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Sent: Monday, February 15, 2021 4:58 PM

To: John Green <JohnGreen@elpasoco.com>; Nina Ruiz <NinaRuiz@elpasoco.com>

Cc: Stacy Mills <stacyleemills@yahoo.com>; Jason Alwine <jason_alwine@matrixdesigngroup.com>

Subject: FW: Matrix / Mills Conversation Update

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John / Nina cc: Jason

Matrix / Mills Conversation. 3 Updates:

1) Discussion Overview. Jason and I had a discussion on lots 28 & 29 on Wednesday. First, I'd like to say I appreciate Jason talking this out and taking the time. Jason offered a 100 ft. setback and I discussed why the 150 ft. vs the 100 ft. setback is so important to us. No resolution yet. But still hope to resolve before the final BOC. Jason was going to talk to folks on his side. If we can get the 150 ft. setback it would be a great example of working with the neighbors and would satisfy my concerns and put this to rest.

2) Very Important to us. I talked about why the extra 50 feet matters so much to us. It dramatically changes the view per the picture below. Jason questioned why I asked for 100 ft. at the BOC and now want 150 ft. When I mentioned a 100 ft. setback in the Nov BOC meeting, that was a mistake. I felt confident in the idea of combining 3 lots into 2 and hadn't thought through the back-up plan very well. It was after the meeting that I realized a 100 ft. setback doesn't solve our issue and Commissioner Gonzales' remarks in the meeting made me believe a setback for the back 1/3rd of the lots is reasonable. Our house was built for the view and built closer to the lot line based on the RR-5 zoning below us. A view is not a right, but neither is a rezone so let's find a middle ground!

3) Hopefully no cost for the developer. I don't want this to cost the developer. It seems highly likely Grandwood will be able to sell lots 28 & 29 at full price with a 150 ft. setback leaving 350 ft. for building. Support for that statement is based on the facts that experts at the BOC meeting thought it highly likely homeowners would build on the front portion of the lot, the OWTS report shows examples of building and septic easily fitting on the front portion of the lot, and the popularity of the Grandwood properties (virtually all of the mountain facing lots with a view already have a "sold" designation and that includes lots 28/29 – see last picture below) suggest demand for the lots will provide no shortage of buyers even if there is a larger setback.

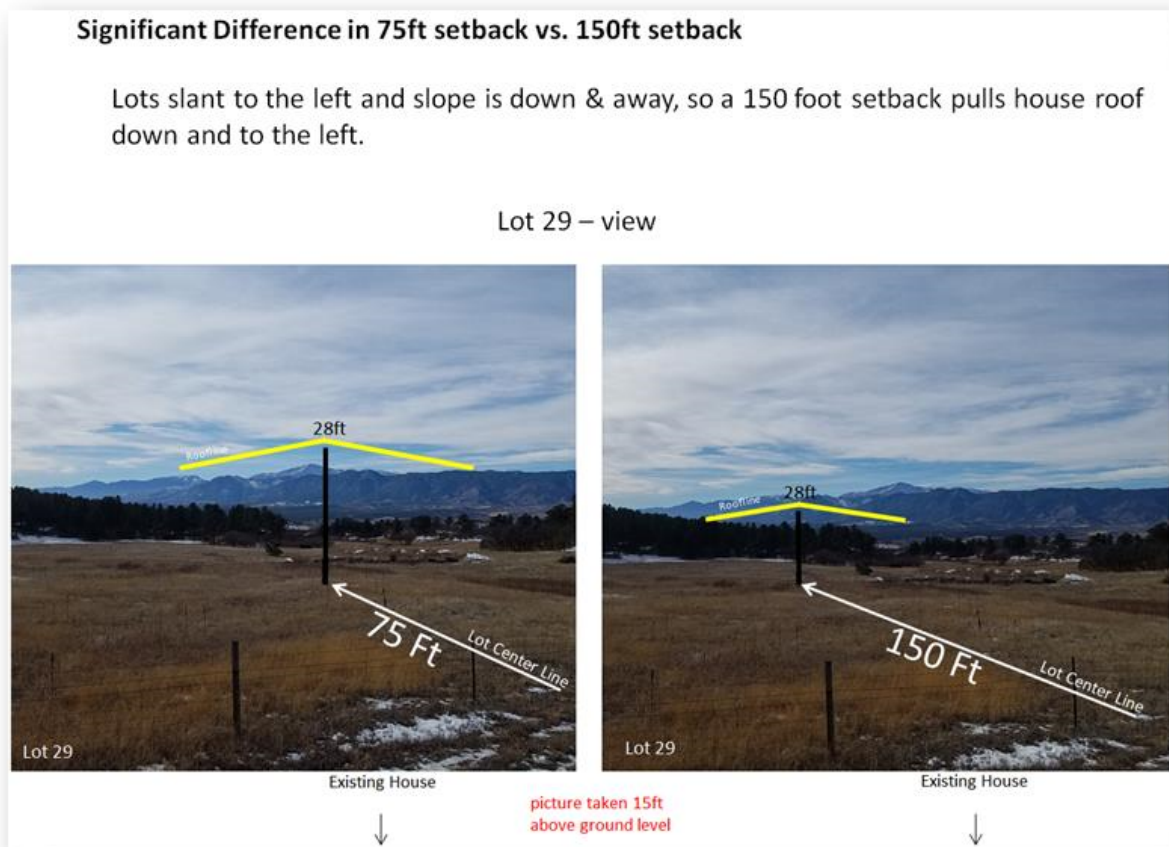
Would allowing this setback set a precedent that might be an issue for other Grandwood lots? Lots 28 & 29 seem to uniquely require a setback because they are a) The only perimeter lots in the entire development without trees as a buffer for neighbors b) The only lots adjacent to 5 acre neighbor lots and c) Some of the only lots that are 500 ft. deep and > 200 ft. wide allowing no increased front setback and thus 350 ft. to build on the 500ft. total lot length.

So it seems.... a 150 ft. setback is an opportunity for the builder to give something that hopefully has no cost to them to a neighbor who would greatly value it. This neighbor lives in the most likely situation for requiring a setback and would be extremely grateful to the developer, county and the BOC for allowing this concession.

Again, thanks to Jason for the discussion and to EPC for their balancing act that I know is challenging.

Kind Regards

Jon Mills



A 150 ft. Setback (2/3rds of 500 ft. lot depth) is Reasonable.

Grandwood Lots Range from approx. 160 ft to over 700 feet. A 150 setback is reasonable on a long lots like 27 & 28 (approx. 500 ft)



Nina: 1:39:46

"Mr chair if I may, to answer your question about how deep they are, and they are at least 300 feet deep to give you an idea, so the front setback requirement is 25 feet."

Gonzales:

So a 100 foot front setback requirement would still allow 2/3rds of the property to be developed on each of those lots, I don't think that's unreasonable.

11/10/20
BOC Meeting

Grandwood Website – Lot Status . Virtually all mountain facing view lots are marked as sold. High Demand. Lots 28 & 29 are the only two mountain facing perimeter lots with no trees as buffer. They are also some of the longer lots allowing room for a large setback.



Mills Timber



LOT	ACREAGE	OWNER	CONTACT	LOT	ACREAGE	OWNER	CONTACT
1	2.51	Gowler Homes	SOLD	25	2.5	All About Home Design	SOLD
2	2.62	Adamo Homes	www.adamohomes.com	26	2.5	All About Home Design	SOLD
3	2.74	Herebic Homes	SOLD	27	2.5	SOLD	SOLD
4	2.51	Herebic Homes	SOLD	28	2.5	All About Home Design	SOLD
5	2.5	Adamo Homes	www.adamohomes.com	29	2.68	All About Home Design	SOLD
6	2.51	Adamo Homes	SOLD	30	2.5	Herebic Homes	SOLD
7	2.5	Pine Creek	www.pinecreekllc.com	31	2.5	Goetzmann	SOLD
8	2.5	Herebic Homes	SOLD	32	2.7	Alliance	SOLD
9	2.5	Pregio Homes	SOLD	33	2.51	Alliance	SOLD
10	3.41	SOLD	SOLD	34	2.51	Alliance	SOLD
11	2.51	Adamo Homes	SOLD	35	2.5	Goetzmann	www.goetzmannhomes.com
12	2.51	Herebic Homes	SOLD	36	2.5	Herebic Homes	SOLD
13	2.5	Goetzmann	www.goetzmannhomes.com	37	2.51	SOLD	SOLD
14	2.51	Pine Creek	www.pinecreekllc.com	38	2.5	Alliance	SOLD
15	2.61	All About Home Design	SOLD	39	2.5	Elevation Homes	www.elevationhomes.us
16	2.51	Adamo	www.adamohomes.com	40	2.5	SOLD	SOLD
17	2.51	All About Home Design	SOLD	41	2.51	Herebic Homes	SOLD
18	2.52	Adamo Homes	www.adamohomes.com	42	2.55	Adamo Homes	www.adamohomes.com
19	2.53	Lost Creek	SOLD	43	2.53	Adamo Homes	www.adamohomes.com
20	2.53	AVAILABLE	SOLD	44	2.52	Goetzmann	www.goetzmannhomes.com
21	2.53	AVAILABLE	SOLD	45	2.7	Adamo Homes	www.adamohomes.com
22	2.56	AVAILABLE	www.gowlerhomes.com	46	2.52	Herebic Homes	SOLD
23	2.54	Pregio Homes	www.pregiohomes.com	47	2.51	Alliance	www.alliancebuilders.com
24	2.52	SOLD	SOLD	48	2.5	Pregio Homes	www.pregiohomes.com