DOUGLAS COUNTY
COLORADO

Service Plan Staff Report

Date:	September 11, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development
CC:	DJ Beckwith, Principal Planner Lauren Pulver, Planning Supervisor Kati Carter, AICP, Assistant Director of Planning Resources
Subject:	**Cottonwood Metropolitan District – Service Plan 1st Amendment**
Project File:	**SV2025-004**

Planning Commission Meeting:	**August 18, 2025 @ 6:00 p.m.**
Board of County Commissioners Meeting:	**September 9, 2025 @ 1:30 p.m.**
Board of County Commissioners Hearing:	**September 23, 2025 @ 2:30 p.m.**

I. Executive Summary

The request is for approval of a First Amendment (Amendment) for the Cottonwood Metropolitan District (District) Service Plan.

The purpose of the Amendment is to allow for the District to build and maintain fence improvements. There is no proposed change to the debt limit as the fence construction and maintenance will be funded with current reserves.

At a public meeting on August 18, 2025, the Planning Commission (PC) recommended approval of the service plan amendment by a vote of 4-1.

II. Application Information

A. Applicant

Cottonwood Metropolitan District
2525 S. Wadsworth Blvd #304
Lakewood, CO 80227

B. Applicant's Representative

George M. Rowley
2154 E. Commons Ave, Suite 2000
Centennial, CO 80122

C. Request

Approval of a Service Plan Amendment.

D. Process

Service plans and service plan amendments are processed in compliance with Colorado Revised Statutes (C.R.S.) Section 32-1-201 through 209 (the Control Act) and the County's Service Plan Review Procedures (Procedures).

The Procedures also provide that the Planning Commission (PC) review the service plan to determine its compliance with specific criteria set forth in the Control Act; see the discussion in Section IX – Staff Analysis.

E. Location

The District is generally located east of Highway 83 and north of E-470. The District is within the Parker Municipal Planning Area of the CMP.

III. CONTEXT

A. Background

The service plan for the District was originally approved in 1981 and provides service to approximately 837 acres. The District was established to provide and maintain open space and park and recreation facilities and programs, landscaping improvements, drainage improvements, and mosquito control. The District is managed by a resident-controlled Board.

Portions of the District are zoned Planned Development (PD), while other areas have been incorporated into the Town of Parker (Parker).

B. Adjacent Land Uses and Zoning

North of the District is Arapahoe County. East of the District is Parker. West of the District is Parker and privately owned land in unincorporated Douglas County zoned Estate Residential. South of the District is privately owned land zoned PD.

IV. DISTRICT FINANCIAL INFORMATION

The amendment does not propose any financial changes from the original service plan approved in 1981. The improvements contemplated with this proposed change are to be funded by the District's reserve funds.

V. SERVICES

A. Water

As provided in the original approved service plan, the District receives water from the Cottonwood Water and Sanitation District.

VI. REFERRALS

Referrals for the proposed service plan were sent to the following agencies, and a majority of the agencies either did not respond to or responded with no comment; all responses received are included in the attachments.

- Airport Vista Metropolitan Districts
- Antelope Heights Metro District
- Arapahoe County Engineering Services Division
- Arapahoe County PWD/Planning
- Arapahoe County Water & Wastewater PID
- AT&T Long Distance - ROW
- Black Hills Energy
- Carousel Farms Metro District
- CenturyLink (Lumen)
- Chambers Highpoint Metro District 1 -2
- Cherry Creek Basin Water Quality Authority
- City of Aurora
- City of Centennial
- City of Lone Tree
- Colorado Department of Transportation CDOT-Region # 1
- Colorado Division of Water Resources
- Colorado Geological Survey
- Comcast
- Compark Business Campus Metro
- Concord Metropolitan District
- CORE Electric Cooperative
- Cottonwood Commercial Area URP
- Cottonwood Highlands Metro District
- Cottonwood Water & Sanitation District
- Douglas County Addressing Analyst
- Douglas County Assessor
- Douglas County Building Services
- Douglas County Conservation District
- Douglas County Engineering Services
- Douglas County Health Department
- Douglas County Libraries
- Douglas County Office of Emergency Management
- Douglas County School District RE 1
- Douglas County Sheriff's Office
- Downtown Parker Business Improvement District
- E-470 Potomac Metro District
- E-470 Public Highway Authority
- Grandview Estates Rural Water Conservation District

- Highfield Metro District
- Inspiration Metro District
- Inverness Metro Improvement District
- Inverness Water & Sanitation District
- Jordan Crossing Metro District
- Kime Ranch Metro District
- Kings Point South Metro District #1-3
- Lincoln Creek Metro District
- Lincoln Meadows Metro District
- Meridian DCC, Meridian Village Metro District, Meridian Metro Districts
- Meridian Village Metro Districts #1-4
- Mile High Flood District
- Neu Towne Metro District
- Newlin Crossing Metro District
- North Meridian Metro District Debt Service
- Olde Town Metro District
- Overlook at Kings Point South Metro District
- Overlook Metro District
- Parker Automotive Metro District
- Parker Central Area URP
- Parker Homestead Metro District
- Parker Road Area URP
- Parker Water & Sanitation District
- Pine Bluffs Metro District
- Rampart Range Metro Districts #1-9
- Regency Metro District
- RTD - Planning & Development Dept
- Rural Water Authority of Douglas County
- Salisbury Heights Metro District
- Sierra Ridge Metro Districts #1 & 2
- South Meridian Metro District
- South Metro Fire Rescue
- South Suburban Park & Recreation District
- Southeast Public Improvement Metro District
- Stonegate North Villages Metro District
- Stonegate Village Metro District
- Town of Parker Development Review
- Town of Parker Public Works
- Villas Metro District
- Westcreek Metro District 1 - 2
- Xcel Energy-Right of Way & Permits

Douglas County staff requested an explanation for the removal of language included in the original service plan requiring all land used for park and recreation development to be

dedicated to the District at no cost to the District. The applicant provided a response that the language was removed because the District does not anticipate any additional land dedication.

The Colorado Division of Water Resources (DWR) requested the Cottonwood Water and Sanitation District water supply report to augment its records. Based on follow-up from the applicant, DWR provided a response that they have reached out to Cottonwood Water and Sanitation District requesting a report for their records and acknowledged that this application is not a new subdivision requiring a review of water supply.

Cottonwood Highlands Metro District (Cottonwood Highlands) commented regarding the additional burden of cost with no benefit to the Cottonwood Highlands district due to the location of the proposed improvements. Cottonwood Highlands requested that the County defer action on the Amendment until the two districts adequately study and consider the process for Cottonwood Highlands to be excluded from the District. The applicant provided a response to this comment that the District is aware that Cottonwood Highlands is seeking exclusion but are not aware that any steps have been taken to meet statutory requirements for exclusion.

VII. PUBLIC NOTICE AND INPUT

In accordance with C.R.S. § 32-1-204, public notice was published in the Douglas County News-Press and sent to surrounding jurisdictions and property owners.

VIII. PLANNING COMMISSION HEARING

At a public meeting on August 18, 2025, the Planning Commission (PC) recommended approval of the service plan amendment by a vote of 4-1. Planning Commission asked questions regarding input from residents and the impact on other overlapping metro districts. Commissioner McKesson dissented, indicating that the service plan amendment was not in the best interest of the community. No public comment was provided at the meeting.

IX. STAFF ANALYSIS

The CMP promotes the sustainability of special districts in Goal 5-3. Essentially, it looks for special districts to be financially sound and managed in the best interest of County residents.

The Board is required to evaluate information pertaining to existing zoning, development growth rates, and projections for required services necessary to demonstrate a need for the Districts. These, and other issues requiring analysis as identified by the Control Act, are examined in the analysis of the approval criteria.

1. **There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district.**

   Staff Comment: The District currently provides open space and park and recreation facilities to the area encompassed by the District boundaries. The Amendment makes no changes to these proposed services.

2. **The existing service in the area to be served by the proposed special district is inadequate for present and projected needs.**

   Staff Comment: At the time the original Service Plan was approved, services for the proposed development were inadequate. The area is currently served by the District, and no changes are proposed for the existing services.

3. **The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries.**

   Staff Comment: The Amendment does not propose any financial changes. At the time the original service plan was approved, the service plan demonstrated the District could provide services economically.

4. **The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.**

   Staff Comment: The Amendment does not propose any financial changes. At the time the original service plan was approved, the Service Plan demonstrated the Districts' revenues would be sufficient to discharge the proposed indebtedness.

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

   Staff Comment: The services by the Town of Parker, Cottonwood Highlands Metropolitan District, Cottonwood Water and Sanitation District, and Douglas County will continue for the area encompassed by the District. None of these entities intend to provide the improvements contemplated with this change within a reasonable time or on a comparable basis.

6. **The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under section 31-1-204(1), C.R.S.**

Staff Comment: All facilities will be constructed in accordance with the standards of the County and any other applicable local, state, or Federal rules and regulations.

7. **The proposal is in substantial compliance with a master plan adopted pursuant to section 30-28-106, C.R.S.**

   Staff Comment: At the time the original service plan was approved, the Districts were found to be in substantial compliance with the Douglas County Comprehensive Master Plan (CMP). The proposed Amended Service Plan does not make any changes to the land use.

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

   Staff Comment: The proposed Amendment does not include changes that impact Colorado's Water Quality Management Plan.

9. **The creation of the proposed special district will be in the best interests of the area proposed to be served.**

   Staff Comment: At the time the original service plan was approved, the property required services from either an adjacent municipality, an adjoining special district, or a new district and the new district was formed. The District will continue to provide services to the area encompassed in the District boundaries.

X. STAFF ASSESSMENT

The Board is authorized to act on a service plan per C.R.S. Section 32-1-203.

Based upon this section, the Board shall deny the Amended Service Plan application if there is not sufficient information to address the Approval Criteria #1-4 above. Additionally, the Board may deny the Amended Service Plan application, at its sole discretion, if there is not sufficient information to address the Approval Criteria #5-9 above.

ATTACHMENTS **PAGE**

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NO. R-013- _____

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE SERVICE PLAN OF COTTONWOOD METROPOLITAN DISTRICT

WHEREAS, on July 24, 2025, the First Amendment to the Service Plan for Cottonwood Metropolitan District ("Amended Service Plan") was filed with the Douglas County Clerk and Recorder ("Clerk"), and the Clerk, on behalf of the Board of County Commissioners ("Board"), mailed a Notice of Filing of Special District Service Plan to the Division of Local Government in the Department of Local Affairs on September 3, 2025; and

WHEREAS, on August 18, 2025, the Douglas County Planning Commission recommended approval of the Amended Service Plan to the Board; and

WHEREAS, on September 9, 2025, the Board set a public hearing on the Amended Service Plan for September 23, 2025 ("Public Hearing"), and (1) ratified publication of the notice of the date, time, location and purpose of such Public Hearing, which was published in *The Douglas County News-Press* on August 28, 2025; and (2) verified that notice of the date, time and location of the Public Hearing was mailed on September 3, 2025, to the governing body of the existing municipalities and special districts which have levied an *ad valorem* tax within the next preceding tax year and which have boundaries within a radius of three miles of the proposed boundaries of Cottonwood Metropolitan District ("District") and, on September 3, 2025, to the petitioners and to the property owners, pursuant to the provisions of § 32-1-204(l.5), C.R.S.; and

WHEREAS, on September 23, 2025, a Public Hearing on the Amended Service Plan was opened at which time all interested parties, as defined in § 32-1-204, C.R.S., were afforded an opportunity to be heard, and all testimony and evidence relevant to the Amended Service Plan and the organization of the proposed District was heard, received and considered.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO, THAT:

Section 1. The Board does hereby determine that all procedural requirements of §§ 32-1-201, *et seq.*, C.R.S., relating to the Amended Service Plan have been fulfilled and that the Board has jurisdiction in the matter.

Section 2. The Board does hereby find:

(a) that there is sufficient existing and projected need for organized service in the area to be serviced by the proposed District; and

(b) that the existing service in the area to be served by the proposed District is inadequate for present and projected needs; and

(c) that the proposed District is capable of providing economical and sufficient service to the area within the proposed boundaries; and

(d) that the area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis; and

(e) that adequate service is not, or will not be, available to the area through Douglas County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis; and

(f) that the facility and service standards of the proposed District are compatible with the facility and service standards of Douglas County and each municipality which is an interested party under § 32-1-204, C.R.S.; and

(g) that the proposal is in substantial compliance with the Douglas County Comprehensive Master Plan; and

(h) that the proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and

(i) that the creation of the proposed District will be in the best interests of the area proposed to be served; and

(j) that the Amended Service Plan, based upon the statements set forth in the Amended Service Plan and upon all evidence presented at the Public Hearing on the Amended Service Plan, meets all conditions and requirements of §§ 32-1-201, *et seq.*, C.R.S.

Section 3. The Board hereby approves the Amended Service Plan without conditions; provided, however, that such action shall not imply the approval of any land development activity within the proposed District or its service area, or of any specific number of buildable units identified in the Amended Service Plan, unless the Board has approved such development activity as part of a separate development review process.

Section 4. The boundary of the District shall be as provided in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 5. A certified copy of this resolution shall be filed in the records of Douglas County.

