

CASE SUMMARY

Regular Agenda

BCC Hearing Date: April 8, 2025

25-104413AR Service Plan

Case Name: Eagle View Metropolitan District Dissolution

Owner/ Applicant: Eagle View Metropolitan District

Location: East of the intersection of West Cooper Avenue and South Simms Street,
Littleton
Sections 21 and 28, Township 5 South, Range 69 West

Approximate Area: 43.2 Acres

Original Approval: On September 3, 2002, the Board of County Commissioners approved the formation of the Eagle View Metropolitan District by resolution CC02-374.

Purpose: To request that the Board of County Commissioners, for purposes of dissolution, consider and find whether the purposes for which the District was created have been achieved.

Case Manager: Nick Nelson

Applicant Team:
Kate Olson, McGeady Becher Cortese Williams

Recommendations:

- **Staff:** Recommends **Approval of Dissolution**

Interested Parties:

- None

Level of Community Interest: Low

General Location: East of the intersection of West Cooper Avenue and South Simms Street, Littleton

Case Manager Information: Phone: 303-271-8727 e-mail: nnelson@jeffco.us

Staff Report

BCC Hearing Date: April 8, 2025

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INTRODUCTION:

On September 3, 2002, the Board of County Commissioners (BCC) consented to the formation of the Eagle View Metropolitan District (District), under Resolution No. CC02-374. The District is located east of South Simms Street at the intersection of West Ontario Avenue and South Simms Street.

Pursuant to Section X (Dissolution) of the Service Plan, requiring the BCC to conduct an independent determination of whether the purposes for which the District was created have been achieved, the District is now requesting that the Board of County Commissioners consent to the dissolution of the District. The letter from the District states, "The purposes for which the District was organized have been achieved as all of the public improvements for which it was organized to provide were completed and conveyed to other entities for operations and maintenance."

The District was formed to provide street improvements, safety protection devices, and mosquito control. The District initially issued Bonds in the amount of \$2,400,000 to finance the construction of the improvements. The District adopted Resolution No. 2024-09-01 (Dissolution Resolution) determining that it is in the best interests of the District that it be dissolved. The District Board found that the District has no outstanding financial obligations, does not own any real or personal property, does not operate or maintain any public improvements, and does not provide any services.

NOTIFICATION:

Notification of the proposed dissolution was provided in a local newspaper, and the District notified by Certified Mail all other Districts within a 3-mile radius as well as residents within the District.

REVIEW OF THE PURPOSES FOR WHICH THE DISTRICT HAS BEEN CREATED:

Section X of the Service Plan provides that for this District to dissolve, it must show that it has no financial obligations or outstanding bonds, and that the County has independently determined that the purposes for which the District was created have been achieved. The Dissolution Resolution found that the District has no outstanding financial obligations. Staff concludes that the purposes for which the District was created have been achieved for the following reasons:

1. Street Improvements: The Street Improvements were constructed as part of the Eagle View Preliminary and Final Plat, recorded at reception no. F1139942. Per the recorded Plat, the streets were not dedicated to Jefferson County and the maintenance of streets within the Plat are the responsibility of the Homeowners Association. The District Resolution determines that “the District does not own any real or personal property, and does not own, operate or maintain any public improvements.” The Homeowner’s Associations, The Cattails In the Meadows Homeowners Association and Eagle View Homeowners Association (Homeowner Associations), have confirmed for the County during the referral process for this case that they own, maintain and operate the Street Improvements constructed by the District. Staff concludes that the District has achieved its purpose for constructing the Street Improvements.
2. Safety Protection Improvements: The Safety Protection Improvements provided by the District were similarly constructed as part of the Eagle View Preliminary and Final Plat. Those improvements included intersection traffic signals, signage and striping, area identification, driver information and directional assistance, and entry monumentation. The same Eagle View and Cattails In the Meadows Homeowners Associations have also stated in writing that they own, operate, and maintain the Safety Protection Improvements within the District. Staff concludes that the District has achieved its purpose for constructing the Safety Protection Improvements.
3. Mosquito Control: The District was authorized to have the power, but not the obligation, to provide Mosquito Control services. The District did not to provide Mosquito Control services for the properties within the District and the provision of this service is not being provided by the Homeowner Associations. The County does not have any regulations requiring the provision of Mosquito Control Services. Therefore, staff concludes that the District has achieved its obligation regarding Mosquito Control.

COMPLIANCE WITH COUNTY POLICY AND DISTRICT SERVICE PLAN:

The creation of a Metropolitan District in Jefferson County is governed by state law and the Special Districts Policy of the Jefferson County Policy Manual, Policy Number: Part 7, Planning and Land Use; Chapter 2, Regulations, Section 5. The County’s Policy on Special Districts does not contain language regarding the dissolution of a Special District. State law and the approved Service Plan is applicable. The District wishes to obtain a Court Order dissolving the District. The Service Plan contains a requirement that the District be dissolved once its financial obligations are met and after the County has provided an independent determination that the purposes for which the District was created have been achieved.

Staff finds that purposes for which the District was created have been achieved. The \$2,400,000 in General Obligation Bonds has been repaid, the District does not provide any services, and the District does not own any property within the District boundary.

FINDINGS/RECOMMENDATIONS:

Staff recommend that the Board of County Commissioners, for purposes of dissolution, consider and find that the purposes for which the Eagle View Metropolitan District was created have been achieved.

And;

Staff recommend that the Board of County Commissioners CONSENT to the dissolution of the Eagle View Metropolitan District.

COMMENTS PREPARED BY:

Nick Nelson

Nick Nelson
Planner
March 25, 2025



November 5, 2024

VIA E-MAIL

Jefferson County

Attn: **Kristin Cisowski, Esq.**, Assistant County Attorney
(kcisowski@co.jefferson.co.us)

Re: Proposed Dissolution of Eagle View Metropolitan District/Request for County Determination

Dear Kristin,

McGeady Becher Cortese Williams P.C. is District Counsel to Eagle View Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”).

The District was organized in 2002 to provide public improvements and services for property located in Jefferson County (the “**County**”) pursuant to the authority granted to the District by its Service Plan, approved by the County on September 3, 2002 (the “**Service Plan**”).

The purposes for which the District was organized have been achieved as all of the public improvements for which it was organized to provide were completed and conveyed to other entities for operations and maintenance many years ago and the Bonds issued to fund the costs of the public improvements were completely repaid in September of this year (see the attached correspondence from the District Manager to the Bond Trustee confirming the repayment of the District’s Bonds – with account information redacted). Note this District has never provided operations and maintenance services as all of its public improvements were conveyed for ownership, operations and maintenance to other governmental entities upon expiration of the respective warranty periods.

The District owns no real or personal property, has no financial obligations and has limited funds remaining in its bank account which it will use to fund the costs of its dissolution, and to the extent there are any funds remaining they will be distributed on a pro-rata basis between the two homeowner associations that serve the property within the District, such that the property owners will receive a benefit of any return of funds.

Jefferson County
Attn: Kristin Cisowski, Esq., Assistant County Attorney
November 5, 2024
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At the September 16, 2024 Board Meeting, the District adopted the attached Resolution determining that it is in the best interests of the District to dissolve the District pursuant to Section 32-1-701(1) C.R.S. (the “**Resolution**”). Among other things, the petition for dissolution will include this Resolution, a statement that the District does not currently provide any services, and an affidavit from the District Accountant certifying that the District has no assets to dispose of and no financial obligations or outstanding bonds.

The District is hopeful to secure a Court Order to dissolve in 2024 so that it does not have to impose a mill levy for property tax collection year 2025 to fund compliance with the statutory requirements for another year.

As there is a requirement in the Service Plan that the District dissolve, when it has no financial obligations and after the County has provided an independent determination that the purposes for which the District was created have been achieved, we are requesting that the County provide the District with a writing confirming that the County has reached this determination, if possible, by November 19, 2024.

The Service Plan does not describe a process for this independent determination to be made by the County. As the dissolution statute does not require this determination, and therefore provides no guidance as to process, we defer to your guidance.

If the staff advises, under these circumstances that the Board of County Commissioners (the “**BOCC**”) will make the determination at a regular meeting, we are requesting that this topic be placed on the Agenda for the November 19, 2024 BOCC meeting and we will attend and provide the information asserted in this communication as support for this determination.

If the staff feels a presentation at a BOCC regular meeting is not needed and this determination can be made administratively by the County based on the information in this correspondence, please let us know and provide a writing confirming the County’s determination on or before November 19, 2024.

We look forward to hearing from you as to how to proceed and are available to answer any questions you may have or provide any supporting documentation you require. You can reach me at 303-592-4380 or kolson@specialdistrictlaw.com or MaryAnn McGeady at 303-809-7022 or at her email address set forth below. Thank you for your assistance.

Very truly yours,

Kate M. Olson

Kate M. Olson

Jefferson County
Attn: Kristin Cisowski, Esq., Assistant County Attorney
November 5, 2024
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Attachments: Letter from District Manager
Resolution

cc: **MaryAnn McGeady, Esq.**, District Counsel, McGeady Becher Cortese Williams P.C.
(mmcgeady@specialdistrictlaw.com)
David Solin, District Manager, Special District Management Services, Inc.
(dsolin@sdmsi.com)
Diane Wheeler, District Accountant, Simmons & Wheeler, P.C.
(diane@simmonswheeler.com)

Eagle View Metropolitan District
141 Union Blvd, Suite 150
Lakewood, CO 80228
303-987-0835 303-987-2032 fax

October 1, 2024

DELIVERED VIA EMAIL

Mr. James Scardaville
Trust Officer
Zions Bank
7222 E. Layton Avenue
Denver, CO 80237
James.scardaville@zionsbancorporation.com

Re: \$2,400,000 Eagle View Metropolitan District General Obligation
(Limited Tax Convertible to Unlimited Tax) Bonds, Series 2007

Dear Mr. Scardaville:

Pursuant to Section 6(a) of the Resolution for the above referenced issue the bond was optionally redeemed and paid in full on September 16, 2024.

Please disburse and wire the remaining interest earnings of \$1,153.97 to Eagle View Metropolitan District:

Wells Fargo Bank, NA
ABA #: [REDACTED]
Account #: [REDACTED]
Account Name: Eagle View Metropolitan District

Should you have any questions related to this request, please feel free to contact me via email (dsolin@sdmsi.com) or at (303) 987-0835.

Very truly yours,

EAGLE VIEW METROPOLITAN DISTRICT



David Solin, Secretary

RESOLUTION NO. 2024-09-01

A RESOLUTION OF THE BOARD OF DIRECTORS OF EAGLE VIEW METROPOLITAN DISTRICT REGARDING DISSOLUTION

A. The Eagle View Metropolitan District (the “**District**”), a quasi-municipal corporation and political subdivision of the State of Colorado, operates pursuant to its Service Plan, which was approved by the Board of County Commissioners of Jefferson County, Colorado, on September 3, 2002.

B. Sections 32-1-701 *et seq.*, C.R.S. provide a process under which a special district may dissolve.

C. The District’s Board of Directors (the “**Board**”) has determined that it is in the best interests of the District that the District be dissolved.

D. The Board desires to make certain findings, hereinafter set forth, with respect to the dissolution of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EAGLE VIEW METROPOLITAN DISTRICT OF JEFFERSON COUNTY, COLORADO:

1. The Board hereby determines that it is in the best interest of the District that the District be dissolved.

2. The District has no outstanding financial obligations.

3. The District has fully settled and discharged its \$2,400,000 in General Obligation Refunding Bonds (Limited Tax Convertible to Unlimited Tax), Series 2007.

4. The District does not own any real or personal property, and does not own, operate or maintain any public improvements.

5. The District currently does not provide any services; therefore, no services shall be continued.

6. The members of the Board shall continue in office only so long as is necessary to take any further actions required to dissolve the District and thereafter shall not continue in office.

7. All prior resolutions, or any parts thereof, to the extent that they are inconsistent with this Resolution, are hereby rescinded.

8. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances, shall not affect the validity of the remainder of this Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.


9. This Resolution shall be in full force and effect immediately upon the date of adoption by the Board, as set forth on the signature page below.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION OF THE BOARD OF DIRECTORS OF
EAGLE VIEW METROPOLITAN DISTRICT REGARDING DISSOLUTION]**

RESOLUTION APPROVED AND ADOPTED ON SEPTEMBER 16, 2024.

**EAGLE VIEW METROPOLITAN
DISTRICT**

By: 
President

Attest:


Secretary

2003 FEB 30 AM 8:33

JEFFERSON COUNTY, CO.

SERVICE PLAN
FOR
EAGLE VIEW
METROPOLITAN DISTRICT
(JEFFERSON COUNTY)

Submitted: June 24, 2002
Resubmitted: July 17, 2002
Resubmitted: August 19, 2002

Prepared by:

MCGEADY SISNEROS, P.C.
1675 BROADWAY, SUITE 2100
DENVER, COLORADO 80202
(303) 592-4380

YALE GROUP, INC.
3773 CHERRY CREEK DR. N., SUITE 575
DENVER, CO 80209
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RECEIVED
FEB 03 2003
JEFFERSON COUNTY
PLANNING AND ZONING

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EXHIBITS

EXHIBIT A	Legal Description of the Property
EXHIBIT B-1	District Map
EXHIBIT B-2	Vicinity Map
EXHIBIT C-1	Depiction of Improvements
EXHIBIT C-2	Public Improvements Cost Estimates
EXHIBIT D	Financial Plan

**SERVICE PLAN FOR THE PROPOSED
EAGLE VIEW METROPOLITAN DISTRICT (the "District")**

I. PURPOSE

Pursuant to the requirements of the Special District Act, Section 32-1-101, *et seq.*, Colorado Revised Statutes ("Title 32"), this Service Plan consists of a financial analysis and an engineering plan showing how the proposed facilities and services of the District will be provided and financed.

