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**VIA E-MAIL – MICHAEL.TASSI@COLORADOSPRINGS.GOV**

City of Colorado Springs  
Planning and Development Department  
Attention: Mike Tassi  
30 S. Nevada Avenue, Suite 701  
Colorado Springs, CO 80903

Re: Submittal of Service Plan for Evergreen Ridge Metropolitan District

Dear Mr. Tassi:

This letter is submitted on behalf of LGI Homes – Colorado, LLC (the “**Petitioner**”), for the organization of the Evergreen Ridge Metropolitan District (the “**District**”). Petitioner submits for the City’s consideration the Service Plan for the District (the “**Service Plan**”).

Contact information for the relevant parties is as follows:

Counsel for Petitioner:  
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Petitioner:  
LGI Homes – Colorado, LLC  
14205 SE 36<sup>th</sup> Street, Suite 100  
Bellevue, Washington, 98066  
Attention: Tracye Herrington  
[tracye.herrington@lgihomes.com](mailto:tracye.herrington@lgihomes.com)

The District Service Area will be approximately 20 acres which encompasses the Evergreen Ridge development (the “**Project**”). No inclusion area is being proposed. The Project is generally located northeast of Wheeler Avenue, southwest of Bear Creek Road in the City of Colorado Springs.

The District is anticipated serve approximately 138 residential units and a population of 342. The Service Plan designates the District as a Residential District, and references to

Commercial Districts and language distinguishing between commercial and residential districts has been removed to avoid confusion.

The Districts intend to finance and construct public improvements within the Project, including but not limited to water, sanitation, streets, transportation, safety protection, drainage, parks and recreation, mosquito control, fire protection, television relay and translation, security services, and solid waste disposal (“**Public Improvements**”).

In order to finance the Public Improvements and operations and maintenance costs, the Districts will be authorized to impose a maximum debt mill levy of no more than 50.000 mills, subject to adjustment. The District will be authorized to impose a maximum operations mill levy of no more than 20.000 mills, subject to adjustment.

Below is a summary of justifications for the Districts’ formation and an explanation of how the Revised Service Plan meets the statutory criteria set forth in Section 32-1-203(2), C.R.S.

1. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District.

The District’s purpose is to finance and construct certain public improvements and to provide additional services as necessary to support the Project. The Project is not presently served with the facilities and/or services proposed to be provided by the District, nor does the City, the County, nor any other special district have any plans to provide such services within a reasonable time and on a comparable basis. To develop the Property, a significant investment in public infrastructure is required, including but not limited to water systems improvements, sanitary sewer and storm drainage improvements, street and roadway improvements, and parks and recreation improvements. Formation of the Districts is therefore necessary in order for the public improvements to be provided in the most economic manner possible.

2. The existing service in the area to be served by the proposed District is inadequate for present and projected needs.

There are currently no private parties or other governmental entities, located in the immediate vicinity of the District that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the public improvements needed for the Project.

3. The proposed District is capable of providing economical and sufficient service to the Project.

The District will provide public improvements and services necessary for the Project and will ensure the public improvements are constructed in a reasonable and timely manner. The public improvements will be constructed for the use and benefit of all anticipated inhabitants, property

owners, and taxpayers of the District. Further, public financing tools available to the District will help lower the costs of the public improvements.

4. 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.

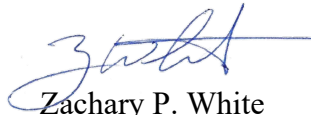
The estimated costs of the improvements and facilities to be constructed are set forth in the Service Plan. Based on these development assumptions and the financial assumptions contained in the Financial Plan, included in the Service Plan Exhibit D, the projected revenue is sufficient to allow the District to discharge the proposed indebtedness on a reasonable basis.

The organization of the District in the best interests of the future residents of the area proposed to be served by the District. The District will ensure that construction of the public improvements occurs in a timely manner and in accordance with applicable standards. The District will further generate the tax revenue sufficient to pay for the costs of those public improvements, services, and ongoing maintenance and operations.

Enclosed with this letter is a copy of the Service Plan and a redlined comparison of the Service Plan against the model service plan. If you have any questions regarding this submittal or need any additional information, please let me know.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON



Zachary P. White  
Of Counsel

Enclosures