



**DOUGLAS COUNTY**  
 Department of Community Development  
 Planning Services  
 100 Third Street, Castle Rock, CO 80104  
 (303.660.7460, FAX: 303.379.4198)  
 www.douglas.co.us

**SPECIAL DISTRICT  
 SERVICE PLAN APPLICATION**

\*\*\*PLEASE FILL OUT THIS APPLICATION FORM COMPLETELY\*\*\*

DISTRICT NAME: Ravenna Metropolitan District

LOCATION: West of Rampart Range Rd. and South of Waterton Rd.

LEGAL DESCRIPTION: (attach)

PLANNED DEVELOPMENT  
 SUBDIVISION NAME(S): River Canyon

FILING#: 1A, 1B, and 2

SECTION#: 33, 34, and 35 / 2 and 3

TOWNSHIP: 6 South / 7 South

RANGE: 69 West / 69 West

PROPERTY TAX PARCEL #(s): \_\_\_\_\_ PRESENT ZONING: PDNU

\_\_\_\_\_ GROSS ACREAGE: 616

APPLICANT (Petitioner not Consultant)

NAME: Ravenna Metropolitan District

ADDRESS: c/o Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Suite 225, Denver, Colorado 80237

PHONE: (303) 867-3006 FAX: (303) 292-9101

AUTHORIZED REPRESENTATIVE

NAME: Jim Worley

ADDRESS: c/o Pinnacle Consulting Group, Inc. 1627 East 18<sup>th</sup> Street, Loveland, CO 80538

PHONE: (970) 669-3611 Ext. 124 FAX: (970) 669-3612

LEGAL CONSULTANT

NAME: Alan D. Pogue, Esq.

ADDRESS: Icenogle Seaver Pogue, P.C., 4725 S. Monaco St., Suite 225, Denver, Colorado 80237

PHONE: (303) 867-3006 FAX: (303) 292-9101

\*\*\*PLANNING OFFICE USE ONLY\*\*\*

NEW DISTRICT/PRESUBMITTAL  MAJOR MODIFICATION

NEW DISTRICT  CONSOLIDATION

**COMPLETE**

DATE COMPLETE APPLICATION SUBMITTED: \_\_\_\_\_

This service plan has been reviewed by the Douglas County Community Development Department and is considered complete for purpose of submittal to the County Clerk as a formal application for staff review and subsequent public hearings. This completeness finding is not an endorsement or approval of the service plan or special district.

Valerie E. Rubin  
 Signed 6/23/14

PLANNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

FEE (if required) \$250 PROJECT NO. SV2014-001

FINANCIAL CONSULTANT

NAME: N/A

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

ENGINEERING CONSULTANT

NAME: N/A

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

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

NAME: River Canyon Real Estate Investments, LLC

ADDRESS: 11118 Caretaker Road, Littleton, CO 80125

PHONE: (720) 956-1600 FAX: \_\_\_\_\_

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

Jim Worley 5/28/14

APPLICANT SIGNATURE DATE

LEGAL DESCRIPTION OF RAVENNA METROPOLITAN DISTRICT:

LEGAL DESCRIPTIONS:

PARCEL 1:

THOSE PORTIONS OF SECTIONS 33, 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST, AND SECTIONS 2 AND 3, TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID EAST HALF SOUTH 89°43'40" WEST 1312.28 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE ALONG THE WEST LINE OF SAID EAST HALF NORTH 01°01'16" WEST 2628.59 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 SOUTH 89°41'57" WEST 1316.22 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER NORTH 01°25'43" WEST 1313.51 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER NORTH 89°40'57" WEST 1332.62 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTH 01°37'23" EAST 1313.70 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 01°27'26" EAST 1313.92 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER NORTH 89°40'15" WEST 1319.87 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 NORTH 01°49'08" WEST 3996.40 FEET TO THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SOUTH HALF SOUTH 89°11'11" WEST 2598.67 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE ALONG THE SOUTH, WEST AND NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 THE FOLLOWING (3) COURSES: (1) SOUTH 89°24'44" WEST 1316.06 FEET; (2) THENCE NORTH 00°29'29" WEST 1319.75 FEET; (3) THENCE NORTH 89°24'44" EAST 1316.72 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF NORTH 89°15'08" EAST 2606.77 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE ALONG SAID WEST LINE NORTH 00°04'39" WEST 791.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, AS DESCRIBED IN BOOK 93, PAGE 64, DOUGLAS COUNTY RECORDS, SAID

POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 265.49 FEET, A RADIAL LINE FROM SAID POINT BEARS NORTH 06°47'32" WEST; THENCE ALONG SAID SOUTHERLY RIGHT-OF WAY LINE OF THE HIGHLINE CANAL THE FOLLOWING (11) COURSES: (1) EASTERLY 34.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°26'33"; (2) THENCE NORTH 75°45'55" EAST 180.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 334.26 FEET; (3) THENCE EASTERLY 166.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°37'25"; (4) THENCE SOUTH 75°36'40" EAST 105.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1885.08 FEET; (5) THENCE EASTERLY 191.37 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°49'00"; (6) THENCE SOUTH 69°47'40" EAST 340.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 384.26 FEET; (7) THENCE EASTERLY 185.80 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°42'17"; (8) THENCE NORTH 82°30'03" EAST 491.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 312.94 FEET; (9) THENCE EASTERLY, AND NORTHEASTERLY 170.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'30"; (10) THENCE NORTH 51°22'33" EAST 1526.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1407.69 FEET; (11) THENCE NORTHEASTERLY 41.59 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°41'35" TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAMPART ROAD (60.00 FEET WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING (2) COURSES: (1) NON-TANGENT TO SAID CURVE SOUTH 66°00'55" EAST 77.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 330.00 FEET; (2) THENCE SOUTHEASTERLY, AND EASTERLY 44.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°40'25" TO THE NORTHERLY LINE OF THAT PARCEL OF LAND TO ROBINSON BRICK COMPANY, AS DESCRIBED IN BOOK 1070, PAGE 1123, DOUGLAS COUNTY RECORDS; THENCE ALONG THE NORTHERLY AND SOUTHWESTERLY LINE OF SAID PARCEL THE FOLLOWING (7) COURSES: (1) NON-TANGENT TO LAST MENTIONED CURVE SOUTH 57°34'08" WEST 216.44 FEET; (2) THENCE SOUTH 47°05'08" WEST 255.00 FEET; (3) THENCE SOUTH 19°57'08" WEST 333.21 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34; (4) THENCE SOUTH 19°56'46" WEST 166.81 FEET; (5) THENCE SOUTH 23°19'14" EAST 860.00 FEET; (6) THENCE SOUTH 27°56'14" EAST 2775.00 FEET; (6) THENCE SOUTH 22°35'44" EAST 3003.55 FEET TO THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID EAST LINE SOUTH 00°56'07" EAST 1536.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 616.108 ACRES (26,837,664 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE 100.00 FEET BY 100.00 FEET PARCEL GRANTED TO US WEST BY BOOK 151, PAGE 199.

NET AREA CONTAINING 615.878 ACRES (26,827,664 SQUARE FEET), MORE OR LESS.

PARCEL 2:

THOSE PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, WHENCE THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 BEARS NORTH 89°30'26" EAST 1328.01 FEET; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34 NORTH 00°19'30" WEST 387.17 FEET; THENCE NORTH 64°57'30" EAST 268.20 FEET; THENCE NORTH 71°41'55" EAST 250.86 FEET; THENCE NORTH 64°07'02" EAST 593.73 FEET; THENCE SOUTH 32°37'58" EAST 100.00 FEET; THENCE SOUTH 59°29'58" EAST 200.00 FEET; THENCE SOUTH 13°29'58" EAST 140.00 FEET; THENCE NORTH 44°51'51" EAST 195.98 FEET; THENCE SOUTH 37°34'07" EAST 273.31 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE HIGHLINE CANAL, AS DESCRIBED IN BOOK 93, PAGE 64, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 51°22'33" WEST 689.08 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE ALONG SAID NORTH LINE SOUTH 89°30'26" WEST 467.56 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 78°45'13" WEST 239.30 FEET; THENCE SOUTH 78°26'56" WEST 342.75 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE ALONG SAID WEST LINE NORTH 00°17'07" WEST 110.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.122 ACRES (876,492 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM:

THOSE PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, WHENCE THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 BEARS NORTH 89°30'26" EAST 1328.01 FEET; THENCE NORTH 06°52'30" EAST 285.77 FEET TO THE TRUE POINT OF

BEGINNING, SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND TO ROBERT CHARLES GRESKA, AS DESCRIBED IN BOOK 545, PAGE 448, DOUGLAS COUNTY RECORDS; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING (4) COURSES: (1) NORTH 41°21'49" WEST 210.00 FEET; (2) THENCE NORTH 44°03'11" EAST 240.00 FEET; (3) THENCE SOUTH 41°21'49" EAST 239.30 FEET; (4) THENCE SOUTH 51°03'33" WEST 239.45 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.234 ACRES (53,744 SQUARE FEET), MORE OR LESS.

Excluding the following real property pursuant to that certain Order for Inclusion recorded in the Douglas County Clerk and Recorder's Office on November 16, 2007 at Reception No. 2007088932:

