

**EASTERN ADAMS COUNTY  
METROPOLITAN DISTRICT**

**SERVICE PLAN**

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**McGeady Sisneros, P.C.  
1675 Broadway, Suite 2100  
Denver, Colorado 80202**

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## I. GENERAL OVERVIEW

This Service Plan is submitted with the intent of creating the proposed Eastern Adams County Metropolitan District (the "District"). As referenced herein, "Service Plan" or "Plan" shall be taken to mean the body of this Service Plan as well as all of its exhibits, tables, and attached financial plans. The proposed District is located in and around the unincorporated town of Strasburg, Colorado and contains five parcels of land, in three non-contiguous areas. The Pauls Agricultural Land Company, Inc. owns Parcels 3, 4 and 5. Bradley W. Pauls owns Parcels 1 and 2 (the landowners shall be collectively referred to as the "Developer"). The proposed District lies entirely within unincorporated Adams County. The legal descriptions of each parcel are attached as Appendix I.

The lands within the District generally slope northeast towards an unnamed intermittent stream that is tributary to Comanche Creek. The proposed District is within a 'Plains' region and may generally be described as predominately flat. Within the approximate area of the District, are:

Platted and filed of record subdivision

Strasburg East Subdivision, 3<sup>rd</sup> Filing (Strasburg East) – 74 lots (Parcel 1)

Parcel 3 - Approximately 106 platted lots, of which, 53 are under development

Unplatted Land

658.67 acres (Parcels 2, 4 and 5)

Further description of the lands within the District follows in Section III.

The District will manage the continued development of Strasburg East Subdivision and Parcel 3, as well as the proposed development of the Unplatted Land (continued and proposed development shall be collectively referred to as the Project). The District will also provide the funding of required infrastructure improvements to serve the needs of the Project, and for the ongoing operation, including road maintenance, thereof.

## II. DISTRICT SERVICES

### A. Proposed Facilities and Services

The District will have the power and authority to provide the services listed below. The specific improvements addressed by the District as capital construction items, (as opposed to the Developer or others) will depend on the financial wherewithal of the District, but any one or a number of the improvements described below or as otherwise authorized by statute may

be constructed by the District. It is intended, as well, that the District will fund the operation and maintenance of all facilities not dedicated to or owned by the County or the State of Colorado.

1. Water.

The design, acquisition, installation, construction, operation, and maintenance of one or more complete water and irrigation water supply, treatment, storage, transmission and distribution systems for domestic and other public or private purposes, together with all necessary and proper reservoirs, treatment works and facilities, wells, water rights, equipment and appurtenances incident thereto which may include, but shall not be limited to transmission lines, distribution lines, distribution mains and laterals of and improvements to said system within and without the boundaries of the District.

2. Sewer.

The design, acquisition, construction, operation, and maintenance of a one or more complete sanitary sewage collection and disposition system which may include, but shall not be limited to, collection mains and laterals, interceptor lines, lift stations, lagoons, land application, and/or storm sewer, flood and surface drainage facilities and systems, including detention/retention ponds and associated irrigation facilities, and all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said system within and without the boundaries of the District.

3. Streets.

The design, acquisition, installation, construction, operation, and maintenance of street and roadway improvements, including, but not limited to curbs, gutters, culverts, and other drainage facilities, appurtenant storm sewers and culverts, sidewalks, bike paths and pedestrian ways, median islands, bridges, parking facilities, paving, lighting, grading, landscaping, road construction and maintenance equipment, and other street improvements, such as traffic and safety controls and devices, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of improvements to said facilities within and without the boundaries of the District.

4. Park and Recreation.

The property within the proposed District boundaries is wholly within the boundaries of the Strasburg Park and Recreation District.

5. Mosquito Control.

The provision, through contract service providers and in accordance with all applicable laws, of mosquito control services.

6. Television Translation and Relay Services.

The provision, through contract service providers and in accordance with all applicable laws, of television translation and relay services.

The powers of the District, as listed above, will be exercised by the Board of Directors of the District to the extent necessary to provide the services contemplated in this Service Plan. In addition to the above powers, the Board of Directors shall also have the following authority:

a. To amend the Service Plan as needed, subject to the appropriate statutory procedures.

b. To forego, reschedule, or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth and resource availability, or if development of the improvements and facilities would best be done at a later date or by another entity. Acceleration or delays in the financing of improvements by the District to account for market or other considerations shall not be considered a departure from the intents and purposes of this Service Plan.

c. To provide all such additional services and exercise all such powers as are expressly or impliedly granted by Colorado law, and which the District is required to provide or exercise or, in its discretion, choose to provide or exercise.

The foregoing improvements and services, along with all other activities, will be undertaken in accordance with, and pursuant to, the procedures and conditions contained in the Special District Act, other applicable statutes, and the District's Service Plan, as any or all of the same may be amended from time to time.

B. Need for District Service

The property contained within the boundaries of the District consists presently of a combination of platted but un-serviced property and undeveloped property. It is anticipated that this property will see development and construction activity in the near future. A general Development Plan is shown on Figure 2.

The following sections of this Service Plan describe in detail those services to be funded by

and provided by the District. The primary services are as described above.

The ability to provide quality infrastructure and service, and to upgrade those facilities and services for the development community depends upon maintaining a comprehensive utility and roadway infrastructure system which is designed and constructed using appropriate engineering technology and construction techniques, and further operated and maintained to ensure the continuation of the intended level of service.

The District will have the statutory and service plan powers which would allow it to function in a more effective and efficient manner than a homeowners association or private individual. These statutes further allow for local management of the District by the owners of property in the District or their representatives, and further provide for a program of debt financing and a means for equitably distributing the debt service among the property owners and residents. The District can provide for future and ongoing infrastructure and services to provide for the long-term needs of property owners and residents.

#### C. No Alternative Mechanism

(1) Discussions with Adams County indicate that the County does not consider it feasible or practical to provide the area within the Community with the public improvements and facilities needed to serve the Development. The District mechanism suggested herein is therefore necessary to provide the desired facilities and services.

(2) The development of Strasburg East started several years ago and consists of a privately owned water distribution, sewage collection, roadways, and a temporary lift station to serve 74 platted lots. The remaining property in the proposed District is as yet unserved, and facilities must be constructed.

No part of Strasburg East or any other property within the proposed District (the "Property") lies within another municipality or special district that provides the services contemplated by this Service Plan, and there are no such entities of convenient locale that are capable of providing the services proposed herein within a reasonable time and on a comparable basis.

The existing Strasburg Water and Sanitation District, (SWSD) which is located nearby some of the Property, maintains a sanitary sewer system that the State of Colorado has declared out of compliance with applicable standards, and SWSD cannot physically provide sewer services to the bulk of the Property. Nevertheless, SWSD was approached and asked to consider what terms and conditions under which it might be able to serve that portion of the Property known as parcels 1, 2, and 6. Initially, SWSD declined to discuss the issue, stating that it was unable to both physically and financially to serve those properties. SWSD suggested that the proponents should build and operate their own systems. When the proponents endeavored to provide a financial solution to SWSD's

inability to serve those properties and discussions did ensue, SWSD required, as a condition of service, that the proponents pay to (1) provide water rights and wells necessary to serve the Property, (2) provide 80 acres of property to be used for land application of treated sewage, (3) rebuild SWSD's lagoon system and lift stations and (4) construct and extend facilities and water and sewer lines of a size and to locations that would facilitate service to the existing and future SWSD customers, in neither case offering to contribute to the cost of these efforts contrary to customary and accepted utility practices. Furthermore, SWSD would not, even if the proponents provided all that was required, provide any assurance to the proponents that service would, in fact, ever be provided to all of the properties within the District. These conditions caused the proponents to determine that the proposed solution was neither financially nor practically viable, and the discussions thus ended with a return by SWSD to its original position: that the proponents should construct and operate their own facilities.

#### D. Required Findings

The formation of the proposed District will provide the required water and sanitary sewer infrastructure and services to certain properties within the District's boundaries, as well as road maintenance throughout the District. Formation of an organized district will assure that the area continues to develop in an orderly manner, that amenities and services will be maintained, and that development will become and remain a substantial asset to Adams County.

