

January 31, 2023

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 4 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> under project number SF229.

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](mailto:bswenson@nescolorado.com). Alternatively, you can contact the El Paso County project planner, Ryan Howser, at 719- 520-6049 or [ryanhowsen@elpasoco.com](mailto:ryanhowsen@elpasoco.com).

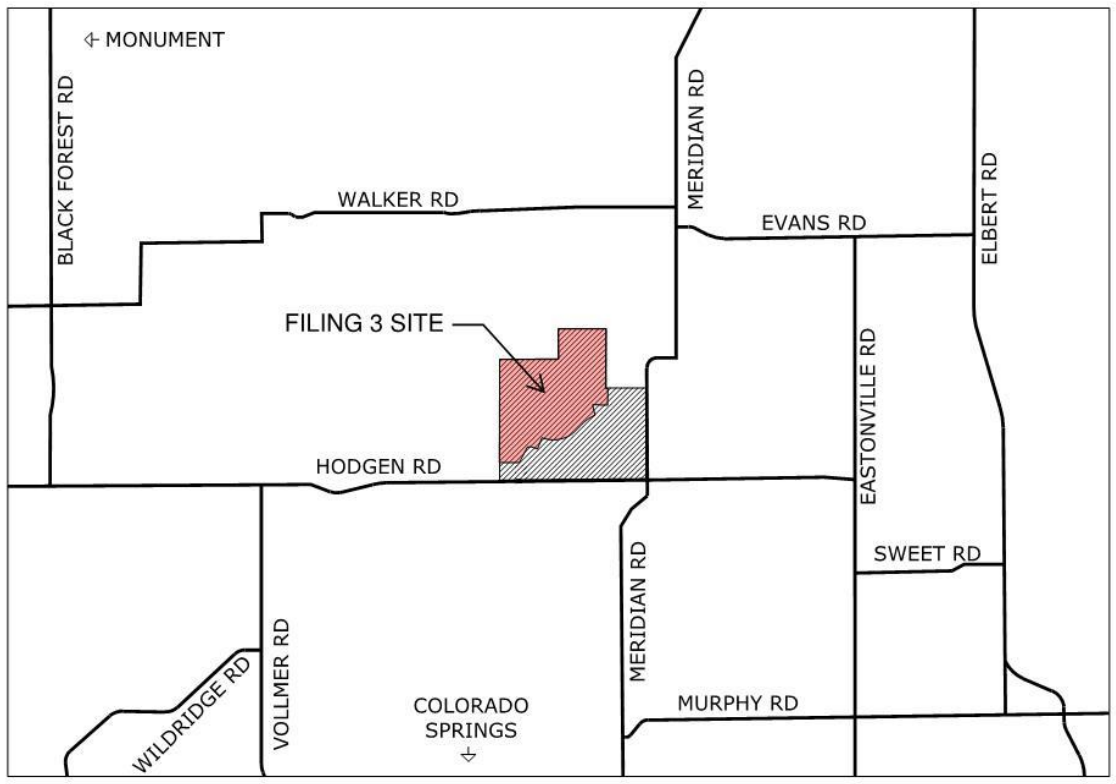
Sincerely,

A handwritten signature in black ink, appearing to read 'Andrea Barlow', is written in a cursive style.

**Andrea Barlow, AICP**  
Principal

See reverse side for vicinity map.

# VICINITY MAP



NORTH  
Not to Scale

1.31.23

Winsome Hills

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N. 52nd Avenue  
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10825 Hardy Road  
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<input type="checkbox"/> Adult Signature Required	\$
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Postage	\$ .60
Total Postage and Fees	\$ 4.75

Sent To: Donald D England  
Hardy Road  
Colorado Springs, CO 80908

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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	\$ .60
Total Postage and Fees	\$ 4.75

Sent To: Kim Redus  
11125 Hardy Road  
Colorado Springs, CO 80908

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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	\$ .60
Total Postage and Fees	\$ 4.75

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220 N. Green Street  
Chicago, IL 60607

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Postage	\$ .60
Total Postage and	
Fee	\$ 4.75

