



CHEROKEE METROPOLITAN DISTRICT

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

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

February 17th, 2023

Ted Vong

Short Stop Burgers

PO Box 7183

Woodland Park, CO 80863

Sent via email: tedvong68@gmail.com

Re: Water and Sewer Service to **Lot 1 Powers Center Filing 3**
Recommitment Letter No. 04

Dear Ted Vong,

As requested, this document will serve as a formal Letter of Recommitment from the Cherokee Metropolitan District to provide municipal water and sewer services for Lot 1 Powers Center Filing 3 located at the southeast corner of Powers Boulevard and Palmer Park Boulevard. Through conversations with the developer, the proposed replat will not involve any new construction or any new connections to Cherokee's water or wastewater systems. As a result, Cherokee is not making any new water or wastewater commitments to this development.

CMD has four water and sewer connections on the subject property, which have been customers since the subdivision in 1984. These connections are: 5849-5857 Palmer Park Blvd, 5859-5863 Palmer Park Blvd, 5869 Palmer Park Blvd, and 5871-5883 Palmer Park Blvd. The water commitment for this development is included in the District's "pre-2015 development" category articulated in the District's Division of Water Resources approved 2020 water resource report. Since no new water or wastewater capacity is expected to be required as part of the applicant's project, the District will recommit an average of the last five years of water consumption as water usage is not expected to change as part of this project. CMD will recommit the following volumes to Lot 1 Powers Center Filing 3:

Address	Commercial Interior Demand (AFY)	Irrigation Demand (AFY)	Total (AFY)
5849-5857 Palmer Park Blvd	0.16	0	0.16
5859-5863 Palmer Park Blvd	0.22	0	0.22
5869 Palmer Park Blvd	0.13	0	0.13
5871-5883 Palmer Park Blvd	4.12	0	4.12
Total	4.6	0	4.6

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 4,150 gallons of wastewater per day, representing 0.2% of CMD's wastewater capacity. This usage is not expected to change as part of the current replat. This 0% consumptive use is calculated for the purposes of ensuring CMD wastewater collection and treatment infrastructure is capable of treating the maximum possible volume of wastewater generated from this development. This is not intended in any way to limit consumptive uses of potable water on the subject property.

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