

Pursuant to state statute, the County does not approve or deny an annexation impact report. The annexation impact report provided by the City of Colorado Springs puts the County on notice and describes potential impacts in very general terms. This request complies with Chapter 10 Annexation and Disconnection of the Land Development Code (LDC) and with state statute. The LDC standards for review are as follows:

10.1.7. Standards for Review of Annexation Impact Reports

The Board of County Commissioners shall evaluate the annexation impact report for the following:

- Has the municipality made adequate provisions for the requisite level of utility services to the area?
- Has the municipality made adequate provisions for the requisite level of police and fire protection?
- Will the proposed annexation encourage growth patterns which are inconsistent with the Master Plan either in terms of the type of land use or the timing of such growth?
- Will the proposed annexation create unreasonable roadway maintenance/drainage problems?
- Will the proposed annexation have unreasonable detrimental impacts upon land adjoining the area proposed to be annexed in terms of land use compatibility, timing of growth or other development related concerns?
- Will the annexation create County enclaves within the municipality which have little or no possibility of future annexation by the municipality?
- Will the annexation remove land from an existing special district to the extent that the provision of service by the special district to the balance of the special district is no longer financially feasible?

The Board of County Commissioners may choose to forward written comments to the annexing municipality, time permitting, or designate an authorized representative to present the Board’s comments at the annexation hearing.

D. LOCATION

North: City of Colorado Springs	Agricultural
South: RS-6000 (Residential Suburban) and PUD (Planned Unit Development)	Single Family Residential
East: City of Fountain	Agricultural
West: City of Fountain and PUD (Planned Unit Development)	Agricultural

E. BACKGROUND

The parcel included in this annexation is zoned A-5 (Agricultural). The property was initially zoned A-1 (Garden Home District) on May 10, 1942, when zoning was initiated for this portion of El Paso County. Due to changes in the nomenclature of the El Paso County Land Development Code, the A-1 (Garden Home District) zoning district was renamed as the A-5 (Agricultural) zoning district.

F. ANALYSIS

1. Land Development Code Analysis

The annexation impact report was sent to the El Paso County Attorney’s Office on March 11, 2022. The annexation impact report included all the statutory requirements, including but not limited to, the following:

- A map of the proposed area to be annexed;
- A draft agreement of the proposed annexation; and
- A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services.

3. Master Plan Analysis

a. Your El Paso Master Plan

i. Placetype: Suburban Residential

Placetype Character for Suburban Residential:

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units.

This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon

Recommended Land Uses for Suburban Residential:

Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

Analysis:

The parcels are designated as Suburban Residential. Annexing this property into the City of Fountain would be a logical extension of the City's incorporated boundaries. The relevant goals and objectives are as follows:

Goal 5.1 - Coordinate with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of life.

Objective LU2-1: Continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with

the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds.

Objective LU2-3: Prioritize the annexation of existing unincorporated County enclaves as opportunities arise.

Objective HC2-3: Coordinate regularly with municipalities to maintain knowledge of plans for annexation.

The area being annexed is immediately adjacent to the City of Fountain. The applicant plans to utilize the subject property for residential uses and open space. These uses support the character of the Suburban Residential placetype. The proposed annexation is in compliance with the uses, goals, and objectives recommended in the Master Plan.

ii. Area of Change Designation: Minimal Change Developed

Minimal Change Developed: These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.

The proposed annexation will redevelop the vacant site adjacent to other built-out sites. If the annexation were approved, the new development would prioritize the natural environment by

designating over 9 acres as open space, which supports the character of this area.

iii. Key Area Influences:

The proposed annexation is not in a Key Area; however, it is influenced by two nearby Key Areas: Colorado Springs Airport/Peterson Air Force Base and Potential Areas of Annexation

