

## Kylie Bagley

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**From:** Travis Campbell <tcampbellhomesco@gmail.com>  
**Sent:** Monday, December 4, 2023 6:44 PM  
**To:** PCD Hearings; Kylie Bagley  
**Subject:** Formal Appeal of Rezoning - Proposed PT Overlook at Homestead Ranch (Parcels 4100000255 4100000256 4122000005)

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To whom it may concern:

We are located on lot 20 in the peaceful Apex Ranch Estates. For many years we have enjoyed this quiet rural area and its surrounding mountain views and extensive wildlife. My wife and I are formally appealing the massive disruption and development, PT Overlook Community is proposing. We are appealing the rezoning of A-35, the immeasurable water usage by such a plan, their wildfire mitigation plan, two-story structures impeding our views, and the road access inside Apex Ranch Estates to be denied.

Apex Ranch Estates owners can't stress enough regarding the water issues and the protection of our water rights, and the undue burden it will put on the Dawson Aquifer and others; especially with 62 new homes being proposed, plus the 162 homes currently being built on their development at Winsome, in Black Forest. Most properties surrounding Apex Ranch Estates off Elbert Road are zoned A-35; not RR-5. The current zoning of A-35 is more common in this area and water is limited; especially when zoning continues to change throughout the Eastern Plains, Meridian Ranch, and Black forest.

Wildfires are a vital concern and the mitigation plan PT Overlook is trying to implement; by using the Apex Ranch Estates cistern is not their right to make nor is it the fire department decision to make. Apex Ranch hydrant is privately owned and maintained by Apex Ranch Estates and is here for use for our community and others if needed. PT Overlook must do the same; and build two or three of their own fire hydrants for Wildfires, as we don't want another Black Forest incident and one hydrant simply isn't enough water to fight a large forest fire for multiple communities. PT Overlook must do their part to protect their community and its neighbors by adding sufficient fire mitigation and water hydrants in their community.

Additionally, we are strongly opposed to the proposed ingress and egress roads inside of Apex Ranch. There's already two existing entrances off Elbert Road; South of Apex Ranch Estates off Elbert Road and the North perimeter of Apex Ranch, also off Elbert Road; both entrances lead into PT Overlook Community. These should be used as the two main entrances for PT Overlook; as these entrances off Elbert Road already exist. Adding additional entrances is going to disrupt Apex Ranch community and increase our traffic by 300%; as PT Overlook is three times as large as Apex Ranch Estates. These proposed entrances in Apex Ranch Estates are easements for utilities, not for connecting two different communities. The developer doesn't want to spend the time or money to develop their community separately or properly. The proposal of joining two separate communities should be denied and construction access inside Apex Ranch Estates should not be permitted. This will prevent destroying the roads, limiting traffic flow, noise and creating disarray within the Apex Ranch community.

Structurally, two-story homes should not be allowed or constructed at PT Overlook. The mountain views are a main reason why we chose this location and constructing two-story homes will drastically impede our Colorado Mountain Views. Apex Ranch Estates doesn't allow for two-story homes to be built for this very reason; limiting its number of out-buildings and structures allowed per lot, and increasing their setbacks to match its neighbors; this allows for distance between residences. Rural living is having space between neighboring properties and would expect the same courtesy of its neighbors; not impeding their views.

The wildlife living around Apex Ranch Estates and Homestead Park are also going to be dramatically affected by this new community being proposed; all the trees being removed, all the rocks, soil and cover being eliminated and ultimately disrupting a key piece of the ecosystem around Homestead Ranch Park is absolutely devastating, to think about. We are asking to keep the zoning at A-35; as this will instill the space required for the vast wildlife and will help sustain their habitat around Homestead Park and its environment alike; and the current zoning of A-35 allows for the wildlife to thrive and water to be reserved; not RR-5, as proposed. Keeping zoning at A-35 will ensure distance, integrity and our community values to remain intact.

Finally, if this proposed community gets developed regardless of our plea; then Apex Ranch Estates residents request to have the first right of refusal to purchase the lots adjacent to our community and have the option not to develop those lots.

Surrounding properties off Elbert Road are zoned A-35, not RR-5 as proposed.

1. 17200 Elbert Rd. Peyton 80831 (41 acres)
2. 16888 Elbert Rd. Peyton 80831 (37.5 Acres)
3. 16990 Elbert Rd. Peyton 80831 (145 acres)
4. 17245 Elbert Rd. Peyton 80831 (147 acres)
5. Elbert Rd Peyton 80831 (38 acres)
6. 16460 Elbert Rd. Peyton 80831 (38 acres)
7. 16330 Elbert Rd. Peyton 80831 (38.3 acres)
8. 16210 Elbert Rd. Peyton 80831 (37.3 acres)
9. 1280 Lost Creek Lafayette (Off Hopper Rd. 157 acres)
10. Reata Rd - Borders Reata Subdivision (161 acres)

Thank you for your time and consideration of these important matters and concerns for Apex Ranch Estates and its Neighbors.

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