This plan sets forth, among other things, the projected population growth, the projected assessed valuation and the economic feasibility of the services to be provided by the District. These aspects of the plan demonstrate that the District will be able to finance, manage, operate, and maintain, selected public services and improvements for the benefit of landowners and residents of the District. This Service Plan includes satisfactory evidence that the following requirements of Section 32-1-204, C.R.S., as amended, have been met:

- (1) That there is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district;
- (2) That the existing service in the area to be served by the proposed special district is inadequate for present and projected needs;
- (3) That the proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries;
- (4) That 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;



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

(6) That the facility and service standards of the proposed special district are compatible with the facility and service standards of the Counties within which the proposed special district is to be located and each municipality which is an interested party under section 32-1-204(1);

(7) The proposal is in substantial compliance with any master plan adopted pursuant to Section 30-28-106, C.R.S.;

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

(9) That the organization of the proposed special district will be in the best interests of the area proposed to be served.

#### E. Benefits of District Structure

##### (1) Coordinated Services

As presently proposed, development of the District will proceed in several phases which require the extension of public services and facilities. The District structure will assue public scrutiny over construction and operation of each phase of public facilities, via the County as well as the elected District Board of Directors. Since an elected board of directors will administer the District, it will be able to provide coordinated extensions of services. This will facilitate a well-planned financing program through all phases of construction.

The use of a district will assure that those facilities and services required for future build-out would be provided at the time they are needed. Appropriate development agreements between the proposed District and Developers will allow the postponement of financing for future improvements until they are needed. Property owners and residents can thereby avoid the long term carrying costs associated with financing improvements too early. This allows the full costs of public improvements to be allocated over the full build-out of areas within the District.

##### (2) Uniform Mill Levy

The responsibility for paying debt imposed by capital improvements will be managed through a unified financing plan (included in this Service Plan) and through an integrated operating plan for long-term operations and maintenance. Use of the

proposed District to manage these functions will assure that Developers and District are obligated to pay their respective portion of the costs of capital improvements and operations on a uniform basis.

### (3) Bond Interest Rates

The District structure will allow bonds or other obligations to be issued to provide public improvements at lower interest rates than those available to non-district entities.

## III. PROPOSED DISTRICT BOUNDARY

### A. District Boundary

The District will initially encompass approximately 993 acres of land as more particularly described in Appendix I. (The land described as Parcel 6 in Appendix I is located in Arapahoe County, and will not be part of the original organization of the District. It is intended that the parcel will be included within the boundaries of the District, pursuant to statute, after organization.) A map of the District's location is shown on Figure 1 and its boundaries are shown on Figure 3. The District includes five parcels in three non-contiguous areas. The lands within the proposed District include two platted and recorded subdivisions, one in Parcel 1 hereinafter referred to as Strasburg East and all of Parcel 3. Anticipated development within the District includes the following: 74 single-family units in Parcel 1; 76 single-family units in Parcel 2; 106 single-family units in Parcel 3; and, 66 single family units in Parcel 5. The District will acquire from the Developer sufficient property within parcels 4 and 5 for construction of its potable water and sanitary sewage treatment facilities.

It is anticipated that the District's boundaries will change from time to time as it undergoes inclusions and exclusions pursuant to parts 4 and 5 of Article 1, Title 32, C.R.S. In the event the District proposes to expand its boundaries or service area, it shall provide forty-five (45) days prior written notice of such expansion to the Board of County Commissioners. In the event the County provides no written response to the forty-five (45) day notice, the District shall proceed with the expansion. In the event the County objects in writing within the forty-five (45) day period, the District shall proceed only with the written consent of the County. The form of written consent shall be determined by the Board of County Commissioners.

#### IV. PROPOSED DEVELOPMENT

##### A. Proposed Build-Out Schedule

District construction activities will include a well field, pump station, water storage tank, sewage treatment facility, lift stations and water transmission and sanitary sewer collection lines to serve the existing Parcel 1 lots and an additional 76 lots in Parcel 2, to be available to these parcels in early 2001 with an estimated 4-year build-out. Roadway maintenance will be provided throughout the District. Development in Parcel 3 will be served by individual well and sanitary systems and will not be connected to the District's central systems. Parcel 5 will be connected to the District's central systems and is projected to contain at least 66 lots. Completion of development within the District is projected in 2005. The anticipated build out schedule within the District is displayed on Appendix II, Pro Forma for the Proposed District.

Since growth is market driven and the growth rate may be faster, or slower than estimated in this Service Plan, the Board of the District will have authority to modify the phased construction and financing schedules herein to properly meet actual demands.

##### B. Population Growth

Currently the District has no population currently living within its boundaries. The estimated population at full build-out is 805 using an average of 2.5 people per an equivalent single-family residence (EQR).

#### V. PROPOSED AUTHORITY OF THE DISTRICT

##### A. Powers of the District

The proposed District will have the power and authority to provide the following services within and without the District Boundaries:

Potable and Irrigation water treatment, transmission, and distribution;

Sanitary sewage collection and treatment

Mosquito Control Services

Roadway construction and maintenance and safety protection

Television Translation and Relay services

The District shall have the power to amend this service plan as needed, subject to appropriate statutory procedures. The District shall also have the authority to forego or restructure the financing and construction of certain improvements and facilities, in order to accommodate the pace of growth, resource availability, or adjusted economic feasibility.

B. Relationship to other Districts and Cooperation with Other Entities (Within a 3-Mile Radius)

At this time, there are no water and sewer districts in existence or pending formation, which are within or partially within the proposed District boundaries. The Strasburg Water and Sanitation District neighbors two of the parcels initially comprising the District: Strasburg East (Parcels 1 and 2) as shown on Figure 3. Expansion of the Strasburg District to encompass the lands within the proposed District is not financially or practically feasible for said District.

VI. ASSESSED VALUATION

A. Land Value - The current assessed value of land within the proposed District is estimated to be \$54,805.

B. Buildings - There are currently no structures on the properties of the District. The following table is an itemized estimate of future building values within the District:

TABLE 1

ESTIMATED VALUE OF FUTURE BUILDINGS WITHIN DISTRICT

<u>Description</u>	<u>Total Units</u>	<u>Value/Unit</u>	<u>Total Value</u>
Parcel 1 & 2 - Single Family	150	\$150,000	\$22,500,000
Parcel 3 - Single Family, Low Density	106	\$220,000	\$23,320,000
Parcel 5 - Rural	66	\$220,000	\$14,520,000
<b>Total Future Building Value</b>			<b>\$60,340,000</b>

C. Total Assessed Valuation

Appendix II, "Pro Forma for The Proposed District" projects an assessed valuation for each developed property over a 10-year period.

## VII. WATER SUPPLY

### A. Source

The District's water source will be ground water derived through three proposed sub-surface wells in the southwest quarter of Section 28, Township 3 South, Range 62 West. The first two of these wells will be Arapahoe wells with yield depths of between 200 feet and 690 feet below ground surface. The third well, if needed, will be a Laramie-Foxhills well. Phasing of well construction will be commensurate with land development and associated water demand in the District. The annual amount of water available from the aquifers underlying the 933-acre Development Area, based on a 100-year life, according to the Colorado Ground Water Commission's determination of ground water rights, is shown in the Table below.

TABLE 2.

### GROUND WATER AVAILABILITY

Ground water available to the District as quantified by the Colorado Ground Water Commission in preparation for publication (see letter from Ground Water Commission in Figure 6).

<u>Aquifer</u>	<u>100-year life</u>	<u>EQR</u>	<u>300-year life</u>	<u>EQR</u>
	(AF/YR)	Equivalent (1 & 4)	(AF/YR)	Equivalent (1 & 4)
Denver Aquifer	48	96	16 (2)	32
Arapahoe Aquifer	288	576	96 (3)	192
Laramie- Foxhills	147	294	49 (3)	98
<b>TOTAL</b>	<b>483</b>	<b>966</b>	<b>161</b>	<b>322</b>

- (1) An EQR is estimated to be .5 AF/YR for single-family unit.
- (2) The district engineer, Wright Water Engineers, estimates 54.4 AF available in the Denver aquifer, and the Commission's quantification of the Denver aquifer is under challenge.
- (3) The commission's quantification of the Arapahoe and Laramie-Foxhills are nearly the same as the District's engineers and are not being challenged.
- (4) The Commission has not opined on the number of AF/EQR.