PASSED AND ADOPTED this 23rd day of September, 2025, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO

BY: _____

ATTEST:

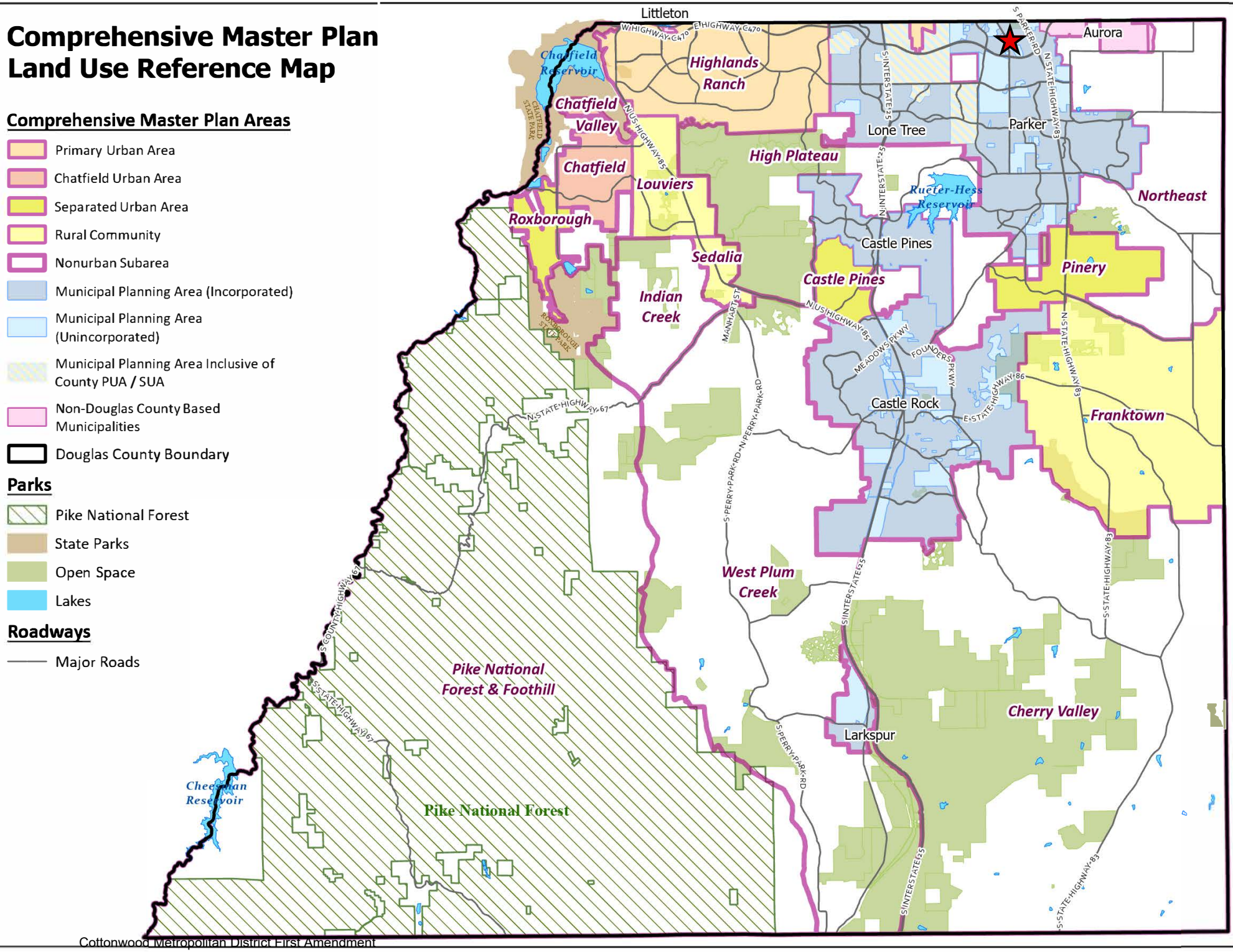
_____

Deputy Clerk

Exhibit A

(Map)

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads

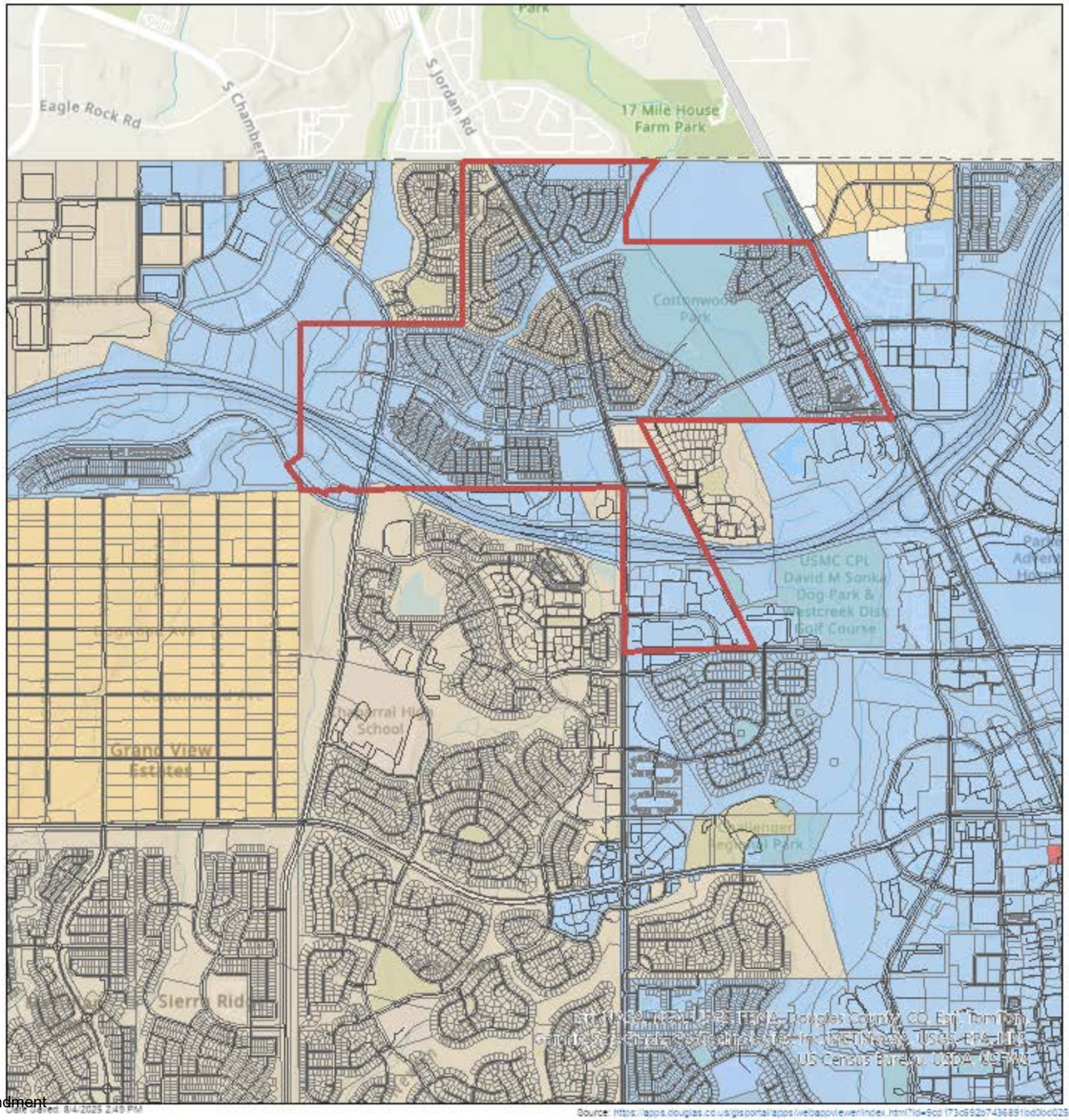
Cottonwood Metropolitan District, 1st Amendment

SV2025-004
Zoning Map

N

LEGEND

- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- C - COMMERCIAL
- CTY
- PD - PLANNED DEVELOPMENT



DOUGLAS COUNTY
Department of Community Development
Planning Services
100 Third Street, Castle Rock, CO 80104
(303.660.7460)
www.douglas.co.us

SPECIAL DISTRICT SERVICE PLAN APPLICATION

PLEASE FILL OUT THIS APPLICATION FORM COMPLETELY

DISTRICT NAME: Cottonwood Metropolitan District

LOCATION: Jordan Road and Cottonwood Drive

LEGAL DESCRIPTION: (attach))

PLANNED DEVELOPMENT SUBDIVISIONNAME(S): Cottonwood

FILING#: 2

SECTION#: 4, 5, and 9

TOWNSHIP: 6 South

RANGE: 66 West

PROPERTY TAX PARCEL #(s): PRESENT ZONING:

GROSS ACREAGE: 837

PLANNING OFFICE USE ONLY

☐ NEW DISTRICT/PRESUBMITTAL ☐ MAJOR MODIFICATION

☐ NEW DISTRICT ☐ CONSOLIDATION

DATE COMPLETE APPLICATION SUBMITTED

PLANNER SIGNATURE DATE

FEE (if required) PROJECT NO.

APPLICANT (Petitioner not Consultant)

NAME: Cottonwood Metropolitan District

ADDRESS: 2525 S. Wadsworth Blvd. #304
Lakewood CO 80227

PHONE: (720) 363-1117 FAX:

FINANCIAL CONSULTANT

NAME:

ADDRESS:

PHONE: FAX:

ENGINEERING CONSULTANT

NAME:

ADDRESS:

PHONE: FAX:

AUTHORIZED REPRESENTATIVE

NAME: Anthony Boone

ADDRESS: 2525 S. Wadsworth Blvd. #304
Lakewood CO 80227

PHONE: (720) 363-1117 FAX:

PROPERTY OWNER (Provide separate list if more than one owner)

NAME: Individual Homeowners and Residents

ADDRESS:

PHONE: FAX:

LEGAL CONSULTANT

NAME: George M. Rowley

ADDRESS: 2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

PHONE: 303-858-1800 FAX:

To the best of my knowledge, the information contained on this application is true and accurate.

George Rowley 7/31/2025

APPLICANT SIGNATURE DATE

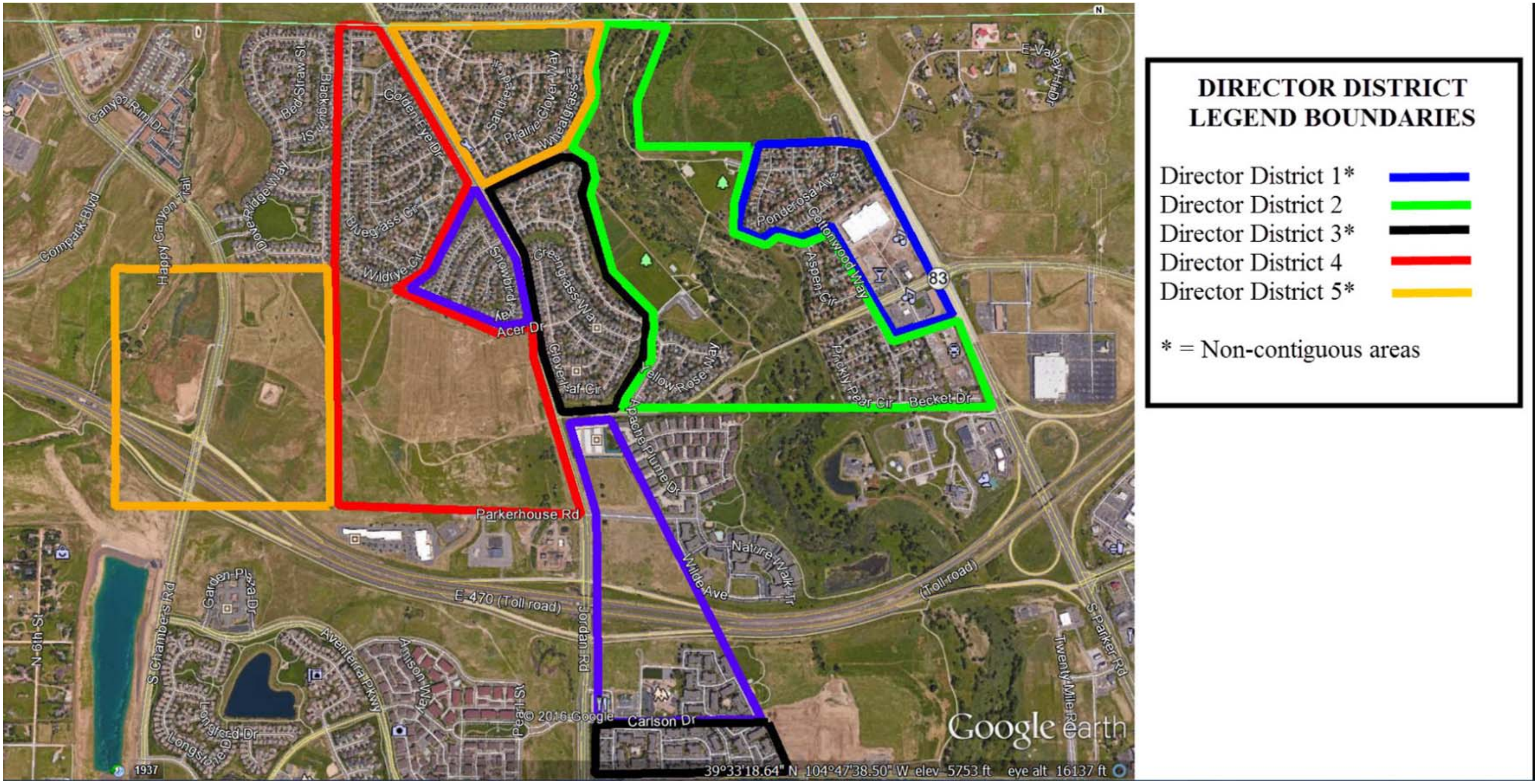
LEGAL DESCRIPTION

A tract of land located in Sections 4, 5 and 9, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Section 5, said point being the true point of beginning; thence N88°15'40"E and along the north line of said Section 4 a distance of 241.68 feet to the southeast corner of Said Section 32, Township 5 South, Range 66 West of the Sixtho Principal Meridian; thence N88°16'26"E and along the North line of said Section 4 a distance of 255.97 feet to a point on the Westo Bank of Cherry Creek; thence S41°11'57"W and along the West Banko of Cherry Creek a distance of 380.00 feet; thence S19°11'57"W a distance of 628.00 feet; thence S26°13'57"W a distance of 61.00 feetc to a point on the east line of the Northeast one-quarter of said Section 5; thence S00°51'03"E and along the east line of the Northeast one-quarter of said Section 5 a distance of 389.88 feet to the North-east corner of the Southeast one-quarter of the Northeast one-quarter of said Section 5; thence N87°57'09"E a distance of 2667.29 feet to the Northeast corner of the Southeast one-quarter of the Northwest one quarter of said Section 4, also being a point on the West line of a parcel of land described in Book 304 at Page 694; thence S01°08'14"E and along the North-South centerline of said Section 4, also being the West line of the above described Parcel a distance of 37.80 feet; thence N88°08'39"E and along the South line of the above described parcel ac distance of 273.16 feet to a point on the West right-of-way line of Colorado State Highway No. 83; thence Southeasterly and along the said West right-of-way line the following 5 courses:

1)c S29°30'57"E a distance of 238.73 feet.c
2)c N60°29'03"E a distance of 15.00 feet.c
3)c S29°30'57"E a distance of 1029.29 feet to a point of curve.c
4)c Along the arc of a curve right having a delta of 03°48'02",c a radius of 5680.00 feet, a distance of 376.77 feet to ac point of tangent.
5)c S25°42'55"E a distance of 1505.94 feet;

Thence S87°41'22"W and along a line 240.00 feet South of and parallel with the North line of the South one-half of the South one-half of said Section 4 a distance of 4105.09 feet to a point on the west right-of-way line of the Colorado and Southern Railroad; thence S28°50'26"E and along said west right-of-way line a distance of 4181.85 feet to a point on the East-West centerline of said Section 9; thence S87°44'42"W and along said East-West centerline a distance of 2163.90 feet to the West one-quarter corner of said Section 9; thence N02°08'40"W and along the west line of the Northwest one-quarter of said Section 9 a distance of 2651.58 feet to the Northwest corner of said Section 9; thence S87°49'16"W and along the South line of the Southeast one-quarter of said Section 5 a distance of 2605.67 feet to the South one-quarter corner of said Section 5; thence S87°50'09"W and along the South line of the Southwest one-quarter of said Section 5 a distance of 2650.46 feet; thence N01°27'22"W and along the West line of the Southwest one-quarter of said Section 5 a distance of 2681.24 feet to the West one-quarter corner of said Section 5; thence N88°06'07"E and along the North line of the Southwest one-quarter of said Section 5 a distance of 2637.34 feet to the center one-quarter corner of said Section 5; thence N01°44'06"W and along the west line of the Northeast one-quarter of said Section 5 a distance of 2644.27 feet to the North one-quarter corner of said Section 5 which is 1.23 feet North of a 1-1/2" steel pipe; thence N88°19'56"E and along the North line of the Northeast one-quarter of said Section 5 a distance of 260.31 feet to the South one-quarter corner of said Section 32; thence N88°15'40"E and along the North line of said Section 5 a distance of 2426.97 feet to the true point of beginning, containing 837.178 acres.


