



▷ 5619 DTC Parkway | Suite 1150 | Greenwood Village, CO 80111
Main 720.602.4999 + Fax 844.273.1057

▷ [HRGREEN.COM](https://hrgreen.com)

August 13, 2021

Dear Adjacent Property Owner:

This letter is being sent to you as your property is adjacent to a proposed development, Grandview Reserve, proposed by 4 Site Investments, LLC. As you may be aware, the overall Grandview Reserve property has already gained a Sketch Plan approval and this submittal is for Filing 1. The overall project is located between Eastonville Road and Highway 24 and the specific Filing 1 area is shown on the attached Exhibit A. Filing 1 consists of 189.5 acres and 568 units.

More information can be found on the County web site.

<https://epcdevplanreview.com>

This letter and information is being provided to you at the same time the Preliminary Plan/PUD Filing 1 is being submitted to the County. Please direct any questions on the proposal to the referenced contact below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning and Community Development Department. At that time, you will be given the opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

For questions, specific to the project, please contact:

Phil Stuepfert
Principal
HR Green Development, LLC
5619 DTC Parkway, Suite 1150 Greenwood Village, CO 80111
Direct: 720-602-4941

pstuepfert@hrgreen.com

Request/Justification:

4 Site Investments LLC has submitted Grandview Reserve to El Paso County requesting approval of Preliminary Plan/PUD. Filing 1 proposes 568 single family detached residential units with a density that is under the approved Sketch Plan density for this area. Other proposed elements for Filing 1 include institutional uses (i.e. potential church site or similar use) , an amenity center, and neighborhood parks connected by a network of trails and open space.

Please let me know if you have any questions or contact Kari Parsons, the County Planner for this project.

Sincerely,

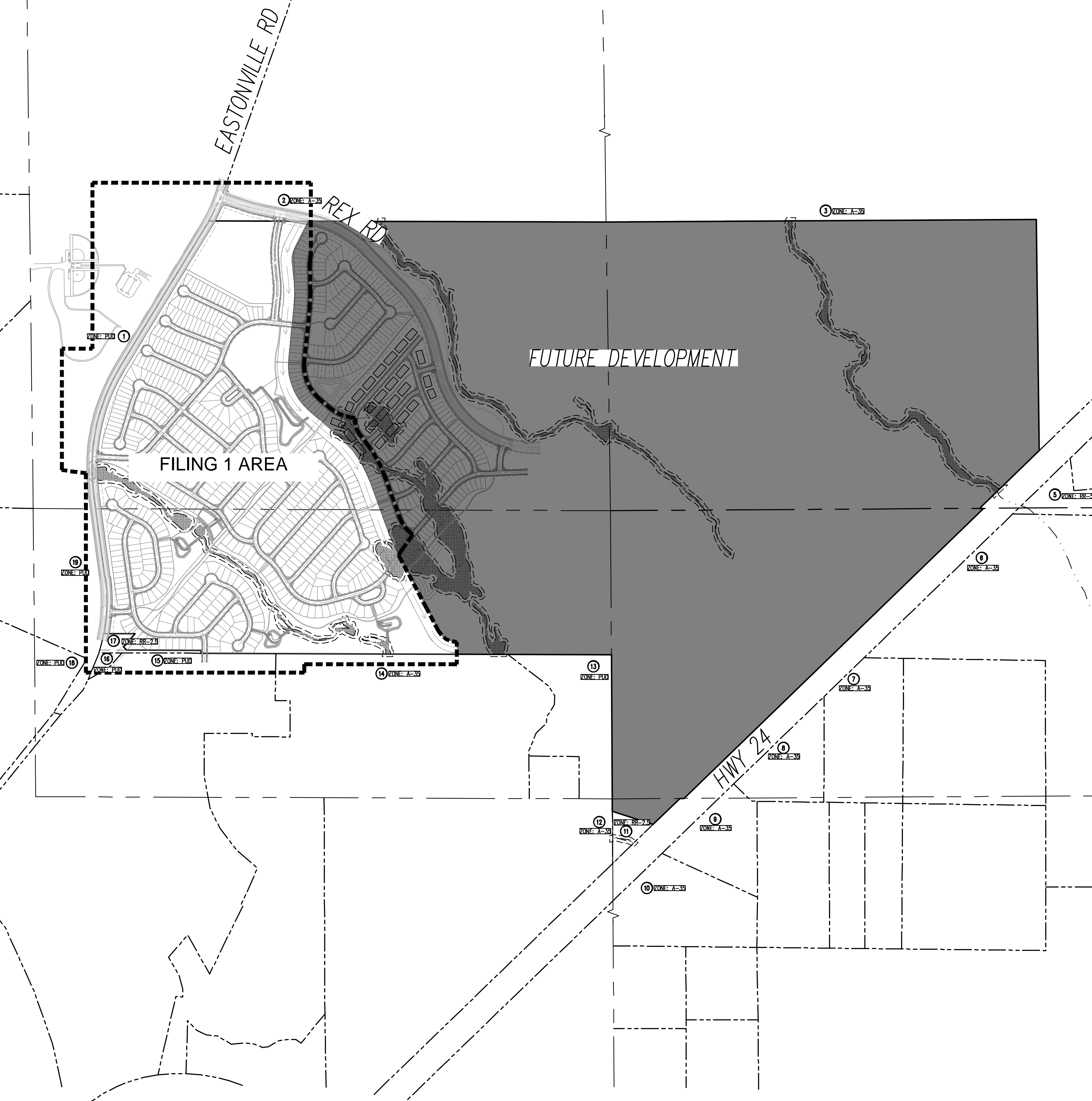
HR GREEN, INC

A handwritten signature in black ink that reads 'Phil Stuepfert'.

Phil Stuepfert

Principal/Planning & Landscape Architect Lead

EXHIBIT 'A'
Grandview Reserve
Filing 1
Preliminary Plan/PUD



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21699 E Quincy Ave Unit F
Aurora, CO 80015-2886
303-593-1355

Terminal....: POS6935A Date.: 8/13/2021
Employee....: 133304 Time.: 08:52 AM

| ITEM NAME | QTY | PRICE | TOTAL |
|---------------------|-----|---------|---------|
| First Class Package | | | \$89.64 |
| | 1 @ | \$89.64 | |
| Tax | | | \$0.00 |

MM70P2J2JF251
Tracking Number

| | |
|------------------------|---------|
| Subtotal | \$89.64 |
| Shipping/Other Charges | \$0.00 |
| Total tax | \$0.00 |

Total \$89.64

Cards \$89.64

Items Designated NR are NOT eligible
for Returns, Refunds or Exchanges.

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VISA *****7899 622572
08/13/2021 08:52 AM
TID 760949480001

Purchase

VISA CREDIT XXXXXXXXXXXX7899
ENTRY METHOD CHIP
CVM SIGN
Invoice 0010002494
Clerk 13330
Response APPROVED
Auth Code 622572

ENV DETAILS

MODE CHIP
AID A0000000031010
TVR 8080008000
IAD 06010A03A0A000
TSI 6800
ARC Z3
Amount USD \$89.64
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