



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

April 19, 2024  
Jordon Guinane  
J. Elliott Homes, Inc.  
13761 Bandanero Drive  
Peyton, CO 80831

*Sent via email: tomw@mvecivil.com*

Re: Water and Sewer Service to **721 Western Drive**  
Commitment Letter No. **2024-05**

Dear Jordon Guinane,

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 a new townhome development located at 721 Western Drive. 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/yr)
Domestic	8.8
Irrigation	1.1
<b>Total</b>	<b>9.9</b>

Based on a conservatively low 0% consumptive use of domestic water, the development is expected to produce 8,000 gallons of wastewater per day, representing 0.3% of CMD's wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the District. 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,

A handwritten signature in blue ink that reads "Amy Lathen". The signature is written in a cursive style and is positioned above a horizontal line.

Amy Lathen  
General Manager

Cc: Kevin Brown; Water Resource Engineer: sent via email