

ID-04-002

551.13-15; 553.22-24

**CONSOLIDATED SPECIAL DISTRICT SERVICE PLAN
LORSON RANCH METROPOLITAN DISTRICTS**

A request by The Landhuis Company for approval of a Consolidated Service Plan precedent to formation of seven (7) Title 32 Metropolitan Districts. The arrangement would consist of one (1) control district and six (6) service districts. The Districts would ultimately comprise a total of approximately 1,361 acres within the approved Lorson Ranch Sketch Plan area and would provide a range of facilities and/or services primarily including water treatment and distribution. The property is east of Marksheffel Road and is located in the Highway 94 and proposed Fountain Valley Planning Areas. Tax Schedule numbers 55000-00-012, 049, 061, 216

PREPARED BY

Carl Schueler
7/8/04

APPLICABLE RESOLUTIONS

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NOTE: A July 8, 2004, Revision of the Executive Summary of the Service Plan is included as an attachment. The entire June 10, 2004, Service Plan with attachments is available for inspection at the Planning Division.

DEVELOPMENT SERVICES DEPARTMENT RECOMMENDATION: The Planning Division of the Development Services Department recommends the following conditions and notations in the event there is a recommendation of approval for this Service Plan. Policy issues are discussed later in the staff comments.

CONDITIONS

1. The combined general obligation debt service mill levy on any property in these districts shall not exceed fifty (50) mills with adjustments allowed for the effects of the Gallagher Amendment. This limit is irrespective of the assessed valuation of the districts. Any operational mill levy shall be limited to no more than ten (10) additional mills for any property within these districts.