

April 23, 2021

Dear Adjacent Property Owner:

RE: Winsome Preliminary Plan Amendment

This letter is being sent to you because Winsome LLC is proposing a land use project in El Paso County for the McCune Ranch property located northwest of the intersection of Hodgen Road and Meridian Road. This information is being provided to you in conjunction with a submittal to El Paso County. The request to the County is for the Winsome Preliminary Plan Amendment, which proposes the addition of three 5-acre lots in the northwest portion of the site in the R-5 zone. The three additional lots would be created by dividing two 10-acre lots into four 5-acre lots, and adding a 7.58-acre lot into the 87.668-acre Tract D open space, for a total of 146 residential lots. The Preliminary Plan Amendment also reflects the as-platted lot configurations for filings 1 and 2.

Please note that the County land use submittal process now includes an electronic submittal. All files associated with this application can be viewed online at <https://www.epcdevplanreview.com>

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 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.

Please direct any questions on the proposal to me at 719-471-0073 or abarlow@nescolorado.com. Alternatively, you can contact the El Paso County project planner, Ryan Howser at ryanhowser@elpasoco.com.

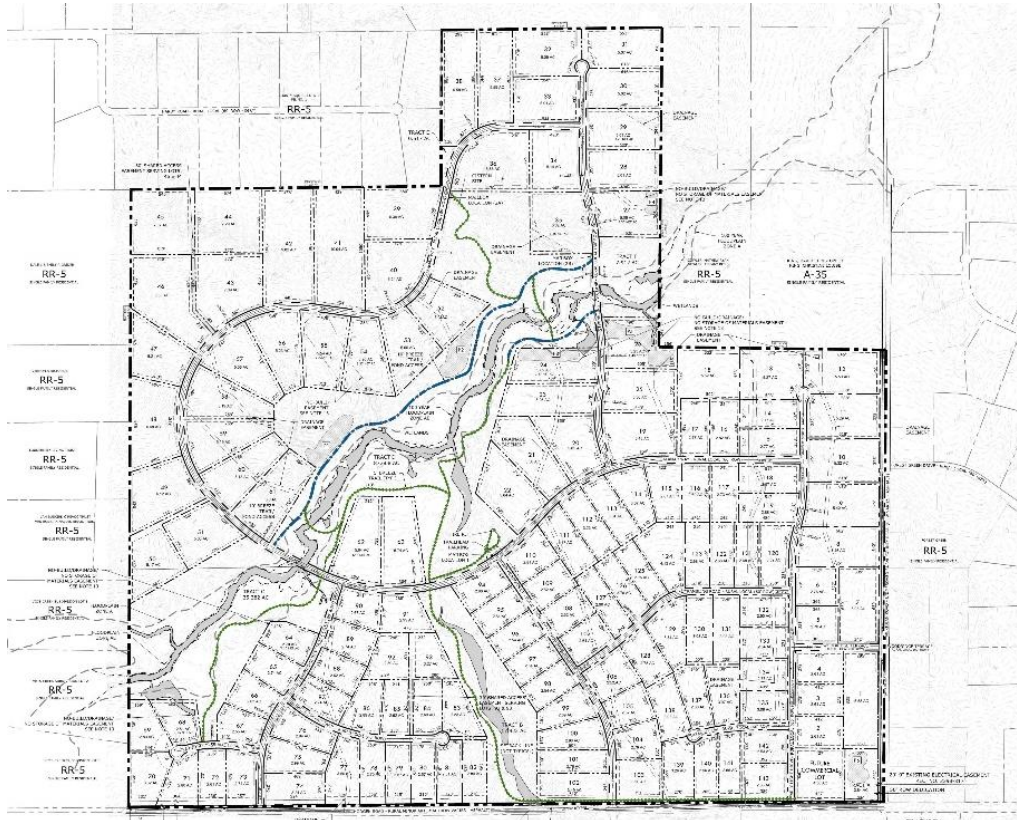
Sincerely,



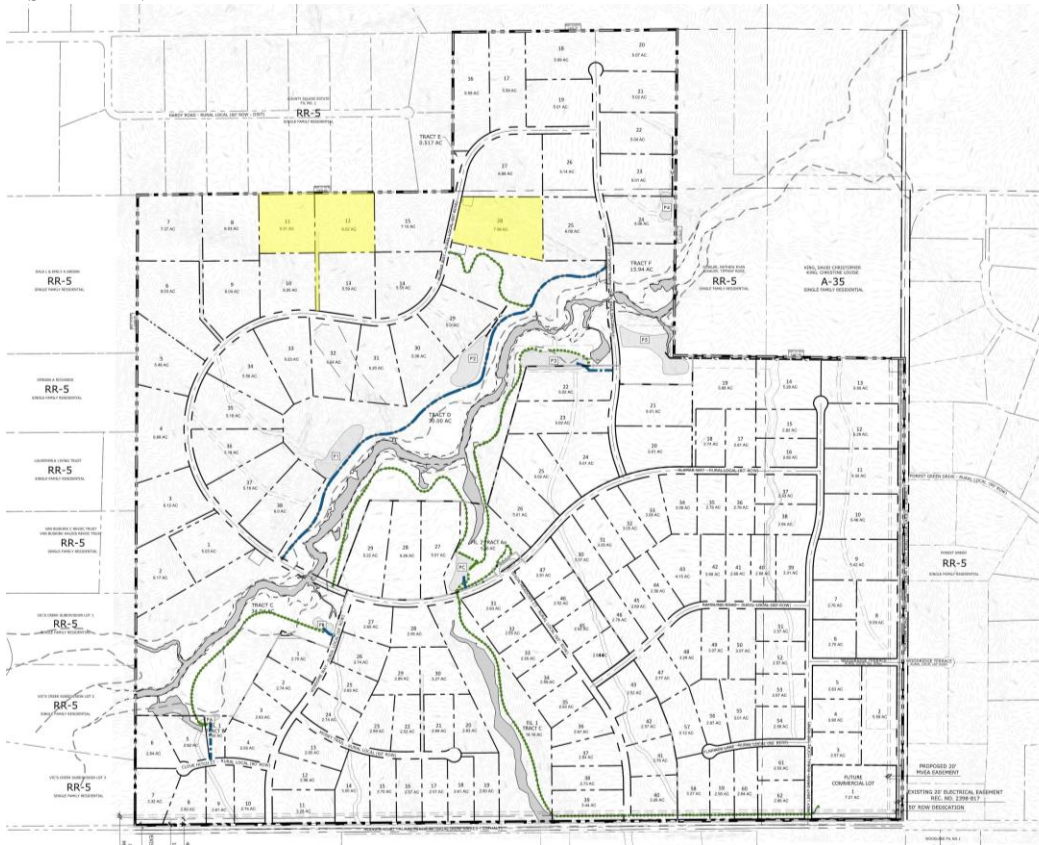
Andrea Barlow, AICP
Principal

Attached: Amended Preliminary Site Plan with added lots highlighted.