DIRECTOR DISTRICT
LEGEND BOUNDARIES
Director District 1*
Director District 2
Director District 3*
Director District 4
Director District 5*
* = Non-contiguous areas
Parkerhouse Rd
Acer Dr
E-470 (Toll road)
Jordan Rd
Carlson Dr
Wilde Ave
Nature Walk Tr
Becket Dr
Ponderosa Ave
Cottonwood Way
Aspen Cir
Prickly Pear Cir
Yellow Rose Way
Apache Plume Dr
Greengrass Way
Wildrye Cir
Bluegrass Cir
Golden Eye Dr
Prairie Clover Way
Compark Blvd
Happy Canyon Trail
S Chambers Rd
Aventerra Pkwy
S Parker Rd
Twenty Mile Rd
N 6th St
Garden Pl
Pearl St
(Toll road)
© 2016 Google
Google earth
39°33'18.64" N 104°47'38.50" W elev 5753 ft eye alt 16137 ft

FIRST AMENDMENT TO

SERVICE PLAN

FOR

COTTONWOOD METROPOLITAN DISTRICT

DOUGLAS COUNTY, COLORADO

Prepared by:

White Bear Ankele Tanaka & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Approval Date: _____, 2025

I. INTRODUCTION

The Service Plan for Cottonwood Metropolitan District (the "**District**") was approved by the Douglas County Board of County Commissioners (the "**Board**") in March of 1981 (the "**Service Plan**"). The Order and Decree organizing the District was recorded with the Douglas County Clerk and Recorder on November 12, 1981, at Book 426 Page 998.

The Board of Directors of the District is requesting that the County approve this First Amendment to the Service Plan (the "**First Amendment**") to allow for the District to build and maintain fence improvements for the benefit of the residents, property owners, and taxpayers of the District and the general public. Unless the context indicates otherwise, all capitalized terms shall have the meaning as set forth in the Service Plan.

II. AMENDMENTS

A. The first paragraph of Section 1: Introduction and Purpose of the District shall be amended and restated in its entirety as follows:

> Introduction and Purpose of the District: The Cottonwood Metropolitan District will exist for the purpose of constructing and maintaining certain landscaped street rights-of-way including fencing; constructing, maintaining, and operating certain public parks and recreation facilities; and eliminating and controlling mosquitoes; all for the benefit of the residents and businesses within the District.

B. The last sentence of paragraph 3 of Section 1: Introduction and Purpose of the District shall be amended and restated in its entirety as follows:

> There is presently no municipal or quasi-municipal corporation, or other entity, in the area, public or private, which could provide mosquito elimination and control or the necessary improvement and perpetual maintenance of landscaping, parks, and recreation facilities, including fencing, necessary for the successful development of the Cottonwood Planned Development.

C. Section II: Improvements to be Constructed shall be amended and restated in its entirety as follows:

> A. Parks and Recreation Improvements
> The District will construct and maintain two playgrounds, two tennis courts, twelve acres of playing fields, and pedestrian/bicycle trails within The District Open Space area, along with other park and recreation improvements allowed by law.

B. Landscaped Right-of-Way Improvements
The District will construct street right-of-way landscaping along the east side of Jordan Road as it lies within the District and the north and south side of Cottonwood Drive from Parker Road to Jordan Road. As part of the street right-of-way landscaping program the District will construct fencing in certain areas along Parker Road and Cottonwood Drive, and two landscaped entrances to the industrial area, and two landscaped entrances to the residential area.

IV. EFFECT OF FIRST AMENDMENT; EFFECTIVE DATE

Except as specifically amended as set forth above, all other provisions of the Service Plan shall remain in full force and effect. Unless otherwise defined herein, capitalized terms shall have the meanings set forth in the Service Plan as applicable. To the extent there are any inconsistencies between this First Amendment and the Service Plan, this First Amendment shall control. This First Amendment shall be effective on the date of the effective date of the Douglas County Board of County Commissioners Resolution approving this First Amendment.

COTTONWOOD METROPOLITAN DISTRICT

DOUGLAS COUNTY, COLORADO

Petitioners copy

SERVICE PLAN

MARCH 1981

44

SERVICE PLAN PREPARATION

The Cottonwood Metropolitan District Service Plan has been prepared for the Petitioners by:

Sundowner Western Corporation
Consultants to the Real Estate Development Industry
950 Wadsworth Boulevard, Suite 200
Lakewood, Colorado 80215

Special consultants contributing to the plan include:

Rockne and Associates 2681 West Alamo Avenue Littleton, Colorado 80120	Landscape Architects and Park and Recreation Planners
J. R. Developers, Ltd. 6857 South Spruce, Suite 200 Englewood, Colorado 80112	Civil Engineers
Boettcher and Company 828 Seventeenth Street Denver, Colorado 80203	Financial Consultants
Saunders, Snyder, Ross and Dickson, P.C. 802 Capitol Life Center 225 East Sixteenth Avenue Denver, Colorado 80203	Legal Consultants

SERVICE PLAN
COTTONWOOD METROPOLITAN DISTRICT

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	Bond Amortization Schedule	Table 4

I. Introduction and Purpose of the District

The Cottonwood Metropolitan District will be formed for the purpose of constructing and maintaining certain landscaped street rights-of-way; constructing, maintaining, and operating certain public parks and recreation facilities; and eliminating and controlling mosquitoes; all for the benefit of the residents and businesses within the District.

The District plans to use land application of secondary treated wastewater, purchased from the Cottonwood Water and Sanitation District, and underground drainage water drawn from collection vaults for irrigation of District landscaped areas. In order to assure the continued flow of underground drainage water, the District will perpetually maintain these subdrain systems feeding into drainage collection vaults and perpetually maintain and operate the pumps in the collection vaults.

The District will provide service to an area of approximately 837 acres in Douglas County, Colorado. This area is the Cottonwood Planned Development, a residential community, with ancillary commercial and industrial development. It is estimated that the District, which now has a population of 12 and an assessed valuation of $55,598, will have an estimated residential population of 4,852, an estimated employment population of 6,752, and a total estimated assessed value of $47,118,000 by the year 1995. The Cottonwood Planned Development includes residential, business, commercial, industrial and open space land uses. These uses have been approved by Douglas County and allow for the development of 1,752 dwelling units and 256 acres of business, commercial and light industrial development. The District is located on Parker Road approximately two and one half miles northwest of the Town of Parker, in Douglas County, Colorado. The creation of the District is in compliance with the Master Plan adopted by Douglas County pursuant to Section 30-28-110-CRS. 1973.

There is presently no municipal or quasi-municipal corporation, or other entity, in the area, public or private, which could provide mosquito elimination and control or the necessary improvement and perpetual maintenance of landscaping, parks, and recreation facilities necessary for the successful development of the Cottonwood Planned Development.

A preliminary park and recreation survey and financial survey were made in order to determine the best means of providing and financing the necessary landscaping, parks, and recreational facilities for the District. The results of these surveys are embodied in this Service Plan.

II. Improvements to be Constructed *

A. Park and Recreation Improvements

The District will construct two playgrounds, two tennis courts, twelve acres of playing fields, and pedestrian/bicycle trails within The District Open Space area. Land used for park and recreation development will be dedicated to the District at no cost to the District.

B. Landscaped Right-of-Way Improvements

The District will construct street right-of-way landscaping along the east side of Jordan Road as it lies within the District and the north and south side of Cottonwood Drive from Parker Road to Jordan Road. As part of the street right-of-way landscaping program the District will construct two landscaped entrances to the industrial area, and two landscaped entrances to the residential area.

* The District may construct and maintain recreation facilities, parks, and landscape improvements other than what are included in the Service Plan but only the Improvements shown on the Schedule of Improvements in this Service Plan and their related costs will be constructed and financed in accordance with this Service Plan. In addition to constructing the aforementioned improvements, the District will provide for the elimination and control of mosquitoes.

III. Cost and Phasing of Improvements

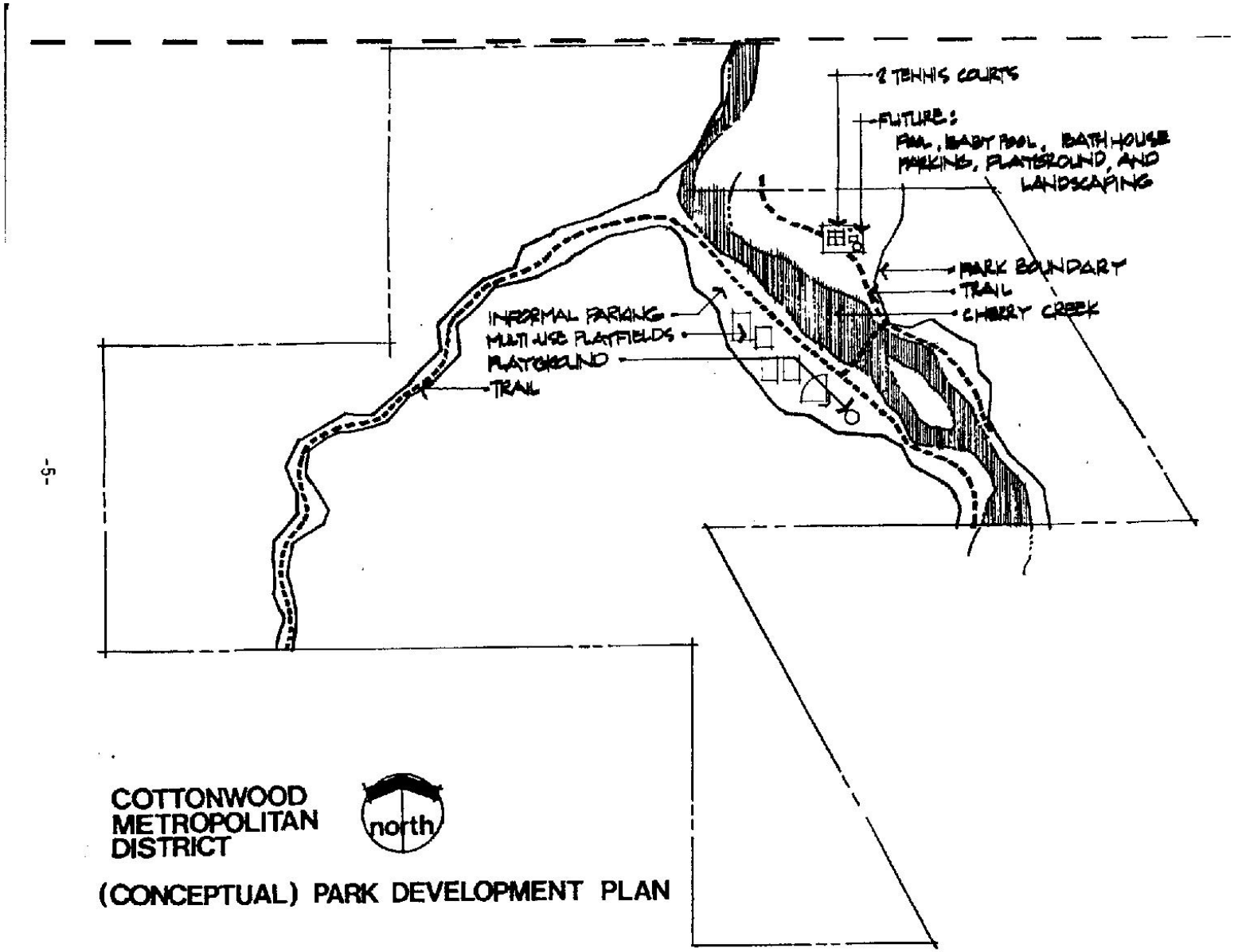
A. Cost by Phase for Park and Recreation improvements. (All costs are based on 1980 Dollars.)

