

**SECOND AMENDMENT TO THE  
CONSOLIDATED SERVICE PLAN FOR  
PEAK METROPOLITAN DISTRICT NO. 1  
PEAK METROPOLITAN DISTRICT NO. 2  
PEAK METROPOLITAN DISTRICT NO. 3  
IN THE  
CITY OF COLORADO SPRINGS, COLORADO**

Prepared by  
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Denver, CO 80203

Approved: March 22, 2022

Initials: MMB

## **Article I.     PURPOSE AND INTENT**

Peak Metropolitan District Nos. 1, 2, and 3 (the “**Districts**”) were organized pursuant to a Consolidated Service Plan approved by the City Council of the City of Colorado Springs, Colorado, (“**City Council**”) on August 28, 2018 by Resolution No. 95-18 (the “**Original Service Plan**”).

A First Amendment to the Consolidated Service Plan for Peak Metropolitan District Nos. 1, 2, and 3 was approved by the City Council on February 12, 2019 by Resolution No. 22-19 (the “**First Amendment**”). The First Amendment authorized the Districts to provide covenant enforcement and design review services within the boundaries and service area of the Districts. The First Amendment also modified Exhibit D to the Original Service Plan to specifically authorize the Districts to undertake and provide certain operations and maintenance services.

This Second Amendment to the Original Service Plan (“**Second Amendment**”) includes a concealed carry prohibition preventing the Districts from prohibiting or restricting an authorized permittee from carrying a concealed handgun in a building or specific area under the direct control or management of the District. The Second Amendment also expands the authority of the Districts to provide security services and park and recreation programming within their Service Area. Lastly, the Second Amendment increases the boundary of property that may be included into a District, resulting in modifications to certain exhibits to the Original Service Plan.

This Second Amendment modifies the legal description of inclusion area boundaries identified in Exhibit A-2 to the Original Service Plan (“**Amended Exhibit A-2**”), modifies the inclusion area boundary map identified as Exhibit C-2 to the Original Service Plan (“**Amended Exhibit C-2**”), and further modifies the description of permitted services to be provided by the District identified in Exhibit D to the Original Service Plan, which was previously amended by the First Amendment (“**Further Amended Exhibit D**”).

## **Article II.     AMENDMENT**

A.     Article I, A. Article I, Section A of the Original Service Plan is hereby deleted and replaced in its entirety with the following:

“A.     Purpose and Intent.

The Districts are independent units of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Service Plan. It is intended that the Districts will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements.

This Service Plan authorizes the Districts to own, operate, and maintain certain Public Improvements more specifically described in **Further Amended Exhibit D**, attached hereto and incorporated herein by reference. The Districts

are not being created to provide ongoing operations and maintenance services other than those specifically set forth in **Further Amended Exhibit D** to this Service Plan. In addition, in accordance with Section 32-1-1004(7), C.R.S., the Districts shall also have the power to provide security services for any area within the Districts, in accordance with such statutory provision.

In addition, in accordance with Section 32-1-1004(8), C.R.S., the Districts shall also have the power to provide covenant enforcement and design review services within the boundaries of the Districts if the declaration, rules and regulations, or any similar document containing the covenants to be enforced for the area within the District name the District as the enforcement or design review entity.”

B. Article V, A.1. Article V, Section A.1. of the Original Service Plan is hereby deleted and replaced in its entirety with the following:

“A. Powers of the Districts and Service Plan Amendment

The Districts shall have the power and authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the Districts as such power and authority is described in the Special District Act, and other applicable statutes, common law, and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance Limitation. The purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop, and finance the Public Improvements. The Districts shall dedicate the Public Improvements to the City or other appropriate jurisdiction or owners’ association in a manner consistent with the Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code. The Districts shall not be authorized to operate and maintain any of the Public Improvements after such dedication, unless the provision of such ongoing operation and maintenance is specifically identified in **Further Amended Exhibit D**. In accordance with Section 32-1-1004(7), C.R.S., the Districts shall also have the power to provide security services for any area within the Districts. Additionally, in accordance with Section 32-1-1004(8), C.R.S., the Districts shall have the power to provide covenant enforcement and design review services within the boundaries of the Districts if the declaration, rules and regulations, or any similar document containing the covenants to be enforced for the area within the Districts name the Districts as the enforcement or design review entity. The Districts 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 services are furnished. The Districts shall have the ability to impose fees and charges for purposes identified in the covenants, for the purpose of enforcing the covenants. In the City’s sole discretion, an intergovernmental agreement between the City and the Districts may be required in order to better describe the conditions under which these permitted services will be provided by the Districts.

If the Districts are authorized to operate and maintain certain park and recreation improvements set forth in **Further Amended Exhibit D**, any fee imposed by the Districts for access to such park and recreation improvements shall not result in non-District Colorado Springs residents paying a user fee that is greater than, or otherwise disproportionate to, similar fees and taxes paid by residents of the Districts. However, the Districts shall be entitled to impose an administrative fee as necessary to cover additional expenses associated with non-District Colorado Springs residents to ensure that such costs are not the responsibility of the Districts' residents. All such fees shall be based upon the determination of the District(s) imposing such fee that such fee does not exceed a reasonable annual market fee for users of such facilities. Notwithstanding the foregoing, all parks and trails shall be open to the general public including non-District Colorado Springs residents free of charge."

C. Article V, A.17. A new Section A.17 is hereby added to Article V as follows:

17. Concealed Carry Prohibition. The District shall not adopt or enact an ordinance, resolution, rule or other regulation that prohibits or restricts an authorized permittee from carrying a concealed handgun in a building or specific area under the direct control or management of the District as provided in C.R.S. § 18-12-214.

D. Exhibit A-2. Exhibit A-2 to the Original Service Plan, "Legal Description of Inclusion Area", is hereby deleted and replaced in its entirety with Attachment I to this Second Amendment, referred to as **Amended Exhibit A-2**.

E. Exhibit C-2. Exhibit C-2 to the Original Service Plan, "Inclusion Area Boundary Map", is hereby deleted and replaced in its entirety with Attachment II to this Second Amendment, referred to as **Amended Exhibit C-2**.

F. Exhibit D. Exhibit D to the Original Service Plan, previously amended by the First Amendment, "Description of Permitted Services to be Provided by the Districts", is hereby deleted and replaced in its entirety with Attachment III to this Second Amendment, referred to as **Further Amended Exhibit D**.

G. All provisions of the Original Service Plan, as amended by the First Amendment, not expressly modified by this Second Amendment remain unchanged and in full force and effect.

H. In the event of any express conflict of inconsistency between the terms of the Original Service Plan and the First Amendment, this Second Amendment shall control and govern.

**ATTACHMENT I**

**AMENDED EXHIBIT A-2**

Legal Description of Inclusion Area Boundaries

## Future Inclusion Area – Colorado Springs Airport

(REVISED 03/14/2022)

A parcel of land located in Sections 31, 32 and 33, Township 14 South, Range 65 West, and Sections 4, 5, and 6, Township 15 South, Range 65 West all of the 6<sup>th</sup> Principle Meridian, El Paso County, Colorado, described as follows:

**BEGINNING** at the Southeast Corner of Colorado Springs Airport, Filing No. 1, a subdivision plat recorded under reception number 201029279 of the records of El Paso County, Colorado;

*(The following six (6) courses are along southerly and westerly lines of said Colorado Springs Airport, Filing No. 1)*

Thence N 89° 51' 15" W along the south line of said Colorado Springs Airport, Filing No. 1 (Basis of Bearing), 2636.20 feet;

Thence, S 89° 34' 00" W, 2618.33 feet;

Thence, S 89° 35' 33" W, 2678.10 feet;

