

SERVICE PLAN
FOR THE PROPOSED
TIMBERS ESTATES METROPOLITAN DISTRICT

Prepared For:
Beacon Homes of Colorado, Inc.
P.O. Box 1462
Evergreen, Colorado 80439

Prepared By:

ADG Engineering, Inc.
750 West Hampden, Suite 150
Englewood, Colorado 80110

Hanifen Imhoff, Inc.
1125 17th Street, Suite 1700
Denver, Colorado 80202

March 1984
Revised May 21, 1984

TIMBERS ESTATES

METROPOLITAN

DISTRICT

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SERVICE PLAN
FOR THE PROPOSED
TIMBERS ESTATES METROPOLITAN DISTRICT

GENERAL

This service plan for the proposed Timbers Estates Metropolitan District was prepared in accordance with the requirements of the "Special District Control Act," Section 32-1-201 et. seq., Colorado Revised Statutes 1973, as amended. Certain items have been expounded upon and more detailed information is referred to and contained in the "Engineering and Feasibility Report" which follows and by reference is hereby made a part of this Service Plan.

The purpose of the proposed metro district is to provide a central agency to construct, maintain and repair common elements associated with the Timbers Estates development by providing street improvements, safety protection and water.

PROPOSED DISTRICT BOUNDARIES

A map indicating the proposed district location and its boundaries is shown in Exhibit A. The legal description for the proposed District follows the map and is presented in Exhibit B.

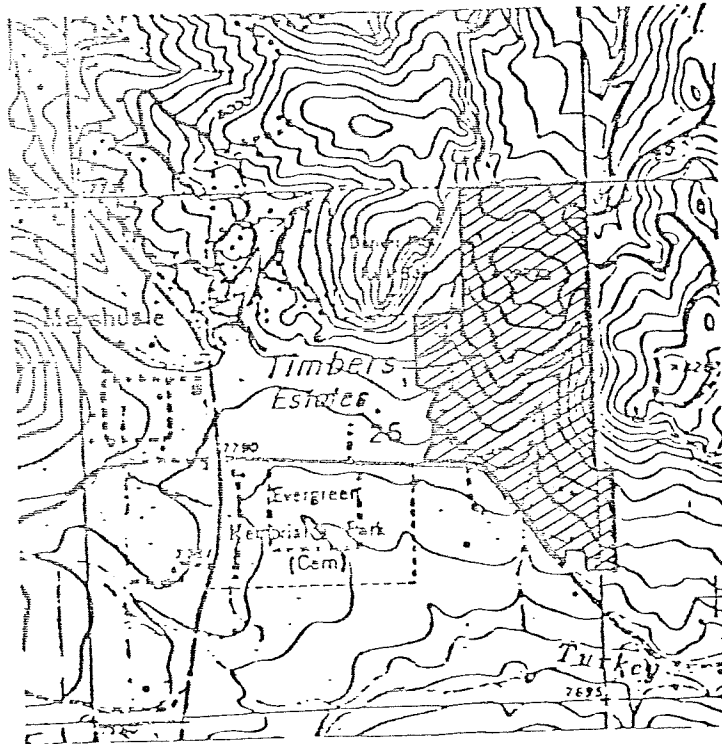
POPULATION

At the present time, there are four single family dwelling units and approximately ten residents within the proposed district boundaries. Based on present planning, the ultimate permanent population of 88 is projected for the area.

TIMBERS

ESTATES

METROPOLITAN DISTRICT



VICINITY MAP

scale: 1:24000

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TIMBERS SUBDIVISION, RECORDED UNDER RECEPTION NUMBER 716585, A PORTION OF EVERGREEN MEADOWS UNIT 10, RECORDED IN PLAT BOOK 46 PAGES 18 AND 19, A PORTION OF THE E1/2 OF SECTION 26 AND A PORTION OF THE NW1/4 SW1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID SECTION 26;

