



December 2, 2022

www.jvajva.com

Notice to Adjacent Property Owners

This letter is being sent to you because Cherokee Metropolitan District (District) is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County.

The District is replacing its current sewage lift station, which is at the end of its useful service life, with a new lift station of the same capacity (1,800 gpm). The new lift station will include a smaller, 300,000-gallon covered wet well with mixing, and three new suction lift pumps (lead/lag/standby) in a new building adjacent to the existing lift station on the District's Sand Creek Facility property. The current facility includes nearly 18 million gallons of emergency overflow storage, and will reuse the existing backup generator to power the new pumps.

Please direct any questions on the proposal to the referenced contact(s) in item number 2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning and Community Development Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Consultant/Applicant:

JVA, Inc.
1319 Spruce Street
Boulder, CO 80302
Contact: Nathan Skalak, P.E.
Telephone: (303) 565-4930
Email: NSkalak@jvajva.com

3. Property Information

Site Address: 6657, 6677 East Platte Avenue
Parcel No.: 5418000080
Zone: RR-5 and CAD-0

4. Request and Justification

This letter is being sent to you because we are proposing to install a new lift station at Cherokee Metropolitan District's Sand Creek Facility to replace the existing lift station that is currently at the end of its useful life.

5. Existing and proposed facilities, structures, roads, etc.


Cherokee Metropolitan District (CMD) provides water, sewer, parks, and street lighting services to an approximately 6,300-acre area of unincorporated El Paso County. CMD operates a wastewater collection system that terminates at the existing lift station (LS1A), headworks, and pump station. The new lift station



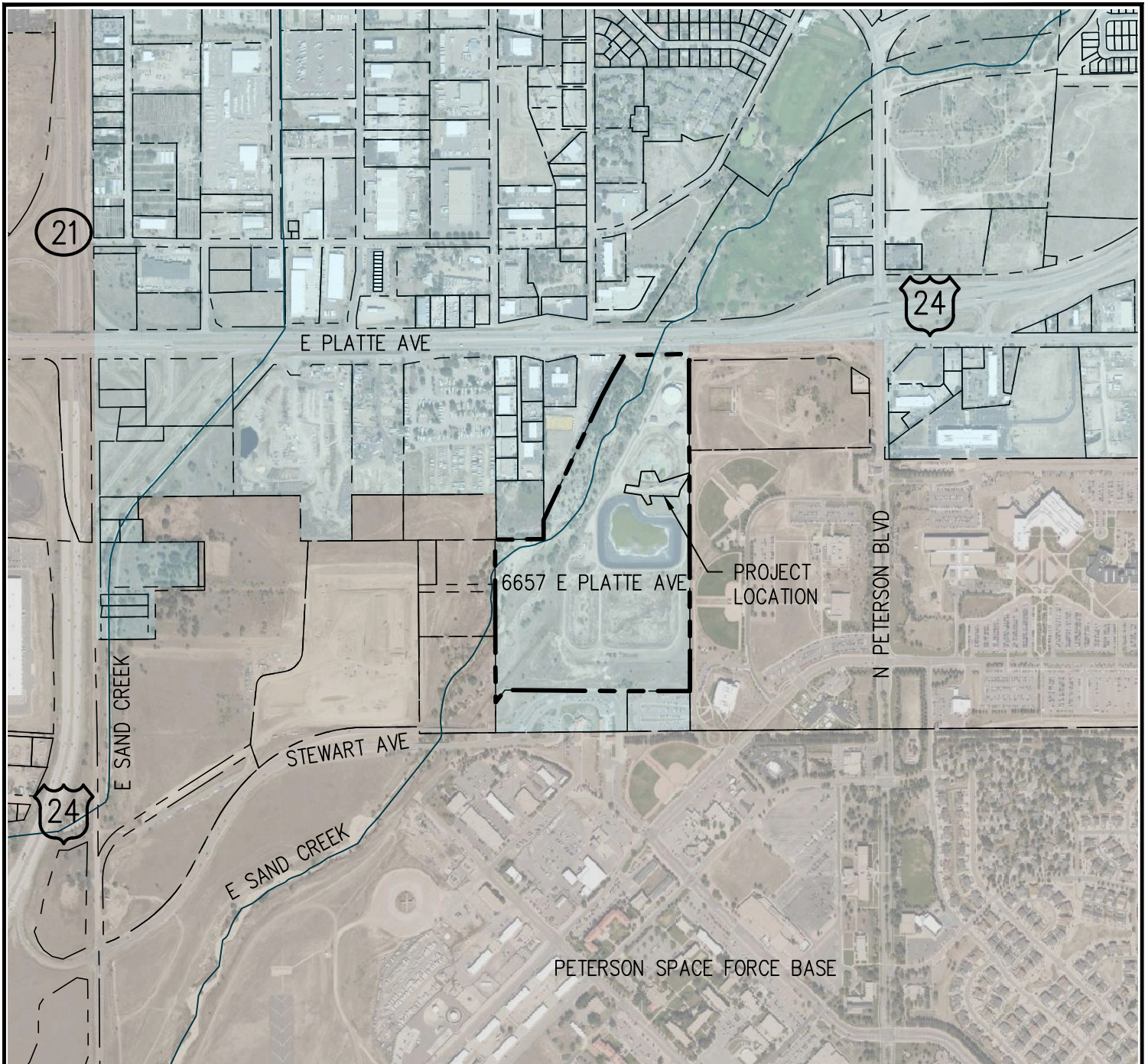
will be located in the District's decommissioned wastewater treatment lagoon facility. The current treatment facility consists of several unlined and lined lagoons, as well as a headworks facility. The site is accessible from the north entrance which will remain the same.

