

January 29, 2019

Dear Property Owner,

This letter is being sent to you because 4 Site Investments LLC is proposing a land use project in El Paso County located within the 4 Way Ranch area along State Highway 24. This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department. Please direct any questions on the proposal to the referenced contact(s) as listed 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 El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

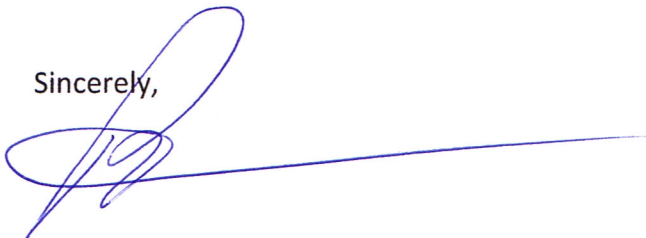
The proposal being submitted to El Paso County is seeking approval of a preliminary plan for the development of 184 rural residential single family lots on 768 acres. The site is currently zoned RR-2.5 which shall remain and permits the proposed residential use with a minimum lot size of 2.5 acres. The Preliminary Plan identifies the land use, lot sizes, roadway layouts, rights-of-way, open space, any utilities, and required easements for the development. The site is suitable for the intended use of rural residential lots. The site is undeveloped, vacant land with native grasslands and rolling topography. A waiver is being requested to permit gated, private roadways within the development as permitted by the El Paso County Land Development Code.

For questions please contact:

4 Site Investments LLC
1271 Kelly Johnson Blvd, Suite 100
Colorado Springs, CO 80920
Attn: Paul Howard
(719) 499-8416

El Paso County Planning Department
2880 International Circle
Colorado Springs, CO 80910
Attn: Kari Parsons
(719) 520-6300

Sincerely,



Paul Howard
4 Site Investments LLC



PROJECT
LOCATION

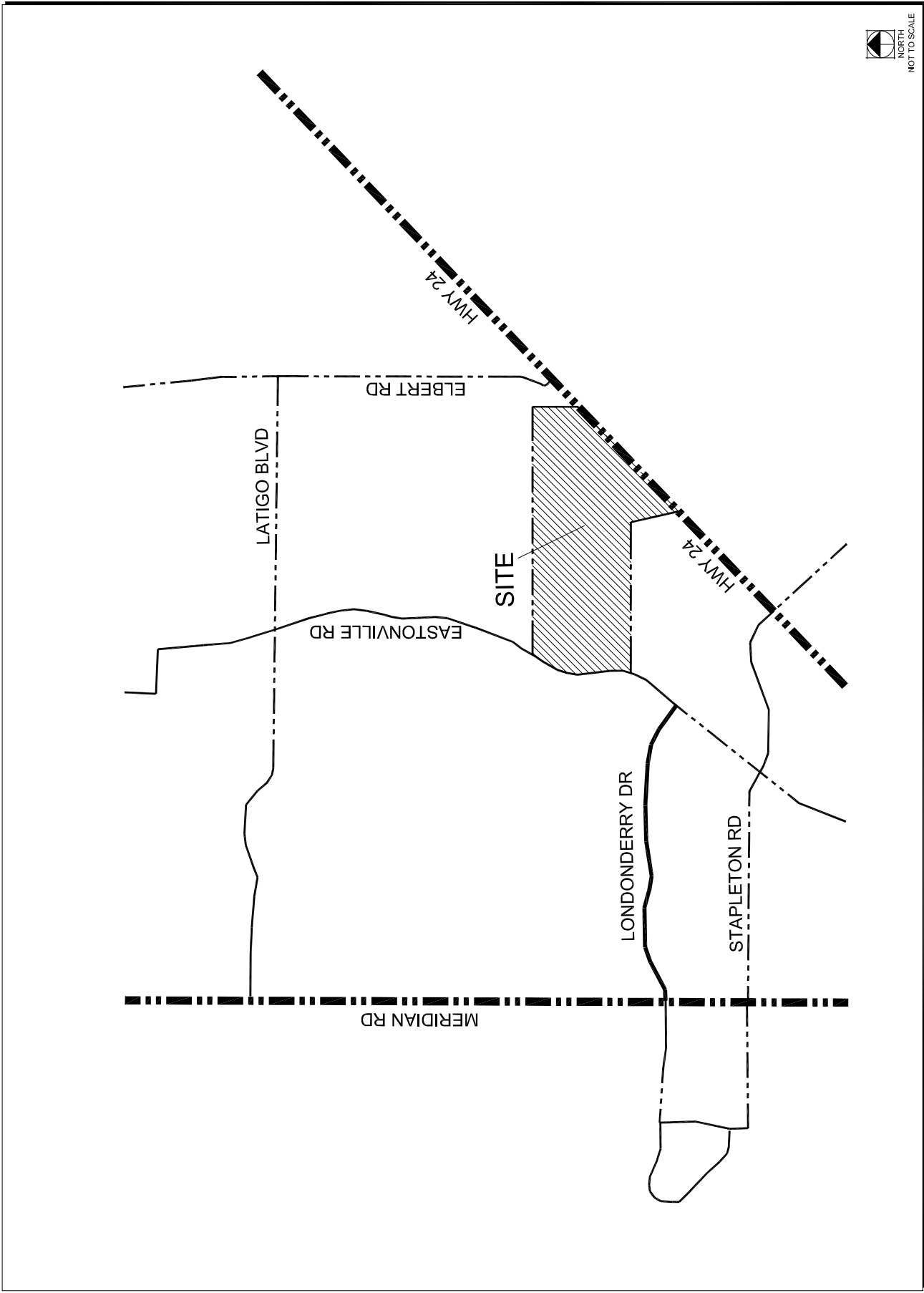
DESIGNED	AJ	01.09.18
PROJECT NUMBER	0000.00	
SCALE	AS NOTED	

REV #	REVISIONS	DATE
6		
5		
4		
3		
2		
1		

Falcon, CO
El Paso County, CO

GRANDVIEW RESERVE

Thomas+Thomas
LANDSCAPE ARCHITECTS, INC.
202 South Main Street, Suite 100
Falcon, Colorado 81730
(970) 837-7777



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 C/O PETER MARTZ
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Postage \$0.55

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