

HIGHLAND PARK METROPOLITAN DISTRICT SERVICE PLANPURPOSE AND LOCATION

This is a request for approval of the Service Plan for the proposed Highland Park Metropolitan District. Approval of the County Commissioners with the advise and recommendations of the Planning Commission is required prior to petitioning the Court to form the District.

The District proposes to undertake street improvements (with related signalization and street drainage) overall drainage improvements and open space improvements/including landscaping, erosion control and accessory structures. The majority of the improvements have been constructed or are under construction by the developer (Vantex Companies). After formation of the District, District elections and issuance of bonds, the District will reimburse the developer for the cost of eligible improvements that have been made. In addition, the District will have the authority to enter into agreements with other special districts to provide off site or regional type improvements. It is proposed that these intergovernmental agreements would be through the Joint Southeast Public Improvement Authority (JSPIA). *ASSOCIATION*

ELEMENTS OF THE PLAN

The plan lists and gives estimated costs for the construction of collector and local streets within the District's proposed boundaries. These projects are as follows:

A. OFF-SITE IMPROVEMENTS

South Dayton Street (boundary street)
South Chester Street (not in District)
East Otero Avenue (boundary street)

B. ON SITE IMPROVEMENTS

East Nichols Avenue
East Otero Avenue
South Dayton Street

In addition the project cost estimates include schedules, street lights, erosion control, storm sewer extension, drainage, landscaping, an irrigation well and modifications to the irrigation system. Repairs or improvements to existing streets are also included. The estimated costs for these improvements is \$2,437,097 (including contingencies, engineering and legal costs). The District proposes to issue bonds in 1983 (\$2,080,000) and 1984 (\$1,805,000). In addition the Service Plan includes a statement as to participation in other off-site or regional highway and interchange improvements as proposed by JSPIA. The District will authorize up to \$2,000,000 above the amount required for land improvements, as their share of the JSPIA projects. The proposed JSPIA projects are not listed in the schedule of improvements. The total bonding requested of the District voters will be \$8,000,000.

HIGHLAND PARK METROPOLITAN DISTRICT SERVICE PLAN (CONTINUED)FINANCING PLAN

The Service Plan contains documentation concerning existing and projected valuations, bonding schedules and mill levy projections. Based on current estimates the mill levy will range from 18 mills through 1992 to 11 mills in the year 2003, of this 6 mills are to be levied to support JSPIA projects. The Service Plan does not include data on the levy from other taxing authorities.

COMMENTS OF REFERRAL AGENCIES

The Service Plan was referred to the Engineering Department, RTD and the State Highway Department. Only County Engineering has responded and the memo is attached.

FINDINGS

1. The Service Plan as proposed is consistent with the County Comprehensive Plan and the Highland Park PUD.
2. The estimate of costs and proposed assessments are reasonable and there appears to be a reasonable relationship between costs and benefits received.
3. The engineering data is incomplete. Typical cross sections and right-of-way widths should be included.
4. The property to the southeast of the proposed District will receive benefits from the facilities constructed by the District. However, this property (K-Mart and Mountain America Associates) is not included within the District. Most of this excluded property is unplatted & the requirement for participation can be applied when platted. The K-Mart site is developed and no future County approvals are required. The inclusion of the K-Mart site in the District would be reasonable.

RECOMMENDATIONS

The staff recommends approval of the Service Plan subject to the following conditions:

1. Typical cross sections and right-of-widths be included in the Service Plan.
2. The applicant revise the District Boundary to include the K-Mart parcel, or present testimony as to why the parcel should not be included.

SERVICE PLAN FOR THE PROPOSED
HIGHLAND PARK METROPOLITAN DISTRICT
January, 1983

PURPOSE

This Service Plan consists of a financial analysis and an engineering plan showing how the proposed facilities will be developed and financed. In accordance with section 32-1-201 et seq. of the Colorado Revised Statutes, 1973, as amended, the following items are included in this Service Plan:

1. Description and maps of Service Plan area.
2. Engineering survey showing how proposed services are to be provided and financed.
3. Description of the type of development planned in the area and an estimate of population.
4. Description of facilities to be installed and standards of construction.
5. Estimate of costs.
6. Details of proposed arrangements and agreements.
7. Financial projections, including assessed valuations, land acquisition, discounts, engineering services, legal services, proposed indebtedness, interest rates and other related expenses.

GENERAL

Upon formation, the District plans to undertake a number of capital improvement projects, both within and without the District, and to maintain and operate such improvements as required. In addition, the District intends to join with other districts in cooperative projects as discussed in more detail later in this Service Plan.

