

## Kylie Bagley

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**From:** Travis Campbell <tcampbellhomesco@gmail.com>  
**Sent:** Monday, November 6, 2023 9:43 AM  
**To:** bswenson@nescolorado.com; Kylie Bagley  
**Subject:** Formal Appeal of Rezoning - Proposed PT Overlook at Homestead Ranch (Parcels 410000255 410000256 412200005)

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To whom it may concern:

We are located on lot 20 in the peaceful and unique Apex Ranch Estates and the surrounding Dooley Ranch now known as, PT Overlook Proposed Community. For many years we have enjoyed the quiet serenity of this rural PUD and its surrounding mountain views and extensive wildlife. We understood this property was in a family conservatorship until recently. My wife and I, are formally appealing the rezoning, immeasurable water usage, and the road access into Apex Ranch Estates to be denied for the following reasons:

We are appealing the two proposed ingress and egress roads inside of Apex Ranch. There are already two existing entrances South of Apex Ranch off Elbert Road and North of Apex Ranch. Therefore, these should be the two main entrances for the proposed PT Overlook community; as these entrances off Elbert Rd. already exist. Why do they need two additional entrances disrupting the Apex Ranch community and increasing our traffic by 300%? (PT Overlook proposal is three times as large as Apex Ranch Estates.) These proposed entrances in Apex Ranch Estates are easements for utilities and the fire department, not for connecting two separate communities. Moreover, where is the construction access being implemented for this new community? Construction access should not be allowed in Apex Ranch Estates to disarray our community and destroy our roads.

Apex Ranch Estates owners can't stress enough 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. Most properties surrounding Apex Ranch on the North, South and across the street off Elbert Road are 38-40 acre lots, even 147 acres and 161 acres; not 5 acres like the study makes one believe. Additionally; the setbacks should be increased to 50 feet or more to create barriers and stagger the distance between residences. The whole point of rural living is to have space between neighboring properties and out-buildings.

Furthermore, the wildlife that live around Apex Ranch and Homestead Park are also going to be dramatically affected by this new community being proposed, keeping the zoning with 35 acre lots instills the space required for the vast wildlife and will help sustain their habitat around Homestead Park and Apex Ranch Estates alike; The current zoning of 35 acre lots are more common around this area; not 5 acre lots, as proposed. (Please see the list of addresses surrounding Apex Ranch Estates and their acreage.)

In addition, is PT Overlook Community going to be a PUD? Does it have a proposed HOA and CC&Rs listed? What kind of homes are going to be constructed? How many out buildings are going to be allowed per lot in the PT Overlook Community? Apex Ranch Estates doesn't allow for two-story homes to be built; this ensures our views of the Mountains to remain unimpeded. On top of that, Apex Ranch Estates has a limited number of out-buildings and structures per lot in it's CC&Rs and would expect the same of its neighbors. Especially, if the county allows the combining of these two separate communities to be joined together. Where are the proposed areas of open space and PT Overlooks common space in this proposed community? Additionally, Reata Subdivision isn't a PUD and the homes don't compare to Apex Ranch Estates and its comparison isn't a valid one; as many of these homes are manufactured with no HOA or CC&Rs.

Finally, if this proposed community gets developed, Apex Ranch Estates residents and Reata Subdivision residents should have the first right of refusal to purchase the lots adjacent to our communities at fair market value; in order to keep distance, integrity and our home values to be unharmed. If the zoning stays 35 acres as it currently is, most of these items mentioned are no longer major issues or concerns.

Most surrounding properties are not 5 acres or a PUD:

1. Michael Burton - 17200 Elbert Rd. Peyton 80831 (41 acres)
2. Richard Holmes - 16888 Elbert Rd. Peyton 80831 (37.5 Acres)
3. Mark Burbach - 16990 Elbert Rd. Peyton 80831 (145 acres)
4. Keeley Family Security Trust - 17245 Elbert Rd. Peyton 80831 (147 acres)
5. Double Rainbow LTD Liability - Elbert Rd Peyton 80831 (38 acres)
6. Verne Monen - 16460 Elbert Rd. Peyton 80831 (38 acres)
7. Paul Magginettei - 16330 Elbert Rd. Peyton 80831 (38.3 acres)
8. Kristen Stites - 16210 Elbert Rd. Peyton 80831 (37.3 acres)
9. Habakkuk LTD Liability CO - 1280 Lost Creek Lafayette (Off Hopper Rd. 157 acres)
10. William Pickle - 8018 Cistena Way Parker 80134 - Borders Reata Subdivision (161 acres)

Thank you for your consideration on these matters of importance for the neighboring community of Apex Ranch Estates and the Reata Subdivision.

**Travis Campbell, RE Broker/ REALTOR MRP**  
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