Sincerely,

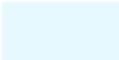

JVA, Incorporated

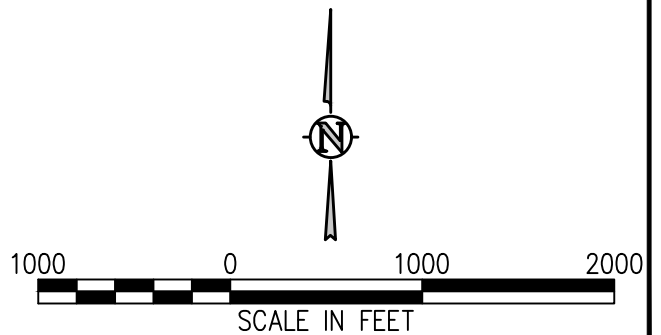
By: 

Nathan Skalak
Project Manager

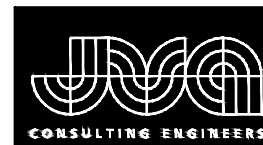


LEGEND

-  UNINCORPORATED EL PASO COUNTY
-  CITY OF COLORADO SPRINGS



CMD VICINITY MAP
PARCEL NO. 5418000080
OCTOBER 2022



JVA, Inc.
 1319 Spruce Street
 Boulder, CO 80302
 303.444.1951
www.jvajva.com
 Boulder • Fort Collins • Winter Park
 Glenwood Springs • Denver

List of Adjacent Properties

Parcel No.	Owner Name	Mailing Address	Location Notes
5407401020	FONTANA ENTERPRISES INC	6865 GALLEY RD COLORADO SPRINGS CO, 80915-3843	North of U.S. 24 (E Platte)
5407401016	CHANDLER CAROL A REVOC TRUST	965 BROADVIEW PL COLORADO SPRINGS CO, 80904-1803	North of U.S. 24 (E Platte)
5418001017	HARMER DAVID SCOT	6435 E PLATTE AVE COLORADO SPRINGS CO, 80915	West of site
5418001005	UPG LLC	6365 E PLATTE AVE COLORADO SPRINGS CO, 80915-2245	West of site
5418000068	CITY OF COLORADO SPRINGS	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO, 80901-1575	West of site
5418000019	CITY OF COLORADO SPRINGS	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO, 80901-1575	West of site
5418000083	CITY OF COLORADO SPRINGS	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO, 80901-1575	West of site
5418000084	CITY OF COLORADO SPRINGS	PO BOX 1575 MAIL CODE 455 COLORADO SPRINGS CO, 80901-1575	West of site
5418000078	UNITED STATES OF AMERICA	106 S 15TH ST OMAHA NE, 68102-1606	South of site
5418000079	UNITED STATES OF AMERICA	106 S 15TH ST OMAHA NE, 68102-1606	South of site
5418000066	UNITED STATES OF AMERICA	580 Goodfellow Street Peterson SFB CO 80914-2370	East of Site
5400000141	UNITED STATES OF AMERICA	580 Goodfellow Street Peterson SFB CO 80914-2370	East of Site

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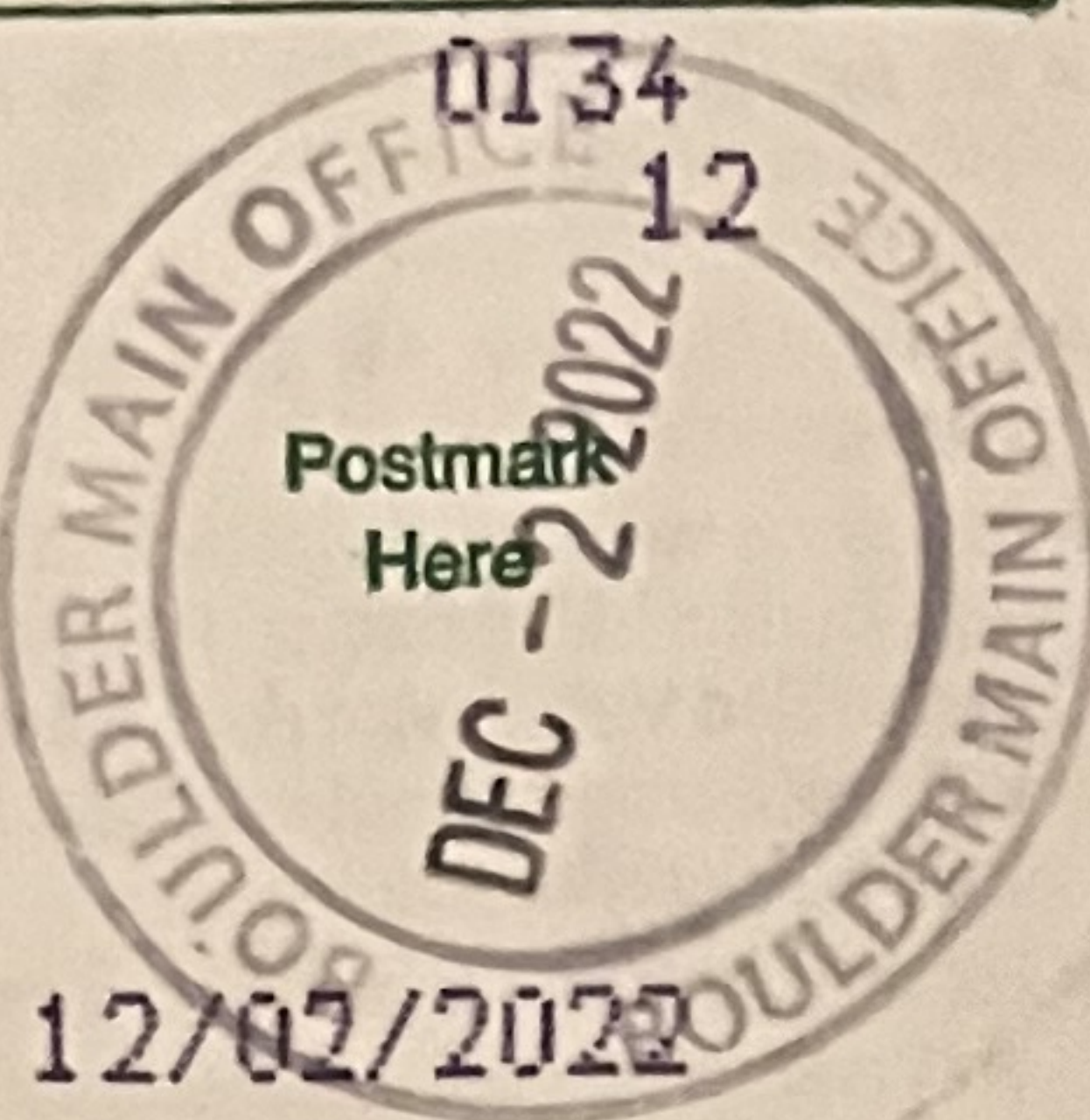
Omaha, NE 68102

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Street and Apt. No., or PO Box No. **106 S 15TH ST**
City, State, ZIP+4® **OMAHA NE 68102-1606**

