

TO: Kylie Bagley, Project Manager, El Paso County, CO
RE: File # P235 Overlook at Homestead Rezone

This submission is in regard to the Planning Commission hearing scheduled for Thursday, December 7, 2023 regarding the above scheduled rezoning.

As adjacent landowners to the proposed property to be rezoned, we are concerned with potential impact to our neighborhood (Apex Ranch Estates) as outlined below.

- 1) We do not object to the rezoning from A35 to RR5 as long as any adverse impact to us as adjoining neighbors can be minimized; specifically:
 - a) The input of the Upper Black Squirrel Creek Ground Water Management District (and the opinion of their legal consultants Trout Raley) regarding compliance with the District's rules regarding water supply, replacement plan, and water and wastewater system policy be given credence;
 - b) The input of Peyton Fire Protection District regarding the developer's need to construct and maintain at least one additional fire control cistern in addition to the existing cistern on Apex Ranch Estates property; and
 - c) The final Stormwater Management Plan is sufficient to include best practices that ensure that such flows off of the proposed development will be less than historic levels to prevent property damage and excessive erosion to downhill lots in Apex Ranch Estates.

- 2) Most importantly, we will vigorously oppose any subsequent request by the developer to amend his rezoning request at a later date to change from RR5 to RR2.5 or a lesser designation allowing denser home construction. Concern over such action was raised by several neighbors at the neighborhood meeting held on November 8, 2023, and representatives of NES Consulting, ProTerra, and PT Overlook all said that this was not being considered; we intend to hold them to their word.

Thank you for the opportunity to submit our input on this matter.

Roger and JoAnn Lund
15320 Apex Ranch Road Peyton, CO 80831 (Lots 15, 16 Apex Ranch Estates)