Tract A  
Tract S  
Tract R  
Tract J  
Tract C  
Tract E  
Tract D  
Tract L

River Canyon Filing No. 1A, County of Douglas, State of Colorado

**LIST OF PROPERTY OWNERS  
IN RAVENNA METROPOLITAN DISTRICT**

NAME1	MAILING ADDRESS1	ADDRESS2	CITY	STATE	ZIPCODE
VIRGIL PETERSON	P O BOX 187		WATKINS	CO	80137
FRED A SLOCUM	PO BOX 64		LOVELAND	CO	805390064
RIVER CANYON REAL ESTATE INVESTMENTS LLC	11118 CARETAKER RD		LITTLETON	CO	80125
RAVENNA METRO DISTRICT	C/O PINNACLE CONSULTING GROUP, INC.	1627 E. 18TH STREET	LOVELAND	CO	80538
PADCON LLC	7172 S URAVAN CT		FOXFIELD	CO	800161692
ADES DESIGN BUILDERS INC	PO BOX 2425		EVERGREEN	CO	80437
WILLIAM J WAGNER & VICKIE L WAGNER	8325 RAPHAEL LN		LITTLETON	CO	80125
ERIC P SCHULZE & JESSICA L SCHULZE	8345 RAPHAEL LN		LITTLETON	CO	80125
RALPH R PETERSON MARITAL TRUST	C/O IRELAND STAPLETON PRYOR & PASCOE	1675 BROADWAY STE 2600	DENVER	CO	802024626
SPANISH ONE LLC	7944 DANTE DR		LITTLETON	CO	80125
PATRICK D VELLONE & MARGARET M VELLONE	11153 BEATRICE CT		LITTLETON	CO	80125
PAUL R BRUNNER GIFTING TRUST	2770 NE 23RD ST		POMPANO BEACH	FL	330621120
MCMURRY SPIELER LP	1151 EAGLE DR UNIT 463		LOVELAND	CO	80537
TROY REISNER & SONDRRA REISNER	8207 RAPHAEL LN		LITTLETON	CO	80125
WILLIAM H BAUMHAUER & STACEY D BAUMHAUER	8245 RAPHAEL LN		LITTLETON	CO	80125
DAMON HOWARD LLC	2901A WALNUT ST		DENVER	CO	80205
KEVIN R COLLINS & DAWN L COLLINS	7938 Cicero Ct		LITTLETON	CO	80125
JIM R ROGERS & CARRIE M ROGERS	7879 DANTE DR		LITTLETON	CO	80125
JOHN A SCOTT & LAURIE A SCOTT	7871 DANTE DR		LITTLETON	CO	80125
WILLIAM W AIRY & LINDA M AIRY	11415 BIROLLO PL		LITTLETON	CO	80125
CHRISTOPHER T BLISARD & NICOLE D BLISARD	8230 DANTE DR		LITTLETON	CO	80125
AMFIRST BANK NA	5201 S YOSEMITE ST STE 100		GREENWOOD VILLAGE	CO	801112845
JAMES T FREDETTE & WHITNEY J FREDETTE	8026 GALILEO WAY		LITTLETON	CO	80125
GLENN G JACKS & SUSAN HARDIE JACKS	8014 GALILEO WAY		LITTLETON	CO	80125
ALLISON KORT & MARCELO KORT	8002 GALILEO WAY		LITTLETON	CO	80125
JOHN J KESTER & KELLY E KESTER	2832 ROCKBRIDGE DR		HIGHLANDS RANCH	CO	80129
LUKE DAMON WAUGH TRUST	11968 W 66TH LN		ARVADA	CO	80004
JOHN FREDERICKS & JENNIFER FREDERICKS	8131 PARADISO CT		LITTLETON	CO	80125
BRYAN MILLER & MARCY MILLER	8109 PARADISO CT		LITTLETON	CO	80125
COVELO LLC	6 CHERRY HILLS PARK DR		CHERRY HILLS VILLAGE	CO	80110
MARIA AL HARROUN	7070 PUMA TRL		LITTLETON	CO	801259209
PAGE MARK LLC	4 HAYSTACK ROW		CHERRY HILLS VILLAGE	CO	80113
DALE W SCHOSSOW	8014 GALILEO WAY		LITTLETON	CO	801251812
VENETIAN VILLAS LLC	2675 S ABILENE ST STE 310		AURORA	CO	80014
ALAN R FISHMAN & PHYLLIS FISHMAN	2770 NE 23RD ST		POMPANO BEACH	FL	330621120
PATRICK MALONEY & PEGGY MALONEY	6708 S WOLFF CT		LITTLETON	CO	80128
REBECCA A POTTS & KERRIE K POTTS	5457 TIGER BEND LN		MORRISON	CO	804659679