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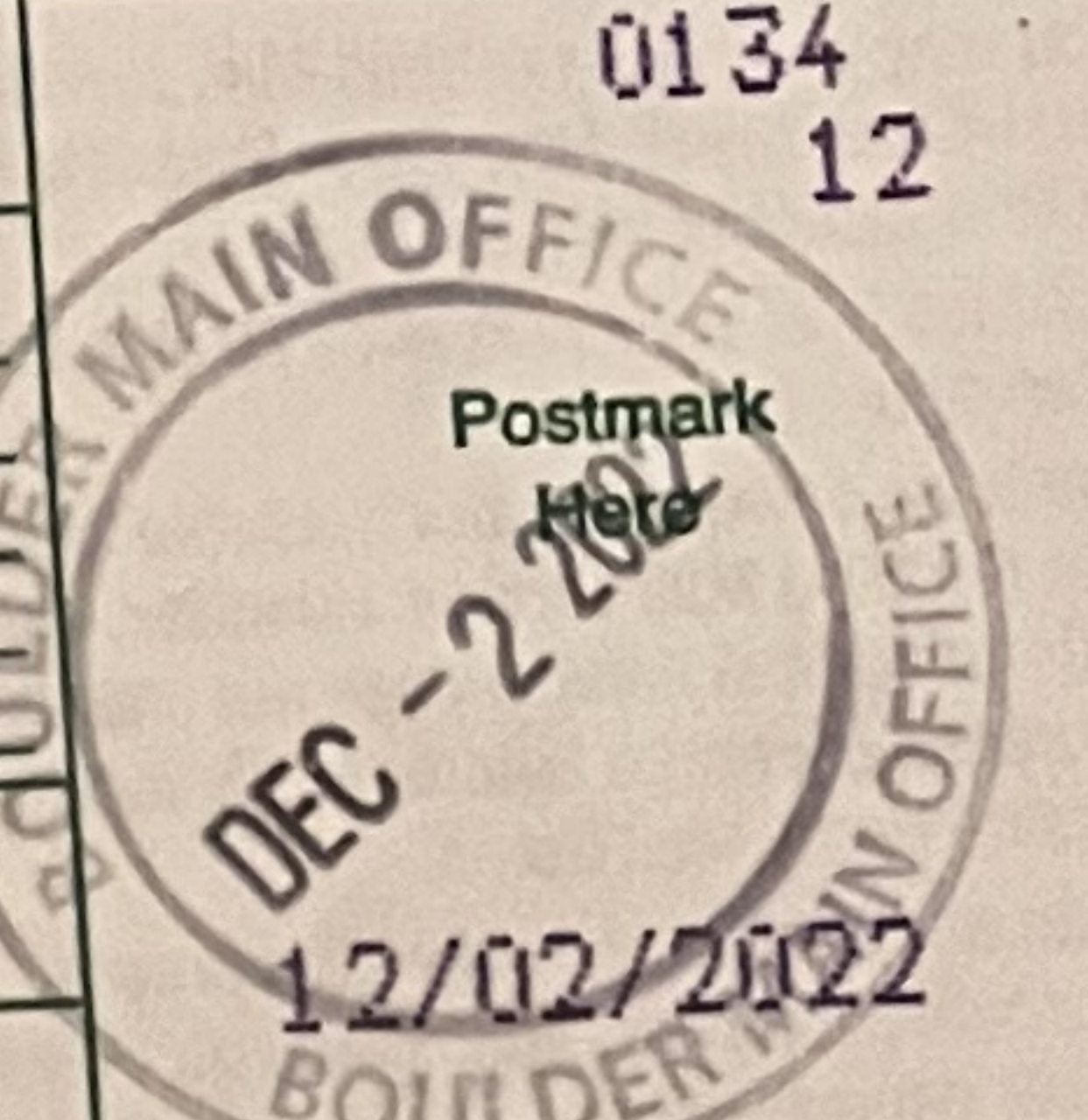
Colorado Springs, CO 80904

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Sent To **CHANDLER CAROL REVOL TRUST**
Street and Apt. No., or PO Box No. **965 BROADVIEW PL**
City, State, ZIP+4® **COLORADO SPRINGS, CO 80904-8003**