Colorado Springs Airport/Peterson Air Force Base: Colorado Springs Airport is the second largest in the State of Colorado with continually rising passenger totals and activity. Currently, large amounts of land adjacent to the airport are primed for commercial and industrial development, in part due to the establishment of a Commercial Aeronautical Zone (CAZ). The Board of County Commissioners approved the CAZ to attract local businesses and spur development on the available land. The County should continue to prioritize nonresidential growth in this area to help expand the Employment Center in unincorporated El Paso County. Employment Centers not only provide additional job opportunities for County residents but it expands the County's tax base, providing more opportunities to address other County issues such as upgrades to infrastructure, expansion of services and development of new roadways. Peterson Air Force Base also utilizes the Colorado Springs Airport for military flight operations and hosts various military activities critical to national security. The County should also coordinate future development adjacent and within the Colorado Springs Airport Accident Potential Zone (APZ) and within the Peterson Air Force Base buffer area with the Airport and the Base to ensure growth does not negatively impact the primary functions of Peterson Air Force Base or the Airport. Coordination with Colorado Springs Airport should also be considered, as necessary.

Potential Areas for Annexation: A significant portion of the County's expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this

growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County. This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.

The proposed annexation will allow for new development within the City of Fountain to accommodate future growth. If the annexation were approved it will be consistent with the recommendations for the Potential Areas of Annexation.

4. Other Master Plan Elements

The proposed annexation complies with all other master plan elements.

5. Special District Issues

Staff is not aware of any special district issues associated with this request. The request is not in any special district.

G. PHYSICAL SITE CHARACTERISTICS

1. Floodplain

As indicated on FEMA Flood Insurance Rate Maps (FIRM) panel number 08041C0956G which has an effective date of December 7, 2018, the annexation area is not located within a floodplain.

2. Drainage and Erosion

The annexation area is located within the West Fork Jimmy Camp Creek drainage basin.

3. Transportation

There are no roadways being annexed, nor are there any rights-of-way within or adjacent to the parcels proposed for annexation.

H. SERVICES

1. Water

Water service is anticipated to be provided by Widefield Water and Sanitation District.

2. Sanitation

Wastewater service is anticipated to be provided by Widefield Water and Sanitation District.

3. Emergency Services

Emergency services will be provided by the City of Fountain (police protection).

4. Utilities

Natural gas will be provided by Black Hills Energy and electrical service will be provided by City of Fountain Electric.

I. ATTACHMENTS

Vicinity Map

Annexation Impact Report

El Paso County Parcel Information

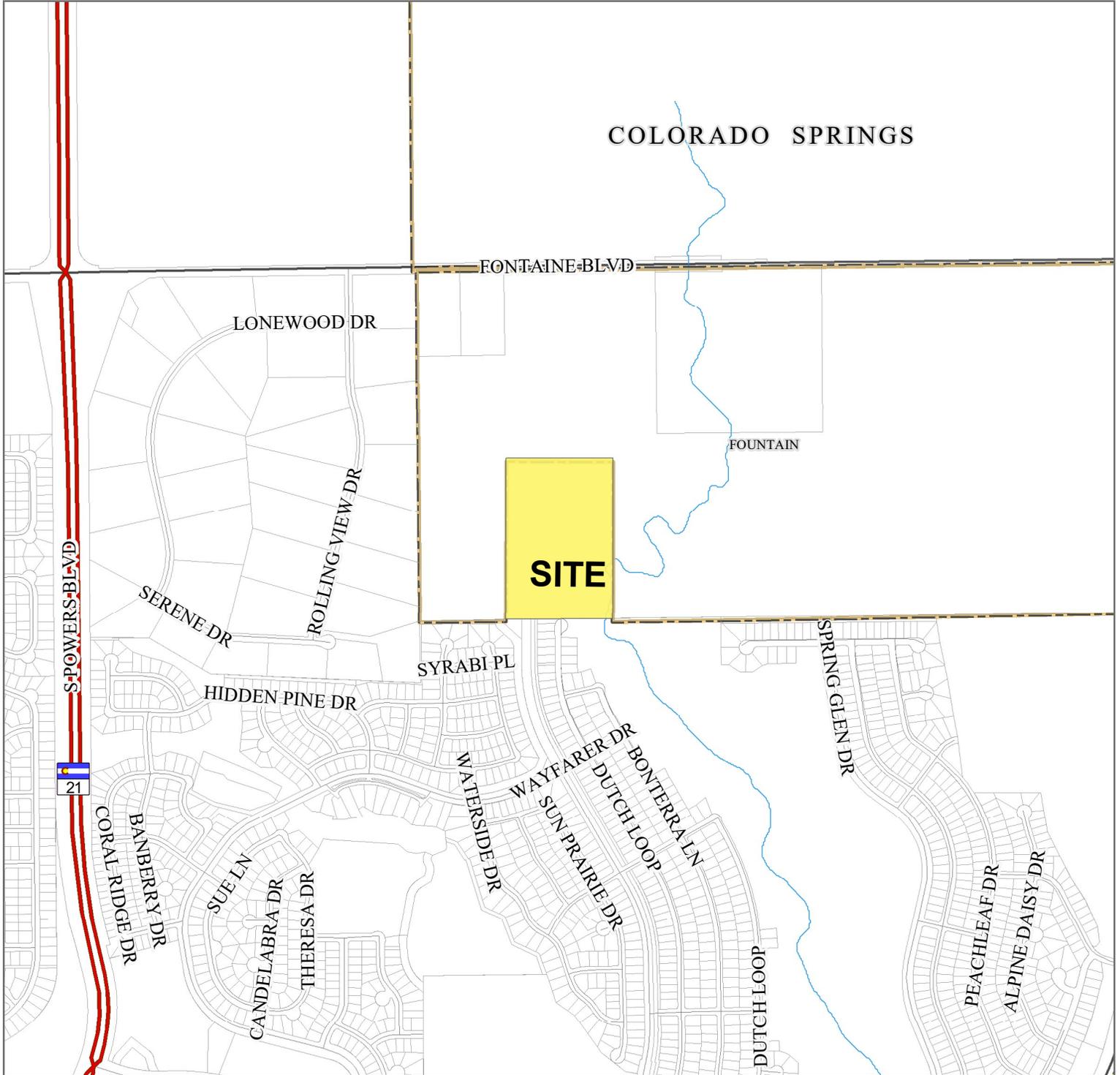
File Name: ANX-22-003

Zone Map No.: --

ADDRESS	CITY	STATE
14160 GLENEAGLE DR	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80921	

Date: March 29, 2022



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (919) 520-6600



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Community Services Planning Department

March 11, 2022

El Paso County Board of County Commissioners
200 South Cascade Avenue, Suite 100
Colorado Springs, CO 80903

Dear Members of the Board:

Pursuant to Section 31-12-108.5(1), C.R.S., the City Council of the City of Fountain hereby submits the annexation impact report for the proposed annexation known as Singer's Subdivision Addition Annexation, generally located south of Fontaine Boulevard, north of Dutch Loop.

Attached is a copy of the annexation impact report. Please direct any questions regarding this request to City of Fountain, Attention Kristy Martinez, 116 South Main Street, Fountain, Colorado, 80817.

Respectfully,

Kristy Martinez, AICP
Planning Supervisor

CORVALLIS-LACY PARCEL ANNEXATION

ANNEXATION IMPACT REPORT

Annexation of Property to the City of Fountain, Colorado

January 10, 2022

Owner/ Developer:

HPHR Properties, LLC
14160 Gleneagle Drive
Colorado Springs, CO 80921

Planners/ Civil Engineer:

Matrix Design Group, Inc.
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

INTRODUCTION

The following has been prepared pursuant to section 31-12-108.5 of the Colorado Revised Statutes (C.R.S.) regarding the proposed annexation (the "Annexation") to the City of Fountain (the "Municipality") of certain real property known as Singer's Subdivision Annexation Plat, as shown on Exhibit A attached hereto (the "Property"). The Property comprises a total of 22.04 acres more or less, and is located in portions of sections 21, Township 15 south, Range 65, west of the 6th Principal Meridian, El Paso County, Colorado. The Property is located generally south of Fontaine Boulevard and west of Marksheffel Road.

CURRENT ZONING

The subject property is currently El Paso County jurisdiction zoned A-5 (Agriculture) with CAD-O (Commercial Airport District) overlay. In connection with the Annexation, a zoning request to zone the property PUD within the City of Fountain is being submitted.

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

The current land use is Vacant being used as ranchland. There are no structures found on site.

The proposed land use will permit residential and open space uses. The proposed land uses remain consistent with The Comprehensive Plan for the City of Fountain as the Future Land Use Map currently shows the site to be developed with Single-family Residential.

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.
 - (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; see the attached drawings.

- (ii) The existing and proposed land use pattern in the areas to be annexed; see the attached drawing.
 - (b) A copy of any draft or final pre-annexation agreement, if available. At this time, no pre-annexation agreement 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 Section 5 below.
 - (e) A statement identifying existing districts within the area to be annexed; see Section 6 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 7 below.
2. C.R.S. § 31-12-108.5(1)(a) – REQUIRED MAPS
- (a) The Property is currently located within unincorporated El Paso County. The Annexation Map shows the municipality and adjacent territory.
 - (b) The present and proposed boundaries of the Municipality in the vicinity of the proposed Annexation. See the attached drawings.
 - (c) 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. See the attached drawings.
 - (d) The existing and proposed land use pattern in the areas proposed to be annexed. See the attached drawings.
3. C.R.S. § 31-12-108.5 (1)(b) – PRE-ANNEXATION AGREEMENT
- (a) No pre-annexation agreement is available at this time.

4. **C.R.S. § 31-12-108.5(1)(c) – EXTENSION/PROVISION OF MUNICIPAL SERVICES.**
With successful approval of the annexation request, at the time of future more detailed design and construction the extension and provision of municipal services to the proposed development will be accomplished as required by the Municipality. The extension of services includes streets, water and sewer lines, and dry utilities.

- (a) **STREETS:** There are currently no streets present within or surrounding the annexation area. The adjacent overall development plan for Corvallis to the north shows a collector extending from Fontaine to the north edge of this development area. This collector roadway will be extended within the annexation area and terminate prior to connecting to the southern boundary. As part of the future development of this parcel, roadway extensions will be provided as required. All internal roadways will be designed to City of Fountain standards and upon completion will be owned and maintained by the City of Fountain.
- (b) **WATER AND WASTEWATER:** The proposed annexation development area will receive water and wastewater services from the Widefield Water and Sanitation District (WWSD) for water service and sanitary sewer service. WWSD has adequate water supply and treatment capacity to serve the development as illustrated with previously completed development submittals for this area. Water and wastewater improvements will be designed and constructed in accordance with the Standards and Specifications of the (WWSD) and will be dedicated upon satisfactory completion and acceptance.
- (c) **ELECTRIC AND GAS:** City of Fountain Electric will provide electric services for the annexation development area. Black Hills Energy will provide natural gas services. Electric and gas facilities are planned to be extended from existing City of Fountain Electric and Black Hills Energy facilities as required to serve the development.
- (d) **COMPLETION OF SERVICE EXTENSIONS:** The owner/ developer will install infrastructure and facilities as required to serve the development.
- (e) **EMERGENCY SERVICES:** Fire and Police Protection will be provided by the City of Fountain.
- (f) **OPEN SPACE & PARKS:** 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.