RAV LLC	3680 CHRISTY RIDGE RD	SEDALIA	CO	80135
BENJAMIN C MCELHINEY & JAN R MCELHINEY	5313 E OTERO DR	CENTENNIAL	CO	80122
JEFFREY D GOWER & LORI N GOWER	7208 RAPHAEL LN	LITTLETON	CO	801251801
PAUL R HAUPTMAN & LORRAINE S HAUPTMAN	5831 DEER MEADOW TRL	GOLDEN	CO	80403
MARK A WALLACE & LISA J SCHOMP	62 FAIRWAY LN	LITTLETON	CO	80123
LEE F FAWCETT & JACQUELYN V FAWCETT	10571 LEONARDO PL	LITTLETON	CO	80125
LINDY SCHOSSOW	8134 RAPHAEL LN	LITTLETON	CO	801251839
RICHARD C CAPOOT & CHRISTINA CAPOOT	7967 WHITNEY PL	LONE TREE	CO	80124
ANDREW THOMSON	5839 S GALENA ST	GREENWOOD VILLAGE	CO	801113723
TROY M KINGSLEY & LISA L LANE	7989 GALILEO WAY	LITTLETON	CO	80125
MIRAMONTE 7 LLC	C/O ANDY ZAKANYCH	700 N CENTRAL AVE STE 560	CA	912034239
ANDREW ADES & DOUGLAS S SPENCER & DONALD J UNGER	PO BOX 2425	EVERGREEN	CO	804372425
GREGORY P STEPHAN & SARAH J STEPHAN	7625 DANTE DR	LITTLETON	CO	80125
GLENN JACKS	7670 DANTE DR	LITTLETON	CO	80125
MICHAEL W DRAWE & DOMINGUEZ	7690 DANTE DR	LITTLETON	CO	80125
RONALD HAMANN & BONNIE HAMANN	5761 MAPLE CT	GREENWOOD VILLAGE	CO	80121
LOT 100 CICERO COURT LLC	C/O JAY & MARJORIE WARREN	SAN JUAN CAPISTRANO	CA	926755425
FIRST AMERICAN STATE BANK	8390 E CRESCENT PKWY STE 100	GREENWOOD VILLAGE	CO	801112812
BURDICK HOMES LLC	1604 OTTER MARKER RD	CASTLE ROCK	CO	80108
SUSAN HARDIE JACKS	915 FRANKLIN ST UNIT 4A	HOUSTON	TX	770021736
DAVID R FLINN & PAMELA A FLINN	11342 BIROLLI PL	LITTLETON	CO	80125
STEPHEN M STRACHAN & ROGER W PERRY SMITH	1700 PARK ST	CASTLE ROCK	CO	801093008
DANIEL HUDICK	PO BOX 716	ELIZABETH	CO	80107
WILLIAM HUDICK	PO BOX 716	ELIZABETH	CO	80107
ZANE HUDICK	PO BOX 716	ELIZABETH	CO	80107
AMANDA HUDICK	PO BOX 716	ELIZABETH	CO	80107
LIONEL HUDICK	PO BOX 716	ELIZABETH	CO	80107
JOSEPH CESARE & TIANA CESARE	2864 E NICHOLS CIR	CENTENNIAL	CO	80122
ROBERT WARNE II	PO BOX 1752	CASTLE ROCK	CO	80104
RODNEY HULBUT	1270 S JACKSON ST	DENVER	CO	80210
ROGER & DEBORAH PERRY SMITH	5475 CLARKSON ST	GREENWOOD VILLAGE	CO	80121
DONALD HACKSTAFF	6990 W 9TH PLACE	LAKewood	CO	80214
ANDREW VEIT	441 PEARL ST	DENVER	CO	80203
RANDOLPH PERRY SMITH	2218 S MILWAUKEE ST	DENVER	CO	80210

**FIRST AMENDMENT TO  
RAVENNA METROPOLITAN DISTRICT  
SERVICE PLAN  
DOUGLAS COUNTY, COLORADO**

**APPROVED:**



## **I. INTRODUCTION**

The Ravenna Metropolitan District Service Plan (the "Service Plan") was approved by the Douglas County Board of County Commissioners ("BOCC") on April 7, 2004. The Ravenna Metropolitan District (the "District") was organized by order of the District Court for Douglas County, Colorado, dated May 18, 2004, and recorded in the Douglas County Clerk and Recorder's office on May 28, 2004 at Reception No. 2004055084, after approval of the eligible electors of the District at an organizational election held on May 4, 2004. The District was organized to finance, construct, operate, and maintain certain public improvements for the use and benefit of the District's residents, property owners, and taxpayers. A map depicting the current boundaries of the District is attached hereto as **Exhibit A**. This First Amendment to the Service Plan ("First Amendment") is intended to be read in conjunction with the Service Plan.

Section I of the Service Plan grants the District with all of the powers of a metropolitan district described in Sections 32-1-1001 and -1004, C.R.S., except that the District shall not provide fire protection or emergency medical services or facilities. Section III of the Service Plan further sets forth a general description of the facilities and improvements to be financed, designed, acquired, constructed and/or installed by the District and to be operated and maintained for the District, which includes streets, traffic and safety controls, water, sanitary sewer and storm drainage, television relay, parks and recreation, and mosquito control. Subsequent to the approval of the Service Plan by the BOCC, Section 32-1-1004, C.R.S. was amended to grant the board of any metropolitan district with the authority and power to provide security services and covenant enforcement and design review services within the boundaries of the metropolitan district.

Certain security services and covenant enforcement and design review services are currently provided within the District by a homeowners association, which may cease providing such services in the future. Such services are essential to the residents, property owners, and taxpayers in the District and for the future build-out of the development within the District. Therefore, the Board of Directors for the District has determined that it is in the best interests of the residents, property owners, and taxpayers of the District to amend the Service Plan for purposes of granting the District with the authority and power to provide security services and covenant enforcement and design review services within the boundaries of the District.

