

1. Greetings Kat-

I've heard so much about the planned resort development at May Farms. My wife and I are snow birds from Wisconsin and have wintered in a similar Cal-Am owned resort community in Gold Canyon, Arizona since our early retirement 8 years ago. We also maintain a family home in Mount Horeb, Wisconsin. The opportunity to add a home location in Colorado would be very exciting as we've developed many friendships in that area over this time period and Colorado fits in so well with our hiking, off road trail riding, and RV'ing activities. Family and friends are very important to our daily routine and communities like this make it so easy to incorporate them all within our active lifestyle. The May Farms location would make an excellent mid-way point for us to expand upon our connections. I wanted you to know how supportive I am regarding this development. I'm looking forward to hearing news of continued progress as it's made.

Best Regards,

Jim Niebler

AZ

2. To whom it may concern:

We are writing in regards to the May Farms Resort being proposed in your community. We are a ranch family from Wyoming (also work in the oil and gas industry) and have had the wonderful opportunity to stay a few times at the Jellystone Park in Larkspur, Colorado. Having traveled and stayed a few places we can say that a resort like this is not just any common place to stay, but rather something to experience! We had such a joy-filled time there from peacefully relaxing to walking and exploring around the park, to joining in on activities, all while enjoying family time together and watching other guests do the same. The staff were all so friendly and helpful, the cabins and camp spots top notch and beautiful with every aspect of the facility being clean and well kept. We also were pleased to meet and visit with some of the other guests and get to hear where they were from. In this day and age of constant technology overload and life stress pulling people in all directions it's so wonderful and necessary for families to have a place to get away and put all that aside and just enjoy the great outdoors, each other and have the chance to disconnect in order to reconnect. We believe this would be an amazing asset to your community, your county and your state.

Thank you for your time,

Rich and Judy Lynde

WY

3. Please accept this letter of support for the development of May Farms Resort and Sanctuary in your county. My late husband and I have traveled in a recreational vehicle (RV) extensively throughout the country during the past several decades. We started with our young family when we lived in Michigan and frequently traveled along I-70 as we explored Colorado. There is such a need for good camping resort options between Denver and Kansas City.

I believe May Farms Resort would be an economic boom for your county and a needed destination oasis for travelers heading east or west. Our family vacations were centered around outdoor experiences, connections with friends, and local history. This development would provide that experience for multi-generational families traveling today.

Now that I'm retired, I'm very interested in the active adult community part of the plan. I currently winter in Arizona and own a manufactured home in a similar community. Many retirees love this option as it connects you with other people your age with shared interests. A Colorado option for the summer, which is not in the mountains, would be a welcomed choice.

Please consider approving the zoning change so May Farms Resort and Sanctuary can be developed for the enjoyment of all. Thank you for your consideration.

Cindy C.

4. To all that it may concern,

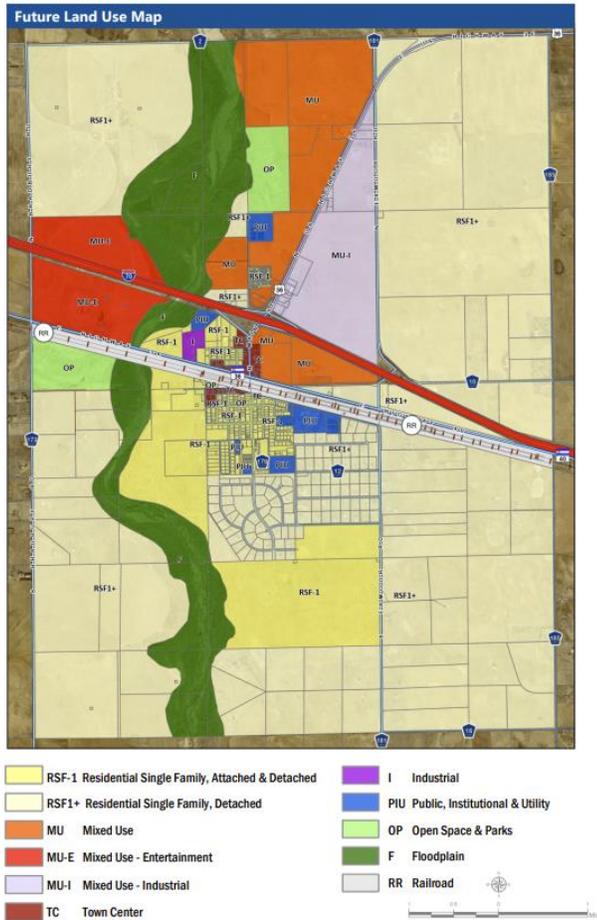
I am excited that you are considering allowing the new May Farms Resort in your County. I was the Mayor of the Town of Larkspur when we annexed the then Bear View Campground into the Town with the anticipation of it developing into a world class RV Resort. I was employed by the town as the Development and Regulations Manager when Sun Communities developed the now Jellystone at Larkspur RV Resort and worked directly with their teams to build it. I am now Mayor again and have the privilege of seeing the rewards and benefits of the project. There was a lot

