

From: Kari Parsons
Sent: Friday, March 17, 2023 1:13 PM
To: PCD Hearings
Subject: FW: Opposition to the latest revision of Jaynes' Property Sketch Plan skp225

From: Anthony Hicks <tony.hicks@att.net>
Sent: Friday, March 17, 2023 10:28 AM
To: Kari Parsons <kariparsons@elpasoco.com>
Subject: Opposition to the latest revision of Jaynes' Property Sketch Plan

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Dear Kari,

I just had a chance to review Classic Homes' latest revision of the Jaynes' Property Sketch Plan and I am still objecting to the steepness of the transition step-down area adjacent to Highland Park 3 and part of Poco Rd area.

Stepping down from RR5 to 2.5 acres in their latest revision for south of Poco road is acceptable which represents a 50% down transition. But to go from RR2.5 to 0.7 acre is too steep which is a 72% drop down and that is not a transition. It is still a cliff, especially for me coming from 5 acres (a combined parcel of two RR2.5 parcels) which is a 86% drop down.

To be consistent with their new revised transition for south of Poco Road, they should also change the transition area to 2.5 acres for part of the Rokes' parcel and for me (Platinum Aurora Trust).

However, if they can at least meet the recommendation from the Black Forest Land Use Committee in December 2022 for 1-acre lots adjacent to Highland Park 3, and that could be a REAL transition. The current proposal does not qualify to be called a transition from Highland Park 3.

In addition, Classic Homes should install a 6-foot wall around their new development border for a good separation from Highland Park 3.

Here is the recommendation from the Black Forest Land Use Committee in December:

Black Forest Land Use Committee

The Black Forest Land Use Committee **recommends that the Poco Road lots be 2 gradual reduction in density from the 5-20 acre lots on the north side of Poco R** when moving out of the treed area with 5-acre lots to step down to 2.5-acre lots so th pattern. This would also be a more gradual transition from the Smith lot on the south

In addition, the lots on the western boundary would provide a better transition

this would be a more logical transition from the 2.5-acre and larger lots in High developed areas.

I beg and pray that the Board of Commissioners would accept this request and reject or modify the current Sketch Plan from Classic Homes in the compliant spirit with the Master Plan for a TRUE TRANSITION from Highland Park 3.

Warmest regards,

Anthony Hicks
Adjacent Owner / Highland Park 3