## **II. FIRST AMENDMENT TO SERVICE PLAN**

The District shall have the authority and power to provide the services set forth in the subsections below, which are hereby added to Section III. Summary of Services of the Service Plan:

H. Security. The District shall have the power to furnish security services for any area within the boundaries of the District. Prior to furnishing any security services, the District shall provide written notification to, consult with, and obtain the prior written consent of the Douglas County Sheriff and any applicable master association or similar body having authority in its charter or declaration to furnish security services within the boundaries of the District.

I. Covenant Enforcement. The District shall have the power to provide covenant enforcement and design review services within the boundaries of the District if the District and the governing body of a master association or similar body contract for such services, or if the declaration, rules and regulations, or any similar document containing the covenants to be enforced for the area within the boundaries of the District name the District as the enforcement or design review entity. The District shall have the power to provide covenant enforcement and design review services only if revenues used to provide such services are derived from the area in which the service is furnished.

### **III. FINANCIAL INFORMATION**

A finance plan is attached hereto as **Exhibit B** reflecting anticipated revenues and expenditures of the District. Upon approval of the First Amendment, the District and the existing homeowners association ("HOA") intend to enter into an agreement to provide for the funding and provision of security services. It is anticipated that the new agreement will provide for the HOA to fund \$91,300 annually for security payroll costs and remit such funds to the District for the District to provide security services. Upon approval of the First Amendment and upon entering into an agreement with the HOA, the District will amend its 2014 budget to include prorated amounts in revenue and expenses for the District's security payroll costs for the remainder of calendar year 2014. Also, costs incurred for design review services are expected to be charged dollar to dollar to the applicant seeking approval. The District does not anticipate incurring any new indebtedness to provide security services and covenant enforcement and design review services.

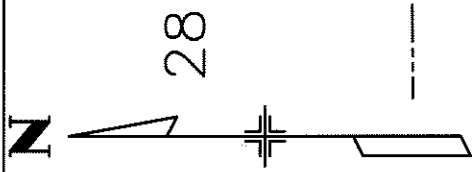
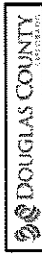
### **IV. EFFECT OF FIRST AMENDMENT**

Except as otherwise set forth in this First Amendment, all other provisions of the Service Plan shall remain in full force and effect.

**EXHIBIT A**

**MAP OF THE DISTRICT'S BOUNDARIES**

# Ravenna Metropolitan District 4450



## RAVENNA METROPOLITAN DISTRICT

PORTIONS OF SECTIONS 33, 34 AND 35 OF TOWNSHIP 6 SOUTH, RANGE 69 WEST SECTIONS 2 AND 3 OF TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH P.M. DOUGLAS COUNTY, COLORADO

COORDINATES  
THE E 1/4 OF SECTION 35 IS LOCATED AT:  
N 112634.06  
E 207540.85  
THE NORTH INVERT OF THE 720 +/- LF EXISTING 84" CMP IS  
N 111314.11  
E 207484.68