Sent To  
Donald Hansen  
12265 Old Barn Road  
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Fee	\$ 4.75

Sent To  
Scott & Chrystal Strigel, Living Trust  
12255 Forest Green Drive  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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Postage	\$ .60
Total Postage and	
Fee	\$ 4.75

Sent To  
David Stippich  
16575 N. Meridian Road  
Elbert, CO 80106

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<input type="checkbox"/> Adult Signature Required	\$
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Sent To  
San Miguel Valley Corp  
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Total Postage and	
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Mandy A. Penny-Weber  
17075 E. Goshawk Road  
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Sent To  
Vernon A Richards  
17215 E. Goshawk Road  
Colorado Springs, CO 80908

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Mark Werner  
10875 Hardy Road  
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Postage	\$ .60
Total Postage and	\$ 4.75

Krystle Jankovsky  
11025 Hardy Road  
Colorado Springs, CO 80908

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Postage	\$ .60
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Jaclyn Oates  
11175 Hardy Road  
Colorado Springs, CO 80908

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Matthew Gowler  
435 Wolverine Way  
Monument, CO 80132

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Donald Jewett  
12120 Forest Green Drive  
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Postage	\$ .60
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Lawrence Simmons  
16785 N. Meridian Road  
Elbert, CO 80106

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11930 Hodgen Road  
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Kevin Brady  
174 Stone Town Road  
Ringwood, NJ 7456

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Carrol C Van Buskirk  
17105 E. Goshawk Road  
Colorado Springs, CO 80908

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Total Postage and  
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Dale L & Emily A. Grinder  
17275 E. Goshawk Road  
Colorado Springs, CO 80908

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Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ .60

Total Postage and  
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Mark C Gibney  
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Total Postage and  
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Kenneth Larsen  
11075 Hardy Road  
Colorado Springs, CO 80908



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Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
\$ .60

Total Postage and  
\$ 4.75

Sent To  
Michael Pattison  
11170 Hardy Road  
Colorado Springs, CO 80908

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Here  
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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
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Total Postage and  
\$ 4.75

Sent To  
David King  
16755 Vincent  
Monument, CO 80132

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Here  
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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
\$ .60

Total Postage and  
\$ 4.75

Sent To  
Kent Geib  
12125 Forest Green Drive  
Elbert, CO 80106

Postmark  
Here  
JAN 31 2023  
COLORADO SPRINGS, CO 80908

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
\$ .60

Total Postage and  
\$ 4.75

Sent To  
Bruce McHugh  
16725 N. Meridian Road  
Elbert, CO 80106

Postmark  
Here  
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COLORADO SPRINGS, CO 80908

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
\$ .60

Total Postage and  
\$ 4.75

Sent To  
Aram Donigian  
16360 Artesian Terrace  
Elbert, CO 80106

Postmark  
Here  
JAN 31 2023  
COLORADO SPRINGS, CO 80908

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
\$ .60

Total Postage and  
\$ 4.75

Sent To  
Timothy Banghart  
9143 Argentine Pass Trail  
Colorado Springs, CO 80924

Postmark  
Here  
JAN 31 2023  
COLORADO SPRINGS, CO 80908

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ .60

**Total Postage**  
 \$ 4.75

Sent To  
 Jeffrey Lund  
 11615 Bison Meadows Court  
 Colorado Springs, CO 80908

Street and Apt.  
 City, State, ZIP+

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Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ .60

**Total Postage**  
 \$ 4.75

Sent To  
 National Audubon Society A/K/A  
 225 Varick Street  
 New York, NY 10014

Street and Apt.  
 City, State, ZIP+

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ .60

**Total Postage**  
 \$ 4.75

Sent To  
 John Snyder  
 12348 Grand Teton Drive  
 Peyton, CO 80831

Street and Apt.  
 City, State, ZIP+

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Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ .60

**Total Postage**  
 \$ 4.75

Sent To  
 George Thomas  
 11285 Hodgen Road  
 Colorado Springs, CO 80908

Street and Apt.  
 City, State, ZIP+

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

