



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

May 23, 2017

Ms. Lisa Peterson  
c/o Hammers Construction  
1411 Woolsey Heights  
Colorado Springs, CO 80915

Ms. Peterson,

The District issued a "Will Serve" letter for the Claremont Business Park; Filing No. 2 on December 20, 2005. You have since provided the District with a replat for lot No. 44, which had been included in the original letter. The new proposed configuration divides what was Lot No. 44 into three (3) separate commercial lots designated as the "Padmark Business Park"; Filing No. 1, Lots 1, 2, and 3. The proposed development is located within the District's established boundaries; sufficient water rights have been acquired by the developer, and verified by the District. Therefore the District is able and willing to provide water and sewer services for the Padmark Business Park; Filing No. 1.

This Will Serve letter is hereby issued exclusively for commercial development at this location within the District. The Cherokee Metropolitan District is in the process of instituting a Developer Packet that will specify items required for submission by developers to ensure adequate water and wastewater infrastructure and design criteria. Hammers Construction will be required to submit application for Lots 2 and 3 of this development for plan review and tap fee calculation, and must achieve appropriate zoning and a final plat land use entitlement from El Paso County Development Services within 12 months of the date of this letter.

If I may be of further assistance please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Kurt C. Schlegel", written over a horizontal line.

Kurt C. Schlegel  
General Manager

cc: Mr. Jonathon Smith; Cherokee Metropolitan District  
Mr. Brian Beaudette; Cherokee Metropolitan District