

## Alyssa Cumbie

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**From:** Brad Walters  
**Sent:** Wednesday, March 16, 2022 4:10 PM  
**To:** 'Charlie Williams'  
**Cc:** Alyssa Cumbie  
**Subject:** RE: WINSOME DEVELOPEMENT FILING #2

This is correct, also if you could give us a lot count of possible permits prior to the builders sending things in so I know how many lots and I can get Craigs approval ahead of time.

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**From:** Charlie Williams <cwilliams@proterraco.com>  
**Sent:** Wednesday, March 16, 2022 3:59 PM  
**To:** Brad Walters <BradWalters@elpasoco.com>  
**Subject:** FW: WINSOME DEVELOPEMENT FILING #2

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Brad ,

Thanks for reviewing Winsome filing #2 with me today. Per our discussion , we will instruct the builders to fill out the El Paso County Acknowledgment Form and attach the January 21 ,2022 e- mail from Fire Chief Trent Harwig ( see below ) with all building permit applications for Winsome Filing #2. This policy will be in place until asphalt paving is installed when frost is absent and weather permits.

Thank you,  
Charlie Williams



**Charlie Williams**  
Director of Development

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**c:** 719-492-1993 **o:** 719.476.0800

**w:** [proterracolorado.com](http://proterracolorado.com)



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**From:** [tharwig@falconfirepd.org](mailto:tharwig@falconfirepd.org) <[tharwig@falconfirepd.org](mailto:tharwig@falconfirepd.org)>  
**Sent:** Friday, January 21, 2022 8:00 AM  
**To:** Charlie Williams <[cwilliams@proterraco.com](mailto:cwilliams@proterraco.com)>  
**Subject:** RE: WINSOME DEVELOPEMENT FILING #2

Fir has no objections to your request to pull permits under the described situation.

*Trent Harwig*

Trenton L. Harwig  
Fire Chief  
Falcon Fire Protection District  
7030 Old Meridian Road  
Falcon, Colorado 80831  
719-495-4050 phone  
719-495-3112 fax  
[www.falconfirepd.org](http://www.falconfirepd.org)



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**From:** Charlie Williams <[cwilliams@proterraco.com](mailto:cwilliams@proterraco.com)>  
**Sent:** Thursday, January 20, 2022 3:20 PM  
**To:** Trent Harwig <[tharwig@falconfirepd.org](mailto:tharwig@falconfirepd.org)>  
**Subject:** FW: WINSOME DEVELOPEMENT FILING #2

Fire Chief Harwig ,

I wanted to follow up with you to see if you had any questions regarding the request for pulling building permits in filing #2 ? If I can provide any additional information, please let me know.

Thanks,  
Charlie



**Charlie Williams**  
Director of Development

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**c:** 719-492-1993 **o:** 719.476.0800  
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**From:** Charlie Williams  
**Sent:** Tuesday, January 18, 2022 12:46 PM  
**To:** Trent Harwig <[tharwig@falconfirepd.org](mailto:tharwig@falconfirepd.org)>  
**Cc:** Joe DesJardin <[JDesJardin@proterraco.com](mailto:JDesJardin@proterraco.com)>; Andrew Biggs <[abiggs@proterraco.com](mailto:abiggs@proterraco.com)>  
**Subject:** WINSOME DEVELOPEMENT FILING #2

Fire Chief Harwig,

Hope the new year is going well for you. Things continue to move quickly at the Winsome Development at Hogden and Meridian Road. All development and infrastructure in filing #1 is completed and about half of the 47 lots have been started with home construction. There are approximately four homeowners that are now living in the community. We have been working diligently on filing #2 which consists of 61 lots plus one future commercial lot. We were trying to pave in late 2021 but missed the paving window. All roadways are graded, and road based applied and compacted . All compaction tests were completed and passed by Entech Engineering . We have also completed and passed proof rolls with El Paso County Engineering . The roadway network in filing #2 is graded to HS 20 standards . Similar to the process that you approved for Filing # 1, we are requesting approval for all-weather roads within filing #2 for the purpose of pulling building permits and beginning vertical construction. This is with the understanding that El Paso County will not release certificates of occupancy until a pavement mat has been installed. The schedule for paving filing # 2 will be as soon as El Paso County opens the paving season in April/ May of 2022.

I have attached a map showing the roadway network for filing #2. There are 4 points of ingress/ egress: 1) from Bison Meadows at Alamar Way 2) from Hogden Road at Early Light Drive 3) from Meridian Road at Woodridge Terrace and 4) from Rambling Road at Bison Meadows . If you have any questions, please let me know . I appreciate your time and consideration of this request.

Charlie Williams



**Charlie Williams**  
Director of Development

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**c:** 719-492-1993 **o:** 719.476.0800

**w:** [proterracolorado.com](http://proterracolorado.com)