It is intended that the proposed District provide for the acquisition, construction, installation and completion of arterial, collector and direct land access roadways, curbs, gutters, culverts, and other drainage facilities, sidewalks, bridges, parking facilities, paving, lighting,

grading, landscaping, irrigation, traffic signals and safety controls and devices, easements, and all other necessary incidental and appurtenant facilities for said improvements, including the necessary maintenance thereof. Also, the District may undertake the establishment, operation, and maintenance of a transportation system for the purpose of providing transportation within or without the District's boundaries. This may be accomplished by the District alone or in conjunction with other districts, the Regional Transportation District, or other governmental or private entities. The District may enter into contracts for the acquisition, construction operation, and maintenance of the transportation system.

PROPOSED SERVICE AREA

The proposed District is located generally in the vicinity of I-25 and County Line Road. A specific legal description of the land to be included in the proposed District is provided in Exhibit "A." The area is shown on the map attached as Exhibit "B." The total area to be included in the proposed District is 115.868 acres.

PRESENT DEVELOPMENT/LAND USE/POPULATION

The service area is anticipated to contain in excess of 2,000,000 square feet of office space with ancillary commercial use when fully developed and is presently zoned mixed-use. Several other low-and mid-rise office buildings are proposed with all construction in the District anticipated to be completed by 1987. Exhibit "C" sets forth the projects which are currently planned.

Certain internal streets, bridges and major utilities have been completed. In addition, an open space greenbelt and drainage area featuring ponds and landscaping is nearing completion. It is the intention of the proposed District to reimburse the developer for its costs for these improvements.

The following is a summary of buildings which are completed or under construction:

<u>Development Name</u>	<u>Square Footage</u>	<u>Acreage</u>
Highland Tech (offices)	60,000 SF	5.5 Acres
Highland Square (offices/service)	155,000 SF	12.0 Acres
Highland Place I (offices)	<u>150,000 SF</u>	<u>6.0 Acres</u>
TOTAL	365,000 SF	23.5 Acres

The projected population is as follows:

Office and Retail: $\frac{2,000,000 \text{ SF}}{250 \text{ SF/Person}} = 8,000$

ASSESSED VALUATION

The assessed valuation of the properties within the proposed District as of September 15, 1982 was approximately \$1,225,760. The projected assessed valuation of the property to be included within the proposed District, based upon the land use plans heretofore noted, is included in the financial section of this Service Plan.

FACILITIES TO BE CONSTRUCTED AND ACQUIRED

The District proposes to provide and/or acquire those facilities generally described on pages 3 and 4 herein. The specific facilities to be constructed and/or acquired are shown on Exhibit "D".

STANDARDS OF CONSTRUCTION

All improvements subject to dedication shall be constructed in accordance with applicable Arapahoe County standards and specifications and, as appropriate, shall be dedicated to the County upon completion for maintenance. The streets shall be constructed and developed in conjunction with water and sewer systems to insure that all underground facilities are installed prior to completion of paved roadways.

ESTIMATED COSTS

The projects which are planned to be provided by the District are tabulated in Exhibit "D", which sets forth estimated costs. The phasing of these improvements will be consistent with the development plans within the District.

COOPERATIVE PARTICIPATION

It is the intention of the proposed District to participate in the financing and repayment by contract of the cost of various regional street improvements in conjunction with other entities.

It is expected that Highland Park Metropolitan District's contribution to the costs of regional improvements would be in the form of mill levy support based on a contractual indebtedness agreement and through the issuance of General Obligation bonds. A successful vote of the electors of the District will be required to authorize the District to enter into a contractual arrangement for the payment of its share of principal and interest associated with regional projects, and for the issuance of any required bonded indebtedness.

It is expected that total expenditures in excess of \$20,000,000 will be required for regional projects. Highland Park Metropolitan District will authorize the issuance of indebtedness up to \$2,000,000 to support such projects. The mill levy required from Highland Park Metropolitan District to support its share of such regional projects is currently estimated at approximately 6 mills in addition to mill levies required to support debt issued by the District for local purposes.

FINANCIAL SURVEY

It is intended that all improvements be financed through the issuance of General Obligation bonds of the proposed District. The bonds, when issued, will mature in not more than twenty years from the date of issuance. Interest rates will be established at the time the bonds are offered for sale and will be based on market conditions at the time of sale. It is anticipated that the maximum interest rate will not exceed 18 percent and the maximum discount will not exceed 5 percent.

Hanifen, Imhoff Inc.
Investment Bankers

HIGHLAND PARK METROPOLITAN DISTRICT

ESTIMATED SCHEDULE OF BOND SALES

PHASE I - 1983 ISSUE

Construction	\$1,369,021
Capitalized Interest (2 yrs. @ 10%)	416,000
Reserve Fund (1 yr. @ 10%)	208,000
Issuance Costs (4%)	83,200
Miscellaneous	3,779
Bond Issue	<u>\$2,080,000</u>

PHASE II - 1984 ISSUE

Construction	\$1,189,576
Capitalized Interest (2 yrs. @ 10%)	361,000
Reserve Fund (1 yr. @ 10%)	180,500
Issuance Costs (4%)	72,200
Miscellaneous	1,724
Bond Issue	<u>\$1,805,000</u>