ITEM	QUANTITY	UNIT PRICE	TOTAL
Phase One - 1982			
Landscaping	L.S.	N/A	$15,000
Gravel Parking Lot	36 cars	N/A	3,500
Playground	1	$ 5,000	5,000
Tennis Courts	2	16,000	32,000
Design & Construction Supervision	L.S.	N/A	3,500
Subtotal			$59,000
Phase Two - 1983			
12 Acres of Ball Fields			
Irrigation	12 acres	$ 8,000	$96,000
Seed	12 acres	500	6,000
Backstops	2	3,000	6,000
Soccer Goals	4 pair	500	2,000
Playground	1	N/A	5,000
Gravel Parking Lot	50 cars	N/A	10,000
Trail System	16,000 L.F.	2.00	32,000
Design and Construction Supervision	L.S.	N/A	12,000
Subtotal			$169,000
TOTAL PARK & RECREATION			$228,000

B. Cost by Phase, R.O.W. and Entry Landscape. (All costs are based on 1980 Dollars.)

Cottonwood Drive			
Section CD-1/1982			
Connect to well	L.S.	$ 4,000	$ 4,000
Irrigation	23,800 SF	.30	7,140
Seeding	23,800 SF	.06	1,428
Plant Material	2,800 LF	1.24	3,472
Miscellaneous	2,800 LF	1.00	2,800
Design & Construction Supervision	L.S.	N/A	3,000
Subtotal			$ 21,840

ITEM	QUANTITY	UNIT PRICE	TOTAL
Section CD-2/1983			
Irrigation	21,250 SF	$ .30	$ 6,375
Seeding	21,250 SF	.06	1,275
Plant Material	2,500 LF	1.64	4,100
Miscellaneous	2,500 LF	1.00	2,500
Design & Construction Supervision	L.S.	N/A	2,500
Subtotal			$16,750
Jordan Road			
Section J-1/1984			
Irrigation	32,500 SF	$ .30	$ 9,750
Seeding	32,500 SF	.06	1,950
Plant Material	2,600 LF	1.34	3,480
Miscellaneous	2,600 LF	1.00	2,600
Design & Construction Supervision	L.S.	N/A	2,500
Subtotal			$20,280
Section J-2/1985			
Irrigation	27,500 SF	$ .30	$ 8,250
Seeding	27,500 SF	.06	1,650
Plant Material	2,200 LF	1.16	2,560
Miscellaneous	2,200 LF	1.00	2,200
Design & Construction Supervision	L.S.	N/A	2,500
Subtotal			$17,160
Section J-3/1986			
Irrigation	45,000 SF	.30	$13,500
Seeding	45,000 SF	.06	2,700
Plant Material	3,600 LF	1.33	4,780
Miscellaneous	3,600 LF	1.00	3,600
Design & Construction Supervision	L.S.	N/A	3,500
Subtotal			$28,080
TOTAL			$104,110
Entry Landscape			
Cottonwood Drive and Parker Road - 1982 - Entry 1			$25,000
Cottonwood Drive and Jordan Road - 1983 - Entry 2			20,000
Jordan Road and Business Circle Drive South - 1984-Entry 3			20,000
Jordan Road and Business Circle Drive North - 1985-Entry 4			25,000
TOTAL			$90,000



COTTONWOOD METROPOLITAN DISTRICT

(CONCEPTUAL) PARK DEVELOPMENT PLAN

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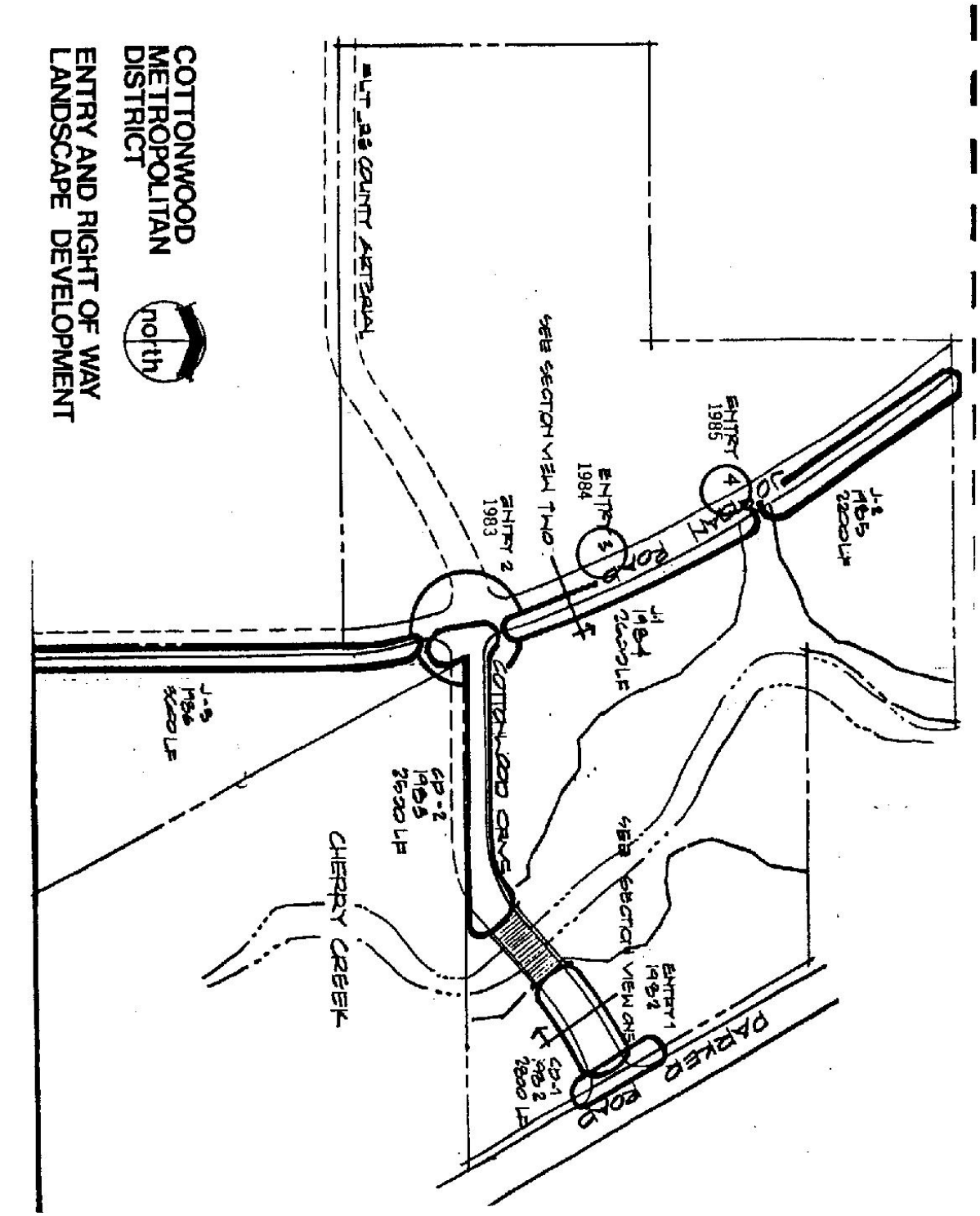
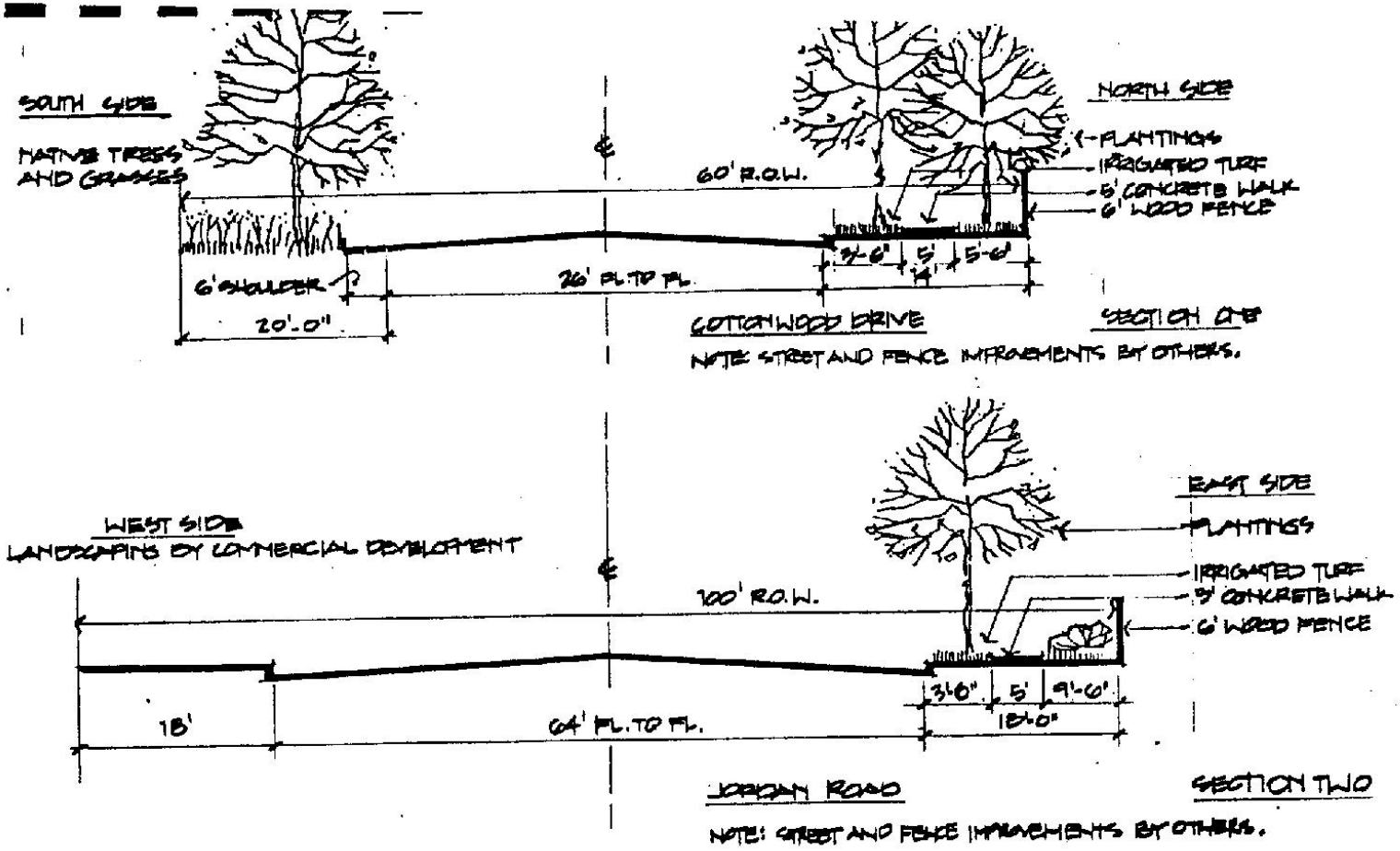

COTTONWOOD METROPOLITAN DISTRICT
ENTRY AND RIGHT OF WAY LANDSCAPE DEVELOPMENT
north
ENTRY 1985
ENTRY 1984
ENTRY 2 1983
SEE SECTION VIEW TWO
SEE SECTION VIEW ONE
CHERRY CREEK
PARKER ROAD



COTTONWOOD METROPOLITAN DISTRICT

TYPICAL RIGHT OF WAY CROSS SECTIONS

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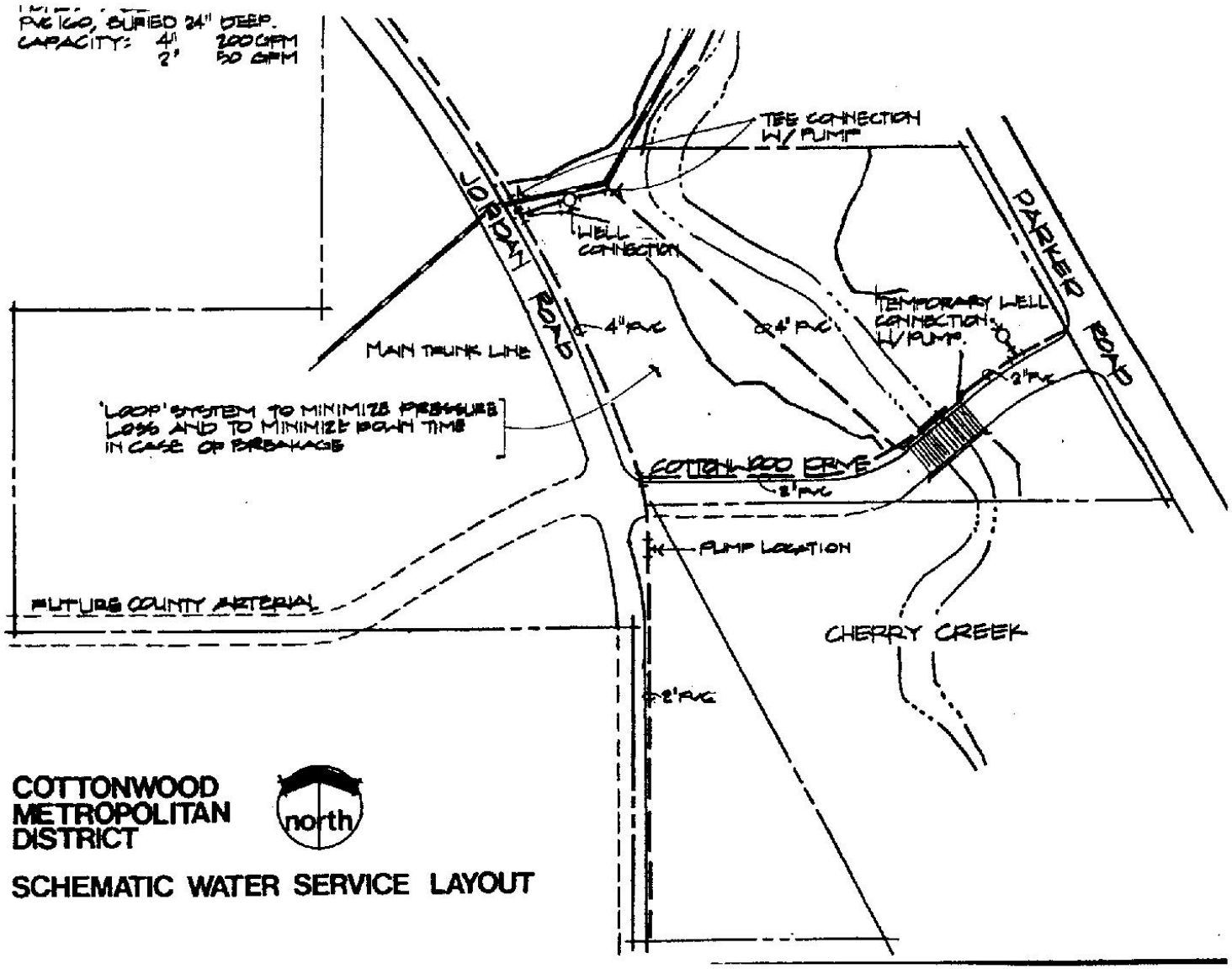


COTTONWOOD METROPOLITAN DISTRICT

SCHEMATIC WATER SERVICE LAYOUT

IV. Cost Summary

In an effort to establish the most realistic cost projection, all estimates are made based on current construction trends and 1980 price levels. These costs are then increased by a cost adjustment index (C.A.I.) figure to account for expected future cost increases. Cost escalation is based on the historic data and the trends established by the construction cost indexes recorded by the Engineering News Record magazine and information from suppliers and contractors.

