

January 12, 2022

Dear Adjacent Property Owner:

RE: Winsome Filing 3

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. 3 Final Plat for 38 rural residential lots, and 3 open space tracts, on approximately 350 acres in the RR-5 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 Brooks Swenson at 719-471-0073 or bswenson@nescolorado.com. Alternatively, you can contact the El Paso County project planner, John Green, at 719- 520-6300 or JohnGreen@elpasoco.com.

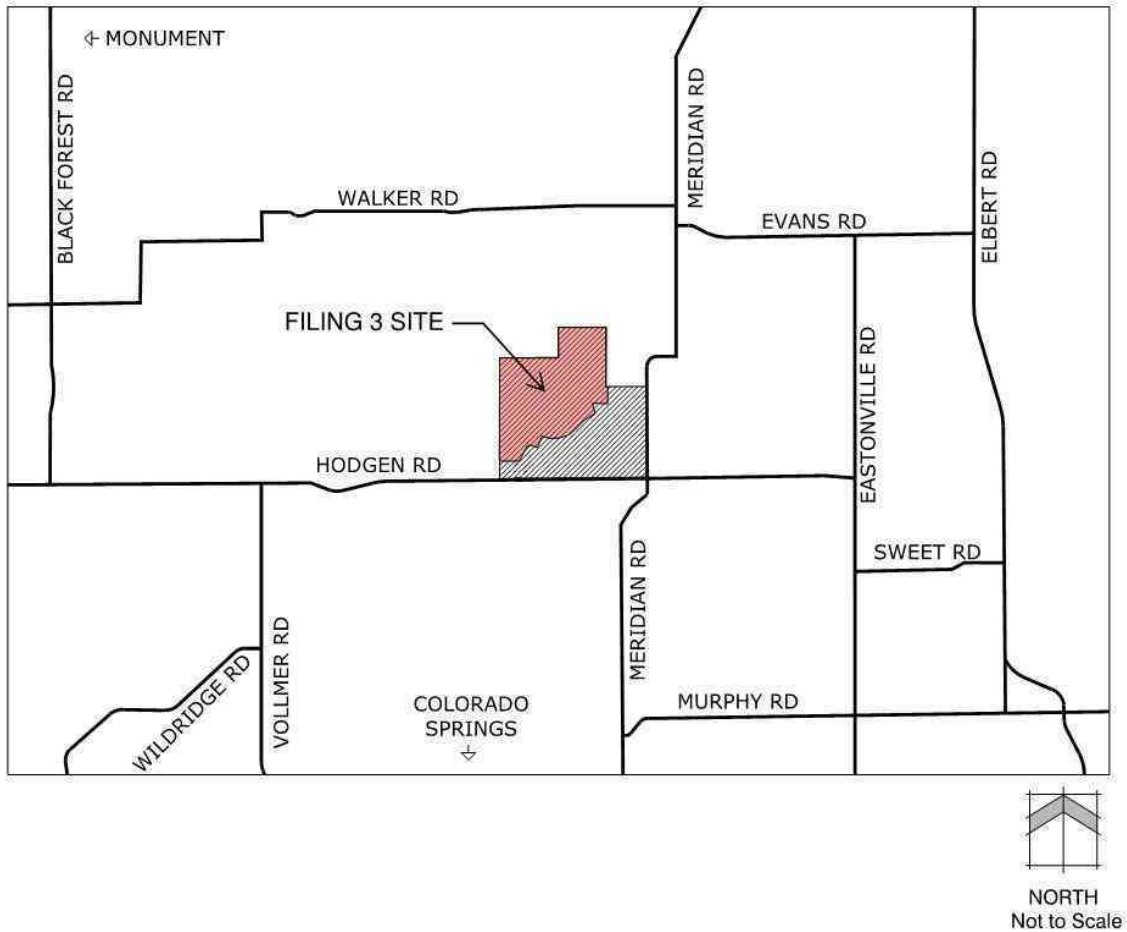
Sincerely,



Andrea Barlow, AICP
Principal



See reverse side for vicinity map.

