


EL PASO COUNTY
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission
 Brian Risley, Chair**

**FROM: John Green, Planner II
 Lupe Packman, PE Engineer I
 Craig Dossey, Executive Director**

**RE: Project File #: VA-21-001
 Project Name: Black Forest Meadows
 Parcel No.: 51230-00-017**

OWNER:	REPRESENTATIVE:
Deborah Ritchy 17104 Goshawk Road Colorado Springs, Colorado 80908	N/A

Commissioner District: 1

Planning Commission Hearing Date: 7/15/2021
 Board of County Commissioners Hearing Date 8/10/2021

EXECUTIVE SUMMARY

A request by Deborah and Edward Ritchy for approval of a variance of use to allow a business event center to be known as Black Forest Meadows. The 20-acre property is zoned RR-5 (Rural Residential) and is located one-quarter (1/4) of a mile north of the intersection of Goshawk Road and Hodgen Road and is within Section 23, Township 11 South, Range 65 West of the 6th P.M. The subject parcels are located within the Black Forest Preservation Plan (1987).

The parcel is currently developed with a single-family dwelling, two livestock barns, and two small outbuildings. The applicant is proposing to repurpose the existing 1,488 square-foot barn as an event space for weddings and receptions. If the variance of use

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is approved, the applicant will be required to submit and receive approval of a site development plan and a building permit through Pikes Peak Regional Building Department. The site development plan will need to be substantially consistent with the site plan provided with the variance of use application. The site development plan will need to provide a more detailed depiction of the proposed use, including landscaping, parking, and lighting.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by Deborah and Edward Ritchy for approval of a variance of use to allow a business event center to be known as Black Forest Meadows.

Waiver(s)/Deviation(s): There are no waivers or deviations associated with this request.

Authorization to Sign: There are no documents associated with this application that require signing.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

Pursuant to Section 5.3.4 of the Land Development Code (2021), the Planning Commission and Board of County Commissioners may consider the following criteria in approving a variance of use:

- The strict application of any of the provisions of this Code would result in peculiar and exceptional practical difficulties or undue hardship.
- The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;
- The proposed use will be able to meet air, water, odor or noise standards established by County, State or federal regulations during construction and upon completion of the project;

- The proposed use will comply with all applicable requirements of this Code and all applicable County, State and federal regulations except those portions varied by this action;
- The proposed use will not adversely affect wildlife or wetlands;
- The applicant has addressed all off-site impacts;
- The site plan for the proposed variance of use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
- Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed variance of use as designed and proposed.

D. LOCATION

North:	RR-5 (Residential Rural)	Single-family dwelling
South:	RR-5 (Residential Rural)	Single-family dwelling
East:	RR-5 (Residential Rural)	Single-family dwelling
West:	RR-5 (Residential Rural)	Single-family dwelling

E. BACKGROUND

The 20-acre parcel was legally created by deed on April 26, 1965 (Bk. 2070, Pg. 727). The parcel was zoned A-4 (Agricultural) when zoning was first initiated for this area of unincorporated El Paso County on September 20, 1965, (BoCC Resolution No. 434870). Due to nomenclature changes to the Code, the A-4 zoning district was renamed as the RR-5 (Rural Residential) zoning district.

The subject property is developed with a single-family dwelling, two livestock barns, and two outbuildings. The dwelling was constructed on the property in 1987, while one of the two barns was built in 1996. The second barn, identified as the “Alpaca Barn”, on the site plan, was constructed in 2020. The other two outbuildings located on the property were constructed in 1996.

If the variance of use is approved, the applicant will be required to submit and receive approval of a site development plan to initiate the use. The site development plan will need to be substantially consistent with the site plan provided with the variance of use application and provide a more detailed depiction of the proposed use, including landscaping, on-site and off-site parking, and lighting.

F. ANALYSIS

1. Land Development Code Analysis

The applicant is proposing to repurpose existing agricultural structures on the property to be used for weddings and other small gatherings. The subject property is bordered by properties zoned RR-5 (Rural Residential) on all sides. The surrounding properties are of similar density and are developed as single-family residential. The proposed use is categorized as a “Business Event Center” pursuant to Section 1.15 of the El Paso County Land Development Code (2021). A Business Event Center is defined as:

“A for-profit business whose purpose is to provide a place for people to assemble for events in the nature of, but not limited to, recreational, social, cultural, political, or educational purposes.”

