

December 13, 2017

To whom it may concern,

This letter is in response to the comments regarding AL-17-027, Agritainment, Nelson Winery. The following is the list of comments presented to me that required responses. All required revisions to documents have been updated and resubmitted as well.

Current Planning

Comment:

The vicinity map should be resubmitted. It currently shows that your property goes all the way to Naylor Drive, and the parcel map shows there are two properties that are in between Naylor Drive and your property. A map showing surrounding parcels and roads will be necessary.

Applicant Response:

Vicinity map has been updated and resubmitted.

Engineering Division

Comment 1:

Update the site plan to show the first 50 ft of both driveway access to be paved.

Applicant Response:

Site plan has been update to show the first 50 ft of both driveways as being paved. Site plan has been resubmitted with this update.

Comment 2:

In the 2nd from the last paragraph in the letter of intent, elaborate on the traffic. What is the expected number of visitors per day? No traffic study is required if the vehicle trip generation is less than 100 trips per day. If the expected average daily vehicles is 100 or more, then a transportation memorandum prepared by a licensed professional engineer is required.

Applicant Response:

The estimated average daily vehicle trip count is anticipated to be 20 cars. This number takes into account the lower volume of traffic during the week and the higher volume on weekends and special events which at most would be 50 cars per day. The Letter of intent has been updated to reflect this information.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Regarding a request for a special use at 11340 Black Forest Rd., Enumerations has the following comments: 1. Any structure associated with the commercial use of this

property must have a separate address. Currently, all of the buildings on the parcel share the same address. When any building plans for renovation of an existing building for the commercial use of this property are submitted for review/permit, an address will be assigned to the building. Or, the applicant may contact Enumerations ahead of time to establish these addresses to use for plan submittal. 2. If, in the future as the letter of intent states, the existing residence is converted for commercial use and a new residence is constructed, the existing residence will retain the use of the 11340 Black Forest Rd. address. The new residence will be assigned a new address. Floodplain has no comment or objection to this submittal. BRENT JOHNSON Enumerations Plans Examiner (719) 327-2888 www.pprbd.org

Applicant Response:

It is understood that a new address will be assigned to the business when plans are submitted for renovation as well as the new residence when it is constructed.

BLACK FOREST LAND USE COMMITTEE

What wells are on the property and what is the anticipated water need to irrigate one acre of grapevines? That should have been in the Letter of Intent.

Applicant Response:

There is one well on site. It is permitted as Domestic Exempt. We are currently going through the water courts for an augmentation to this well to allow for the use of a winery and vineyard. The anticipated water usage for the vineyard and winery combined is estimated at 40,000 gallons per year. This number includes all vine irrigation and water used inside the winery and tasting room. The Letter of intent has been updated to reflect these numbers.

If there are any further questions regarding AL-17-027, Agritainment, Nelson Winery, please feel free to contact me.

Thanks for your consideration,

Ben Nelson

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