

Lekishia Bellamy

From: Justin Kilgore
Sent: Thursday, March 02, 2023 10:50 AM
To: Lekishia Bellamy
Subject: FW: subdivision of 5 acre lot, opposition

Please add this to the EDARP file and network drive file.

JK

From: John Turner <john@turnercoloradohomes.com>
Sent: Thursday, March 2, 2023 10:37 AM
To: Justin Kilgore <JustinKilgore@elpasoco.com>
Subject: subdivision of 5 acre lot, opposition

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Dear Mr. Kilgore,

My name is John Turner and I live on a 5 acre lot in the subdivision immediately north of the property located at 1825 Summit Drive. The owner of the property at 1825 Summit Drive is trying to split the 5 acre lot he bought into two lots by appealing for a zoning change. I strongly urge you to deny this effort. I have lived here since 1987 and have been active in the Sun Hills community. I have watched various owners try to divide their lots at the expense of their neighbors. To date, we have managed to stop them. ...I am also the owner of Turner Associates real estate. A firm in business since 2001. I am intimately aware of what the subdivision of even one 5 acre lot in the Northgate/Gleneagle region could do. It would virtually instantly bring on challenges all over this very unique and highly sought after area.. It would also dramatically, as in overnight, drop the value of those of us who are sitting on the 5 acre lots we paid for assuming our zoning rights would be protected. We recently handled the sale of two 5 acre lots in this area. They both sold for approximately \$650,000. If you approve this re-zoning effort ALL the 5 acre property in this area will have to re-evaluate their properties value because any wise potential buyer would have to assume that the people surrounding the lot they are interested in could be re-zoned to 2.5 acres. In my professional opinion to approve this re-zone to 2.5 acres would immediately devalue all the 5 acre lots within a minimum of one mile by approximately 25%. Those two lots I sold would then be valued at \$475,000 instead of the \$650,000 I sold them for.

The neighbors up here bought their land/homes expecting to have their covenants and those of the surrounding properties protected by their HOA, the covenants and the El Paso County Planning Commission. Please deny the owners the right to infringe on the financial well being of their neighbors. Please pass this email along to everyone on your Planning staff as well as anyone else who may have input or an opinion on this effort.

Thank You, John Turner, owner Turner Associates real estate and 35 year resident of Sun Hills. 719.200.6926