The proposed business event center is not a permitted principle use in the RR-5 (Rural Residential) zoning district pursuant to Table 5-1 of the El Paso County Land Development Code (2021). The proposed Business Event Center, to be primarily used for weddings and gatherings, will incorporate the following structures and uses on the parcel:

- Proposed 875 square-foot pavilion;
- Existing 2,208 square-foot pole barn to be upgraded with dressing rooms and bathrooms;
- 1,296 square-foot alpaca barn to be used for photographs only; and
- Two outbuildings to store support equipment.

The proposed hours of operation for the facility are as follows:

- 9:00 A.M. - 10:00 P.M.
- Events will be a maximum of 8 hours and be held either 9:00 A.M. to 5:00 P.M. or 2:00 P.M. to 10:00 P.M.

There are several other zoning districts within the County that would allow for the proposed use without the need for approval of a Variance of use. The F-5, A-5, and A-35 zoning districts allow for a business event center as a special use while the CC, CR, and CS zoning districts allow for a business event center as a permitted use. The applicant could have chosen to rezone the parcel to a commercial zoning district in lieu of the Variance of Use. However, the Black Forest Comprehensive Plan does not support rezoning the property to a commercial or industrial district and commercial or industrial zoning in this area would not be consistent with the surrounding area. Additionally, rezoning the

parcel to a commercial zoning district would permit uses with greater potential for impacts to those surrounding residential parcels than the proposed Business Event Center.

Potential off-site impacts related to the proposed use may include noise, visual/aesthetics, light, and traffic. The applicant has indicated that the proposed event space will be limited to a maximum of 75 guests and that the hours and days of operation will be limited in an effort to mitigate potential impacts to adjacent properties. The applicant has indicated that in order to mitigate concerns regarding noise and visual clutter, all of the facilities within the development will be centrally located to the interior of the parcel and screened with landscaping to help reduce the potential visual and noise impacts on adjacent properties.

The applicant has submitted a traffic memo in support of the variance of use request, which indicates that no detriments to any road facilities would occur as a result of approval of the variance of use. The proposed event center will not require any additional employees outside of the two property owners and therefore will not require additional employee parking. Additionally, the applicant's letter of intent states that guests attending events at the property would primarily use a shuttle service to and from the property to limit the amount of traffic on-site and reduce the potential visual impacts to surrounding neighbors traditionally occurring with large open parking areas. The applicant has indicated that the proposed shuttle service will be coordinated by individual wedding parties and will pick up passengers at specific off-site parking areas throughout the region, as determined by needs of individual guest lists.

Should the variance of use be approved, a site development plan will also need to be submitted and approved in order to initiate the use. County review and administrative approval of a site development plan will help ensure that adequate buffers, setbacks, and screening are implemented to further mitigate any potential impacts to the surrounding area. The site development plan review will also include compliance with all applicable aspects of the Land Development Code and the Engineering Criteria Manual, including but not limited to grading and erosion control, water quality, parking, and lighting standards.

2. Zoning Compliance

The RR-5 (Residential Rural) zoning district density and dimensional standards are as follows:

- Minimum zoning district area: 5 acres

- Minimum front, side, and rear yard setback: 25 feet
- Maximum height: 30 feet

The existing dwellings and accessory structures meet the 25-foot setback from all property lines, the maximum height, and lot coverage limitations as required in the RR-5 zoning district. Should the variance of use request be approved, approval of a site development plan will be required prior to building permit issuance and initiation of the use. The site development plan review will include confirmation that all site improvements (existing and proposed) will comply with the dimensional standards included in Chapter 5 as well as the Development Standards in Chapter 6 of the Code.

3. Policy Plan Analysis

Consistency with the El Paso County Policy Plan (1998) is not a required review criterion for a variance of use request. For background, the El Paso County Policy Plan has a dual purpose; it serves as a guiding document concerning broader land use planning issues and provides a framework to tie together the more detailed sub-area elements of the County master plan. Relevant policies are as follows:

Policy 6.1.8 - *Encourage incorporating buffers or transitions between areas of varying use or density where possible.*

Policy 6.1.11 - *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

Policy 6.2.12 - *Ensure that proposed zone changes and/or use variances in established neighborhoods are of compatible scale and physical character.*

The subject property is located within a rural area of the County and is surrounded by parcels located within the RR-5 (Rural Residential) zoning district. The proposed use is intended to operate as a business event center, primarily specializing in weddings and gatherings. However, the property will also be utilized as a private residence. The proposed use, should it be approved, will result in one additional building being constructed on the property. The aesthetic nature of the property and scale of development will be consistent with the scale of development on the surrounding properties (Policy 6.1.11 and Policy 6.2.12).