## B. Demand

The domestic-use water requirements of the District have been projected using conservative factors for single-family homes in the Strasburg area. The average water usage per EQR is 0.5 af/yr. The total estimated water demand and anticipated usage for each parcel is displayed on Table 3 below. The total water supply required for the entire district at full build-out will be approximately 227 acre-feet of water per year which equates to 454 EQR.

TABLE 3

### GROUND WATER DEMAND & ANTICIPATED USAGE

Available Water (EQRs)	966
Parcel 1 demand <sup>(4)</sup>	<74>
Parcel 2 demand <sup>(4)</sup>	<76>
Parcel 3 demand <sup>(4)</sup>	<106>
Parcel 5 demand <sup>(5)</sup>	<198>
<b>EXCESS</b>	<b>512</b>

### ARAPAHOE AQUIFER ONLY

Available Water (EQRs)	576
Parcel 1 demand <sup>(4)</sup>	<74>
Parcel 2 demand <sup>(4)</sup>	<76>
Parcel 3 demand <sup>(4)</sup>	<106>
Parcel 5 demand <sup>(5)</sup>	<198>
<b>EXCESS</b>	<b>122</b>

<sup>1</sup> Based on Colorado Ground Water Commission determination.

<sup>2</sup> Values are in acre-feet/year for properties located within Adams County.

<sup>3</sup> Assumes an Equivalent Residential Unit (EQR) equals 0.5 acre-feet/year.

<sup>4</sup> Development parcel approved with a 100-year supply.

<sup>5</sup> Development parcel approved with a 300-year supply (66 EQRs times 3).

TABLE 4

SANITARY SEWAGE DEMAND BY PARCEL

<u>Parcel #</u>	<u>Units</u>	<u>EQR/Unit</u>	<u>Avg. Daily Flow**</u>	<u>Peak Daily Flow*</u>
#1	74	74	17,760 gpd	23,088
#2	76	76	18,240 gpd	23,712
#3	N/A	N/A	N/A	N/A
#4	N/A	N/A	N/A	N/A
#5	66	66	15,840 gpd	20,592
<b>Total</b>			<b>51,840 gpd</b>	<b>67,392</b>

\* Peak factor of 1.3

\*\* Sanitary Sewer Flows = 240 gallons per day/EQR

The demand for water will increase as development proceeds and the District's lands are populated. It is anticipated that the peak average water demand will not be reached until 2006, approximately when all of the development of parcels 1, 2, 3 and 5 are complete.

VIII. PRELIMINARY ENGINEERING: DESCRIPTION OF FACILITIES AND STANDARDS FOR CONSTRUCTION

A. General Infrastructure

A central water system and sewage disposal system will be designed to service all of parcels 1, 2, and 5.

All proposed District lines and facilities would be located within public Rights of Way or in easements dedicated to the District. Easements within the district boundary shall be dedicated without cost to the District, while any required easements outside the boundary shall be individually negotiated with the landowner.

The water and sanitation facilities would require a part-time (1/4 time) Class-C Operator for working and maintaining the numerous facilities.

B. Water System Infrastructure

The preliminary designs for this Service Plan have been completed and are based upon the following design criteria:

1. The water supply and distribution facilities are to be constructed in accordance with the State of Colorado Department of Public Health and Environment's requirements, resulting in reliable and continuous year-round service.
2. Adequate potable water supplies shall be provided by the waters drawn from the Arapahoe aquifer by the proposed system of 2 wells, and from the Laramie-Foxhills aquifer by one additional well when needed.
3. Water facilities are to be designed for phased construction, thus permitting responsible, gradual investment; approximately paralleling actual needs, resulting in an economically feasible program.

The master water system plan, with phased development, is illustrated on Figure 4. This plan shows the various locations of major components of the water system. Locations of pipelines and facilities are approximate and will be adjusted with final design to reflect actual land use layouts.

The District will require one pressure zone providing a minimum static pressure of 50 psi and a maximum pressure of 150 psi. Individual water service lines will not require pressure-reducing valves. It is intended that each water service will have a water meter. Water main pipe sizes will be 8" PVC pipe and will be located for compatibility with other utilities.

As stated previously, the District will ultimately be served by three wells. Chlorination will take place prior to conveyance of well water to the proposed storage tank. An above ground welded 0.25 MG steel water storage reservoir is planned for the first phase of construction and will be located in Strasburg North near the proposed water wells. This water tank will serve Parcels 1, 2 and 5.

The water distribution system and storage facilities will be designed to protect against freezing. Water lines will be installed with a minimum of five (5) feet of cover. Pipelines should be located to minimize destruction of natural vegetation.

#### C. Sanitary Sewer Infrastructure

The preliminary designs for this Service Plan have been completed based upon the following design criteria:

1. A projected peak-day design of 1.3 has been estimated.
2. The sewage treatment facilities are to be located and designed subject to the approval of the State of Colorado, Adams County, and other applicable



regulatory agencies. The degree of treatment required is dependent upon the water quality to be maintained in the receiving stream as classified for cold water fisheries. The treatment facilities must function satisfactorily even during maximum load conditions and winter weather.

3. Sewage treatment facilities must be designed to be aesthetically acceptable.

The proposed Wastewater Development Plan is presented on Figure 5. This plan shows general locations of major components and phasing of the system development. Locations of pipelines and facilities are approximate and will be altered with final design to reflect actual land use layouts.

The central sewage disposal system for Parcels 1, 2, and Parcel 5 consist of a new enclosed mechanical package sewage treatment facility, collection lines, sewage lift stations and force mains. Sewage will flow by gravity whenever possible. Collector sewers will have grades and manhole spacing conforming to standard engineering practice and meeting all applicable State design requirements and recommendations. All sewers will be sized to accommodate peak flows from predicted ultimate densities only within the District boundaries.

Sewage will flow to a District's package plant located in Parcel 4. This site will treat all sewage from the District and utilize surface discharge into the unnamed stream, which is tributary to Comanche Creek. Proposed ultimate design flows for the sewage system are average daily flow equal to 51,840 GPD and peak day flow of 67,392 GPD. These loadings are derived from the following assumptions: 216 EQR units; 240 gallons per EQR per day; and a peak factor of 1.3. The wastewater treatment plant will consist of an extended aeration facility designed to treat 100,000 GPD constructed in one Phase with capacity to expand.

#### D. Road Construction and Safety Facility Installation

To the extent allowed by its financial resources, the District may construct roadways within the Property in conformance with the Service Plan. In any event, the District expects to be responsible for the long-term operation and maintenance of roads within its boundaries to the extent that such services are not provided by the County or the State. Any construction of roads by the District shall meet all County or, where applicable State road criteria and shall be approved by the appropriate agency prior to construction.

#### E. Other Services

To the extent allowed by financial resources, the District intends to contract for or otherwise provide for the provision of mosquito control services and television translation and relay services, the latter including, but not limited to fibre optic, coaxial, digital and

satellite signal translation and relay services.

#### F. Cost Estimates for Infrastructure

The estimated costs for water and wastewater facilities are presented in Appendix II. Estimates are based on probable year 2000 unit costs, with no allowances for changes in inflation or construction costs. Subsequent planning estimates should be trended to reflect current levels. The costs include estimated contract values. Engineering, surveying, construction observation, are included in these estimates.

Costs have been included for land and water rights acquisition. The estimates do not include interior water and sewer lines, services.

### IX. DISTRICT CASH FLOW PROJECTIONS

#### A. Expenditures

##### 1. Capital Improvements

Cost estimates for implementation of this plan have been projected through project completion and are based upon year 2000 costs and are show in detail in Appendix II.

##### 2. Operation and Maintenance

The costs estimated for operation and maintenance (O & M) are intended to encompass all personnel, administration, upkeep, repair, replacement, accounting, legal, and consulting expenses incurred annually by the District. The projected annual operation and maintenance expenses shown in Appendix II. It is anticipated that the full build-out operations and maintenance costs of \$140,000 will be reached in the year 2009.

##### 3. Principal and Interest

The debt schedule addressed by the Financial Plan in Appendix II indicates methods of amortization and interests. An election of qualified voters within the district will be required to authorize the issuance of bonds. The maximum allowable interest rate will be 15 %, with 5 % as a maximum discount rate. At the time of the said election, the actual allowable interest rate will be set.