THENCE S01°20'15"E 158.11 FEET ALONG THE EAST LINE OF SAID SECTION 26 AND ALONG THE WESTERLY BOUNDARY LINE OF EVERGREEN HIGHLANDS UNIT 2, AS RECORDED UNDER RECEPTION NO. 424079, TO A POINT ON CURVE ON THE NORTHWESTERLY R.O.W. LINE OF OLYMPUS DRIVE, AS RECORDED IN BOOK 33, PAGE 46;

THENCE ALONG THE SAID NORTHWESTERLY R.O.W. LINE FOR THE FOLLOWING ELEVEN (11) COURSES:

1. THENCE 47.65 FEET SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°36'09" AND A RADIUS OF 164.45 FEET, WHOSE CHORD BEARS S74°56'11"W 47.48 FEET TO A POINT OF TANGENCY;
2. THENCE S83°14'12"W 59.07 FEET TO A POINT OF CURVE;
3. THENCE 78.94 FEET WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 59°34'39" AND A RADIUS OF 75.92 FEET, WHOSE CHORD BEARS N66°58'28"W 75.44 FEET TO A POINT OF REVERSE CURVE;
4. THENCE 328.92 FEET NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 144°58'08" AND A RADIUS OF 130.00 FEET, WHOSE CHORD BEARS S70°19'47"W 247.94 FEET TO A POINT OF COMPOUND CURVE;
5. THENCE 175.76 FEET SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 50°50'06" AND A RADIUS OF 198.10 FEET, WHOSE CHORD BEARS S27°34'20"E 170.05 FEET TO A POINT OF TANGENCY;
6. THENCE S52°59'23"E 72.36 FEET TO A POINT OF CURVE;
7. THENCE 133.46 FEET SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 38°52'31" AND A RADIUS OF 196.70 FEET, WHOSE CHORD BEARS S33°33'08"E 130.92 FEET TO A POINT OF TANGENCY;
8. THENCE S14°06'52"E 114.57 FEET TO A POINT OF CURVE;
9. THENCE 157.16 FEET SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 49°50'46" AND A RADIUS OF 180.64 FEET, WHOSE CHORD BEARS S39°02'15"E 152.24 FEET TO A POINT OF TANGENCY;
10. THENCE S63°57'38"E 21.07 FEET TO A POINT OF CURVE;
11. THENCE 72.49 FEET EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°57'00" AND A RADIUS OF 130.00 FEET, WHOSE CHORD BEARS S79°56'11"E 71.56 FEET, TO A POINT ON THE SAID EAST LINE OF SECTION 26 AND ON THE WESTERLY BOUNDARY LINE OF EVERGREEN HIGHLANDS UNIT 1, AS RECORDED UNDER RECEPTION NUMBER 421824;

THENCE S01°20'15"E 1783.75 FEET ALONG THE SAID EAST LINE AND THE SAID WESTERLY BOUNDARY LINE TO THE E1/4 CORNER OF SAID SECTION 26;

THENCE N87°56'42"E 143.60 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 25 TO A POINT ON THE WESTERLY BOUNDARY LINE OF EVERGREEN HIGHLANDS UNIT 5, AS RECORDED UNDER RECEPTION NUMBER 575533;

THENCE S01°09'27"E 1120.22 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF THE SW1/4 OF SAID SECTION 25 AND ALONG THE SAID WESTERLY BOUNDARY LINE TO A POINT;

THENCE S88°50'33"W 287.17 FEET TO A POINT;

THENCE N01°09'27"W 214.85 FEET ALONG A LINE PARALLEL WITH THE EAST LINE OF THE SE1/4 OF SAID SECTION 26 TO A POINT;

THENCE S87°35'53"W 279.66 FEET TO A POINT;

THENCE S37°51'33"W 245.81 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF
NORTH TURKEY CREEK ROAD;
THENCE ALONG THE SAID NORTHERLY R.O.W. LINE FOR THE FOLLOWING EIGHT (8)
COURSES:

1. THENCE N43°27'57"W 76.46 FEET TO A POINT;
2. THENCE N32°37'48"W 150.38 FEET TO A POINT;
3. THENCE N32°44'27"W 140.10 FEET TO A POINT;
4. THENCE N41°53'05"W 105.55 FEET TO A POINT;
5. THENCE N01°10'55"E 74.28 FEET TO A POINT;
6. THENCE N41°07'38"W 184.38 FEET TO A POINT;
7. THENCE N36°43'08"W 406.30 FEET TO A POINT;
8. THENCE N88°10'38"W 570.85 FEET TO A POINT ON THE WESTERLY BOUN-

