

ID-04-003

323.31, .32; 332.05-.08; 424.35; 431.01-.03, .11

**CONSOLIDATED SPECIAL DISTRICT SERVICE PLAN
SANTA FE SPRINGS METROPOLITAN DISTRICTS**

A request by Santa Fe Springs LLC et. al., for approval of a "skeletal" Consolidated Service Plan precedent to formation of three (3) Title 32 Metropolitan Districts. The Districts would consist of a total of approximately 6,475 acres within the Santa Fe Springs development and would provide a full range of urban facilities and/or services. The property is located in the Falcon/ Peyton Planning area, east of the Falcon town site. Assessor's Tax Schedule numbers are 33000-00-276, 277; 42000-00-196; 43000-00-444, 521, 522, 523.

PREPARED BY

Carl Schueler
7/8/04

APPLICABLE RESOLUTIONS

Approval	Page 43
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NOTE: As this is a "skeletal" Service Plan, a copy of the entire Initial Service Plan is included as an attachment.

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. Approval of this Initial Service Plan shall allow, among other things, organization and formation of these Districts, authorization of maximum bonded indebtedness and establishment of mill levy caps, all pursuant and subject to applicable provisions of C.R.S. Title 32. However, the District shall be precluded from any of the following activities until such time as a complete amended Service Plan may be approved by the County:
 - Issuance of any bonds or other form of indebtedness
 - Certification of any mill levy
 - Construction of any facilities
 - Condemnation or acquisition of any real property