## B. Revenues

### 1. Plant Investment Fees (Tap Fees)

The costs of water and sewer system facilities are recovered almost entirely through the implementation and collection of plant investment fees (PIF). In the case at hand it is assumed (and the Developers have agreed) that PIF's will be prepaid to the District on the schedule set forth in Appendix II, and the receipt of the dollars shown on that schedule, in the time frames shown, will result in the funding for most of the infrastructure described herein. The costs of service lines, the connection to the main, or meter pits are incurred by the individual property owner or contractor, and not included in the Appendix. The District will establish the schedules of PIFs for various land uses and unit configurations.

Projected income needs demonstrate the need for a PIF for water service of \$4,500 per EQR unit, and \$4,200 per EQR for a sanitation service PIF and a Water Resource Fee (WRF) of \$1,300. The PIF fees are not combined in one fee due to a portion of the future customers having water services only from the district. Appendix II shows the anticipated number of water and sewer taps for each year of growth.

### 2. Bond Proceeds

Certain land acquisition and water rights acquisition costs will be funded through the issuance of the District's general obligation bonds or other evidences of indebtedness, estimated on Appendix II to be in the approximate amount of \$600,000. Because of the statutory constraints on the issuance of debt by special districts that were implemented in the late 1980's, the District may issue its general obligation bonds only under certain limited scenarios, (including the limitations set forth herein with respect to the District's mill levy,) and it may be infeasible to market such debt to third parties. In that event the Developers have committed to accepting the District's bonds or other instruments in exchange for the provision of the financing necessary to provide for the aforementioned acquisitions. The interest rate on the District's indebtedness is assumed to be 5.5%, but for purposes of voter authorization the District will set its maximum interest rate at 15% and the maximum discount on the debt at 5%. Principal payouts and redemption premiums are set by state statute.

### 3. Service Charges

The amount of water delivered and metered to each unit is normally used to determine the monthly or other periodic charges to the customers. Operation, maintenance, and administrative costs for the water and wastewater system are covered by these service charges. A base monthly service charge of \$8.00 will be billed to water customers per EQR, in addition to a fee of \$1.15 per 1000 gallons used. The customer's water usage

per month will be recorded from the individual meter readings. An additional monthly service charge of \$7.00 per EQR will be billed to sewer service customers.

Additionally, a Road Maintenance Fee (RMF) of \$100.00 per year per unit will be assessed within the District Boundary regardless if the unit receives water or sanitary sewer services from the District.

#### 4. Mill Levy

The mill levy anticipated for the District will generate property tax receipts from assessment to all properties serviced by the District and will be used to pay operating costs without regard to revenue production from the water, sewer and road maintenance fees. The right to collect property taxes for debt service and construction of all facilities is reserved by the District.

The mill levy shall be set by the Board of Directors of the District in the exercise of its discretion within the constraints set forth by law, provided that in no event shall the mill levy of the District, for any purpose, exceed 10 mills.

APPENDIX I – LEGAL DESCRIPTION

THE LEGAL DESCRIPTIONS OF THE SIX PARCELS WITHIN THE PROJECT FOLLOW:

PARCEL 1: STRASBURG EAST SUBDIVISION, 3<sup>RD</sup> FILING,

LOTS 3-19, BLOCK 1  
LOTS 3-40, BLOCK 2  
LOTS 2-20, BLOCK 3

FOR A TOTAL OF 74 LOTS, ALL IN SECTION 34, TOWNSHIP 3S, RANGE 62 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, ADAMS COUNTY, CONSISTING OF 18.82 ACRES.

PARCEL 2: PROPOSED ADDITION TO STRASBURG EAST SUBDIVISION:

A PORTION OF THE W ½ OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, ADAMS COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF STRASBURG EAST SUBDIVISION THIRD FILING; THENCE N00°21'17"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, 1598.40 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 3, STRASBURG EAST SUBDIVISION FIRST FILING; THENCE N89°25'31"E, ALONG SAID SOUTH LINE OF BLOCK 3, 1040.11 FEET; THENCE S00°22'42"W, 290.00 FEET; THENCE N89°25'31"E, 68.10 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 3; THENCE S00°22'42"W, ALONG THE WEST LINE OF BLOCK 4, OF STRASBURG EAST SUBDIVISION FIRST FILING, 3026.15 FEET; THENCE S89°24'55"W, ALONG A LINE OF SAID BLOCK 4, 343.99 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, STRASBURG EAST SUBDIVISION SECOND FILING; THENCE N00°20'47"E, ALONG SAID EASTERLY LINE 25.11 FEET; THENCE S89°40'00"W, ALONG THE NORTHERLY LINE OF SAID LOT 1, 101.92 FEET TO THE SOUTHEAST CORNER OF STRASBURG EAST SUBDIVISION THIRD FILING; THENCE N00°22'42"E, ALONG THE EAST LINE OF SAID STRASBURG EAST SUBDIVISION THIRD FILING, 1688.94 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE S89°40'00"W, ALONG THE NORTH LINE OF SAID SUBDIVISION 661.59 FEET MORE OR LESS TO THE POINT OF BEGINNING; EXCEPT THE WESTERLY 40.00 FEET THEREOF LYING ADJACENT TO THE WEST LINE OF SAID NORTHWEST QUARTER, COUNTY OF ADAMS, STATE OF COLORADO, CONSISTING OF 57.75 ACRES.

PARCEL 3: PROPOSED STRASBURG NORTH SUBDIVISION

THE SOUTH HALF OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, ADAMS COUNTY, EXCEPTING THAT PORTION THEREOF LYING WITHIN COUNTY ROADS, CONSISTING OF 315.84 ACRES.

PARCEL 4: PROPOSED STRASBURG WEST SUBDIVISION,

THE SOUTHWEST QUARTER OF SECTION 28 TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, ADAMS COUNTY, EXCEPTING THAT PORTION OF SAID SECTION CONVEYED TO THE STRASBURG WATER AND SANITATION DISTRICT BY A DEED RECORDED IN BOOK 544 AT PAGE 559, CONSISTING OF 139.41 ACRES.

PARCEL 5: THE SOUTH HALF AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, ADAMS COUNTY, EXCEPTING THAT PORTION OF SAID SOUTHWEST QUARTER CONVEYED TO ADAMS COUNTY BY A DEED RECORDED IN THE REAL PROPERTY RECORDS FOR ADAMS COUNTY IN BOOK 173 AT PAGE 67, CONSISTING OF 461.51 ACRES.

PARCEL 6: PROPOSED STRASBURG SOUTH SUBDIVISION (TO BE INCLUDED AFTER ORGANIZATION)

THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE S00°35'35"W, ON AN ASSUMED BEARING ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 67.95 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 36, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N89°43'20"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE 1846.88 FEET TO A POINT; THENCE S00°35'35"W, PARALLEL WITH THE WEST LINE SAID NORTHWEST QUARTER 649.20 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S86°06'16"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1852.35 FEET TO A POINT ON THE WEST LINE SAID NORTHWEST QUARTER; THENCE N00°35'35", ALONG SAID WEST LINE A DISTANCE OF 766.10 FEET TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION LYING WITHIN COUNTY ROADS, CONSISTING OF 30.0 ACRES.