Potential adverse impacts generated by the development include visual impacts, noise, dust, and traffic impacts. While the proposed use is commercial in nature

and will include up to 75 guests, the applicant has attempted to mitigate the impacts on surrounding properties through the use of landscape buffers, 120-foot or greater setbacks for the proposed event space, and an alternative shuttle system for traffic mitigation (Policy 6.1.8).

As part of the application, the applicant has provided a site plan that depicts a landscaping buffer of existing evergreen trees to provide screening from adjacent single-family lots. Additionally, the applicant's site plan shows that the buildings associated with the use are located in the interior of the parcel, at a distance of over 120 feet from the nearest adjacent parcel. That distance provides a buffer between the activities associated with the proposed use and the adjacent residential properties. Should the variance of use to allow the business event center be approved, a site development plan must be reviewed and approved prior to issuance of any building permits and initiation of the use on the parcel. Compliance with the applicable development standards, such as landscaping, parking, and ADA compliance, will be reviewed with the site development plan application.

4. Small Area Plan Analysis

Consistency with the small area plan is not listed as an applicable review criteria for a variance of use. However, for background purposes, the parcel is located within the boundaries of the Black Forest Preservation Plan (1987) and is specifically identified as being within the Timbered Area.

The Plan includes goals and objectives which apply to the overall Plan area and not each specific sub area. Relevant goals and objectives are as follows:

Goal 4.1A – *Allow for limited commercial development which supports and enhances the Black Forest Planning Area.*

Goal 4.3 – *Limit commercial activities within the forested and low density residential planning units to those which accommodate the needs of local residents. In those areas, minimization of the number and scope of commercial areas should take precedence over convenience and accessibility.*

Goal 4.4 – *Maintain the scale of new commercial uses so that it is in balance with the existing uses.*

Goal 4.6 – *Encourage all new commercial development within the planning area to be compatible with the visual character of the existing uses.*

The Plan identifies the subject parcel as appropriate for rural residential densities of one dwelling unit per five (5) acres and does not specifically identify the area for commercial uses. The Plan also indicates that new commercial uses should be of compatible scale to the surrounding development. Consistent with that recommendation, the applicant is repurposing existing agricultural structures on the property for the commercial use, which are anticipated to be of a similar scale to the surrounding residential parcels. If the proposed use is approved, an additional 865 square-foot pavilion is proposed to be constructed in the southern portion of the property. The proposed use will not result in a significant increase in the number of structures or density of development on the property and appears to be consistent with the character of the surrounding properties as proposed. The Planning Commission and Board of County Commissioners may find that the proposed use is in compliance with Goal 4.4, which recommends that the scale of the commercial development be in balance with the intensity of development surrounding the parcels.

The proposed use represents a Business Event Center to be utilized for weddings and gatherings of up to 75 guests on the property. Additionally, the applicant has stated that mitigation efforts such as increased setbacks for the structures from surrounding properties, evergreen landscaping, and alternative transportation methods for guests will be utilized to further limit the potential impact of the use on surrounding properties.

The existing single-family dwelling on the property will continue to be used as a private residence, and it is intended that the proposed use also serve as an event and gathering space for local residents. While the proposed use is commercial in nature, it will provide services to surrounding community members as recommended in Goal 4.1A and Goal 4.3.

5. Water Master Plan Analysis

Consistency with the El Paso County Water Master Plan (2018) is not a required review criterion for a variance of use request. However, for background, the Water Master Plan has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through

the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

Goal 1.2 – Integrate water and land use planning.

The subject parcel is in Region 4A of the El Paso County Water Master Plan. Region 2 has a current water supply of 725-acre feet per year and a current demand of 725-acre feet per year. The 2040 water supply is projected to be 725-acre feet per year and the projected demand is 958-acre feet. The 2060 water supply is projected to be 725-acre feet per year, whereas the demand is anticipated to be 1,170-acre feet per year; therefore, there is projected to be a deficient supply of water for central water providers in this region of the County.

Water service for the parcels will be provided by an on-site well. A commercial well permit from the Colorado Division of Water Resources must be obtained prior to initiation of the use demonstrating sufficient water service for the proposed development.

6. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low to moderate wildlife impact potential. Colorado Parks and Wildlife was sent a referral for the project and indicated that wildlife impact associated with the use would be negligible.

The Master Plan for Mineral Extraction (1996) identifies floodplain deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified during the review of the variance of use application which would restrict the proposed development.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. Colorado Parks and Wildlife and the El Paso County Community Services Department, Environmental Services Division, were sent a referral with the application and indicated that potential impact to wildlife with the proposed use would be minimal. The departments will also be sent a referral for the subsequent site development application, should the variance of use be approved.

3. Floodplain

The parcel is outside the 500-year floodplain (Zone X) as indicated by FEMA Flood Insurance Rate Map panel number 08041C0310G, which has an effective date of December 7, 2018.

4. Drainage and Erosion

The parcel is located within the West Kiowa Creek (KIKI0200) drainage basin, which is an unstudied basin and is not part of the EPC Drainage Basin Fee program. Drainage fees are not assessed with variance of use requests.

5. Transportation

The site is accessed from Goshawk Road, which is not El Paso County owned or maintained. According to the traffic memo submitted by the applicant, which was prepared by LSC Consultants, the site will generate a total of 46 ADT on event days. Per the Engineering Criteria Manual (2020), design ADT for a rural gravel road is 200 ADT.

The applicant will limit the number of daily trips on Goshawk Road on event days by implementing a shuttle system. Guests will park offsite and be shuttled in on several trips that will reduce the deterioration of the road. The third-party shuttle service will pick up guests at specific locations upon request of the wedding party.

The 2016 Major Transportation Corridors Plan Update does not depict roadway improvement projects in the immediate vicinity of the site.

The development is not subject to the El Paso County Road Impact Fee Program (Resolution No. 19-471), as amended. Road impact fees will not be required per the definition of zoning action and the variance of use in the Implementation Document (2019).

H. SERVICES

1. Water

Water is to be provided by a proposed on-site well. A commercial well permit may be required from the Colorado Division of Water Resources to operate the use as proposed.

2. Sanitation

Wastewater is to be provided by a professionally engineered onsite wastewater treatment system (OWTS). The applicant will be required to coordinate with El Paso County Public Health for approval of an engineered wastewater system that adequately serves the proposed development.

3. Emergency Services

The parcels are within the Falcon Fire Protection District. The District was sent a referral with the application and does not have an objection to the proposed use. Additional comments may be provided with a subsequent site development plan application.

4. Utilities

Electrical service is provided by Mountain View Electrical Association and natural gas service is provided by Black Hills Energy. Both agencies were sent a referral and have no outstanding comments.

5. Metropolitan Districts

The parcels are not located within a metropolitan district.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a variance of use application. The El Paso County Parks Master Plan (2013) indicates that there are no existing or proposed trails or parks located in close proximity to the subject parcels.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a variance of use application.

I. APPLICABLE RESOLUTIONS

Approval Page 51

Disapproval Page 52

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.4 of the El Paso County Land Development Code (2019), staff recommends the following conditions and notations:

CONDITIONS

1. Approval is limited to the business event center known as Black Forest Meadows as proposed and discussed in the applicant’s letter of intent with a maximum number of guests not to exceed 75 individuals. Any subsequent addition or modification to the use beyond that described in the applicant’s letter of intent and as shown on the site plan shall be subject to approval of a new variance of use request.
2. A site development plan shall be applied for and approved prior to initiating the proposed business event center use.

NOTATIONS

1. Variance of use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or variance of use conditions/standards are being violated, preceded by notice and public hearing.
3. If the variance of use is discontinued or abandoned for two (2) years or longer, the variance of use shall be deemed abandoned and of no further force and effect.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified ten (10) adjoining property owners on June 29, 2021, for the Planning Commission meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Site Plan

