

NOTICE OF PUBLIC HEARING(S)

*Mailed/Copied
12/2/21 KTH*

This notice provides options to access to the Planning Commission and Board of County Commissioners' hearings on the following Quasi-Judicial land use matter. **The item is scheduled for the Thursday, December 16, 2021 Planning Commission beginning at 9:00 a.m. located in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs and the Tuesday, December 21, 2021 Board of County Commissioners' hearing beginning at 1:00 p.m. located in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs.**

SP-21-002

HOWSER

**PRELIMINARY PLAN
WINSOME PRELIMINARY PLAN AMENDMENT**

A request by Winsome, LLC, for approval of an amendment to the Winsome Preliminary Plan to increase the total number of single-family residential lots from 143 to 146. The 768-acre development area is zoned RR-5 (Residential Rural), RR-2.5 (Residential Rural), and CC (Commercial Community) and is located at the northwest corner of the Hodgen Road and Meridian Road intersection and is within Sections 13, 19, and 24, Township 11 South, Range 65 West of the 6th P.M. (Parcel Nos. 51000-00-524, 51000-00-525, 51000-00-526, 51000-00-527, and 51240-00-001) (Commissioner District No. 1)

Type of Hearing: Quasi-Judicial

Planner: Ryan Howser (RyanHowser@elpasoco.com)

El Paso County is committed to full access and transparency while the community works through the COVID-19 crisis. That also means balancing public safety and keeping essential parts of County government open for business. You are welcome to appear in person at the hearing or attend the hearing remotely.

Watch the Live Hearings Remotely

If you are interested in watching the Planning Commission or Board of County Commissioners' hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of the hearing. Staff will be monitoring the County's Live feed, so please feel free to ask questions or provide any comments you might have; however, any testimony you wish to provide must be done by following the "Participate Remotely" procedures listed below.

Participate Remotely

If you would like to provide testimony on an item being heard by the Planning Commission or the Board of County Commissioners, please email Elena Krebs at PCDhearings@elpasoco.com with your name and the best phone number to be reached at and include any documents you would like provided to the hearing body as part of the official record. When it's time for public testimony on the item you'd like to testify on, you will receive a phone call at the number you provided and will be brought into the meeting remotely so you can address the hearing body. **NOTE: New exhibits are not permitted via email the day of hearing. All exhibits must be emailed to Ms. Krebs no later than one day prior to each of the above listed hearings. Whether you are attending remotely or in person, kindly note there is a three (3) minute time limit on public comments and/or presentations.**

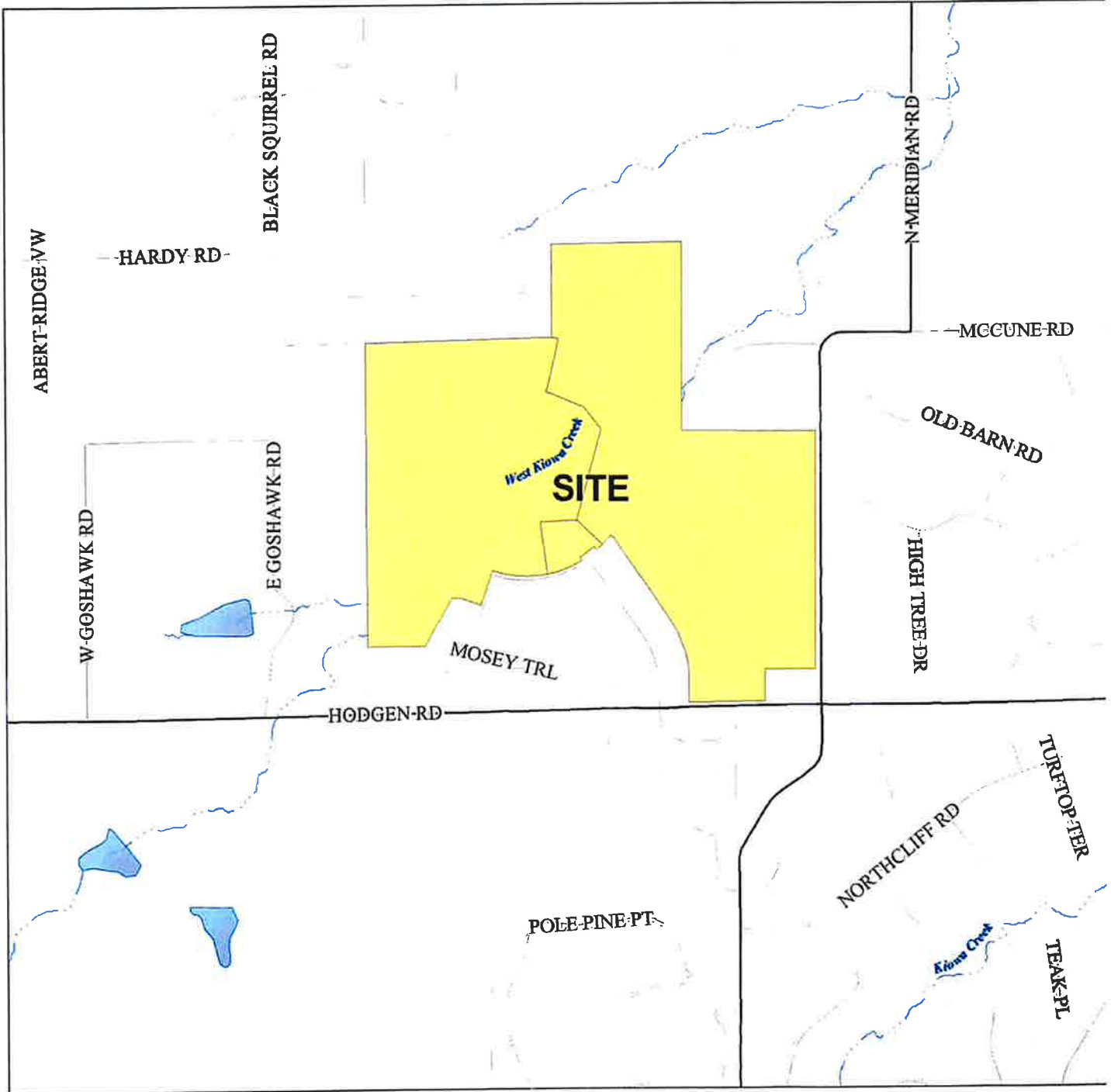
Please visit <https://epcdevplanreview.com/Public/ProjectDetails/170978> to view the Staff Report and all other documents related to these hearing items.

