

October 20, 2017

Notice to Adjacent Property Owners

To whom it may concern,

This letter is being sent to you because Ben and Lisa Nelson are proposing a land use project in El Paso County at 11340 Black Forest Rd. Colorado Springs, CO 80908. This information is being provided to you prior to a submittal with the county. Please direct any questions of the proposal to us at this address. 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.

Questions specific to the project, please contact:

Ben or Lisa Nelson 11340 Black Forest Rd. Colorado Springs, CO 80908 719.229.0235

We are requesting a Special Use Permit from the county to allow for the use of a small family winery and vineyard. The property sits on 9.77 acres southwest of the intersection of Black Forest and Burgess and is zoned RR-5. It consists of a log home, 4 stall barn, 4 port garage and 2 out buildings. The main site of the winery and tasting room will take place in the barn, which will be renovated to meet these needs. The outbuilding to the south of the log home will be renovated as well to be used as a barrel aging room for some of the wine. The 4 port garage will be removed to make room for parking and the outbuilding to the west of the barn will be left alone. The log home, for the time being will remain as the family residence. As business increases, it is expected that the log home will be renovated to accommodate expansion of the winery's tasting room. At that point, a new family residence will be built on the western half of the property. Approximately 1 acre of land, 200 feet west of the home and barn, will be used for grape vines. The property currently has 3 driveways, we will reduce that down to two. The northern most driveway will remain and become the main access for the winery. The southern most driveway will remain as well and become the main access for the residence. The middle driveway will be removed.

Our goal as a small family winery is not to significantly impact the area but to harmoniously join the existing businesses and residences of Black Forest and we will use the Black Forest Preservation Plan as guidance in doing so.

Thank you for your consideration,

Ben Nelson

Lisa Nelson

7017 1450 0001 7989 2823

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Sent To: Michael Gallentine
 Street and Apt. No., or PO Box No.: 6545 Burgess Rd.
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Sent To: Black Forest Real Prop Divers LLC
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Sent To: Bruce & Lisa Lockwood
 Street and Apt. No., or PO Box No.: 11325 Black Forest Rd.
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Sent To: Paul Mosbarger
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