



Smarterly Priced... Sustainable Homes

PO Box 2092. GYPSUM, CO 81637

March 28, 2018

Ms. Lana Gallegos
Community Development Director
Town of Gypsum
50 Lundgren Blvd.
Gypsum, CO 81637

Via: Delivery

Re: New Development on Parcel L, Buckhorn Valley PUD
Mountain Gateway at Buckhorn Valley

Dear Lana,

Thank you for receiving our simultaneous applications for preliminary and final approval for "Mountain Gateway at Buckhorn Valley"

Some salient points about the project:

- Mountain Gateway will be 48 condominiums arranged in twelve fourplex, 2 story buildings. Each condominium unit will have 4 outside walls, connected by a wide breezeway on both floors.



VIEW SIDE
ELEVATION
1/8" = 1'0"



PARKING SIDE
ELEVATION
1/8" = 1'0"

MOUNTAIN GATEWAY_GYPSUM, CO



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- **Mountain Gateway will be built on over 7 acres, allocating over 6,000 sf of land per unit, and with a layout that maximizes the views and open spaces in upper Buckhorn Valley**



- **The entire Mountain Gateway community will be a full maintenance condominium regime where all exterior building maintenance, landscaping, snow removal, site maintenance (including all paving, parking, and roads) will be maintained perpetually by the Owners Association.**
 - **All deeds from original developer (and the plat if so directed by the Town) will bind the Association, and not the Town, for maintenance, forever**
 - **The Association dues will provide for maintenance operating and reserve allocations to minimize the probability of large future assessments**
- **The site landscaping will be 'native' to minimize water usage and environmental impacts. Inasmuch as this site has been an irrigated farm field for over 110 years, it is recognized that this landscape pallet will have to be planted and grown-in**
- **Parking and roadway, buildings runoff will be sheet-flowed to retention areas by eliminating curbs, inlets and piping to avoid concentration of runoff pollution, using flow over native materials as primary absorption and removal**



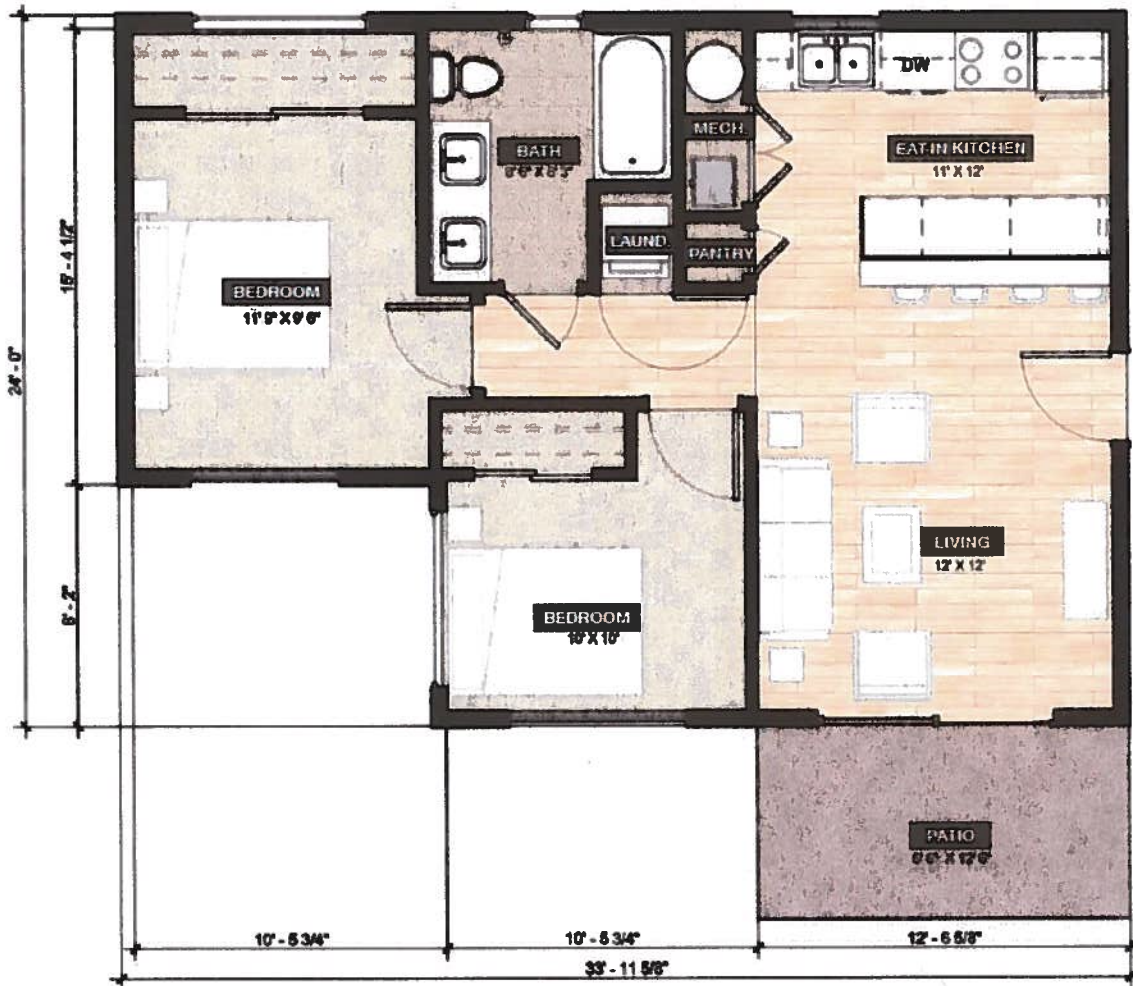
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- We are endeavoring to supply attractive, quality and 'affordable-attainable' housing in a great setting. Mountain Gateway will have great views in a great setting.
- Mountain Gateway returns to reasonably sized homes that leave budgetary room for singles, young families, empty-nesters, and just anyone who wants our Gypsum outdoor life at a reasonable price below \$300,000.