HIGHLAND PARK METRO DISTRICT FINANCING PLAN

Year	Assessed Valuation	Mill Levy	Tax Increase	Reserve Fund Interest	Int. on Bds. & Cap. Int.	Interest Income	Income Avail. for Debt Svc.	Debt Service	Annual Surplus	Cumulative Surplus
1983	1707	18	31446	624000	31200	0	455300	104000	551200	551200
1984	6007	18	84578	541500	27075	53120	623695	290750	323445	874645
1985	12364	18	222532			87665	119111	412230	-293140	581506
1986	19623	18	353214			59351	144877	433500	-280623	290882
1987	21775	18	391950			29480	252040	428500	-176460	110422
1988	22883	18	408294			11862	365056	423500	-58444	59978
1989	23817	18	420709			5998	377948	418500	-20532	39426
1990	25000	18	450144			3913	412237	413500	-1263	38163
1991	26350	17	446393			3816	433325	432250	275	38438
1992	27371	17	448713			3844	453988	448500	5488	43926
1993	28950	17	492148			4393	450786	438500	12286	56211
1994	30397	17	516756			5621	474334	457250	22004	78295
1995	31917	17	492148			7820	499978	443500	36478	114773
1996	33513	15	542593			11477	528233	472250	55983	170756
1997	35189	15	592697			17076	559669	478500	81169	251925
1998	36940	15	527032			25192	527089	506000	21889	273814
1999	38796	15	584223			27381	555213	528500	26713	300527
2000	40735	15	581934			30053	584276	617250	-32974	267553
2001	42772	15	411021			26755	608680	693500	-84810	182743
2002		15	470496			18274	629305	790500	-161195	21548
2003		11				2155	472649	472600	149	21697

Hanifen, Imhoff Inc.
Investment Bankers

HIGHLAND PARK METROPOLITAN DISTRICT

ESTIMATED PRINCIPAL AND INTEREST SCHEDULE

<u>Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Annual</u>
12/1/83		\$104,000	\$104,000
6/1/84		104,000	
12/1/84		104,000	208,000
6/1/85	\$ 25,000	104,000	
12/1/85		102,750	231,750
6/1/86	25,000	102,750	
12/1/86		101,500	229,250
6/1/87	25,000	101,500	
12/1/87		100,250	226,750
6/1/88	25,000	100,250	
12/1/88		99,000	224,250
6/1/89	25,000	99,000	
12/1/89		97,750	221,750
6/1/90	25,000	97,750	
12/1/90		96,500	219,250
6/1/91	50,000	96,500	
12/1/91		94,000	240,500
6/1/92	50,000	94,000	
12/1/92		91,500	235,500
6/1/93	50,000	91,500	
12/1/93		89,000	230,500
6/1/94	75,000	89,000	
12/1/94		85,250	249,250
6/1/95	75,000	85,250	
12/1/95		81,500	241,750
6/1/96	100,000	81,500	
12/1/96		76,500	258,000
6/1/97	125,000	76,500	
12/1/97		70,250	271,750
6/1/98	150,000	70,250	
12/1/98		62,750	283,000
6/1/99	175,000	62,750	
12/1/99		54,000	291,750
6/1/00	250,000	54,000	
12/1/00		41,500	345,500
6/1/01	350,000	41,500	
12/1/01		24,000	415,500
6/1/02	480,000	24,000	504,000

Estimated Issue Date: 6/1/83
 Estimated Interest Rate: 10.00%
 Estimated Interest Payment Dates: 6/1, 12/1

Hanifen, Imhoff Inc
Investment Bankers

HIGHLAND PARK METROPOLITAN DISTRICT

ESTIMATED PRINCIPAL AND INTEREST SCHEDULE

<u>Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Annual</u>
12/1/84		\$90,250	\$ 90,250
6/1/85		90,250	
12/1/85		90,250	180,500
6/1/86	\$ 25,000	90,250	
12/1/86		89,000	204,250
6/1/87	25,000	89,000	
12/1/87		87,750	201,750
6/1/88	25,000	87,750	
12/1/88		86,500	199,250
6/1/89	25,000	86,500	
12/1/89		85,250	196,750
6/1/90	25,000	85,250	
12/1/90		84,000	194,250
6/1/91	25,000	84,000	
12/1/91		82,750	191,750
6/1/92	50,000	82,750	
12/1/92		80,250	213,000
6/1/93	50,000	80,250	
12/1/93		77,750	208,000
6/1/94	50,000	77,750	
12/1/94		75,250	203,000
6/1/95	75,000	75,250	
12/1/95		71,500	221,750
6/1/96	75,000	71,500	
12/1/96		67,750	214,250
6/1/97	75,000	67,750	
12/1/97		64,000	206,750
6/1/98	100,000	64,000	
12/1/98		59,000	223,000
6/1/99	125,000	59,000	
12/1/99		52,750	236,750
6/1/00	175,000	52,750	
12/1/00		44,000	271,750
6/1/01	200,000	44,000	
12/1/01		34,000	278,000
6/1/02	230,000	34,000	
12/1/02		22,500	286,500
6/1/03	450,000	22,500	472,500

