

ID-04-005

542.05

**SPECIAL DISTRICT SERVICE PLAN
CONSTITUTION HEIGHTS METROPOLITAN DISTRICT**

A request by Marksheffel Business Center and P & J Group Ltd for approval of a "skeletal" Service Plan precedent to formation of a Title 32 Metropolitan District. The District would consist of approximately 125 acres and would provide improvements including roads, water and sewer facilities, park and recreation facilities, and drainage facilities. The property is located west of Marksheffel Road in the Cimarron Hills area.

PREPARED BY

Carl Schueler
7/7/04

APPLICABLE RESOLUTIONS

Approval Page 43
Disapproval Page 44

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 this District, 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