of push back from the community during both the annexation and development, but their concerns never came to fruition. The development draws a great demographic of people looking for an exceptional experience for their families. It has brought a great stream of revenue into the Town, and the local restaurants are blessed with the added customers. I hear from satisfied people that come from far and near to enjoy the park about the fun and great time they have. I have known Ian Steyne since he started talking with the Town regarding annexation around 2008. He is one of the best men I have ever known and trust that any project he is involved with will be of the most upmost quality.

With the greatest of high hopes for the future.

Sherilyn West
Mayor
Town of Larkspur

5. I would like to voice my objection to the Byers Sub Area Plan as it is currently written. Specifically the part in the below land use map that changes the zoning to MU-E (Mixed Use Entertainment) shown in red.



One of the uses that would be allowed is concert venues. Back in 2013 Riot Fest was allowed to take place here and a lot of the local residents spoke out against it due to the noise and terrible traffic with jams lasting over an hour. It seems like this new zoning change in this plan would again allow for large concerts, the type that was adamantly spoken out against back in 2013. Please reconsider this zoning change.

The plan also allows for a large RV/Water/MH park to be built on the north side. This also seems to go against a lot of the residents wishes on keeping Byers rural as it appears to double the population of Byers. The summer would bring even more people.

Thank you for your time.

Scott Davis

Byers

6. Dear Ms. Hammer,

Regarding the proposal to develop a property currently pending consideration, re: 25GDP-001, I would like to send you our first hand experience in a similar community in AZ.

My husband and I retired from Washington in mid-2018. We sold our home and headed out in a motorhome to travel the US, intending to live full-time in our RV.

We began our journey in October of 2018 and on November 1, we arrived in Arizona, planning to explore the region. We'd rented in an RV park east of Gold Canyon, AZ when my husband, scouting things of interest on the internet, ran across the Superstition View Resort just a couple of miles west of us. Out of curiosity and because we had heard of RV port homes, where you have a smaller 800-1100 sq ft. casitas but with space for your RV, we stopped by to tour that resort. Six days later, we changed future plans as we were captivated by the casita homes and the lifestyle they afforded. We would no longer travel full time in our RV, we would instead travel half the year and live in our casita in AZ the rest of the year.

I believe that we are a different generation and likely the generation that changes the retirement experience that generations before us have had. My parents spent their retirement with each in separate rooms watching televisions tuned into different channels. Our generation is much more mobile and having also worked hard, they now want a more active and fulfilling retirement experience. Our model lifestyle appeals to our adult children as something they aspire to themselves someday. We have couples who live in our resort who have an older parent with a home here as well.

The casita lifestyle gives the 55+ folks an opportunity to enjoy a second, seasonal property, while keeping their family home. Alternatively, it can be a replacement for the family home, which was our case, providing us with a smaller square foot home and the freedom that affords. Some neighbors have several homes in the US or Canada, and enjoy splitting their time to suit their schedules. Our community has some retired residents living here year-round and others who continue to work and call this home. Having a property with annual residents moving about deters thefts.

While we have many activities at this community, our greatest pleasure is enjoying the people who also live here with us. As an example of the diversity of residents who are drawn to casita life, we have retired professionals, athletes, farm and ranch owners, business owners and entrepreneurs, educators and tradespeople. Our neighbors are often well travelled, either from their careers or in their retirement travels. Strong friendships are often formed quickly as we all have come here with the same goal to more fully enjoy our retirement experience.

While there is always some turnover in any home ownership, there is a large percentage of us who have been here for many years. The first casitas were built in 2012 and the last new home was set in 2019. The casitas have continued to appreciate in value and often sell very quickly, most by word of mouth. We are a community above all and new folks are always welcomed and their excitement at being part of this resort is palpable. These casitas are unique and many were designed and appointed to meet ADA requirements, at the request of the initial owners.

