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DEVELOPMENT

January 22, 2025

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

**Re: Eastonville Road from Londonderry Drive to Rex Road (CDR-2321)**

Dear Ms. Parsons,

This letter of Intent (LOI) is being submitted for the construction of Eastonville Road from Londonderry Drive to Rex Road (CDR-2321). Segment 1 set is provided (Sheets 1-42), and Segment 2 (Sheets 43- 100) 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 160  
Colorado Springs, CO 80920  
Contact: Colleen Monahan, P.E., LEED AP  
[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. The portion along Eastonville Road shown in Green aligns with Segment 1 of this CDR-2321, and the Red and Yellow align with Segment 2 of this project.



Figure 2. Phasing Plan



D E V E L O P M E N T

**SCHEDULE:**

Segment 2 construction will impact an existing jurisdictional wetland at the proposed Dawlish Road and Eastonville Road roundabout. A Nationwide Wetland Permit 14 PCN for Eastonville Road Improvements (SPA-2024-207) has been approved and referenced in the plans.

A CLOMR application has been approved for Channel B (Geick Ranch Tributary 2) that lies along the east side of this project (Case No. 24-08-0102R affecting FIRM panel No. 08041C0552G) and referenced in the plans.

The schedule of the work for this project is expected to begin April 2025 and to be completed by October 2026.

**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 DEVELOPMENT, LLC.**

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

**Colleen Monahan, P.E., LEED AP**  
Group Leader – Land Development