

Lacey Dean

From: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>
Sent: Wednesday, July 22, 2026 9:29 AM
To: Lacey Dean; Houk, Jim; hherber@wheatlandscapital.com
Subject: RE: Follow Up: EA2617 (Waterview East Comm)

CAUTION: This email originated from outside the El Paso County technology network.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Hi Lacey,

I hope you are doing well. We resubmitted the Waterview East Commercial plat package yesterday. We only had a few line items for Optional file uploads so I have provided a one drive link below that has our Kimley-Horn comment responses. Please let me know if you have problems accessing the link.

 [Waterview East Commercial KH Responses](#)

Thank you,

Jessica McCallum, PE (CO)

Kimley-Horn | 2 North Nevada Avenue, Suite 900, Colorado Springs, CO 80903

Direct: 719 284 7275 | Main: 719 453 0180

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

Celebrating **19** years as one of FORTUNE's 100 Best Companies to Work For

From: Lacey Dean <LaceyDean2@elpasoco.com>
Sent: Monday, April 13, 2026 10:12 AM
To: Houk, Jim <Jim.Houk@kimley-horn.com>; hherber@wheatlandscapital.com
Cc: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>
Subject: RE: Follow Up: EA2617 (Waterview East Comm)

You don't often get email from laceydean2@elpasoco.com. [Learn why this is important](#)

Hi Jim,

Please find attached, the approved BoCC resolution for the extension request for SP229, Preliminary Plan for Waterview East Commercial. Please note the new expiration date of October 12, 2027, and please ensure that the subsequent final plats better match the approved plans as shown in SP229. I understand the access being moved

will alter things in some ways, but please try to remain as true to the approved plans as possible with the exception of that factor so we may avoid needing an amendment to the Preliminary Plan.

Best,



Lacey Dean

Associate Planner

Planning and Community Development

719-520-7943

Office hours: Monday-Thursday 7:00am-5:30pm

<https://planningdevelopment.elpasoco.com>

PLEASE NOTE: Scammers have been sending out fake invoices via email for permit fees. These invoices are fake. All fees are paid on **<https://epcdevplanreview.com/>** or in our main office building. During this time, I ask that you be hyper vigilant regarding fraud invoices.

You may report the emails to the following:

To the FTC: Go to [ReportFraud.ftc.gov](https://www.reportfraud.ftc.gov) to file a complaint.

To the IC3: Visit the FBI's Internet Crime Complaint Center website at [ic3.gov](https://www.ic3.gov) to report the phishing attempt.

If you have any quesitons about fees or invoices please do not hesitate to reach out to me by phone or email.

From: Houk, Jim <Jim.Houk@kimley-horn.com>

Sent: Tuesday, March 10, 2026 9:05 AM

To: Lacey Dean <LaceyDean2@elpasoco.com>; hherber@wheatlandscapital.com

Cc: McCallum, Jessica <Jessica.McCallum@kimley-horn.com>

Subject: RE: Follow Up: EA2617 (Waterview East Comm)

CAUTION: This email originated from outside the El Paso County technology network.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Lacey,

See the attached letter as our formal request for the preliminary plan extension.

Thanks for your help.

Jim Houk

Kimley-Horn | 2 North Nevada Avenue, Suite, 900, Colorado Springs, CO 80903
Direct: 719 284-7280 | Cell: 719-460-1947 | Main: 719 453 0180 | www.kimley-horn.com
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

Celebrating 16 years as one of FORTUNE's 100 Best Companies to Work For

From: Lacey Dean <LaceyDean2@elpasoco.com>
Sent: Monday, March 9, 2026 4:18 PM
To: Houk, Jim <Jim.Houk@kimley-horn.com>; hherber@wheatlandscapital.com
Subject: RE: Follow Up: EA2617

Hello,

Meggan has determined that she will allow an extension but it must go to hearing before the Board of County Commissioners only (it will not need to be heard by the Planning Commission) due to the retroactive status of the expiration date. I have re-opened the original Preliminary Plan project tin EDARP (SP229) to add documents for the extension, however, these types of projects are not processed often by our staff and I am not certain which documents to ask of you. My Supervisor and Principal Planner are both not in office today so I will touch base with them tomorrow to get this submittal request squared away and sent to you both ASAP.

Your patience is appreciated,



Lacey Dean
Associate Planner
Planning and Community Development
719-520-7943
Office hours: Monday-Thursday 7:00am-5:30pm
<https://planningdevelopment.elpasoco.com>

From: Lacey Dean
Sent: Thursday, March 5, 2026 12:06 PM
To: 'Houk, Jim' <Jim.Houk@kimley-horn.com>; hherber@wheatlandscapital.com
Subject: RE: Follow Up: EA2617

I have notified Meggan that you are wishing to pursue approval of a retroactive extension. She is going to get back to me with whether she is in agreement in accordance with the Land Development Code. I will keep you posted on her determination.

**Lacey Dean**

Associate Planner

Planning and Community Development

719-520-7943

Office hours: Monday-Thursday 7:00am-5:30pm

<https://planningdevelopment.elpasoco.com>

From: Houk, Jim <Jim.Houk@kimley-horn.com>**Sent:** Wednesday, March 4, 2026 2:54 PM**To:** Lacey Dean <LaceyDean2@elpasoco.com>; hherber@wheatlandscapital.com**Subject:** Re: Follow Up: EA2617

CAUTION: This email originated from outside the El Paso County technology network.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Yes, we are still good. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: Lacey Dean <LaceyDean2@elpasoco.com>**Sent:** Wednesday, March 4, 2026 2:49:52 PM**To:** Houk, Jim <Jim.Houk@kimley-horn.com>; hherber@wheatlandscapital.com <hherber@wheatlandscapital.com>**Subject:** RE: Follow Up: EA2617

To be clear, the Final Plat would need to not only be submitted by the extended deadline, it would need to have gone through all necessary review cycles, heard at both Planning Commission and Board of County Commissioners AND recorded if it is approved.