- 5. **C.R.S. § 31-12-108.5(1)(d) – FINANCING SERVICE EXTENSIONS**
The financing of the extension of services and streets may occur through one or more of the following 1) Metropolitan Districts 2) Cost Recovery Agreements and/ or 3) As otherwise agreed to, between the Municipality and the owners of the Property as appropriate.
- 6. **C.R.S. § 31-12-108.5(1)(E) - EXISTING DISTRICTS IN THE AREA TO BE ANNEXED**
The El Paso County Treasurer’s office records reflect that the Property is currently subject to the following taxing authorities:

<u>Tax District</u>	<u>Levy</u>
El Paso County	7.755
El Paso County Road & Bridge (unshared)	0.330
Widefield School District 3	56.164
Southeastern Colorado Water Conservancy	0.942
El Paco County Conservation	0.000

Following the Annexation, one or more of the taxing entities noted above may no longer serve the property. In addition, one or more additional districts may serve the Property after Annexation.

- 7. **C.R.S. §31-12-108.5(1)(F) – IMPACT ON WIDEFIELD SCHOOL DISTRICT 3**
As residential use is proposed for the annexation area, the development will generate students. Coordination with Widefield School District 3 has taken place as part of the Corvallis ODP adjacent to this parcel. A 12-acre school site has been identified within that overall development, east of this parcel. The school district will be responsible for the timing and construction of any new school buildings.



October 12, 2021
Job No. 2166-00
Page 1 of 1

EXHIBIT "A"

LEGAL DESCRIPTION: SINGER'S SUBDIVISION ANNEXATION

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY LINE OF TRACT 1, SINGER'S SUBDIVISION, RECORDED IN PLAT BOOK H-3 AT PAGE 81 OF THE RECORDS OF SAID EL PASO COUNTY, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC SURVEYOR'S CAP STAMPED "LS 34585" AND AT THE EASTERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC SURVEYOR'S CAP STAMPED "LS 34585", ASSUMED TO BEAR S89°46'22"E A DISTANCE OF 800.00 FEET-FOUND AT GROUND LEVEL.

TRACT 1, SINGER'S SUBDIVISION, AS RECORDED IN PLAT BOOK H-3 AT PAGE 81, RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 22.04 ACRES MORE OR LESS.

LEGAL DESCRIPTION STATEMENT

I, JONATHAN W. TESSIN, A REGISTERED 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.



JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

SINGER'S SUBDIVISION ANNEXATION PLAT

TRACT 1, SINGER'S SUBDIVISION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:

TRACT 1, SINGER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 14-3 AT PAGE 81, RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

GENERAL NOTES:

- ALL REFERENCES HEREIN TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN. VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIES UPON TITLE COMMITMENT NO. 828888888, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF MARCH 8, 2021 AT 8:28 P.M.
- BASE OF BEARING:** THE NORTHERLY BOUNDARY LINE OF TRACT 1, SINGER'S SUBDIVISION, RECORDED IN PLAT BOOK 14-3 AT PAGE 81 OF THE RECORDS OF SAID EL PASO COUNTY, BEING MONUMENTED AT THE WESTERLY END BY A NO. 8 REBAR AND YELLOW PLASTIC SURVEYOR'S CAP STAMPED "L.S. 34888" AND AT THE EASTERLY END BY A NO. 8 REBAR AND YELLOW PLASTIC SURVEYOR'S CAP STAMPED "L.S. 34888", ASSUMED TO BEAR BEARING'S A DISTANCE OF 80.00 FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-608, C.R.S.
- THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY SHOW THE AREA TO BE ANNEXED TO THE CITY OF FOUNTAIN.
- THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- DATE OF PREPARATION IS SEPTEMBER 16, 2021.



CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 4,800 FEET.
 - TOTAL AREA TO BE ANNEXED = 188,871 SQUARE FEET.
 - ONE-SIXTH OF THE TOTAL PERIMETER AREA = 800 FEET.
 - PERIMETER OF THE AREA CONTIGUOUS WITH THE EXISTING CITY LIMITS = 4,800 FEET.
- THE TOTAL CONTIGUOUS PERIMETER IS 100% WHICH EXCEEDS THE AREA REQUIRED.

OWNER:

THE OWNER OF THE DESCRIBED PARCEL HEREBY REQUEST ANNEXATION TO THE CITY OF FOUNTAIN COLORADO.

