

# EL PASO

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# COUNTY

STAN VANDERWERF  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 13, 2018

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

RE: Special Use – Nelson Winery Agritainment - (AL-17-027)

This is to inform you that the above-reference request for approval of a special use was heard and approved by the El Paso County Board of County Commissioners on March 13, 2018, to operate a winery as agritainment on a 9.77-acre property where 35-acres is required in the RR-5 (Residential Rural) zoning district. The parcel is located on Black Forest Road approximately 800-feet south of the intersection with Burgess Road. The parcel is located within the Timbered Area (subarea 1) of the Black Forest Preservation Plan (1987). (Parcel No. 52190-00-032)

This approval is subject to the following:

## CONDITIONS

1. Approval is limited to the use, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. The applicant must apply for and receive approval of a site development plan for the proposed agritainment use in order to comply with the development standards of Chapter 6 of the Land Development Code.
3. The applicant shall provide evidence of permitting for any new onsite wastewater treatment system, as depicted on the special use site plan, as a supporting document to the site development plan application.
4. A corridor preservation line must be shown on the site development plan at a distance of 60 feet from existing property line along Black Forest Road in accordance with the 2040 MTCP.
5. Applicant must obtain the appropriate liquor license from the State of Colorado pertaining to the winery use.

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



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

*Copy  
mailed  
3/13/18*

## NOTATIONS

1. Special use approval includes conditions of approval and the accompanying site plan. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissions.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in cursive script that reads "Len Kendall". The signature is written in black ink and is positioned above the typed name.

Len Kendall, Project Manager/Planner I

File No. AL-17-027