The following items are included in this Service Plan:

- A. A description of the proposed services;
- B. A financial plan showing how the proposed services are to be financed, including the proposed operating revenue derived from property taxes for the first budget year of the proposed District and a schedule indicating the year or years during which proposed indebtedness is scheduled to be issued;
- C. A preliminary engineering analysis showing how the proposed services are to be provided;
- D. A map of the proposed special district boundaries and an estimate of the population and valuation for assessment of the proposed special district;
- E. A general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the proposed special district are compatible with facility and service standards of any county or municipality within which all or any portion of the proposed special district is to be located; and of municipalities and special districts which are interested parties pursuant to Section 32-1-204(1), C.R.S.;
- F. A general description of the estimated cost of acquiring land, engineering services, legal services, administrative services, initial proposed indebtedness and estimated proposed

maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the District; and

G. A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the District and such other political subdivision.

II. PROPOSED DISTRICT BOUNDARIES/MAP

The area to be served by the Proposed District is generally located south of the intersection of Coal Mine Avenue and Simms Street, on the east side of Simms Street in Jefferson County, Colorado. The total area to be initially included in the District is approximately forty-three (43) acres (the "Property"). A legal description of the Property is attached hereto as **Exhibit A**. A map of the boundaries of the Property is attached as **Exhibit B-1**, and a vicinity map is attached hereto as **Exhibit B-2**.

III. DESCRIPTION OF PROPOSED SERVICES

A. General Information.

It is intended that the District will provide certain essential public purpose facilities for the use and benefit of its residents. The District is expected to finance the construction of improvements and provide such other services as are described in this Service Plan. It is contemplated that Southwest Water and Sanitation District will provide water and sewer service to the Property and West Metro Fire Protection District will provide fire protection services.

B. Street Improvements.

The District shall have the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of street improvements, both on-site and off-site, including curbs, gutters, culverts, sidewalks, bridges, overpasses, bike paths and pedestrian ways, interchanges, median islands, paving, grading, irrigation, streetscape and entryways, landscaping, parking lots and structures, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District. Following completion, the Homeowners' Association will own, operate and maintain the streets within the District. All streetscaping improvements will also be maintained by the Homeowners' Association.

C. Safety Protection Improvements.

The District shall have the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of facilities and/or services for a system of traffic and safety controls and devices on streets and highways, including, but not limited to, signalization, signage and striping, area identification, driver information and directional assistance signs, entry monumentation and all necessary, incidental and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District. Following acceptance, all safety protection improvements will be transferred to the Homeowners' Association for ownership and maintenance.

D. Mosquito Control.

The District shall have the power to provide for the eradication and control of mosquitos, including, but not limited to, elimination or treatment of breeding grounds and purchase, lease, contracting or other use of equipment or supplies for mosquito control within and without the

boundaries of the District. It is anticipated that mosquito control improvements will be maintained by the District or the Homeowners Association.

IV. INCLUSION AUTHORITY

The District shall have the authority to include and exclude property within its boundaries and provide service to areas located within and without the District's boundaries, pursuant to Section 32-1-401, *et. seq.*, C.R.S., and Section 32-1-501, *et. seq.*, C.R.S. The District shall also have the authority to seek electorate authorization to effectuate all purposes set forth in this Service Plan in order to comply with all applicable constitutional and statutory requirements.

V. NEED FOR THE PROPOSED DISTRICT

The Property is located entirely within the boundaries of the County. The County does not consider it feasible or practical to provide the Property with the certain street and safety services and mosquito control services described in this Service Plan. Therefore, it is necessary that the District be organized to provide its inhabitants with those certain street and safety and mosquito control services described in this Service Plan.

VI. PROPOSED LAND USE/POPULATION PROJECTIONS

At present, the Property is zoned for residential uses. The Property is not presently served with the facilities and/or services proposed to be provided by the District, nor does the County or any other special district have any plans to provide such services within a reasonable time and on a comparable basis. The Financial Plan set forth in **Exhibit D** attached hereto and incorporated herein by this reference assumes approximately 125 single-family lots. Based upon an estimated 2.5

persons per dwelling unit, the projected population within the District at final build out is approximately Three Hundred Thirteen (313) persons. In order to facilitate the development of the Property as planned, organized provision of facilities and services proposed to be provided by the District will be necessary.

VII. ASSESSED VALUATION

The current assessed valuation of the Property is assumed to be \$-0- as set forth in the Financial Plan section of this Service Plan.

VIII. PRELIMINARY ENGINEERING ANALYSIS

A. Facilities to be Constructed and/or Acquired.

The District proposes to provide and/or acquire those facilities generally described in the Description of Proposed Services section above. A general description and preliminary engineering survey of the facilities to be constructed and/or acquired are shown on **Exhibit C-1** attached hereto.

B. Standards of Construction/Statement of Compatibility.

All street and safety protection facilities to be dedicated to the Homeowners' Association will be constructed in accordance with the applicable standards and specifications, including Jefferson County private road standards.

Based on an analysis of jurisdictions which are interested parties in the Service Plan proceedings according to Colorado statutes, the District's engineers have determined that the standards by which the facilities are to be constructed are compatible with the facilities of such other jurisdictions.

C. Estimated Costs of Facilities.

The estimated costs of the facilities to be constructed, installed and/or acquired by the District are set forth in **Exhibit C-2** attached hereto. A table of estimated costs for each type of service or facility to be provided by the District are included. The total estimated cost for all facilities to serve the Property including contingencies is Two Million Five Hundred Nineteen Thousand Five Hundred Thirty-One Dollars (\$2,519,531).

As set forth in **Exhibit C-2**, the estimated cost of the improvements exceeds the amount of debt anticipated to be issued in accordance with the Financial Plan. To the extent that the cost of the improvements cannot be financed with bond proceeds, the developer shall be required to pay such costs. Any obligations issued or otherwise contracted for to reimburse the developer for advanced construction costs shall be included within the debt limits described below.

D. Operation and Maintenance/Estimated Costs.

The District intends to dedicate certain facilities constructed or acquired to the appropriate entity for operations and maintenance. The dedication of facilities shall be made to the appropriate entity free and clear of all liens and encumbrances not otherwise accepted by such entity.

Annual administrative, operational and maintenance expenses are estimated as shown on **Exhibit D**. The District reserves the right to supplement these revenues with additional revenue sources as permitted by law. The District shall have the authority to repay the proponent of the District's organization for amounts advanced for operations and maintenance expenses and to seek electorate approval for such obligation to be deemed a multiple-fiscal year obligation.

The mill levy cap proposed herein for repayment of the bonds does not apply to the District's ability to increase its mill levy as necessary for provision of operation and maintenance services to its taxpayers and service users. However, there are statutory and constitutional limits on

the District's ability to increase its mill levy for provision of operation and maintenance services without an election.

IX. FINANCIAL PLAN/PROPOSED INDEBTEDNESS

A. General Discussion.

The Financial Plan attached hereto as **Exhibit D** describes how the proposed facilities and/or services are to be financed, including the estimated costs of engineering services, legal services, administrative services, proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and operation of the District. The Financial Plan demonstrates the issuance of the debt and the anticipated repayment based on the projected development in the District's boundaries. The Financial Plan demonstrates that, at various projected levels of development, the District has the ability to finance the facilities identified herein, and will be capable of discharging the proposed indebtedness on a reasonable basis.

The provision of facilities by the District will be primarily financed by the issuance of general obligation bonds, secured by the *ad valorem* taxing authority of the District with limitations as discussed below. Prior to that time, the organizational expenses and the construction costs for necessary improvements will be advanced by the developer(s) within the District, subject to subsequent acquisition by the District of the completed improvements and reimbursement to the developer(s) of such advanced construction costs. Any obligations issued or otherwise contracted for to reimburse the developer(s) for the organizational expenses and advanced construction costs shall be included within the debt limits described below.

B. Proposed General Obligation Indebtedness.

The Financial Plan reflects the estimated amount of bonds to be sold and fees to be imposed to finance the completion, construction, acquisition and/or installation of the proposed facilities, including all costs and expenses related to the anticipated bond issuances. The amount of bonds actually sold will be based upon the final engineering estimates and/or actual construction contracts.

It is proposed that a total maximum amount of Two Million Four Hundred Thousand Dollars (\$2,400,000) of bonds that are secured by *ad valorem* property taxes (including general obligation and any bonds issued, the repayment of which is from the pledge of revenue from a capped debt service mill levy) for various purposes be submitted to the electors of the District for their approval at an election. Based upon construction cost estimates and financing cost estimates as computed during the preparation of this Service Plan, it is anticipated that a total of Two Million Dollars (\$2,000,000) of bonds will be issued. The amount to be voted exceeds the amount of bonds anticipated to be sold, as shown in the Financial Plan, to allow for unforeseen contingencies and increases in construction costs due to inflation, and to cover all issuance costs, including capitalized interest, reserve funds, discounts, legal fees and other incidental costs of issuance; provided, however, in no event shall the amount of the bonds which are secured by *ad valorem* property taxes exceed Two Million Four Hundred Thousand Dollars (\$2,400,000). Such limitation shall not be applicable to refundings of the bonds authorized to be issued hereunder.

All issuances of general obligation bonds shall be deemed to be in compliance with the Financial Plan so long as the Minimum Criteria, as hereinafter defined, have been met. Minimum Criteria shall mean that the general obligation bonds are: (1) subject to a limited mill levy, if required by this Service Plan; (2) together with other outstanding general obligation bonds, not in

excess of the general obligation debt authorization set forth in this Service Plan, as may be amended from time to time; and (3) together with other outstanding general obligation bonds, not in excess of the general obligation debt authority approved by the District's electorate.

The proposed maximum voted interest rate is estimated at eighteen percent (18%) and the maximum underwriting discount at five percent (5%). The exact interest rates, terms and discounts will be determined at the time the bonds are sold by the District and will reflect market conditions at the time of sale. The District may also issue notes, certificates, debentures, or other evidence of indebtedness or long-term contracts, which issuances shall be subject to the limitations set forth in this Service Plan.

C. Mill Levy.

The District will have a mill levy assessed on all taxable property in the District as a primary source of revenue for repayment of debt service and for operations and maintenance. Although the mill levy may vary depending upon the elected Board's decision to fund the projects contemplated in this Service Plan, it is estimated that a mill levy of thirty-five (35) mills will produce revenue sufficient to support the operations and maintenance and debt retirement throughout the bond repayment period. In addition, the District may capitalize interest to permit payment of interest during the time lapse between development of taxable properties and the collection of tax levies therefrom. Interest income through the reinvestment of construction funds, capitalized interest and annual tax receipts will provide additional funds. These revenue sources should be sufficient to retire the proposed indebtedness if growth occurs as projected; otherwise, increases in the mill levy and/or the imposition of rates, tolls, fees and charges may be necessary.

In addition to property taxes, the District may also rely upon various other revenue sources authorized by law and this Service Plan to offset the expenses of capital construction and

district management, operations and maintenance. These will include the power to assess fees, rates, tolls, penalties, or charges as provided in Title 32, as amended. The Financial Plan anticipates the collection of a development fee in the amount of Three Thousand Five Hundred Dollars (\$3,500) per single-family equivalent unit (“Residential Development Fee”).

The “Mill Levy Cap” shall be the maximum mill levy the District is permitted to promise to impose for payment of general obligation debt, and shall be determined as follows:

1. For debt which equals or exceeds 50% of the District’s assessed valuation, the Mill Levy Cap shall be fifty (50) mills; reduced by the number of mills necessary to pay the unlimited mill levy general obligation debt, provided however, that in the event the method of calculating assessed valuation is changed after the date of approval of this Service Plan, by any change in law, change in method or calculation, or in the event of any legislation or constitutionally mandated tax credit, cut or abatement, the mill levy limitation applicable to such debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

2. For debt which is less than 50% of the District’s assessed valuation, either on the date of issuance or at any time thereafter, the Mill Levy Cap shall be such amount as may be necessary to pay the debt service on such debt, without limitation of rate.

For purposes of the foregoing, once debt has been determined to be within C.2. above so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District

may provide that such debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent reduction in the assessed valuation of the District.

D. Cost Summary and Bond Development.

The Financial Plan reflects the total amount of bonds to be sold to finance the completion, construction, acquisition and/or installation of the proposed facilities, including all costs and expenses related to the anticipated bond issuances. The amount of bonds sold will be based upon the final engineering estimates and/or actual construction contracts. Organizational costs, including legal fees, and capitalized engineering costs, are to be paid from the proceeds of each bond issue. The interest rates as set forth in the Financial Plan are based upon the advice of The Yale Group, Incorporated.

The Financial Plan projects the anticipated flow of funds and is based upon estimates of construction and project needs for bond proceeds to finance the proposed District's improvements. The District's engineer has evaluated the timing and cost estimate of the proposed District's improvements which are necessary to support the proposed absorptions of development as projected in the Financial Plan and has concurred with the assumptions. The Financial Plan sets forth a reasonable estimate of growth within the proposed District and allows the Board of Directors a measure of flexibility such that the proposed District need not incur debt in excess of what it needs to meet a growing population's demands for facilities and services.

E. Economic Viability.

The Financial Plan illustrates the estimated income and expenses for the District over a thirty (30) year period presuming issuance of bonds maturing within a thirty (30) year period. The analysis reflects a total build-out period of three (3) years for the development, and a mill levy of thirty-five (35) mills. It is also assumed that the assessed valuation will be realized one year after

construction and that tax collections will be realized two years after initial construction. The Financial Plan also includes the collection of a Facility Fee of Three Thousand Five Hundred Dollars (\$3,500) per single-family equivalent unit. The Financial Plan contained in this Service Plan demonstrates the economic viability of the Eagle View Metropolitan District.