Thence, S 89° 03' 27" W, 2650.91 feet:

Thence S 89°03'28" W, 818.06 feet to the beginning of a curve to the right;

Thence westerly, northwesterly, and northerly, 2982.53 feet along the arc of said curve to a point of intersection with a non-tangent tangential line, said arc having a radius of 1895.00 feet, a central angle of 90°10'39" and being subtended by a chord that bears N45° 51' 13"W, 2684.08 feet;

Thence, N 00° 42' 08" W, 4348.29 feet to the Southwest Corner of Colorado Springs Airport and Industrial Park Filing No. 1, a subdivision plat recorded under reception number 94150256 of the records of El Paso County, Colorado;

Thence, N 00° 21' 03" W, 1400.00 feet along a westerly line of said Colorado Springs Airport and Industrial Park Filing No. 1 and along a westerly line of said Colorado Springs Airport, Filing No. 1B, a subdivision plat recorded under reception number 218714079 of the records of El Paso County, Colorado

Thence, N 89° 29' 58" E, 2800.00 feet;

Thence, N 00° 30' 02" W, 1675.00 feet;

Thence, N 89° 29' 58" E, 1717.79 feet;

Thence, S 00° 30' 02" E, 2016.56 feet;

Thence, N 89° 29' 58" E, 2190.96 feet;

Thence, N 00° 20' 36" W, 3297.29 feet;

Thence, N 89° 39' 24" E, 1358.12 feet to the airports SIDA (Airfield) security fence line;

*(The following six (6) courses and distances are along the fence line for the airports SIDA (Airfield) security fence line)*

Thence, S 00° 24' 03" E, 493.73 feet;

Thence, S 00° 26' 39" E, 1660.95 feet;

Thence, S 00° 26' 24" E, 1730.67 feet;

Thence, S 00° 36' 11" E, 1420.43 feet;

Thence, S 89° 38' 36" W, 150.80 feet;

Thence, S 00° 26' 15" E, 552.92 feet to a point on the fence line for the ADACG lease area;

Thence, S 89° 59' 22" W, 883.03 feet along said fence line for the ADACG lease area.

Thence, S 00° 06' 35" W, 1449.58 feet along said fence line for the ADACG lease area.

Thence, N 89° 59' 07" E, 777.75 feet along said fence line for the ADACG lease area to a point on the airports SIDA (Airfield) security fence line;

*(The following eighteen (18) courses and distances are along the fence line for the airports SIDA (Airfield) security fence line)*

Thence, S 00° 01' 58" E, 414.88 feet;

Thence, N 89° 35' 18" E, 1084.01 feet;

Thence, N 00° 26' 35" W, 399.83 feet;

Thence, S 89° 55' 18" E, 142.55 feet;

Thence, S 45° 12' 22" E, 70.27 feet;

Thence, N 89° 32' 33" E, 1325.82 feet;

Thence, N 44° 28' 29" E, 70.53 feet;

Thence, N 00° 25' 23" W, 1901.99 feet;

Thence, N 43° 09' 02" E, 180.39 feet;

Thence, N 89° 02' 24" E, 141.03 feet;

Thence, N 00° 30' 02" W, 4872.36 feet;

Thence, N 51° 04' 03" E, 82.05 feet;

Thence, N 00° 23' 51" W, 323.10 feet;

Thence, N 59° 44' 01" W, 76.20 feet;

Thence, N 00° 35' 50" W, 2571.80 feet;

Thence, N 88° 48' 47" E, 12.28 feet;

Thence, N 01° 11' 13" W, 55.17 feet;

Thence, N 86° 48' 49" W, 11.73 feet;

Thence, N 00° 19' 28" W, 1200.75 feet to a point on the North line of Colorado Springs Airport and Industrial Park Filing No. 2, a subdivision plat recorded under reception number 94150257 of the records of El Paso County, Colorado;

