

June 22, 2023

Dear Adjacent Property Owner:

RE: Overlook at Homestead Rezone

This letter is being sent to you because PT Overlook LLC is proposing a land use project in El Paso County for the property east of the Apex Ranch Estates subdivision, and North of the Reata subdivision. This information is being provided to you in conjunction with a submittal to El Paso County. The request to the County is for a rezone of the roughly 350-acre property from A-35 to RR-5.

Please note that the County land use submittal process now includes an electronic submittal. All files associated with this application can be viewed on-line at <https://www.epcdevplanreview.com>

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

Please direct any questions on the proposal to Brooks Swenson at 719-471-0073 or bswenson@nescolorado.com. Alternatively, you can contact the El Paso County project planner, Ryan Howser, at 719- 520-6049 or RyanHowser@elpasoco.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrea Barlow', is written in a cursive style.

Andrea Barlow, AICP
Principal

See reverse side for vicinity map.



Brooks Swenson
Proterra - Overlook
23-060.00

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Postage	\$.60
Total Postage and Fees	\$ 4.75

Sent To: Keeley Family Security Trust
Robert & Sandra Keeley
Street and Apt. No: 17245 Elbert Rd
City, State, ZIP+4: Peyton, CO 80831

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.60
Total Postage and Fees	\$ 4.75

Sent To: Jason & Stepheni Wood
Street and Apt. No: 16985 Fletcherville Ln
City, State, ZIP+4: Peyton, CO 80831

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.60
Total Postage and Fees	\$ 4.75

Sent To: Michael & Traci Duncanson
Street and Apt. No: 16925 Fletcherville Ln
City, State, ZIP+4: Peyton, CO 80831

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.60
Total Postage and Fees	\$ 4.75

Sent To: Tak & Sylvia Eng
Street and Apt. No: 16865 Fletcherville Ln
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.60
Total Postage and Fees	\$ 4.75

Sent To: Hollis & Denise Henry
Street and Apt. No: 16805 Fletcherville Ln
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.60
Total Postage and Fees	\$ 4.75

Sent To: Mersman Family Revoc Living Trust
Daniel, Donald, & Kim Mersman
Street and Apt. No: 15260 Apex Ranch
City, State, ZIP+4: Peyton, CO 80831

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Brooks Swenson
 Proterra - Overlook
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<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.60	
Total Postage and \$ 4.75	
Sent To Lund Family Revoc Living Trust	
Street and Apt. No. Roger & Joann Lund	
City, State, ZIP+4® 15320 Apex Ranch Peyton, CO 80831	

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<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.60	
Total Postage and \$ 4.75	
Sent To Tres Boys LLC	
Street and Apt. No. 680 Mission St #38G	
City, State, ZIP+4® San Francisco, CA 94105	

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<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.60	
Total Postage and \$ 4.75	
Sent To Brian Morse	
Street and Apt. No. 15620 Apex Ranch	
City, State, ZIP+4® Peyton, CO 80831	


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<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.60	
Total Postage and \$ 4.75	
Sent To Aimee Zahn	
Street and Apt. No. 15621 Apex Ranch	
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Postage \$.60	
Total Postage and \$ 4.75	
Sent To Bohenna Family Trust	
Street and Apt. No. 16505 Fletcherville Ln	
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Postage \$.60	
Total Postage and \$ 4.75	
Sent To Kevin & Julie Brandon	
Street and Apt. No. 16504 Fletcherville Ln	
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<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.60	
Total Postage and \$ 4.75	
Sent To Verne & Leah Renae Monen	
Street and Apt. No. 16460 Elbert Rd	
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<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.60	
Total Postage and \$ 4.75	
Sent To Paul & Patty Magginetti	
Street and Apt. No. 16330 Elbert Rd	
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<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.60	
Total Postage and \$ 4.75	
Sent To Kristin Stites	
Street and Apt. No. 16210 Elbert Rd	
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<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.60	
Total Postage and \$ 4.75	
Sent To Sandra Woods	
Street and Apt. No. 15950 Elbert Rd	
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<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.60	
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Sent To Carl Jr. & Cresta Welborn & Mary Barr	
Street and Apt. No. 15860 Valdez Cir	
City, State, ZIP+4 Peyton, CO 80831	


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<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$.60	
Total Postage and \$ 4.75	
Sent To Braeden Roberts	
Street and Apt. No. 15880 Valdez Cir	
City, State, ZIP+4 Peyton, CO 80831	

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.60
Total Postage and	\$ 4.75
Sent To Cody & Grace Davis 15885 Valdez Cir Peyton, CO 80831	

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.60
Total Postage and	\$ 4.75
Sent To John & Jasmin Castro 15740 Alta Plaza Peyton, CO 80831	

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.60
Total Postage and	\$ 4.75
Sent To Billy & Julie Tanner PO Box 492 Peyton, CO 80831	

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.60
Total Postage and	\$ 4.75
Sent To Timothy & Tracy Winfree 15790 Alta Plaza Peyton, CO 80831	

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.60
Total Postage and	\$ 4.75
Sent To Anthony & Mary Adams 15880 Alta Plaza Peyton, CO 80831	

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.60
Total Postage and	\$ 4.75
Sent To William & Jean Pickle 8018 Cistena Way Parker, CO 80134	

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____



Postage	\$.60
Total Postage and Fees	\$ 4.75
Sent To	El Paso County
Street and Apt. No.	200 S Cascade
City, State, ZIP+4	Colorado Springs, CO 80903

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____



Postage	\$.60
Total Postage and Fees	\$ 4.75
Sent To	Habakkuk Ltd Liability Co
Street and Apt. No.	1280 Lost Creek
City, State, ZIP+4	Lafayette, CO 80026

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