F. Voter Authorization.

The District shall have the authority to and will exercise such authority to obtain the required voter authorization in order to effectuate the purposes of this Service Plan.

X. DISSOLUTION

It is intended that the District shall file a petition in the District Court for dissolution when there are no financial obligations or outstanding bonds, or any such financial obligations or outstanding bonds are adequately secured by escrow funds or securities meeting the investment requirements in Part 6 of Article 75 of Title 24, C.R.S., and upon an independent determination by the County that the purposes for which the District was created have been achieved. Dissolution of the District is subject to compliance with the statutory requirements of Part 7 of Article 1 of Title 32, C.R.S. The District will work closely and cooperate with the County to serve and promote the health, safety, prosperity, security and general welfare of its inhabitants.

XI. CONCLUSION

It is submitted that this Service Plan for the proposed Eagle View Metropolitan District, as required by Section 32-1-203(2), C.R.S., establishes that:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the District.

B. The existing service in the area to be served by the District is inadequate for present and projected needs.

C. The District is capable of providing economical and sufficient service to the area within its proposed boundaries.

D. The area to be included in the District does have or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

E. Adequate Service is not, or will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including special districts, within a reasonable time and on a comparable basis.

F. The facility and service standards of the District are compatible with the facility and service standards of each county within which the District is located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.

G. The proposal is in compliance with a master plan adopted pursuant to Section 30-28-106, C.R.S.

H. The proposal is in compliance with any duly adopted county, regional or state long range water quality management plan for the area.

I. The creation of the District will be in the best interests of the area proposed to be served.

EXHIBIT A

Legal Description of the Property

EAGLE VIEW

18

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21 AND IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF JEFFERSON, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING ASSUMED TO BEAR N 89°44'17" E;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 21;
THENCE N 89°44'17" E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE N 00°00'05" E, 50.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 609.75 FEET;
THENCE S 89°59'08" E, A DISTANCE OF 184.88 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 39°48'20", AND AN ARC LENGTH OF 86.84 FEET;
THENCE N 50°12'32" E, A DISTANCE OF 139.96 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 66°25'06", AND AN ARC LENGTH OF 86.94 FEET;
THENCE S 63°22'22" E, A DISTANCE OF 932.27 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 63°06'39", AND AN ARC LENGTH OF 82.61 FEET;
THENCE S 00°15'43" E, A DISTANCE OF 247.04 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 21;
THENCE N 89°44'17" E, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, A DISTANCE OF 495.80 FEET;
THENCE S 19°40'04" W, A DISTANCE OF 850.47 FEET;
THENCE S 75°40'14" W, A DISTANCE OF 412.35 FEET;
THENCE N 67°27'06" W, A DISTANCE OF 503.05 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SIMMS AVENUE.
THENCE N 55°26'20" W, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 583.39 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 55°26'30", AND AN ARC LENGTH OF 435.44 FEET, THE CHORD OF WHICH BEARS N 27°45'34" W, A DISTANCE OF 418.65 FEET;
THENCE N 00°01'23" E, A DISTANCE OF 0.25 FEET TO THE POINT OF BEGINNING;

CONTAINING 43.193 ACRES, MORE OR LESS.

	<p>Stantec Consulting Inc. 2135 South Cherry St. Ste 310 Denver, CO 80222 Tel. 303.758.4058 Fax. 303.758.4828 www.stantec.com</p>
<p>Stantec</p>	

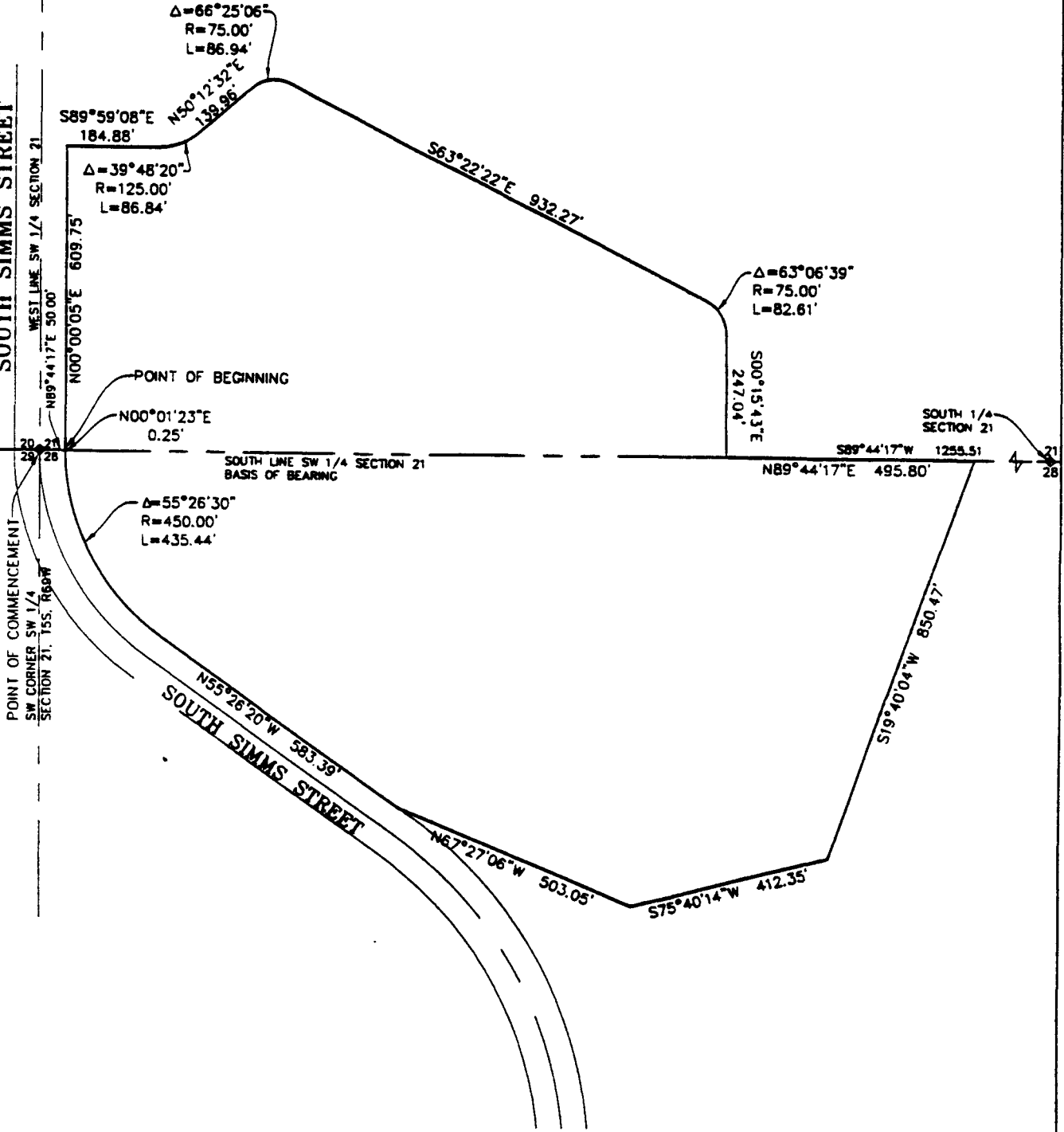
EXHIBIT B-1

District Map

EAGLE VIEW EXHIBIT

20

SOUTH SIMMS STREET



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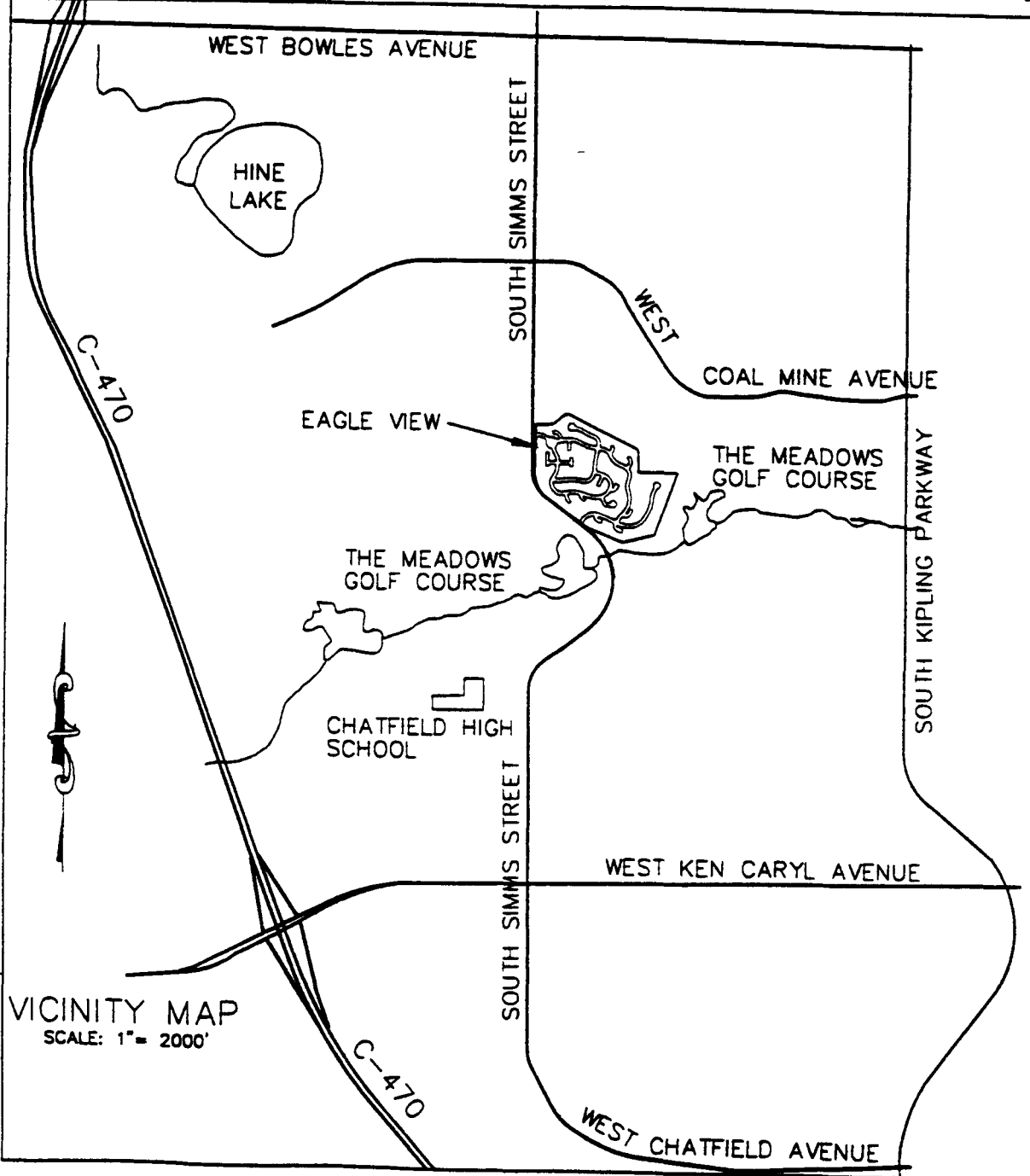


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EXHIBIT B-2

Vicinity Map



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EXHIBIT C-1

Depiction of Improvements

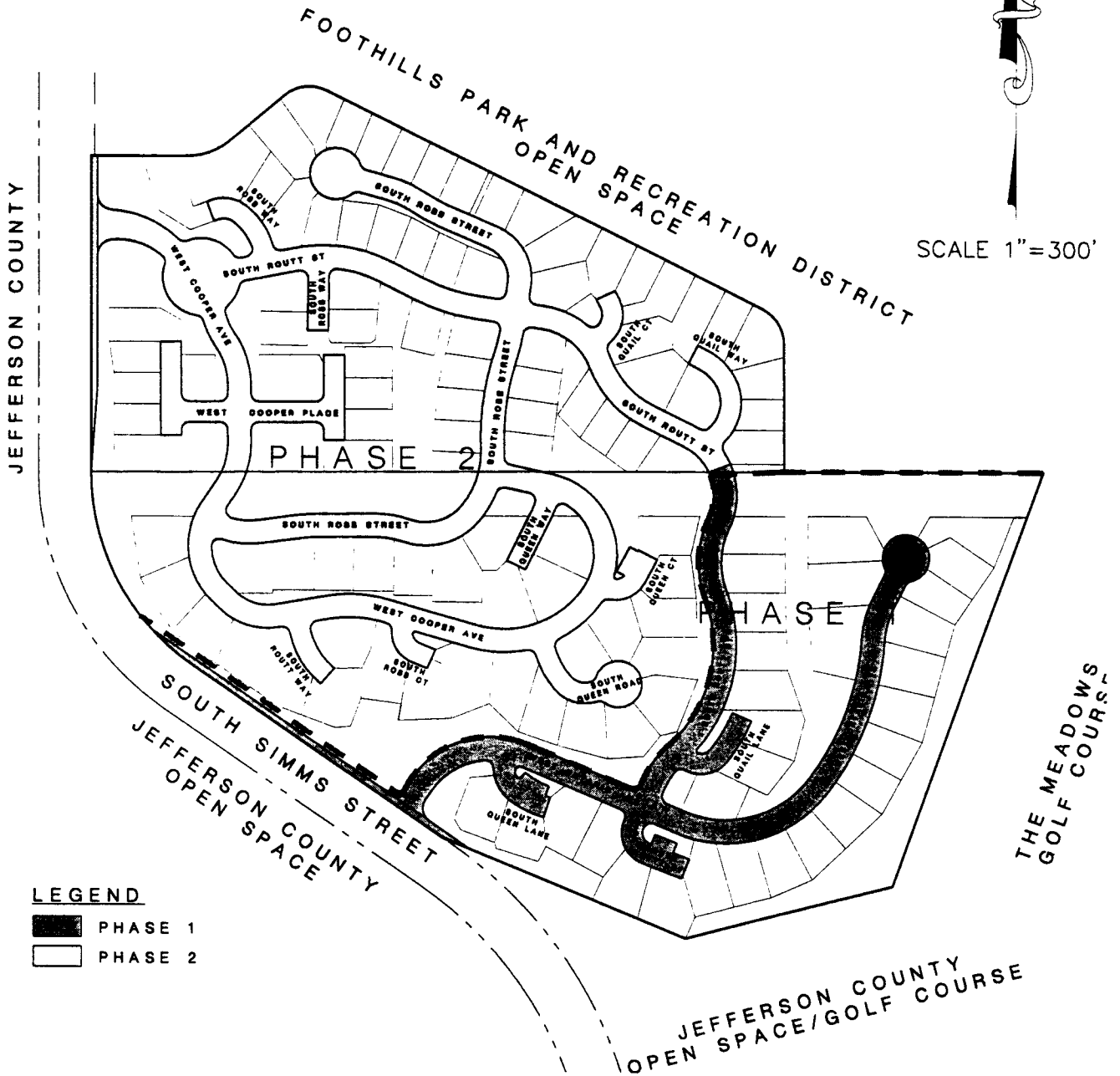
ROAD IMPROVEMENTS

PAGE 1 OF 2

23



SCALE 1"=300'