Estimated Issue Date: 6/1/84
 Estimated Interest Rate: 10.00%
 Estimated Interest Payment Dates: 6/1, 12/1

Hanifen, Imhoff Inc.
Investment Bankers

HIGHLAND PARK METROPOLITAN DISTRICT

ESTIMATED ASSESSED VALUATION

<u>Construction Year</u>	<u>Assessment Year</u>	<u>Collection Year</u>	<u>Market Value</u>	<u>Basis of Assessment</u>	<u>Cumulative Assessed Value</u>
1983	1984	1985	\$11,650,000	15%	\$ 1,747,500
1984	1985	1986	20,400,000	15%	4,897,500
1985	1986	1987	53,975,000	14%	12,364,000
1986	1987	1988	51,850,000	14%	19,623,000
1987	1988	1989	17,935,000	12%	21,775,200
1988	1989	1990	7,565,000	12%	22,683,000

Assumption:

Assumes that assessed valuation will increase 5% per year after 1990 when buildout is expected to be completed. (See assessed valuation in Estimated Financial Plan.)

Honifen, Imhoff Inc.
Investment Bankers

HIGHLAND PARK METROPOLITAN DISTRICT

ESTIMATED MARKET VALUATION

<u>Construction Date</u>	<u>Square Feet</u>	<u>Value Per Sq. Ft.</u>	<u>Market Value</u>	<u>Project</u>
6/83	155,000	\$50	\$ 7,750,000	Highland Square
6/83	60,000	65	3,900,000	Highland Tech
6/84	150,000	85	12,750,000	Highland Place I
12/84	90,000	85	7,650,000	Highland Court
6/85	150,000	85	12,750,000	Highland Place II
12/85	175,000	85	14,875,000	Highland Center
12/85	310,000	85	26,350,000	Highland Tower
6/86	150,000	85	12,750,000	Highland Place III
12/86	150,000	85	12,750,000	Highland Place IV
12/86	310,000	85	26,350,000	Highland Tower II
6/87	89,000	85	7,565,000	Highland Gardens
12/87	122,000	85	10,370,000	Highland Crossing
6/88	89,000	85	7,565,000	Highland Gardens II

OPERATION AND MAINTENANCE EXPENSES

The District will incur annual expenses associated with administrative, operations and maintenance functions. Such expenses are reflected in the Financing Plan.

CONCLUSION

It is submitted that this Service Plan for the proposed Highland Park Metropolitan District meets the requirements of the Special District Control Act. It is further submitted that:

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

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

(c) Adequate service will not be available to the area through other existing municipal or quasi-municipal corporations within a reasonable time and on a comparable basis;

(d) The proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries;

(e) The area to be included in the proposed District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

(f) The facility and service standards of the proposed District are compatible with the facility and service standards of adjacent municipalities and special districts;

(g) The proposal is in substantial compliance with a master plan adopted pursuant to § 30-28-108, C.R.S. 1973; and

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

Therefore, it is requested that the Board of Commissioners of Arapahoe County, Colorado adopt a Resolution approving the Service Plan for the proposed Highland Park Metropolitan District as submitted.

**Exhibit A
Highland Park Metropolitan District**

**LEGAL DESCRIPTION OF
HIGHLAND PARK METROPOLITAN DISTRICT**

A part of the southwest quarter of Section 34, Township 5 South, Ranch 67 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado described as follows:

Beginning at the west quarter corner of Section 34;

thence S 89°56'01" E along the north line of said southwest quarter a distance of 2643.79 feet to the center of Section 34;

thence S 00°06'39" E along the east line of said southwest quarter a distance of 1319.20 feet;

thence N 89°55'38" W along the north line of the south half of said southwest quarter a distance of 1400.75 feet to a point 79.99 feet west of the west line of the southeast quarter of the southwest quarter of Section 34;