The resort has been our home since 2018 and we have no foreseeable plans of changing that. We retired young and as long as our health continues, this is the life we are privileged to enjoy. I do invite you to look at this resort property on line <https://cal-am.com/resorts/superstition/>.

I will also mention that there is a certain buzz amongst those of us how are aware of a potential development in CO that will be similar to the place we now enjoy. Growth in CO has historically been steady due to the great lifestyle it provides, via spectacular scenery, year-round recreation, or fabulous shopping and dining. We have family in CO and a number of our residents are retirees from CO or have second homes there currently. Colorado is a true destination.

Thank you so much for your time and consideration.

Tia Nelson
Superstition Views Resort
Gold Canyon, AZ 85118

7. Good morning

With regards to the rezoning request above, I would like to share my reasons for believing the development to be a wonderful idea.

I am a mother (and CPA) of twin boys (now young teenagers), and I have two cousins in Colorado. We live in Omaha NE, and are always looking for outdoor places to stay, keep the boys off the screens and active. We have stayed at the resort in Larkspur (in an RV) and it was wonderful for the boys and for us.

We often travel to these kind of places for all or some part of our school breaks, and the closest for us are mostly great wolf lodges (Kansas City, MO: Minneapolis MN: Chicago, IL). We also do RV vacations, which are so convenient with younger children, and have met wonderful people from various locations around the USA at (mostly KOA) the RV parks we have stayed in - all of us professionals looking for the same outdoor options for our children.

The proposed location of the new development is more accessible to many Nebraskans (and surrounding states), who search for the same thing.

Thank you.

Marion Dawber

Omaha, NE

8. I recently learned of the possible development of an upscale RV resort in your community. As an RV traveler for almost 30 years and most recently traveling this country in a luxury motorcoach for the past 9 years, we have had many experiences with resorts such as the proposed one for your community.

For us, this is the type of resort we look for as we travel. A safe, clean place with amenities for activities and comfort for our stay.

The location for this development, for us and many others that travel would be ideal.

It is along the I70 corridor. Close to Denver and the surrounding area.

We have stayed in this area several times in our travels. Booking a reservation is difficult due to popular demand in this area.

We look forward to some day possibly staying at this resort.

Thank you,

David Murphy

Traverse City, MI

Green Cove Springs, FL

9. May Farms RV Resort and Sanctuary at Byers, LLC.

Owner: Person (s) forming the LLC is OJRNR. Who is OJRNR? Who is funding this project?

(Gary May is part of the ownership group for this application. Statement on page 2)

Mailed notice of application within ¼ mile on March 17, 2025. Kat told me 500 feet. An age 55+ adult resort housing community. Mail notices of proposed rezoning to all property owners within ¼ mile of proposed project.

JPS Law Group-400 short term residential units. Maintained & operated by Sun Communities.

REAP – 800 sq ft casita (Kitchen, bath room, bed room, living room) Can build on.

General Development Plan:

55+ deed restricted development (intended)

PLANNING AREA 2: PLANNING AREA 2 **IS INTENDED** FOR 55+ **DEED-RESTRICTED HOMES** AROUND AN AGE-TARGETED RESORT MODEL. THE LAND USE IS MOST SIMILAR TO R-2-A WITH MODIFICATIONS TO LOT SIZE AND SETBACKS TO MEET PRODUCT AND LIFESTYLE REQUIREMENTS ALONG WITH SUPPORTING USES. LOCATED IN THE NORTHEAST SECTION, THE PLANNING AREA IS ACCESSED FROM THE PROPOSED SECONDARY RURAL ROAD. THE AREA WILL BE ARRANGED AROUND AN AMENITY CORE TO PROMOTE AN ACTIVE LIFESTYLE. TRAILS AND PATHS WILL PROMOTE WALKABILITY. RESIDENTS WILL ACCESS AMENITIES AND COMMERCIAL USES IN PLANNING AREA 1 AND MAY HAVE A DEDICATED AMENITY AND COMMERCIAL CORE SPECIFIC TO AGE-RESTRICTED RESIDENTS.