DARY LINE OF SAID TIMBERS SUBDIVISION;
THENCE ALONG THE SAID WESTERLY BOUNDARY LINE FOR THE FOLLOWING SIX (6)
COURSES:

1. THENCE N23°16'00"E 285.55 FEET TO A POINT;
2. THENCE N23°38'00"W 174.65 FEET TO A POINT;
3. THENCE N25°15'00"E 230.00 FEET TO A POINT;
4. THENCE N70°47'23"W 176.28 FEET TO A POINT;
5. THENCE N01°20'39"W 703.32 FEET TO A POINT;
6. THENCE N87°46'34"E 481.07 FEET TO THE SW CORNER OF THE NE1/4 NE1/4

OF SAID SECTION 26, ALSO BEING THE SW CORNER OF SAID EVERGREEN
MEADOWS UNIT 10;
THENCE N01°13'08"W 1290.78 FEET ALONG THE WEST LINE OF THE SAID NE1/4 NE1/4
AND ALONG THE WESTERLY BOUNDARY LINE OF SAID EVERGREEN MEADOWS UNIT 10 TO
A POINT ON THE NORTH LINE OF SAID SECTION 26, AND THE NORTHERLY BOUNDARY
LINE OF SAID EVERGREEN MEADOWS UNIT 10;
THENCE N88°02'02"E 1298.32 FEET ALONG THE SAID NORTH LINE AND THE SAID
NORTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING, CONTAINING 112.688
ACRES.

ASSESSED VALUATION

The present assessed valuation of the properties within the proposed Timbers Estates Metropolitan District boundaries is \$65,540. The projected assessed valuation for the development for the years 1984 through 2003 is included in the "Engineering and Feasibility Report."

FACILITIES TO BE CONSTRUCTED

The plan contained herein proposes to provide street improvements through the construction and installation of access roads to the single family properties located within the service area outlined in Exhibit A, as well as construction and installation of paving, grading and landscaping. A general layout of the proposed roads in plan is presented in Exhibit C. The District also proposes to provide safety protection for residents within its boundaries and to supply water.

A more detailed description of each of the proposed facilities is presented in the "Engineering and Feasibility Report."

