

**CIMARRON HILLS SOUTHEAST MIXED USE
FILING NO. 1
WASTEWATER DISPOSAL REPORT**

Prepared for:

JOVENCHI-I, LLC
4799 N. Academy Blvd.
Colorado Springs, CO 80918
(719) 491-2158

Prepared by:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
(719) 575-0100
fax (719) 572-0208

May 2026

Project No. 24.1382.003

EPC Project No. SF2420

INTRODUCTION:

The Cimarron Hills Southeast Mixed Use Filing No.1 subdivision is comprised of approximately 32.68 acres of platted in the Southwest ¼ of Section 8, Township 11 South, Range 65 West of the 6th P.M. in the County of El Paso, State of Colorado. More generally, the site is located south of East Fork Sand Creek and west of resident's homes to the east of Peterson Rd and to the north of U.S. Highway 24. The proposed development is subdivided into one (1) lot and three (3) tracts. The site is currently zoned CR (Commercial Regional) and will be rezoned under separate application, as needed.

WASTEWATER DISPOSAL:

The proposed development is within the Cherokee Metropolitan District's established legal boundary and therefore is eligible for service connections. Cherokee Metropolitan District provided a formal Letter of Commitment to provide sewer service for the development on April 14, 2026. The multi-family residential development proposed with Lot 1 will require wastewater disposal for 301 multi-family units, irrigation, and associated amenities.

Based on a conservatively low 0% consumptive use of domestic water, the development's expected wastewater produced per day represents 3.4% of CMD's wastewater capacity.

SUMMARY:

The proposed subdivision will obtain sewer service from Cherokee Metropolitan District. The applicant has obtained a wastewater disposal commitment for the 301 multi-family units, irrigation, and associated amenities. This sewer service commitment allows for a maximum disposal of 99.16 AF/yr to Cherokee Metropolitan District's wastewater collection system.

Overall, the proposed Cimarron Hills Southeast Mixed Use Filing No.1 project has been approved to distribute wastewater to Cherokee Metro Districts disposal as referenced in the sewer commitment letter.

APPENDIX A

***CHEROKEE METROPOLITAN DISTRICT
WATER AND SEWER SERVICE COMMITMENT LETTER***



CHEROKEE METROPOLITAN DISTRICT

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

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

April 14th, 2026

TO: John Venezia Estate, Jovenchi II and Marathon Holdings LLP

4779 N. Academy Blvd.

Colorado Springs, CO 80918-4225

SUBJECT: Water and Sewer Service Commitment for “Cimarron Hills SE Mixed Use”

Dear Applicants

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 **Mixed Use development** located at County Parcels of Record **5408007001, 5408007004 & 5408007008**. The proposed location for this development is located within the District's established legal boundary and therefore is eligible for service connections from the District.

Cherokee Metropolitan District staff, along with the developer/owner/applicant have determined that the following will be the total water demand required by this development:

Type of Use	Demand (AF/yr)
Recreation	.06 (pool)
Residential	88.4
Irrigation	10.7
Total	99.16

Based on a conservatively low 0% consumptive use of domestic water, the development's expected wastewater produced per day represents 3.4% of CMD's wastewater capacity. This 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 black ink, appearing to read "Kevin Brown", written over a horizontal line.

Kevin Brown
District Manager
719-597-5080