



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

April 8<sup>th</sup>, 2022  
James Todd Stephens  
Colo Windermere #2  
4164 Austin Bluffs Parkway, Suite #301  
Colorado Springs, CO 80903

The County will need a formal commitment letter in order to support a finding of water sufficiency

Sent via email: [kvarnum@drexelbarrell.com](mailto:kvarnum@drexelbarrell.com)

Re: Sufficient Capacity Statement for Windermere Phase 2 Multifamily Development

Dear James Stephens,

As requested, this document will serve as a sufficiency statement from the Cherokee Metropolitan District that it has sufficient water and sewer capacity for the Windermere Phase 2 multifamily development located at the northeast corner of Marksheffel Road and North Carefree Circle. This is not a commitment letter as at this stage the District does not have enough information on the development to confidently assign an expected water use value. After discussion with the developer the District understands that a maximum of 277 multifamily units are anticipated though this number may be reduced during the zoning and plat review process.

Based on the information provided, the District has capacity at this time to meet the expected water demand from these units and associated irrigation use though the exact water demand will be determined at a later date. The District can issue a formal commitment letter when more detailed plans are available if it still has capacity to meet the water demand for this development.

Regarding wastewater demand and capacity, the District has capacity at this time to collect and treat the estimated wastewater demand corresponding to the maximum estimated water use for the 277 multifamily units described above.

Please understand that this is not a formal commitment letter or will-serve letter and the representations in this letter may change overtime due to a variety of factors. The District can issue a formal will-serve letter only after review and consideration the development plan for the Windermere Phase 2 development. If I may be of further assistance, please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Amy Lathen". The signature is written in a cursive style and is positioned above a horizontal line.

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 w/ encl: sent via email  
Kevin Brown; Jr. Water Resource Engineer w/ encl