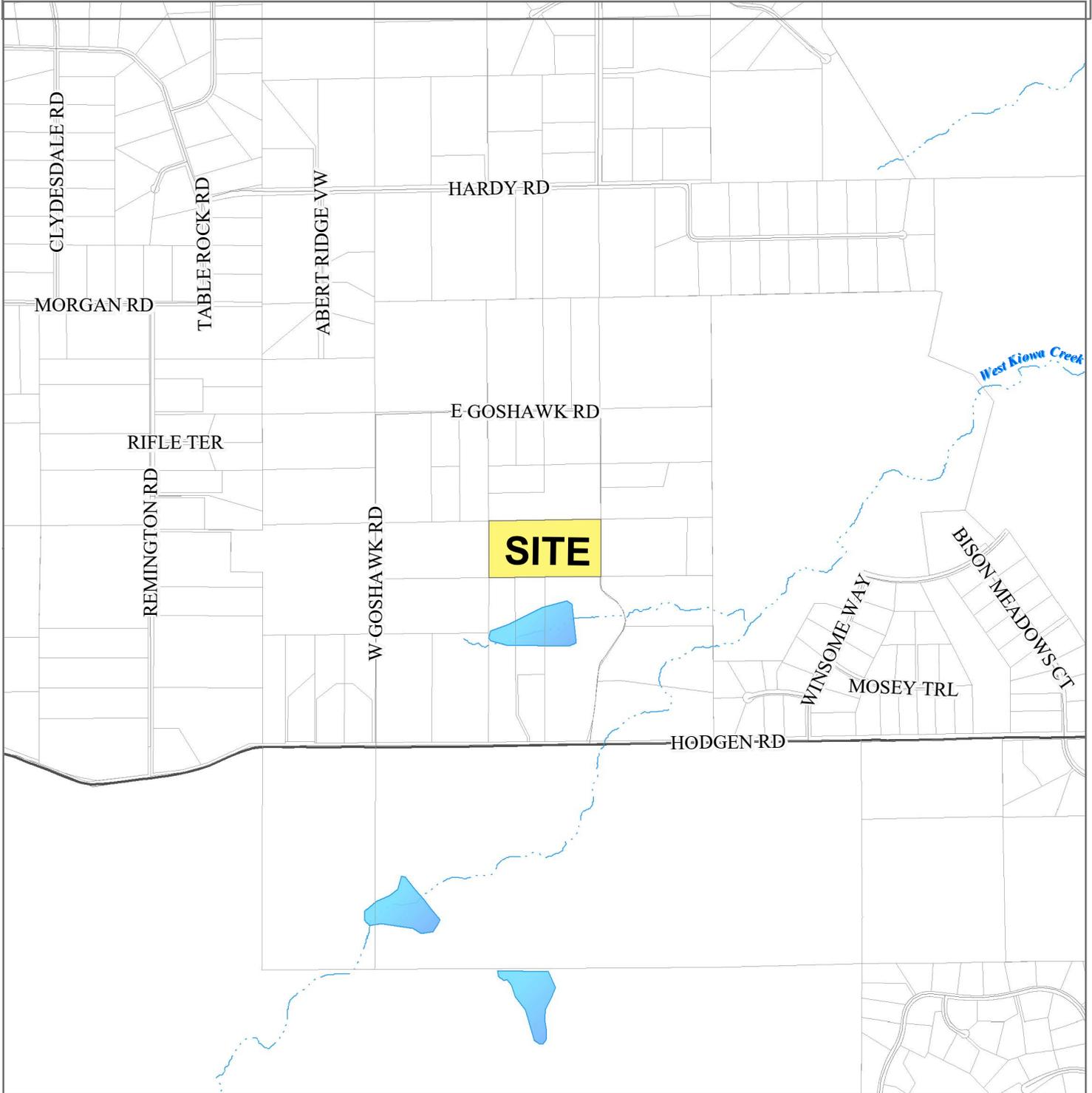
El Paso County Parcel Information

PARCEL	NAME
5123000017	RITCHEY DEBORAH L

File Name: VA-21-001

Zone Map No. --

Date: June 28, 2021



Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
14 (719) 520-6600



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Letter of Intent

Black Forest Meadows LLC; Black Forest Meadows and Black Forest Meadows Alpacas situated on 20 acres of northern El Paso County, is home to some of the largest and most magnificent Pines trees, lush lawns, natural grassy meadows, rolling hills and awesome views of Pike's Peak, "America's Mountain". Guests and visitors find themselves in awe of being surrounded by nature as if they were in the Colorado Mountains with grassy meadows and the unparalleled beauty of the Black Forest yet, only 15 minutes from all of the amenities of the Front Range with fine dining and lodging in Colorado Springs, Monument and Palmer Lake.

When the original land owners bought this property in 1987 it was virgin land with the exception of some minor logging the 1800's and the Corp of Engineers dam which was built to the south of this property. The property owners cared for this property and have treated it as a gift from nature as we also feel the same gratitude and respect for the land and our neighbors.

