

NOTICE OF PUBLIC HEARING(S)



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](mailto: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.**

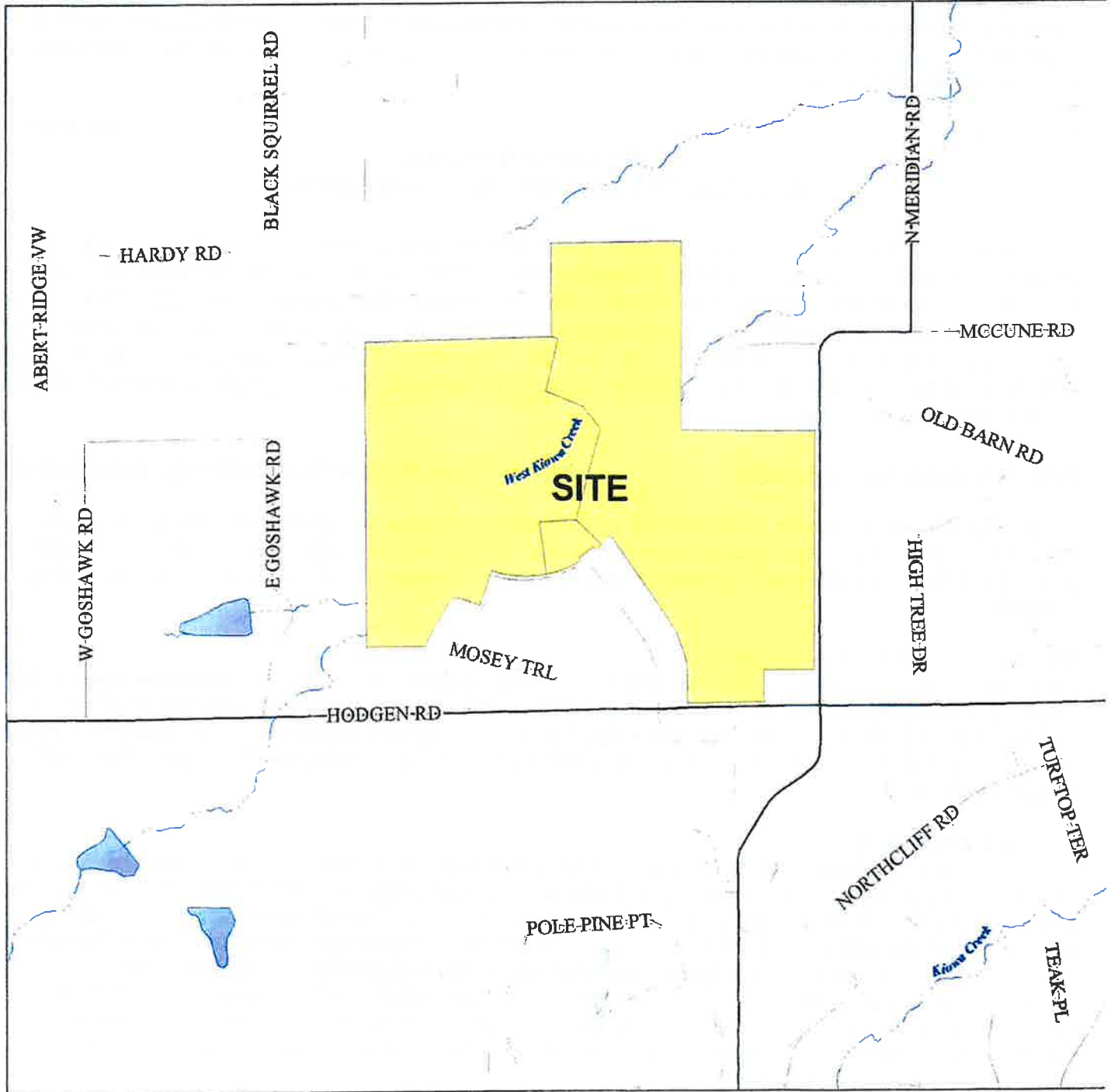
Please visit <https://epcdevplanreview.com/Public/ProjectDetails/170978> to view the Staff Report and all other documents related to these hearing items.

# 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) 520-5600



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Community Development Department  
International Circle, Suite 110  
Colorado Springs, CO 80910

DENVER CO 802

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