YEAR	PERCENT INCREASE	COST ADJ. FACTOR
1980	0	1.0
81	12	1.12
82	12	1.25
83	10	1.38
84	10	1.52
85	10	1.67
86	8	1.81
87	8	1.95
88	8	2.11
89	8	2.27
90	8	2.45
91	8	2.65
92	8	2.86
93	8	3.09
94	8	3.34
95	8	3.60
96	8	3.89
97	8	4.20
98	8	4.54
99	8	4.90
00	8	5.29

Cottonwood Park and Recreation District
*Schedule of Improvements
(000)

	Base Year 1980 Cost	Year of Construction 1981	1982	1983	1984	1985	1986	Total
Park & Recreation								
Phase I	59		74					74
Phase II	169			233				233
Street Row Landscape								
Cottonwood Drive								
Phase CD-I	22		28					28
Phase CD-II	17			24				24
Jordan Road								
Phase J-I	21				32			32
Phase J-II	17					28		28
Phase J-III	28						51	51
Entry Landscape								
Entry One	25		31					31
Entry Two	20			27				27
Entry Three	20				31			31
Entry Four	25					42		42
Subtotal	423		133	284	63	70	51	601
Contingency - 10%			13	28	6	7	5	59
Total			146	312	69	77	56	660

*Escalation added in accordance with Cost Adjustment Index

V. Description of District Composition

The District contains approximately 837 acres, and development within the District will include 1,752 dwelling units, 23 acres of commercial development, and 233 acres of mixed commercial/industrial development. Landscaped road rights-of-way, open space areas, recreational facilities, and sound development policies will assure retention of aesthetic and economic values within the District.

The District is presently underdeveloped and has a population of approximately 12. Development of the Cottonwood residential community is expected to bring the population of the District to 4,852 in 1987. The present assessed value of property within the District is approximately $55,598, which is partially made up of improvements to the land which will be demolished prior to the development of the Cottonwood residential community. It is expected that the assessed valuation of the property within the District will be $17,529,000 by 1985, $34,628,000 by 1990, $47,118,000 by 1995, and $52,009,000 by the year 2000.

The following is the legal description of the land to be included in the District:

LEGAL DESCRIPTION

A tract of land located in Sections 4, 5 and 9, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

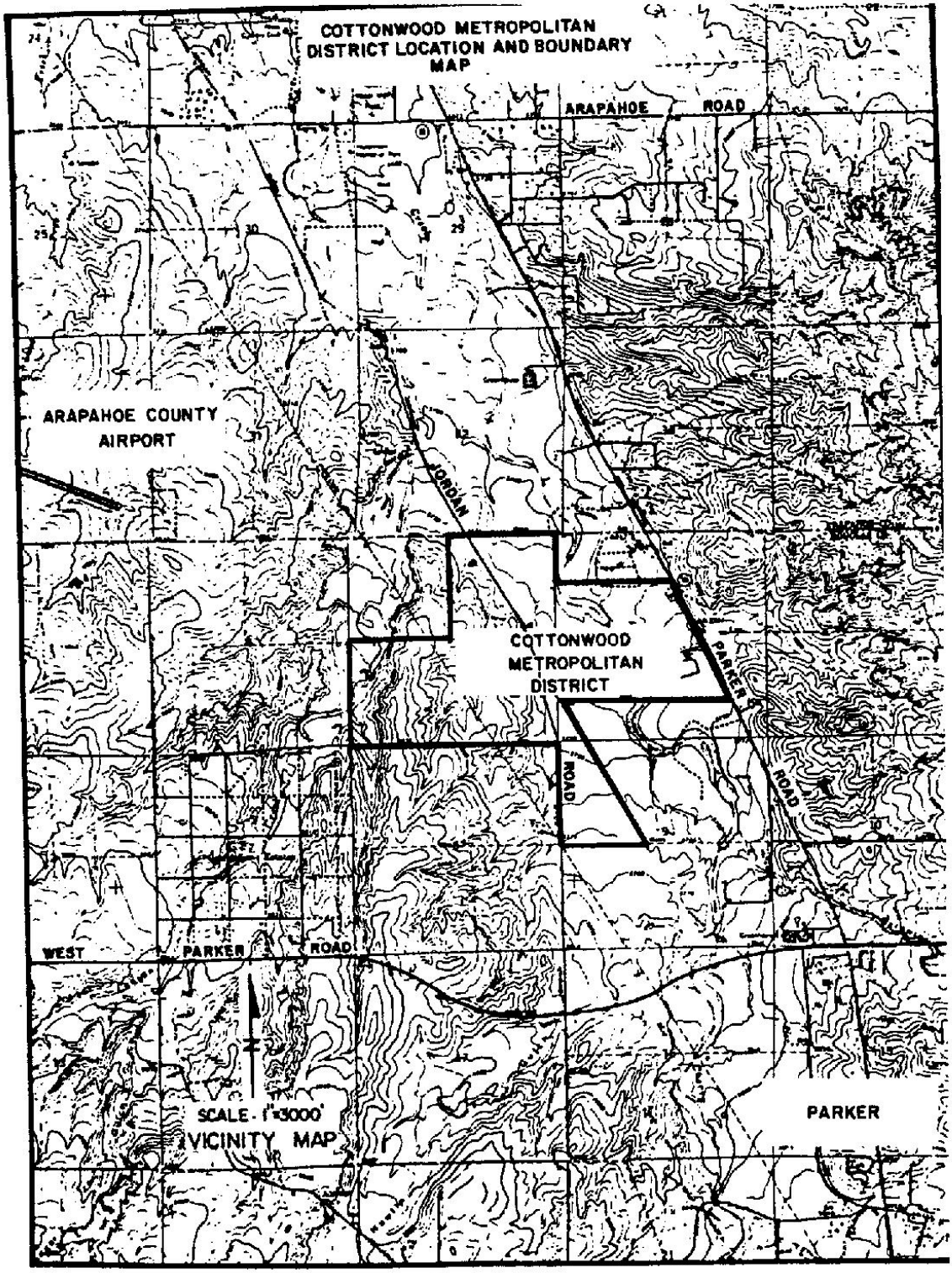
Commencing at the Northeast corner of said Section 5, said point being the true point of beginning; thence N88°15'40"E and along the north line of said Section 4 a distance of 241.68 feet to the southeast corner of Said Section 32, Township 5 South, Range 66 West of the Sixth Principal Meridian; thence N88°16'26"E and along the North line of said Section 4 a distance of 255.97 feet to a point on the West Bank of Cherry Creek; thence S41°11'57"W and along the West Bank of Cherry Creek a distance of 380.00 feet; thence S19°11'57"W a

distance of 628.00 feet; thence S26°13'57"W a distance of 61.00 feet to a point on the east line of the Northeast one-quarter of said Section 5; thence S00°51'03"E and along the east line of the Northeast one-quarter of said Section 5 a distance of 389.88 feet to the North-east corner of the Southeast one-quarter of the Northeast one-quarter of said Section 5; thence N87°57'09"E a distance of 2667.29 feet to the Northeast corner of the Southeast one-quarter of the Northwest one quarter of said Section 4, also being a point on the West line of a parcel of land described in Book 304 at Page 694; thence S01°08'14"E and along the North-South centerline of said Section 4, also being the West line of the above described Parcel a distance of 37.80 feet; thence N88°08'39"E and along the South line of the above described parcel a distance of 273.16 feet to a point on the West right-of-way line of Colorado State Highway No. 83; thence Southeasterly and along the said West right-of-way line the following 5 courses:

1) S29°30'57"E a distance of 238.73 feet.
2) N60°29'03"E a distance of 15.00 feet.
3) S29°30'57"E a distance of 1029.29 feet to a point of curve.
4) Along the arc of a curve right having a delta of 03°48'02", a radius of 5680.00 feet, a distance of 376.77 feet to a point of tangent.
5) S25°42'55"E a distance of 1505.94 feet;

Thence S87°41'22"W and along a line 240.00 feet South of and parallel with the North line of the South one-half of the South one-half of said Section 4 a distance of 4105.09 feet to a point on the west right-of-way line of the Colorado and Southern Railroad; thence S28°50'26"E and along said west right-of-way line a distance of 4181.85 feet to a point on the East-West centerline of said Section 9; thence S87°44'42"W and along said East-West centerline a distance of 2163.90 feet to the West one-quarter corner of said Section 9; thence N02°08'40"W and along the west line of the Northwest one-quarter of said Section 9 a distance of 2651.58 feet to the Northwest corner of said Section 9; thence S87°49'16"W and along the South line of the Southeast one-quarter of said Section 5 a distance of 2605.67 feet to the South one-quarter corner of said Section 5; thence S87°50'09"W and along the South line of the Southwest one-quarter of said Section 5 a distance of 2650.46 feet; thence N01°27'22"W and along the West line of the Southwest one-quarter of said Section 5 a distance of 2681.24 feet to the West one-quarter corner of said Section 5; thence N88°06'07"E and along the North line of the Southwest one-quarter of said Section 5 a distance of 2637.34 feet to the center one-quarter corner of said Section 5; thence N01°44'06"W and along the west line of the Northeast one-quarter of said Section 5 a distance of 2644.27 feet to the North one-quarter corner of said Section 5 which is 1.23 feet North of a 1-1/2" steel pipe; thence N88°19'56"E and along the North line of the Northeast one-quarter of said Section 5 a distance of 260.31 feet to the South one-quarter corner of said Section 32; thence N88°15'40"E and along the North line of said Section 5 a distance of 2426.97 feet to the true point of beginning, containing 837.178 acres.

The map on the following page shows the location of the District in relation to the surrounding land.


COTTONWOOD METROPOLITAN DISTRICT LOCATION AND BOUNDARY MAP
ARAPAHOE ROAD
ARAPAHOE COUNTY AIRPORT
JORDAN
COTTONWOOD METROPOLITAN DISTRICT
PARKER ROAD
WEST PARKER ROAD
SCALE - 1"=3000'
VICINITY MAP
PARKER

VI. Land Development Program

The District's basic development program is in compliance with the County adopted master plan for the physical development of the unincorporated territory of Douglas County. The development concept of Cottonwood is a planned community with urban residential areas and ancillary commercial and business/industrial development for the shopping and employment needs of the community. The total development of the District is expected to take place over a seven to fifteen year period beginning in 1981. Development phases are planned to provide for the orderly absorption of population with the economical construction of public improvements throughout the area. Land designated as park and open space will be donated to the District. The development of the District is in compliance with the County and Regional water quality management plan for the area.

VII. District Policy and Operation

The Cottonwood Metropolitan District will be formed and operated under the Special District Act of the State of Colorado, and as amended, Section 32-1-101 through Section 42 C.R.S. 1973, and as amended.

Rules, regulations, and operational policies shall be formulated by the Board of Directors in order to accomplish the safe and economical operation of the District and its facilities and the retirement of District bonded debt.

VIII. Financial Considerations

A. General

After meetings with consultants, and upon advice of financial advisers to the

proposed District, it has been decided that construction of the proposed improvements will be financed with monies from the issue of general obligation bonds to be authorized and issued in accordance with Section 32-4-123, C.R.S. 1973. It is estimated that the bonds, when issued, will mature in not more than twenty years from date of issuance with the first maturity date occuring no later than three years from the date of its issuance. The proposed maximum interest rate will be 15 percent and the maximum discount will be 10 percent. Under current conditions, it is believed 20 year bonds can be marketed locally at approximately 10 percent with a 3 percent discount. The exact interest rate and discount will be established at the time the bonds are sold by the District and will reflect market conditions at the time of sale.

The bonds will contain adequate call provisions to allow the prior redemption or refinancing of the bonds sold by the District. The amount of the bonds sold will be based upon final engineering estimates or actual construction contracts.

The proposed District will have as its primary source of revenue, to retire the bonded debt, a mill levy of 10 mills. Two years interest may be capitalized from bond proceeds to permit payment of interest during the time lapse between development of taxable properties and certification of this development on tax roles. The schedules hereafter reflect that assessed valuation and tax incomes normally lag behind actual construction, and further that assessed valuation as provided by state law will be determined on the basis of 15 percent of actual market value.

B. Schedule of Bond Development

The following bond development schedule summarizes the construction costs including the cost of consulting services, legal service, and other major expenses. It also covers the costs associated with the bond issue. For the purpose of calculation and on advice of the fiscal agent, an interest rate on the bond issue has been estimated at 10 percent with an estimated discount rate of 3 percent. It is understood that market conditions may result in higher or lower interest and discount rates, but the fiscal agent believes that the maximum interest rate will not exceed 15 percent and the maximum discount will not exceed 10 percent.

BOND DEVELOPMENT SCHEDULE

1st Issue - 1982	
*1st year Organization and Operation	$ 58,000
Construction	660,000
Capitalized Interest (1st year)	40,000
Bond Discount - 3%	24,000
Bond Expense	18,000
Amount of Issue	$800,000

* 1st year Organization and Operation Expense includes $38,000 maintenance and operation cost and $20,000 organization cost.

C. Operation and Maintenance Expense

Operation and Maintenance Expenses for the District are based on analysis of other districts in Douglas and Arapahoe Counties with similar facilities, overall size, and land use.

The mosquito elimination and control program will include the elimination of breeding areas and application of chemicals around public use areas.

Table #1 in the Appendix shows the calculations used and the breakdown of Operation and Maintenance Costs.

Operation and Maintenance costs are not escalated for inflation since it is assumed the District will increase the mill levy to cover any increase in these costs.

D. Market Values of Developed Property

In preparing the financial projections for the Cottonwood Metropolitan District, no value has been assigned to undeveloped land within the District. Market values of the developed areas are reflected in Table 2 and 3 of the Appendix.