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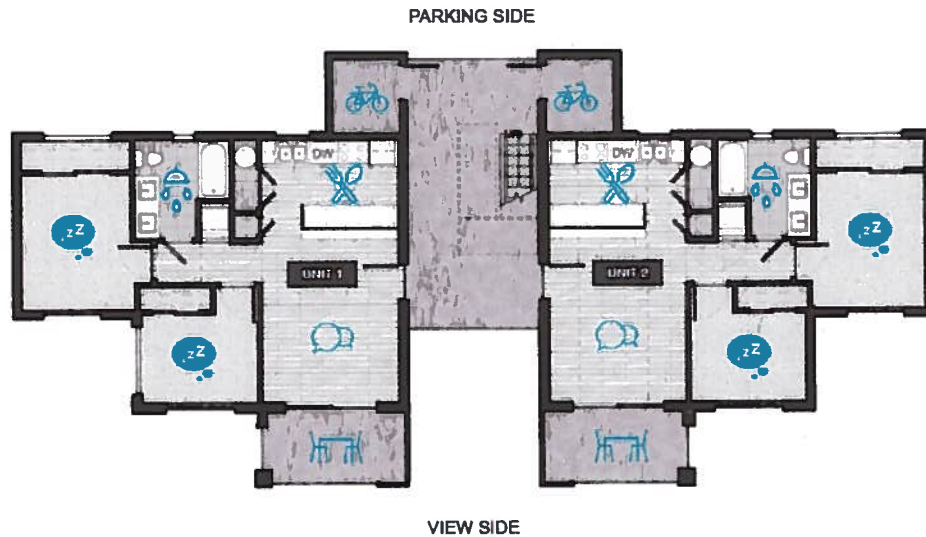
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- With every unit having four walls independent from their neighbors, the views and privacy are similar to a single family home

FEATURES

- + 4 Units per building
- + Individual storage units
- + Private entrances
- + Convenient Parking entrance
- + Second building entrance to access wilderness area trails



Development Fast-tracking:

We highly appreciate your reception of both preliminary and final approval applications at one time. Because of incredibly increasing costs for site development, materials of all types and labor, we are scrambling to get underway this 2018 building season.

Because Mountain Gateway is 'one site', with a master plat which will later be amended like duplex plats, no units can be sold until the condominium legal description is finalized. That final legal depends on a final, amended plat, approved by Town and recorded.

Since there would be no transferrable 'units' until the Town approves the final amended plat, and since the Town can withhold approval until it approves the site infrastructure, the buyers and the Town are protected against a 'Brightwater' situation with unfinished infrastructure.

For these reasons, we hope that you will allow us to start building construction soon after the start of site development, so that we can hold costs and deliver homes late in 2018, or soon thereafter.



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If it works okay with you and your colleagues, we will post all the required data on Dropbox, at: (which will be 'live' on Easter Monday April 2.)

https://www.dropbox.com/sh/govdnbwaqqw3wpm/AABGFo7NE38_57Ej79JZ-UWQa?dl=0

As we revise or refine the submittal documents according to Town comments or directions, we will notify you directly by email as to which contents have been revised.

We are in the process of preparing the PZ and Council presentations, which will of course, review with you for your input and direction.

As always, we really appreciate working with you and the entire Community Development staff.

Hard to believe it's been a decade since we started here, but I guess that speaks volumes to how much we like working here where we are all pretty much 'on the same side'.

Sincerely,
Green Valley Homes LLC


John V. Hill
Vice President