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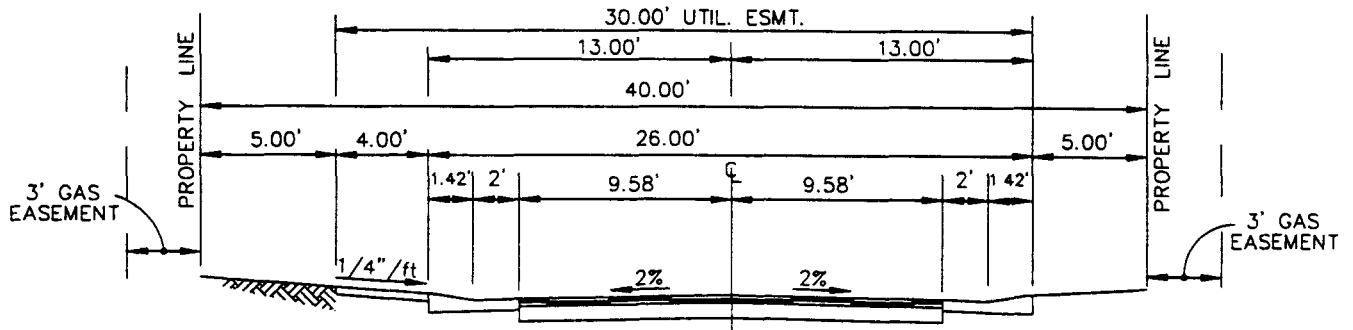
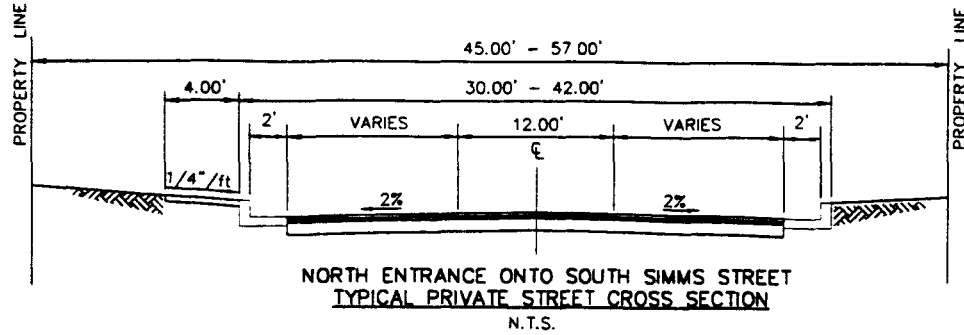
Fax. 303.758.4828

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ROAD IMPROVEMENTS

PAGE 2 OF 2

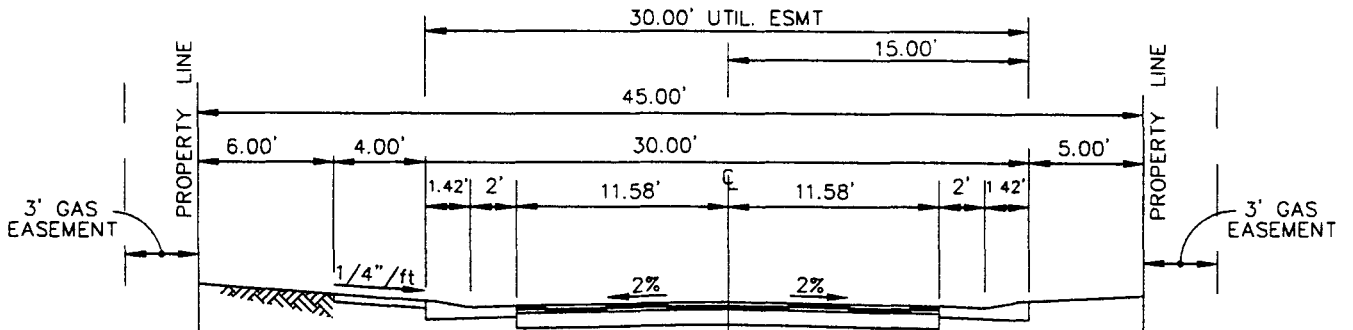
24



MINOR STREET (TYPE 2)
TYPICAL PRIVATE STREET CROSS SECTION

N.T.S.

(WEST COOPER PLACE, SOUTH ROUTT WAY, SOUTH ROBB COURT,
SOUTH QUEEN ROAD, SOUTH QUEEN COURT, SOUTH QUEEN WAY,
SOUTH ROBB LANE, SOUTH ROBB WAY, SOUTH QUAIL COURT,
SOUTH QUAIL LANE, SOUTH QUEEN LANE, SOUTH ROUTT STREET)



MINOR STREET (TYPE 1)
TYPICAL PRIVATE STREET CROSS SECTION

N.T.S.

(WEST COOPER AVENUE, SOUTH ROBB STREET, SOUTH ROUTT STREET, WEST ONTARIO AVENUE)



Stantec

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Denver, CO

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Fax. 303.758.4828

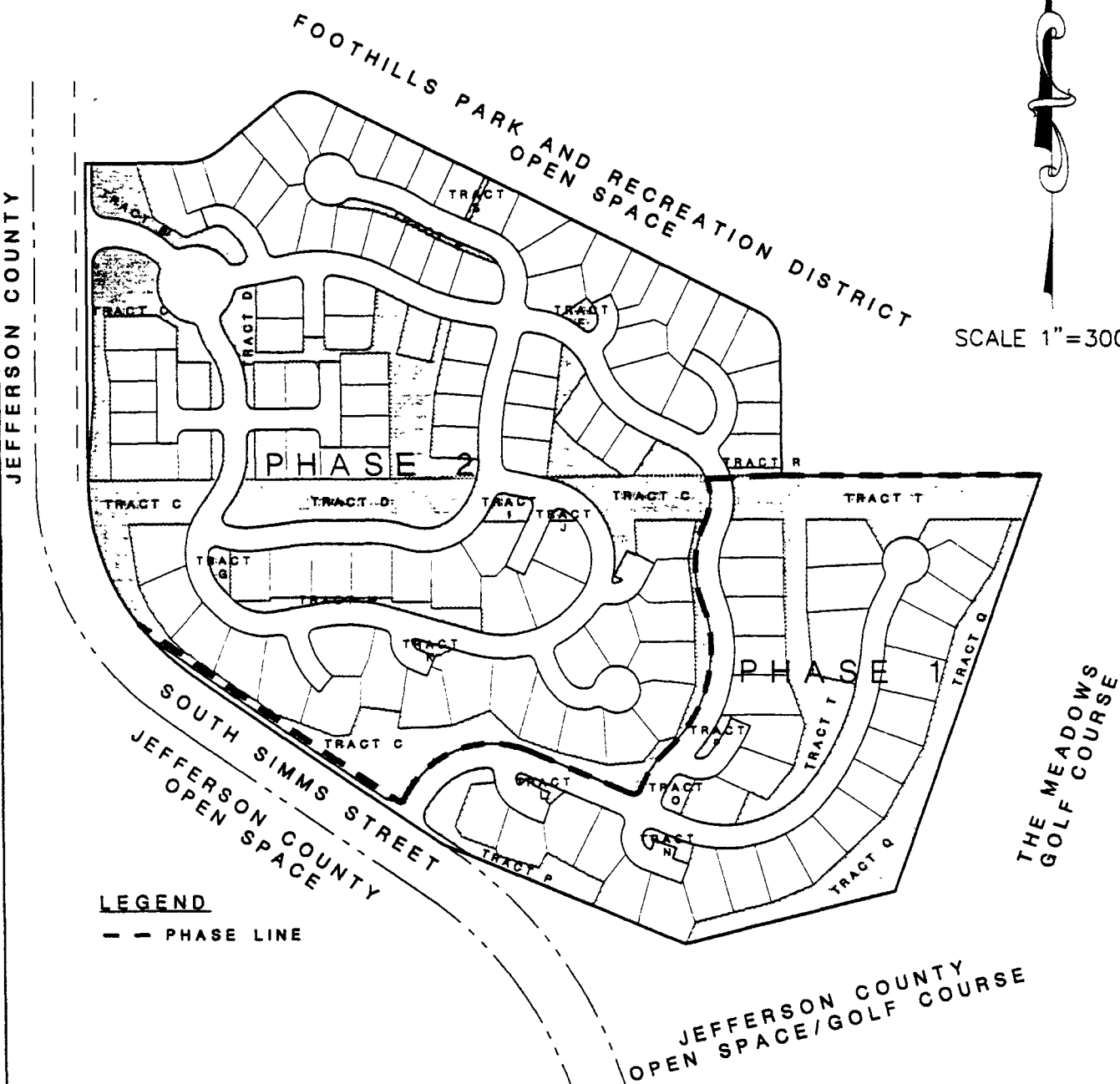
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LANDSCAPE IMPROVEMENTS

25



SCALE 1"=300'



LEGEND
-- PHASE LINE

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<p>Stantec</p>	

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EXHIBIT C-2

Public Improvements Cost Estimates

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Eagle View Subdivision
JEFFERSON COUNTY
Public Improvements

Phase 1	Unit	Quantity	Price	Amount
I. Street Improvements				
Earthwork	CY	80,573	\$ 1.12	\$ 90,241.76
Remove Asphalt Pavement	SF	436	\$ 5.00	\$ 2,180.00
Saw Cut	LF	1,948	\$ 1.00	\$ 1,948.00
Striping	LF	3,450	\$ 0.50	\$ 1,725.00
Construction Seal	SY	2,661	\$ 0.50	\$ 1,330.50
Asphalt Pavement	TN	4,105	\$ 41.00	\$ 168,305.00
Asphalt Subgrade Preparation	SY	8,734	\$ 2.00	\$ 17,468.00
Traffic Signs (Regulation)	EA	5	\$ 150.00	\$ 750.00
Traffic Signs (Combination)	EA	5	\$ 350.00	\$ 1,750.00
Street Light	EA	11	\$ 1,500.00	\$ 16,500.00
Combination Curb, Gutter w/ 4' Attached Walk	LF	2,399	\$ 15.00	\$ 35,985.00
Mountable Curb & Gutter - 4" w/ 2' pan	LF	2,505	\$ 9.00	\$ 22,545.00
Curb Return w/ Handicap Ramp - 15' Radius	EA	5	\$ 840.00	\$ 4,200.00
4' Cross Pan	LF	227	\$ 24.00	\$ 5,448.00
6' Cross Pan	LF	23	\$ 36.00	\$ 828.00
				<u>\$ 371,204.26</u>
II. Landscape Improvements				
Landscape & Irrigation System				\$ 159,970.00
Entry Monuments				\$ 21,500.00
Fencing				\$ 8,700.00
Lighting				\$ 6,000.00
Trails (Crusher Fines)				\$ 4,000.00
				<u>\$ 196,170.00</u>
SUB-TOTAL				\$ 567,374.26
Contingency (10%)				\$ 56,737.43
			Subtotal	<u>\$ 624,111.69</u>

Eagle View Subdivision
JEFFERSON COUNTY
Public Improvements

28

Phase 2

I. Street Improvements

Earthwork	CY	199,812	\$	1.12	\$	223,789.44
Asphalt Pavement	TN	3,661	\$	41.00	\$	150,101.00
Asphalt Subgrade Preparation	SY	16,788	\$	1.60	\$	26,860.80
Traffic Signs (Regulation)	EA	3	\$	150.00	\$	450.00
Traffic Signs (Combination)	EA	25	\$	350.00	\$	8,750.00
Street Light	EA	13	\$	1,500.00	\$	19,500.00
Combination Curb, Gutter w/ 4' Attached Walk	LF	5,698	\$	15.00	\$	85,470.00
Mountable Curb & Gutter - 4" w/ 2' pan	LF	5,928	\$	9.00	\$	53,352.00
Curb Return w/ Handicap Ramp - 15' Radius	EA	29	\$	840.00	\$	24,360.00
Mid-block Handicap Ramp	EA	6	\$	840.00	\$	5,040.00
4' Cross Pan	LF	50	\$	24.00	\$	1,200.00
6' Cross Pan	LF	299	\$	36.00	\$	10,764.00
Boulder Retaining Walls	LS				\$	370,000.00
					\$	<u>979,637.24</u>

II. Landscape Improvements

Landscape & Irrigation System					\$	484,371.00
Water Feature					\$	151,000.00
Entry Monuments					\$	44,000.00
Fencing					\$	36,500.00
Lighting					\$	<u>27,600.00</u>
					\$	743,471.00

SUB-TOTAL					\$	1,723,108.24
Contingency (10%)					\$	<u>172,310.82</u>
					Subtotal	\$ 1,895,419.06
					TOTAL	\$ 2,519,530.75

EXHIBIT D

Financial Plan

EAGLE VIEW METROPOLITAN DISTRICT

KEY ASSUMPTIONS

The primary assumptions of the Finance Plan for Eagle View Metropolitan District are as follows:

- 125 residential units at an initial cost of \$400,000 per unit, will be built over the next three years, commencing in 2003. Inflation is assumed to be 4 percent every two years, or slightly less than 2 percent annually.
- Mill levies will be assessed at an amount no greater than 35 mills. Such levies are anticipated to decline beginning in 2008 and will decline to 21.5 mills by 2032.
- There will be a \$3,500 per lot development fee payable at the date the building permit is issued. It is anticipated all permits will have been issued by the end of 2004.
- Ad valorem property taxes will be based upon an assessed value of 9.15 percent of statutory actual value, adjustable for Gallagher Amendment changes. Construction completed in 2003 will not generate ad valorem property tax collections until 2005.
- Specific ownership taxes will equal approximately 6 percent of ad valorem property tax receipts.
- Bond interest will be at a fixed rate of 6 percent.
- A debt service reserve, equal to one year maximum debt service, will be maintained throughout the life of the bonds.

