

February 22, 2021

Dear Adjacent Property Owner:

RE: Winsome Filing 2

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 Winsome Filing No. 2 Final Plat for 61 residential lots, and one commercial lot on 254 acres in the RR-2.5, RR-5, and CC zone.

Please note that the County land use submittal process now includes an electronic submittal. All files associated with this application can be viewed on-line 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.

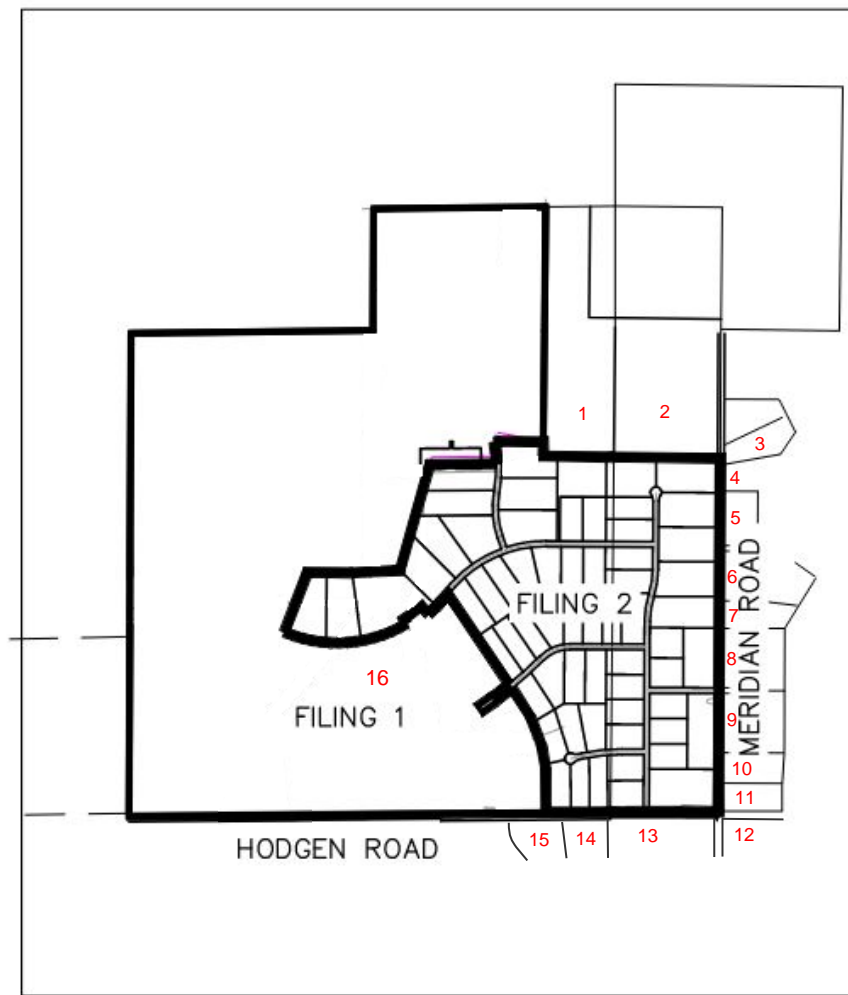
Please direct any questions on the proposal to me at 719-471-0073 or abarlow@nescolorado.com. Alternatively, you can contact the El Paso County project planner, John Green, at 719- 520-6300 or JohnGreen@elpasoco.com.

Sincerely,



Andrea Barlow, AICP
Principal

Attached: Vicinity Map



VICINITY MAP

1"=2,000'

- | | | |
|---|--|---|
| <p>1. 5100000494
GOWLER MATTHEW RYAN
GOWLER TIFFANY ROSE
435 WOLVERINE WAY
MONUMENT CO 80132</p> | <p>7. 4119003004
STRIEGEL SCOTT ANTHONY
STRIEGEL CHRYSTAL
12255 FOREST GREEN DR
ELBERT CO 80106-8920</p> | <p>13. 4100000274
SAN MIGUEL VALLEY CORP
7800 E DORADO PL STE 250
ENGLEWOOD CO 80111-2336</p> |
| <p>2. 4100000432
KING DAVID CHRISTOPHER
KING CHRISTINE LOUISE
16755 VINCENT
MONUMENT CO 80132</p> | <p>8. 4119003005
SIMMONS LAWRENCE W
16785 N MERIDIAN RD
ELBERT CO 80106-8913</p> | <p>14. 5125102002
BRADY KEVIN P
BRADY FARIBA
174 STONE TOWN RD
RINGWOOD NJ 07456-1118</p> |
| <p>3. No information is available
for this parcel on the El Paso
County Assessors Website.</p> | <p>9. 4119003012
MCHUGH BRUCE W & DEBRA A
16725 N MERIDIAN RD
ELBERT CO 80106</p> | <p>15. 5125102001
SANDER CHAD
11730 BISON MEADOWS CT
COLORADO SPRINGS CO, 80908</p> |
| <p>4. 4119002023
HANSEN DONALD M
HANSEN REBECCA A
12265 OLD BARN RD
ELBERT CO 80106-8935</p> | <p>10. 4119003013
STIPPICH DAVID A
16575 N MERIDIAN RD
ELBERT CO 80106-8913</p> | <p>16. 5100000496
WINSOME LLC
1864 WOODMOOR DR, STE 100
MONUMENT CO 80132</p> |
| <p>5. 4119002034
JEWETT DONALD Q & DIANN S
12120 FOREST GREEN DR
ELBERT CO 80106-8953</p> | <p>11. 4119003014
STOVALL KACEY D
11930 HODGEN RD
ELBERT CO 80106-8802</p> | |
| <p>6. 4119003003
GEIB KENT M
GEIB COLLEEN L
12125 FOREST GREEN DR
ELBERT CO 80106-8920</p> | <p>12. 4130002014
SHIBA RICHARD MASAMI
16360 ARTESIAN TER
ELBERT CO 80106-8859</p> | |

Count: 15

AS Winsome 2

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 16575 N MERIDIAN RD
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