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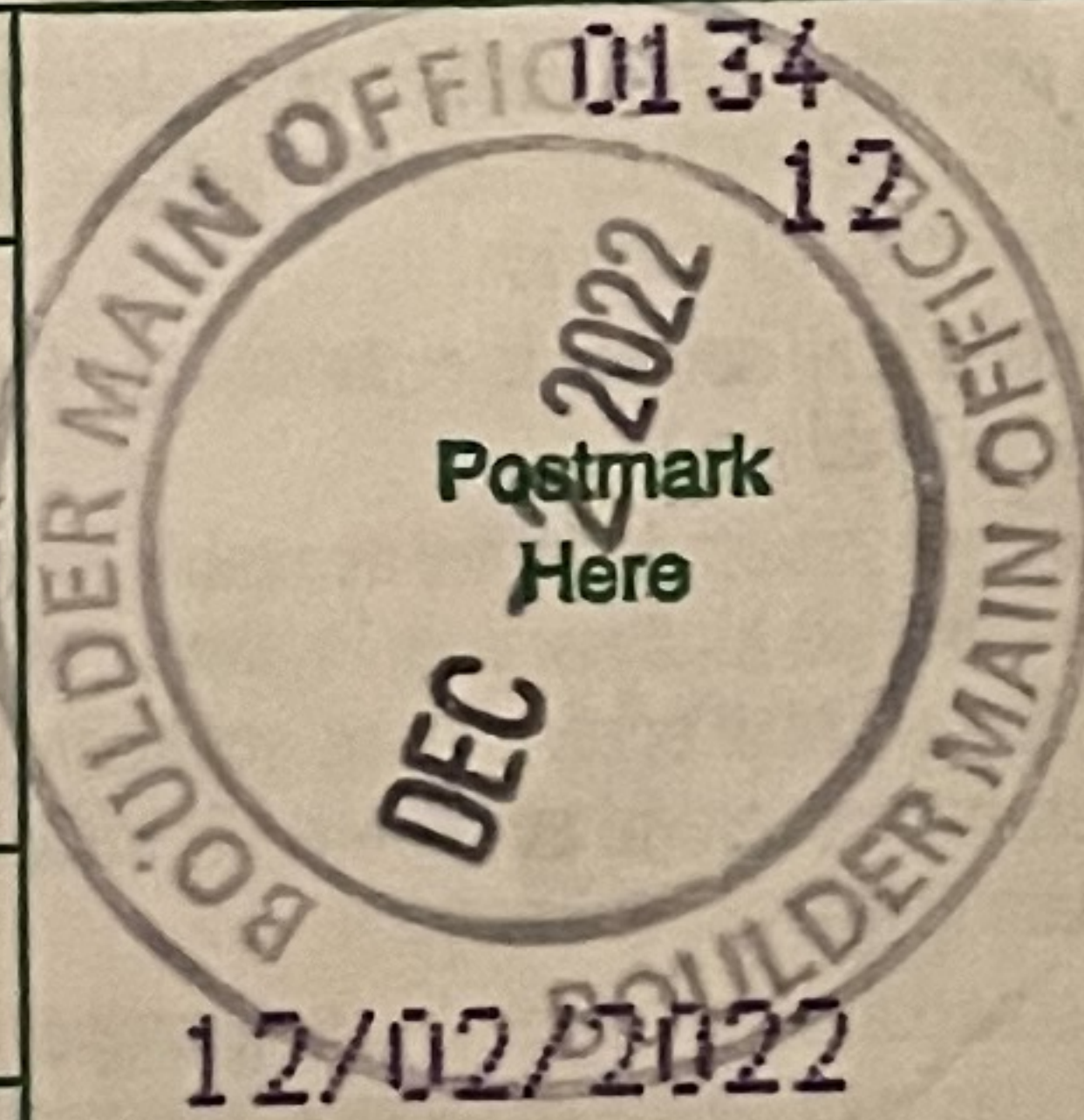
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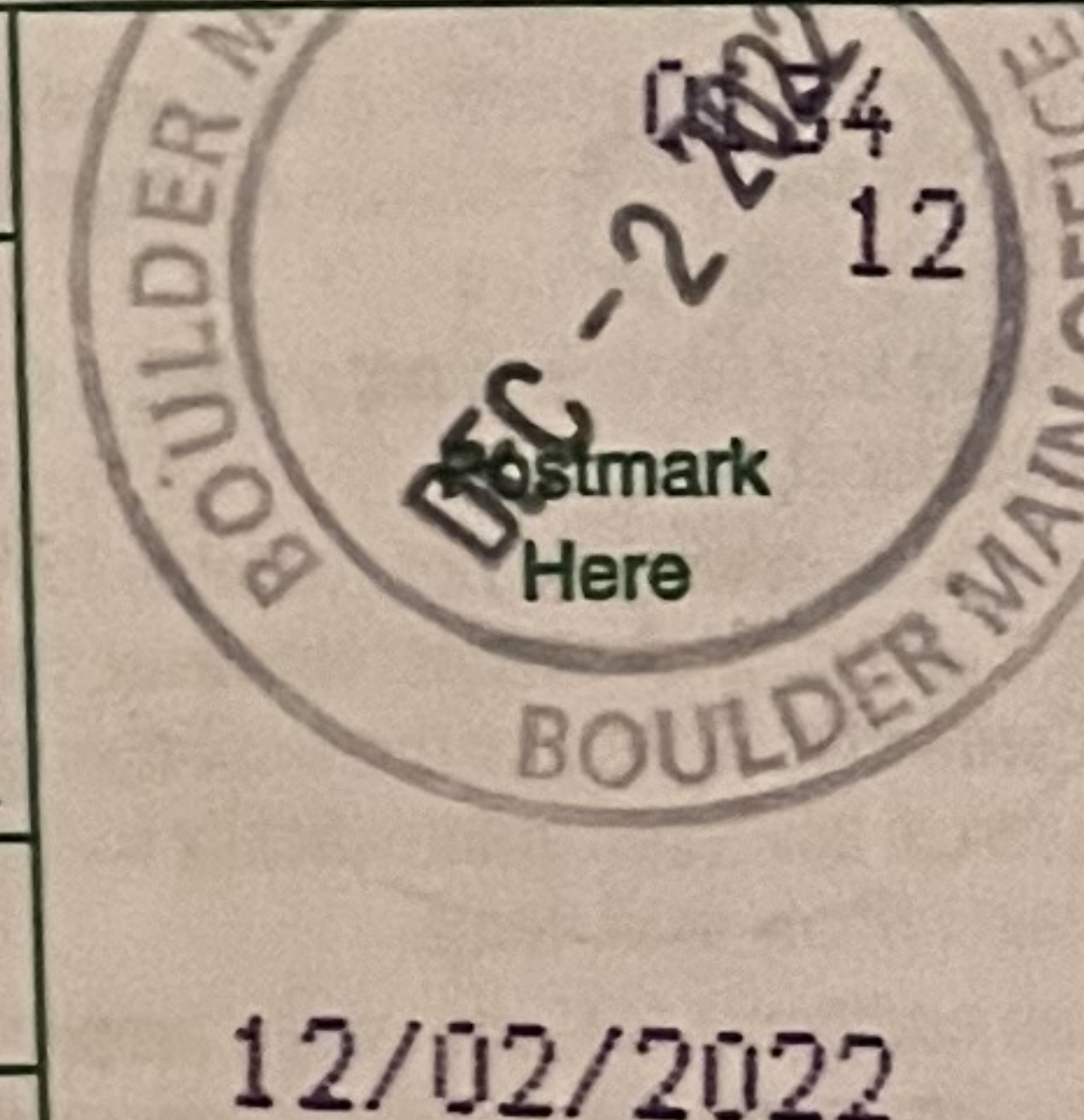
Colorado Springs, CO 80901