Black Forest Meadows would provide the ideal setting for a true Colorado wedding and special event experience, being situated close to the Front Range and its amenities, hidden enough for privacy and separated far enough to not disturb adjacent land and home owners. Black Forest Meadows is focusing on small groups of guests and events so that guests enjoy the experience, unhurried and relaxed. Guest would enjoy a hands on Alpaca experience walking and feeding them and could have photos taken with them. The sand badminton/volleyball court and horse shoe pit would provide guests enjoyment as would a variety of lawn games.

As a way to give back to the community, we plan to host several free of charge educational tours and non-profit fund raising events.

Access to Black Forest Meadows utilizes an existing entrance from Goshawk Road E. An additional emergency access is available on the west at the intersection of Goshawk Road W and Hodgen Road. It is anticipated the overall annual average daily trip and from the property to be less than 12, as shown in the Trip Generation & Driveway Permit Technical Memo / Traffic Memo page 3. There are 39 parking stalls onsite, including 4 ADA parking stalls. As outlined in the Traffic Memo on page 3, there are 10 parking spaces allocated for vendors (including a shuttle bus) out of the total 39 parking spaces; leaving 29 parking spaces for wedding party and guests. The Bride and Groom would be responsible for procuring and providing shuttle service for guests who exceed the allotted parking spaces available on site.

The following El Paso County criteria seems to be met for not requiring a TIS as found in ECM Appendix B (B.1.2.D): Vehicular traffic 1) Daily trip generation is less than 100 (consistent with CDOT criteria for no study) 2) No additional intersections with State Highway – none proposed 3) Increase in trips does not increase by more than 100 daily trips – less than 100 trips total 4) No change in traffic type – proposed residential use 5) Acceptable LOS on adjacent roadways is maintained – proposed traffic increase vs. existing trips on Hodgen Road is negligible 6) No accident or safety problems on adjacent roadway in immediate vicinity – none documented 7) No change in land use with access to Hodgen Road – none proposed Pedestrian/Bicycle traffic No existing or new pedestrian/bicycle facilities or traffic is required

along Hodgen Road. Please reference Trip Generation & Driveway Permit Technical Memo / Traffic Memo page 1, paragraph 2 and Site Trip Generation Estimate on page 3.

The main location of the operation is located at 17104 Goshawk Road E, Colorado Springs, CO 80908. Existing building located one quarter mile from Goshawk Road E will be the site of the events secluded unobtrusively in the center treed portions of the property, as referenced on the site plan map. Hours of operation for event day will be 9:00 am to 10:00 pm while observing county noise ordinance and curfews. Dust will be minimal as the main existing driveway is graveled with class 6, road base. Black Forest Meadows is anticipating using a water tanker truck with sprayers for use on the driveway if dust control is needed. Black Forest Meadows is located in the Falcon fire protection district with the nearest station 10 miles from the building headquarters. Entrances and driveways are wide enough for fire engines, emergency responders and police. Multiple open areas are available for a medical helicopter.

Structural facilities to be used for guest activities will include a 25' X 30' Pavilion (to be built upon approval of variance of use), an existing 48' x 46' pole barn (with dressing room and restrooms upon approval of variance of use) and a rustic 36' x 36' Alpaca barn (for photographs only). The existing private residence on site will remain private and not utilized by guests. Upon approval of request of variance use existing bathrooms and septic system will be upgraded and permitted for use. Potable drinking water would come from the existing domestic water that the Black Forest Meadows owners utilize with adjudicated water rights. Group size would not exceed 75 guests per event with no guests staying overnight on the property. Event times would be limited to 8 hours, from either 9am – 5pm or 2pm – 10pm adhering to noise ordinances. A licensed Wedding Coordinator/Planner will be required and copies of all contracts will be kept in Black Forest Meadows files for review and compliance.

Land disturbance will be less than one acre and shall not negatively affect adjacent and downstream drainage.

Last year, 2020 and this year, 2021 have proven to be hardship years for the owners of Black Forest Meadows. Being able to work from home on the property reduces the hardship of a commute due to a serious medical issue requiring a lengthy hospital stay and disability in 2019, early retirement in 2020 and supplemental oxygen use for property owner, Edward Ritchey. Ed and Deborah Ritchey are able to maintain the property as Ed is a retired Mechanical Systems Engineer for Lockheed Martin and grew up on a Dairy Farm. For the past 25 years, Deborah Ritchey has aspired to owning and operating a small wedding venue as she had been the owner and operator of her own wedding planning business and Sales Manager for The Shriner's Hospital for Children Event Center.