RESORT RESIDENTIAL AGE-RESTRICTED (RRA): RESORT **RESIDENTIAL AGE-RESTRICTED** WILL MAINTAIN RELATIVELY CONSISTENT DENSITY ACROSS THE PLANNING AREA. A DENSITY RANGE **OF 8.1-12 DU/ACRE** IS PERMITTED IN THIS PLANNING AREA. **EACH LOT WILL BE A FOR SALE PRODUCT CONSISTING OF A MANUFACTURED HOME PRIMARY DWELLING, ALONG WITH A DETACHED GARAGE AND ACCESSORY DWELLING UNIT CONSTRUCTED ONSITE WITH OPTIONAL CARPORT FOR RV PARKING.** A CENTRALIZED AMENITY ZONE FOR GUESTS IS ANTICIPATED TO BE LOCATED IN THE NORTHWEST SECTION OF THE PLANNING AREA. COMMERCIAL DEVELOPMENT IS PERMITTED, WITH PROJECTS UP TO 40,000 SF OF

ENTERTAINMENT, RETAIL, AND SERVICE-ORIENTED DEVELOPMENT TO SUPPORT THE AGE-RESTRICTED LIFESTYLE. THAT SCREEN ROOFTOP MECHANICAL EQUIPMENT FROM VIEW

ALLOCATION OF DENSITY BY OWNER WITHIN EACH PLANNING AREA, OWNER WILL HAVE THE RIGHT TO ALLOCATE THE ALLOWED CAMPSITES, LODGING UNITS WITHIN A PERMANENT STRUCTURE AND/OR NON_RESIDENTIAL SQUARE FOOTAGE TO PARCELS OF LAND THEREIN. SUCH ALLOCATIONS MAY BE SET FORTH IN A DEED, DEED OF TRUST, PLAT OR OTHER DOCUMENT SIGNED BY OWNER AND RECORDED IN THE REAL PROPERTY RECORDS OF ARAPAHOE COUNTY, COLORADO. ONCE SO ALLOCATED, SUCH DENSITIES MAY BE REALLOCATED BY OWNER (IN THE SAME MANNER AS SET FORTH IN THE PREVIOUS SENTENCE) ONLY WITH THE CONSENT OF THE OWNER OF THE LAND TO WHICH THE DENSITIES HAVE BEEN ALLOCATED, OR, IN THE CASE OF AN ALLOCATION SET FORTH IN AN UNRELEASED DEED OF TRUST SIGNED BY OWNER, THE CONSENT OF THE BENEFICIARY OF SUCH DEED OF TRUST. OWNER MAY, FROM TIME TO TIME, ASSIGN THE RIGHT TO ALLOCATE THE DENSITIES WITHIN ANY PLANNING AREA TO ANY OWNER OF LAND WITHIN THE PROPERTY, OR TO A LENDER, BY A WRITTEN ASSIGNMENT SIGNED BY OWNER AND RECORDED IN THE REAL PROPERTY RECORDS OF ARAPAHOE COUNTY, COLORADO. THE ASSIGNEE WILL HAVE ALL OF THE RIGHTS OF OWNER UNDER THIS SECTION WITH RESPECT TO SUCH PLANNING AREA. WHEN ANY ALLOCATIONS OR ASSIGNMENTS ARE MADE BY OWNER IT WILL PROVIDE THE COUNTY WITH A TABLE, SIGNED BY OWNER, ESTABLISHING THE THEN STATUS OF ALL SUCH ALLOCATIONS AND ASSIGNMENTS WITHIN THE PARTICULAR PLANNING AREA AND, UPON REQUEST OF THE COUNTY, WILL PROVIDE THE COUNTY WITH COPIES OF THE RECORDED DOCUMENTS, WHICH ESTABLISH SAME. IV.

RESORT RESIDENTIAL AGE-RESTRICTED (RRA) THE RESORT RESIDENTIAL AGE-RESTRICTED (RRAR) LAND USE IS INTENDED FOR MASTER-PLANNED, AGE-RESTRICTED (55+) RESIDENTIAL COMMUNITIES THAT PROVIDE A MIX OF MEDIUM-DENSITY HOUSING, RECREATION, AND LIFESTYLE AMENITIES TAILORED TO ACTIVE ADULT RESIDENTS. **THIS INCLUDES SINGLE-FAMILY DETACHED HOMES, COTTAGES, AND CLUSTERED HOUSING** OPTIONS DESIGNED TO CREATE A COHESIVE, LOW-MAINTENANCE, RESORT-STYLE LIVING ENVIRONMENT. RRA DEVELOPMENTS MAY INCLUDE COMMUNITY AMENITIES SUCH AS CLUBHOUSES, FITNESS AND WELLNESS CENTERS, POOLS, WALKING TRAILS, SPORT COURTS, AND SOCIAL GATHERING AREAS THAT PROMOTE ACTIVE LIVING AND COMMUNITY INTERACTION. SUPPORTING NEIGHBORHOOD SERVICES MAY BE INCORPORATED WHERE APPROPRIATE TO SERVE RESIDENTS AND ENHANCE THE OVERALL QUALITY OF LIFE. **ACCESSORY SEASONAL**

RV PARKING ON INDIVIDUAL LOTS, TEMPORARY MOBILE RV REPAIR SERVICES, AND SHORT-TERM GUEST LODGING FOR VISITING FAMILY OR FRIENDS, PROVIDED SUCH USES ARE DESIGNED TO MINIMIZE IMPACTS ON SURROUNDING PROPERTIES.

