

Annexation Impact Report

For

Erie West Annexations

Prepared for the County of Boulder, Colorado

**Town of Erie
645 Holbrook, P.O. Box 750
Erie, Colorado 80516**

3/24/2024

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I. Introduction

This impact report is provided pursuant to C.R.S. § 31-12-108.5.

The Town of Erie, Colorado (the "Town"), has received annexation petition(s) for approximately 86.65 acres of real property located in unincorporated Boulder County, owned by:

- Annexation 1
 - Boulder County (Right-of-Way)
- Annexation 2
 - Boulder County (Right-of-Way)
- Annexation 3
 - Boulder County (Right-of-Way)
 - Robert & Traci Jensen (11964 Kenosha Road)
- Annexation 4
 - Boulder County (Right-of-Way)
 - Robert & Sindy Lindow (11975 Kenosha Road)
 - Michael & Jana Nickle (5075 N 119th Street)
 - Douglas & Kathleen Spurgin (11818 Kenosha Road)
- Annexation 5
 - Kendra Carberry & Chris Davidson (11780 Kenosha Road)
 - Adam & Megan Micheli (11724 Kenosha Road)
 - Tyler & Annie Tatro (11692 Kenosha Road)
 - Gregory & Lisa Langer (11638 Kenosha Road)

The property is legally described as follows:

Annexation 1

A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 5 REBAR WITH AN ILLEGIBLE 2 INCH ALUMINUM CAP AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 12 AND A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 22579 AT THE NORTH SIXTEENTH CORNER OF SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST TO BEAR NORTH 89°50'02" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 1332.05 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST:

THENCE SOUTH 00°23'34" EAST ON THE WEST LINE OF KENOSHA FARMS ANNEXATION AND ZONING RECORDED AT RECEPTION NO. 1684075 A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KENOSHA ROAD;

THENCE NORTH 78°19'21" WEST A DISTANCE OF 100.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 78°36'12" EAST A DISTANCE OF 99.78 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF KENOSHA ROAD AND THE NORTHWEST CORNER OF SAID KENOSHA FARMS ANNEXATION AND ZONING;

THENCE SOUTH 00°33'32" EAST ON THE WEST LINE OF SAID KENOSHA FARMS ANNEXATION AND ZONING A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

TO THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

DESCRIBED PARCEL CONTAINS 1,960 SQ. FT OR 0.05 ACRES MORE OR LESS.

Annexation 2

A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 5 REBAR WITH AN ILLEGIBLE 2 INCH ALUMINUM CAP AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 12 AND A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 22579 AT THE NORTH SIXTEENTH CORNER OF SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST TO BEAR NORTH 89°50'02" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 1332.05 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST:

THENCE NORTH 89°50'02" WEST ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 A DISTANCE OF 98.01 FEET TO THE WEST CORNER OF THE ERIE WEST ANNEXATION 1 RECORDED AT REC. NO. _____ AND THE POINT OF BEGINNING;

THENCE SOUTH 78°19'21" EAST ON THE SOUTHERLY LINE OF SAID ERIE WEST ANNEXATION 1 A DISTANCE OF 100.22 FEET TO THE SOUTHEAST CORNER OF SAID WEST ERIE ANNEXATION 1;

THENCE NORTH 87°32'33" WEST A DISTANCE OF 500.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 87°52'21" EAST A DISTANCE OF 499.78 FEET TO THE NORTHEAST CORNER OF SAID WEST ERIE ANNEXATION 1;

THENCE SOUTH 78°36'12" WEST ON THE NORTHERLY LINE OF SAID ERIE WEST ANNEXATION 1 A DISTANCE OF 99.78 FEET TO THE POINT OF BEGINNING;

TO THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

DESCRIBED PARCEL CONTAINS 8,032 SQ. FT OR 0.18 ACRES MORE OR LESS.