APPROVED SITE PLAN



AMENDED SITE PLAN



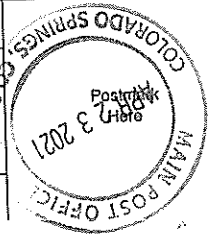
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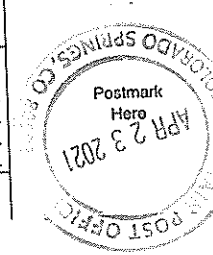
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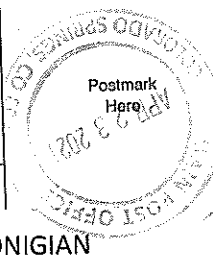
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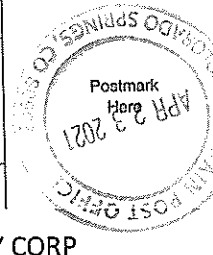
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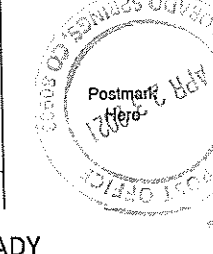
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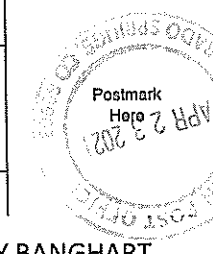
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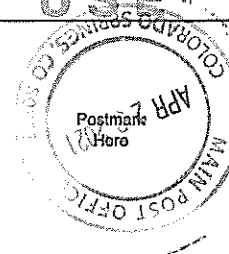
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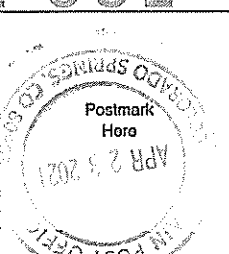
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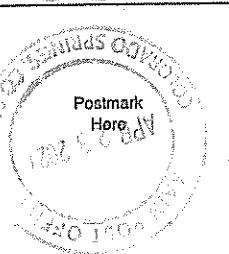
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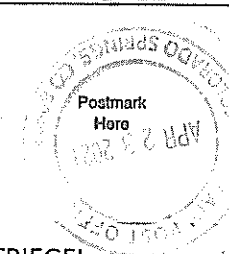
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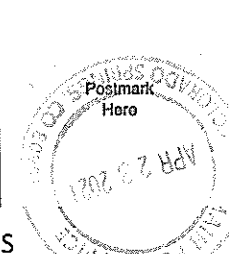
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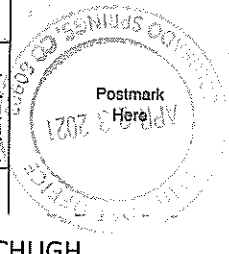
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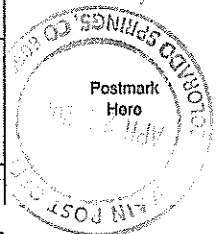
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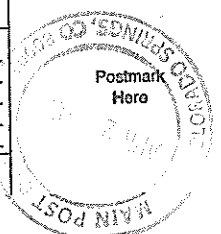
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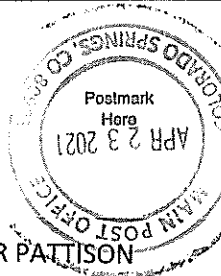
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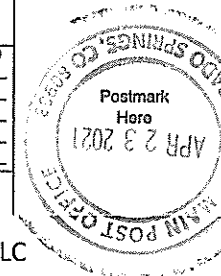
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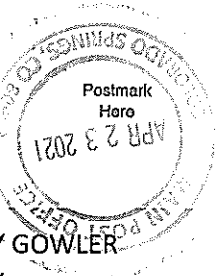
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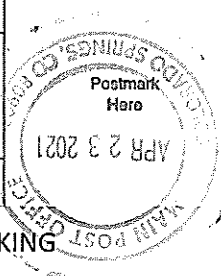
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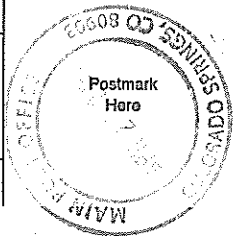
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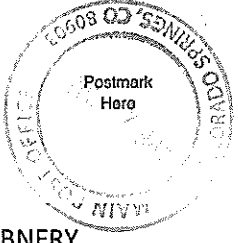
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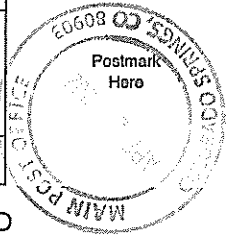
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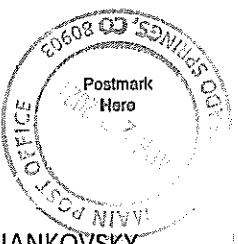
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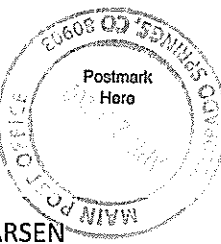
OFFICIAL USE

Certified Mail Fee	\$ <u>3.60</u>
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ <u>.51</u>
Total Postage and Fees	\$ <u>6.96</u>

Sent To
KENNETH & MARY LARSEN
 11075 HARDY RD
 COLORADO SPRINGS, CO 80908-1548

City, State, ZIP+4

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2/6

Brooks Winsome
pg 1/6
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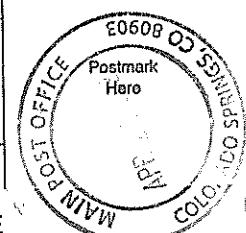
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Certified Mail Fee	
\$	<u>3.60</u>
Extra Services & Fees (check box, add fee as appropriate)	
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Postage	
\$	<u>.51</u>
Total Postage or	
\$	<u>6.96</u>
Sent To	
VICTOR VERSTRAETE	
7225 ELLIS DR	
Street and Apt. # WEATHERFORD, TX 76088-8402	
City, State, ZIP+4	

