



# CHEROKEE METROPOLITAN DISTRICT

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

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

January 20<sup>th</sup>, 2022

Grant Dennis

1155 Kelly Johnson Blvd. Suite 305

Colorado Springs, CO 80920

*Sent via email: grantdennis@gallowayus.com*

Re: Water and Sewer Service to **2875 Akers Drive**  
Commitment Letter No. **2022-01 (Revision of 2021-13)**

Dear Grant Dennis,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and wastewater service for two proposed lots at 2875 Akers Dr. The first lot includes an existing building which has been served by Cherokee Metropolitan District since 2007. The second lot is currently vacant but is planned to be a warehouse. The new building will require an additional water and wastewater commitment, but the water and wastewater demand of the existing building is not expected to change as a result of the development.

Cherokee Metropolitan District staff, along with the developer, have determined the following water demand estimate for the new development:

Type of Use	Demand (AF/yr)
Domestic	1.01
Irrigation	0.67
<b>Total</b>	<b>1.7</b>

Over the last five years, the existing building has used an average of **0.5** acre-feet per year (AFY). Both parts of the development are expected to collectively use approximately **2.2** AFY though the District is only making a new commitment of **1.7** AFY as this is the total water use change expected due to the new development.

The existing building is currently connected to the Cherokee Metropolitan District wastewater system and produces an average of 200 gallons per day of wastewater based on past billing. The new development is conservatively estimated to produce 900 gallons per day assuming no indoor consumptive use. This volume is in line with District projections for buildout of this area and does not impact buildout plans for the collection system or wastewater treatment facility.

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