Annexation 3

PORTIONS OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 5 REBAR WITH AN ILLEGIBLE 2 INCH ALUMINUM CAP AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 12 AND A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 22579 AT THE NORTH SIXTEENTH CORNER OF SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST TO BEAR NORTH 89°50'02" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 1332.05 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 12, TOWNSHIP 1 NORTH, RANGE 69 WEST:

THENCE SOUTH 00°23'34" EAST ON THE WEST LINE OF KENOSHA FARMS ANNEXATION AND ZONING RECORDED AT RECEPTION NO. 1684075 A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KENOSHA ROAD AND THE SOUTHEAST CORNER OF THE ERIE WEST ANNEXATION 2 RECORDED AT REC. NO. _____ AND THE POINT OF BEGINNING;

THENCE NORTH 89°50'02" WEST ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KENOSHA ROAD A DISTANCE OF 732.52 FEET TO A POINT ON TRACT A, MCCONNELL TRD/PUD RECORDED AT REC NO. 2149930;

THENCE ON THE COMBINED EXTERIOR BOUNDARIES OF TRACT A AND LOT 2 OF SAID MCCONNELL TRD/PUD THE FOLLOWING SIX (6) COURSES:

1. SOUTH 00°29'17" EAST A DISTANCE OF 300.00 FEET;
2. NORTH 89°50'02" WEST A DISTANCE OF 314.09 FEET;
3. NORTH 00°29'17" WEST A DISTANCE OF 290.00 FEET;
4. NORTH 89°50'02" WEST A DISTANCE OF 255.41 FEET;
5. SOUTH 00°29'17" EAST A DISTANCE OF 290.00 FEET;
6. NORTH 89°50'02" WEST A DISTANCE OF 10.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH 119TH STREET;

THENCE SOUTH 01°29'41" WEST A DISTANCE OF 578.07 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 00°29'17" WEST ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 A DISTANCE OF 897.95 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTIONS 12 AND 11;

THENCE NORTH 89°18'21" EAST A DISTANCE OF 1331.95 FEET TO THE NORTHEAST CORNER OF ERIE WEST ANNEXATION 2 RECORDED AT REC NO. _____;

THENCE ON THE NORTH AND SOUTH LINES OF SAID WEST ERIE ANNEXATION 2 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 87°52'21" WEST A DISTANCE OF 499.78 FEET;
2. SOUTH 87°32'33" EAST A DISTANCE OF 500.22 FEET TO THE POINT OF BEGINNING;

TO THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

DESCRIBED PARCEL CONTAINS 141,523 SQ. FT OR 3.25 ACRES MORE OR LESS.

Annexation 4

PORTIONS OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF OF SECTION 12, AND THE EAST HALF OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 22579 AT THE NORTH SIXTEENTH CORNER OF SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST AND A NO. 6 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 23500 AT THE NORTH CENTER SIXTEENTH OF SAID SECTION 11 TO BEAR SOUTH 88°19'38" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2592.40 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTH SIXTEENTH CORNER OF SAID SECTIONS 11 AND 12, TOWNSHIP 1 NORTH, RANGE 69 WEST FROM WHENCE THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 12 BEARS SOUTH 89°50'02" EAST A DISTANCE OF 1332.05 FEET:

THENCE ON THE WESTERLY BOUNDARY OF ERIE WEST ANNEXATION NO. 3 RECORDED AT REC NO. _____ THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°29'17" EAST A DISTANCE OF 897.95 FEET;
2. NORTH 01°29'41" EAST A DISTANCE OF 578.07 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTH 119TH STREET;

THENCE SOUTH 89°04'35" EAST ON THE EAST RIGHT-OF-WAY OF SAID NORTH 119TH STREET A DISTANCE OF 2325.54 FEET TO THE NORTHWEST CORNER OF EAST COUNTY SUBDIVISION RECORDED AT DEED NO. 3554424;

THENCE NORTH 89°42'08" WEST A DISTANCE OF 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH 119TH STREET;

THENCE NORTH 00°28'29" WEST ON THE WEST RIGHT-OF-WAY LINE OF NORTH 119TH STREET A DISTANCE OF 1322.66 FEET TO THE SOUTHEAST CORNER OF AN UNPLATTED PARCEL RECORDED AT DEED NO. 03828431;

