

Latigo Winery, LLC

Ben Nelson
Latigo Winery, LLC
11340 Black Forest Rd.
Colorado Springs, CO 80908

October 30, 2017

Owner/Applicants

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

Daniel Kupferer, PLS
Land Development Consultants
3898 Mainland Rd.
Colorado Springs, CO 80909
719.528.6133

Size, Zoning and Legal Description

9.77 acres, RR-5
Schedule No: 5219000032
N2S2NE4NE4 EX RD SEC 19-12-65

Letter of Intent

Ben Nelson and Lisa Nelson are the owners of the property at 11340 Black Forest Rd. Colorado Springs, CO 80908. We are requesting a special use permit to allow for 9.77 acres to be used for Agritainment use where 35 acres is required under county regulations. The Agritainment use would allow for a small family winery and a 1 acre vineyard. The property is located southwest of the intersection of Black Forest Rd. and Burgess Rd. which lies within one of two commercial nodes in Black Forest. Historically, the property has been used as a single family residence as well as small businesses consisting of Real Estate and Insurance agents. Our intent is to renovate a portion of the existing buildings to accommodate a winery and tasting room.

The property sits on 9.77 acres and 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 which would allow for small special events and

limited food offerings. 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 log home and barn will be used for grape vines. The property currently has 3 driveways, we will reduce that down to two driveways. 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.

The property has one domestic exempt well on site. We are currently going through the water courts for an augmentation to that well, which would allow for the use of a winery and vineyard. However, in the event the augmentation is denied, water will then be supplied by the Park Forest Water District. The anticipated water use for the winery and vineyard combined is estimated at an average of 40,000 gallons per year. This number includes all vine irrigation and water use inside the winery and tasting room. An engineered designed onsite wastewater management system that is approved by the El Paso County Health will be used for wastewater from the winery.

Latigo Winery will offer tastings of wine that is produced from grapes that are grown on site as well as from grapes sourced from other regions of the country. It is our intent to offer a family friendly, entertainment and educational experience. We will offer daily winery tours of the facility and vineyard. We will explain in depth and walk them through the life cycle of grapes as they go from buds, to actual grapes, to being harvested for fermentation, to aging in barrels and finally being bottled for consumption. When harvest season arrives, we will encourage the community to join us as we pick the grapes from the vines and help sort and crush them in preparation for fermentation. Tasting hours for Latigo Winery are expected to be 11-6pm Wednesday to Sunday and also by appointment.

We do not expect significant increase in traffic due to the majority of our customers coming from the surrounding community. The estimated daily vehicle trip count will average 20 cars with the most being 50 cars on special event weekend days.

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