SOURCES AND USES OF FUNDS
Eagle View Metropolitan District
Metropolitan Improvement District Bonds, Series 2002

Dated Date 12/1/02
Delivery Date 12/1/02

Sources:

Bond Proceeds:	
Par Amount	2,000,000
Total Sources	2,000,000

Uses:

Project Fund Deposits:	
Project Construction Fund	1,553,000
Other Fund Deposits:	
Capitalized Interest	120,000
Debt Service Reserve Fund	162,000
	<hr/>
	282,000
Delivery Date Expenses:	
LOC Fees	-
Cost of Issuance	125,000
Underwriter's Discount	40,000
	<hr/>
	165,000
Total Uses	2,000,000

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Bond Debt Service

**Eagle View Metropolitan District
Metropolitan Improvement District Bonds, Series 2002**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/02					
06/01/03			60,000	60,000	
12/01/03	5,000	6.00%	60,000	65,000	125,000
06/01/04			59,850	59,850	
12/01/04	5,000	6.00%	59,850	64,850	124,700
06/01/05			59,700	59,700	
12/01/05	5,000	6.00%	59,700	64,700	124,400
06/01/06			59,550	59,550	
12/01/06	10,000	6.00%	59,550	69,550	129,100
06/01/07			59,250	59,250	
12/01/07	10,000	6.00%	59,250	69,250	128,500
06/01/08			58,950	58,950	
12/01/08	30,000	6.00%	58,950	88,950	147,900
06/01/09			58,050	58,050	
12/01/09	30,000	6.00%	58,050	88,050	146,100
06/01/10			57,150	57,150	
12/01/10	35,000	6.00%	57,150	92,150	149,300
06/01/11			56,100	56,100	
12/01/11	40,000	6.00%	56,100	96,100	152,200
06/01/12			54,900	54,900	
12/01/12	40,000	6.00%	54,900	94,900	149,800
06/01/13			53,700	53,700	
12/01/13	40,000	6.00%	53,700	93,700	147,400
06/01/14			52,500	52,500	
12/01/14	45,000	6.00%	52,500	97,500	150,000
06/01/15			51,150	51,150	
12/01/15	45,000	6.00%	51,150	96,150	147,300
06/01/16			49,800	49,800	
12/01/16	50,000	6.00%	49,800	99,800	149,600
06/01/17			48,300	48,300	
12/01/17	55,000	6.00%	48,300	103,300	151,600
06/01/18			46,650	46,650	
12/01/18	55,000	6.00%	46,650	101,650	148,300
06/01/19			45,000	45,000	
12/01/19	60,000	6.00%	45,000	105,000	150,000
06/01/20			43,200	43,200	
12/01/20	65,000	6.00%	43,200	108,200	151,400
06/01/21			41,250	41,250	
12/01/21	75,000	6.00%	41,250	116,250	157,500
06/01/22			39,000	39,000	
12/01/22	80,000	6.00%	39,000	119,000	158,000
06/01/23			36,600	36,600	
12/01/23	80,000	6.00%	36,600	116,600	153,200
06/01/24			34,200	34,200	
12/01/24	85,000	6.00%	34,200	119,200	153,400
06/01/25			31,650	31,650	
12/01/25	95,000	6.00%	31,650	126,650	158,300
06/01/26			28,800	28,800	
12/01/26	100,000	6.00%	28,800	128,800	157,600
06/01/27			25,800	25,800	
12/01/27	105,000	6.00%	25,800	130,800	156,600
06/01/28			22,650	22,650	
12/01/28	105,000	6.00%	22,650	127,650	150,300
06/01/29			19,500	19,500	
12/01/29	110,000	6.00%	19,500	129,500	149,000
06/01/30			16,200	16,200	
12/01/30	120,000	6.00%	16,200	136,200	152,400
06/01/31			12,600	12,600	
12/01/31	125,000	6.00%	12,600	137,600	150,200
06/01/32			8,850	8,850	
12/01/32	295,000	6.00%	8,850	303,850	312,700
	2,000,000		2,581,800	4,581,800	4,581,800

NET DEBT SERVICE

**Eagle View Metropolitan District
Metropolitan Improvement District Bonds, Series 2002**

Period Ending	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest	Net Debt Service
12/01/03	125,000		120,000	5,000
12/01/04	124,700			124,700
12/01/05	124,400			124,400
12/01/06	129,100			129,100
12/01/07	128,500			128,500
12/01/08	147,900			147,900
12/01/09	146,100			146,100
12/01/10	149,300			149,300
12/01/11	152,200			152,200
12/01/12	149,800			149,800
12/01/13	147,400			147,400
12/01/14	150,000			150,000
12/01/15	147,300			147,300
12/01/16	149,600			149,600
12/01/17	151,600			151,600
12/01/18	148,300			148,300
12/01/19	150,000			150,000
12/01/20	151,400			151,400
12/01/21	157,500			157,500
12/01/22	158,000			158,000
12/01/23	153,200			153,200
12/01/24	153,400			153,400
12/01/25	158,300			158,300
12/01/26	157,600			157,600
12/01/27	156,600			156,600
12/01/28	150,300			150,300
12/01/29	149,000			149,000
12/01/30	152,400			152,400
12/01/31	150,200			150,200
12/01/32	312,700	-		312,700
Totals	4,581,800	-	120,000	4,461,800

Exhibit E
Eagle View
Metropolitan District

Reserve Fund EO Year
Beginning Cash Available

Total	2003	2004	2005	2006	2007	2008	2009
	166,000	166,000	166,000	166,000	166,000	166,000	166,000
	-	96,480	108,113	31,255	3,200	30,261	31,180

Revenues:

Property Taxes
6.00% Specific Ownership Tax
3,500 Residential Development Fees
Bond Proceeds
4.00% Investment Income

Property Taxes	4,286,415	-	-	53,375	108,750	182,280	154,879	152,573
6.00% Specific Ownership Tax	150,890	-	-	3,203	6,405	6,533	6,090	5,824
3,500 Residential Development Fees	437,500	291,667	145,833	-	-	-	-	-
Bond Proceeds	2,000,000	2,000,000	-	-	-	-	-	-
4.00% Investment Income	244,826	6,640	10,499	10,965	7,890	6,768	7,850	7,887

Total Annual Income

	7,119,431	2,298,307	166,333	67,642	121,048	178,661	168,820	166,284
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Expenditures:

Debt Service
Construction
Operating Expenses

Debt Service	4,581,800	125,000	124,700	124,400	129,100	128,500	147,900	146,100
Construction	1,745,827	1,745,827	-	-	-	-	-	-
Operating Expenses	911,000	331,000	20,000	20,000	20,000	20,000	20,000	20,000

Total Annual Expenses

	7,238,627	2,201,827	144,700	144,400	149,100	148,500	167,900	166,100
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Reserve Fund
Ending Cash Available

Reserve Fund	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000
Ending Cash Available	46,804	292,480	274,112	197,264	189,199	196,280	197,189	197,384

Mill Levy

	35.0	35.0	35.0	35.0	35.0	32.1	31.2
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Assessed Valuation

Phase I
Phase II
Phase III
Phase I- Inflation Increase
Phase II- Inflation Increase
Phase III- Inflation Increase
Phase I- Construction Inc
Phase II- Construction Inc
Phase III- Construction Inc

Phase I	-	16,666,667	16,666,667	17,333,333	17,333,333	18,026,667	18,026,667
Phase II	-	-	16,666,667	16,666,667	17,333,333	17,333,333	18,026,667
Phase III	-	-	-	16,666,667	16,666,667	17,333,333	17,333,333
Phase I- Inflation Increase	-	-	666,667	-	693,333	-	721,067
Phase II- Inflation Increase	-	-	-	666,667	-	693,333	-
Phase III- Inflation Increase	-	-	-	-	666,667	-	693,333
Phase I- Construction Inc	16,666,667	16,666,667	-	-	-	-	693,333
Phase II- Construction Inc	16,666,667	-	-	-	-	-	-
Phase III- Construction Inc	16,666,667	16,666,667	-	-	-	-	-
Cumulative	50,000,000	33,333,333	50,666,667	51,333,333	52,693,333	53,386,667	54,801,067

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000
31,365	30,374	30,761	32,026	32,741	32,849	32,389	31,501	33,043	35,822	37,401	39,525
154,476	158,676	157,225	154,525	156,377	153,427	155,211	159,564	157,560	158,074	159,849	164,397
5,938	6,057	5,970	5,669	5,780	5,459	5,568	5,678	5,557	5,432	5,539	5,650
-	-	-	-	-	-	-	-	-	-	-	-
7,895	7,855	7,870	7,921	7,950	7,954	7,936	7,900	7,962	8,073	8,136	8,221
168,309	172,688	171,066	168,116	170,107	166,840	168,713	173,142	171,079	171,679	173,624	178,267
149,300	152,200	149,800	147,400	150,000	147,300	149,600	151,600	148,300	150,000	151,400	157,500
20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
169,300	172,200	169,800	167,400	170,000	167,300	169,600	171,600	168,300	170,000	171,400	177,500
166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000
198,373	198,761	198,026	198,741	198,848	198,388	197,601	199,043	201,822	203,401	205,826	206,392
30.8	31.2	30.1	29.2	28.8	27.9	27.5	27.9	28.8	28.5	25.9	25.6
18,747,733	18,747,733	19,497,643	19,497,643	20,277,548	20,277,548	21,088,650	21,088,650	21,932,196	21,932,196	22,809,484	22,809,484
18,026,667	18,747,733	18,747,733	19,497,643	19,497,643	20,277,548	20,277,548	21,088,650	21,088,650	21,932,196	21,932,196	22,809,484
18,026,667	18,026,667	18,747,733	18,747,733	19,497,643	19,497,643	20,277,548	20,277,548	21,088,650	21,088,650	21,932,196	21,932,196
-	749,909	-	779,906	-	811,102	-	843,546	-	877,288	-	912,379
721,067	-	749,909	-	779,906	-	811,102	-	843,546	-	877,288	-
-	721,067	-	749,909	-	779,906	-	811,102	-	843,546	-	877,288
-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-
55,522,133	56,993,109	57,743,019	59,272,834	60,052,739	61,643,747	62,454,849	64,109,497	64,953,043	66,873,877	67,551,185	69,340,832

2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000
40,292	38,122	40,909	40,864	40,680	38,244	36,666	36,111	40,669	41,523	44,274
162,069	162,457	159,869	164,528	161,749	161,899	158,829	158,796	160,299	160,167	156,554
5,510	5,365	5,209	5,314	5,147	4,973	4,789	4,598	4,668	4,483	4,266
-	-	-	-	-	-	-	-	-	-	-
8,252	8,185	8,276	8,275	8,267	8,170	8,107	8,164	8,267	8,301	8,411
176,830	176,987	173,365	178,116	176,163	176,042	171,726	171,658	173,253	172,961	169,231
158,000	153,200	153,400	158,300	157,600	156,600	150,300	149,000	152,400	150,200	312,700
20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
178,000	173,200	173,400	178,300	177,600	176,600	170,300	169,000	172,400	170,200	332,700
166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000	166,000
204,122	206,909	206,864	206,680	204,243	202,686	204,111	206,669	207,622	210,273	46,804
25.2	25.6	25.2	24.8	24.1	23.8	23.2	23.0	22.4	22.1	21.5
23,721,864	23,721,864	24,670,738	24,670,738	25,657,568	25,657,568	26,683,870	26,683,870	27,751,225	27,751,225	28,861,274
22,809,484	23,721,864	23,721,864	24,670,738	24,670,738	25,657,568	25,657,568	26,683,870	26,683,870	27,751,225	27,751,225
22,809,484	22,809,484	23,721,864	23,721,864	24,670,738	24,670,738	25,657,568	25,657,568	26,683,870	26,683,870	27,751,225
-	948,875	-	986,830	-	1,026,303	-	1,067,355	-	1,110,049	-
912,379	-	948,875	-	986,830	-	1,026,303	-	1,067,355	-	-
-	912,379	-	948,875	-	986,830	-	1,026,303	-	1,067,355	-
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
70,253,211	72,114,465	73,063,340	74,999,044	75,985,873	77,999,006	79,025,308	81,118,966	82,186,321	84,383,724	84,383,724

**Eagle View
Metropolitan District**

	Residential Value By Year	Cumulative Value By Year	9 15% Residential Assessed By Year	Cumulative Assessed
2002	-	-	-	-
2003	16,666,667	16,666,667	-	-
2004	16,666,667	33,333,333	3,050,000	3,050,000
2005	17,333,333	50,666,667	4,636,000	7,686,000
2006	666,667	51,333,333	4,697,000	12,383,000
2007	1,360,000	52,693,333	4,821,440	17,204,440
2008	693,333	53,386,667	4,884,880	22,089,320
2009	1,414,400	54,801,067	5,014,298	27,103,618
2010	721,067	55,522,133	5,080,275	32,183,893
2011	1,470,976	56,993,109	5,214,870	37,398,762
2012	749,909	57,743,019	5,283,486	42,682,249

Eagle View Homeowners Association

*C/O 10106 W. San Juan Way Ste. 210
Littleton, CO 80127
303-933-6279*

December 19, 2024

Jefferson County Board of County Commissioners
100 Jefferson County Parkway
Golden, Colorado 80419

Re: Dissolution of Eagle View Metropolitan District

Dear Board of County Commissioners:

Our office serves as the Community Manager for the Eagle View Homeowners Association and the Eagle Point Homeowners Association (the “**HOAs**”). We have been directed by the Boards of Directors of the HOAs to provide this letter to you regarding the HOAs’ position with regard to the dissolution of the Eagle View Metropolitan District (the “**District**”).

