



**ANNEXATION IMPACT REPORT REQUIREMENTS**  
*(Required for Annexations Greater than 10 Acres in Size)*

Per state statute C.R.S. 31-12-108.5, the annexation report shall include:	Provide the information noted " <u>Annexor</u> " below:
<p>(a) A map or maps of the municipality and adjacent territory to show the following information:</p> <ul style="list-style-type: none"> <li>(i.) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;</li> <li>(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; and</li> <li>(iii.) The existing and proposed land use pattern in the areas to be annexed;</li> </ul>	<p><b>Annexor:</b> Provide maps as described, in a scale to fit 8-1/2" x 11" format:</p> <ul style="list-style-type: none"> <li>(i.) Information is available from the Community Development Department</li> <li>(ii.) Information to be provided by <b>Annexor</b></li> </ul>
<p>(b) A copy of any draft or final pre-annexation agreement if available;</p>	<p>City will include the draft pre-annexation agreement, if available.</p>
<p>(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;</p>	<p><i>City will include appropriate language (e.g., "The extension and provision of municipal services to the annexed property will be accomplished in accordance with the terms found in the annexation agreement. The extension of services include: roadways and bridge crossings, water and sewer line, storm drainage construction, park and recreation services, and open space provision.")</i></p>
<p>(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.</p>	<p><i>City will include appropriate language (e.g., "The additional infrastructure necessary to provide municipal services within the area to be annexed will be the responsibility of the annexor in accordance with the terms found in the annexation agreement and will be accommodated through compliance with standards and payment of fees adopted by the City Council. Annexor shall pay all development fees, if applicable.</i></p>
<p>(e) A statement identifying existing districts within the area to be annexed.</p>	<p><b>Annexor:</b> List all districts shown on the annual tax statement for the property.</p>

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Per state statute C.R.S. 31-12-108.5, the annexation report shall include:	Provide the information noted " <u>Annexor</u> " below:
<p>(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.</p>	<p><b><u>Annexor:</u></b> Include a letter, from the school district, documenting:</p> <ul style="list-style-type: none"><li>(i.) The effect of annexation on the school district; and</li><li>(ii.) Per the city's Land Development Code, any agreement with the school district for dedication of land or cash-in-lieu of land, as applicable.</li></ul>