

WATER RESOURCES REPORT

March 22, 2018

RE: 6425 E PLATTE VACATION REPLAT

OWNER/APPLICANT

Thomas E. Richardson and Linda S. Richardson
14445 Chalet Lane
Elbert, CO 80106
(719) 650-5831 and (719) 650-2084

SITE LOCATION:

6425 E. Platte Ave., Colorado Springs, CO 80915
(South side of East Platte Ave. between Powers Blvd. and Peterson Rd.)

PURPOSE:

This document is intended to serve as the Water Resources Report for EAST PLATTE SUBDIVISION, a replat of LOT 1 CIMARRON SOUTH FIL NO 1 EX PT CONV TO STATE DOT BY REC #200124935.

The purpose of this document is to show that the proposed water supply is sufficient in terms of quality, quantity, and dependability for the proposed development.

SUMMARY OF PROPOSED SUBDIVISION:

EAST PLATTE SUBDIVISION is located in the Northeast ¼ of Section 18, Township 14 South, Range 65 West of the 6th Prime Meridian. The site is bordered to the west by the Clearway Subdivision, to the north by Hwy. 24 Frontage Road, and to the east by Tract A, Cimarron South Filing No. 1. It is located between Powers Boulevard and Peterson Road on the south side of Platte Avenue.

The current and proposed principal use for the site zoned I-2 (Industrial) will be for automotive repair and for paintball fields under an Approved Variance of Use dated 8/9/12.

EAST PLATTE SUBDIVISION is within the Cherokee Metropolitan District boundary. The proposed site was previously platted as LOT 1 CIMARRON SOUTH FIL NO 1 EX PT CONV TO STATE DOT BY REC #200124935. A finding of sufficiency for this subdivision will be granted with the recording of the final plat.

SUFFICIENT QUANTITY, QUALITY, & DEPENDABILITY OF WATER:

EAST PLATTE SUBDIVISION was previously platted as LOT 1 CIMARRON SOUTH FIL NO 1 EX PT CONV TO STATE DOT BY REC #200124935. There are no proposed changes in water usage. Therefore, a finding of sufficiency for quality, quantity & dependability is being granted. The Cherokee Metropolitan District will continue to provide municipal water services for the commercial occupancy located at 6425 E. Platte Avenue per the attached commitment letter.



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, flowing script.

Kurt C. Schlegel
General Manager

cc: Mr. Jonathon Smith; Cherokee Metropolitan District
Covert Ops Paintball & Family Fun Center at covertops paintball@yahoo.com