

## Jill Spencer

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**From:** Byron Bastian <byron@allgorealty.com>  
**Sent:** Tuesday, August 1, 2017 2:04 PM  
**To:** Jill Spencer  
**Subject:** Zone Request

To whom it may concern:

I am asking for a zone change to add too the number of total homes in Heritage Village. The demand for single family 55+ homes is very high. Heritage Village would go from 93 homes to approximatly 118 total residences.

The emenities that are now in the community will be a part of the Plat E that we are seeking approval for. Additional homes will add to the amount of home owners contributing towards the costs of the park, pool, and clubhouse. The HOA fee are a concern to many that live in the community, as the residents would like to see the fees stay as low as possible.

I feel Heritage Village has been a good addition to the community, we have added value to many of surrounding property owners. Our average sales price is around 400K and we have sold several homes over 500K-550K

This property is within the scope of the South Meadow Master Plan. This is part of the senior housing area in the SMMP.

We have included the continuation of the master trail system within this additional phase E request of the Heritage Village Community.

I hope the above items will be considered as part of this request for a zone change.

Respectfully,

Byron Bastian