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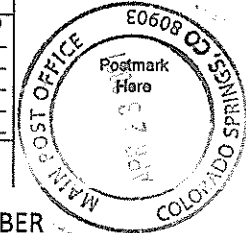
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Certified Mail Fee	
\$	<u>3.60</u>
Extra Services & Fees (check box, add fee as appropriate)	
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Postage	
\$	<u>.51</u>
Total Postage or	
\$	<u>6.96</u>
Sent To	
MANDY PENNY-WEBER	
17075 E GOSHAWK RD	
Street and Apt. # COLORADO SPRINGS, CO 80908-1661	
City, State, ZIP+4	

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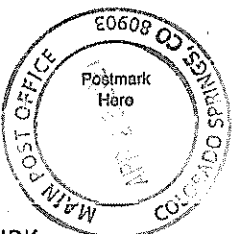
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Certified Mail Fee	
\$	<u>3.60</u>
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.85</u>
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Postage	
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Total Postage or	
\$	<u>6.96</u>
Sent To	
CARROL C VAN BUSKIRK	
17105 GOSHAWK RD E	
Street and Apt. # COLORADO SPRINGS, CO 80908-1629	
City, State, ZIP+4	

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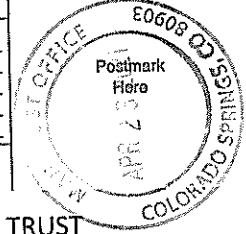
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Certified Mail Fee	
\$	<u>3.60</u>
Extra Services & Fees (check box, add fee as appropriate)	
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Postage	
\$	<u>.51</u>
Total Postage or	
\$	<u>6.96</u>
Sent To	
LOUDERMILK LIVING TRUST	
302 N 52ND AVE	
Street and Apt. # PHOENIX, AZ 85043-2723	
City, State, ZIP+4	

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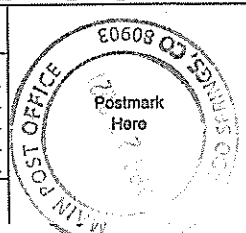
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Certified Mail Fee	
\$	<u>3.60</u>
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.85</u>
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	<u>.51</u>
Total Postage or	
\$	<u>6.96</u>
Sent To	
VERNON A RICHARDS	
17215 GOSHAWK RD E	
Street and Apt. # COLORADO SPRINGS, CO 80908-1631	
City, State, ZIP+4	

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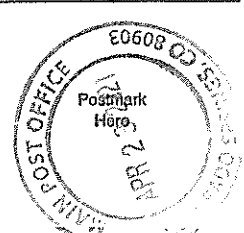
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Certified Mail Fee	
\$	<u>3.60</u>
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.85</u>
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	<u>.51</u>
Total Postage or	
\$	<u>6.96</u>
Sent To	
DALE & EMILY GRINDER	
17275 GOSHAWK RD E	
Street and Apt. # COLORADO SPRINGS, CO 80908-1631	
City, State, ZIP+4	

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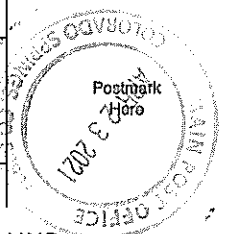
OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate):	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.51
Total Postage and	\$ 6.96

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JEFFREY & BRIDGET LUND
 11615 BISON MEADOWS CT
 COLORADO SPRINGS, CO 80908-1102

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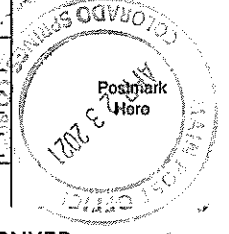
OFFICIAL USE

Certified Mail Fee	\$ 3.60
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.51
Total Postage and	\$ 6.96

Sent To
JOHN & KATHERINE SNYER
 12348 GRAND TETON DR
 PEYTON, CO 80831-7083

City, State, ZIP

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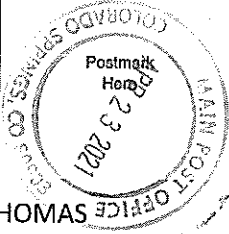
OFFICIAL USE

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.51
Total Postage and	\$ 6.96

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GEORGE & LINDA THOMAS
 11285 HODGEN RD
 COLORADO SPRINGS, CO 80908-2300

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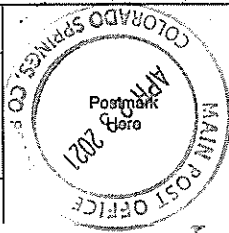
OFFICIAL USE

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Postage	\$.51
Total Postage and	\$ 6.96

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 225 VARICK ST FL 7
 NEW YORK, NY 10014-4396

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