

Len Kendall

From: Dorene Mosbarger <dlwx3@live.com>
Sent: Thursday, November 30, 2017 8:05 AM
To: Len Kendall
Subject: Re: Special use request

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

Dear Sirs

I am emailing in response to File AL-17-027 Parcel ID 52190-00-032

Our concerns are the amount of traffic and pedestrian use in the area, and the idea of a commercial business bordering our property is disturbing.

The environmental impact of a winery on only 9.7 acres is concerning when it calls for 35 acres. How would that affect the Deer and wildlife in the area?

We would prefer it not happen in our backyard.

Thank you
Paul, Dorene Mosbarger

From: Courtney Gallentine <courtvolle@hotmail.com>
Sent: Wednesday, December 6, 2017 5:45 PM
To: Len Kendall
Subject: Fwd: File# AL-17-027 Parcel ID# 52190-00-032

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Service at 520-6355 if you are unsure of the integrity of this message.

"We grow a lot faster than trees, so we miss a lot of stuff"

Begin forwarded message:

From: Courtney Gallentine <courtvolle@hotmail.com>
Date: November 29, 2017 at 2:57:42 PM MST
To: lenkendall@elpasco.com
Subject: File# AL-17-027 Parcel ID# 52190-00-032

To whom it may concern:

We received a letter regarding this request because we are owners of an adjacent property. We would like to make sure it is clearly known that we very strongly oppose this permit and the winery in its entirety. We have three major concerns:

1. We moved to Black Forest in 1992, very specifically to avoid businesses and crowds and development exactly like this. Especially a business that is openly admitting they know they do not have the required space to run the way a winery is intended. We believe they need to find a location with sufficient space.
2. The drawings and plans that have been presented to us continue to show the primary access to this business would be through our property. It's important to note that the "street" Naylor, on the drawing is actually a dirt road by technical standards but in reality is a shared driveway for our home and our neighbor's. An increase of traffic, parking, and visitors on our driveway would have a huge effect on our home. We would request that the space be surveyed and that no traffic (by vehicle or foot) be allowed on the property we have owned for more than 25 years.
3. Lastly, we love Black Forest for the community, the wildlife, and the seclusion. A business that draws tourism literally to our driveway would be devastating to us. It would deter the deer, the foxes, and the birds that we have come to know as neighbors. It is our opinion that there is no valid reason to allow a permit for a business that is not designed to fit in the available space and is already at risk of crossing property lines.

Thank you for your consideration,

Michael "Scott" And Courtney Gallentine
719.290.5741

"We grow a lot faster than trees, so we miss a lot of stuff"