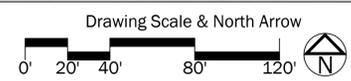
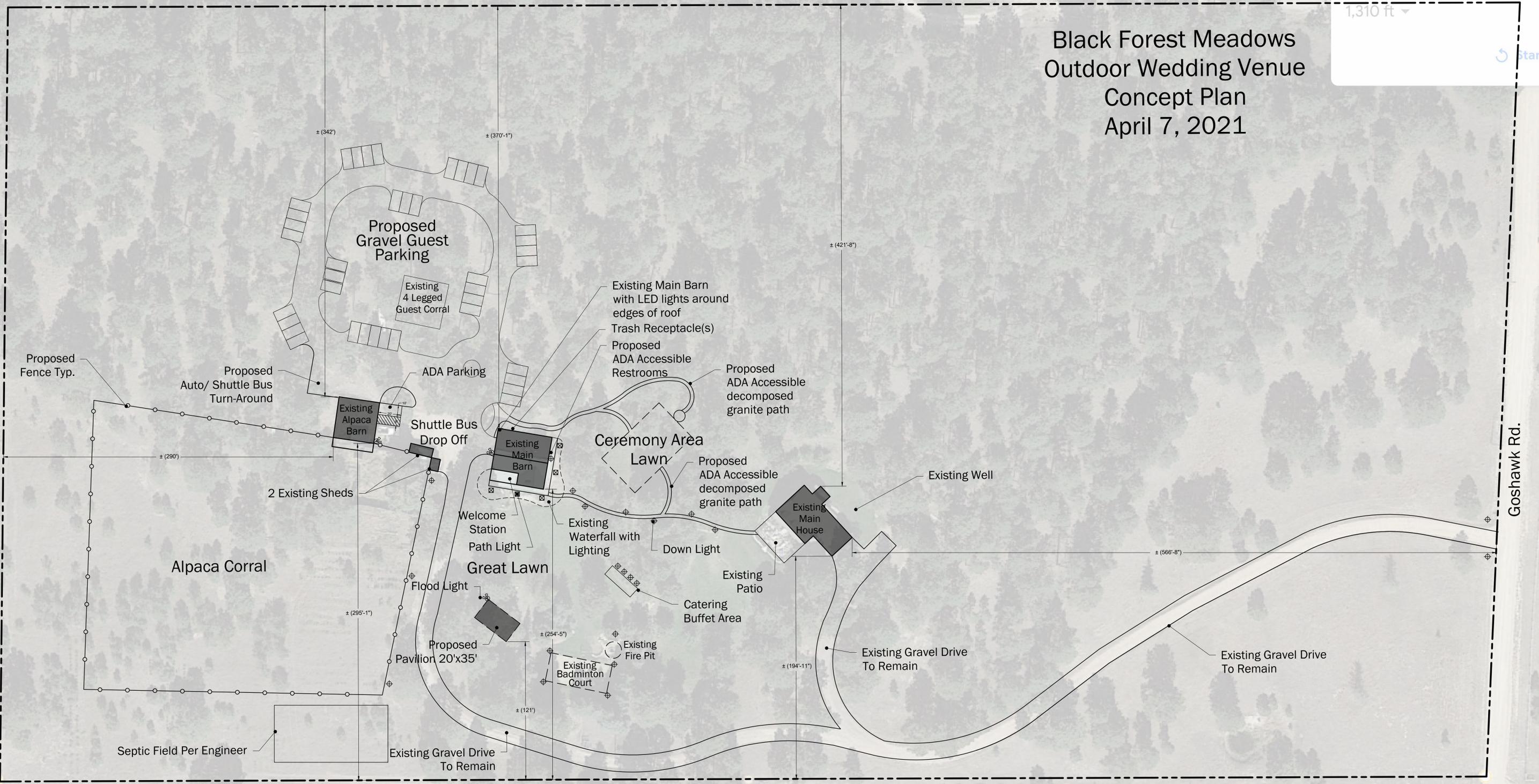
It is our wish to give back to the community and share the beauty of Colorado while preserving and maintaining this peaceful and beautiful land with little or no impact to our surrounding neighbors.

Distance ?

1,310 ft

Start

Black Forest Meadows Outdoor Wedding Venue Concept Plan April 7, 2021



PCD File No. VA-21-001