

October 20, 2017

### **Notice to Adjacent Property Owners**

To whom it may concern,

This letter is being sent to you because Ben and Lisa Nelson are proposing a land use project in El Paso County at 11340 Black Forest Rd. Colorado Springs, CO 80908. This information is being provided to you prior to a submittal with the county. Please direct any questions of the proposal to us at this address. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

**Questions specific to the project, please contact:**

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

We are requesting a Special Use Permit from the county to allow for the use of a small family winery and vineyard. The property sits on 9.77 acres southwest of the intersection of Black Forest and Burgess and is zoned RR-5. It 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 of the winery's tasting room. 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 home and barn, will be used for grape vines. The property currently has 3 driveways, we will reduce that down to two. 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.

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

Lisa Nelson



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Sent To Michael Gallentine  
Street and Apt. No., or PO Box No. 6545 Burgess Rd.  
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Sent To Bruce & Lisa Lockwood  
Street and Apt. No., or PO Box No. 11325 Black Forest Rd.  
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Sent To Paul Mosbarger  
Street and Apt. No., or PO Box No. PO Box 8847  
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Sent To Rock Spencer  
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Sent To Black Forest Real Prop Invest LLC  
Street and Apt. No., or PO Box No. PO Box 56  
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



# EL PASO



# COUNTY

COMMISSIONERS:  
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MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
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](http://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](mailto: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

[www.ELPASOCO.com](http://www.ELPASOCO.com)

# El Paso County Parcel Information

File Name: AL-17-027

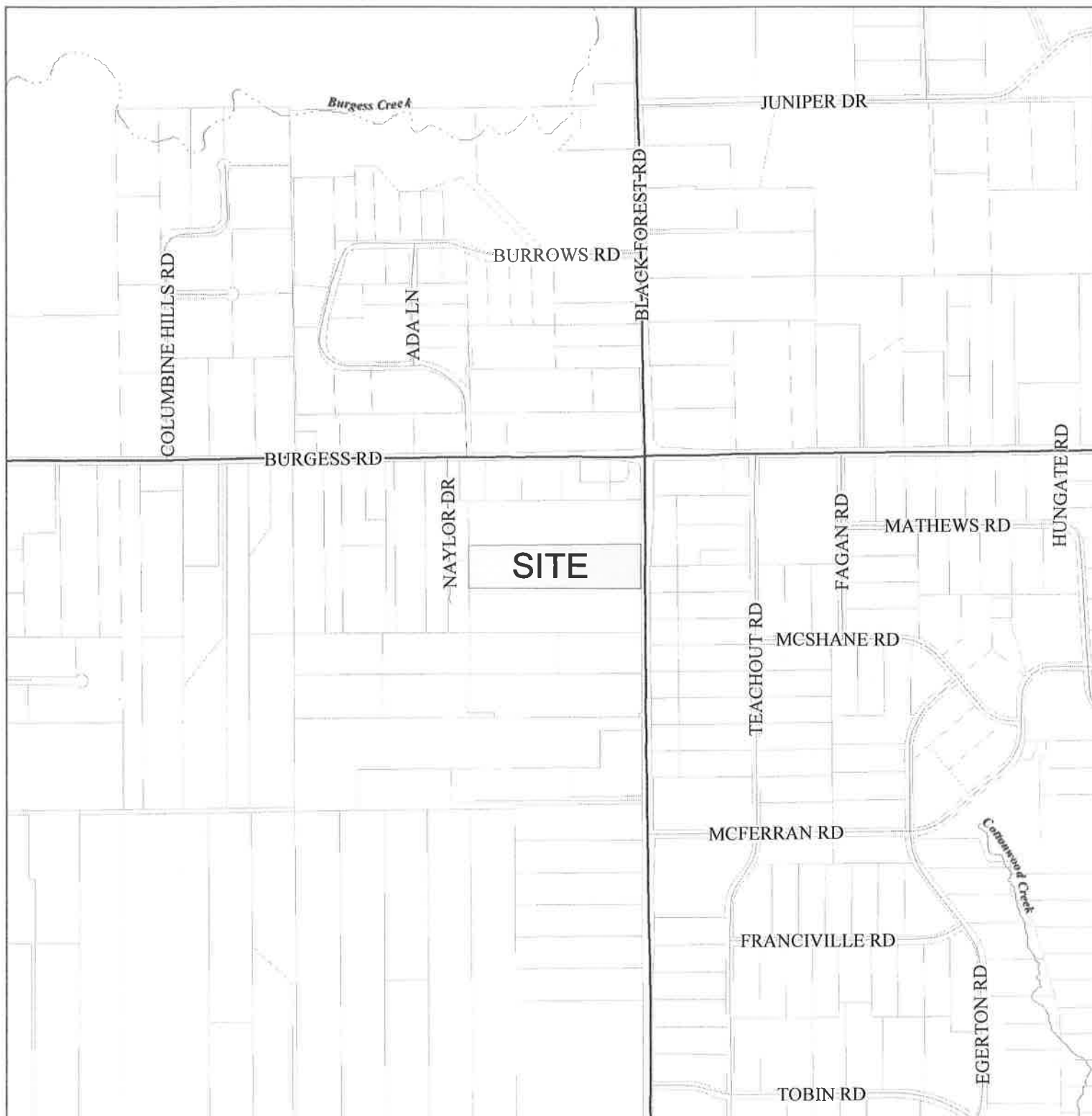
PARCEL	NAME
5219000032	NELSON LISA M

Zone Map No.: --

ADDRESS	CITY	STATE
11340 BLACK FOREST RD	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80908	3990

Date: November 20, 2017



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