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June 11, 2020

VIA E-MAIL

City Clerk's Office
P.O. Box 1575
30 S. Nevada Ave., Suite 101
Colorado Springs, Colorado 80901
Cityclerk@springsgov.com

Re: Transmittal Letter - (Proposed) Greenways Metropolitan District Nos. 1 - 3

Dear Clerk:

This firm serves as legal counsel to Classic Homes ("Petitioner"). On behalf of the Petitioner, enclosed are the formal submittal materials for the (Proposed) Greenways Metropolitan District Nos. 1 - 3 (collectively, the "Districts") pursuant to the "Special District Act," Section 32-1-101, et seq., of the Colorado Revised Statutes. The enclosed materials include an electronic copy of the Service Plan (redline and clean) for the proposed Districts and an estimate of the costs of the public improvements. A check in the amount of \$1,100 for the application fee to follow by certified mail or will be hand delivered to the City Clerk.

The Petitioner plans to develop the 171.642 acre property located within the Districts into a community consisting of single family residences, multi-family residences, and apartments within District Nos. 2 and 3, and commercial development within District No. 1. In addition, the Petitioner intends to construct community parks, a community center, and trails within the development and intends to renovate three existing pedestrian bridges. Development of the community will require substantial investment in project infrastructure, including but not limited to water system improvements, sanitary sewer and storm drainage improvements, street and roadway improvements, and park and recreation improvements. The proposed Service Plan does not deviate from the Model Plan.

The Petitioner requests the City Council approve the Proposed Service Plan in order to allow for the public improvements to be eligible for tax-exempt financing. We have included with this submittal an estimate of the costs of the public improvements. The Districts will provide a mechanism to ensure that the public improvements are constructed and maintained at a level



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commensurate with other first-class residential and commercial development located within the City of Colorado Springs.

Petitioner requests that the proposed Service Plan be presented to the City Council for consideration and further action at the next available meeting. Please do not hesitate to contact us if you have any questions. Thank you for your consideration.

Best regards,

/s/ Nicole Finco

Nicole Finco

cc: Carl Schueler

Enclosures