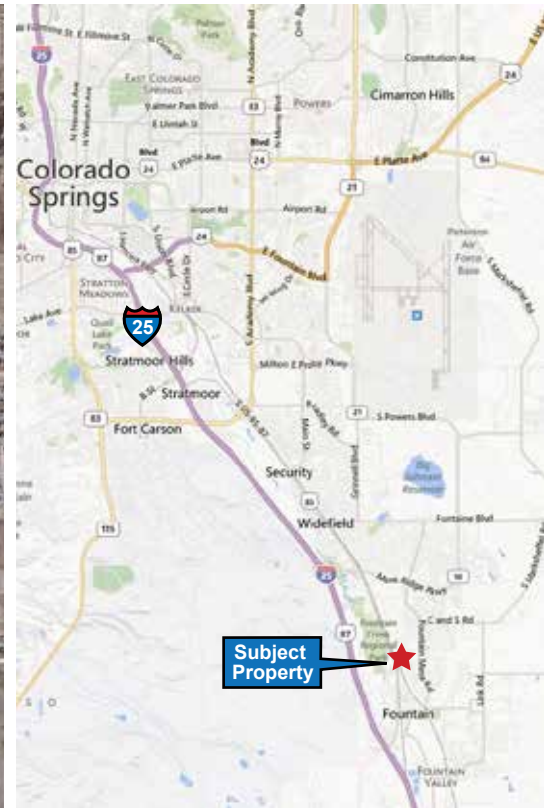
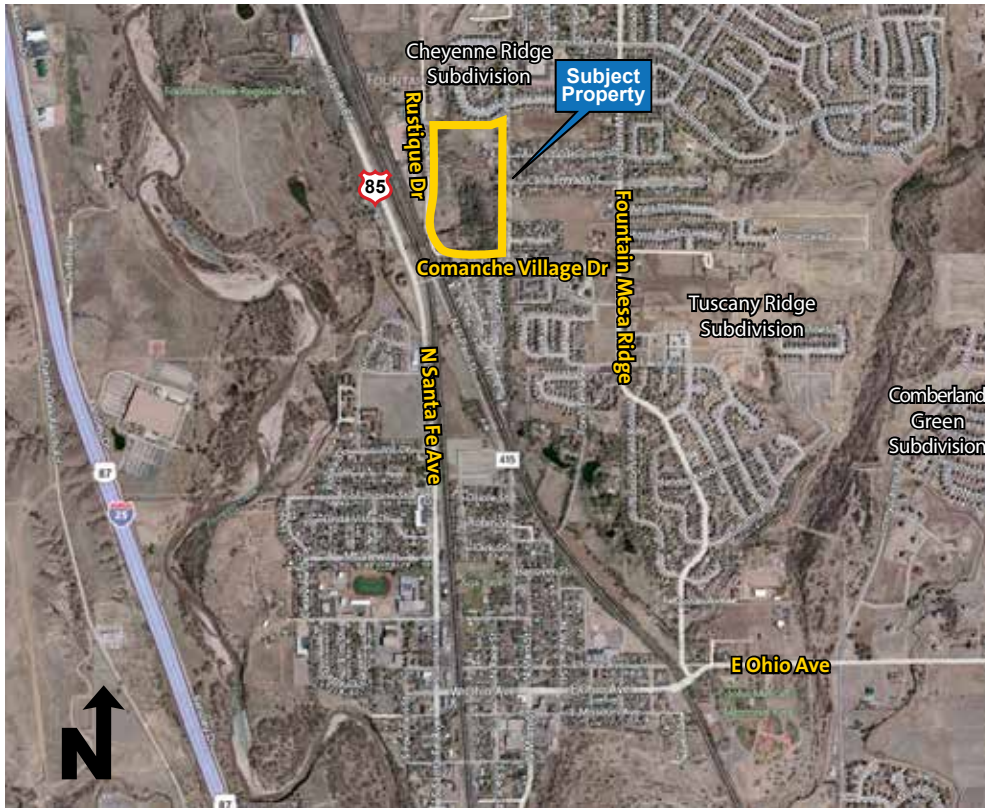


RESIDENTIAL LAND FOR SALE

Comanche Village Dr & Rustique Dr, Fountain, CO 80817



CHEYENNE RIDGE SUBDIVISION



PROPERTY INFORMATION

- Zoned Single-Family Residential Small Lot District (not PUD)- previously approved for 95 lots (min 6,000 sf and 60 ft. width)
- Great mountain views, numerous walkout lots
- Services provided by City of Fountain, Fountain Sanitation District and Black Hills Energy.
- Cheyenne Ridge South 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

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. ¹	\$ 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 ²	\$ -	\$ 1,507.11
Jimmy Camp Bridge ³	\$ -	\$ 70.49
Comanche Traffic Impact Fee	\$ 257.00	\$ 257.00
Total	\$ 20,554.44	\$ 25,997.04

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

PRICE \$13,500 PER LOT • CLOSE AT ENTITLEMENT APPROVALS • SELLER FINANCING AVAILABLE

JACK MASON
 Senior Broker, Land
 719.228.3631
 jmason@quantumcommercial.com

6/25/18

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.

CHEYENNE RIDGE SUBDIVISION

Comanche Village Dr & Rustique Dr, Fountain, CO 80817



SHEET: 2 OF 4
PP2

PRELIMINARY PLAT
 PRODUCT NO. 2048R-0055CV
 DRAWING NO.
 EXAMINER SCALE
 HORIZONTAL: 1" = 60'
 VERTICAL: N/A

ISSUE DATE
 1ST SUBMITTAL 3/23/18
 2ND SUBMITTAL 7/27/18

CONSTRUCTION DOCUMENTS FOR:
CHEYENNE RIDGE SOUTH
 FOUNTAIN, COLORADO

PREPARED BY:
 DREW BARRELL & CO
 ENGINEERS-ARCHITECTS
 1705 S. RITE SITE, SUITE 1-1
 FOUNTAIN, COLORADO 80830
 CONTACT: TINA MACDONELL, LE
 PROJECT: CHEYENNE RIDGE SOUTH
 SUBDIVISION PHASE 2
 OWNER/DEVELOPER:
 MIDCO INVESTMENTS LLC
 1705 S. RITE SITE, SUITE 1-1
 FOUNTAIN, COLORADO 80830
 CONTACT: ROBERT C. HANM