APPENDIX II - PRO FORMA FOR THE PROPOSED DISTRICT

	2003	2004	2005	2006	2007	2008	2009	2010	TOTAL	Exp
2	60	60	72	0	0	0	0	0	322	74
3	240	300	322	322	322	322	322	322	322	74
1	34	38								74
2	22	22	12						66	86
3	60	60	72	0	0	0	0	0	322	74
1	240	300	322	322	322	322	322	322	322	74
										86
										0
										0
										<u>322</u>

**2010 Total Market Value Residential**

	2003	2004	2005	2006	2007	2008	2009	2010	Total
2	4,250,000	4,600,000	4,840,000	4,540,000					11,190,000
3	11,100,000	11,100,000	11,100,000	11,100,000	11,100,000	11,100,000	11,100,000	11,100,000	11,100,000
1		5,550,000	5,700,000						11,400,000
2	11,560,000	5,700,000	11,400,000	11,400,000	11,400,000	11,400,000	11,400,000	11,400,000	11,400,000
3	23,320,000	23,320,000	23,320,000	23,320,000	23,320,000	23,320,000	23,320,000	23,320,000	23,320,000
1									20,000
2		4,600,000	4,840,000	4,540,000					14,520,000
3	240,000	4,840,000	9,880,000	14,520,000	14,520,000	14,520,000	14,520,000	14,520,000	14,520,000
1	34,718,000	44,960,000	53,560,000	80,340,000	60,340,000	60,340,000	60,340,000	60,340,000	60,340,000

Total Assessed Value Residential

0	3,366,870	4,361,120	5,363,500	5,852,980	5,852,980	5,852,980	5,852,980	5,852,980	5,854,920
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Total Assessed Value Commercial

10	3,366,870	4,361,120	5,363,500	5,852,980	5,852,980	5,852,980	5,852,980	5,852,980	5,852,980
10	1,813,900	3,356,870	4,361,120	5,363,500	5,852,980	5,852,980	5,852,980	5,852,980	5,852,980
11	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01
11	18,128	30,868	43,811	53,835	58,530	58,530	58,530	58,530	58,530



2	2003	2004	2005	2006	2007	2008	2009	2010	TOTAL Tap Fees Paid
	60	60	ZZ	ZZ					216
1	600,000	600,000	220,000	220,000					
2									
3									
4									
5									
6									
7	600,000	600,000	220,000	220,000					2,160,000

(B) Month Family:

- / Unit Water
- / 1,000sq ft for commercial
- / 1,000sq ft for W.R.F.
- / Unit W.R.F.
- / Unit

(C) Content/Fees/1,000sq-ft

- / 1,000sq ft for commercial
- / 1,000 sq ft for W.R.F.
- / 1,000 S.F.

3000

2	2003	2004	2005	2006	2007	2008	2009	2010	TOTAL
1	22,327	40,430	58,534	65,172	65,172	72,822	72,822	72,822	456,634
2	18,000	24,000	30,000	32,200	32,200	32,200	32,200	32,200	243,000
3	40,327	64,430	88,534	97,372	97,372	105,622	105,622	105,622	730,494

5 water units / eq x 1.15 = 121.72  
 300  
 301.72yr

\$\$\$/08 rate increase for 2008-2010  
 to 251.72yr

	2002	2003	2004	2005	2006	2007	2008	2009	2010	TOTAL	Residual
1,971	18,138	33,868	41,871	53,835	58,530	58,530	58,530	58,530	58,530	585,832	385,832
3,377	40,337	54,430	68,534	97,372	97,372	97,372	105,022	105,022	105,022	730,494	730,494
5,288	58,466	88,088	132,145	151,207	155,901	163,551	163,551	163,551	163,551	1,116,325	1,116,325
5,539	56,332	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	599,047	599,047
8,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	196,000	196,000
9,251	(17,866)	13,038	47,145	68,207	70,901	74,551	74,551	74,551	74,551	327,279	327,279
7,881	(105,727)	(82,628)	(45,483)	20,723	91,625	170,178	244,721	244,721	244,721	327,279	327,279
2002	2003	2004	2005	2006	2007	2008	2009	2010	TOTAL		
-	-	-	-	-	-	-	-	-	36,000	-	-
-	-	-	-	-	-	-	-	-	262,500	-	-
-	-	-	-	-	-	-	-	-	570,000	-	-
-	-	-	-	-	-	-	-	-	91,000	-	-
-	-	-	-	-	-	-	-	-	91,000	-	-
-	-	-	-	-	-	-	-	-	90,000	-	-
-	-	-	-	-	-	-	-	-	138,000	-	-
-	-	-	-	-	-	-	-	-	221,000	-	-
-	-	-	-	-	-	-	-	-	400,000	-	-
-	-	-	-	-	-	-	-	-	1,698,500	-	-
-	-	-	-	-	-	-	-	-	151,880	-	-
-	-	-	-	-	-	-	-	-	2,050,360	-	-
6,353	(16,363)	(16,363)	(16,363)	(16,363)	(16,363)	(287,306)	-	-	-	2,160,000	-
0,251	(17,866)	13,038	47,145	68,207	70,901	(4,187)	-	-	-	(122,719)	-
5,613	(94,218)	(3,253)	30,782	49,844	54,538	74,561	74,551	74,551	74,551	327,279	-
6,534	252,305	249,042	279,324	328,668	384,207	(227,130)	74,551	74,551	74,551	314,180	-

and seed water rights

FIGURES

LOCATION MAP

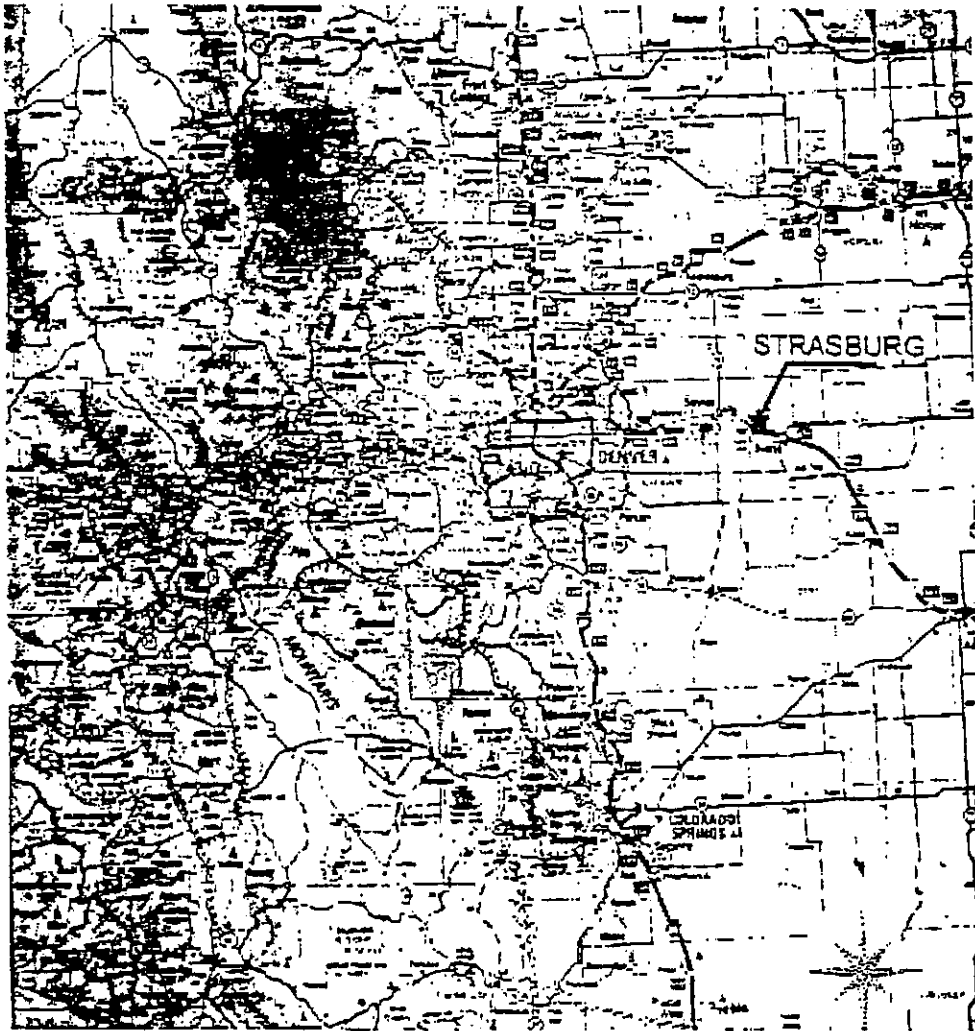
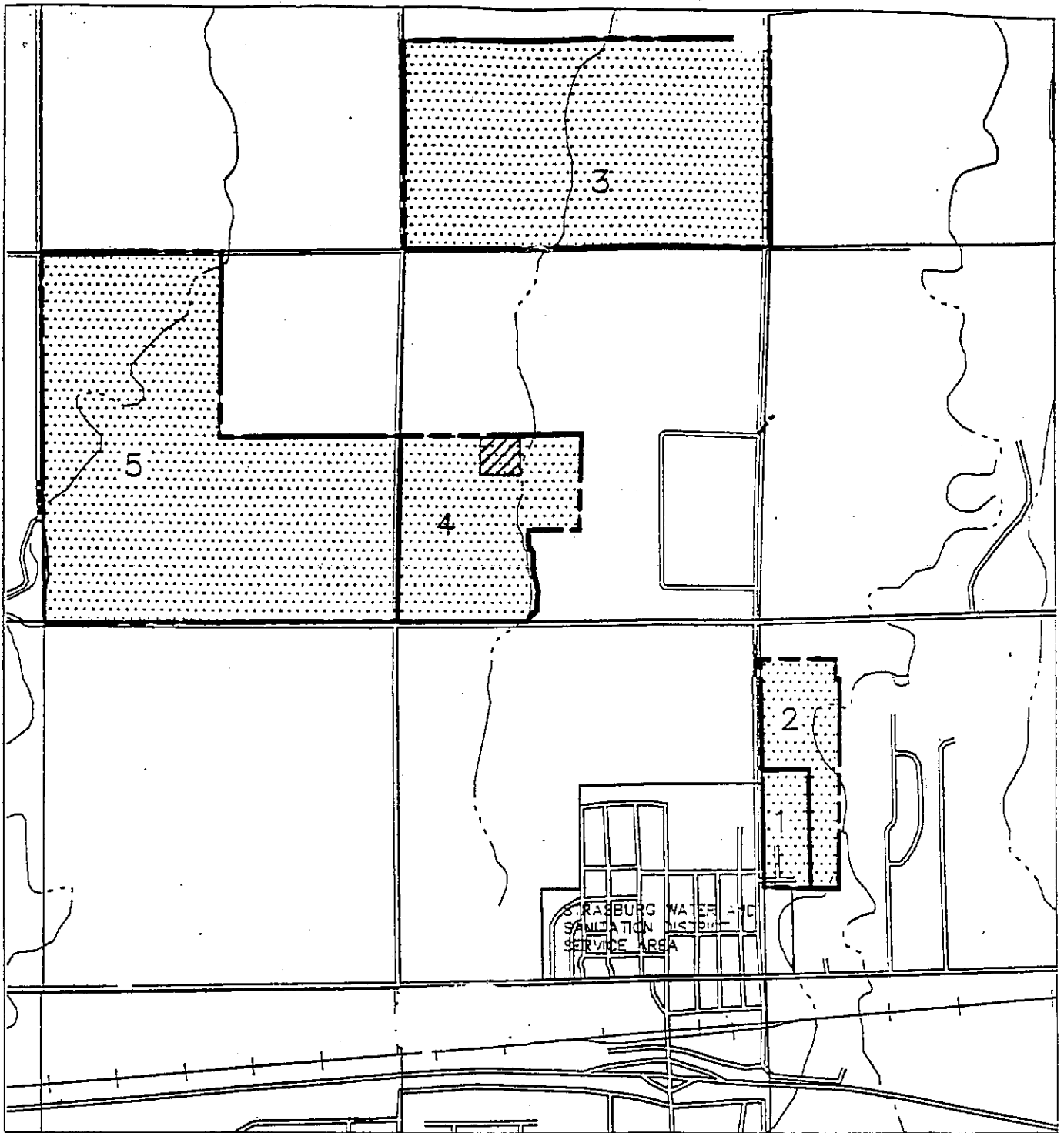