The HOAs own, operate and maintain the tracts, within their respective boundaries, in the subdivision filing known as EAGLE VIEW, more specifically Tracts A-2, A-3, C-5, D-3, G, H, J, K, L, M, N, O, P and T, EAGLE VIEW, County of Jefferson, State of Colorado (the “**HOAs’ Tracts**”).

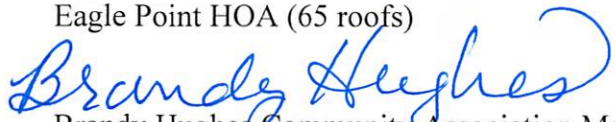
The District funded the improvements on the Tracts which have been maintained by the HOAs since they were installed in 2004. The HOAs have never provided mosquito control services.

The District paid off its Bonds in October of 2024 and no longer has a reason to exist.

The HOAs do not require or request that the District provide any services and is in support of the dissolution of the District and the elimination of property taxes that would otherwise need to be paid by the residents of the HOAs to continue the District in existence when it does not provide any services.

Very truly yours,

Eagle View HOA (61 roofs) AND
Eagle Point HOA (65 roofs)



Brandy Hughes Community Association Manager
KC & ASSOCIATES, LLC

CATTAILS HOMEOWNERS ASSOCIATION

1101 WEST MINERAL AVE. SUITE 107

LITTLETON, COLORADO 80120

December 4, 2024

Jefferson County Board of County
Commissioners
100 Jefferson County Parkway
Golden, Colorado 80419

Re: Dissolution of Eagle View Metropolitan District

Dear Board of County Commissioners:

Our office serves as the Community Manager for the Cattails In the Meadows Homeowners Association, Inc. (the "**HOA**"). We have been directed by the Board of Directors of the HOA to provide this letter to you regarding the HOA's position with regard to the dissolution of the Eagle View Metropolitan District (the "**District**").

The HOA owns, operates and maintains the tracts in the subdivision filing known as CATTAILS IN THE MEADOWS, specifically Tracts A, B, C, D, E, F, G, H and I CATTAILS IN THE MEADOWS, County of Jefferson, State of Colorado (the "**HOA Tracts**").

The District funded the improvements on the Tracts which have been maintained by the HOA since they were installed in 2005. The HOA has never provided mosquito control services.

The District paid off its Bonds in October of 2024 and no longer has a reason to exist.

The HOA does not require or request that the District provide any services and is in support of the dissolution of the District and the elimination of property taxes that would otherwise need to be paid by the residents of the HOA to continue the District in existence when it does not provide any services.

Very truly yours,



Charise Kirtright,
Community Manager
Avenue One Properties, LLC
303-804-9800
www.ave1properties.com

December 4, 2024

Jefferson County Board of County
Commissioners
100 Jefferson County Parkway
Golden, Colorado 80419

Re: Dissolution of Eagle View Metropolitan District

Dear Board of County Commissioners:

I serve as the District Manager for Southwest Metropolitan Water and Sanitation District (“**Southwest Metro**”).

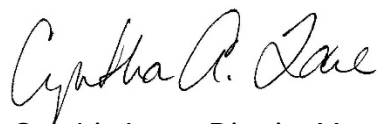
Since 2005, Southwest Metro has owned, operated and maintained the water and sewer system that serves the homes within the subdivision known as CATTAILS IN THE MEADOWS, County of Jefferson, Colorado and the subdivision known as EAGLE VIEW, County of Jefferson, Colorado (the “**Subject Water and Sewer Improvements**”). The Eagle View Metropolitan District (the “**District**”) has no interest in or responsibility for the Subject Water and Sewer Improvements.

Southwest Metro does not provide mosquito control services.

The District has advised Southwest Metro that they have paid off its Bonds in October of 2024 and no longer has a reason to exist.

Southwest Metro does not require or request that the District provide any services and is in support of the dissolution of the District and the elimination of property taxes that would otherwise need to be paid to continue the District in existence when it does not provide any services.

Very truly yours,



Cynthia Lane, District Manager
Southwest Metropolitan Water and Sanitation District

Policy Title: Special Districts

Policy Number: Part 7, Planning and Land Use; Chapter 2, Regulations; Section 5

Type of Policy: Regulatory

Adopting Resolution: CC06-541

References: Title 32 Colorado Revised Statutes; Land Development Regulation, Zoning Resolution; Resolutions CC92-47; CC97-544; CC03-388, CC05-398

Effective Date: December 5, 2006

Adoption Date: December 5, 2006

Administrative Revision Date: July 2018

Policy Custodian: Planning and Zoning Division

Purpose: To review applications for the creation, consolidation and modification of Title 32 Special Districts located wholly or partially in unincorporated Jefferson County in an effort to 1. provide a thorough, efficient and consistent review and assessment process; 2. prevent unnecessary proliferation, duplication and fragmentation of local government; 3. avoid excessive diffusion and application of local taxes; 4. promote a more logical, coordinated and orderly creation and extension of special district services in Jefferson County; and, 5. promote the health, safety, prosperity, security and general welfare of Jefferson County special district residents and property owners.

- A. The policies in this section serve as a guide for use by Jefferson County staff, the Jefferson County Planning Commission, and the Board of County Commissioners in making decisions regarding the creation and consolidation of special districts, and the modification of special district service plans.
1. The use of special districts as a method of providing needed services to activity areas or centers designated in the county's community plans and to economic development areas or centers designated in other county documents or policies is encouraged.
 2. When possible, the creation of one (1) metropolitan special district in an area of need is preferred over the creation of many single-purpose special districts.
 3. When possible, service provision by agreement with an existing service provider or inclusion into the boundaries of an existing special district or other service provider is encouraged.
 4. Cooperation with other governmental jurisdictions in the planning of special districts and the review of service plans is promoted.

5. When a special district is proposed to be created, consolidated or modified in conjunction with a rezoning, plat application or other land development application, the service plan application should be coordinated with that land development application and the proposed special district should be identified as the service provider on the rezoning application, the plat application, or other land development application.
6. For residential developments, the use of special districts solely as a financing mechanism for the construction of improvements listed in the Land Development Regulation is discouraged.
7. The creation of new or expanded special districts which would have the effect of stimulating more growth or higher densities than those recommended by the relevant community plans is discouraged.
8. Special districts are encouraged to provide information to developers or builders within the district to enable the developers or builders to describe, in marketing materials (e.g. brochures, marketing packets, lot signage, etc.) aimed at prospective homeowners, the amount of mill levy imposed by their particular district and how this translates into an annual cost/tax to homeowners.

B. Service Plan Review

1. All review, notice, hearing, and approval requirements not set forth within this policy shall be governed by the terms of the Special District Act and Title 32 of the Colorado Revised Statutes.
2. Criteria

All service plan applications shall be reviewed using criteria established in §32-1-203(2), C.R.S. and the following. Evidence satisfactory to the Board shall include, but not be limited to:

Colorado Revised Statute Reference	Colorado Revised Statute Criteria	Evidence
32-1-203(2)(a)	Need	<ol style="list-style-type: none"> 1. The existing zoning authorizes the types, uses, and densities to support the services proposed. 2. Documentation indicating that the area within the proposed special district boundary is currently under-served.

Colorado Revised Statute Reference	Colorado Revised Statute Criteria	Evidence
32-1-203(2)(b) 32-1-203(2.5)(a)	Inadequacy	<ol style="list-style-type: none"> 1. Documentation indicating inability and/or unwillingness of all existing adjacent or nearby service providers offering similar services to provide the proposed services. 2. Documentation indicating that the area within the proposed special district boundary is currently under-served.
32-1-203(2)(c) and (d)	Capability and Financial Ability	<ol style="list-style-type: none"> 1. For special districts offering water services, documentation indicating sufficient water supply (both physical and legal) to meet the proposed needs of the district. 2. Documentation indicating that the proposed special district is capable of providing economical service to the area within its proposed boundaries and is able to discharge the proposed indebtedness on a reasonable basis.
32-1-203(2.5)(b)	Compatibility	<ol style="list-style-type: none"> 1. Documentation indicating compliance with applicable standards and application procedures for all facilities proposed and services provided.
32-1-203(2.5)(c)	Master Plan	<ol style="list-style-type: none"> 1. Documentation indicating compliance with the appropriate Jefferson County comprehensive plans, including community plans, transportation plans, mineral extraction plans, and other land use plans, such as they exist.
32-1-203(2.5)(d)	Water Plan	<ol style="list-style-type: none"> 1. Documentation indicating compliance with Jefferson County water plans, such as they exist.

Colorado Revised Statute Reference	Colorado Revised Statute Criteria	Evidence
32-1-203(2.5)(e)	Best Interest	<ol style="list-style-type: none"> 1. Documentation indicating that the total mill levy of all taxing entities within the special district boundary is not too onerous for individual homeowners to sustain. 2. Documentation indicating that the proposed special district serves the long term interests of residents within the district.

3. Submittal Requirements

- a. The application for pre-filing or formal filing shall not be deemed complete by the county until all of the Submittal Requirements and the requirements of 32-1-202(2) C.R.S., in the quantity specified by the Planning and Zoning Division, have been submitted.
- b. The Director of Planning and Zoning may waive or vary the submittal requirements specified if the Director finds that such waiver or variation does not conflict with requirements specified in Colorado Revised Statutes and does not create a substantial detriment to the public good nor harm the intent of this chapter.
- c. Descriptions and Maps
 - 1) A written general summary describing the services proposed.
 - 2) A vicinity map (on paper no larger than 8.5x11 inches in size) indicating, within a 3-mile radius of the proposed special district boundaries, the general location of the special district in relation to primary streets/roads and section lines, names of adjacent subdivisions, unsubdivided parcels, public lands, and other existing special districts.
 - 3) A boundary map (on paper no larger than 24x36 inches in size) indicating the proposed special district boundaries in heavy lines. Within the special district boundaries, this map shall show existing contour lines, proposed parcels, and approximate 100-year floodplain (where applicable). Immediately abutting and adjacent to the proposed special district boundaries, this map shall show existing parcels, and the name and

location of all existing special districts immediately abutting and/or overlaying the proposed special district.

- 4) Legal Description: The legal description of the entire area to be included in the proposed special district shall be designated by the current legal description of the parcel(s) to be included. Platted subdivisions or any part thereof (lot, block or tract) shall be noted with reception number. Additional information, such as copies of documents called for or made reference to in the legal description, or current deeds for all parcels included in the legal description shall be provided if requested by the Planning and Zoning Division.

- 5) List of Contacts:

A list of all persons or organizations responsible for each section of the service plan including names of persons and organizations, addresses, telephone numbers, and professional stamps or seals (where applicable).

- 6) Ownership: A list of residents and owners of real property within the proposed district complete with a map indicating the location of their property.

d. Financial Plan

- 1) A written statement indicating the source and assumptions for each category of numbers presented (including but not limited to interest rates, buildout rates, and mill levies) plus all calculations performed.
- 2) A development anticipation section which describes development projections in amount, time, type, value, including an estimate of the population and valuation for assessment of the proposed special district. These projections shall be supported by a report from an independent market analyst, which report provides sufficient background information supporting the growth rates utilized in the financial alternatives, or a market study to support the alternative financial scenarios.
- 3) A year by year listing for the period of expected indebtedness beginning with the expected date of special district formation, including a detailed description of all funding mechanisms to be employed by the district; a list of individual yearly totals for bond issues, debt service, operating and maintenance expenses, legal and administrative expenses, capital expenses, buildout rate, assessed valuation, mill levy, facility fees, development fees, tap fees, and other fees; and all other costs and revenues. Any extraordinary or one-time expenses shall be explained.
- 4) Maximum bonded indebtedness proposed to be incurred by the special district and assumptions supporting that amount of indebtedness.

