

**COLORADO SPRINGS  
SPECIAL DISTRICTS ANNUAL  
REPORT and  
DISCLOSURE FORM**

1. Name of District(s):	Hancock Metropolitan District No. 1 and No. 2
2. Report for Calendar Year:	2022
3. Contact Information	<p>Adam Noel  WSDM – District Managers  614 N Tejon Street  Colorado Springs, CO 80903  (719) 447-1777  Adam.n@wsdistricts.co  Note: This District does not have an office within the Boundaries of the District</p>
4. Meeting Information	<p>District Board meetings are scheduled as follows:</p> <p>October 25, 2023 @ 11:00 a.m.</p> <p>Up to date meeting times, locations and agendas can be obtained by calling the office.</p>
5. Type of District(s)/ Unique Representational Issues (if any)	<p>Hancock Metropolitan District No. 1 and No. 2 are conventional Title 32 Special Metropolitan Districts.</p>
6. Authorized Purposes of the District(s)	<p>Planning, design, acquisition, construction, installation, relocation, and redevelopment of the Public Improvements. Demolition and reconstruction of Hancock Expressway. Parks and Recreation. Traffic and Safety Controls. Covenant Enforcement and Design Review.</p>
7. Active Purposes of the District(s)	<p>N/A</p>
8. Current Certified Mill Levies a. Debt Service b. Operational c. Other d. Total	a. 0 b. 10.000 c. 0 d. 0

<p>9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).</p>	<p>Not Applicable</p>
<p>10. Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals)</p> <p>a. Debt Service b. Operational c. Other d. Total</p>	<p>Maximum Debt Mill Levy for residential district (District No. 1): 30.000 mills, subject to adjustment.</p> <p>Maximum Debt Mill Levy for commercial district (District No. 2): 50.000 mills, subject to adjustment.</p> <p>Maximum Operating Mill Levy for the payment of the Districts' operating and maintenance expenses is 10.000 mills for each District, subject to adjustment.</p>
<p>11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).</p>	<p><b><u>Residential Property:</u></b></p> <p><b>Assumptions:</b> Market value is \$250,000 Mill levy cap is 44.53 mills</p> <p><b>Calculation:</b> \$250,000 x .0715 = \$17,875 (Assessed Valuation) \$17,875 x .045 mills = <b>\$804.38 per year in taxes owed solely to District No. 1.</b></p> <p><b><u>Commercial, Office, or Industrial Property:</u></b></p> <p><b>Assumptions:</b> Market value is \$750,000 Mill levy cap is 60 mills</p> <p><b>Calculation:</b> \$750,000 x .29 = \$217,500 (Assessed Valuation) \$217,500 x .060 mills = <b>\$13,050.00 per year in taxes owed solely to District No. 2.</b></p>
<p>12. Current Outstanding Debt of the Districts (as of the end of year of this report)</p>	<p>Not Applicable</p>
<p>13. Total voter-authorized debt of the Districts (including current debt)</p>	<p>\$8,257,000 per category</p>

14.	Debt proposed to be issued, reissued or otherwise obligated in the coming year.	None
15.	Major facilities/ infrastructure improvements initiated or completed in the prior year	None
16.	Summary of major property exclusion or inclusion activities in the past year.	None

Reminder:

- A. As per Colorado Revised Statutes, Section 32-1-306, the special district shall maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor.
- B. Colorado Revised Statutes, Section 32-1-306, states a certificate of election results shall be filed with the County Clerk and Recorder.

Adam Noel – District Manager

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Name and Title of Respondent