E. Assessed Value

Douglas County, in accordance with the state law, is using the 1973 Construction Cost Index to determine the market value for taxation purposes. They will continue to use the 1973 Construction Cost Index until 1983, at which time they will, in accordance with state law, begin using the 1977 Construction Cost Index. This method results in the County arriving at a

market value for assessed valuation purposes, approximately 15 percent of actual market value. Based on an analysis of tax statements for past years, and verification by the Douglas County Assessor's office that assessment methods as outlined above will continue in the future, we are anticipating assessed value to be 15 percent of actual market value.

F. Mill Levy

Assessed valuation methods, as used by Colorado counties in accordance with state law, determine mill levy income for special districts such as the Cottonwood Metropolitan District. The mill levy in this Service Plan is 10 mills, and the assessed value used to calculate mill levy income is stated in the foregoing Item (E).

COTTONWOOD METROPOLITAN DISTRICT

PROFORMA REVENUE AND EXPENSE

(000)

YEAR	REVENUE				EXPENSE					SURPLUS (DEFICIT)	
	Mill Levy Income	Gross Bond Proceeds	Interest Income	Total Income	Bond Discount and Expense	O&M	Const. Cost	Debt Service	Total Expense	Annual	Cumulative(3)
1981											
1982		800	50 (1)	850	42	58	146	40	286	564	564
1983	3		13 (2)	16		76	312	80	468	(452)	112
1984	39			39		129	69	80	278	(239)	(127)
1985	86			86		133	77	85	295	(209)	(336)
1986	129			129		140	56	84	280	(151)	(487)
1987	176			176		140		84	224	(48)	(535)
1988	229			229		140		88	228	1	(534)
1989	268			268		140		87	227	41	(493)
1990	306			306		140		86	226	80	(413)
1991	323			323		140		90	230	93	(320)
1992	342			342		140		93	233	109	(211)
1993	379			379		140		96	236	143	(68)
1994	431			431		140		117	257	174	106
1995	453			453		140		117	257	196	302
1996	467			467		140		116	256	211	513
1997	472			472		140		119	259	213	726
1998	472			472		140		117	257	215	941
1999	521			521		140		119	259	262	1203
2000	521			521		140		115	255	266	1469
2001	521			521		140		116	256	265	1734
2002	521			521		140		116	256	265	1999

(1)$800,000 for 6 months @ 12.5% interest

(2)$100,000 for 12 months @ 12.5% interest

(3)The developer will provide a financial guarantee for payment of district bonded debt in the amount of $20,000 more than the deficit shown for the years 1984-1993.

Cottonwood Metropolitan District First Amendment
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X. Compatability and Statutory Compliance

The parks, landscaping, and Right-of-way improvements which are proposed to be provided by the Cottonwood Metropolitan District, are in compliance with the Master Plan adopted by Douglas County and are compatible with adjacent municipalities and service districts.

APPENDIX

TABLE 1 (a)

Cottonwood Metropolitan District

Operation Expense

Based on 1980 Dollars

ITEM	1982	1983 and Each Year Thereafter
Organizational Cost (1982)	20,000	-
Professional Fees	12,000	19,000
Directors Fees	1,500	2,280
Mosquito Elimination and Control	-	4,000
Utilities	2,000	4,200
Office Supplies	600	1,200
Insurance & Bond	3,000	3,000
Advertising	500	500
Travel and Training	500	600
Dues and Subscriptions	100	100
Misc. Expense	600	600
	40,800	35,480

Summary of Table 1(a) and (b) *

Summary Schedule of Operation and Maintenance Expense

(000)

	1982	1983	1984	1985	1986 and Each Year Thereafter
Operation	21	35	35	35	35
Maintenance	13	34	82	86	92
Contingency	4	7	12	12	13
Total	38	76	129	133	140

* Table 1(b) on following page.

TABLE 16)

MAINTENANCE EXPENSE

COTTONWOOD METROPOLITAN DISTRICT

BASED ON 1980 DOLLARS

	1982	1983	1984	1985	1986
ENTRY ONE					
a. 10,000 SF @ .10/YR. MTC.	1,000.	1,000.	1,000.	1,000.	1,000.
b. 300,000 G/YR @ .72/1,000 G. WTR	216.	216.	216.	216.	216.
COTTONWOOD DRIVE/CO-1					
a. 23,800 SF @ .10/YR. MTC	2,380.	2,380.	2,380.	2,380.	2,380.
b. 714,000 G/YR @ .72/1,000 G. WTR	514.	514.	514.	514.	514.
MAIN PARK/PHASE ONE					
a. 50,000 SF @ .10/YR. MTC.	5,000.	5,000.	5,000.	5,000.	5,000.
b. 1,500,000 G/YR @ .72/1,000 G. WTR	1,080.	1,080.	1,080.	1,080.	1,080.
c. Manager	10,000.	15,000.	20,000.	20,000.	20,000.
d. Miscellaneous	5,000.	5,000.	5,000.	5,000.	5,000.
COTTONWOOD DRIVE/CO-2					
a. 21,250 SF @ .10/YR. MTC.	-0-	2,125.	2,125.	2,125.	2,125.
b. 637,500 G/YR. @ .72/1,000 G. WTR	-0-	459.	459.	459.	459.
ENTRY TWO					
a. 10,000 SF @ .10/YR. MTC.	-0-	1,000.	1,000.	1,000.	1,000.
b. 300,000 G/YR @ .72/1,000 G. WTR	-0-	216.	216.	216.	216.
JORDAN ROAD/J-1					
a. 32,500 SF @ .10/YR. MTC.	-0-	-0-	3,250.	3,250.	3,250.
b. 975,000 G/YR @ .72/1,000 G. WTR	-0-	-0-	702.	702.	702.
ENTRY THREE					
a. 10,000 SF @ -10/yr. MTC.	-0-	-0-	1,000.	1,000.	1,000.
b. 300,000 G/yr @ .72/1,000 G. WTR	-0-	-0-	216.	216.	216.
MAIN PARK/PHASE TWO					
a. 522,720 SF @ .05/YR. MTC.	-0-	-0-	26,136.	26,136.	26,136.
b. 15,681,600 G/YR @ .72/1,000 WTR	-0-	-0-	11,291	11,291	11,291
JORDAN ROAD/J-2					
a. 27,500 SF @ .10/YR. MTC.	-0-	-0-	-0-	2,750.	2,750.
b. 825,000 G/YR @ .72/1,000 G. WTR	-0-	-0-	-0-	594.	594.
ENTRY FOUR					
a. 10,000 SF @ -10/yr. MTC.	-0-	-0-	-0-	1,000.	1,000.
b. 300,000 G/YR. @ .72/1,000 G. WTR	-0-	-0-	-0-	216.	216.
JORDAN ROAD/J-3					
a. 45,000 SF @ .10/YR. MTC.	-0-	-0-	-0-	-0-	4,500.
b. 1,350,000 G/YR @ .72/1,000 G. WTR	-0-	-0-	-0-	-0-	972.
TOTALS	$25,190.	$33,990.	$81,585.	$36,145.	$91,617.

NOTES:
1. Ground maintenance includes labor and materials for all plant, turf and sprinkler items.
2. Water use is based on 30 gallons per square foot per year.
3. No user-fees or related expenses are included (eg. pool use)
4. Assume 1/2 1st year maintenance cost since 1982 construction will not be complete until August 1, 1982.

TABLE 2(a)

COTTONWOOD METROPOLITAN DISTRICT

SCHEDULE OF PROJECTED RESIDENTIAL PROPERTY TAX INCOME

FOR JANUARY 1, 1981 THROUGH DECEMBER 31, 2006

(dollars in thousands)

Year Ended cember 31	Residential Units Developed	Cumulative Units Developed	Average Market Value Per Unit	Total Market Value	Assessed Value	Mill Levy	Residential Property Tax Income
1981	30	30	$ 70	$ 2,100	$ 315	10	$
1982	300	330	70	23,100	3,465	10	
1983	300	630	80	50,400	7,560	10	3
1984	300	930	80	74,400	11,160	10	35
1985	300	1,230	80	98,400	14,760	10	76
1986	300	1,530	80	122,400	18,360	10	112
1987	222	1,752	80	140,160	21,024	10	148
1988		1,752	88	154,176	23,126	10	183
1989		1,752	88	154,176	23,126	10	210
1990		1,752	88	154,176	23,126	10	231
1991		1,752	88	154,176	23,126	10	231
1992		1,752	97	169,944	25,492	10	231
1993		1,752	97	169,944	25,492	10	231
1994		1,752	97	169,944	25,492	10	255
1995		1,752	97	169,944	25,492	10	255
1996		1,752	97	169,944	25,492	10	255
1997		1,752	107	187,464	28,120	10	255
1998		1,752	107	187,464	28,120	10	255
1999		1,752	107	187,464	28,120	10	282
2000		1,752	107	187,464	28,120	10	282
2001		1,752	107	187,464	28,120	10	282
2002		1,752	118	206,736	31,010	10	282
2003		1,752	118	206,736	31,010	10	282
2004		1,752	118	206,736	31,010	10	310
2005		1,752	118	206,736	31,010	10	310
2006		1,752	118	206,736	31,010	10	310
	1,752			$3,948,384	$592,258		$5,306

TABLE 2(b)

COTTONWOOD METROPOLITAN DISTRICT

SCHEDULE OF PROJECTED RESIDENTIAL DEVELOPMENT

PROJECTED NUMBER OF HOUSING UNITS BY TYPE, 1981 TO 1987

	1981	1982	1983	1984	1985	1986	1987
LOT SIZE							
5 UNITS PER ACRE	30	200	150	100	125	100	70
6 UNITS PER ACRE		75	100	150	125	130	50
10.8 UNITS PER ACRE		25	50	50	50	70	102
TOTAL	30	300	300	300	300	300	222

COTTONWOOD METROPOLITAN DISTRICT

PROJECTED CUMULATIVE NUMBER OF HOUSING UNITS BY TYPE, 1981 TO 1987

	1981	1982	1983	1984	1985	1986	1987
LOT SIZE							
5 UNITS PER ACRE	30	230	380	480	605	705	775
6 UNITS PER ACRE		75	175	325	450	580	630
10.8 UNITS PER ACRE		25	75	125	175	245	347
TOTAL	30	330	630	930	1,230	1,530	1,752

TABLE 3(a)

COTTONWOOD METROPOLITAN DISTRICT

SCHEDULE OF PROJECTED COMMERCIAL/INDUSTRIAL PROPERTY TAX INCOME

FOR JANUARY 1, 1981 THROUGH DECEMBER 31, 2006

(dollars in thousands)

Year Ended December 31	Cumulative Market Value	Inflation Factor	Adjusted Market Value	Assessed Value	Mill Levy	Commercial/ Industrial Property Tax Income
1981	$	1.00	$	$	10	$
1982	2,777	1.00	2,777	417	10	
1983	6,589	1.00	6,589	988	10	
1984	11,163	1.00	11,163	1,674	10	4
1985	18,460	1.00	18,460	2,769	10	10
1986	30,439	1.00	30,439	4,566	10	17
1987	38,443	1.00	38,443	5,766	10	28
1988	49,916	1.00	49,916	7,487	10	46
1989	61,334	1.00	61,334	9,200	10	58
1990	74,141	1.00	74,141	11,121	10	75
1991	98,408	1.00	98,408	14,761	10	92
1992	106,848	1.10	117,533	17,629	10	111
1993	120,161	1.10	132,177	19,817	10	148
1994	128,315	1.10	141,146	21,172	10	176
1995	131,530	1.10	144,683	21,702	10	198
1996	131,530	1.10	144,683	21,702	10	212
1997	131,530	1.21	159,151	23,872	10	217
1998	131,530	1.21	159,151	23,872	10	217
1999	131,530	1.21	159,151	23,872	10	239
2000	131,530	1.21	159,151	23,872	10	239
2001	131,530	1.21	159,151	23,872	10	239
2002	131,530	1.33	174,935	26,240	10	239
2003	131,530	1.33	174,935	26,240	10	239
2004	131,530	1.33	174,935	26,240	10	262
2005	131,530	1.33	174,935	26,240	10	262
2006	131,530	1.33	174,935	26,240	10	262

TABLE 3(b)

COTTONWOOD METROPOLITAN DISTRICT

SCHEDULE OF PROJECTED COMMERCIAL/INDUSTRIAL DEVELOPMENT

FOR JANUARY 1, 1981 THROUGH DECEMBER 31, 2006

(dollars in thousands)

	COMMERCIAL				INDUSTRIAL					
Year Ended December 31	Acres Developed	Square Feet	Value Per Square Foot	Total Market Value	Acres Developed	Square Feet	Value Per Square Foot	Total Market Value	Total Combined Market Value	Cumulative Market Value
1981										
1982					8.5	92,565	$30	$ 2,777	$ 2,777	$ 2,777
1983					10.0	108,900	35	3,812	3,812	6,589
1984					12.0	130,680	35	4,574	4,574	11,163
1985	2.5	27,225	$65	$ 1,770	14.5	157,905	35	5,527	7,297	18,460
1986	7.5	81,675	65	5,309	17.5	190,575	35	6,670	11,979	30,439
1987					21.0	228,690	35	8,004	8,004	38,443
1988	10.5	114,345	72	8,233	8.5	92,565	35	3,240	11,473	49,916
1989	9.7	105,633	72	7,606	10.0	108,900	35	3,812	11,418	61,334
1990	10.5	114,345	72	8,233	12.0	130,680	35	4,574	12,807	74,141
1991	23.9	260,271	72	18,740	14.5	157,905	35	5,527	24,267	98,408
1992	2.5	27,225	65	1,770	17.5	190,575	35	6,670	8,440	106,848
1993	7.5	81,675	65	5,309	21.0	228,690	35	8,004	13,313	120,161
1994	10.4	113,256	72	8,154					8,154	128,315
1995	4.1	44,649	72	3,215					3,215	131,530
1996										131,530
1997										131,530
1998										131,530
1999										131,530
2000										131,530
2001										131,530
2002										131,530
2003										131,530
2004										131,530
2005										131,530
2006										131,530
	89.1	970,299		$68,339	167.0	1,818,630		$63,191	$131,530	

Note 1

Exhibit G

Cottonwood Metropolitan District First Amendment
Project File SV2025-004
Board of County Commissioners Staff Report Page 50 of 72