Because the issuance of bonds by one entity may adversely affect the bond rating of another entity due to overlapping debt, the plan shall contain a list of indebtedness for all cities, counties, and special districts within which any part or all of the proposed special district will be located.

- 5) A description of the relationship between the scheduling and phasing of improvements and the financial stability of the special district.
- 6) A description of the percentage of improvements to be financed.
- 7) If the financial plan identifies any contributions by the developer to the special district, a copy of any agreement between the developer and the proposed special district explaining the developer's financial participation shall be included.
- 8) A description of the flexibility that has been built into the financial plan, including alternative means of repaying the debt, if the estimated revenue stream is not realized.
- 9) A mill levy and fees comparison of proposed, operating and overlapping mill levies and fees with at least two other special districts in Colorado supplying similar services for a similar market.
- 10) A mill levy statement listing all of the taxing entities within the special district boundaries and their respective mill levies, complete with an estimate of the total taxes that can be expected by a resident of the proposed special district.
- 11) A cost estimate of acquiring land, engineering services, legal services, administrative services, initial proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the district.

e. Engineering Survey

A detailed written description of the improvements proposed to be constructed, listing local and regional infrastructure improvements, the standards of such construction (including a statement of how the facility and service standards of the proposed special district are in compliance with standards of the county and other permitting agencies), materials and labor costs, a preliminary or potential siting of the infrastructure improvements, and the scheduling and phasing of the construction.

f. Statement of Compliance with Water Plans:

For proposed special districts offering water or sanitation services, a written statement from the management agency or the board of existing watershed

association within the boundaries of the special district indicating compliance or noncompliance with their plans or policies and the Clean Water Plan; and a written statement indicating compliance or noncompliance with the Clean Water Act. If water is proposed by another entity, a letter shall be provided from that entity showing agreement with the proposal, adequate capacity and willingness to serve. For a list of watershed associations and management agencies, please contact the Restoration and Protection Unit Manager, Watershed Section, Water Quality Control Division of the Colorado Department of Public Health and Environment.

g. Other Agency Reviews and Agreements:

For proposed special districts offering sanitation services, information regarding the wastewater treatment facility, including any existing local and state reviews of the facility plan for wastewater treatment facilities and copies of all written arrangements and agreements relating to wastewater treatment and effluent disposal. If treatment is proposed by another entity, a letter shall be provided from that entity showing agreement with the proposal, adequate capacity and willingness to serve.

h. Mosquito Control Report:

For special districts proposing mosquito control services, a report shall be submitted by an entomologist indicating the need or lack thereof for an Integrated Mosquito Management (IMM) program within the special district and extending outside the special district to the average flight distance of indigenous mosquitoes. This report shall include, as appropriate, but not be limited to: the basis of the recommendation; the nature of the threat in nuisance and public health terms; a mapping of potential mosquito harborages/hatching areas; ongoing surveillance and monitoring data of the mosquito populations and mosquito borne public health threats; any type of control proposed; and the estimated cost of the IMM program. This report shall be coordinated with Jefferson County Public Health prior to pre-filing of the Service Plan application.

i. Inclusion Policy:

An explanation of the proposed special district's policy for inclusion which provides objective procedures for the determination of costs, standards and criteria to allow the orderly extension of services to adjacent lands.

j. Maintenance/Operational Plan: A 10-year maintenance/operational plan, including costs, for the improvements proposed within the special district and a description of who will be responsible for maintenance of the proposed improvements.

- k. Fees: Each formal service plan filed shall be accompanied by a processing fee of \$500.00, which shall be utilized to reimburse the county for reasonable direct costs related to processing such service plan and the hearing including, but not limited to the costs of notice, publication, and recording of testimony. A fee of \$250.00 shall be paid to the county for review of any material modifications of the service plan as defined by § 32-1-207 (2), C.R.S.
- l. Other Documentation: Any other documents requested by Planning and Zoning.

C. Service Plan Review Process

1. Prefiling Application: The purpose of the prefiling application review is to identify concerns as early as possible and to more efficiently and effectively evaluate the feasibility of the proposed service plan.
 - a. Persons proposing organization of a special district, including modifications to existing service plans, shall file a Prefiling Application.
 - b. The petitioner shall submit a complete prefiling application, including all Submittal Requirements, to the Planning and Zoning Division a minimum of eight (8) weeks prior to formal service plan filing.
 - c. After review by various divisions/departments within Jefferson County and/or professionals and agencies outside the county, the Planning and Zoning Division case manager shall provide a copy of all referral comments to the applicant no later than eight (8) weeks after receipt of the complete prefiling application.
2. Formal Service Plan Filing
 - a. Persons proposing organization of a special district shall file copies of the formal service plan with the Clerk to the Board section of the Clerk and Recorder's Office.
 - b. The Clerk to the Board section of the Clerk and Recorder's Office will notify the Planning and Zoning Division that a service plan has been formally filed and will transmit copies of the service plan to the Planning and Zoning Division.
 - c. The Planning and Zoning Division will send copies of the service plan to the Assessor's Office to determine all municipalities and special districts that have 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 special district boundaries.

- d. Upon receipt of the information from the Assessor's Office, the Planning and Zoning Division will provide written notice as required by Planning and Zoning of the date, time, and location of the Board of County Commissioner's hearing.
- e. Within five (5) days after filing of the service plan, the Planning and Zoning Division will report to the Division of Local Government in the Department of Local Affairs the name and type of the proposed special district for which the service plan has been filed, and the Board of County Commissioner's hearing date, time and location.
- f. All service plans for special districts and material modifications to service plans, except as noted below, shall be referred to the Planning Commission to consider and make a recommendation thereon pursuant to the requirements of § 32-1-202 and 32-1-203, C.R.S.
 - 1) Material modifications to an approved service plan that are limited to an increase in the authorized indebtedness or other change in the financial plan shall not be required to be reviewed by the Planning Commission prior to hearing by the Board of County Commissioners.
- g. At the next regular meeting of the Board of County Commissioners that is at least ten (10) days after final planning commission action on the service plan, the Board of County Commissioners shall schedule the matter for hearing. The hearing must be within thirty (30) days of such meeting.
- h. The Planning and Zoning Division will cause notice of the date, time, location, and purpose of the Board of County Commissioner's hearing on the proposed special district to be published, the first of which publication shall be at least twenty (20) days prior to the hearing date. The notice will include a general description of the land contained within the boundaries of the proposed special district and information outlining methods and procedures for exclusion of territory.
- i. It is the petitioner's responsibility to send notification of the hearing to the property owners within the proposed special district as listed on the records of the county assessor unless the petitioners represent one hundred percent (100%) of the property owners. Such notice must be sent not more than thirty (30) days nor less than twenty (20) days prior to the hearing.

3. Special Review Procedures

- a. At the time of pre-filing or formal filing, the county may require special review of the service plan for any special district when the proposed bonded indebtedness exceeds \$5,000,000. If the county requires special review, it

shall notify the petitioner within ten (10) days of pre-filing or filing of the service plan.

- b. Special review shall be used to examine the adequacy of the proposed mill levy or other debt repayment mechanism, the reasonableness of the estimated costs of providing the proposed services, the ability of the property to sustain the proposed level of indebtedness, and any other factors necessary to enable county staff, the Board and Planning Commission to make the findings required by § 32-1-203, C.R.S. The results of the review shall be presented to the Planning Commission and the Board of County Commissioners during the regular hearing on the service plan.
- c. An additional fee as specified by § 32-1-202(3) C.R.S shall be paid to the county if the county requires special review of a service plan. Such fee represents the estimated direct costs related to such review by county staff and/or professional services that may be contracted in order to undertake special review of a service plan application. If special review is requested, the special review fee shall be due and payable no later than the date set for Planning Commission review of the service plan.

4. Quinquennial Finding of Reasonable Diligence

- a. Any special district required by the Board of County Commissioners pursuant to § 32-1-1101.5 C.R.S. to file an application for a quinquennial (occurring or being done every 5 years) finding of reasonable diligence shall file an application containing, at a minimum, copies of audited financial statements for the previous three (3) years. Such application shall also contain such additional documents as may be necessary to establish whether the service plan and financial plan of the special district are adequate to meet the debt financing requirements of the authorized and unissued general obligation debt based on conditions within the district at the time of such application.
- b. The Board may review the application for quinquennial finding of reasonable diligence at a public hearing. The applicant shall provide published notice of such hearing at least twenty (20) but no more than thirty (30) days prior to the hearing and, during that same period of time, shall mail notice of the hearing by first class mail to all property owners within the special district as listed on the records of the county assessor at the time the notice is mailed.
- c. At the close of the hearing, the Board shall make a finding as authorized by § 32-1-1101.5, C.R.S.

D. Post Election Action:

- 1. If the organization of the special district is approved by the voters, then one copy of the court-approved service plan shall be submitted to the Clerk to the Board

section of the Jefferson County Clerk and Recorder's Office and three copies to the Jefferson County Planning and Zoning Division.

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

)

NOTICE OF HEARING

PUBLIC NOTICE IS HEREBY GIVEN that there was filed with the Board of County Commissioners of Jefferson County, Colorado, an application for Dissolution of the Eagle View Metropolitan District (the "District"), Case No. 25-104413AR. The application and related documents are on file in the Planning and Zoning Division and are available for public inspection. The application for Dissolution and related documents are also available electronically here: <https://www.jeffco.us/casesearch>

AND, NOTICE IS HEREBY GIVEN that the Board of County Commissioners of the County of Jefferson, State of Colorado, will hold a hybrid (in-person and virtual) public hearing on said Service Plan and related documents on Tuesday April 8, 2025 at 9:00 a.m. The public hearing will be held in Hearing Room 1 at the Jefferson County Administration and Courts Facility, 100 Jefferson County Parkway, Golden, Colorado 80419 with the virtual hearing link being available on the County's website at <https://www.jeffco.us/meetings>.

The purpose of the hearing shall be to consider whether the purposes for which the District was created have been achieved and adopting a resolution consenting to, or not consenting to the dissolution.

The District is located within Jefferson County, Colorado, and the District Boundary is generally located south of the intersection of Coal Mine Avenue and Simms Street, on the east side of Simms Street in Jefferson County, Colorado.

BY ORDER OF THE BOARD OF COUNTY
COMMISSIONERS OF JEFFERSON COUNTY
/s/ Lesley Dahlkemper, Chairman

Published March 13, 2025

CERTIFICATE OF MAILING

I hereby certify that on March 12, 2025, a true and correct copy of the foregoing Notice of Hearing on the proposed dissolution of Eagle View Metropolitan District was sent via regular mail to the person(s) and/or entities named on **Exhibit A** attached hereto.

McGeady Becher Cortese Williams P.C.

By: 
Legal Assistant / Paralegal Assistant

EXHIBIT A

Mailing List

Inter-Canyon Fire Protection District
7939 S Turkey Creek Road
Morrison, CO 80465

South Metro Fire Rescue Fire Protection
9195 E. Mineral Ave.
Centennial, CO 80112

West Metro Fire Protection District
433 S. Allison Parkway
Lakewood, CO 80226

Urban Drainage & Flood Control District
12575 W. Bayaud Ave.
Lakewood, CO 80228

Belleview Village MD
4725 S. Monaco Street, Suite 360
Denver, Colorado 80237

Bowles MD
8390 E Crescent Parkway, Ste 300
Greenwood Village, CO 80111-2814

Dakota Ridge MD
450 East 17th Avenue, Suite 400
Denver, CO 80203-1254

Dancing Willows MD
7995 E. Prentice Avenue, Ste 103E
Greenwood Village, CO 80111

Deer Creek MD
8390 E Crescent Parkway, Ste 300
Greenwood Village, CO 80111-2814

Deer Creek Villas MD
1700 Lincoln Street, Suite 2000
Denver, CO 80203-4554

Hogback MD
1700 Lincoln Street, Suite 2000
Denver, CO 80203-4554

Ken-Caryl Ranch MD
7676 South Continental Divide Road
Littleton, CO 80127

Lyons Ridge MD
8390 E. Crescent Pkwy., Suite 300
Greenwood Village, CO 80111

Meadowbrook Heights MD
1700 Lincoln Street, Suite 2000
Denver, CO 80203-4554

Meadowbrook-Fairview MD
9850 B W Girton Drive
Lakewood, CO 80227

Mountain's Edge MD
8390 E Crescent Parkway, Ste 500
Greenwood Village, CO 80111

Plains MD
4725 S. Monaco Street #360
Denver, CO 80237

Section 14 MD
405 Urban Street, Suite 310
Lakewood, CO 80228

Silver Leaf MD
450 East 17th Avenue, Suite 400
Denver, CO 80203

Southwest Plaza MD
1700 Lincoln St Ste 2000
Denver, CO 80203

Three Hills MD
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

TrailMark MD
7995 E Prentice Avenue, Ste. 103E
Greenwood Village, CO 80111-2710

Vintage Reserve MD
1660 Lincoln Street, Suite 3000
Denver, CO 80264

West Meadows MD
2154 E Commons Avenue, Ste 2000
Centennial, CO 80122

Westend Ridge MD
4725 South Monaco Street, Suite 360
Denver, CO 80237

Columbine Knolls-Grove Metro Rec District
6191 West Plymouth Drive
Littleton, CO 80128

Foothills Park & Rec District
6612 S. Ward Street
Littleton, CO 80127

Leewood Metro Rec & Park District
P.O. Box 620802
Littleton, CO 80162

Normandy Estates Metro Rec District
PO Box 1045
Littleton, CO 80160

South Suburban Park & Rec District
6631 South University Boulevard
Centennial, CO 80121-2913