VICINITY MAP





Certificate of Mailing — Firm

Name and Address of Sender N.E.S. INC. 619 N. CASCADE AVE, STE 200 COLORADO SPRINGS, CO 80903	TOTAL NO. of Pieces Listed by Sender 34	TOTAL NO. of Pieces Received at Post Office™ 	Affix Stamp Here <i>Postmark with Date of Receipt.</i>  U.S. POSTAGE PAID COLORADO SPRINGS, CO 80903 JAN 12, 22 AMOUNT \$15.98 R2304Y122327-22			
	Postmaster, per (name of receiving employee) USPS MAIN OFFICE 201 E. PIKES PEAK AVE COLORADO SPRINGS, CO 80903					

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. Win Fil3 1	Victor Verstraete 7225 Ellis Drive Weatherford, TX 76088				
2. Win Fil3 2	Mandy A Penny-Weber 17075 E. Goshawk Road Colorado Springs, CO 80908				
3. Win Fil3 3	Carrol C Van Buskirk 17105 E. Goshawk Road Colorado Springs, CO 80908				
4. Win Fil3 4	Loudermilk Living Trust N. 52nd Avenue Phoenix, AZ 85043				
5. Win Fil3 5	Vernon A Richards 17215 E. Goshawk Road Colorado Springs, CO 80908				
6. Win Fil3 6	Dale L & Emily A Grinder 17275 E. Goshawk Road Colorado Springs, CO 80908				



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1. Win Fil3 7		Toby Conquest 10825 Hardy Road Colorado Springs, CO 80908					
2. Win Fil3 8		Mark Werner 10875 Hardy Road Colorado Springs, CO 80908					
3. Win Fil3 9		Mark C Gibney 10925 Hardy Road Colorado Springs, CO 80908					
4. Win Fil3 10		Donald D England Hardy Road Colorado Springs, CO 80908					
5. Win Fil3 11		Krystle Jankovsky 11025 Hardy Road Colorado Springs, CO 80908					
6. Win Fil3 12		Kenneth Larsen 11075 Hardy Road Colorado Springs, CO 80908					



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1. Win Fil3 13	Kim Redus 11125 Hardy Road Colorado Springs, CO 80908					
2. Win Fil3 14	Jaclyn Oates 11175 Hardy Road Colorado Springs, CO 80908					
3. Win Fil3 15	Michael Pattison 11170 Hardy Road Colorado Springs, CO 80908					
4. Win Fil3 16	Block Real Estate LLC W. Wilson Avenue Harwood Heights, IL 60706					
5. Win Fil3 17	Matthew Gowler 435 Wolverine Way Monument, CO 80132					
6. Win Fil3 18	David King 16755 Vincent Monument, CO 80132					



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1.	Donald Hansen					
Win Fil3 19	12265 Old Barn Road Elbert, CO 80106					
2.	Donald Jewett					
Win Fil3 20	12120 Forest Green Drive Elbert, CO 80106					
3.	Kent Geib					
Win Fil3 21	12125 Forest Green Drive Elbert, CO 80106					
4.	Scott Striegel					
Win Fil3 22	Forest Green Drive Elbert, CO 80106					
5.	Lawrence Simmons					
Win Fil3 23	16785 N. Meridian Road Elbert, CO 80106					
6.	Bruce McHugh					
Win Fil3 24	16725 N. Meridian Road Elbert, CO 80106					



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1. Win Fil3 25	David Stippich 16575 N. Meridian Road Elbert, CO 80106					
2. Win Fil3 26	Kacey Stovall 11930 Hodgen Road Elbert, CO 80106					
3. Win Fil3 27	Aram Donigian 16360 Artesian Terrace Elbert, CO 80106					
4. Win Fil3 28	San Miguel Valley Corp E. Dorado Place Englewood, CO 80111					
5. Win Fil3 29	Kevin Brady 174 Stone Town Road Ringwood, NJ 7456					
6. Win Fil3 30	Timothy Banghart 9143 Argentine Pass Trail Colorado Springs, CO 80924					



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Firm-specific Identifier							
1.		Jeffrey Lund					
	Win Fil3 31	11615 Bison Meadows Court					
		Colorado Springs, CO 80908					
2.		John Snyder					
	Win Fil3 32	12348 Grand Teton Drive					
		Peyton, CO 80831					
3.		George Thomas					
	Win Fil3 33	11285 Hodgen Road					
		Colorado Springs, CO 80908					
4.		National Audubon Society A/K/A					
	Win Fil3 34	Varick Street					
		New York, NY 10014					
5.							
	Win Fil3						
6.							
	Win Fil3						