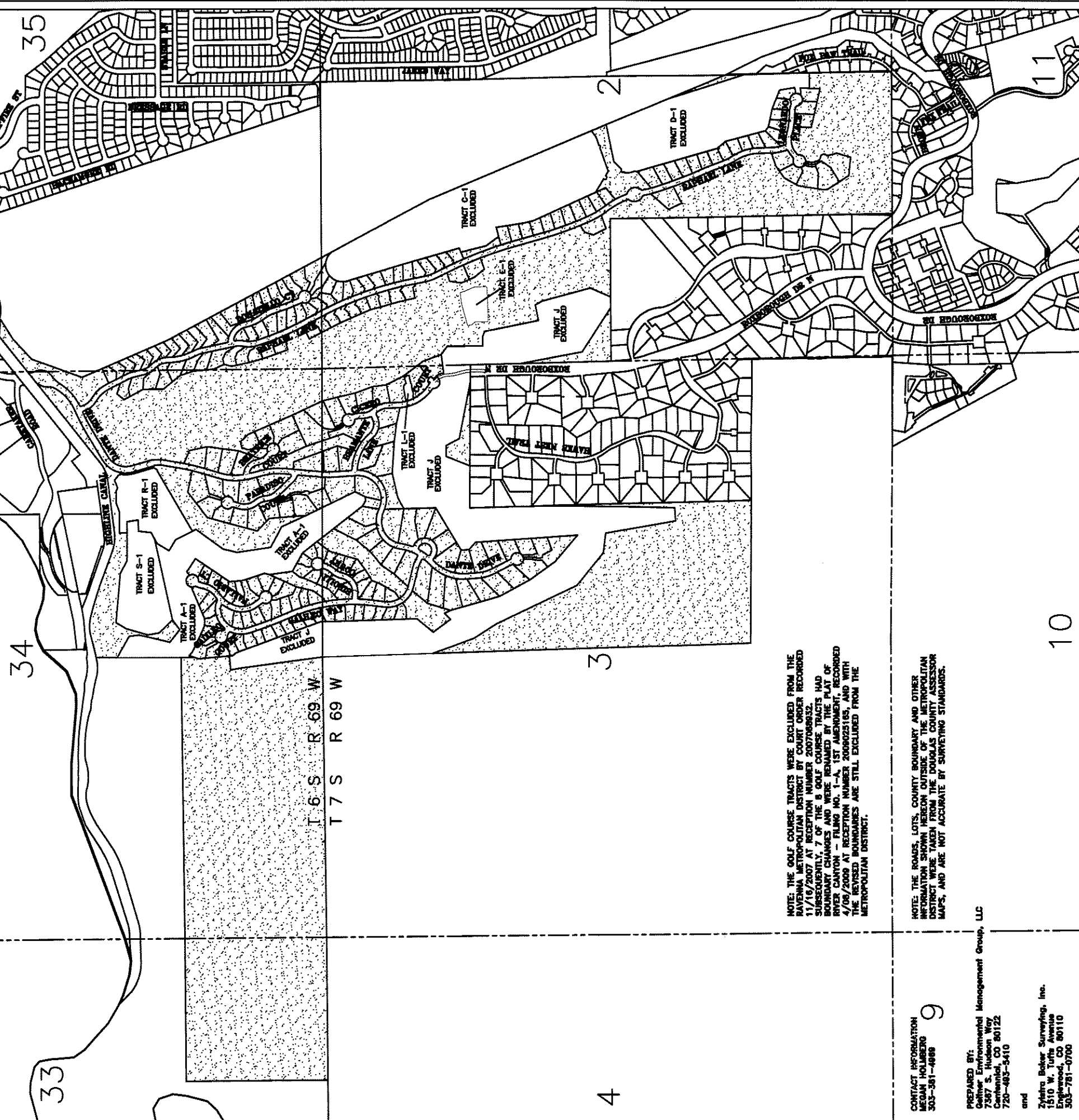
27

BENCHMARK NG0976 LOCATED IN USGS QUAD - KASSLER  
NOV 1929 ELEVATION 5481.87  
ROUND 3" BRASS CAP SET IN CONCRETE 1' 3" ABOVE GROUND

January 14, 2010

DISTRICT BOUNDARY REVISED PER ORDER FOR EXCLUSION OF PROPERTY RECORDED AT RECEPTION NUMBER 2007088932.

JEFFERSON COUNTY



NOTE: THE GOLF COURSE TRACTS WERE EXCLUDED FROM THE RAVENNA METROPOLITAN DISTRICT BY COURT ORDER RECORDED 11/16/2007 AT RECEPTION NUMBER 2007088932. SUBSEQUENTLY, 7 OF THE 8 GOLF COURSE TRACTS HAD BOUNDARY CHANGES AND WERE REMOVED BY THE PLAN OF REVISION NUMBER 200802118. TRACT 200802118, RECORDED 4/18/2009 AT RECEPTION NUMBER 200802118, WITH THE REVISED BOUNDARIES ARE STILL EXCLUDED FROM THE METROPOLITAN DISTRICT.

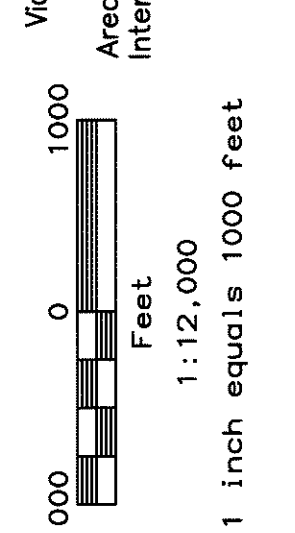
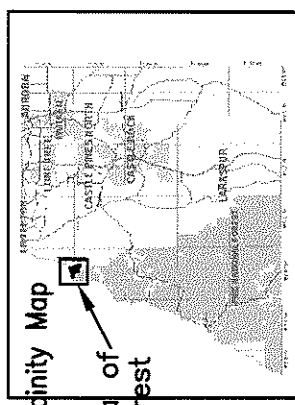
NOTE: THE ROADS, LOTS, COUNTY BOUNDARY AND OTHER INFORMATION SHOWN ON THIS MAP ARE FROM THE METROPOLITAN DISTRICT WERE TAKEN FROM THE DOUGLAS COUNTY ASSESSOR MAPS, AND ARE NOT ACCURATE BY SURVEYING STANDARDS.

CONTACT INFORMATION  
MEGAN HOLLIBERG  
303-581-4868

PREPARED BY:  
Galliver Environmental Management Group, LLC  
7357 S. Hudson Way  
Centennial, CO 80122  
720-483-5410

and  
Zynda Baker Surveying, Inc.  
1510 W. Turin Avenue  
Englewood, CO 80110  
303-781-0700

PROJ. SHEET  
All data and information contained herein are the property of the preparer and are not to be used for any other purpose without the written consent of the preparer. The preparer is not responsible for any errors or omissions in this document. The preparer is not responsible for any damage or loss of property resulting from the use of this document. The preparer is not responsible for any damage or loss of property resulting from the use of this document. The preparer is not responsible for any damage or loss of property resulting from the use of this document.