FIGURE 1



**LEGEND**

PARCEL BOUNDARY 

PARCEL LABEL 

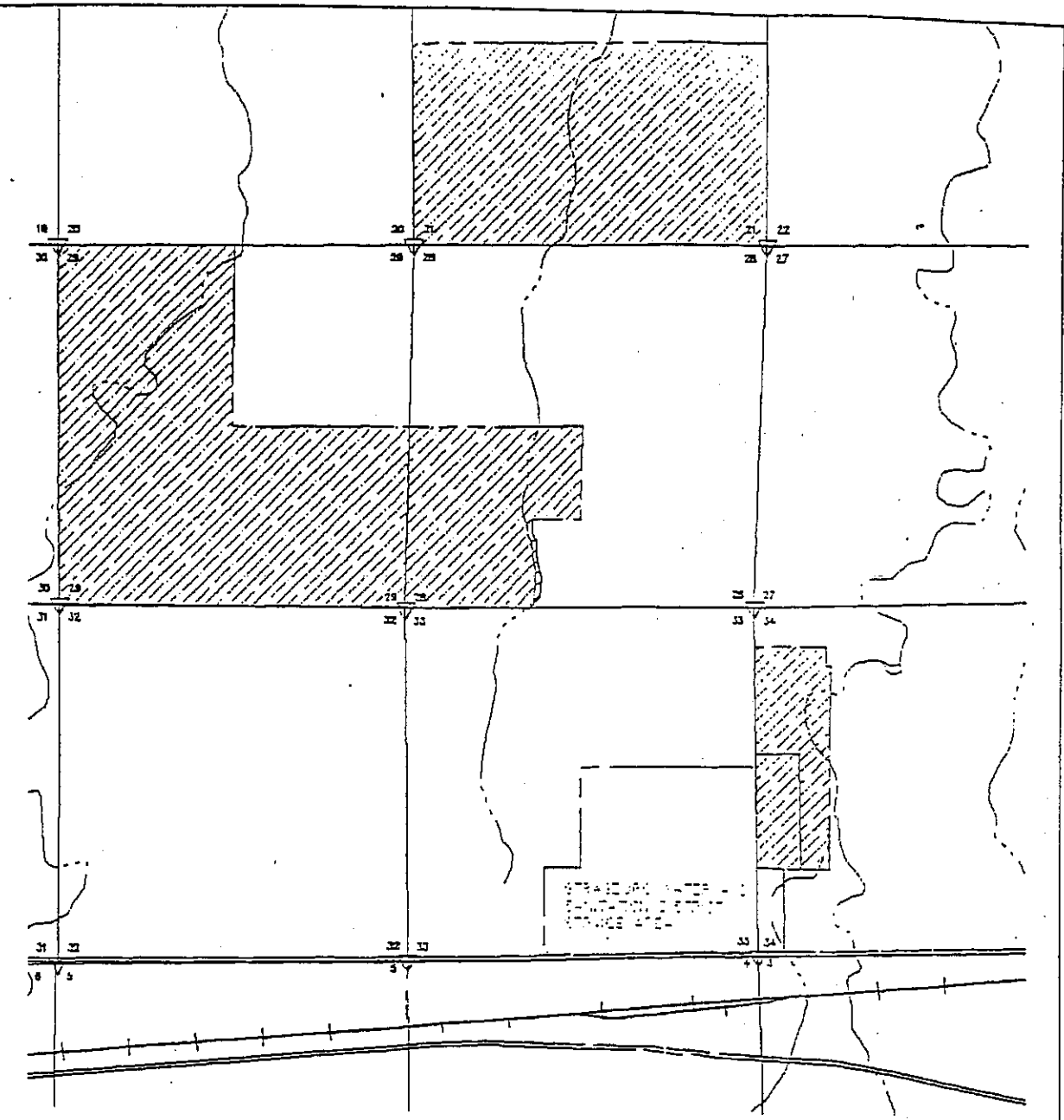
APPROXIMATE  
SCALE 1"=2000'

