

## Kari Parsons

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**From:** Douglas Stimple <DouglasS@classichomes.com>  
**Sent:** Wednesday, September 18, 2024 5:07 PM  
**To:** Kari Parsons; Meggan Herington  
**Cc:** Lori Seago; Loren Moreland; Nate Lenz  
**Subject:** Waiver 8.4.7.E.1 for Retreat at PrairieRidge Filing Nos. 1-3 Preliminary Plan

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To El Paso County Planning and Attorney Office:

Please consider this email a request for a Waiver under Section 8.4.7.E.1 relative to the above Preliminary Plan. The EPC code section defines a substantial change to the water supply as one that includes changing from a central water system to individual wells. As you all are aware, we are asking for a finding of water sufficiency associated with the PrairieRidge Filing Nos 1-3 Preliminary Plan. Our current Preliminary Plan shows 6 lots on the northern most portion of the property that are all 2.5 acres or larger as proposed to be served by central water and sewer. Our water report shows we have sufficient water to do so and thus our request for the finding of water sufficiency so we can record our final plats administratively. However, ultimately we are amending our water decree with the State to ask for the ability to serve these 6 lots with well and septic. We have sufficient aquifer water to obtain this approval but we are waiting on the State Water Engineer to approve our decree. Once received we will be serving these 6 lots via well and septic. A literal reading of the above Section would deem this a substantial change that would require us to go back to BOCC for approval. Our waiver request is to allow the El Paso County Planning Director the administrative authority to make an administrative determination at final plat of such a change, subject to the appropriate documentation from the State Water Engineer.

We are requesting this ability as these 6 lots are located along and accessed off of Poco Road. Poco Road is a rural, unpaved road and we desire to preserve the rural character and feel along that area. Putting in central water and sewer lines would be prohibitively expensive and would require substantial digging and trenching in Poco Road that will be disruptive to the area. Furthermore, to get central water to these lots might well require a lift station from the lots below as there is a substantial change in elevation as the 6 lots in question sit significantly higher than the lots to the south

Please let me know if you have any questions or I can provide any further information.

Thank you,

Doug  
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