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5/20/2024

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). Please note that PCD will send additional notification prior to any future decision regarding this proposal. Details for the project are listed below.

PCD File No.: PUDSP241, Grandview Reserve Phase 3

Project Description: A combined site-specific PUD preliminary plan to develop 322 single-family residential lots. This amends the Phase 1 PUD to move on-site tract/drainage channel east due to more specific design. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Melody Homes, INC
9555 S Kingston Ct, Englewood CO, 80112
(303) 503-4903

4 Site Investments, LLC
1271 Kelly Johnson Blvd, Ste 100, Colorado
Springs, CO 80920
(303) 503-4903

Applicant/Representative:

HR Green Development, LLC, c/o Phil Stuepfert
1975 Research Parkway, Ste 230
Colorado Springs, CO 80920
pstuepfert@hrgreen.com
(719) 300-4140

Tax ID/Parcel Nos.: 4200000474, 4200000475, and 4200000464.

Location of Project: East of Eastonville Road, West of Highway 24, South of the future Rex Road extension.

Zoning District: RR-2.5 (Residential Rural)

Land Size: 102.82 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/196297>


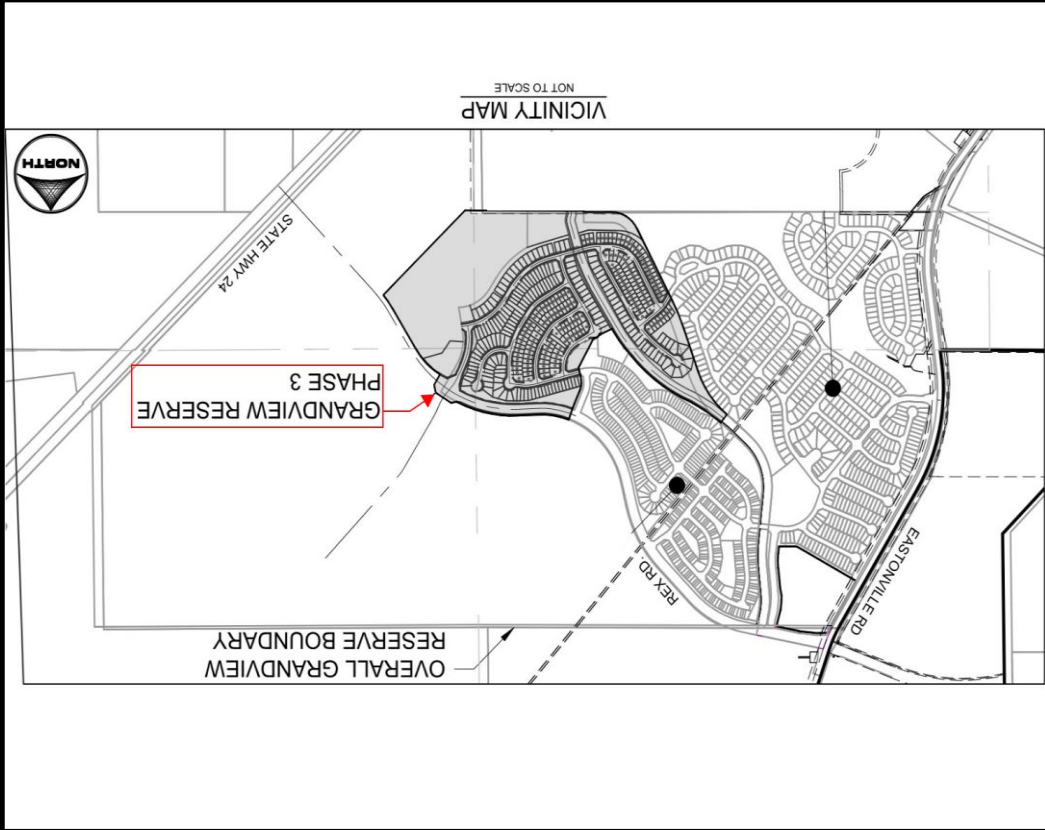
If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

Kari Parsons – Planner
El Paso County Planning & Community Development
(719) 520-6306
KariParsons@elpasoco.com

Planning and Community Development
 2880 International Cir. Suite 110
 Colorado Springs, CO 80910

NOTICE OF LAND-USE APPLICATION

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<p>NOT TO SCALE</p> <p>VICINITY MAP</p> 	<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: PUDSP241</p> <p>PARCEL NOS.: Multiple, see map.</p> <p>OWNER: Melody Homes, INC 4 Site Investments, LLC</p> <p>ADDRESS: Not addressed, see map.</p>	