

PARK FOREST WATER DISTRICT

7340 McFerran Road • Colorado Springs, CO 80908

Phone: (719) 494-1320 • FAX: (719) 494-2075 • E-mail: pfwd@pfwd.org

Website: <https://parkforestwd.colorado.gov>

June 3, 2026

Bryan and Macrina Houp and Joan Karbo
10755 Egerton Road
Colorado Springs, CO 80908

Via Email and U.S. Mail

Re: Proposed Accessory Living Quarters (ALQ) – 10765 Egerton Road, Colorado Springs, CO 80908

Existing Residence – 10755 Egerton Road, Colorado Springs, CO 80908

Dear Property Owners:

Park Forest Water District (“District”) has become aware that construction and excavation activities have commenced for an Accessory Living Quarters (“ALQ”) at 10765 Egerton Road, associated with the existing residence at 10755 Egerton Road.

Based on information submitted through the El Paso County the proposed ALQ appears to rely on the existing water service connection serving the principal residence. The District has not reviewed, approved, or authorized any water service configuration for the ALQ.

No Tap Application has been submitted to or approved by the District, no Tap Fee Certificate has been issued, and no exception to the District’s Rules and Regulations has been granted.

The District’s Rules and Regulations, including Appendix C – Construction Standards and Specifications, require that a separate and independent service line and tap shall be provided for every building unless otherwise authorized by the District.

To date, the District has not authorized any deviation from this requirement for the proposed ALQ.

In addition, Section 8.1 of the District’s Rules and Regulations requires District review and approval of all Tap Applications prior to construction. The District retains sole authority to determine the final approved location and configuration of all taps, service lines, meters, curb stops, and related appurtenances connected to the District’s system. No such approval has been granted for the proposed ALQ.

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Approval of land use by El Paso County does not constitute approval of water service by Park Forest Water District, nor does it waive compliance with District Rules and Regulations.

Any statements regarding District capacity, service availability, or utility arrangements made by third parties, including applicants, consultants, architects, or engineers, do not constitute District approval and may not be relied upon as authorization to connect to or modify District facilities.

Accordingly, the District directs that no connection to, modification of, or extension from the District's water system occur in connection with the proposed ALQ unless and until the District has reviewed and approved the proposed service configuration and all applicable requirements have been satisfied.

The District reserves all rights and remedies available under its Rules and Regulations and applicable Colorado law.

Please contact the District immediately to discuss the required approval process.

Sincerely,

Park Forest Water District

cc:

El Paso County Planning & Community Development / EDARP
District Counsel