



**CHEROKEE METROPOLITAN DISTRICT**  
6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842  
Telephone: (719) 597-5080 Fax: (719) 597-5145

July 23<sup>rd</sup>, 2021  
Darin C. Weiss  
T-Bone Construction  
1310 Ford Street  
Colorado Springs, CO 80915

*Sent via email: [darin.weiss@tboneconstruction.com](mailto:darin.weiss@tboneconstruction.com)*

Re: Water and Sewer Service to **6201 E Platte Avenue**  
Commitment Letter No. **2021-12 (Revision of 2020-08)**

Dear Darin Weiss,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for the office and vehicle storage at 6201 E Platte Avenue. The proposed location for this development is located within the District's established boundaries and therefore is eligible for service connections from the District.

Cherokee Metropolitan District staff, along with the developer, have determined that the following will be the total water demand required by this development:

Type of Use	Demand (AF/yr)
Domestic	1.83
Irrigation	0.0
<b>Total</b>	<b>1.83</b>

This lot has an existing permitted well in the Laramie-Fox Hills aquifer (permit number 4341-F) that will be sufficient to provide irrigation and other non-potable flows for this development.

Assuming a conservatively low 0% consumptive water use, this development is expected to generate approximately 1600 gallons per day. This volume is in line with expected buildout flows from this area and represents only 0.06% of Cherokee's total wastewater capacity.

This water commitment is hereby made exclusively for this specific development project at this site within the District. To confirm this commitment you must provide the District with a copy of the final plat approval from El Paso County Development Services within 12 months of the date of this letter. Otherwise, the District may use this allocation for other developments requesting a water commitment.

If the subject project is re-platted, you must submit a new commitment request prior to submitting the re-plat to El Paso County, which may result in a recalculation of the water demand for the project.

If I may be of further assistance please contact me at your convenience.

Sincerely,



Amy Lathen  
General Manager

Cc: Peter Johnson; Water Counsel w/ encl: sent via email  
Steve Hasbrouck; Board President w/ encl: sent via email  
Kevin Brown; Jr. Engineer