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Colorado Springs, CO 80914

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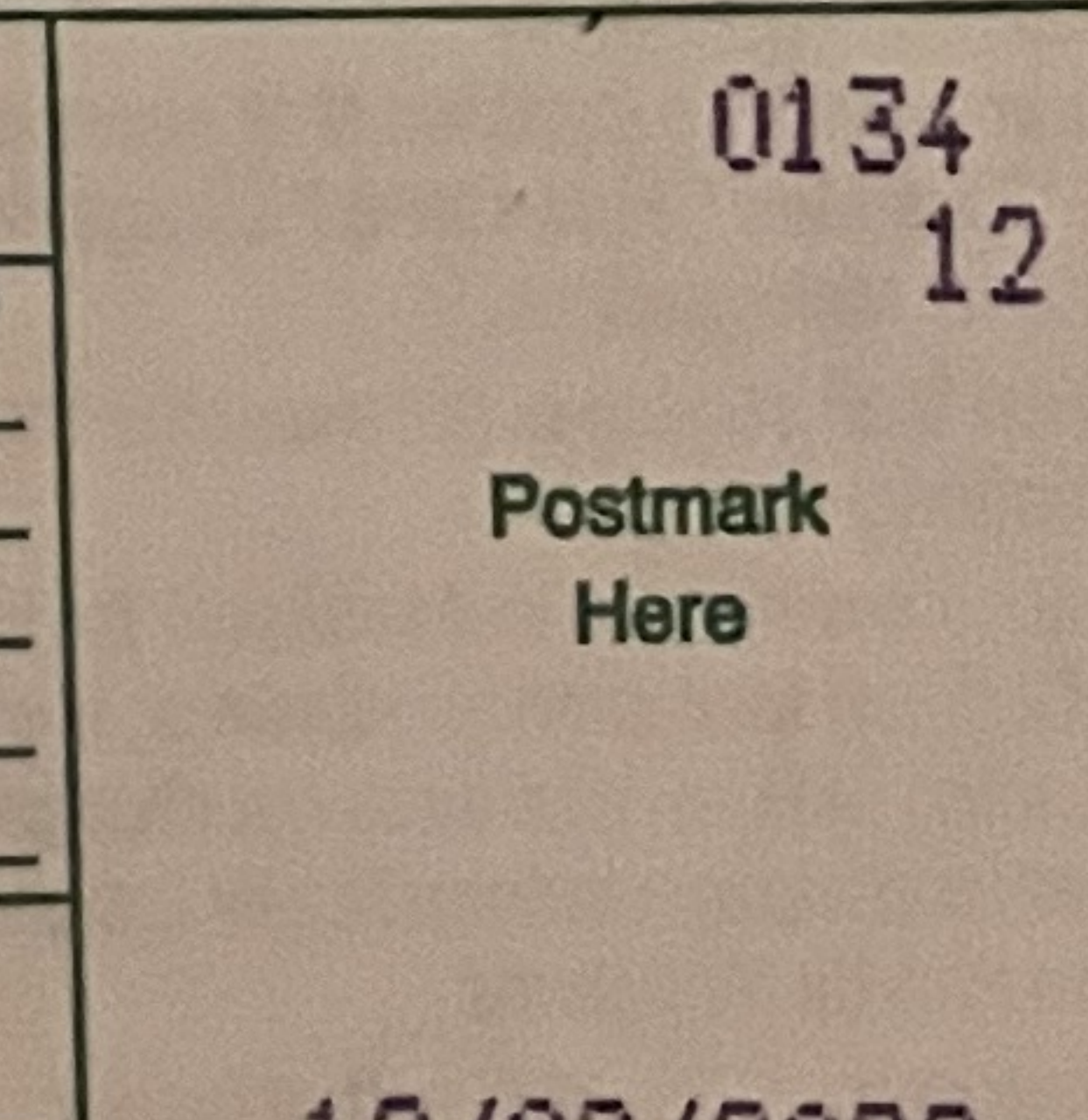
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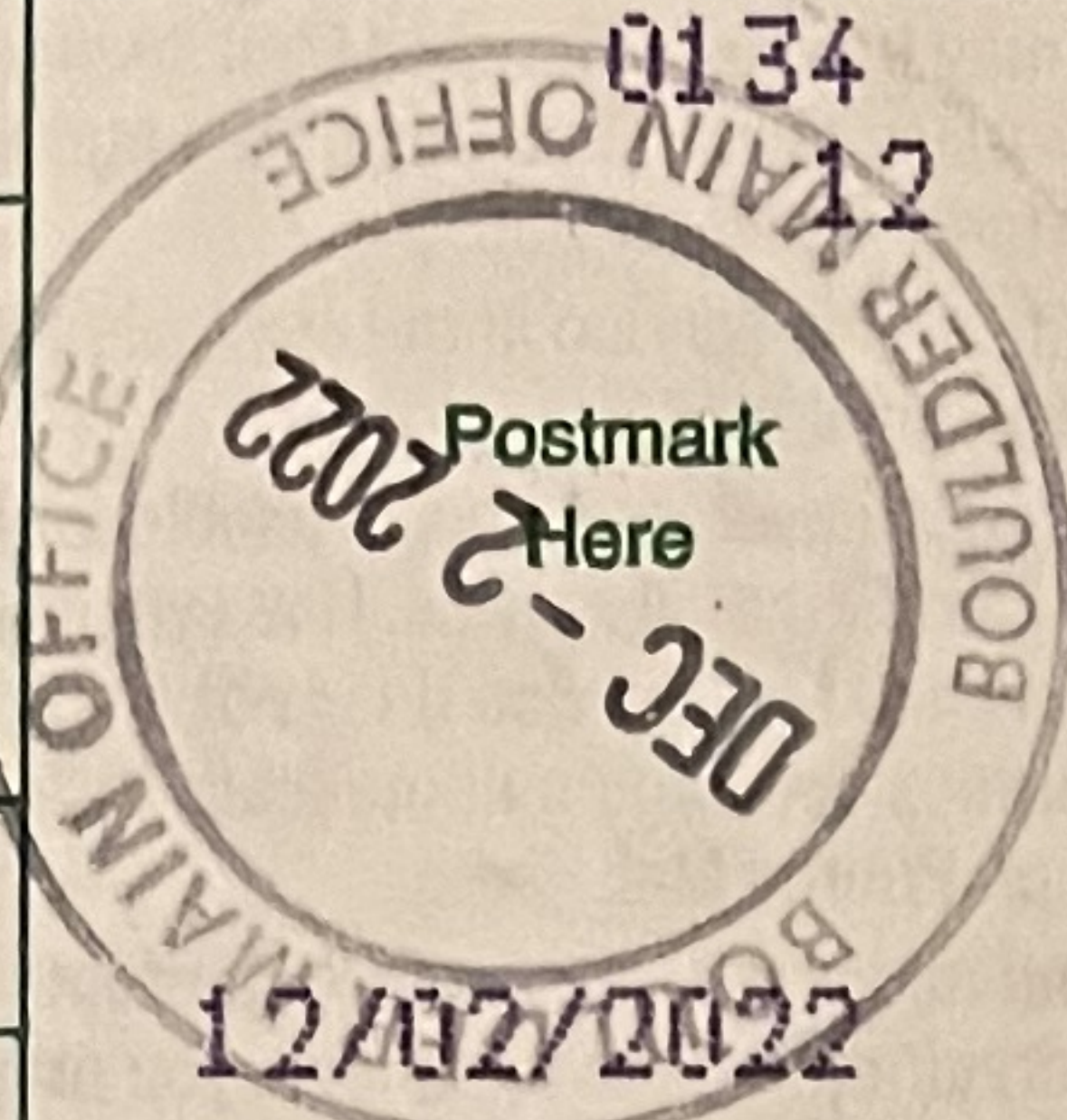
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Omaha, NE 68102