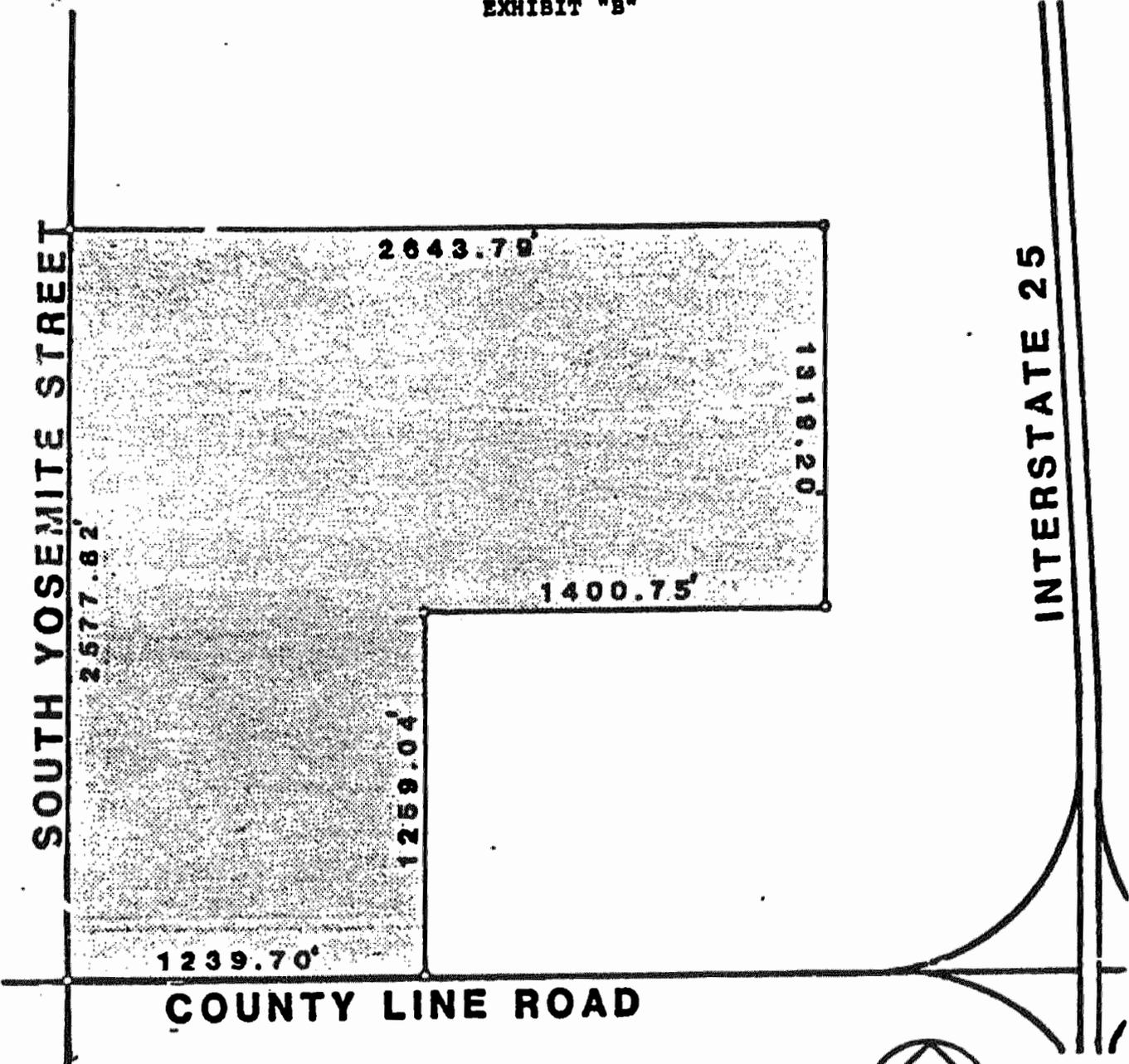
thence S 00°09'36" E parallel with the west line of the southeast quarter of the southwest quarter a distance of 1259.04 feet to a point on the north right-of-way line of County Line Road;

thence N 89°55'15" W along said right-of-way line, parallel with and 60.00 feet north of the south line of said southwest quarter a distance of 1239.70 feet to a point on the west line of said southwest quarter;

thence N 00°12'33" W along the west line of said southwest quarter a distance of 2577.82 feet to the point of beginning;

Containing approximately 115.868 acres.

EXHIBIT "B"



HIGHLAND PARK, ARAPAHOE COUNTY, COLORADO

6 / 1 / 82



Exhibit "C"

DEVELOPMENT STATUSEXISTING DEVELOPMENT:

		<u>Square Feet</u>	<u>Acres</u>
Highland Tech	1 story technical office building	60,000	5.5
Highland Square	1 story office/service	155,000	12.0

PROJECTS UNDER CONSTRUCTION:

Highland Place I	3 story atrium office building	150,000	6.0
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PLANNED PROJECTS:

Highland Tower II	6 story mid-rise office building	310,000	9.3
Highland Tower I	6 story mid-rise office building	310,000	9.5
Highland Place IV	4 story office building	150,000	6.0
Highland Center	6 story office building	175,000	6.0
Highland Place II	3 story atrium office building	150,000	11.0
Highland Place III	3 story atrium office building	150,000	11.0
Highland Court	2 story office building	90,000	5.5
Highland Gardens	2 story garden office buildings	89,000	5.5
Highland Gardens II	2 story garden office buildings	89,000	4.0
Highland Crossing	2 story luxury office buildings	122,000	10.5

POPULATION PROJECTION

Office and Retail:

2,000,000 SF : 250 SF/Person = 8,000

Exhibit "D"

HIGHLAND PARK METRO DISTRICT

I. Off-Site ImprovementsApproximate Cost

Road Improvements:

South Dayton Street	\$ 62,700
South Chester Street	125,000
East Otero Avenue	33,300
25% Contingency, engineering, legal, administrative	<u>55,250</u>

Sub-total	\$276,250
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II. On-Site Improvements

Aquisition of drainageway

\$940,896

25% Contingency, engineering, legal, administrative	<u>30,375</u>
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Sub-total	\$971,271
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Construction Improvements

Street Construction	
East Nichols Avenue	\$ 85,500
East Otero Avenue	33,300
South Dayton Street	62,700
Street Repairs/Improvements	
Curb/gutter	21,600
Slurry coat	55,600
Sidewalk Construction	138,000
Street Lights	10,000
Erosion/Siltation Protection	38,000
Seeding of undeveloped sites	25,000
Storm sewer extension	40,000
Landscape of Perimeter/Entries	30,000
Construction of Irrigation Well	90,000
Irrigation Modification	7,500

acquisition

S 83-3

Improvements to Drainage Tract	
Excavation	30,420
Backfill	42,389
Backfill pond liner	25,427
Fine grade channel	54,535
Drainage gravel	1,656
Storm line/plastic liner	359
Landscape/irrigation	136,250
Overhead, equipment, testing	23,425
25% Contingency, engineering, legal, administrative	<u>237,915</u>
Sub-total	\$1,189,576
TOTAL	\$2,437,097

Need typical cross sections

S83-3

ARAPAHOE COUNTY COLORADO
5334 South Prince Street • Littleton, Colorado 80166
PLANNING DEPARTMENT

786-4490

FEBRUARY 22, 1983

C. Michael Sayre
Calkins, Kramer, Grimshaw & Harring
1st National Bank Bldg., Suite 1500
621 17th Street
Denver, CO 80293

RE: HIGHLAND PARK METRO DISTRICT SERVICE PLAN

Dear Mike:

The Planning Commission will hear the Highland Park Metro District Service Plan request at their meeting, Tuesday, March 10, 1983, at 7:30 p.m. (it will probably be later.

The full staff report will be presented at that meeting and I will send you a copy of the report prior to March 1st. However, I have completed a quick review of the service plan and have two comments:

- 1) There are no cross sections shown for the existing and proposed streets. While we realize that most of the streets are in, it still would be helpful to have the cross sections for an exhibit.

C. Michael Sayre

-2-

- 2) Again, we have the problem of property adjacent to the District which is not being included. I am referring to the 40 acres to the southwest of Highland Park owned by Mountain America Assoc. and generally referred to as the Hilltop PUD. If this property is not included in the Highland Park District nor in a district formed by the Walters-Koelbel Group, we may be faced with the necessity, at a later date, of creating a very small district to insure their equitable participation in regional improvements. I would appreciate your comments on this before I write my staff report.

Sincerely,



Philip E. Sieber
Planning Director

PES/dat

CC: Engineering Department

S83-3

BEFORE THE ARAPAHOE COUNTY, COLORADO PLANNING COMMISSION
RESOLUTION OF RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

CASE NO. S83-3

APPLICATION OF HIGHLAND PARK METRO DISTRICT : C/O VANTEX PROPERTIES
AURORA, CO 80014 14001 E. ILIFF AVE., #200
(Address)

Moved by MR. McKNIGHT that the following resolution be introduced for passage by the Arapahoe County Planning Commission:

BE IT RESOLVED by the Arapahoe County Planning Commission that the application for the ~~XXXXXXXXXXXXXXXXXXXX~~ HIGHLAND PARK METROPOLITAN DISTRICT of C/O VANTEX PROPERTIES of 14001 E. ILIFF AVE., #200 AURORA, CO 80014 covering the following described property in Arapahoe County, Colorado, to wit:

be recommended (favorably) (~~unfavorably~~) to the Board of County Commissioners

subject to:

- 1) PLANNING STAFF RECOMMENDATIONS 1 AND 2.
- 2) ENGINEERING DEPARTMENT COMMENTS.

Motion Seconded by: MR. WARNER

Vote:

For Passage: MR. FIELDS
MR. WRIGHT

Against Passage: _____

passage by the Arapahoe County Planning Commission:

BE IT RESOLVED by the Arapahoe County Planning Commission that the application for the ~~XXXXXXXXXXXXXXXXXXXX~~ HIGHLAND PARK METROPOLITAN DISTRICT of C/O VANTEX PROPERTIES of 14001 E. UJEFF AVE., #200 AURORA, CO 80014 covering the following described property in Arapahoe County, Colorado, to wit:

be recommended (favorably) (~~unfavorably~~) to the Board of County Commissioners

subject to:

- 1) PLANNING STAFF RECOMMENDATIONS 1 AND 2.
- 2) ENGINEERING DEPARTMENT COMMENTS.