Regional Transportation District
1660 Blake Street
Denver, CO 80202-1399

Meadowbrook Water District
9850 B W Girton Drive
Lakewood, CO 80227

Grant Water & Sanitation District
2922 Evergreen Parkway, Suite 207
Evergreen, CO 80439-7915

Ken-Caryl Ranch Water & Sanitation District
10698 W. Centennial Road
Littleton, CO 80127-4221

Lakehurst Water & Sanitation District
7995 W Quincy Avenue
Littleton, CO 80123

Platte Canyon Water & Sanitation District
8739 West Coal Mine Avenue
Littleton, CO 80123

Southwest Metro Water & Sanitation District
8739 W. Coal Mine Ave.
Littleton, CO 80123

Southwest Suburban Denver W&S District
2922 Evergreen Parkway, Suite 320
Evergreen, CO 80439

Willowbrook Water & Sanitation District
9850 B West Girton Drive
Lakewood, CO 80227

City of Lakewood
445 South Allison Parkway
Lakewood, CO 80226-3105

City of Littleton
2255 West Berry Avenue
Littleton, CO 80120

Arapahoe County
5334 South Prince Street
Littleton, CO 80166

City and County of Denver
201 W. Colfax, Department 1010
Denver, CO 80202

Douglas County
100 Third Street
Castle Rock, CO 80104-2424

Jefferson County
Board of County Commissioners
100 Jefferson County Pkwy Ste 5500
Golden, CO 80401

Town of Bow Mar
7995 E Prentice Avenue, Ste 103E
Greenwood Village, CO 80111

Columbine Valley
2 Middlefield Road
Columbine Valley, CO 80123

Arapahoe County L.E.A.
c/o Arapahoe County Finance Department
5334 South Prince Street
Littleton, CO 80166

Arapahoe Library District
12855 E. Adam Aircraft Circle
Englewood, CO 80112

Aspen Grove Business Improvement
1660 Lincoln Street, Suite 3000
Denver, CO 80264

Urban Drainage & Flood (S. Platte)
12575 W. Bayaud Ave.
Lakewood, CO 80228

Littleton DDA
2516 West Main Street
Littleton, CO 80120

Bow Mar Water & Sanitation District
8739 W Cole Mine Avenue
Littleton, CO 80123

Highline BID
141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898

Centennial Downs MD
14143 Denver West Parkway, Ste 450
Lakewood, CO 80401

Columbine Water & Sanitation
8739 W Coal Mine Avenue
Littleton, CO 80123

Polo Reserve MD
1660 Lincoln Street, Suite 3000
Denver, CO 80264

Santa Fe Park MD Nos. 1-4
2154 East Commons Avenue, Suite 2000
Centennial, CO 80122-1880

Normandy Estates MD
PO Box 1045
Littleton, CO 80160

Wild Plum MD
191 University Boulevard, #358
Denver, CO 80206

RiverPark MD
450 East 17th Avenue, Suite 400
Denver, CO 80203-1254

Southeast Englewood Water
1660 Lincoln Street, Suite 3000
Denver, CO 80264

Valley Sanitation District
8739 W Coal Mine Avenue
Littleton, CO 80160

W. Arapahoe Conservation District
133 W. Bijou Avenue
Byers, CO 80103

Douglas County Law Enforcement
100 Third Street
Castle Rock, CO 80104

Douglas County Soil Conservation District
PO Box 688
Franktown, CO 80116

Douglas Public Library District
100 S. Wilcox Street
Castle Rock, CO 80104

Eagle View MD
141 Union Boulevard, Suite 150
Lakewood, CO 80228

Division of Local Government
1313 Sherman Street, Ste. 521
Denver, CO 80203

HICKS DAVID SEAN
MILLER HICKS SANDRA KAY
11562 W COOPER AVE
LITTLETON, CO 80127

MCCABE GREGORY
MCCABE CATHERINE
11532 W COOPER AVE
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11502 W COOPER AVE
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HENDRIX BETH SUZANNE
11492 W COOPER AVE
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SHAKLEE FAMILY TRUST
6755 S ROUTT WAY
LITTLETON, CO 80127

JONES FAMILY TRUST
6765 S ROUTT WAY
LITTLETON, CO 80127

SIMPSON SUZANNE BOURLAND
SIMPSON LES
11422 W COOPER AVE
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CAMPBELL PAMELA L
CAMPELL FRED
6753 S ROBB CT
LITTLETON, CO 80127

CULLUM FAMILY TRUST
6763 S ROBB CT
LITTLETON, CO 80217

PAUL & KATHY CUDMORE LIVING
TRUST
6762 S ROBB CT
LITTLETON, CO 80127-4951

LEE STANFORD K L
11342 W COOPER AVE
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LUBER STEVEN T
6769 S QUEEN RD
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ARRINGTON STEPHEN H
6779 S QUEEN RD
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RATLIFF LARRY C
RATLIFF JOAN B
6789 S QUEEN RD
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NANCY JO HOUSE DECLARATION OF
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STROUS ANGELA
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BUNNELL TRESA
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LITTLETON, CO 80127

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BARNETT MELODY H
6724 S QUEEN CT
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JESSIE W BROWN & JENNA E SHORT
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6714 S QUEEN CT
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CUTLER JAMES
CUTLER KATHLEEN
6748 S ROBB ST
LITTLETON, CO 80127

GARY G & BARBARA ANN REUTER
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6742 S ROBB ST
LITTLETON, CO 80127

CLEMONS SUE E
CLEMONS DEWEY D
6738 S ROBB ST
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DEYLE RANDALL LEE
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MICHELE L SOULANILLE TRUST
GRAEBER WALTER
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AITKIN BEVERLY A
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RODGERS RONALD
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MARIA DE LOURDES VENTURINI LIFE
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ANDERSON KATHRYN U
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NACKEERAN PARVATHI
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EAGLE VIEW HOMEOWNERS ASSC
INC
7400 E CRESTLINE CIR
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INC
7400 E CRESTLINE CIR
GREENWOOD VILLAGE, CO 80111

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INC
7400 E CRESTLINE CIR
GREENWOOD VILLAGE, CO 80111

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LITTLETON, CO 80128

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9655 W HINSDALE PL
LITTLETON, CO 80128

ZACCAGNINI KATHLEEN S
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CRAY FAMILY TRUST
6267 S MILLER CT
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DEMARTINI FELIX E
9615 W HINSDALE PL
LITTLETON, CO 80128

STOKES CHARLES
STOKES CAROL
9605 W HINSDALE PL
LITTLETON, CO 80128

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GALBAUGH CYNTHIA J
9616 W HINSDALE PL
LITTLETON, CO 80128

MONKS KEVIN W
MONKS BETH A
9626 W HINSDALE PL
LITTLETON, CO 80128-4186

BADWAN MAMOON AMIN
BADWAN NAJWA NIZAR
9636 W HINSDALE PL
LITTLETON, CO 80128

CAROL HAMILL SHARP LIVING TRUST
9646 W HINSDALE PL
LITTLETON, CO 80128

WAGNER TED CARL
9656 W HINSDALE PL
LITTLETON, CO 80128

SINGER MARY A
9676 W HINSDALE PLACE
LITTLETON, CO 80128

GASPAROVIC ANDREW A
9686 W HINSDALE PL
LITTLETON, CO 80128-4186

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LITTLETON, CO 80128

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9706 W HINSDALE PLACE
LITTLETON, CO 80128

GAITHER TIMOTHY
GAITHER ELIZABETH
9716 W HINSDALE PL
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OJEDA FAMILY TRUST
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LITTLETON, CO 80128

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ROCHFORD SHERI
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LITTLETON, CO 80128

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9776 W HINSDALE PLACE
LITTLETON, CO 80128

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9796 W HINSDALE PL
LITTLETON, CO 80128

HUCKABY DAWNE
9806 W HINSDALE PL
LITTLETON, CO 80128-4192

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ROBAK DEBORAH A
9826 W HINSDALE PL
LITTLETON, CO 80128

MCCARREN CHRISTINE T
9846 W HINSDALE PL
LITTLETON, CO 80128

RAPP MARY E
9856 W HINSDALE PL
LITTLETON, CO 80128

CATTAILS IN THE MEADOWS
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HPA BORROWER 2017 1 ML LLC
120 S RIVERSIDE PLAZA
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BROWN MARCIA B
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LITTLETON, CO 80128

OHLER ERIC M, OHLER ABIGAIL C
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LITTLETON, CO 80128

LUX MEREDITH A
9845 W HINSDALE PL
LITTLETON, CO 80128

GOMEZ KENNETH
9855 W HINSDALE PL
LITTLETON, CO 80128

GRAHAM JANA
9865 W HINSDALE PL
LITTLETON, CO 80128

GARNER MELISSA
GARNER RICHARD
9875 W HINSDALE PL
LITTLETON, CO 80128-4194

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9861 W INDORE DR
LITTLETON, CO 80128

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SNYDER VIRGINIA R
9851 W INDORE DR
LITTLETON, CO 80128

HOREN BRIAN E
9831 W INDORE DR
LITTLETON, CO 80128

LARSON KENNETH
9801 W INDORE DR
LITTLETON, CO 80128

MORAHAN GEORGE THOMAS
MORAHAN MARY ANN W
9781 W INDORE DR
LITTLETON, CO 80128

PAUL B MICHEL LIVING TRUST
ROBBIN A MICHEL LIVING TRUST
6247 W PRENTICE AVE
LITTLETON, CO 80123

CATTAILS IN THE MEADOWS
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9741 W INDORE DR
LITTLETON, CO 80128

LIPSKI NICHOLAS J
9721 W INDORE DR
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LUIS DANIEL JR & NANCY ANN
TRUJILLO REV LIV TRUST
9711 W INDORE DR
LITTLETON, CO 80128

KIMBERLY A SEIDMAN REVOCABLE
TRUST
9691 W INDORE DR
LITTLETON, CO 80128

RITA R EMBRY TRUST
5539 HEAD WAY
THE VILLAGES, FL 32163

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9651 W INDORE DR
LITTLETON, CO 80128

SAMOUR ANTONIO E
CHANG HUEI NI
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9621 W INDORE DR
LITTLETON, CO 80128

KATHERINE & JOSEPH CAMPAGNA
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9602 W INDORE DR
LITTLETON, CO 80128

KONTOFF RICHARD
KONTOFF LINDA
9612 W INDORE DR
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FITZMAURICE DAVID R
9622 W INDORE DR
LITTLETON, CO 80128

CHRISTY J HILTON SEPARATE
PROPERTY TRUST
9632 W INDORE DR
LITTLETON, CO 80128

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81 PAINTBRUSH WAY
GLENWOOD SPRINGS, CO 81601

HYLTON DIANA L
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LITTLETON, CO 80128

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MULCAHY PAUL F
9712 W INDORE DR
LITTLETON, CO 80128

COLEMAN THOMAS D
COLEMAN JANICE M
9732 W INDORE DR
LITTLETON, CO 80128

SEIFERT DAN H, SEIFERT DINA M
9782 W INDORE DR
LITTLETON, CO 80128

WRIGHT MICHAEL L
WRIGHT SHERRY E
9812 W INDORE DR
LITTLETON, CO 80128

RUSSO PROTECTION TRUST
9822 W INDORE DR
LITTLETON, CO 80128

VALENTINE COLLIN, VALENTINE
SARAH
9842 W INDORE DR
LITTLETON, CO 80128

LE NGAN THI
9862 W INDORE DR
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HOMEOWNERS ASSOC
7400 E CRESTLINE CIR
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ASSOCIATION INC
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INC
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EAGLE POINT HOMEOWNERS
ASSOCIATION INC
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The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned Nicole Maestas being first duly sworn under oath, states and affirms as follows:

- 1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in Your Hub for West Jeffco (including the counties of Jefferson, Arapahoe, Arvada, Denver, Lakewood, Gilpin, Clear Creek, and Westminster) on the following date(s):

March 13, 2025

STATE OF COLORADO }
COUNTY OF JEFFERSON } ss.

NOTICE OF HEARING

PUBLIC NOTICE IS HEREBY GIVEN that there was filed with the Board of County Commissioners of Jefferson County, Colorado, an application for Dissolution of the Eagle View Metropolitan District (the "District"), Case No. 25-104413AR. The application and related documents are on file in the Planning and Zoning Division and are available for public inspection. The application for Dissolution and related documents are also available electronically here: https://www.jeffco.us/casesearch.

AND, NOTICE IS HEREBY GIVEN that the Board of County Commissioners of the County of Jefferson, State of Colorado, will hold a hybrid (in-person and virtual) public hearing on said Service Plan and related documents on Tuesday April 8, 2025 at 9:00 a.m. The public hearing will be held in Hearing Room 1 at the Jefferson County Administration and Courts Facility, 100 Jefferson County Parkway, Golden, Colorado 80419 with the virtual hearing link being available on the County's website at https://www.jeffco.us/meetings.

The purpose of the hearing shall be to consider whether the purposes for which the District was created have been achieved and adopting a resolution consenting to, or not consenting to the dissolution.

The District is located within Jefferson County, Colorado, and the District Boundary is generally located south of the intersection of Coal Mine Avenue and Simms Street, on the east side of Simms Street in Jefferson County, Colorado.

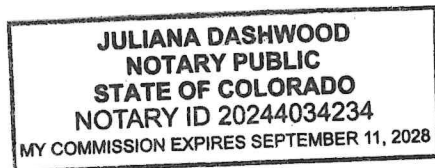
BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY /s/ Lesley Dahlkemper, Chairman

Published March 13, 2025

Signature (handwritten)

Subscribed and sworn to before me this 14 day of March, 2025.

Notary Public (handwritten signature)



(SEAL)

Please note: The Denver Post will no longer be issuing paper tears. There will only be a digital copy.