



# CHEROKEE METROPOLITAN DISTRICT

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

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

December 8<sup>th</sup>, 2020

Colorado Springs Equities, LLC

90 S. Cascade Avenue, Suite 1500

Colorado Springs, CO 80903

*Sent via email: [chris@mscivil.com](mailto:chris@mscivil.com)*

*Original to follow by US Mail*

Re: Water and Sewer Service to **Crossroads Mixed Use Development**  
Commitment Letter No. **2020-15 (Revision of 2020-14)**

Dear Colorado Springs Equities,

As requested, this document will serve as a formal Letter of Commitment from the Cherokee Metropolitan District to provide municipal water and sewer services for the development currently known as "Crossroads Mixed Use" located on the west corner of State Highway 94 and U. S. Highway 24. 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 the following will be the total water demand required by this development:

Type of Use	Demand (AF/year)
<b>Residential</b>	
Domestic	61.2
Irrigation	11.7
<b>Commercial</b>	
Domestic	6.2
Irrigation	4.9
<b>Development Total</b>	<b>84.0</b>

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.

This letter also affirms that Cherokee Metropolitan District has sufficient wastewater treatment capacity to service this development.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Amy Lathen", with a long horizontal line extending to the right.

Amy Lathen  
General Manager

Cc: Peter Johnson; Water Counsel w/ encl: sent via email  
Steve Hasbrouck; Board President w/ encl: sent via email  
Kevin Brown; Jr. Engineer