STANDARDS OF CONSTRUCTION

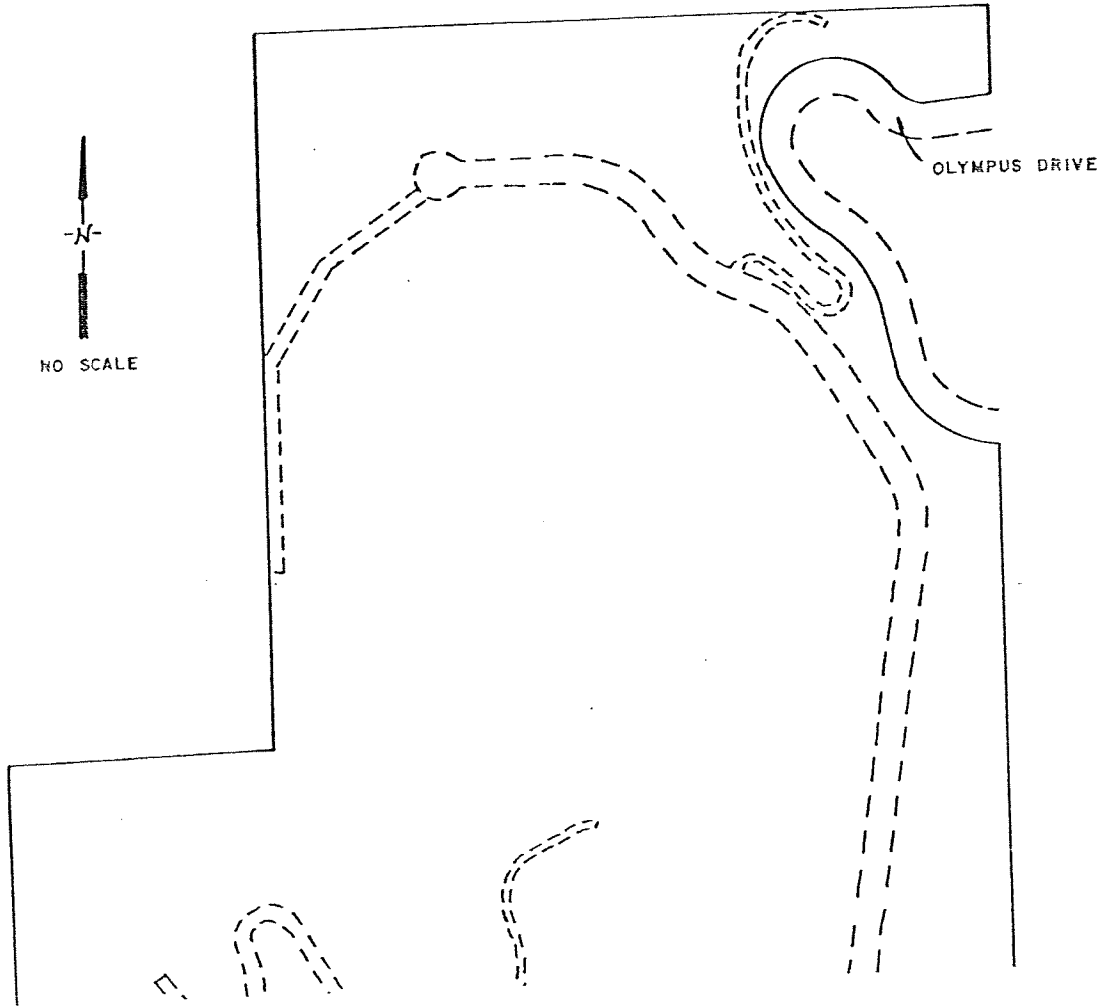
Construction of roadways and all other facilities shall be performed in compliance with all applicable governing codes, standards, and specifications.

ESTIMATE OF COSTS

The estimated costs of the major district related items are provided in the "Engineering and Feasibility Report" which follows.

TIMBERS ESTATES METROPOLITAN DISTRICT

ROADWAYS



FINANCIAL SURVEY

The District intends to construct all major facilities within one year. It is proposed that this development of facilities be financed through the sale of general obligation bonds of a single issue. As indicated by the schedule of estimated income, expenses, bond payments and surplus, and bond interest payments schedule (Exhibits 2 and 3 of the Engineering and Feasibility Report), the proposed District is capable of providing economical and sufficient systems and facilities and will have the financial ability to discharge the proposed indebtedness on a reasonable basis.

EXISTING DISTRICTS

There are two existing Special Districts. The Evergreen Fire Protection District is situated near the proposed Timbers Estates Metropolitan District, and the Evergreen Metropolitan Recreation District overlaps the proposed District. There are no other special districts or other municipal or quasi-municipal corporations next to or in the close proximity of the development which could provide the above mentioned services and facilities within a reasonable time and on a basis comparable to that which will be provided by the proposed Timbers Estates Metropolitan District.

ENGINEERING AND FEASIBILITY REPORT
FOR THE PROPOSED
TIMBERS ESTATES METROPOLITAN DISTRICT

PURPOSE

The purpose of this report is to determine the feasibility of providing street improvements, safety protection and water for the proposed Timbers Estates Metropolitan District.

In determining the feasibility of the proposed facilities, the projected development, total service area, engineering feasibility, construction costs and bonding requirements are evaluated and discussed in detail. In studying these items, the overall scope of the project is better understood thus enabling the feasibility to be assessed.

STUDY AREA

The proposed metropolitan district is located approximately 3/4 mile east of Jefferson County Highway 73 on North Turkey Creek Road. The area lies just east of Marshdale and 5 miles from Evergreen and is contained in Sections 25 and 26, Township 5 South, Range 71 West of the 6th Principal Meridian in Jefferson County, Colorado. The district's boundaries are shown in Exhibit A and the legal description is presented in Exhibit B of the foregoing service plan.