**Legend**

- Ravenna Metropolitan District
- Sections
- Townships
- Parcels
- PALLADINO ST Road Names
- TRACT J EXCLUDED

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**EXHIBIT B**  
**FINANCIAL PLAN**

RAVENNA METROPOLITAN DISTRICT						20-May-14
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
2013 Actual, 2014 Adopted Budget and Proposed Amended Budget,						
Year-to-date Actual, Budget and Variance through March 31, 2014						
Modified Accrual Budgetary Basis						
GENERAL FUND	2013	2014	2014	Actual	Adopted	Variance
	Unaudited	Adopted	Proposed	Through	Bgt Thru	Through
<b>Revenues</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>03/31/14</b>	<b>03/31/14</b>	<b>03/31/14</b>
Facilities Acquisition Fees	\$593,787	\$498,150	\$0	\$0	\$249,075	(\$249,075)
Property Taxes	15,951	18,443	320,563	3,338	4,611	(1,275)
Specific Ownership Taxes	2,649	1,475	1,100	1,099	369	731
Interest & Other Income	115	0	0	0	0	0
RCRE Class 2 payments			114,000	0	0	0
Contingent Revenue	0	238,000		0	0	0
<b>Total Revenues</b>	<b>\$612,502</b>	<b>\$756,069</b>	<b>\$435,663</b>	<b>\$4,436</b>	<b>\$254,055</b>	<b>(\$249,619)</b>
<b>Expenditures</b>						
Audit	\$0	\$3,000	\$3,000	\$0	\$750	(\$750)
Accounting & District Admin	2,500	0	0	0	0	0
County Treasurer's Fees	239	277	4,808	44	200	(156)
Election	0	3,000	3,000	0	0	0
Insurance & Bonds	6,926	7,000	7,000	7,311	7,000	311
Legal	8,000	3,500	0	0	875	(875)
Miscellaneous	1,086	2,000	2,000	257	500	(243)
Lease Payment	593,787	498,150	0	0	249,075	(249,075)
Transfer to Enterprise Fund			500,000			
Contingent Expenses	0	238,000	0	0	0	0
<b>Total Operating Expenditures</b>	<b>\$612,538</b>	<b>\$754,927</b>	<b>\$519,808</b>	<b>\$7,612</b>	<b>\$258,400</b>	<b>(\$250,788)</b>
<b>Revenues over/(under) Expend</b>	<b>(\$37)</b>	<b>\$1,142</b>	<b>(\$84,146)</b>	<b>(\$3,177)</b>	<b>(\$4,345)</b>	<b>\$1,168</b>
<b>Beginning Fund Balance</b>	<b>143</b>	<b>106</b>	<b>106</b>	<b>106</b>	<b>106</b>	<b>0</b>
<b>Ending Fund Balance</b>	<b>\$106</b>	<b>\$1,248</b>	<b>(\$84,039)</b>	<b>(\$3,071)</b>	<b>(\$4,239)</b>	<b>\$1,168</b>
						=
<b>DEBT SERVICE FUND</b>	<b>2013</b>	<b>2014</b>	<b>2014</b>	<b>Actual</b>	<b>Adopted</b>	<b>Variance</b>
	Unaudited	Adopted	Proposed	Through	Bgt Thru	Through
<b>Revenues</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>03/31/14</b>	<b>03/31/14</b>	<b>03/31/14</b>
Property Taxes	\$319,013	\$368,865	\$66,746	\$66,746	\$0	\$66,746
Specific Ownership Taxes	52,973	29,509	21,988	21,988	7,377	14,611
Interest & Other Income	0	1,000	-	0	250	(250)
<b>Total Revenues</b>	<b>\$371,986</b>	<b>\$399,374</b>	<b>\$88,734</b>	<b>\$88,734</b>	<b>\$7,627</b>	<b>\$81,107</b>
<b>Expenditures</b>						
County Treasurer's Fees	\$4,780	\$5,533	\$871	\$871	\$1,383	(\$512)
Bond Principal-B coupons	290,000	300,000	350,087	170,000	0	170,000
Bond Interest	0	90,000	0	0	0	0
Audit	3,631	0	0	0	0	0
Paying Agent Fees	1,810	2,242	2,242	400	0	400
Miscellaneous	282	0	2,100	2,100	0	2,100
Transfer to Other Fund	0	0	0	0	0	0
<b>Total Debt Service Expend</b>	<b>\$300,503</b>	<b>\$397,775</b>	<b>\$355,300</b>	<b>\$173,371</b>	<b>\$1,383</b>	<b>\$171,988</b>
<b>Revenues over/(under) Expend</b>	<b>\$71,483</b>	<b>\$1,599</b>	<b>(\$266,566)</b>	<b>(\$84,637)</b>	<b>\$6,244</b>	<b>(\$90,881)</b>
<b>Beginning Fund Balance</b>	<b>208,981</b>	<b>331</b>	<b>280,464</b>	<b>280,464</b>	<b>280,464</b>	<b>0</b>
<b>Ending Fund Balance</b>	<b>\$280,464</b>	<b>\$1,930</b>	<b>\$13,898</b>	<b>\$195,827</b>	<b>\$286,708</b>	<b>(\$90,881)</b>
						=
See Accompanying Accountant's Report			Page 2			

