

Ryan Howser

From: AV Chontos <avchontos@hotmail.com>
Sent: Wednesday, December 6, 2023 4:50 PM
To: Ryan Howser
Subject: Romens Final Plat File Number: SF2226

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.

Mr. Howser et al,

I am opposed to this parcel being subdivided as proposed.

This lot can not be divided as proposed because of drainage and flooding. I will attach an example of why I make this statement. The attachment shows water going over Bradshaw Road from the Romens 36.53 acres on June 12, 2023. This is the second time that this has happened in the 25 years that I have lived in this area. Very doubtful that you could make a case to call it a 100 year flood, let alone a 500 year flood.

The consequences of the County allowing this to happen will hurt people. At least 2 of the proposed lots on the Hopper road side will have repeated issues. My neighbors to the north will eventually have a catastrophic issue due to this division as currently planned. El Paso County will have to replace the drainage going under Bradshaw and probably Bradshaw Road as well. In my opinion, representing the lots divided as currently proposed also constitutes fraud. Selling parties know that the buyers will not be getting what they want, at their loss and the sellers profit.

My request is that you deny the subdivision of this property as is being requested. If the Romens Trust wish to continue down this path it could possibly work by limiting to 3 separate lots, 2 on the south side and 1 on the north.

Thank you for your time and consideration,

A.V. Chontos
17455 Bradshaw Road
Peyton, CO 80831

Cell 719-494-9052



Sent from [Mail](#) for Windows 10