COTTONWOOD METROPOLITAN DISTRICT

GENERAL OBLIGATION BONDS
$800,000
Dated Date 4/ 1/1982
Delivery Date 4/ 1/1982

Date	Principal	Coupon	Interest	Periodic Payment	Annual Payment (12/31)
10/01/1982			$40,000.00	$40,000.00	$40,000.00
4/01/1983			$40,000.00	$40,000.00	
10/01/1983			$40,000.00	$40,000.00	$80,000.00
4/01/1984			$40,000.00	$40,000.00	
10/01/1984			$40,000.00	$40,000.00	$80,000.00
4/01/1985	$5,000	10.0000%	$40,000.00	$45,000.00	
10/01/1985			$39,750.00	$39,750.00	$84,750.00
4/01/1986	$5,000	10.0000%	$39,750.00	$44,750.00	
10/01/1986			$39,500.00	$39,500.00	$84,250.00
4/01/1987	$5,000	10.0000%	$39,500.00	$44,500.00	
10/01/1987			$39,250.00	$39,250.00	$83,750.00
4/01/1988	$10,000	10.0000%	$39,250.00	$49,250.00	
10/01/1988			$38,750.00	$38,750.00	$88,000.00
4/01/1989	$10,000	10.0000%	$38,750.00	$48,750.00	
10/01/1989			$38,250.00	$38,250.00	$87,000.00
4/01/1990	$10,000	10.0000%	$38,250.00	$48,250.00	
10/01/1990			$37,750.00	$37,750.00	$86,000.00
4/01/1991	$15,000	10.0000%	$37,750.00	$52,750.00	
10/01/1991			$37,000.00	$37,000.00	$89,750.00
4/01/1992	$20,000	10.0000%	$37,000.00	$57,000.00	
10/01/1992			$36,000.00	$36,000.00	$93,000.00
4/01/1993	$25,000	10.0000%	$36,000.00	$61,000.00	
10/01/1993			$34,750.00	$34,750.00	$95,750.00
4/01/1994	$50,000	10.0000%	$34,750.00	$84,750.00	
10/01/1994			$32,250.00	$32,250.00	$117,000.00
4/01/1995	$55,000	10.0000%	$32,250.00	$87,250.00	
10/01/1995			$29,500.00	$29,500.00	$116,750.00
4/01/1996	$60,000	10.0000%	$29,500.00	$89,500.00	
10/01/1996			$26,500.00	$26,500.00	$116,000.00
4/01/1997	$70,000	10.0000%	$26,500.00	$96,500.00	
10/01/1997			$23,000.00	$23,000.00	$119,500.00
4/01/1998	$75,000	10.0000%	$23,000.00	$98,000.00	
10/01/1998			$19,250.00	$19,250.00	$117,250.00
4/01/1999	$85,000	10.0000%	$19,250.00	$104,250.00	
10/01/1999			$15,000.00	$15,000.00	$119,250.00
4/01/2000	$90,000	10.0000%	$15,000.00	$105,000.00	
10/01/2000			$10,500.00	$10,500.00	$115,500.00
4/01/2001	$100,000	10.0000%	$10,500.00	$110,500.00	
10/01/2001			$5,500.00	$5,500.00	$116,000.00
4/01/2002	$110,000	10.0000%	$5,500.00	$115,500.00	$115,500.00
Totals	$800,000		$1,245,000.00	$2,045,000.00	$2,045,000.00

Cottonwood Metropolitan District First Amendment
Project File SV2025-004
Board of County Commissioners Staff Report Page 51 of 72

Project Name: Cottonwood Metropolitan District, 1st Amendment
Project File #: SV2025-004
Date Sent: 06/10/2025 **Date Due:** 06/25/2025

Agency	Date Received	Agency Response	Response Resolution
Airport Vista Metropolitan Districts		No Response Received.	No Response Required.
Antelope Heights Metro District		No Response Received.	No Response Required.
Arapahoe County Engineering Services Division		No Response Received.	No Response Required.
Arapahoe County PWD/ Planning		No Response Received.	No Response Required.
Arapahoe County Water & Wastewater PID		No Response Received.	No Response Required.
AT&T Long Distance - ROW		No Response Received.	No Response Required.
Black Hills Energy		No Response Received.	No Response Required.
Carousel Farms Metro District		No Response Received.	No Response Required.
CenturyLink (Lumen)	06/18/2025	See Letter: No Objection	No Response Required.
Chambers Highpoint Metro District 1 -2		No Response Received.	No Response Required.

Project Name: Cottonwood Metropolitan District, 1st Amendment
Project File #: SV2025-004
Date Sent: 06/10/2025 **Date Due:** 06/25/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	06/18/2025	Received: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for SV2025-004, Cottonwood Metropolitan District, 1st Amendment have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted. (verbatim)	No Response Required.
City of Aurora		No Response Received.	No Response Required.
City of Centennial		No Response Received.	No Response Required.
City of Lone Tree		No Response Received.	No Response Required.
Colorado Department of Transportation CDOT-Region # 1	06/11/2025	See Letter: No Comment.	No Response Required.
Colorado Division of Water Resources	07/02/2025	See Letter: Requested water supply report related to Cottonwood Water and Sanitation District to update records.	Based on information provided by the applicant, the DWR is working directly with Cottonwood Water and Sanitation to address the request.
Colorado Geological Survey	06/24/2025	Received: No Comment. (verbatim)	No Response Required.
Comcast		No Response Received.	No Response Required.
Compark Business Campus Metro		No Response Received.	No Response Required.

Project Name: Cottonwood Metropolitan District, 1st Amendment
Project File #: SV2025-004
Date Sent: 06/10/2025 **Date Due:** 06/25/2025

Agency	Date Received	Agency Response	Response Resolution
Concord Metropolitan District		No Response Received.	No Response Required.
CORE Electric Cooperative	06/20/2025	Received: No Comment. (verbatim)	No Response Required.
Cottonwood Commercial Area URP		No Response Received.	No Response Required.
Cottonwood Highlands Metro District	06/24/2025	See letter: Comments are in regard to the additional burden of cost with no benefit on Cottonwood Highlands MD due to the overlapping districts.	This comment has been forwarded to the applicant and the Board of County Commissioners.
Cottonwood Water & Sanitation District		No Response Received.	No Response Required.
Douglas County Addressing Analyst	06/12/2025	Received: No Comment. (verbatim)	No Response Required.
Douglas County Assessor	06/24/2025	Received: Please be aware of the following comments. None. (verbatim)	No Response Required.
Douglas County Building Services	06/11/2025	Received: No Comment. (verbatim)	No Response Required.
Douglas County Conservation District		No Response Received.	No Response Required.
Douglas County Engineering Services	06/24/2025	Received: No Comment. (verbatim)	No Response Required.
Douglas County Health Department	06/16/2025	Received: No Comments.	No Response Required.
Douglas County Libraries		No Response Received.	No Response Required.
Douglas County Office of Emergency Management	06/10/2025	Received: No Comment. (verbatim)	No Response Required.
Douglas County School District RE 1		No Response Received.	No Response Required.
Douglas County Sheriff's Office		No Response Received.	No Response Required.
Downtown Parker Business Improvement District		No Response Received.	No Response Required.
E-470 Potomac Metro District		No Response Received.	No Response Required.
E-470 Public Highway Authority		No Response Received.	No Response Required.
Grandview Estates Rural Water Conservation District		No Response Received.	No Response Required.
Highfield Metro District		No Response Received.	No Response Required.
Inspiration Metro District		No Response Received.	No Response Required.
Inverness Metro Improvement District		No Response Received.	No Response Required.

Project Name: Cottonwood Metropolitan District, 1st Amendment
Project File #: SV2025-004
Date Sent: 06/10/2025 **Date Due:** 06/25/2025

Agency	Date Received	Agency Response	Response Resolution
Inverness Water & Sanitation District		No Response Received.	No Response Required.
Jordan Crossing Metro District		No Response Received.	No Response Required.
Kime Ranch Metro District	06/23/2025	See Letter: No Comments.	No Response Required.
Kings Point South Metro District 1 - 3		No Response Received.	No Response Required.
Lincoln Creek Metro District		No Response Received.	No Response Required.
Lincoln Meadows Metro District		No Response Received.	No Response Required.
Meridian DCC, Meridian Village Metro District, Meridian Metro Districts	06/23/2025	Received: No Comment. (verbatim)	No Response Required.
Meridian Village Metro Districts 1-2-3-4	06/23/2025	Received: No Comment. (verbatim)	No Response Required.
Mile High Flood District		No Response Received.	No Response Required.
Neu Towne Metro District		No Response Received.	No Response Required.
Newlin Crossing Metro District		No Response Received.	No Response Required.
North Meridian Metro District Debt Service		No Response Received.	No Response Required.
Olde Town Metro District		No Response Received.	No Response Required.
Overlook at Kings Point South Metro District		No Response Received.	No Response Required.
Overlook Metro District	06/12/2025	See Letter: No Comment.	No Response Required.
Parker Automotive Metro District		No Response Received.	No Response Required.
Parker Central Area URP		No Response Received.	No Response Required.
Parker Homestead Metro District		No Response Received.	No Response Required.
Parker Road Area URP		No Response Received.	No Response Required.
Parker Water & Sanitation District	06/10/2025	Received: PWSD Has no comments on this. (verbatim)	No Response Required.
Pine Bluffs Metro District		No Response Received.	No Response Required.
Rampart Range Metro Districts #1-9		No Response Received.	No Response Required.
Regency Metro District		No Response Received.	No Response Required.

Project Name: Cottonwood Metropolitan District, 1st Amendment
Project File #: SV2025-004
Date Sent: 06/10/2025 **Date Due:** 06/25/2025

Agency	Date Received	Agency Response	Response Resolution
RTD - Planning & Development Dept	06/24/2025	Received: Project Name: Cottonwood Metropolitain District, 1st Amendment Department Comments Bus Operations No exceptions Bus Stop Program No exceptions Commuter Rail No exceptions Construction Management No exceptions Engineering No exceptions Light Rail No exceptions Real Property No exceptions Service Development No exceptions Transit Oriented Development No exceptions Utilities No exceptions This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property. (verbatim)	No Response Required.
Rural Water Authority of Douglas County		No Response Received.	No Response Required.
Salisbury Heights Metro District		No Response Received.	No Response Required.
Sierra Ridge Metro Districts #1 & 2		No Response Received.	No Response Required.
South Meridian Metro District		No Response Received.	No Response Required.
South Metro Fire Rescue	06/13/2025	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Service Plan Amendment. (verbatim)	No Response Required.
South Suburban Park & Recreation District		No Response Received.	No Response Required.

Project Name: Cottonwood Metropolitan District, 1st Amendment
Project File #: SV2025-004
Date Sent: 06/10/2025 **Date Due:** 06/25/2025

Agency	Date Received	Agency Response	Response Resolution
Southeast Public Improv Metro District		No Response Received.	No Response Required.
Stonegate North Villages Metro District		No Response Received.	No Response Required.
Stonegate Village Metro District		No Response Received.	No Response Required.
Town of Parker Development Review		No Response Received.	No Response Required.
Town of Parker Public Works	06/10/2025	Received: No Comment. (verbatim)	No Response Required.
Villas Metro District		No Response Received.	No Response Required.
Westcreek Metro District 1 - 2		No Response Received.	No Response Required.
Xcel Energy-Right of Way & Permits	06/18/2025	See Letter: No apparent Conflict.	No Response Required.

DOUGLAS COUNTY
COLORADO
www.douglas.co.us
Department of Community Development
Planning Resources

June 10, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: June 25, 2025

File # / Name: SV2025-004 / Cottonwood Metropolitan District

Request: Metropolitan District – 1st Amendment

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐ No Comment

☑ Please be advised of the following concerns:

Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject amendment and have determined there are CenturyLink facilities within the ROW areas. It is the intent and understanding of CenturyLink that no action within the proposed amendment shall impede our facilities in any manner; and that this amendment shall not reduce our rights to any existing easements or rights we have on this site or in the area. This No Objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are damaged within the area as described, the Applicant will bear the cost of relocation (https://relocation-request.lumen.com/rmpp/#/relocationreq) and/or repair of said facilities. - P866453

☐ See letter attached for detail.

Agency:	**Phone #:**
Your Name: *(please print)*	**Your Signature:**
	Date: 6/18/2025

VeShon Sheridan - NIS| Right-of-Way Agent II | Contractor - Faulk & Foster
VeShon.Sheridan@Lumen.com/
nre.easement@lumen.com

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

DJ Beckwith
Principal Planner

Enclosure

DJ Beckwith

From: Varner - CDOT, Jessica <jessica.varner@state.co.us>
Sent: Wednesday, June 11, 2025 9:32 AM
To: DJ Beckwith
Cc: Steven Loeffler - CDOT
Subject: Cottonwood Metropolitan District, 1st Amendment

Hi DJ,

I have reviewed the referral for Cottonwood Metropolitan District, 1st Amendment and have no comment.

Thank you for the opportunity to review this referral.

Thank you,

Jessica Varner
Permits Unit- Region 1

P 720.541.0441 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

July 2, 2025

DJ Beckwith, Principal Planner
Douglas County Planning Services
Transmission via email: dbeckwith@douglas.co.us

Re: Cottonwood Metropolitan District – 1st Amendment
Case Number: SV2025-004
Applicants: Cottonwood Metropolitan District c/o Anthony Boone
Part of Sec. 4, 5, and 9 Twp. 6S, Rng. 66W, 6th P.M., Douglas County
Water Division 1, Water District 8

Dear DJ Beckwith,

We have received your June 10, 2025 referral regarding the 1st Amendment to the Cottonwood Metropolitan District ("District"). This 1st Amendment seeks to provide additional services inside the District Boundary, including constructing and maintaining certain landscaped street rights-of-way including fencing, constructing, maintaining, and operating certain public parks and recreation facilities; and eliminating mosquitos.

According to the application documents, the District will construct two playgrounds, two tennis courts, twelve acres of playing fields, pedestrian/bicycle trails, other park improvements, street right-of-way landscaping along the east side of Jordan Road as it lies within the District and the north and south side of Cottonwood Drive from Parker Road to Jordan Road, fencing in certain areas along Parker Road and Cottonwood Drive, two landscaped entrances to the industrial area, and two

landscaped entrances to the residential area as part of the street right-of-way landscaping program.

This referral does not appear to qualify as a "subdivision" as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

Pursuant to section 30-28-136(1)(h)(II), C.R.S., a municipality or quasi-municipality is required to file a report with the county and the State Engineer documenting the amount of water which can be supplied to the proposed development without causing injury to existing water rights. A report of this nature was not included for the Cottonwood Metropolitan District - 1st Amendment. Please see the attached State Engineer's March 4, 2005 memorandum for additional information.

Please contact Mike Matz at 303-866-3581 x8241 or at michael.matz@state.co.us with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Referral no. 34129

From:	Matz - DNR, Michael
To:	George M. Rowley
Cc:	Audrey G. Johnson; booneanthony@comcast.net; DJ Beckwith; Lauren Pulver
Subject:	Re: FW: Cottonwood Metropolitan District Service Plan Amendment
Date:	Thursday, July 10, 2025 5:52:45 PM
Attachments:	image001.png image002.png

Good evening,

Thanks for reaching out.

We understand the Metro District referral is not for a subdivision land action. When looking at the referral, our office was not able to find a water supply report associated with the Cottonwood Water and Sanitation District, so we requested one to help maintain our records. I apologize if this caused any confusion.

Best,

Mike Matz, P.E.
Water Resources Engineer

P 303.866.3581 x 8241
1313 Sherman Street, Room 821, Denver, CO 80203
michael.matz@state.co.us | www.colorado.gov/water

On Thu, Jul 10, 2025 at 4:38 PM George M. Rowley <growley@wbapc.com> wrote:

> Michael: We received the attached referral response from Douglas County. This district was approved originally by Douglas County in 1981 and the area within its boundaries is provided with water service by Cottonwood Water and Sanitation District. It is not a new subdivision, although the owners of property within the District seeking to subdivide and developer their property may need to provide proof of water supply, Cottonwood Metropolitan District is simply seeking a clarification to its service plan to replacing some fences and install some additional landscaping, not to develop new homes or commercial property.
>
> Based on this we do not believe the requirement to show a water availability is applicable. Please confirm at your earliest convenience.
>
> WBA Local Government Law

June 10, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: June 25, 2025

File # / Name: SV2025-004 / Cottonwood Metropolitan District

Request: Metropolitan District – 1st Amendment

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☐ No Comment	
☐ Please be advised of the following concerns:	
☒ See letter attached for detail.	
Agency: Cottonwood Highlands Metropolitan District No. 1	**Phone #:** 720-274-8377
Your Name: Laurie Tatlock *(please print)*	**Your Signature:** Laurie Tatlock **Date:** 6/24/2025

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

DJ Beckwith
Principal Planner

Enclosure

Cottonwood Highlands Metropolitan District No. 1
c/o Mulhern MRE, Inc.
58 Inverness Drive East, #100
Englewood, CO 80112

June 24, 2025

Dear Douglas County Planning Department:

We are sending this letter on behalf of the Board of Directors for Cottonwood Highlands Metropolitan District No. 1 ("Cottonwood Highlands"). Cottonwood Highlands received your Referral Response Request dated June 10, 2025 regarding a First Amendment to the Service Plan ("Service Plan Amendment") for Cottonwood Metropolitan District ("Cottonwood Metro").

Cottonwood Highlands is a metropolitan district that operates pursuant to its service plan approved by the Town of Parker on September 17, 2014. It is located entirely within Cottonwood Metro's boundaries. Cottonwood Highlands has funded over $2 million for construction of parks, opens space, and streetscape landscaping and irrigation. It also maintains approximately 34 acres of parks, open space, and drainage within its boundaries. These improvements and services are funded by ad valorem property taxes imposed by Cottonwood Highlands.

Property owners within Cottonwood Highlands are also subject to ad valorem property taxes of Cottonwood Metro because the districts overlap. Cottonwood Highlands is concerned that Cottonwood Metro is using tax revenues generated the Cottonwood Highlands properties predominately for public improvements in other areas of Cottonwood Metro. Approving the Service Plan Amendment would exacerbate this concern.

Particularly, the Service Plan Amendment states that the Cottonwood Metropolitan District will exist for the purpose of constructing and maintaining certain landscaped street rights-of-way including fencing; constructing, maintaining, and operating certain public parks and recreation facilities; and eliminating and controlling mosquitoes; **all for the benefit of the residents and businesses within the District**. However, the Service Plan Amendment then limits the areas that Cottonwood Metro will install and maintain these improvements to areas outside of the Cottonwood Highlands neighborhood.

Cottonwood Highlands' position is that if Cottonwood Metro receives ad valorem property tax revenues from the properties within Cottonwood Highlands, a proportional share of that revenue should be used on public improvements that benefit Cottonwood Highlands, rather than expending those funds in other areas or refusing to appropriate those funds. This is particularly relevant because Cottonwood Metro's general fund balance has increased from $461,000 at the end of 2016 to over $1.4 million at the end of 2024, with over $500,000 attributed to property tax revenues from the Cottonwood Highlands community. Cottonwood Metro has sufficient funds to provide improvements and services to the Cottonwood Highlands community, but instead seeks a Service Plan Amendment to fund improvements and services that do not benefit Cottonwood Highlands.

To remedy this concern, board members for Cottonwood Highlands have attended Cottonwood Metro meetings and presented a proposal to exclude the Cottonwood Highlands community from the boundaries of Cottonwood Metro. This would allow Cottonwood Highlands to allocate funds to adequately maintain the public improvements within its boundaries, and allow Cottonwood Metro to focus its efforts on the remaining areas in its boundaries. Discussions regarding the potential exclusion are ongoing.

Therefore, Cottonwood Highlands requests that the County defer any action on the Service Plan Amendment until Cottonwood Highlands and Cottonwood Metro can adequately study and consider the exclusion process.

Thank you for your consideration of this request, and please contact the Cottonwood Highlands management team with any questions. Laurie Tatlock is the District Manager. She can be reached at 720-274-8377, laurie@mulhernmre.com.

Cottonwood Highlands Metropolitan District No. 1 Board of Directors
Ryan Foristal, President
Jennie Grimsley, Assistant Secretary
Ron Hilton, Assistant Secretary
Conrad Jansen, Treasurer
Lynn Severson, Secretary

DJ Beckwith

From: Jennifer Henry <jhenry@specialdistrictlaw.com>
Sent: Monday, June 23, 2025 1:13 PM
To: DJ Beckwith
Cc: Elisabeth A. Cortese; Emily Murphy; Lisa Jacoby
Subject: RE: Kime Ranch MD - FW: Referral Response Request for Cottonwood Metro District 1st Amendment (SV2025-004)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi DJ,

We have no comments on behalf of Kime Ranch MD.

Thank you,
Jen

Jennifer S. Henry
Senior Paralegal
McGeady Becher Cortese Williams P.C.
450 E. 17th Avenue, Suite 400
Denver, CO 80203-1254
Phone: 303.592.4380
Fax: 303.592.4385
Email: jhenry@specialdistrictlaw.com
www.specialdistrictlaw.com

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From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Tuesday, June 10, 2025 10:26 AM
To: Info <info@specialdistrictlaw.com>
Subject: Referral Response Request for Cottonwood Metro District 1st Amendment (SV2025-004)

Greetings,

Please review the proposed amendment for the Cottonwood Metropolitan District and forward any comments on behalf *of Kime Ranch Metro District, Overlook Metro District, Parker Homestead Metro District,* and *Regency Metro District* to me by Wednesday, June 25, 2025. I've attached the Referral Packet to this email that contains the service plan and application.

Please let me know if you have any questions.
Thank you!

June 10, 2025

REFERRAL RESPONSE REQUEST

Comments Due By: June 25, 2025

File # / Name: SV2025-004 / Cottonwood Metropolitan District

Request: Metropolitan District – 1st Amendment

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

☒ No Comment	
☐ Please be advised of the following concerns:	
☐ See letter attached for detail.	
Agency: OVERLOOK METROPOLITAN DISTRICT	**Phone #:** 303-592-4380
Your Name: CRAIG SORENSEN *(please print)*	**Your Signature:** Craig Sorensen **Date:** 6-12-25

You are encouraged to attend the hearing(s) in the Commissioner's Hearing Room at 100 Third Street, Castle Rock. The hearing date(s) may be obtained by calling 303-660-7460. If you are unable to submit written comments by the due date or need additional materials/information, please contact this office.

Sincerely,

DJ Beckwith
Principal Planner

Enclosure

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

June 18, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: DJ Beckwith

Re: Cottonwood Metropolitain District, 1st Amendment, Case # SV2025-004

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Cottonwood Metropolitain District, 1st Amendment** and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas and high-pressure natural gas transmission pipeline and associated land rights within the District.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

June 27, 2025

George Rowley
WBA Local Government Law
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

Re: Cottonwood Metropolitan District – 1st Amendment
Project File No. SV2025-004

Dear Mr. Rowley:

Thank you for the submittal of the Cottonwood Oaks Metropolitan District amended service plan. We have completed the presubmittal review of the service plan and have comments as stated below. Additionally, copies of referral agency comments received to-date are enclosed.

General Formatting Comments:

1. In Section C, paragraph A, "Parks and Recreation Improvements", please provide an explanation for the change of language from the original service plan in the last sentence of the paragraph.

If you have any questions on the above requirements, please call the undersigned at (303)-660-7460.

Sincerely,

DJ Beckwith, Principal Planner

cc: Lauren Pulver, Planning Supervisor
Kati Carter, AICP, Assistant Director of Planning Resources
Chris Pratt, Managing County Attorney

From:	George M. Rowley
To:	Lauren Pulver
Cc:	booneanthony@comcast.net; Audrey G. Johnson
Subject:	Cottonwood Metropolitan District Service Plan Amendment
Date:	Tuesday, May 6, 2025 12:03:26 PM
Attachments:	image001.png CWMD Service Plan [PY2FAKFUNWWQ-1612649569-2570].pdf

Ms. Pulver: My client, Cottonwood Metropolitan District, was organized in the County in 1981 to finance and operate some landscaping and park and recreation facilities. The board, which consists entirely of residents, would like to amend the service plan to include the authority to construct and maintain fencing along Jordan Road and Cottonwood Drive within the District. The District will not be issuing additional debt to finance the fence replacements, but will use current reserves to fund the project. The project will take place on right-of-way owned by the Town of Park and we are working with them to obtain the necessary easements. Some, but not all of the District has been annexed into the Town since it was organized.

Could we set up some time in the next week or so, to discuss the County process?

Sincerely,

WBA
WHITE BEAR ANKELE TANAKA & WALDRON
ATTORNEYS AT LAW

GEORGE M. ROWLEY, ESQ.
SHAREHOLDER
WHITE BEAR ANKELE TANAKA & WALDRON
2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122

Northern Colorado Office:
748 Whalers Way, Suite D1
Fort Collins, Colorado 80525

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growley@wbapc.com
www.whitebearankele.com

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From: George M. Rowley
To: DJ Beckwith; Audrey G. Johnson
Cc: Lauren Pulver; booneanthony@comcast.net
Subject: RE: Cottonwood Metropolitan District Service Plan Amendment
Date: Thursday, July 10, 2025 4:04:28 PM
Attachments: image001.png
image002.png

DJ: Thanks for sending these over. It appears that the only substantive comment is from Cottonwood Highlands MD (CHMD). As stated in their letter they have asked to be excluded from Cottonwood MD (CMD) and the board for Cottonwood MD is considering its options and may be open to an exclusion under the right circumstances. However, to our knowledge they have not taken any steps to initiate the exclusion. We think that the claims in the letter are overstated. For instance, CMD has a low mill levy of only 8.3 mills, and although the tax base within CMD has grown as the result of homes being built in CHMD, there also been other development with CMD that has contributed to the growth of the general fund balance, it is not all attributable to CHMD residents. The trails and parks that CMD owns and maintains are within a reasonable distance from CHMD and I am sure their residents make use of these parks and trails. Additionally, CMD offered to maintain the parks within CHMD, but they rejected the offer. The new improvements proposed by CMD are along major streets in the area, and although they are not within the boundaries of CHMD, these streets are also used by the residents of CHMD and are intended to beautify the general area. Their request to be excluded would be similar to them asking to be de-annexed from the Town of Parker because the Town of Parker parks are not within the boundaries of CHMD or in their view, the community center is too far away. The statutory provisions for exclusion either require each property owner in CHMD to petition CMD for exclusion or a petition to the court by the CMD board who must convince the Town of Parker to support their petition for exclusion by agreeing to take over maintenance responsibilities of the parks within CHMD and then Parker and CHMD entering into an agreement by which CHMD agrees to maintain the parks on behalf of Parker. It sounds to me like they are leaning toward the latter option, but the ball is in their court to decide which they want to pursue and then move forward. To our knowledge they have not taken any steps forward with either option, and either option may take several months.

So, the question is, will Douglas County staff delay or oppose CMD's application for a service plan amendment based on the CHMD letter, or are you willing to proceed with their objection outstanding. This may or may not be resolved by the time we get to the BOCC hearing, but again, as I see it the ball is squarely in their court.

We will also respond to email from the DWR, but I think it is not relevant because this is not a new development and is already served by Cottonwood Water and Sanitation District.

From: George M. Rowley
To: DJ Beckwith; Audrey G. Johnson
Cc: Lauren Pulver; booneanthony@comcast.net
Subject: RE: Cottonwood Metropolitan District Service Plan Amendment
Date: Friday, August 1, 2025 9:02:41 AM
Attachments: image001.png
image002.png
Comment Letter for Cottonwood MD - SV2025-004.pdf

DJ: I was reviewing our files and it appears that we may not have responded to your question in the attached letter.

We removed the referenced sentence from the amendment because we do not anticipate any additional land dedications. I am not opposed to reincluding the deleted sentence if the County has a concern, or would prefer that it be reincluded.

WBA Local Government Law

George M. Rowley
Shareholder
Phone: 303.858.1800
www.wbapc.com

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From: DJ Beckwith <dbeckwith@douglas.co.us>
Sent: Friday, June 27, 2025 4:10 PM
To: Audrey G. Johnson <ajohnson@wbapc.com>
Cc: George M. Rowley <growley@wbapc.com>; Lauren Pulver <lpulver@douglas.co.us>
Subject: RE: Cottonwood Metropolitan District Service Plan Amendment

Hello Audrey,

I have attached the County's comment letter that includes all comments received from referral agencies. Once you have reviewed the comments and addressed them, please send me a hard copy by mail or dropping off in person of the restated and amended service plan, application, and a check for $250 made out to the Douglas County Clerk and Recorder. Following formal submittal, we will look at scheduling public hearings.
Please let me know if you have any questions.