

	Upper Black Squirrel Creek GWMD	Response
1.	The purchase and sale agreement does not evidence the current and guaranteed right to use this water.	The Applicant intends to close on the water rights as soon as practicable, pursuant to the terms of the agreement, and therefore the right to use the water will be established.
2.	District Rule 17.A limits withdrawals from large capacity wells in subdivisions and District 18 limits large capacity well use outside subdivisions.	Noted; the Applicant will comply with all applicable Upper Black Squirrel Creek Ground Water Management District rules.
	PCD - Engineering	Response
1.	Comment from PCD – Engineering: Proposed total mill levy is incorrect.	Revised
2.	Comment from PCD – Engineering: On the Road and Traffic Plan Sheet 3, the description titled as “URBAN RESIDENTIAL ROADWAYS” should be “URBAN RESIDENTIAL COLLECTOR ROADWAYS.”	Revised
	County – Service Plan	Response
1.	Revise Exhibit List to provide additional detail and confirm correct order of exhibits.	Revised. As mentioned below, Cherokee is now the anticipated sewer provider so we removed the exhibits pertaining to Woodmen Hills Metropolitan District.
2.	Section III.E.1 Question: Is Grandview District No X creating a new water district through CDPHE and County or connecting via GIA to existing?	District No. 1 will be the water provider and will take all necessary actions through the CDPHE to be the water providing entity once the system has been constructed and certified for use. We revised Section III.E.1 to clarify District No. 1 is the anticipated water provider.
3.	Clarify sketch plan language in Section III.E.1	Revised Section III.E.1 to clarify sketch plan has already been approved.
4.	Section III.E.2 Request for will serve letter or draft IGA	The will serve letter from Cherokee Metropolitan District is attached to the Letter of Intent. We revised Section III.E.2 to clarify that Cherokee Metropolitan District is the anticipated sewer provider but in the unlikely event an agreement is not reached with Cherokee Metropolitan District, the Districts will renew discussions with Woodmen Hills Metropolitan District for sewer treatment services. Exhibits B and C now only contain information reflecting Cherokee Metropolitan District as the sewer treatment service provider and there is no longer the Alternative 1 and 2 language in the Service Plan. In addition, as the total cost estimates with Cherokee Metropolitan District as the sewer

		treatment service provider is approximately \$285,000,000, the total debt limitation in the Service Plan is increased from \$280,000,000 to \$295,000,000.
5.	Section III.E.7 Question: So if a parcel of land is asked for within the District does that cause issues? What about fire hydrants, normally they are put in with the utilities by the District.	Section III.E.7 contains language authorizing the Districts to plan for, design, acquire, construct, install, relocate, redevelop, and finance fire hydrants and related improvements.
6.	Section III.J.4 Question: Where is it stated above that 4-Way Ranch Metropolitan District and Woodmen Hills Metropolitan District are not available or willing to provide the Public Improvements required.	See Section III.B
7.	Section IV.D Comment: Update (we didn't really match the small area plans when writing the New Master Plan so that's not an accurate statement).	Revised Section IV.D and Letter of Intent Section D.3
8.	Section VI.A Comment: Missing DA Davidson summary	Updated Exhibit D to include summary from DA Davidson summary. The financial plan in Exhibit D is further updated to correct a minor error in the calculation of specific ownership taxes on the operations and maintenance mill levy summary page (page 3 of financial plan).
	County – Letter of Intent	Response
1.	Recommended to attach the letter from 4-Way Ranch District refusing to serve with Board minutes to the Service Plan or the Letter of Intent.	The Letter and Board Minutes are attached to the Letter of Intent.
1.	Attach any draft commitment letters from either Cherokee or Woodmen Hills for sewer services.	The will serve letter from Cherokee is attached to the Letter of Intent. We revised Section A of the Letter of Intent to clarify that Cherokee Metropolitan District is the anticipated sewer provider but in the unlikely event an agreement is not reached with Cherokee Metropolitan District, the Districts will renew discussions with Woodmen Hills Metropolitan District for sewer treatment services.
	Is Grandview creating a new water district? If so, clearly note that if Grandview is created then it will create its own new water district.	Revised Section D.1 to clarify that District No. 1 will be the water provider and will take all necessary actions through the CDPHE to be the water providing entity once the system has been constructed and certified for use.