Motion Seconded by: MR. WARNER

Vote:

For Passage:	MR. FIELDS	Against Passage:	
	MR. WRIGHT		
	MR. NEILSON		
	MR. McKNIGHT		
	MR. WARNER		

The Chairman declared the motion passed and ordered that a certified copy of this Resolution be forwarded with the file of this case to the Board of County Commissioners for further proceedings.

CERTIFICATION OF COPY

I, DARLENE A. THORNDYKE, Recording Secretary of Arapahoe Planning Commission, do hereby certify that the above and foregoing Resolution is a true copy of Resolution of Planning Commission of Arapahoe County, Colorado adopted on MARCH 10, 1983 and recorded in Book _____, Page _____, of the proceedings of said Planning Commission.

Dated this 21ST day of MARCH, 1983.

Darlene A. Thorndyke



14001 East Iliff Avenue • Suite 700 • Aurora, Colorado 80014 • (303)755-7000

March 28, 1983

Mr. Fred Koch
ARAPAHOE COUNTY
Engineering Department
5334 South Prince Street
Littleton, Colorado 80166

Re: Highland Park Metro District

Fred:

Per our meeting and subsequent conversations, the Highland Park Metro District Service Plan will include an 8' wide right turn/ decel lane on the east side of South Yosemite Street at East Nichols Avenue, 200' long with an additional 100' taper section. Half of the cost of the traffic signal will be included in the Highland Park Metro District Service Plan. These improvements are intended for a time when warrants quantified in the Manual on Uniform Traffic Control Devices are met on both East Nichols Avenue and South Yosemite Street, or sooner at the request of the district.

Any improvements to the East Phillips Place/South Yosemite Street intersection will be evaluated at the time of final development plan submittal for those properties in the southwest quadrant of the Highland Park project adjacent to East Phillips Place.

All other engineering improvements have been called out in the Highland Park Metro District Service Plan dated January, 1983, presented to you.

If you have any questions, please do not hesitate to contact me.

Sincerely,

VANTEX PROPERTIES

John J. Wanek
Development Coordinator

JJW/jh

Copy to: Phil Sieber ✓
Carl Luppens
Ron Austerman
C. Michael Sayre
Ted Borstad
Commercial Real Estate Investors and Developers •

CALKINS, KRAMER, GRIMSHAW & HARRING

A LAW PARTNERSHIP
INCLUDING PROFESSIONAL CORPORATIONS
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JOHN A. SCHMITZ
FREDERICK HUFF
EDWARD J. BLANCHARD
JAMES BERGER
TED R. BROWN
TIMOTHY B. YOUNG

DAVID B. LARSON
HENRY B. BOWEN
RONALD L. SANDOZ
BARRY A. HADLEY
CLYDE L. HARRIS
C. WALTER HARRIS
FRANK G. HARRIS
DANIEL B. SLATTERY
LAWRENCE B. BLANCHARD
THOMAS J. ORFORD
WILLIAM P. HARRIS
ROBERT W. HARRIS
BETTY J. BROWN
JOHN JAMES HARRIS
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* ADMITTED ONLY IN DISTRICT OF COLUMBIA

HAROLD CALKINS, P.C.
THOMAS Y. KRAMER, P.C.
RICHARD L. HARRING
VICTOR L. WALLACE, P.C.
GORDON F. OARRIS, P.C.
REVEREND L. HARRIS, P.C.
RALPH L. RICHARDS, P.C.
WALTER S. BRADY, JR., P.C.
ALVIN J. TIPPON, P.C.
OLBERT F. WARRIS, P.C.
RICHARD E. STODOLAR, P.C.
WAYNE S. SCHROEDER, P.C.
MARTHA S. TAYLOR, P.C.
WENDY J. HARRING
THOMAS L. WARRIS
BRUCE S. BRADY
T. EDWARD KIRCHNER
C. MRS. ARL. BAYNE
OF COUNSEL
RUSSELL P. HARRIS
MICHAEL S. HARRIS

February 4, 1983

Mr. Phil Sieber
Director of Planning
Arapahoe County
5334 South Prince
Littleton, Colorado 80166

RE: Proposed Highland Park
Metropolitan District

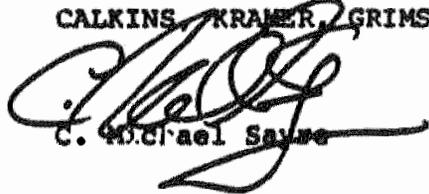
Dear Phil:

Enclosed for your review and comments are 10 copies of the Service Plan for the proposed Highland Park Metropolitan District. I'll be in touch about scheduling.

If you have any questions or need additional information, please feel free to contact me.