Let me know if this is still the option you want to pursue given the information above.

**Lacey Dean**

Associate Planner

Planning and Community Development

719-520-7943

Office hours: Monday-Thursday 7:00am-5:30pm

<https://planningdevelopment.elpasoco.com>

From: Houk, Jim <Jim.Houk@kimley-horn.com>**Sent:** Wednesday, March 4, 2026 2:11 PM

To: Lacey Dean <LaceyDean2@elpasoco.com>; hherber@wheatlandscapital.com

Subject: RE: Follow Up: EA2617

CAUTION: This email originated from outside the El Paso County technology network.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

Lacey,

Thank you for the follow-up. Yes, we would like to pursue the preliminary plan extension, and we will be submitting the final plat well within the proposed extension window. Please let me know the best format for the extension request. As you outlined, this would be a 24-month extension, adjusted to reflect the original expiration date.

Thank you again.

Jim Houk

Kimley-Horn | 2 North Nevada Avenue, Suite 900, Colorado Springs, CO 80903
Direct: 719 284-7280 | Cell: 719-460-1947 | Main: 719 453 0180 | www.kimley-horn.com
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

Celebrating 16 years as one of FORTUNE's 100 Best Companies to Work For

From: Lacey Dean <LaceyDean2@elpasoco.com>

Sent: Wednesday, March 4, 2026 12:45 PM

To: Houk, Jim <Jim.Houk@kimley-horn.com>; hherber@wheatlandscapital.com

Subject: RE: Follow Up: EA2617

To clarify what the extension (mentioned in my previous correspondence below) will look like if you choose to go that route, it has been determined that because it will be a request to extend retroactively, meaning the expiration date has already passed, it will need to go to hearing and will have a fee of \$1800.

Please note that an extension will extend the time from the last expiration date which is approximately 5 months ago (October 2025) at this point, meaning you will have roughly 1 year and 7 months (from today's date) to get the final plat submitted, reviewed, approved, and recorded. However, the amendment will "reset" the 24 month timeline from the date of approval of the amended plans.



Lacey Dean

Associate Planner

Planning and Community Development

719-520-7943

Office hours: Monday-Thursday 7:00am-5:30pm

<https://planningdevelopment.elpasoco.com>

From: Lacey Dean
Sent: Tuesday, March 3, 2026 4:18 PM
To: 'Houk, Jim' <jim.houk@kimley-horn.com>; 'hherber@wheatlandscapital.com' <hherber@wheatlandscapital.com>
Subject: RE: Follow Up: EA2617

Hi Jim and Heath,

I have uploaded the meeting notes as well as the meeting recording to the EDARP file for the Early Assistance Meeting last week. You can find it at the link below...

<https://epcdevplanreview.com/Public/ProjectDetails/211980>

I have also set up a Preliminary Plan Amendment and sent the submittal request. You should receive it from EPCDev (check your junk or spam folder if you do not see it in your inbox). We can approve this amendment administratively, meaning it will not need to go hearing. The fee for this will be \$3637. If you choose to submit the Amendment, your deadline for submitting the Final Plat will extend to 2 years from the time of approval. Be sure to discuss in the Letter of Intent, how the new configuration still meets the requirements of the approval criteria and how the new lot configuration does not impede on any of the previously approved documents such as the Geological Survey, Soils and Geology Report, Grading Plan, Drainage, etc...

If you don't want to do the amendment and revise the proposed plat to better match the approved Preliminary Plan, you will still need to apply for an extension since the Preliminary Plan expired in October 2025. Our Director, Meggan Herington, will determine if the request for extension will require hearing or not since it expired several months ago. This process will not have a fee.

I will discuss the details of what an extension will look like with Meggan and get back to you.



Lacey Dean

Associate Planner

Planning and Community Development

719-520-7943

Office hours: Monday-Thursday 7:00am-5:30pm

<https://planningdevelopment.elpasoco.com>

From: Lacey Dean
Sent: Monday, March 2, 2026 10:17 AM
To: Houk, Jim <jim.houk@kimley-horn.com>
Subject: Follow Up: EA2617

Hi Jim,

After speaking with my Principal Planner, we have come up with the following option for your proposed subdivision of 2 lots in the Waterview East Commercial Filing No 1. We feel the easiest way to capture the reconfiguration of the lots and access of the existing preliminary plan while also extending the expired deadline would be a Minor Preliminary Plan amendment, which is an administrative process, meaning it will not be required to go to hearing before the Board of County Commissioners, and would ultimately reset your requirement to plat within 2 years.

I will coordinate further with my Principal Planner regarding the required documents for this Preliminary Plan amendment and send the submittal request via EDARP.

Please let me know if you have any further questions.



Lacey Dean

Associate Planner

Planning and Community Development

719-520-7943

Office hours: Monday-Thursday 7:00am-5:30pm

<https://planningdevelopment.elpasoco.com>

This e-mail and any attachments are privileged and intended solely for the private use of the addressee. If you are not the intended recipient, please contact the sender and immediately delete this email. Any review, copying, disclosure, alteration or reliance on the content of this email for any purpose without the named sender's express authorization is prohibited. Privileged information contained in this e-mail must be protected at all times and may not be re-transmitted.