BY: _____
OWNER, TRACT 1, SINGER'S SUBDIVISION

NOTARIAL:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2021, A.D., BY _____ OWNER, TRACT 1, SINGER'S SUBDIVISION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

IN WITNESS WHEREOF:

THE CITY OF FOUNTAIN HAS CAUSED THESE PRESENTS TO BE EXECUTED AND THIS PLAT APPROVED THIS _____ DAY OF _____ 2021, A.D., PURSUANT TO THE ORDINANCES OF THE CITY OF FOUNTAIN, COLORADO ANNEXING SAID REAL PROPERTY.

BY: _____ ATTEST: _____
CHAIRMAN, PLANNING COMMISSION DEPUTY CITY CLERK

CITY OF FOUNTAIN, EL PASO COUNTY, STATE OF COLORADO BY THE ACTION OF THE CITY COUNCIL OF THE CITY OF FOUNTAIN AT ITS MEETING ON THE _____ DAY OF _____ 2021.

BY: _____ ATTEST: _____
MAYOR OF FOUNTAIN DEPUTY CITY CLERK

SURVEYOR'S STATEMENT:

I, JONATHAN W. TRISSE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN _____ OF 2021, A ANNEXATION MAP WAS MADE UNDER MY SUPERVISION BY ACCORDANCE WITH THE STANDARD OF CARE FOR THE STATE OF COLORADO, AND THAT THIS ANNEXATION MAP AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSENGERS ACROSS SAID PROPERTY THAT ARE BY EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF FOUNTAIN AND MEETS THE REQUIREMENTS SET FORTH IN THE COLORADO REVERSE STATUTES 1873, 31-31-104(1)(a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ADJACENT MUNICIPALITY.

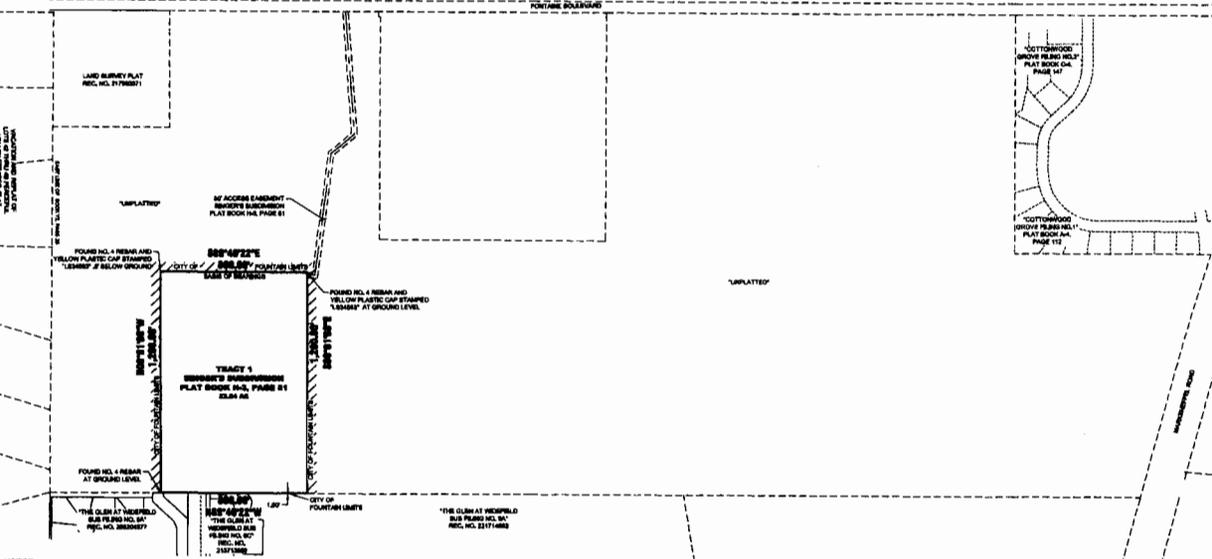
JONATHAN W. TRISSE, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 33188
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

RECORDING:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____ 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ RECORDS OF EL PASO COUNTY, COLORADO.