THENCE ON THE SOUTH AND COMBINED WEST BOUNDARY OF THE PARCELS RECORDED AT DEED NO. 03828431 AND 1433802 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 88°17'48" WEST A DISTANCE OF 613.91 FEET;
2. NORTH 00°26'52" EAST A DISTANCE OF 1303.09 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF KENOSHA ROAD;

THENCE SOUTH 89°04'35" WEST A DISTANCE OF 1529.39 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH 88°11'43" EAST A DISTANCE OF 2580.58 FEET SOUTHWEST CORNER OF THE PARCEL RECORDED AT DEED NO. 7P159444 AND BEING COMMON TO THE NORTH RIGHT-OF-WAY LINE OF KENOSHA ROAD;

THENCE ON A PORTION OF THE EXTERIOR BOUNDARY OF SAID PARCEL RECORDED AT DEED NO. 7P159444 THE FOLLOWING FIVE (5) COURSES:

1. NORTH 01°18'37" WEST A DISTANCE OF 260.07 FEET;
2. NORTH 89°50'02" WEST A DISTANCE OF 434.36 FEET;
3. NORTH 00°29'17" WEST A DISTANCE OF 113.47 FEET;
4. SOUTH 89°50'02" EAST A DISTANCE OF 1276.14 FEET;
5. SOUTH 00°36'26" EAST A DISTANCE OF 373.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID KENOSHA ROAD;

THENCE SOUTH 89°50'02" EAST A DISTANCE OF 55.11 FEET ON THE NORTH RIGHT-OF-WAY OF SAID KENOSHA ROAD TO THE NORTHEAST POINT OF ERIE WEST ANNEXATION NO. 3 RECORDED AT REC NO. _____;

THENCE SOUTH 89°18'21" WEST ON THE NORTHERLY LINE OF SAID WEST ERIE ANNEXATION NO. 3 A DISTANCE OF 1331.95 FEET TO POINT OF BEGINNING.

EXCEPTING THEREFROM A PARCEL OF LAND RECORDED AT DEED NO. 2840650, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SAID SECTIONS 11 AND 12, TOWNSHIP 1 NORTH, RANGE 69 WEST FROM WHENCE THE NORTH CENTER SIXTEENTH OF SAID SECTION 11 TO BEAR SOUTH 88°19'38" WEST A DISTANCE OF 2592.40 FEET:

THENCE SOUTH 43°55'10" WEST A DISTANCE OF 28.58 FEET TO THE SOUTHWEST RIGHT-OF-WAY INTERSECTION OF KENOSHA ROAD AND NORTH 119TH STREET AND THE POINT OF BEGINNING;

THENCE SOUTH 00°29'17" EAST ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTH 119TH STREET A DISTANCE OF 641.22 FEET TO A POINT ON THE NORTH LINE OF A PARCEL RECORDED AT DEED NO. 03828431;

THENCE SOUTH 88°20'32" WEST ON THE NORTH LINE OF SAID PARCEL RECORDED AT DEED NO. 03828431 A DISTANCE OF 273.09 TO A POINT ON THE EAST LINE OF A PARCEL RECORDED AT DEED NO. 1433802;

THENCE NORTH 00°26'53" EAST ON THE EAST LINE OF SAID PARCEL RECORDED AT DEED NO. 1433802 A DISTANCE OF 641.45 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID KENOSHA ROAD;

THENCE NORTH 88°19'38" EAST ON THE NORTH RIGHT-OF-WAY LINE OF SAID KENOSHA ROAD A DISTANCE OF 262.62 FEET TO THE POINT OF BEGINNING;

TO THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

DESCRIBED PARCEL CONTAINS 1,115,050 SQ. FT OR 25.60 ACRES MORE OR LESS.

Annexation 5

A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TO THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 23500 AT THE NORTH CENTER SIXTEENTH CORNER OF SAID SECTION 11, AND A NO. 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 22579 AT THE NORTH SIXTEENTH CORNER OF SECTIONS 11 AND 12 OF SAID TOWNSHIP 1 NORTH, RANGE 69 WEST TO BEAR NORTH 88°19'38" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2592.40 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH CENTER SIXTEENTH CORNER OF SAID SECTIONS 11, TOWNSHIP 1 NORTH, RANGE 69 WEST:

THENCE SOUTH 00°26'46" WEST ON THE WEST LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 20.01 FEET TO A COMMON POINT OF DEED NO. 1818533 AND 1771334 AND THE POINT OF BEGINNING;

THENCE NORTH 88°19'38" EAST ON A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 990.00 FEET TO THE COMMON POINT OF THE SOUTH RIGHT-OF-WAY LINE OF KENOSHA ROAD AND THE PARCEL RECORDED AT DEED NO. 3551392;

THENCE ON THE EXTERIOR BOUNDARY OF SAID PARCEL RECORDED AT DEED NO. 3551392 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°26'45" WEST A DISTANCE OF 291.99 FEET;
2. NORTH 88°19'38" EAST A DISTANCE OF 140.00 FEET;
3. NORTH 00°26'46" EAST A DISTANCE OF 291.99 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID KENOSHA ROAD;

THENCE NORTH 88°19'38" EAST ON THE SOUTH RIGHT-OF-WAY LINE OF SAID KENOSHA ROAD A DISTANCE OF 850.00 FEET TO A POINT ON THE BOUNDARY OF ERIE WEST ANNEXATION 4 RECORDED AT RECEPTION NO. _____;

THENCE SOUTH 00°26'52" WEST ON SAID BOUNDARY OF ERIE WEST ANNEXATION 4 ALSO BEING THE EAST LINE OF THE PARCEL RECORDED AT DEED NO. 2931765 A DISTANCE OF 1303.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE SOUTH 88°17'48" WEST ON THE SOUTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 1980.00 FEET TO CENTER QUARTER OF SAID SECTION 11;

THENCE NORTH 00°26'46" EAST ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 1304.14 FEET TO THE POINT OF BEGINNING;

TO THE TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

DESCRIBED PARCEL CONTAINS 2,538,518 SQ. FT OR 58.28 ACRES MORE OR LESS.

The property is proposed for zoning as Agricultural Holding (AGH) under Title 10 of the Erie Municipal Code. At this time, no new development is proposed for the property.

On Jan. 28, 2025, the Town's Board of Trustees will hold a public hearing to consider this annexation.

II. Exhibits

The subject property is depicted on the Annexation Map, attached hereto as Exhibit A. Pursuant to C.R.S. § 31-12-108.5, the annexation maps also include the present and proposed boundaries of the Town in the vicinity of the proposed annexation.

Exhibit B and C show the following: 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.

Exhibit D is the Comprehensive Plan, showing existing and proposed land use patterns in the vicinity of the property being annexed.

Exhibit E is the Town's current Zoning Map, showing existing zoning in the vicinity of the property being annexed.

III. Utilities/Municipal Services

Water and Wastewater

The annexation **will not** require the extension of water services to the property. If water service is required, it will be the responsibility of the property owner to extend Town water services to the property being annexed.

The annexation **will not** require the extension of wastewater services to the property. If wastewater service is required, it will be the responsibility of the property owner to extend Town wastewater services to the property being annexed.

Other Utilities

CenturyLink currently provides telephone service within the proposed annexation vicinity. No change in this service is proposed.

United Power/Xcel Energy currently provides electrical service to the property being annexed, and Xcel Energy provides natural gas service to the property being annexed. No change in this service is proposed.

Police Protection

The Town provides its own police protection and will extend police protection services to the property being annexed.

Street Maintenance and Improvements

Any new streets on the property being annexed will be constructed by the property owner. The Town will maintain any new public streets after acceptance by the Town. The Town will maintain any existing public streets after the effective date of the annexation.

Other Municipal Services

The Town provides municipal services such as recreation and senior services and will extend these services to the area proposed to be included within the Town's boundaries as part of this annexation.

IV. Municipal Services Financing

The property owner will be responsible for any required on-site and off-site public improvements and utility extension required as a result of any development of the property being annexed. To the extent any additional infrastructure construction is required, such construction can be accommodated within the Town's current budget.

