



CHEROKEE METROPOLITAN DISTRICT

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

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

April 16th, 2021

Paul Carrol

Mountain States Pipe and Supply

7765 Electronic Dr.

Colorado Springs, CO 80922

Sent via email: dane@tnesinc.com

Re: Water Service to 7765 Electronic Drive
Commitment Letter No. **2021-05** (Revision of **2021-03**)

Dear Paul Carrol,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water services to two proposed lots located at 7765 Electronic Drive. The first lot will include an existing building on the property which has been served by Cherokee Metropolitan District since 2002. The second lot will include currently vacant land which is anticipated to be occupied by a self-storage building. This new building will require an additional water commitment, while the existing building's water use is not expected to change. 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 that **0.31** acre-feet per year will be sufficient for the new construction component of the development. The water use of the existing structure is not expected to change significantly and as a result does not need a new water commitment.

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
Kevin Brown; Junior Water Resource Engineer