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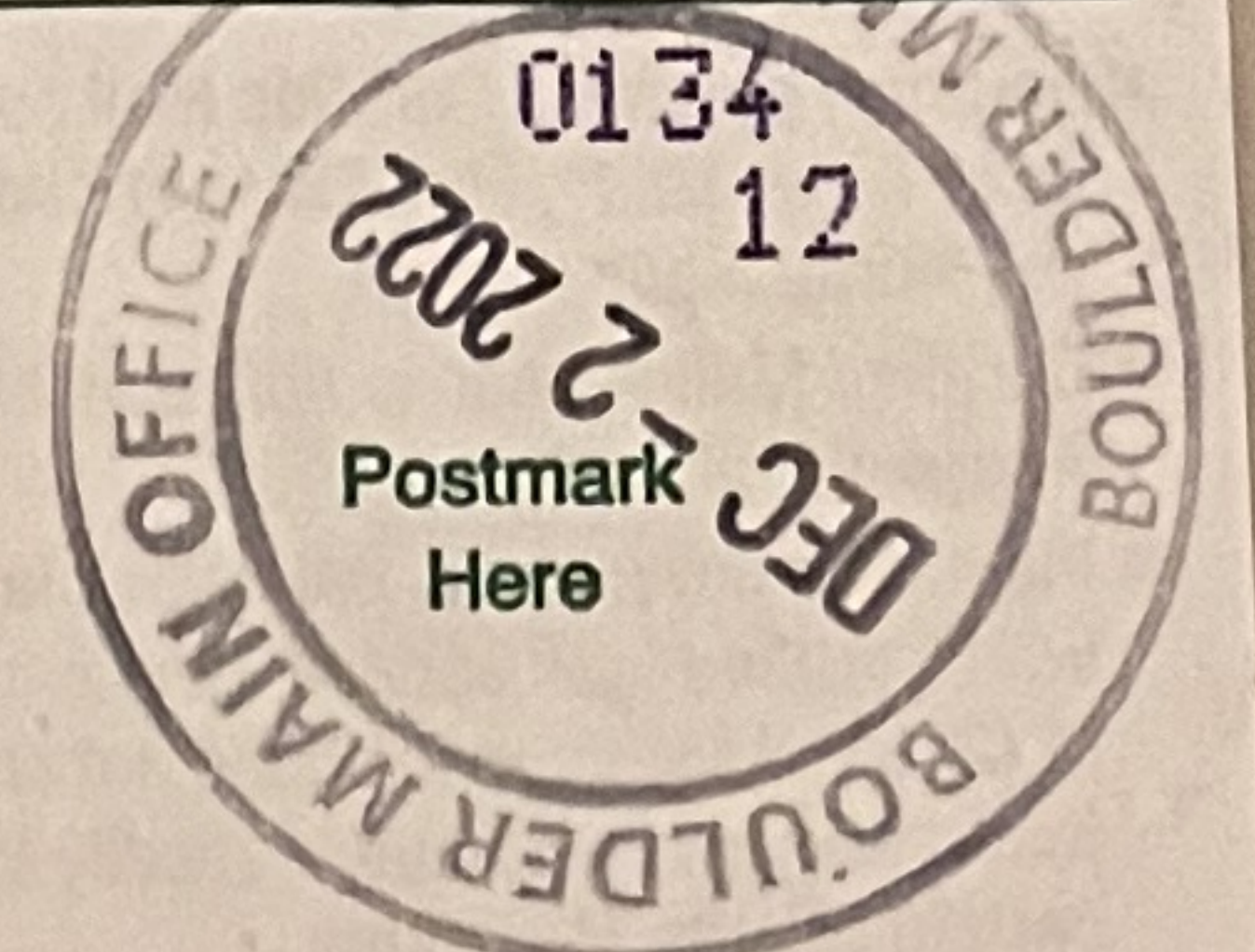
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.60
Total Postage and Fees \$4.60



Sent To **UPG LLC**
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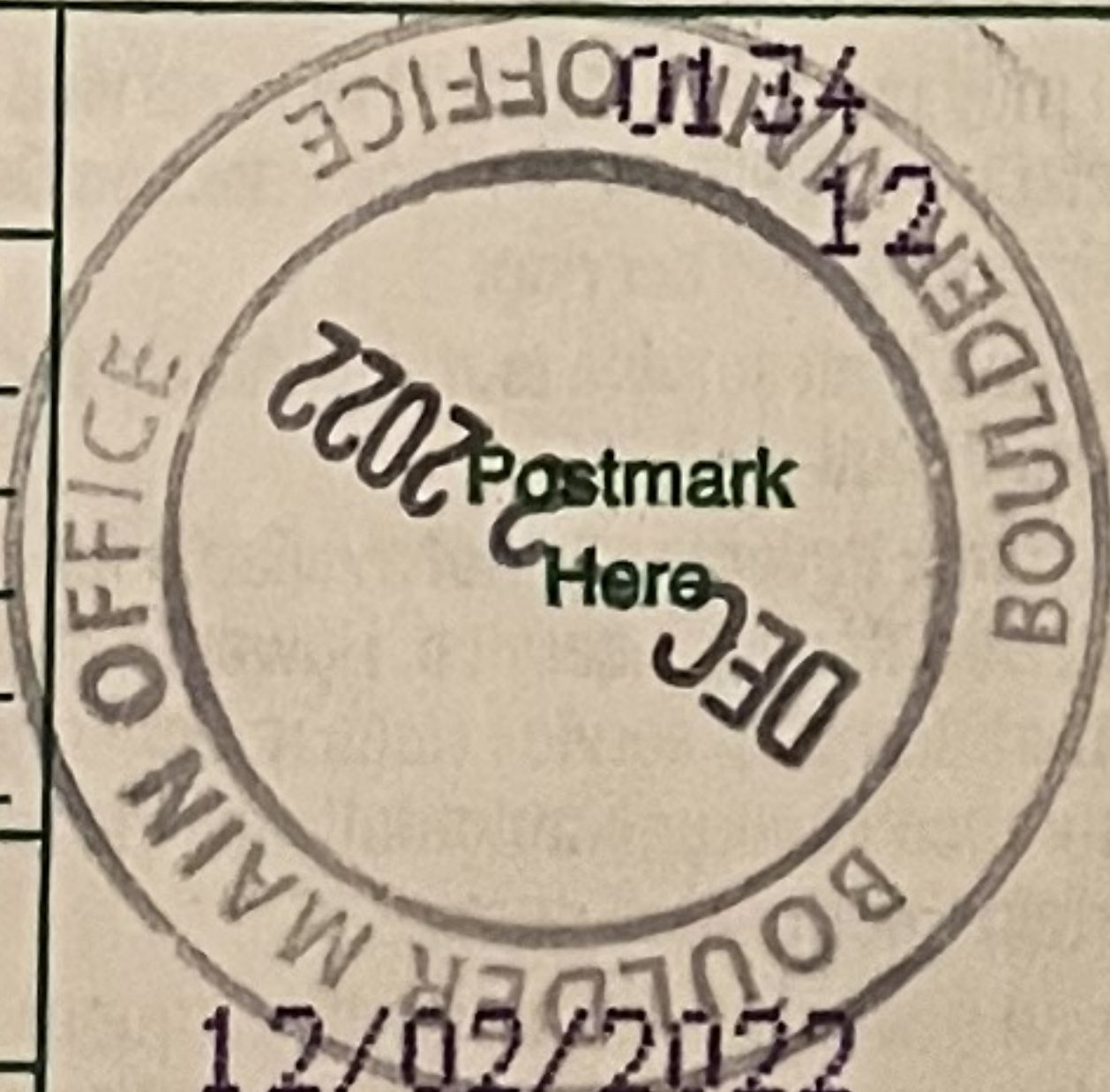
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Sent To **JOHN D. ANDERSON**
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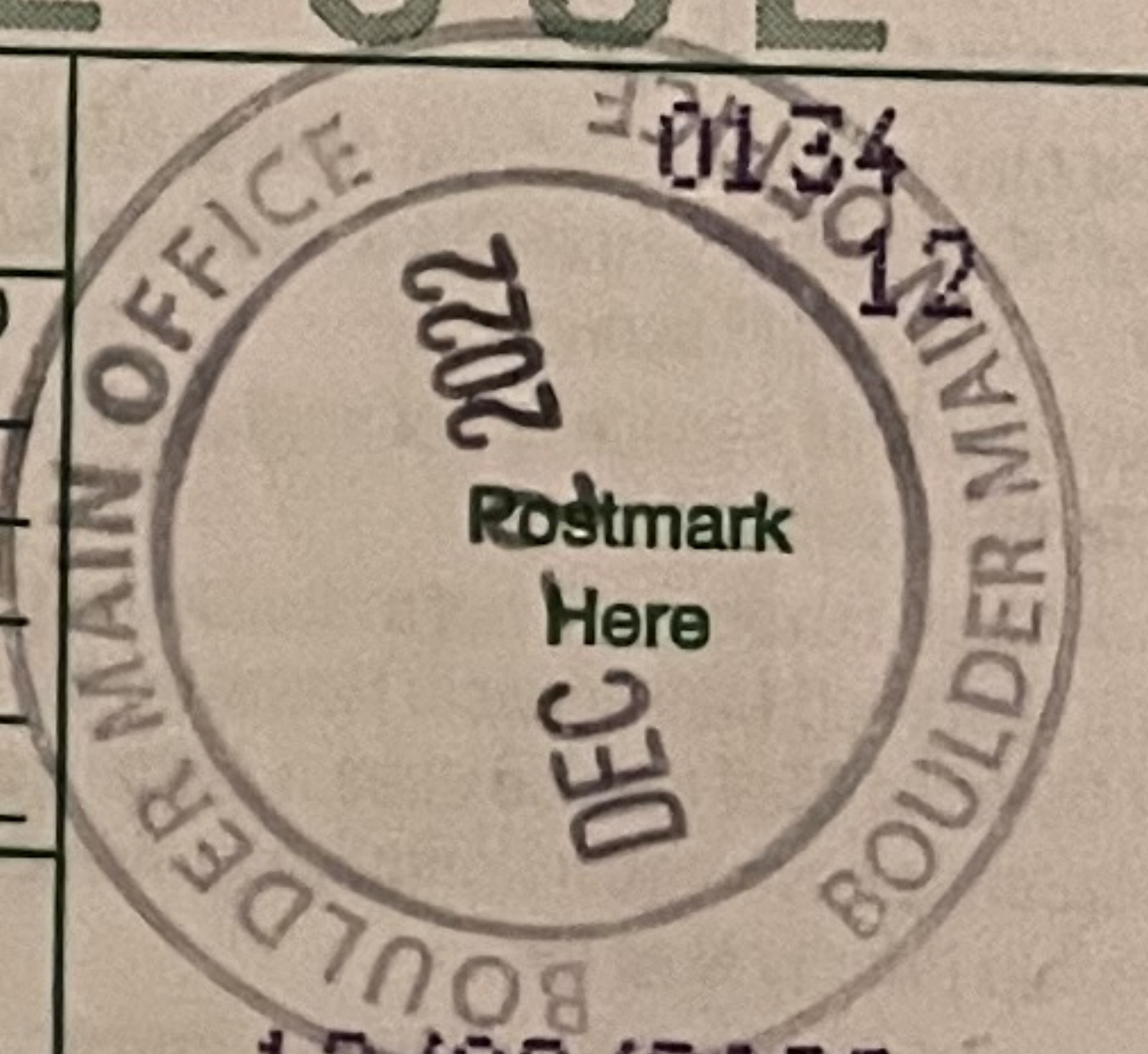
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Postage \$0.60
Total Postage and Fees \$4.60



Sent To **FONTANA ENTERPRISE, INC.**
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City, State, ZIP+4® **COLORADO SPRINGS CO 80915-3442**