V. Special Districts

The proposed annexation area is encompassed within the following districts:

- Mountain View Fire Protection District
- Boulder Valley School District ("BVSD")

- Northern Colorado Water Conservancy District
- Urban Drainage & Flood Control District

VI. School District Impact

The annexation is not anticipated to generate any change in the impact on the school district in terms of the number of students, as no new development is proposed at this time.

Pursuant to the Intergovernmental Agreement (IGA) between the Town and BVSD, the property owner must pay a school impact fee to the applicable school district prior to the issuance of building permits for new development.

EXHIBIT A

K:\1\2011\201104109.kpl.dwg: America 10/14/11 10:23:00 AM Survey Bookmarks 3/3/11 10:23:00 AM 1/10/2012 9:11:12 AM David Wilson

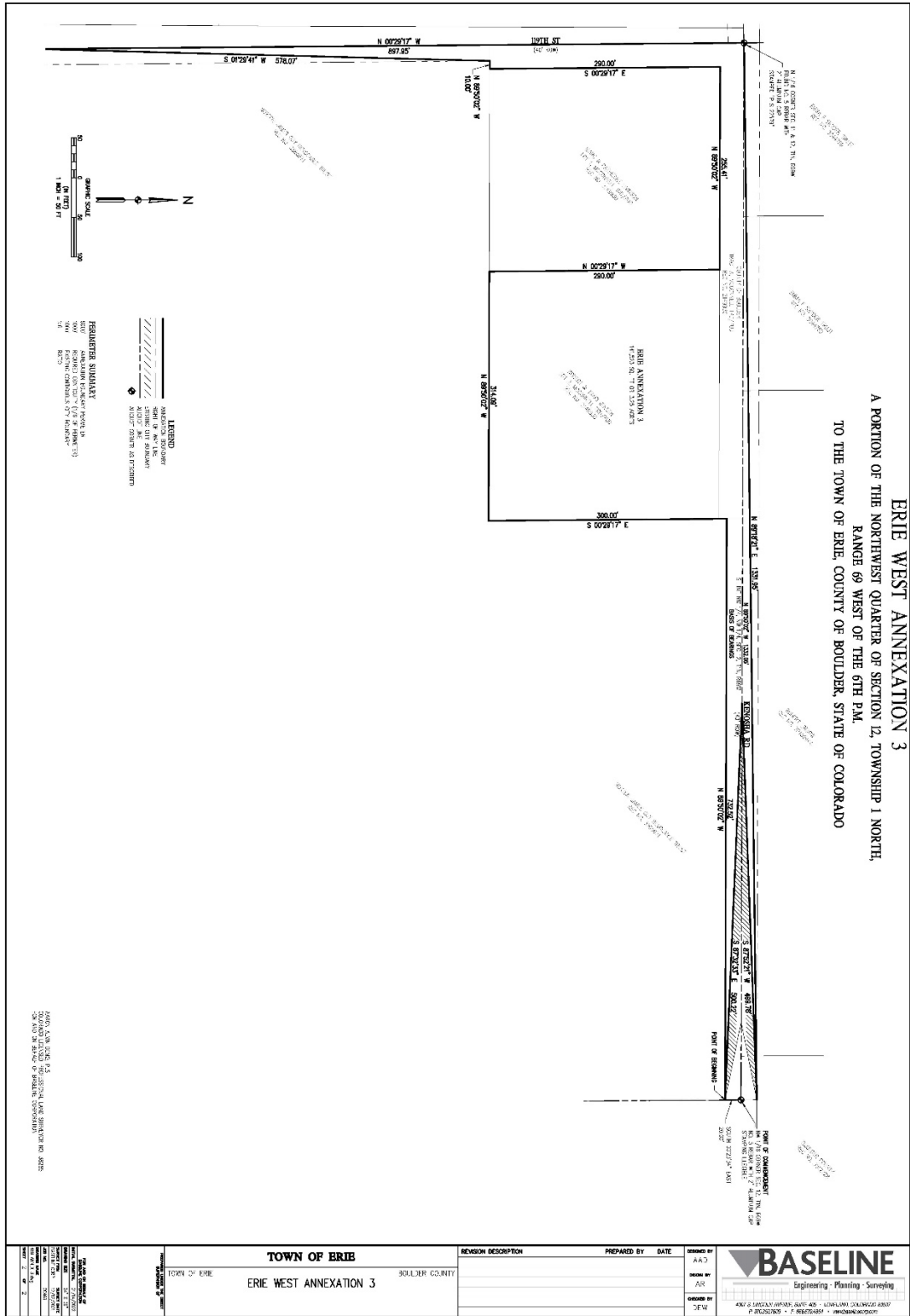


EXHIBIT B

Comprehensive Plan

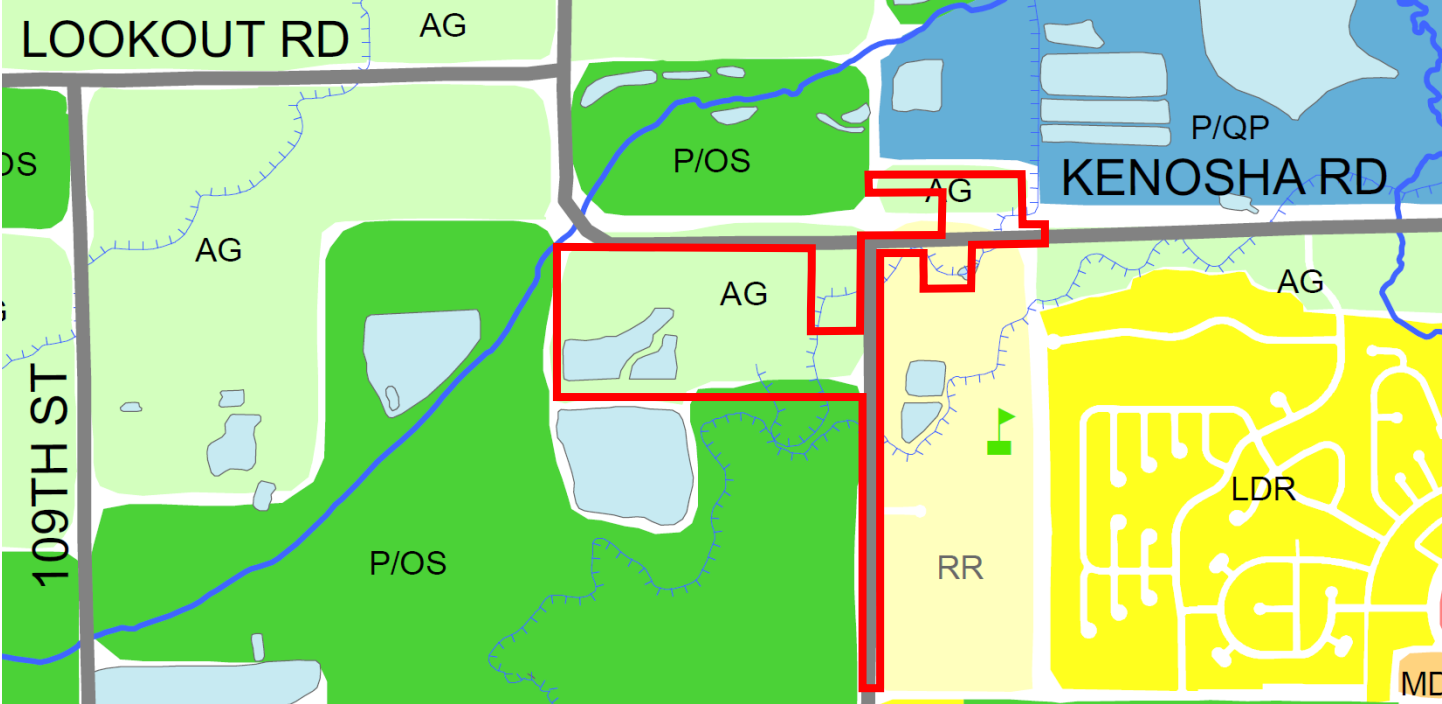


EXHIBIT C

Zoning Map
All property to be zoned AGH.

