

EL PASO



COUNTY

COMMISSIONERS:
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MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
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PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 16, 2017

RE: Administrative Special Use Request for Ben Nelson

File: AL-17-027

Parcel ID: 52190-00-032

To Whom It May Concern:

This letter is to inform property owners adjacent to 11340 Black Forest Rd, Colorado Springs, CO 80908, that they have requested a special use to allow for an Agritainment winery of 9.77 acres where 35 acres is required within the RR-5 (Residential Rural) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on Thursday November 30, 2017 at 4:30 P.M. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the approval process may be elevated to the Board of County Commissioners for consideration. Administrative approval by the Planning and Community Development Director is subject to the appeal provisions of the Land Development Code.

You may view the application documents online at www.epcdevplanreview.com. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

Len Kendall, Planner I
El Paso County Planning and Community Development
719-520-6447
lenkendall@elpasoco.com

*-copy -
mailed
11/20/17*

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

El Paso County Parcel Information

File Name:

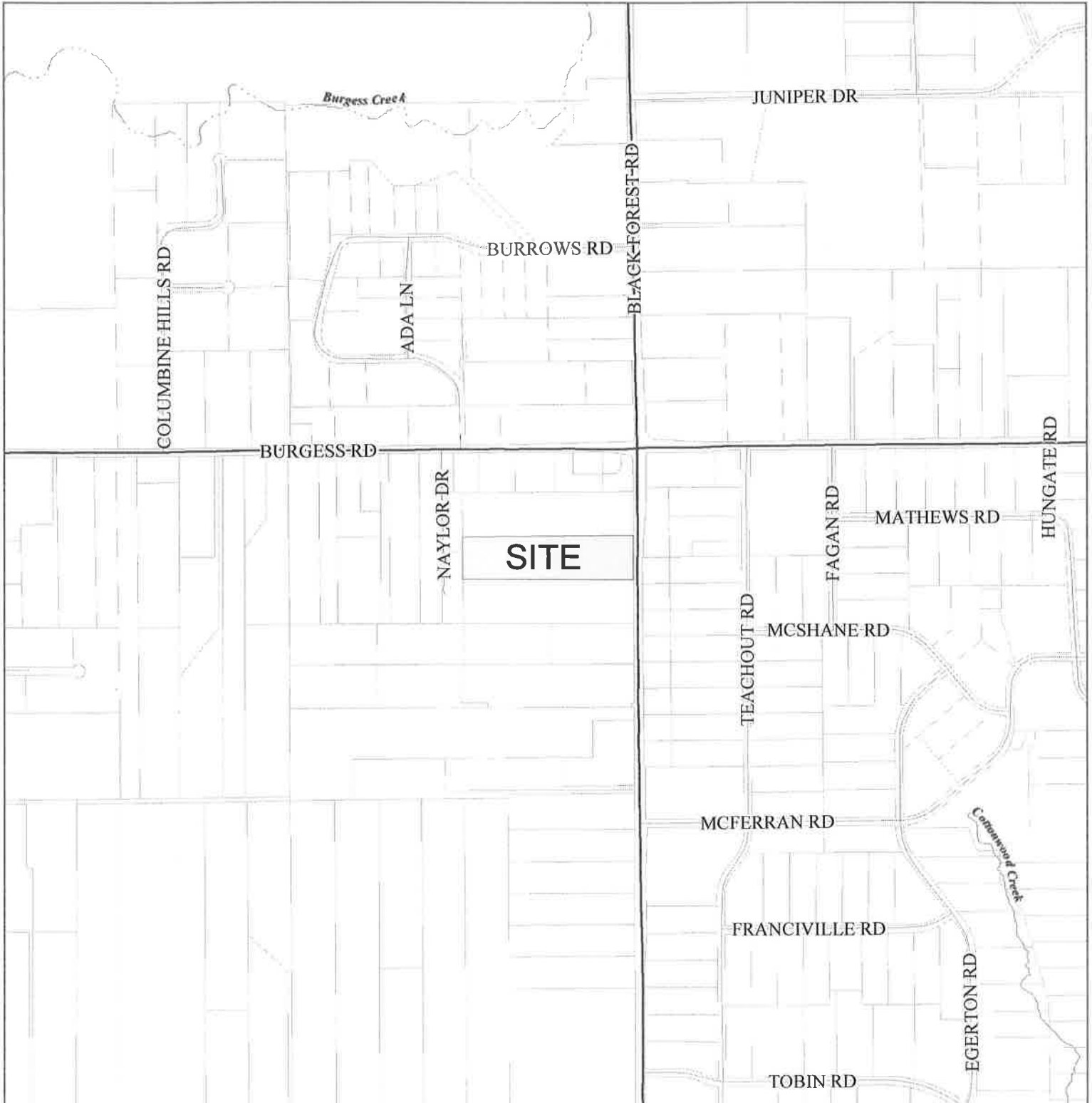
| PARCEL | NAME |
|------------|---------------|
| 5219000032 | NELSON LISA M |

Zone Map No.:

| ADDRESS | CITY | STATE |
|-----------------------|------------------|-------|
| 11340 BLACK FOREST RD | COLORADO SPRINGS | CO |

| ZIP | ZIPLUS |
|-------|--------|
| 80908 | 3990 |

Date:



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



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AL17027

5219000031
BLACK FOREST REAL PROP INVEST LLC
PO BOX 56
CALHAN, CO 80808

5219000102
GALLENTINE MICHAEL S
6545 BURGESS RD
COLORADO SPRINGS, CO 80908

5220005007
RAO INVESTMENTS LLC
7910 GATEWAY E #102
EL PASO, TX 79915

5219000033
SPENCER ROCK M
11270 BLACK FOREST RD
COLORADO SPRINGS, CO 80908

5220005004
LOCKWOOD BRUCE E
11325 BLACK FOREST RD
COLORADO SPRINGS, CO 80908

5219000032
NELSON LISA M
11340 BLACK FOREST RD
COLORADO SPRINGS, CO 80908

5219000034
MOSBARGER PAUL W &
PO BOX 88147
COLORADO SPRINGS, CO 80908

5220005033
ABERT LLC
PO BOX 88399
COLORADO SPRINGS, CO 80908