



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

March 22, 2018

Ms. Linda Richardson  
14445 Chalet Lane  
Elbert, CO 80106

Ms. Richardson,

re: 6425 E. Platte Avenue Replat

Based on previous conversations it is my understanding that you are seeking to replat the commercially zoned property located at 6425 E. Platte Avenue and then resell to prospective clients or tenants for commercial development. This property is located within the District's established boundaries; the District has previously committed to provide water and wastewater services for the existing commercial occupancy, Patterson Custom Diesel; and the District has sufficient water rights available to continue to meet the previously identified need of 0.14 acre feet of potable water per year, as well as capacity at the Water Reclamation Facility (WRF) to service the wastewater demands for the property.

District staff has been in contact with the proprietor of Covert Ops Paintball & Family Fun Center. They have submitted a Development Application to the District that includes their development plan and estimated extent of the proposed facilities. With this information our staff and engineers have concluded that Covert Ops Paintball will require an additional 0.15 acre feet of potable water per year for their operations. The Cherokee Metropolitan District has sufficient water rights available to meet the additional need of 0.15 acre feet of potable water per year, as well as capacity at the Water Reclamation Facility (WRF) to service the wastewater demands for this property.

This letter will serve as an updated formal Letter of Commitment by the Cherokee Metropolitan District to provide municipal water and sewer services for the commercial occupancies currently located, or planned for development, at 6425 E. Platte Avenue.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kurt Schlegel', with a stylized flourish at the end.

Kurt C. Schlegel  
General Manager

cc: Mr. Jonathon Smith; Cherokee Metropolitan District  
Covert Ops Paintball & Family Fun Center at [covertopsaintball@yahoo.com](mailto:covertopsaintball@yahoo.com)