

December 18, 2022

Town of Estes & CMS Planning & Development

Re: Proposal to Rezone 7.62 Acre Parcel from RE-1 to R-1; Location 685 Peak View Drive, Estes Park CO 80517

We bought our Estes Park home at 1239 Koral Court in 2016. We consistently go back and forth between our property in Boulder and Estes Park and enjoy all of the wonderful benefits of RMNP and the town of Estes Park.

We are writing to express our extreme concern that Frank Theis, recent buyer of the 7.62-acre parcel proposes and is applying for a development of the subject parcel that includes 39 single-family homes.

We purchased our home in this area expecting the consistency of development, until now we have seen new homes built that were similar in size and value. This new development is out of character, size, and value for our neighborhood. Given this, we respectfully request that you deny this zoning request.

If you have any questions please feel free to reach out at 720-965-0130

Sincerely,
Matthew and Merrie Perry