Thence, N 89° 37' 31" E, 1995.50 feet along an easterly line of said Colorado Springs Airport and Industrial Park Filing No. 2;

Thence, S 00° 24' 38" E, 1180.33 feet along an easterly line of said Colorado Springs Airport and Industrial Park Filing No. 2;

Thence, S 00° 28' 39" E, 2619.95 feet along an easterly line of said Colorado Springs Airport and Industrial Park Filing No. 2;

Thence, N 88° 49' 18" E, 662.89 feet along an easterly line of said Colorado Springs Airport and Industrial Park Filing No. 2;

Thence, S 00° 14' 09" E, 5282.40 feet along an easterly line of said Colorado Springs Airport and Industrial Park Filing No. 2;

Thence S 00° 13' 21" E a distance of 2658.06 feet along an easterly line of said Colorado Springs Airport Filing No. 1:

Thence S 00° 13' 29" E a distance of 2681.40 feet along an easterly line of said Colorado Springs Airport Filing No. 1 to the **POINT OF BEGINNING**.

Area = 2,509 Acres +/-

**TOGETHER WITH**

Lot 3 and Lot 4, Colorado Springs Airport, Filing No. 1B, a subdivision plat recorded under reception number 218714079 of the records of El Paso County, Colorado.

Area Lot 3 = 48.378 Acres +/-

Area Lot 4 = 11.704 Acres +/-

**TOGETHER WITH**

.A tract of land located in Section 18, Township 14 South, Range 65 West of the 6<sup>th</sup> Principle Meridian, El Paso County, Colorado, included within this tract are CDOT Unit 2, Parcel Number's R-209, R-211, R-212, R-214, City of Colorado Springs Right-Of-Way and El Paso County Assessor's Parcel Number 5418000081, described as follows:



Commencing (POC) at the Northwest Corner of Lot 3, Colorado Springs Airport, Filing No. 1B, a subdivision plat recorded under reception number 218714079 of the records of El Paso County, Colorado (*Bearings are based on the northerly most line of said Lot 3 which bears N89°33'04"E, 1112.08 feet*), thence S00°26'02"E, 154.37 feet along a westerly line of said Lot 3, thence S88°52'12"E, 30.20 feet along a westerly line of said Lot 3 to the **TRUE POINT OF BEGINNING**;

*(The following six (6) courses are along westerly lines of Lot 3 of said Colorado Springs Airport, Filing No. 1B)*

Thence S00°21'55"E, 154.57 feet;

Thence N89°33'25"E, 418.28 feet;

Thence S00°26'50"E, 329.67 feet;

Thence S89°31'57"W, 325.94 feet;

Thence S00°25'13"E, 329.78 feet;

Thence S89°30'43"W, 202.12 feet to a point referenced with number 5908 on sheet 7A of a Land Survey Plat, CDOT Right-Of-Way plan as recorded under deposit number 202900048 of the records of El Paso County, Colorado;

*(The following three (3) courses are along westerly lines of said CDOT Right-Of-Way plan and the west lines of said CDOT Unit 2 Parcels R-209, R-211, R-212 and R-214)*

Thence N00°21'59"W, 490.14 feet;

Thence N12°33'45"E, 174.31 feet;

Thence N24°01'02"E, 169.55 feet to a point on a west line of said Lot 3 and the **TRUE POINT OF BEGINNING**.