The total area of the proposed district is 112.688 acres. The area lies in the South Platte or North Turkey Creek drainage basin and drains southeast into North Turkey Creek.

PRESENT DEVELOPMENT

At the present time there are four single family homes within the boundaries of the proposed district. Three of these will be removed during the construction phase, and one will remain as is.

PROPOSED DEVELOPMENT

A reduction of the Preliminary Plat showing the proposed layout for the area is shown on Exhibit 1. This plat was prepared by ADG Engineering, Inc. and has been accepted by Jefferson County for review and approval. The proposed development projects 27 dwelling units for single family residential use. Based on an occupancy rate of 3.25 people per single family unit, a total permanent population of 88 is estimated for the area.

EXISTING FACILITIES

At the present time there are no streets, roads or safety protection for the area. There are two completed wells on the property, both of which are restricted to in-house use only.

PROPOSED FACILITIES

Roadways

Roadway design has been accomplished by ADG Engineering, Inc. and conforms to Jefferson County criteria for private roads. The design is based on six inch compacted sub-base material, two inch

surface material, CMP culverts at strategic drainage locations, and no curb and gutter. These facilities will provide access to the individual areas to be improved and will connect properly with the main entrance access on North Turkey Creek Road. A map of the proposed roadway layout is included in Exhibit C of the foregoing Service Plan.

Street Improvement - Cost Estimates

ITEM	UNIT	UNIT PRICE	ESTIMATED AMOUNT	CONTRACT COST
Clearing and Grubbing	AC	\$ 5,000.00	12	\$ 60,000.00
Unclassified Excavation	CY	5.75	23,700	136,275.00
Pond Excavation and Embankment Construction	CY	3.00	6,000	18,000.00
Place Topsoil	CY	2.00	1,400	2,800.00
Riprap	CY	10.00	75	750.00
Heavy Riprap	CY	10.00	50	500.00
15" CMP	LF	20.00	300	6,000.00
18" CMP	LF	25.00	190	12,250.00
65" X 40" CMPA	LF	60.00	30'	1,800.00
72" X 44" CMPA	LF	65.00	40'	2,600.00
15" CMP Flared End Sec.	EA	100.00	30	3,000.00
18" CMP Flared End Sec.	EA	100.00	6	600.00
18" CMP Pond Outlet Works	EA	4,328.00	2	8,656.00
Driveway Entrances and Monumentation	EA	2,000.00	27	54,000.00
Asphalt Surfacing	TON	48.00	1,250	60,000.00
Perimeter Walls Labor and Materials (North Turkey Creek Road, Olympus Drive, etc.)	LS	230,000.00	-	<u>230,000.00</u>
			TOTAL	\$597,231.00

Safety Protection

Due to the "high end" nature of this development, a 24 hour a day protection system for the safety and well being of the residents is planned within the boundaries of the Timbers Estates Metropolitan District. This will include such items as a gatehouse and telephone linkup to individual dwelling units.

Safety Protection - Cost Estimates

Gatehouse and Appurtenances	\$ 150,000
TOTAL	\$ 150,000

Water

Water for individual homeowners has been provided by the developer through the Plan of Augmentation (Case No. W-7540) approved in the District Court on April 21, 1957 for in house use only.

The proposed Timbers Estates Metropolitan District will need to purchase additional water rights for irrigation of common areas and individual home sites.

Water - Cost Estimates

9 Acre Feet @ \$7,000/acre ft.	\$ 56,000
Plan of Augmentation (Consulting and Legal Fees)	\$ 42,000
Irrigation Systems, Berms, Ponds	\$ 145,000
TOTAL	\$ 243,000

Construction/Consulting Fees

Engineering	\$ 25,000
Architectural	\$ 20,000
Construction Manager	\$ 46,000
Equipment	\$ 85,000
Tractor, Trailer, Trucks, Tools, etc.	
	<u>\$ 176,000</u>
TOTAL	\$ 176,000