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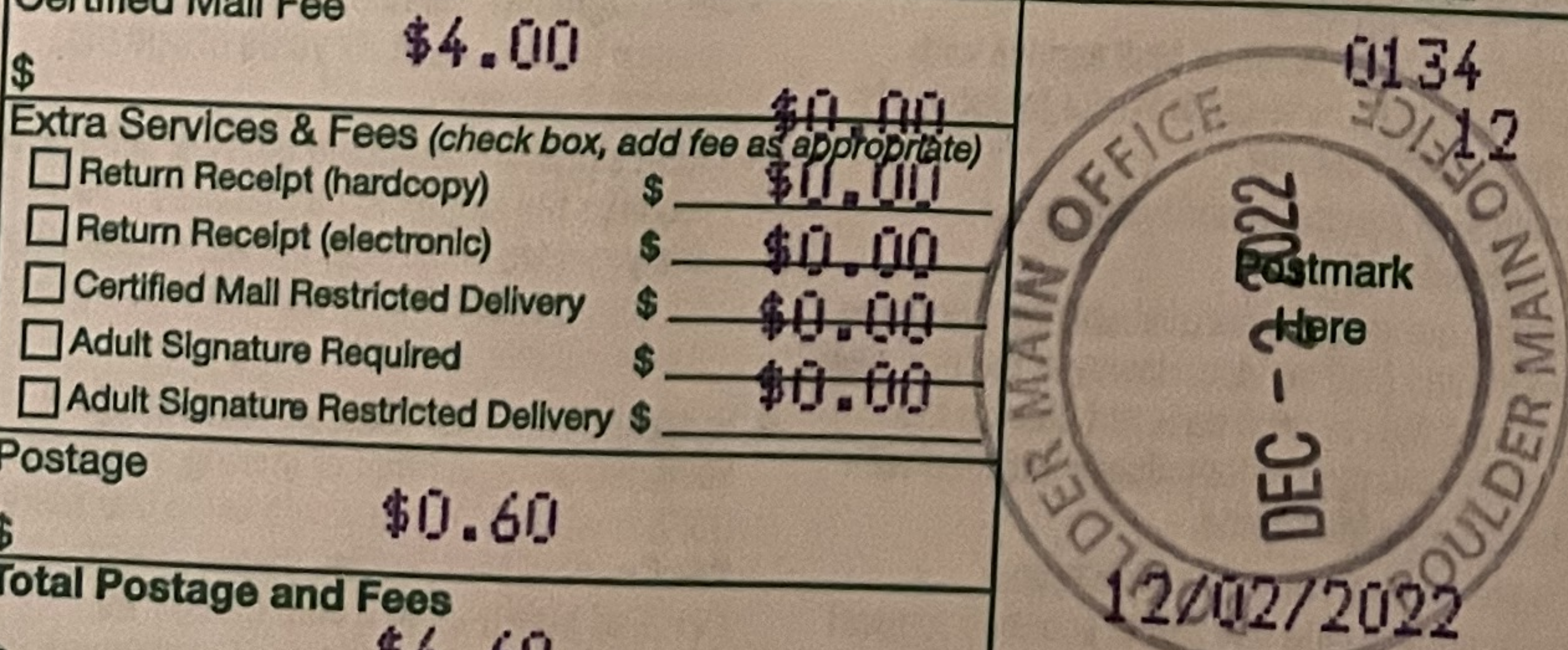
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Sent To **DAVID HARMER SCOT**
Street and Apt. No., or PO Box No. **6435 E PLATTE AVE**
City, State, ZIP+4® **COLORADO SPRINGS, CO 80915**

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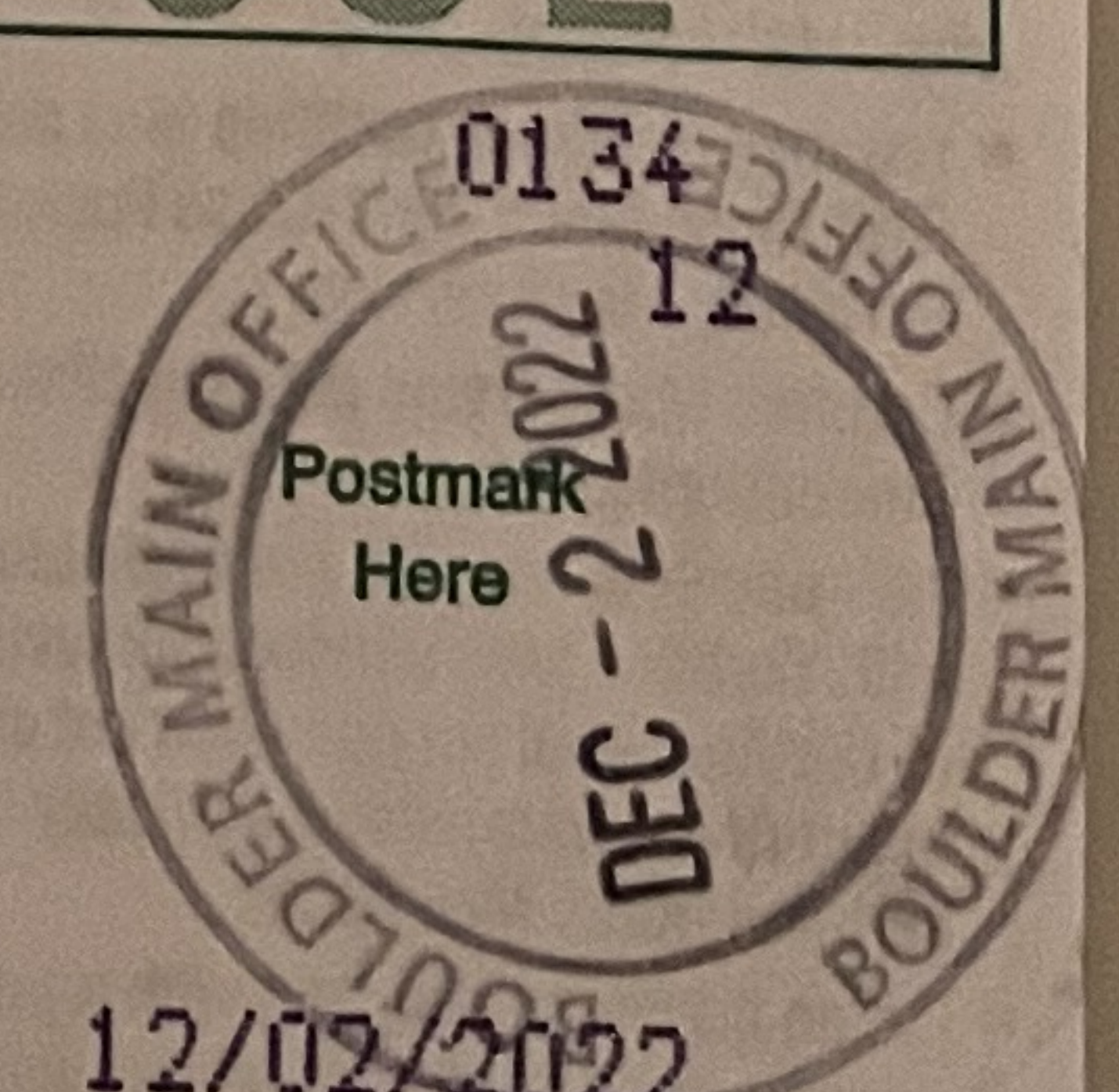
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