CDOT Area = 5.571 Acres +/-

Total Combined Areas = 2,574.6 Acres +/-

Randall D. Hency, PLS Colorado 27605  
for and on behalf of  
Polaris Surveying Inc.  
1903 Lelaray street, suite 102  
Colorado Springs, CO. 80918



Date

03/14/2022

**ATTACHMENT II**

**AMENDED EXHIBIT C-2**  
Inclusion Area Boundary Map

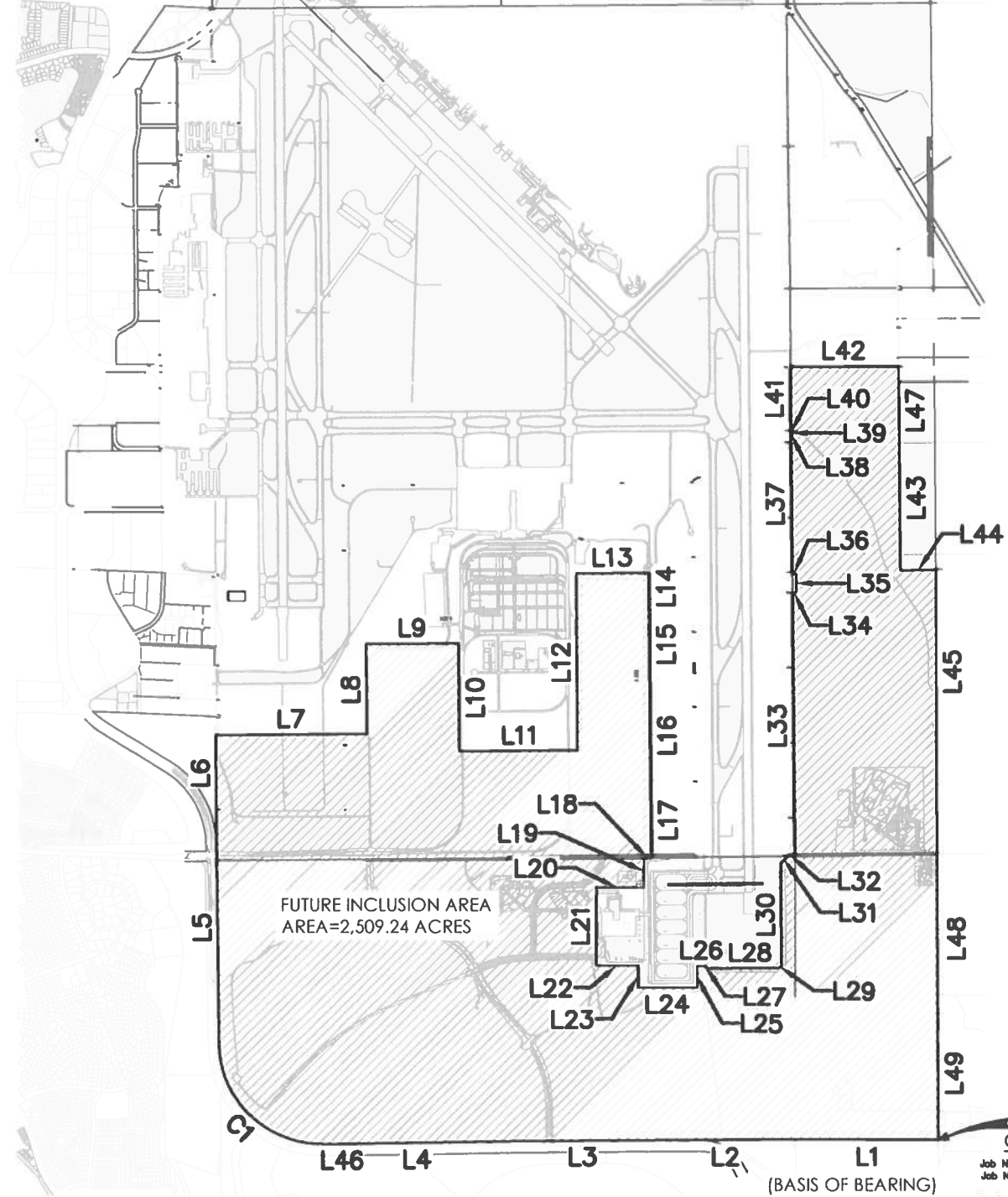
FUTURE INCLUSION AREA  
AREA=5.571 ACRES +/-  
(SEE SHEET 3)