AGE-RESTRICTED: A DESTINATION RECREATIONAL-VEHICLE RESORT, PARK, OR CAMPGROUND THAT IS INTENDED AND OPERATED FOR OCCUPANCY BY PERSONS FIFTY-FIVE (55) YEARS OF AGE OR OLDER AND THAT QUALIFIES FOR THE 'HOUSING FOR OLDER PERSONS' EXEMPTION IN 807(b) OF THE FEDERAL FAIR HOUSING ACT, AS AMENDED BY THE HOUSING FOR OLDER PERSONS ACT (HOPA). **NOT LESS THAN 80% OF THE OCCUPIED RV PADS, CABINS, PARK MODELS, OR OTHER TRANSIENT-LODGING UNITS SHALL BE OCCUPIED BY AT LEAST (1) ONE PERSON WHO IS 55 YEARS OF AGE OR OLDER. OPERATOR SHALL PUBLISH AND FOLLOW AGE-RESTRICTED POLICIES AND PERFORM AN AGE-VERIFICATION PROGRAM FOR GUESTS AT LEAST EVERY TWO YEARS**

PA-2: ACCESSORY BUILDINGS WITHIN PA-2 SHALL NOT EXCEED THE HEIGHT OF PRIMARY STRUCTURES. THE AMENITIES CENTER AND ASSOCIATED ENTERTAINMENT AND RECREATION USES WITHIN THE CENTRALIZED AMENITY ZONE OF PA-2 SHALL NOT EXCEED FIFTY (50) FEET IN HEIGHT, AND NON-HABITABLE ACCESSORY STRUCTURES SUCH AS WATER SLIDES, CLIMBING TOWERS, AND FLAGPOLES SHALL ALSO BE LIMITED TO A MAXIMUM HEIGHT OF FIFTY (50) FEET

a. PARKING WILL MEET REQUIREMENTS OF ARAPAHOE COUNTY LAND DEVELOPMENT CODE. THE PLANNING DIVISION MANAGER MAY APPROVE REDUCED PARKING UP TO 10% AT THE TIME OF ASP AND FINAL PLAT. b. ROOF OVERHANGS ARE PERMITTED WITH A MAXIMUM ENCROACHMENT OF 2' INTO THE BUILDING SETBACK. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE OR INTERFERE WITH EMERGENCY VEHICLE ACCESS c. BAY WINDOWS, CANTILEVERS, CHIMNEYS, EXTERIOR POSTS/COLUMNS, SOLAR PANELS, MECHANICAL EQUIPMENT, LIGHT FIXTURES, AND OTHER SIMILAR ARCHITECTURAL FEATURES ARE ALL ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE UP TO 24" IN FRONT, SIDE, OR REAR YARDS. IN NO INSTANCE MAY AN ENCROACHMENT CROSS THE PROPERTY LINE. d. LOADING AND SERVICE ENTRANCES ARE NOT PERMITTED TO FACE THE PUBLIC COLLECTOR RIGHTS OF WAY. e. LOT COVERAGE INCLUDES ALL PRINCIPAL AND ACCESSORY STRUCTURES, IMPERVIOUS DRIVEWAYS, IMPERVIOUS SIDEWALKS OR IMPERVIOUS PARKING AREAS AND OTHER IMPROVEMENTS THAT ARE NOT CONSIDERED TO BE LANDSCAPING AMENITIES. UNCOVERED PATIOS AND DECKS LESS THAN THIRTY INCHES IN HEIGHT MEASURED AT GRADE, PONDS, POOLS, AND SIDEWALKS OR SIMILAR ARE NOT INCLUDED IN THE CALCULATION OF THE MAXIMUM