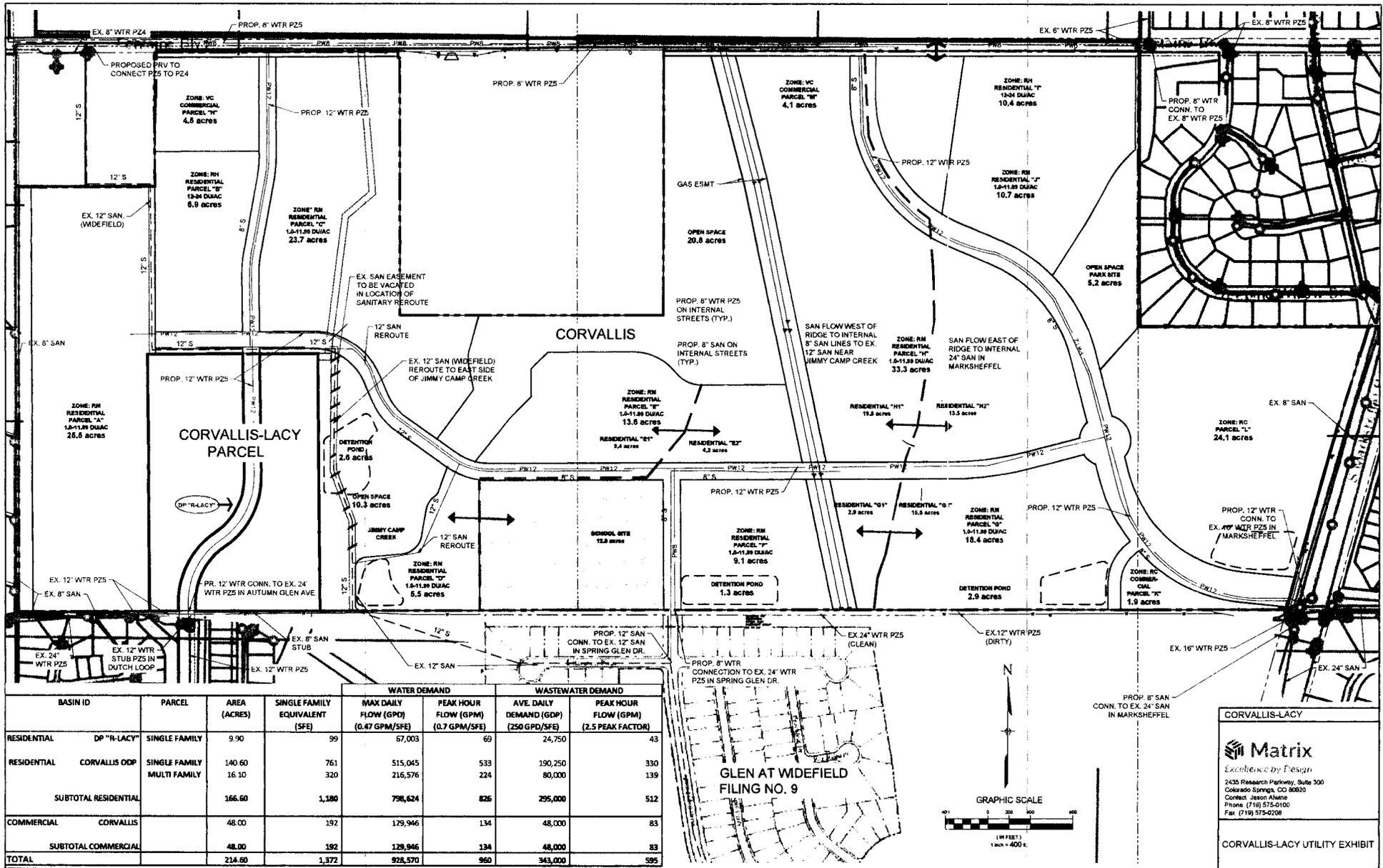
FEES: _____ CHUCK BROEMAN, RECORDER
SURCHARGE: _____ BY: _____ DEPUTY



NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DATE					
REVISIONS	DESCRIPTION	DATE	BY	REASON	DATE
EDWARD-JAMES SURVEYING, INC. 4721 Englewood Circle Colorado Springs, CO 80907 Phone: (719) 544-5477 Fax: (719) 544-5477					
					
ANNEXATION PLAT TRACT 1, SINGER'S SUBDIVISION BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO					
DRAWN BY	JMT				
CHECKED BY	JRP				
H-SCALE	1" = 300'				
JOB NO.	2108-08				
DATE CREATED	08-16-2021				
DATE PUBLISHED	10-08-2021				
SHEET NO.	1	OF			



CORVALLIS - LACY PARCEL

CITY OF FOUNTAIN

OVERALL DEVELOPMENT PLAN

CONTRACT
 PLANNER, LANDSCAPE ARCHITECT, CIVIL ENGINEER

Matrix

200 BIRCHWOOD PARKWAY, SUITE 300
 CO SPRING SPRING, CO 80901
 PHONE: (719) 574-0240
 FAX: (719) 574-0250

OWNER/DEVELOPER
 HPHR PROPERTIES, LLC
 1418 GLENDALE DRIVE
 CO SPRING SPRING, CO 80901
 703.954.0000

APPROVAL

VICINITY MAP

PROJECT
 CORVALLIS - LACY PARCEL
 OVERALL DEVELOPMENT PLAN
 SOUTH SEGMENT OF CORVALLIS
 10/25/2021

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION

PROJECT NO: 21.1106.009
 DRAWN BY: NAMI
 CHECKED BY: JAA
 APPROVED BY: JAA
 SHEET TITLE:

OVERALL DEVELOPMENT PLAN

ODP02

SHEET 2 OF 2

CITY FILE NO. 3

DIMENSIONAL STANDARDS AND GUIDELINES:

ZONE DISTRICT: RESIDENTIAL MEDIUM (RM) 1-10 DU/AC
 DIMENSIONAL STANDARDS FOR PARCEL A

1. PERMITTED LAND USE: SINGLE FAMILY RESIDENTIAL, MAIL BOXES, TRAIL, CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT MAINTENANCE FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, COMMUNITY CLUBHOUSE.
2. MINIMUM LOT AREA FOR SINGLE FAMILY DETACHED:
 - A. SINGLE FAMILY DWELLINGS: 3,000 SF
 3. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: 50%
 4. MAXIMUM STRUCTURAL HEIGHT: 40'
 5. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: 30' OR AS OTHERWISE SHOWN
 6. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED
 7. MINIMUM SETBACK REQUIREMENTS:
 - A. FRONT YARD: 15' TO FACE OF GARAGE FROM PROPERTY LINE
16' TO FRONT PROJECTION OF HOUSE FROM PROPERTY LINE
 - B. SIDE YARD: 5'
 - C. REAR YARD: 15'
 - D. CORNER YARD (NON-DRIVEWAY SIDE): 10'
 - E. CHAMBERED CORNER FRONT SETBACK: 8'

DEVELOPMENT STANDARDS AND GUIDELINES

1. TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
2. ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF FOUNTAIN ZONING CODE, AS AMENDED.
3. FENCING GUIDELINES TO BE PER THE FUTURE CORVALLIS CC&P'S MAP OR DESIGN GUIDELINES
4. A MINIMUM 4' FRONT YARD BUILDING SETBACK IS REQUIRED BETWEEN ADJACENT UNITS.

GENERAL LOT DEVELOPMENT NOTES:

1. LOCATION OF PRIVATE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/EGRESS CONFIGURATION.
2. OWNER/DEVELOPER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
3. ALL SIGHT TRIANGLE FRANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES INTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE CITY OF FOUNTAIN.