07/31/2023

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Signature of Respondent

Date

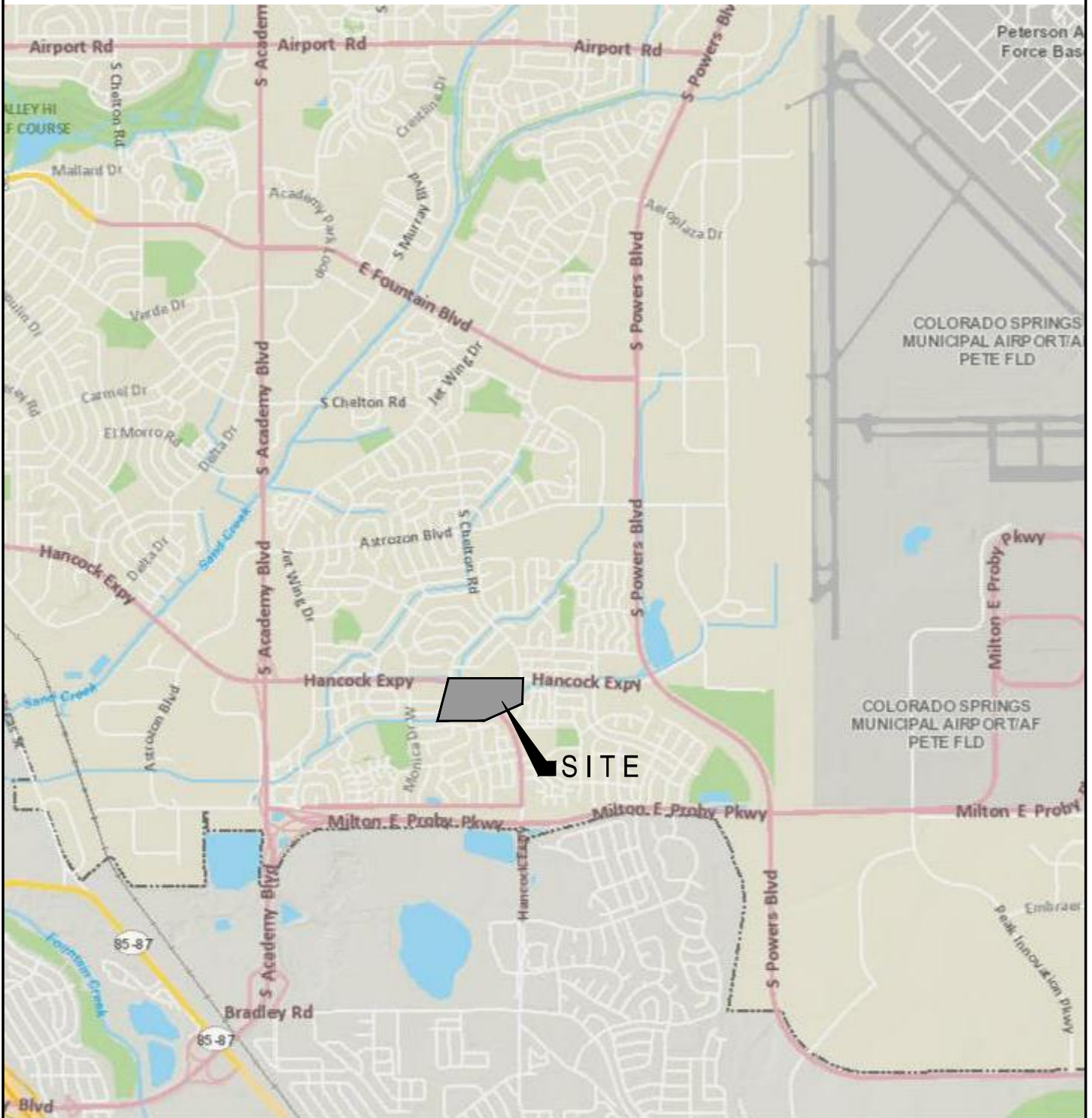
**\*\*NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor – 1675 W. Garden of the Gods Road, Colorado Springs, CO 80907 County Treasurer -

1675 W. Garden of the Gods Road, Colorado Springs, CO 80907

# HANCOCK COMMONS

COLORADO SPRINGS  
EL PASO COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE

HANCOCK EXPRESSWAY

REALIGNMENT  
(EXPRESSWAY - R.O.W VARIES)

25' Building /  
Landscape Setback

550'-0"

DISTRICT TWO

ZONING: PBC  
COMMERCIAL  
(3.4 AC)

25' Building  
Setback

20' Landscape  
Setback

S CHELTON ROAD  
(MINOR ARTERIAL - R.O.W VARIES)

OPEN  
SPACE  
(9,214 SF)

DETECTION  
POND  
0.7 AC

ZONING: OC

PARKING

PARKING

5' BUILDING SETBACK

OPEN  
SPACE  
(1.73 AC)

CLUB  
HOUSE

4' WALKING PATH

DETECTION  
POND  
0.5 AC

DISTRICT ONE

ZONING: PUD

PARKING

PARKING

178' Road Length

OPEN  
SPACE  
(1.73 AC)

OPEN  
SPACE  
(.4 AC)

DISTRICT TWO  
DIRECTOR'S PARCEL

DISTRICT ONE  
DIRECTOR'S PARCEL

OPEN  
SPACE  
(.5 AC)

DETECTION  
POND  
1.2 AC

50'-0"

4' WALKING PATH

Dedicated for Channel  
Access & Maintenance

25' BUILDING SETBACK