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May 20, 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) Reagan Ranch District Nos. 1 - 3**

Dear Clerk:

This firm serves as legal counsel to The Equity Group LLC ("Petitioner"). On behalf of the Petitioner, enclosed are the formal submittal materials for the (Proposed) Reagan Ranch 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 the Colorado Springs Transmittal Form and clean and redline copies of the Service Plan for the proposed Districts. A check in the amount of \$1,100 for the application fee will be delivered to your office.

The Petitioner plans to develop the approximately 223 acre property located within the Districts into a community consisting of single-family detached residences and multi-family apartments within District No. 1, single-family detached residences and multi-family townhomes within District No. 2, and commercial development within District No. 3. 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, including traffic signals and safety protection, park and recreation improvements, open space, and landscaping. The park and recreation improvements include, *inter alia*, a community center with swimming pool facilities.

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 project infrastructure to be eligible for tax-exempt financing. The Districts will also provide a mechanism to ensure that certain project infrastructure is constructed and maintained at a level commensurate with other first-class residential and commercial development located within the City of Colorado Springs.



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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