

# Latigo Winery, LLC

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

November 12, 2019

## **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. The property sits on 9.77 acres and consists of a log home, 4 stall barn, 4 port garage, 2 out buildings and 1 acre vineyard. We intend to use the barn as a small winery and tasting room as allowed by our special use for Agritainment. No major renovation is taking place, only small cosmetic changes, i.e paint, removing carpet, etc. The 4 port garage will be removed to make room for parking. The log home will remain as the family residence. The 2 out buildings will be left alone. 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.

Ben Nelson