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File No. 5502585.0002

September 15, 2021

Carl Schueler  
Comprehensive Planning Manager  
City Administration Building  
30 S. Nevada Avenue, Suite 105  
Colorado Springs, Colorado 80903

Re: Reagan Ranch Metropolitan District Nos. 1-3: Service Plan Amendment

Dear Mr. Schueler:

This office represents the Reagan Ranch Metropolitan District Nos. 1-3 (collectively, the “Districts”). The Colorado Springs City Council approved the Service Plan for the Districts on August 25, 2020 (“Service Plan”) and the Districts were organized by Orders and Decrees of the El Paso County District Court on November 30, 2020. Since the Districts were organized, the development plan has changed for the property located or to be located within the Districts’ boundaries. To implement the updated development plan, the Districts are in the process of changing their boundaries and will need to add additional property into the Inclusion Area Boundaries as defined in the Service Plan. In addition to these items, the Districts need to take additional actions in order to conform with the changes to the development plan. These actions, described below, materially modify the Service Plan such that the Districts are seeking to amend their Service Plan.

The changes to the development plan require the following changes to the Districts’ Service Plan: (1) all residential property will be located within District No. 1; (2) District No. 2, which the Service Plan identifies as a residential district, will include industrial property within its boundaries, including property that is anticipated to be annexed into the City and will be identified as additional inclusion area property; and (3) a reallocation of the Districts’ total debt authorization to align with the new land uses and associated public improvements necessary to support the development in each District’s boundaries. A map is enclosed depicting the new boundaries of the Districts.

Enclosed, please find copies of the following:

- (a) An executed Petition for Approval of First Amendment to Service Plan for Reagan Ranch Metropolitan District Nos. 1-3;

September 15, 2021  
Page 2

- (b) Proposed First Amendment to Service Plan;
- (c) Copy of the Districts' Service Plan; and
- (d) Draft Resolution Approving First Amendment to Service Plan.

A fee in the amount of \$1,000 will be delivered to the City Clerk's office.

The Districts request that the enclosed Petition for Approval of First Amendment to Service Plan and supporting documentation be presented to the City Council at the next available meeting for consideration and further action. Please do not hesitate to contact this office if you have any questions or need anything further.

Best regards,

SPENCER FANE LLP

*/s/ Nicole Finco*  
Nicole Finco

Enclosures