



▶ 1975 Research Parkway | Suite 230  
 Colorado Springs, CO 80920  
**Main** 719.300.4140 + **Fax** 713.965.0044  
 ▶ **HRGREEN.COM**

DEVELOPMENT

January 19, 2024

El Paso County  
 Attn: Ms. Kari Parsons  
 2800 International Circle  
 Colorado Springs, CO 80910

23-021

**Re: Eastonville Road from Londonderry Drive to Rex Road (CDR-24-XXX)**

Dear Ms. Parsons,

This letter of Intent (LOI) is being submitted for the construction of Eastonville Road from Londonderry Drive to Rex Road (CDR-24-XXX). Segment 1 set is provided (Sheets 1-27), and Segment 2 (Sheets 27-~~XX~~) will follow; however, it is one project. This application is being submitted on behalf of Melody Homes Inc. (D.R. Horton).

The following applications are associated with this project:

- Grandview Reserve Sketch Plan (SK201)
- Grandview Reserve PUD (PUDSP-21-010).

**OWNER/APPLICANT AND CONSULTANT:**

**DEVELOPER / APPLICANT:**  
 Melody Homes Inc. (D.R. Horton)  
 9555 S. Kingston Ct.  
 Suite 200  
 Englewood, CO 80112  
 Contact: Riley Hillen, P.E.  
[rhillen@drhorton.com](mailto:rhillen@drhorton.com)  
 (303) 503-4903

**CONSULTANT:**  
 HR Green  
 1975 Research Parkway  
 Suite 230  
 Colorado Springs, CO 80920  
 Contact: Colleen Monahan, P.E.  
[cmonahan@hrgreen.com](mailto:cmonahan@hrgreen.com)  
 (719) 394-2433

**SITE LOCATION AND SIZE:**

Eastonville Road from Londonderry Drive to Rex Road. This road is being constructed to provide improved access to Grandview Reserve Filing No. 1 (Schedule #: 4200000463), which contains an area of 1,636,306 SF or 37.564 acres, more or less.

Eastonville Road from Londonderry Drive to Rex Road is located in a portion of the SW Quarter of Section 21, and a portion of the NW Quarter of Section 28, Township 12 South, Range 64 West of the 6<sup>th</sup> Principal Meridian, County of El Paso, State of Colorado.

**ROADWAY CLASSIFICATION AND CROSS-SECTION**

The entire length of Eastonville Road from Londonderry Drive to Rex Road will be constructed using the Urban Modified Minor Arterial Cross-section shown in the planset. This is per the traffic study for Grandview Reserve.

**PHASING**

The project is all one project, however, the planset has been broken segments to align with the Grandview Reserve Filings.



Phasing Plan



D E V E L O P M E N T

**COMPLIANCE WITH CODE:**

The roadway as designed meets the El Paso County Engineering Criteria Manual and all applicable standards in the Land Development Code.

Sincerely,

**HR GREEN, INC.**

A handwritten signature in black ink that reads 'Colleen Monahan'.

**Colleen Monahan, P.E.**  
Senior Project Manager