RAVENNA METROPOLITAN DISTRICT						20-May-14
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
2013 Actual, 2014 Adopted Budget and Proposed Amended Budget,						
Year-to-date Actual, Budget and Variance through March 31, 2014						
Modified Accrual Budgetary Basis						
ENTERPRISE FUND	2013	2014	2014	Actual	Adopted	Variance
	Unaudited	Adopted	Proposed	Through	Bgt Thru	Through
Revenues	Actual	Budget	Budget	03/31/14	03/31/14	03/31/14
Water Usage	\$37,048	\$30,000	\$36,045	\$4,131	\$7,500	(\$3,369)
Water Resource Fees	83,093	92,720	0	6,518	23,180	(16,662)
Sewer Taps	15,126	0	0	0	0	0
Sewer Service Fees	32,803	32,970	32,970	6,533	8,243	(1,709)
Water Tap Fees	3,456	0	573,538	200,000	0	200,000
One time development fees			125,000			
Operation Fee	550,103	729,000	194,400	88,138	364,500	(276,362)
Golf Course/HOA Reimb	95,771	165,500	152,500	974	41,375	(40,401)
Penalties & Interest	23,733	2,500	0	50	625	(575)
Miscellaneous Revenue	3,270	0	0	0	0	0
Transfer from Other Fund	0	0	500,000	0	0	0
<b>Total Revenues</b>	<b>\$844,403</b>	<b>\$1,052,690</b>	<b>\$1,614,453</b>	<b>\$306,344</b>	<b>\$445,423</b>	<b>(\$139,078)</b>
<b>Expenditures</b>						
Audit	\$3,500	\$4,500	\$4,500	\$0	\$0	\$0
District Mgmt & Accounting	124,815	108,000	108,000	34,141	27,000	7,141
Office and Other	2,893	0	1,000	1,153	0	1,153
Engineering	6,719	3,000	3,000	2,214	750	1,464
Legal	156,426	96,500	96,500	32,740	24,125	8,615
Legal - Bankruptcy	180,505	30,000	400,000	160,218	7,500	152,718
Permits and Fees	0	1,200	1,200	0	0	0
Roxborough Taps - Pass through	15,126	0	0	0	0	0
Sewer Fees RWSD	22,120	24,570	24,570	5,967	6,143	(176)
Storage	943	800	800	248	200	48
Trash	1,298	1,250	1,250	1,872	313	1,559
United - Water Resource Fees	82,429	92,720	0	6,518	23,180	(16,662)
Fuel - Ranger	3,016	4,000	4,000	1,170	1,000	170
Maintenance - Ranger	13	3,500	3,500	120	875	(755)
Water Treatment Plant	70,794	78,930	90,000	13,588	19,733	(6,145)
Water Tap	3,456	0	0	0	0	0
Raw Water Delivery - Onsite	76,239	57,970	90,000	5,695	14,493	(8,797)
Raw Water Delivery - Offsite	122,282	262,500	262,500	47,468	65,625	(18,157)
Distribution System	2,273	4,500	4,500	813	1,125	(312)
Sewer System	1,145	1,500	1,600	16,503	375	16,128
Storm Water System	3,263	1,600	1,600	1,030	400	630
Streets: Snow & Ice Operations	25,100	36,000	36,000	4,568	9,000	(4,432)
Streets: Maintenance	6,005	19,000	19,000	1,155	4,750	(3,595)
Streets: Lights	4,540	6,500	6,500	1,267	1,625	(358)
Entry-Way Feature	4,816	7,500	7,500	1,044	1,875	(831)
Repairs - Water leak		0	50,000	0	0	0
Repairs - Roads		0	50,000	0	0	0
Repairs - Street Lights		0	10,000	0	0	0
Grounds Maint/(HOA budget)			87,700			
<b>Total Enterprise Expenditures</b>	<b>\$919,715</b>	<b>\$846,040</b>	<b>\$1,365,220</b>	<b>\$339,492</b>	<b>\$210,085</b>	<b>\$129,407</b>
<b>Revenues over/(under) Expend</b>	<b>(\$75,312)</b>	<b>\$ 206,650</b>	<b>\$249,233</b>	<b>\$ (33,148)</b>	<b>\$235,338</b>	<b>(\$268,485)</b>
<b>Beginning Fund Balance</b>	<b>(108,048)</b>	<b>(192,797)</b>	<b>(183,359)</b>	<b>(183,359)</b>	<b>(183,359)</b>	<b>0</b>
<b>Ending Fund Balance</b>	<b>(\$183,359)</b>	<b>\$13,853</b>	<b>\$65,874</b>	<b>\$ (216,507)</b>	<b>\$51,978</b>	<b>(\$268,485)</b>
<b>See Accompanying Accountant's Report</b>				<b>Page 3</b>		