

# Grandview Reserve Metropolitan District

**4 Site Investments LLC**

1271 Kelly Johnson Blvd, Suite 100  
Colorado Springs, CO 80920

July 20, 2021

Dear 4 Site Investments, LLC:

Grandview Reserve Metropolitan District #1 (“Project”) has asked the Grandview Reserve Metropolitan District (“District”) for the availability of water to service the Project located between Highway 24 and Eastonville Road. The Project is proposed to include approximately 581 single-family equivalent (“SFE’s”) dwelling units (571 single-family houses, 10 Church/Recreation Center), and will be within the service area of the District. The District is in the process of obtaining Title 32 status through El Paso County. With the creation of this district, the water master plan will be developed to include multiple large capacity wells and associated collection system that will be treated, stored and distributed in order to provide service to all properties within the District.

Upon completion of the first phase, the expandable large well collection system capacity will be sufficient to serve approximately 581 SFE’s based on presumptive use of 0.353 ac/ft per SFE annual demand, considering process waters, drought/irrigation and pumping contingencies. The developer has determined that this volume is sufficient for the Project.

This commitment to serve the Project is based upon the approval of the Grandview Reserve Metropolitan District Title 32 status. Final required water quantities may be adjusted depending on the approved final plat SFE requirements of the Project.

Sincerely,

*Paul J Howard*

**Manager**

Enclosure

CC:



# CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842

Telephone: (719) 597-5080 Fax: (719) 597-5145

**July 20, 2021**

**4 Site Investments, LLC**

**1271 Kelly Johnson Blvd. #100**

**Colorado Springs, CO 80919**

*Sent via email: [paulinfinity1@msn.com](mailto:paulinfinity1@msn.com)*

Re: Wastewater Treatment Service Commitment to Grandview Reserve Metropolitan District

Dear Grandview Reserve Metropolitan District,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide wastewater treatment services for the Grandview Reserve development located north and northeast of the intersection of U.S. Highway 24 and Stapleton Road, subject to the mutual execution of a Wastewater Service Intergovernmental Agreement (IGA). Cherokee Metropolitan District owns and operates a wastewater conveyance and treatment system south of the development and has entered good faith negotiations with the development to complete the IGA, which will define the terms of all related wastewater services.

Cherokee Metropolitan District has allocated 500,000 gallons per day of wastewater treatment capacity to this development under the terms of the draft IGA. This capacity is sufficient to serve between 2900-2950 SFEs based on presumptive use values from El Paso County. The developer has determined that this volume is sufficient for the proposed subdivision.

This wastewater commitment is hereby made exclusively for this specific development project up to the daily average volume specified above, contingent upon execution of the IGA. To confirm this commitment, the developer 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 wastewater treatment. If the volume of wastewater treatment in the agreement is changed by a subsequent amendment, this letter will no longer be valid and an updated one reflecting this change will be provided.

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  
Jeff Munger; Water Resource Engineer: sent via email  
Kevin Brown; Jr. Engineer: sent via email