Very truly yours,

CALKINS, KRAMER, GRIMSHAW & HARRING



C. Michael Sayre

CMS:lss
Enclosures
cc: Mr. Carl Luppens
Mr. Mark A. Fightmaster

S 83-3

ARAPAHOE COUNTY COLORADO

5334 South Prince Street • Littleton, Colorado 80166

DEPARTMENT OF HIGHWAYS/ENGINEERING

William M. McCall, P.E.
Director of Highways/Engineering

Telephone 795-4640
Area Code 303

M E M O R A N D U M

TO: Phil Sieber, Planning Director

FROM: Fred Koch, Engineering Associate *F.K.*

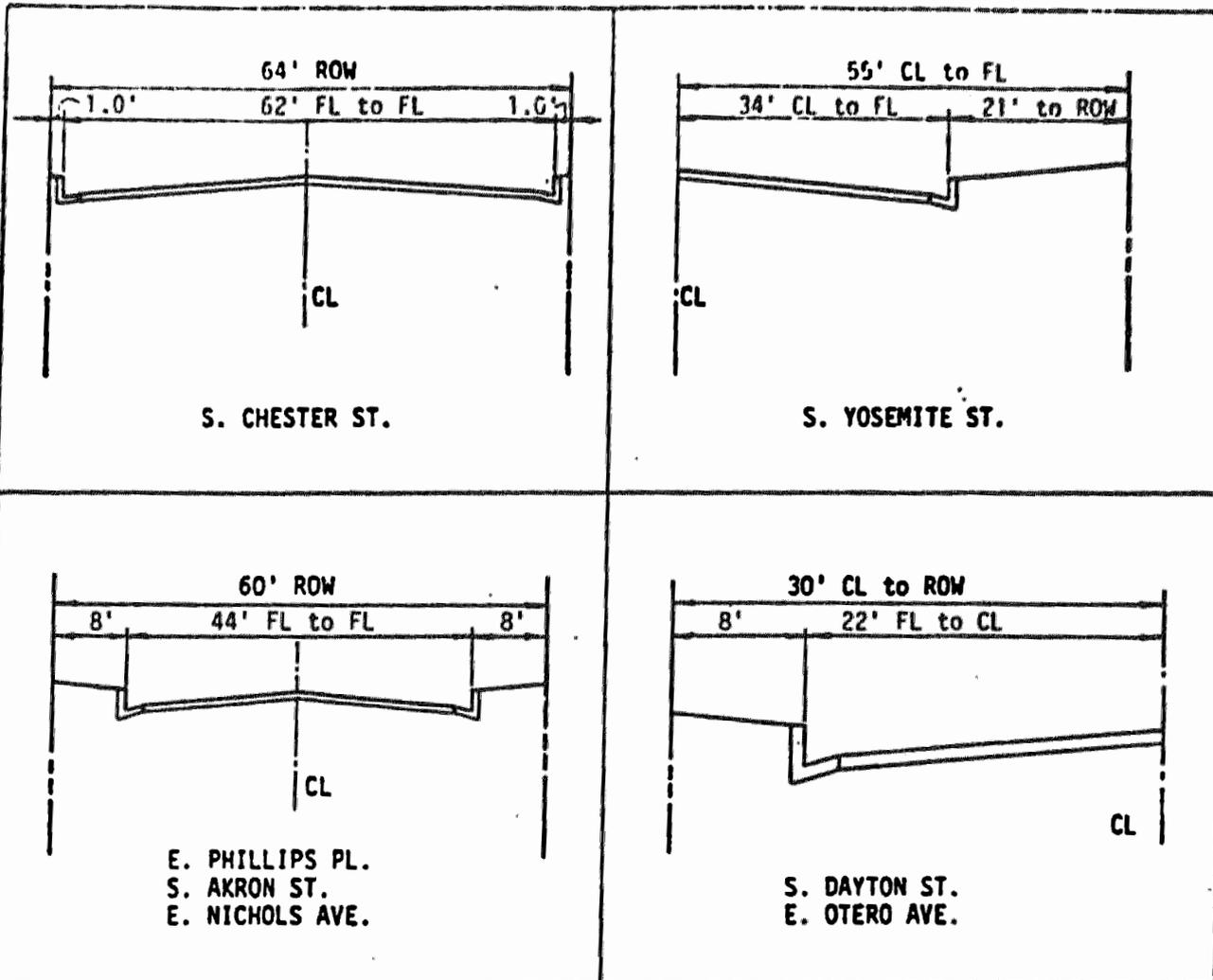
DATE: March 8, 1983

SUBJ: Highland Park Metro District

The Engineering Department has reviewed the plans submitted to this office and has the following comments:

1. The A.I.A. Transportation Study calls for an ultimate street section of 84' flowline to flowline for South Yosemite Street.
2. The west half of South Yosemite Street is adjacent to the Willow Creek residential development. Arapahoe County will have to address how those improvements will be made.
3. Permits will have to be taken out for all improvements. The district may want to include the costs for the permits in their proposal.

FK/at



NOTE: STREETS ARE ASPHALTIC CONCRETE WITH 6" x 30" COMBINED CONCRETE CURB AND GUTTER

TYPICAL STREET SECTIONS
HIGHLAND PARK METROPOLITAN DISTRICT

EHMG

Engineers • Consultants



MARCH 2, 1983