LOT COVERAGE. IF NO LOT IS CREATED, LOT COVERAGE SHALL APPLY TO EACH DEFINED PD PLANNING AREA. f. ALL SETBACKS ARE MEASURED TO RIGHT-OF-WAY/PROPERTY LINE AND ARE EXCLUSIVE OF UTILITY EASEMENTS. g.ACCESSORY USE ON A SIDE CORNER LOT MUST MEET THE FRONT YARD SETBACK FOR THE PROPERTY LINE ADJACENT TO A STREET OR ACCESS DRIVE. h.BUILDING HEIGHT EXCLUDES PARAPETS AND OTHER ARCHITECTURAL TREATMENTS THAT SCREEN ROOFTOP MECHANICAL EQUIPMENT FROM VIEW

An accessory dwelling unit (ADU) is a residential structure that shares the same lot as a primary structure. It can be a small, self-contained home that may be detached, attached, or internal to the primary dwelling. ADUs provide

My name is Connie Moos, a neighbor of Gary & Stacy May. Our property lies just to the west of the proposed project. The West Bijou Creek is between the two properties. Notifications went out to land owners within ¼ mile of the project on March 17, 2025. We did not receive a notice or I would not be here asking questions. I believe we could have met with Gary & Stacy and had all questions cleared up.

In the REAP letter that was attached to the information, it states 800 sq ft casita (kitchen, bath room, bed room, living room) that can be added on. No where in the published information did it make such a reference. It does say Planning area 2 **is INTENDED for 55+ Deed Restricted Homes**. Each lot will be a for sale product consisting of a manufactured home primary dwelling, along with a detached garage AND ACCESSORY DWELLING UNIT CONSTRUCTED ON SITE with optional carport for RV parking. For those of you that do not know what an accessory dwelling unit is it is defined as “a residential structure that shares the same lot as a primary structure. It can be a small self-contained home that may be detached, attached, or internal to the primary dwelling. ADU’s provide living space and can serve various purposes, such as housing family members or generate rental income.” Will these units only be owner occupied or will there be rental units? Don’t see that addressed in the information. Will units only be single story without a basement? Will you allow owners to move in a unit they own? Will you allow shipping containers as housing? Information talks about short term rentals. What are these? Information references 2400 min sq ft lot with min sq ft wide. That is a 40 x 60 lot. Will that accommodate a residence?

There is a paragraph on May Farms RV Resort and Sanctuary – General Development plan under General Use notes item 4 that talks about deeds, deeds of trust, plat or

other document signed by owner and recorded in the real property records. I don't understand this paragraph. Why are deeds referenced when these units are to be deed restricted.

Regarding the 55+ age reference, it states not less than 80% of the occupied RV pads, cabins, park models (I am assuming these are the manufactured homes) or other transient -lodging units shall be occupied by at least 1 person who is 55+. Operator shall publish and follow age-restricted policies and perform an age verification program for guests at least every 2 years. Has anyone looked at the published age restricted policies? What happens is a home is owned and there is no 55+ resident. Is the school prepared for an influx of students? Is the water board prepared for more than 2 residents per unit?

The plan makes provisions for 800 units on the 100 acres and 400 units on the 50 acres. Fully occupied with only 1 person per unit is 1,200 people. That would almost double the population of Byers. Even if only ¼ occupied with 2 people per unit, that is 600 people for 50% of the town population. I don't think that is the small-town atmosphere reflected in the master plan that the people recommended.

I am concerned about the density of the units. Royal Mobile Home Park lots are .12 acres. 50 acres with 400 units is .125 units per acre, before roads. Not much room.

William Shakespear said. "A rose by any other name would smell as sweat. True value of something is intrinsic regardless of its name. What matters is the content or nature of the thing, not is label or classification."

Connie Moos

Byers

10. May Farms RV Resort and Sanctuary at Byers LLC.

March 2025, early notification of neighbors to make comments was restricted to ¼ mile. We live just a few feet beyond ¼ mile and were not notified. However, the mayor of

Larkspur, Will Chase and Endeavor Consulting were requested to make comment, all of whom are further than ¼ mile.

2/3 of the investors in presentation have had previous association with Jellystone Resorts. They no longer own those investments. Is this proposal a quick in-and-out that the residence of Byers will have to live with for a lifetime.

Application needs to address the following issues:

Planning area 1:

Rental units must be short term only. No in-&-out that resets the short-term requirement. State a reasonable time limit defining short-term.

Planning area 2:

The word “intended” needs to be removed from the 55+ MH designation - only 55+ ownership.

Needs to state the MH’s will be owner occupied – no rentals.

Needs to state the MH’s will remain deed restricted – no lot sales.

Needs to state the RV Park and the 400 unit 55+ will not morph into a high density, low income MH park.

If this proposal was next to your home, would you vote for it?

Recommend to continue to a date certain for more information.

Connie Moos

Byers