

Andrea A. Kehrl
akehrl@lyonsgaddis.com
D: 303-678-6534

August 21, 2026

Via E-Mail and submittal through the EPC EDARP website

El Paso County Planning and Community
Development
c/o Miranda Benson
mirandabenson2elpasoco.com

Re: Red Rock Reserve Subdivision Filing No. 1C –
4619 Redstone Ridge Road

Dear Ms. Benson:

On behalf of our client Forest View Acres Water District ("Forest View"), this letter provides comments on the Red Rock Reserve Subdivision Filing No. 1C, the requested administrative vacation and replat to modify the no-build area on Lot 23 of the Red Rock Reserve Subdivision, which is intended to allow for construction of a detached Accessory Living Quarters or Accessory Dwelling Unit ("ADU") at 4619 Redstone Ridge Road ("Property") pursuant to a future County approval.

As the water provider to the Property, Forest View's primary interest is understanding whether the proposed ADU will result in increased water demand at the Property. If so, Forest View will need to evaluate its ability to serve that additional demand and whether an additional tap fee (and/or other requirements) is warranted. We understand that this application only addresses the proposed drainage easement vacation and associated modification of the no-build area on the Property, and the applicant will be required to submit a separate Special Use Request in the future for the ADU. At that time, Forest View would like to receive the applicant's submittals and have the opportunity to review and comment on them. Forest View will likely request technical data on the projected water demand for the ADU at that time.

In addition, for the applicant's future reference, we note that the Forest View Rules and Regulations, at Rule 5-1 and 5-6, respectively, provide as follows:

No person shall cause or permit any service connection to any District facility without first obtaining approval on a District Application Permit form therefore as provided in this Article 5. Any person who desires to obtain new service to property within the District shall make written application to the District upon the form as prescribed in Article II. Note: An approved tap permit is required to obtain a building permit from the Pikes Peak Regional Building Department.

Each and every independent structure requiring water service shall be individually permitted whether or not under common ownership.

Accordingly, if, in the future, the County requires a building permit for the proposed ADU, then a new tap application is required under Forest View's Rules and Regulations. Also, if the ADU will require a larger tap than the current tap for the existing home on the Property, Forest View will need to evaluate whether an increase in tap fee (and potentially related fees) is appropriate. We note that the applicant has applied for a second septic system on the property to serve the ADU.

As an aside, Forest View has been evaluating whether to amend its Rules and Regulations to clarify requirements for ADUs, given that they are becoming more common.

We appreciate the opportunity to coordinate to address the water-service aspects of the proposal, and we look forward to reviewing the requested information. We do not anticipate having additional comments on this current request, but we anticipate having comments on any future Special Use Request to construct the ADU and appreciate you having added Forest View to the list of referral agencies for that purpose. Thank you.

Sincerely,



Andrea A. Kehrl, Esq.

cc: Molly Couture