Summary - Facilities Cost Estimates

Street Improvement	\$ 597,231
Safety Protection	\$ 150,000
Water	\$ 243,000
Construction/Consulting Fees	<u>\$ 176,000</u>
	SUB-TOTAL \$1,166,231
10% Inflation and Contingency	<u>\$ 126,623</u>
	TOTAL \$1,292,462

DISTRICT OPERATING AND MAINTENANCE -- COST ESTIMATES 1984

24 Hours Security Staff	\$ 36,000
Facilities Maintenance	25,000
Snow Removal	15,000
Legal or Other Professional Services	10,000
Formation of the District	<u>55,000</u>
TOTAL	\$141,000

FINANCIAL CONSIDERATIONS

The public improvements planned for the Metropolitan District are to be financed by the issuance and sale of General Obligation Bonds, subject to a bond election to be held shortly after organization of the District. It is estimated that the bonds, when issued, will mature in not more than twenty (20) years from date of issuance with the first maturity being not later than three (3) years from the date of their issuance, as required by statute.

It is proposed that the amount of bonds to be authorized at the election is \$2,000,000.00. This amount includes sufficient funds to capitalize interest on the bonds for a period of three (3) years and all costs of District organization, elections, bond issuance, professional design fees, legal expense and also allows for a contingent inflation factor and further expansion of the District. The proposed maximum interest rates will be fifteen percent (15%) and the maximum discount will be three and one-half percent (3.5%). The exact interest rates and discount will be established at the time the bonds are sold by the District and will reflect market conditions at the time of sale.

SOURCES OF REVENUE

Mill Levy and Service Charges

As reflected in the Hanifen, Imhoff Financing Section Table, after the capitalized interest has been expended, it is expected that the majority of the District's income, from 1987 to 2003 will be derived from a mill levy. Additional revenue could be derived from development fees or user fees.

General Ad Valorem Taxes

An important source of revenue to the District and the ultimate security for the payment of the bonds is the general ad valorem tax to be levied on and against all of the taxable property within the District throughout the life of the bond issue.

The District's ability to retire these bonds is dependent upon the construction activity to establish an adequate tax base in the District. Traditionally, assessed valuation lags one (1) to two (2) years behind construction due to the lapse between actual construction of improvements and the certification of the assessed value. The proposed District expects that property taxes will be levied for the first time in 1984 at the rate of 35 mills.

Other Sources of Revenue

Another source of revenue to the District will be interest income earned on the investment of monies held to the credit of the District's Reserve Account, Capitalized Interest Account, Bond and Interest Fund, return of deposit from REA and Mountain Bell and other monies in the District's Treasury.

FINANCING OVERVIEW

After consultation with the engineering firm of ADG Engineering, Inc. of Englewood, Colorado and the investment banking firm of Hanifen, Imhoff Inc. of Denver, Colorado, it has been determined that the construction of various capital improvements as provided in the Service Plan within an area to be referred to as Timbers Estates Metropolitan District in Jefferson County, Colorado shall be financed with funds provided by the issuance of general obligation bonds to be authorized and issued in accordance with the Authorizing Act of the Colorado State Legislature.

It is estimated that said municipal bonds, when issued, will mature within a period not to exceed twenty (20) years from the date of issuance, having first maturity date of principal repayment due not later than three (3) years from the date of issuance, as required by Colorado Statute. The proposed maximum interest rate will be fifteen percent (15%) and the maximum discount will not exceed three and one-half percent (3 1/2%). The interest rate is estimated at 9.75% with a 2.5% underwriting discount for the attached Financing Plan. The exact interest rate and discount will be established at the time of bond authorization and sale by the District, and will reflect market conditions at such time.

It is proposed that a total of \$2,000,000 general obligation bonds will be submitted to the electors of the District for approval to fund the construction of public improvements. The Financing Plan demonstrates that issuance of \$1,690,000 general obligation bonds, such amount anticipated to fund the improvements necessary for the District. The additional bond authorization is not intended to be utilized; however, debt restructuring may necessitate a larger bond issue.

The bonds will contain adequate call provisions to allow for the prior redemption of bonds or a refinancing of the bonds sold by the District. The actual amount of general obligation bonds sold by the District will be determined by final engineering cost estimates or actual construction contracts and costs.