FIGURE 2  
EAST ADAMS COUNTY  
METRO DISTRICT  
DEVELOPMENT PLAN

PREPARED BY: JOR  
**MARTIN/MARTIN**  
JAN. 20, 2000

G:\SMADES\STRASBURG\SRVICPLN\D-STUFF.DWG

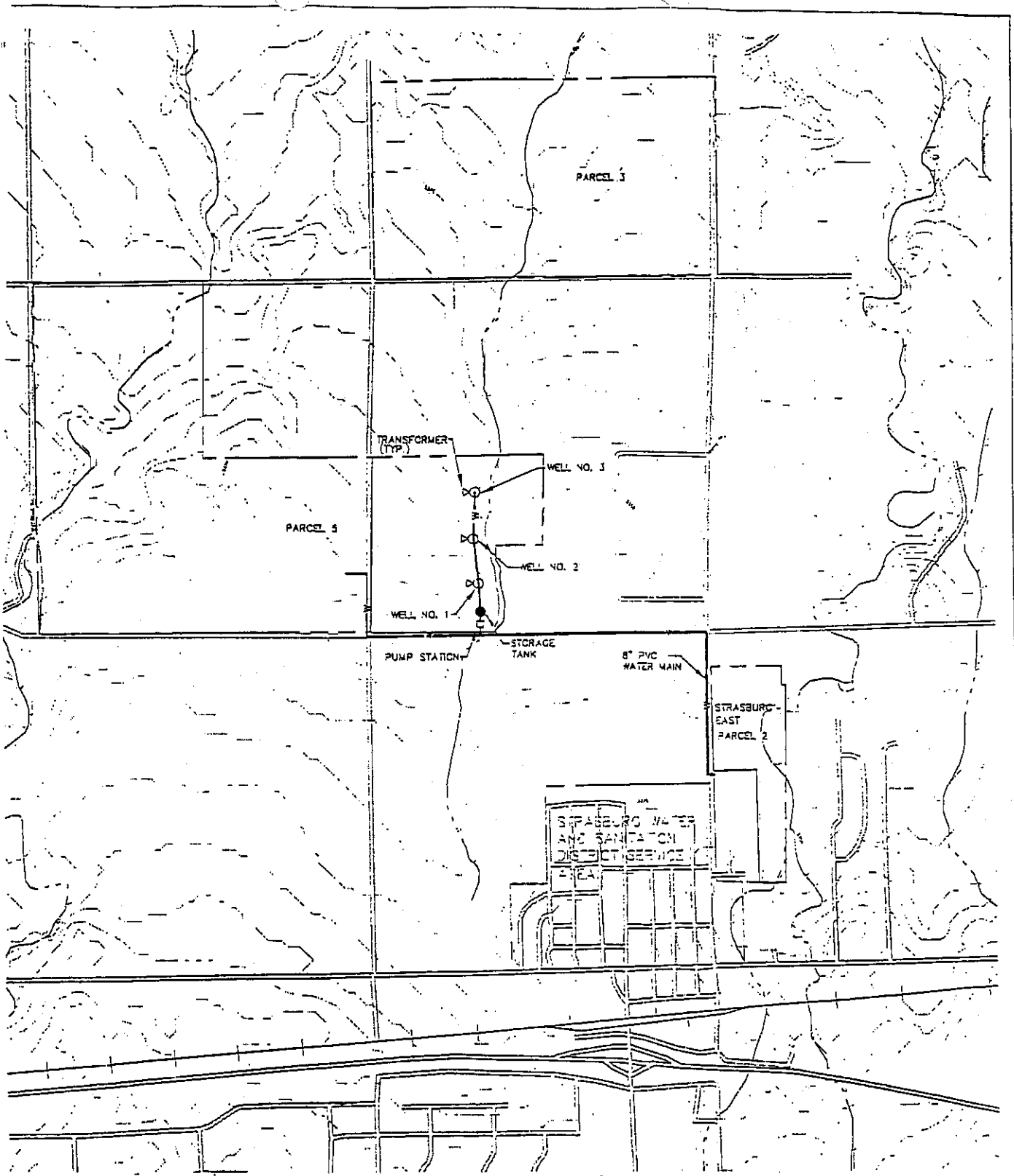
PLOT DATE: 11/08/99 JROBERTS



APPROXIMATE  
SCALE 1" = 2000'

- SECTION CORNER
- ROAD
- CREEK
- RAILROAD
- DISTRICT AREA

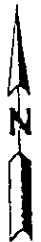
**FIGURE 3**  
**EAST ADAMS COUNTY**  
**METROPOLITAN DISTRICT**  
**BOUNDARY MAP**  
 PREPARED BY: JOR  
**MARTIN/MARTIN**  
 JAN. 18, 2000



MAY 10, 2000

FIGURE 4  
 WATER  
 DEVELOPMENT PLAN  
 EACMD

**MARTIN/MARTIN**  
 Consulting Engineers  
 4251 Kipling St.  
 Wheat Ridge, CO  
 (303) 431-6000

  
 APPROXIMATE  
 SCALE 1"=2000'

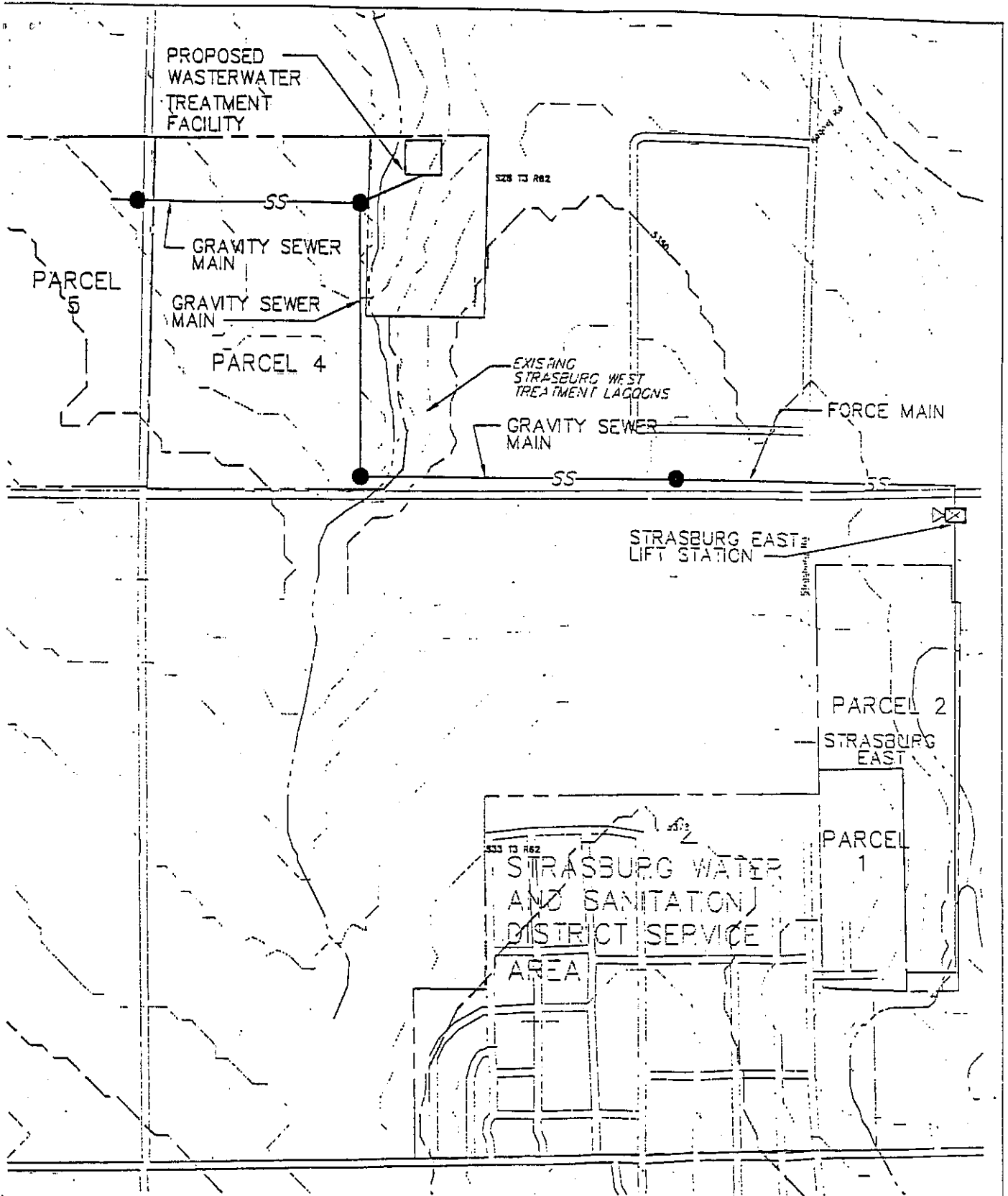


FIGURE 5  
WASTEWATER  
DEVELOPMENT PLAN  
EACMD



APPROXIMATE  
SCALE 1"=1000'

MAY 10, 2000

**MARTIN/MARTIN**

Consulting Engineers

4251 Kipling St.

Wheat Ridge, CO

(303) 431-6100



# STATE OF COLORADO

OFFICE OF THE STATE ENGINEER  
Division of Water Resources  
Department of Natural Resources  
1313 Sherman Street, Room 818  
Denver, Colorado 80203  
Phone: (303) 866-3581  
FAX: (303) 866-3589



<http://water.state.co.us/default.htm>

January 25, 2000

EASTERN COLORADO NEWS  
P O BOX 555  
STRASBURG CO 80136

Bill Owens  
Governor  
Craig E. Walcher  
Executive Director  
Hal D. Simpson, P.E.  
State Engineer

Applicant: Pauls Agricultural Land Co

Dear Sir:

Please publish the enclosed legal notice in your editions of February 3 and 10, 2000, or as close to these dates as possible. Please single-space all the enclosed material in double column format. Font size shall not be less than six-point type and not more than nine-point type in size.