LOT 3, AREA=48.378 AC  
LOT 4, AREA=11.704 AC  
COLORADO SPRINGS  
AIRPORT FILING 1B

# EXHIBIT MAP



SCALE 1" = 3,000'



Future Inclusion Area  
Colorado Springs Airport

**POLARIS SURVEYING, INC.**

1903 Lelaray Street, Suite 102  
COLORADO SPRINGS, CO 80909  
(719)448-0844 FAX (719)448-9225

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89° 51' 15"W	2636.20
L2	S89° 34' 00"W	2618.33
L3	S89° 35' 33"W	2678.10
L4	S89° 03' 27"W	2650.91
L5	N00° 42' 08"W	4348.29
L6	N00° 21' 03"W	1400.00
L7	N89° 29' 58"E	2800.00
L8	N00° 30' 02"W	1675.00
L9	N89° 29' 58"E	1717.79
L10	S00° 30' 02"E	2016.56
L11	N89° 29' 58"E	2190.96
L12	N00° 20' 36"W	3297.29
L13	N89° 39' 24"E	1358.12
L14	S00° 24' 03"E	493.73
L15	S00° 26' 39"E	1660.95
L16	S00° 26' 24"E	1730.67
L17	S00° 36' 11"E	1420.43
L18	S89° 38' 36"W	150.80
L19	S00° 26' 15"E	552.92
L20	S89° 59' 22"W	883.03
L21	S00° 06' 35"W	1449.58
L22	N89° 59' 07"E	777.75
L23	S00° 01' 58"E	414.88
L24	N89° 35' 18"E	1084.01
L25	N00° 26' 35"W	399.83
L26	S89° 55' 18"E	142.55

LINE TABLE		
LINE	BEARING	LENGTH
L27	S45° 12' 22"E	70.27
L28	N89° 32' 33"E	1325.82
L29	N44° 28' 29"E	70.53
L30	N00° 25' 23"W	1901.99
L31	N43° 09' 02"E	180.39
L32	N89° 02' 24"E	141.03
L33	N00° 30' 02"W	4872.36
L34	N51° 04' 03"E	82.05
L35	N00° 23' 51"W	323.10
L36	N59° 44' 01"W	76.20
L37	N00° 35' 50"W	2571.80
L38	N88° 48' 47"E	12.28
L39	N01° 11' 13"W	55.17
L40	N86° 48' 49"W	11.73
L41	N00° 19' 28"W	1200.75
L42	N89° 37' 31"E	1995.50
L43	S00° 28' 39"E	2619.95
L44	N88° 49' 18"E	662.89
L45	S00° 14' 09"E	5282.40
L46	S89° 03' 28"W	818.06
L47	S00° 24' 38"E	1180.33
L48	S00° 13' 21"E	2658.06
L49	S00° 13' 29"E	2681.40

Curve Table			
Curve #	Length	Radius	Delta
C1	2982.53	1895.00	90°10'39"