The projected source of revenue to the District to repay the bonded indebtedness is an ad valorem tax levy proposed to be thirty-five (35) mills. Further, the first issuance of bonds are to be secured by an irrevocable letter of credit issued by a banking institution. Additional revenues available to the District include a development fee, or special user fees. These revenues, if and when contemplated by the District, shall be determined by action of the Board of Directors of the District.

Hcnifen, Imhof & Co.
Investment Bankers

Financing Overview
Page Two

The estimates of assessed valuation are based upon certain information provided by the engineer and the developer of the District, Beacon Homes. Such projections are set forth in the Financing Plan of this Service Plan. It is projected that the total assessed valuation upon build out of the District is \$7,776,000.

\$1,600,000

TIMBERS ESTATE METROPOLITAN DISTRICT
 GENERAL OBLIGATION BONDS
 ESTIMATED FINANCING PLAN
 1984

	Assessed Valuation	Mill Levy	Tax Revenues	Capitalized Interest	Int. Income on Capitalized Interest	Int. Income on Current Funds	Total Avail. for Debt Service	Principal	Coupon	Interest	Annual Payment	Annual Surplus	Annual Surplus
4	\$ 74,950	35	\$ 2,623	\$ 82,388	\$ 16,478	\$ 32,500	\$ 97,311	\$ 30,000	9.75%	\$ 164,775	\$ 82,388	\$ 15,563	\$ 15,563
5	74,950	35	2,623	164,775	20,597	246,048	246,048	35,000	9.75%	164,775	164,775	51,273	66,817
6	432,000	35	15,120	82,388	4,119	100,738	100,738	40,000	9.75%	164,775	194,775	(94,038)	(77,223)
7	864,000	35	30,240			30,240	30,240	40,000	9.75%	161,850	196,850	(166,610)	(193,813)
8	1,296,000	35	45,360			45,360	45,360	45,000	9.75%	158,438	198,438	(153,078)	(346,893)
9	1,728,000	35	60,480			60,480	60,480	50,000	9.75%	154,538	199,538	(139,058)	(485,966)
0	2,160,000	35	75,600			75,600	75,600	55,000	9.75%	150,150	200,150	(124,550)	(610,514)
1	2,592,000	35	90,720			90,720	90,720	60,000	9.75%	145,275	200,275	(109,555)	(720,071)
2	3,024,000	35	105,840			105,840	105,840	65,000	9.75%	139,913	199,913	(94,073)	(814,144)
3	3,456,000	35	120,960			120,960	120,960	75,000	9.75%	134,063	199,063	(78,103)	(892,266)
4	3,888,000	35	136,080			136,080	136,080	80,000	9.75%	127,725	202,725	(66,645)	(958,891)
5	4,320,000	35	151,200			151,200	151,200	90,000	9.75%	120,413	200,413	(49,213)	(1,008,104)
6	4,752,000	35	166,320			166,320	166,320	100,000	9.75%	112,613	202,613	(36,293)	(1,064,396)
7	5,184,000	35	181,440			181,440	181,440	110,000	9.75%	103,838	203,838	(22,398)	(1,066,794)
8	5,616,000	35	196,560			196,560	196,560	125,000	9.75%	94,088	204,088	(7,528)	(1,074,321)
9	6,048,000	35	211,680			211,680	211,680	150,000	9.75%	83,363	208,363	3,318	(1,071,004)
0	6,480,000	35	226,800			226,800	226,800	175,000	9.75%	71,175	221,175	5,625	(1,065,379)
1	6,912,000	35	241,920			241,920	241,920	195,000	9.75%	56,550	231,550	10,370	(1,055,009)
2	7,344,000	35	257,040			257,040	257,040	210,000	9.75%	39,488	234,488	22,553	(1,032,656)
3	7,776,000	35	272,160			272,160	272,160	230,000	9.75%	20,475	230,475	41,685	(990,771)

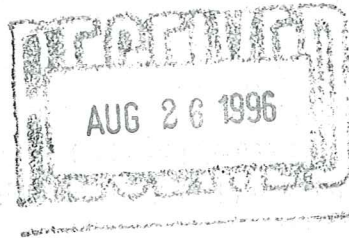


Board of County Commissioners

Gary D. Laura
District No. 1

Betty J. Miller
District No. 2

John P. Stone
District No. 3



August 20, 1996

Timbers Estates Metropolitan District
Deborah McCoy
390 Union Blvd., Suite 310
Lakewood, Colorado 80228

RE: Conifer Park and Recreation District - Service Plan

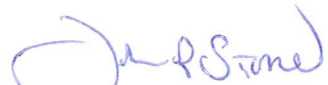
Dear Ms. McCoy:

Pursuant to C.R.S. 1973, Section 32-1-204, which provides that the Board of County Commissioners shall give written notice of the date, time and location of a hearing concerning any proposed special district, which notice shall be given to the governing body of any existing municipality or special district which has boundaries within a radius of three (3) miles of such proposed district, NOTICE is hereby given that a public hearing will be held before the Board of County Commissioners on the 17th day of September, 1996, in its hearing room at the hour of 9:00 a.m. regarding the Service Plan of the proposed Conifer Park and Recreation District.

A copy of the notice of hearing concerning the Service Plan of Conifer Park and Recreation District is transmitted herewith.

Very truly yours,

BOARD OF COUNTY COMMISSIONERS


John P. Stone, Chairman

JPS/CL/jb
enclosure
CERTIFIED MAIL - RETURN RECEIPT REQUESTED

cc: Betty J. Miller, Commissioner
Gary D. Laura, Commissioner
Dora Harrison, County Manager

Commissioner Laura moved that the following Resolution be adopted:

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF JEFFERSON
STATE OF COLORADO
RESOLUTION NO. CC96-484**

RE: Notice of public hearing - Service Plan for Conifer Park and Recreation District

WHEREAS, a Service Plan, supplemental documents and a processing fee have been filed relating to the Conifer Park and Recreation District in Jefferson County, Colorado; and

WHEREAS, Section 32-1-202(1), C.R.S. requires the Board of County Commissioners to meet to set a hearing concerning the adequacy of the Service Plan; and

WHEREAS, the Planning Commission took final action on the Service Plan on August 7, 1996.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, COLORADO:

Section 1: That a hearing on the Service Plan, as filed for the Conifer Park and Recreation District, be and is hereby set for the hour of 9:00 a.m., at the Jefferson County Government Complex, 100 Jefferson County Parkway, Golden, Colorado, the regular meeting place of the Board of County Commissioners, on September 17, 1996.

Section 2: That the Clerk of this Board is hereby directed to cause the Notice of Hearing in accordance with Section 32-1-204, C.R.S., to be published in the High Timber Times on August 22, 1996.

Section 3: That the Clerk is hereby further directed to provide written Notice of the Hearing to the petitioners and to the governing body of any existing municipality or special district which has levied an ad valorem tax within the next preceding tax year and which has boundaries within a radius of three (3) miles of the proposed district.

Section 4: That the Notice provided by the Clerk shall be in substantially the form as is attached hereto.

Section 5: That not more than thirty days nor less than twenty days prior to the hearing held pursuant to this section, the petitioners for the organization of the special district shall send postcard notification of said hearing in compliance with Section 32-1-204(1.5) C.R.S. to the property owners within the proposed special district as listed on the records of the County Assessor on the date requested unless the petitioners represent one hundred percent of the property owners.

Section 6: All resolutions, or parts thereof, in conflict with the provisions hereof, be and the same are hereby repealed.

Section 7: That this Resolution, immediately upon its passage, shall be recorded in the Book of Resolutions of the County kept for that purpose and shall be authenticated by the signatures of the Chairman of the Board of County Commissioners and the County Clerk and Recorder.

ATTEST:

Deputy Clerk & Recorder

John P. Stone, Chairman
Board of County Commissioners

Commissioner Miller seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Gary D. Laura	AYE
Commissioner Betty J. Miller	AYE
Commissioner John P. Stone, Chairman	AYE

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of Jefferson, State of Colorado.

Dated: August 20, 1996