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COMMUNITY SERVICES DEPARTMENT
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April 17, 2019

Ms. Nina Ruiz
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Gardens at North Carefree Metropolitan District – C.R.S. Title 32 Special District Service Plan Proposal (ID-19-001)

Dear Nina,

The Planning Division of the Community Services Department has reviewed the Title 32 Gardens at North Carefree Metropolitan District Service Plan application and has the following comments on behalf of El Paso County Parks.

The Gardens at North Carefree is a PUD development comprised of 70/71 single family residential lots on an 11.64-acre site served by the Gardens at North Carefree Metro District. The Service Plan provides facilities and services for future residents that otherwise would not be available.

Per the Service Plan, the Metro District shall have powers to assess fees to design, build and maintain infrastructure including water lines, waste water lines, roads, traffic controls, storm drainage, park and recreational amenities, mosquito control and drainage facilities. Ongoing services such as grounds maintenance, covenant enforcement and design reviews are also within the scope of the proposed Service Plan. It should be noted after lengthy negotiations, parks staff agreed the neighborhood pocket park (recommended by Parks staff and approved by the Parks Advisory Board during the Preliminary Plan review process), would not be part of the Final Plat and therefore would not be designed, installed, or maintained by the future Metro District.

Please be aware the Letter of Intent for the 11.64-acre development located at the intersection of North Carefree Circle and Akers Drive, west of Marksheffel Road, proposes 70 single-family residential lots, whereas the rezoning case and preliminary plan- #PUDSP-18-004 proposed 71 lots. This application proposes a reduction of one lot.

Lastly, please include on the final plat a note that states in effect *the site amenities, drainage, open space and landscape tracts shall be constructed, operated and maintained by the Metro District in accordance with the Service Plan.*

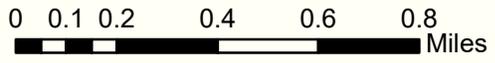
Sincerely,

Paul Whalen
Landscape Architect
Planning Division
Community Services Department
PaulWhalen@elpasoco.com



Gardens at North Carefree Metro District

-  Parks By Other
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Internal Park Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  EPC_BuildingFootprint
-  Colorado Springs Parks
-  El Paso County Parks
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Military Reservation



Gardens at North Carefree Metro District Boundaries