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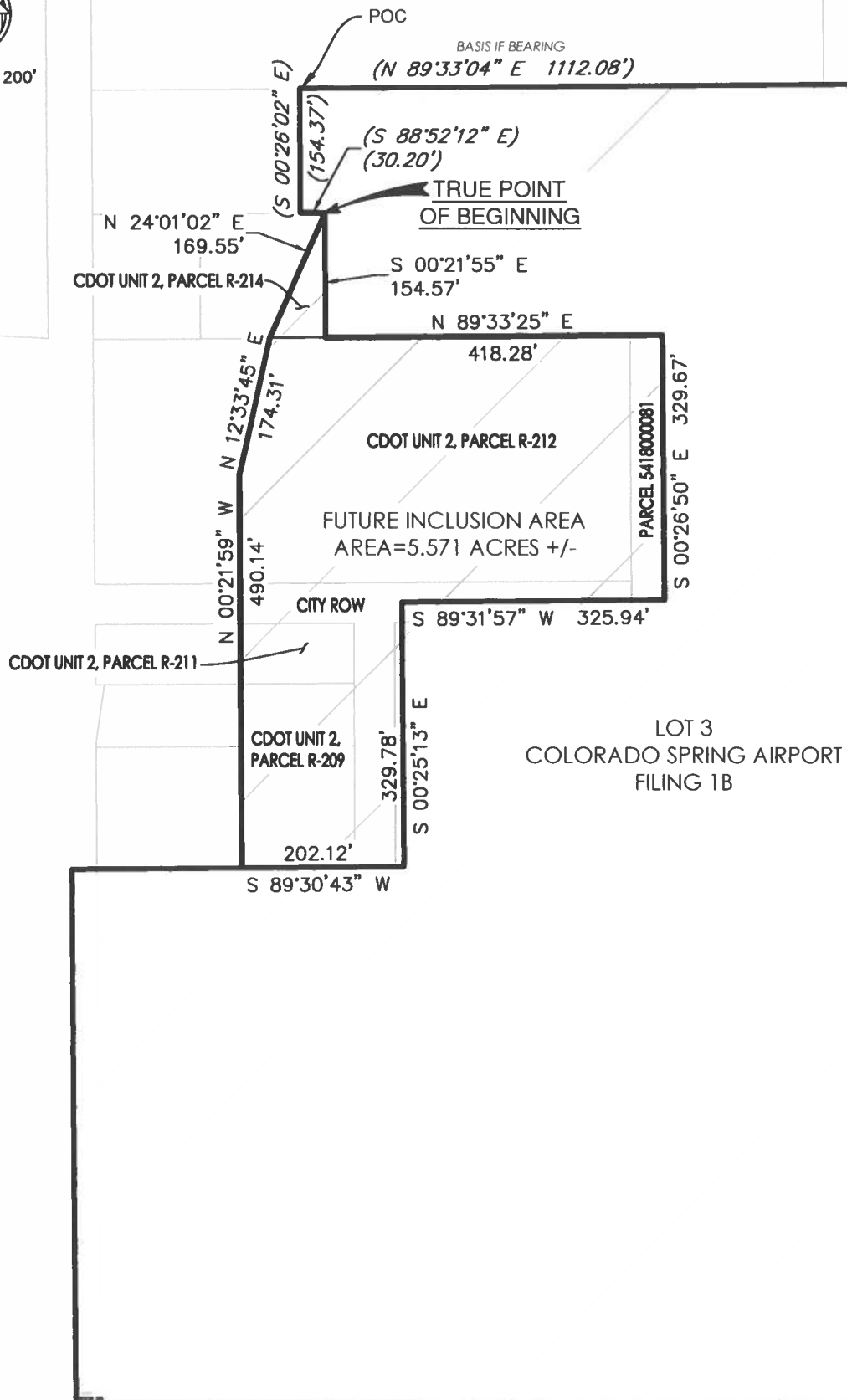
Future Inclusion Area  
Colorado Springs Airport

**POLARIS SURVEYING, INC.**  
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SCALE 1" = 200'

## EXHIBIT MAP



Job No. 220104  
Rev: 03/14/22  
Rev: 03/08/22  
Job No. 180115  
Date: 06/14/18  
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Future Inclusion Area  
Colorado Springs Airport

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### **ATTACHMENT III**

#### **FURTHER AMENDED EXHIBIT D**

Description of Permitted Services to be Provided by the Districts

<u>Description of Services</u>	<u>IGA Required (Yes or No)</u>
Street Maintenance, including without limitation, snow removal	No
Landscape Maintenance, including without limitation, maintenance and repair of open space, trails and streetscape	No
Park and Recreation, including without limitation, programming and management of services	No
Security Services, including without limitation, parking enforcement and related matters	No
Operation, Maintenance, and Administration Services related to covenant enforcement and design review	No