El Paso County Parcel Information

File Name: SP-21-002

Zone Map No.: --

Date: December 1, 2021



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



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5124001002
 BADERA THOMAS
 10577 MT EVANS DR
 PEYTON, CO 80831

5124004003
 BLACK OAK HOMES & DESIGN INC
 2130 ACADEMY CIR #F
 COLORADO SPRINGS, CO 80909

5123000046
 BLAKELEY ALEC L
 17275 E GOSHAWK RD
 COLORADO SPRINGS, CO 80908

5100000257
 BLOCK REAL ESTATE LLC
 7310 W WILSON AVE
 HARWOOD HEIGHTS, IL 60706

5123001016
 BLODGETT KEITH
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 COLORADO SPRINGS, CO 80970

5124002011
 BROWN STEVEN
 14250 NATURES RESERVE DR
 LITHIA, FL 33547

5124001006
 CARROLL GENE T
 156 PENN CT
 MATAWAN, NJ 07747

5124002020
 CHACON JUSTIN
 9719 SILVER STIRRUP DR
 COLORADO SPRINGS, CO 80925

5113002010
 DISBRO JAMES S
 11075 ELIZABETH WAY
 COLORADO SPRINGS, CO 80908

5113001004
 ENGLAND DONALD D
 10975 HARDY RD
 COLORADO SPRINGS, CO 80908

4119003003
 GEIB FAMILY TRUST
 12125 FOREST GREEN DR
 ELBERT, CO 80106

5113001003
 GIBNEY MARK C
 10925 HARDY RD
 COLORADO SPRINGS, CO 80908

5100000494
 GOWLER MATTHEW RYAN
 11745 QUIET WATERS PT
 ELBERT, CO 80106

4119002023
 HANSEN DONALD M
 34291 CANYON RIM DR
 LAKE ELSINORE, CA 92532

5113001008
 HARTMAN PAUL G
 11175 HARDY RD
 COLORADO SPRINGS, CO 80908

5113001005
 JANKOVSKY KRYSTLE R
 11025 HARDY RD
 COLORADO SPRINGS, CO 80908

5124002022
 JENSEN KEVIN
 9806 CHROMATIC TERR
 PEYTON, CO 80831

4119002034
 JEWETT DONALD Q
 12120 FOREST GREEN DR
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4100000432
 KING DAVID CHRISTOPHER
 11920 QUIET WATERS PT
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5123003001
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 13395 VOYAGER PKWY STE 130
 COLORADO SPRINGS, CO 80921

5124002021
 MAJESTIC CUSTOM HOMES
 13465 CEDARVILLE WAY
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5124002023
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 PO BOX 2726
 MONUMENT, CO 80132

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 12245 OLD BARN RD
 ELBERT, CO 80106

4119003011
 MCPHEETERS DREW B
 16745 MERIDIAN RD
 ELBERT, CO 80106

5124003003
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 10737 MAROON PEAK WAY
 PEYTON, CO 80831

5124002019
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 13710 STRUTHERS RD
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 11170 HARDY RD
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 17075 E GOSHAWK RD
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5123000012
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5113001010
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11120 HARDY RD
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5114001001
SCHADE LOLETTA L
10825 HARDY RD
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5124002014
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4119003013
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