



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

▷ [HRGREEN.COM](http://HRGREEN.COM)

April 17, 2020

Dear Adjacent Property Owner:

This letter is being sent to you as your property is adjacent to a proposed development by 4 Site Investments, LLC. The project area is shown on Exhibit 'A' – Project Location. The proposed Sketch Plan is attached as Exhibit 'B' – Sketch Plan. Additional project details can be found on the County web site, where you will also find contact details for the El Paso County project planner and the Sketch Plan file number.  
<https://epcdevplanreview.com>

This letter and information is being provided to you at the same time the submittal has been made 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  
Associate, Senior Project Manager  
HR Green Development, LLC  
5619 DTC Parkway, Suite 1150  
Greenwood Village, CO 80111  
Direct: 720-602-4941  
[pstuepfert@hrgreen.com](mailto:pstuepfert@hrgreen.com)

**Request/Justification:**

4 Site Investments LLC has submitted Grandview Reserve to El Paso County requesting approval of a Sketch Plan. Current zoning is RR-2.5. The project is located between Eastonville Road and Highway 24 (See attached exhibit A). The total property consists of 768.2 acres. The Sketch Plan (See Exhibit B) proposes up to 3261 residential units at varying densities (low, medium, medium-high and high), a community park, institutional uses (i.e. potential school and church site) and smaller neighborhood parks connected by a network of trails and open space. The community will have a minimum of 132.5 acres of open space consisting of existing drainage ways, detention areas, trail corridors, buffers, the community park and pocket parks.

Sincerely,

**HR GREEN, INC**

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

**Phil Stuepfert**

Associate, Senior Project Manager

**EXHIBIT 'A' – PROJECT LOCATION**





## EXHIBIT 'B' –PROPOSED SKETCH PLAN



SKETCH PLAN - DRAFT 4-10-20

**GRANDVIEW RESERVE**

FALCON, CO



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 200 S. Cascade Ave, Suite 150  
 Colorado Springs CO 80906  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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