

**CIMARRON HILLS SOUTHEAST MIXED USE  
FILING NO. 1  
WATER RESOURCES REPORT**

**Prepared for:**

**JOVENCHI-II, 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 applications, as needed.

**WATER SUPPLY:**

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 water service for the development on April 14, 2026. The residential dwellings proposed with Lot 1 will require a water supply for 301 multi-family units.

Cherokee Metropolitan District staff, along with the developer/ owner/ applicant have determined that the total water demand required by this development is as follows:

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

**SUMMARY:**

The proposed subdivision will obtain water service from Cherokee Metropolitan District. The applicant has obtained a water service commitment (dated 4/14/2026) that confirmed service capacity for the 301 multi-family residential units proposed with Lot 1 within the subdivision. This service commitment allows for a maximum draw of 99.16 acre-feet per year from Cherokee Metropolitan District’s water supply.

Overall, the proposed Cimarron Hills Southeast Mixed Use Filing No.1 project has been approved to obtain water from Cherokee Metro Districts supply as referenced in the water 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 14<sup>th</sup>, 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
<b>Total</b>	<b>99.16</b>

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

# **APPENDIX B**

## ***WATER SUPPLY INFORMATION SUMMARY***

FORM NO.  
GWS-76  
05/2011

**WATER SUPPLY INFORMATION SUMMARY**  
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER  
1313 Sherman St., Room 821, Denver, CO 80203  
Main (303) 866-3581 [dwr.colorado.gov](http://dwr.colorado.gov)

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality, and dependability will be available to ensure an adequate supply of water."

1. NAME OF DEVELOPMENT AS PROPOSED: **Cimarron Hills SE Mixed Use Filing No. 1**

2. LAND USE ACTION: **Mixed Use**

3. NAME OF EXISTING PARCEL AS RECORDED:  
SUBDIVISION: **SOFTBALL WEST SUDIVISION**, FILING (UNIT) **2**, BLOCK, LOT

4. TOTAL ACREAGE: **32.684** | 5. NUMBER OF LOTS PROPOSED **1** | PLAT MAP ENCLOSED?  YES or  NO

6. PARCEL HISTORY – Please attach copies of deeds, plats, or other evidence or documentation.

- A. Was parcel recorded with county prior to June 1, 1972?  YES or  NO
  - B. Has the parcel ever been part of a division of land action since June 1, 1972?  YES or  NO
- If yes, describe the previous action:

7. LOCATION OF PARCEL – Include a map delineating the project area and tie to a section corner.

S 1/4 of the W 1/4, Section 8, Township 14  N or  S, Range 65  E or  W  
Principal Meridian (choose only one):  Sixth  New Mexico  Ute  Costilla

**Optional GPS Location:** GPS Unit must use the following settings: Format must be **UTM**, Units must be **meters**, Datum must be **NAD83**, Unit must be set to **true N**,  Zone 12 or  Zone 13  
Easting: \_\_\_\_\_  
Northing: \_\_\_\_\_

8. PLAT – Location of all wells on property must be plotted and permit numbers provided.

Surveyor's Plat:  YES or  NO | If not, scaled hand drawn sketch:  YES or  NO

9. ESTIMATED WATER REQUIREMENTS | 10. WATER SUPPLY SOURCE

USE	WATER REQUIREMENTS		10. WATER SUPPLY SOURCE	
	Gallons per Day	Acre-Feet per Year	<input type="checkbox"/> EXISTING WELL	<input type="checkbox"/> DEVELOPED SPRING
HOUSEHOLD USE # <u>301</u> of units	_____	<u>99.16</u>	WELL PERMIT NUMBERS	
COMMERCIAL USE # <u>0</u> of S. F	_____	_____	_____	
IRRIGATION # <u>10.7</u> of acres	_____	_____	_____	
STOCK WATERING # _____ of head	_____	_____	<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME _____ LETTER OF COMMITMENT FOR SERVICE <input checked="" type="checkbox"/> YES or <input type="checkbox"/> NO	
OTHER: _____	_____	_____	<input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS – (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER: _____	
TOTAL	_____	_____	WATER COURT DECREE CASE NUMBERS: _____ _____ _____	

11. WAS AN ENGINEER'S WATER SUPPLY REPORT DEVELOPED?  YES or  NO IF YES, PLEASE FORWARD WITH THIS FORM.  
(This may be required before our review is completed.)

12. TYPE OF SEWAGE DISPOSAL SYSTEM

- SEPTIC TANK/LEACH FIELD
- LAGOON
- ENGINEERED SYSTEM (Attach a copy of engineering design.)
- CENTRAL SYSTEM  
DISTRICT NAME: CHEROKEE METRO DISTRICT
- VAULT  
LOCATION SEWAGE HAULED TO: \_\_\_\_\_
- OTHER: