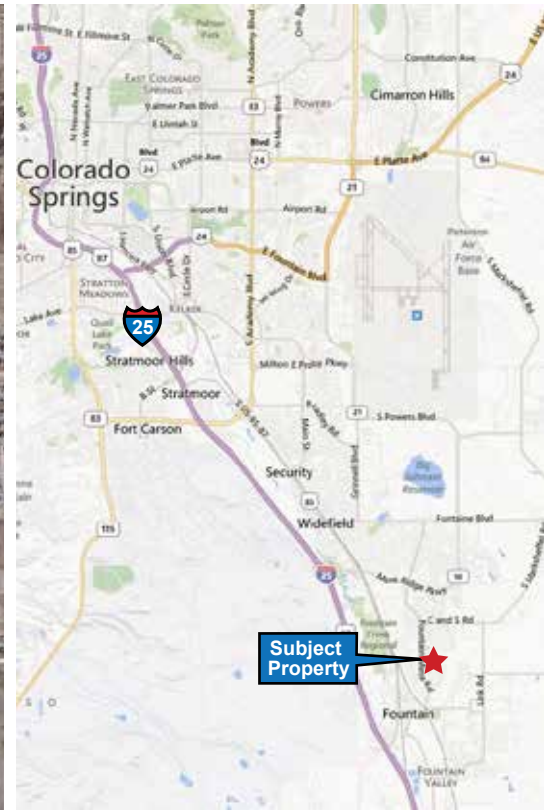


# RESIDENTIAL LAND FOR SALE

1110 Fountain Mesa Road, Fountain, CO 80817



## TUSCANY DAYBREAK SUBDIVISION - 9.77 ACRES



### PROPERTY INFORMATION

- Zoned Multi-Family Residential - previously approved for \_\_\_\_\_ lots
- Great mountain views, numerous walkout lots
- Services provided by City of Fountain, Fountain Sanitation District and Black Hills Energy.
- Tuscany Daybreak is located in the Fountain Creek Basin (FCB), saving \$3,865/lot on the sewer tap fee as compared to the Jimmy Camp Creek Basin (JCCB). See chart.
- At final plat, permit fees are locked for 4 years with the City of Fountain (excluding Fountain Sanitation)
- No Drainage or Bridge Fees in the Fountain Creek Basin

**PRICE \$ \_\_\_\_\_ PER LOT • CLOSE AT ENTITLEMENT APPROVALS • SELLER FINANCING AVAILABLE**

Estimated Per Home Fee Based on 4 Per Acre SFR Density	Fountain FCB GID 10 mill	Fountain JCCB GID 10 mill
PPRBD Fee	\$ 589.00	\$ 589.00
Eunumeration Fee	\$ 30.00	\$ 30.00
Floodplain Rev. Fee	\$ 30.00	\$ 30.00
Plan Check Fee	\$ 165.00	\$ 165.00
County Use Tax	\$ 1,488.30	\$ 1,488.30
County Use Tax Admin. Fee	\$ 10.00	\$ 10.00
Water Tap 3/4"	\$ 8,659.20	\$ 8,659.20
Water Dev. <sup>1</sup>	\$ 1,024.00	\$ 1,024.00
Sewer	\$ 2,125.00	\$ 5,990.00
School	\$ 1,381.00	\$ 1,381.00
Park	\$ 3,100.00	\$ 3,100.00
Fountain Use Tax	\$ 1,695.94	\$ 1,695.94
Drainage Fee <sup>2</sup>	\$ -	\$ 1,507.11
Jimmy Camp Bridge <sup>3</sup>	\$ -	\$ 70.49
Camanche Traffic Impact Fee	\$ 257.00	\$ 257.00
<b>Total</b>	<b>\$ 20,554.44</b>	<b>\$ 25,997.04</b>

<sup>1</sup> 30% or Less Irrigation; <sup>2</sup> 40% of \$16,270 per impervious acre;  
<sup>3</sup> 40% of \$761 per impervious acre

**JACK MASON**  
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7/18/18

The information contained herein was obtained from sources believed to be reliable, however, Quantum Commercial Group Inc makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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