Prior to publishing the legal notice, a "proof copy" must be submitted to this office for approval. This "proof copy" will be inspected by the Division staff and a reply as to its correctness will be made immediately by phone or in writing. This "proof copy" should be directed to the attention of Rich Cooper, Colorado Division of Water Resources, 1313 Sherman Street, Room 818, Denver, Colorado by FAX at 303-866-3589.

Upon publication, please send a copy of the newspaper in which the notice is printed to my attention at the above address. This copy is needed immediately to respond to questions from the general public.

Please submit four copies of your billing, including the cost of the single copy of the newspaper and postage and handling to:

Colorado Ground Water Commission  
1313 Sherman Street, Room 818  
Denver, Colorado 80203

We have been advised by the State Controller and the State Purchasing Agent that we must request four copies of the billing and four copies of the proof of publication. Two copies of the proof of publication must be notarized. Since we must re-bill the applicant prior to approval, please transmit the billing together with the proofs of publication as soon as possible.

Should you have any questions concerning publication of this notice, please contact this office.

Sincerely,

Richard Cooper  
Water Resource Specialist  
Designated Basins Branch

Enclosure: a/s

cc: Applicant  
Christopher L. Thome, Holland & Hart  
Commissioner Robert R. Loose  
North Kiowa-Bijou GWMD

## STATE OF COLORADO

OFFICE OF THE STATE ENGINEER  
Division of Water Resources  
Department of Natural Resources

1313 Sherman Street, Room 818  
Denver, Colorado 80203  
Phone: (303) 866-3581  
FAX: (303) 866-3589

<http://water.state.co.us/default.htm>

TRI-COUNTY TRIBUNE  
P O BOX 220  
DEERTRAIL CO 80105

January 25, 2000



Bill Owens  
Governor

Greg E. Winkler  
Executive Director

Hal D. Simpson, P.E.  
State Engineer

Dear Sir:

Applicant Pauls Agricultural Land Co

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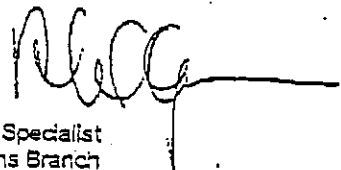
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Richard Cooper  
Water Resource Specialist  
Designated Basins Branch

Enclosure: a/s

cc: Applicant  
Christopher L. Thorne, Holland & Hart  
Commissioner Robert R. Loose  
North Kiowa-Bijou GWMD

## BEFORE THE COLORADO GROUND WATER COMMISSION

---

**KIOWA-BIJOU DESIGNATED GROUND WATER BASIN AND NORTH KIOWA-BIJOU GROUND WATER MANAGEMENT DISTRICT: ADAMS AND ARAPAHOE COUNTIES**

---

TAKE NOTICE that pursuant to Section 37-90-107(7), C.R.S., Pauls Agricultural Land Company, Inc. (hereinafter "applicant") has applied for determinations of water right to allow the appropriation of designated ground water from the Laramie-Fox Hills aquifer underlying 1023.2 acres, consisting of six tracts of land generally described as: Parcel 1, 18.82 acres described as 74 lots of the Strasburg East Subdivision, Third Filing, consisting of Lots 3 through 19 of Block 1, Lots 3 through 40 of Block 2, and Lots 2 through 20 of Block 3, located in the W1/2 of the W1/2 of Section 34; Parcel 2, 57.75 acres described as land contiguous to the Strasburg East Subdivision, Third Filing, and located in the W1/2 of the W1/2 of Section 34; Parcel 3, 315.84 acres described as the S1/2 of Section 21; Parcel 4, 139.41 acres described as the SW1/4 of Section 28, except a part of the E1/2 of the SE1/4 of the SW1/4 of Section 28; Parcel 5, 461.51 acres described as the NW1/4, the SE1/4, and most of the SW1/4 of Section 29; all in Township 3 South, Range 82 West of the 6th P.M.; and Parcel 6, 30 acres described as a part of the N1/2 of the NW1/4 of Section 4, Township 4 South, Range 82 West of the 6th P.M. TAKE NOTICE that the applicant has also applied for determinations of water right to allow the appropriation of designated ground water from the Arapahoe and Denver aquifers underlying 946.73 acres, consisting of the above described Parcels 3, 4, 5 and 6.

The applicant claims the control of and right to appropriate the ground water in the above described aquifers underlying the described 1023.2 acre land area based on ownership of Parcels 3, 4 and 6 and the written consent of the owner of Parcels 1, 2 and 5. The owner of Parcels 1, 2 and 5 claims the control of the ground water in the Laramie-Fox Hills aquifer underlying these parcels and also claims control of the ground water in the Arapahoe and Denver aquifers underlying Parcel 5 and, by written consent, has given the applicant this control and the right to appropriate the ground water in the specified aquifers under these properties. The ground water appropriation from each aquifer will be used on the described 1023.2 acre land area for the following beneficial uses: central water supply system for domestic, irrigation, commercial, industrial, fire protection, recreation, livestock watering, dust control, fish and wildlife, storage, exchange, and augmentation purposes. The maximum allowable annual amount of ground water in each aquifer underlying the described land area will be appropriated.

In accordance with Section 37-90-107(7), C.R.S.; and the Designated Basin Rules, 2 CCR 410-1, the Colorado Ground Water Commission shall allocate ground water from the above described aquifers based on ownership of the overlying land and an aquifer life of one hundred years. A preliminary evaluation of the applications by the Commission Staff finds the annual amount of water available for appropriation from the Laramie-Fox Hills aquifer underlying the above described 1023.2 acre land area to be 153.3 acre-feet; the annual amounts of water available for appropriation from the Arapahoe and Denver aquifers underlying the above described 946.73 acre land area are as follows: 296 acre-feet for the Arapahoe and 52.5 acre-feet for the Denver, subject to final staff evaluation. The amount for the Arapahoe aquifer represents a reduction in the initial annual amount determined to be available for appropriation to prevent injury to existing water rights, Permit Nos. 3466-F and 16346-F. The amount for the Denver aquifer represents a reduction in the initial annual amount determined to be available for appropriation to prevent injury to existing water rights, Permit Nos. 2642-F and 3466-F. The amounts for the Arapahoe and Denver aquifers also represent a reduction in the initial annual amounts determined to be available for appropriation to allow for the annual withdrawals of a small-capacity well located on the above described land area, Permit No. 82357. The estimated available annual acre-feet appropriation amount for each aquifer indicated above may be increased or decreased by the Commission to conform to the actual aquifer characteristics, based upon site specific data.

Upon Commission approval of these determinations of water right, well permits for wells to withdraw the allowed appropriation from a specific aquifer shall be available upon application, subject to the conditions of the determination and the Designated Basins Rules and subject to approval by the Commission. Such wells must be completed in the specified aquifer and located on the above described land area. Well permits for wells to withdraw ground water from the Denver aquifer would also be subject to the conditions of a replacement plan to be approved by the Commission.

Any person wishing to object to the approval of these determinations of water right must do so in writing, briefly stating the nature of the objection and indicating the above applicant, land area description and the specific aquifers that are the subject of the objection. The objection must be accompanied by a \$10 fee and must be received by the Commission Staff, Colorado Ground Water Commission, 818 Centennial Building, 1313 Sherman Street, Denver, Colorado 80203, by March 13, 2000.