

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

Who, what, when, why, and how.

Who: No comments

What: No comments

When: Provide hours of operation and if it is seasonal and what season if so. Provide peak hours of operation and maximum number of vehicles expected to park on premise at any one time.

Why: Provide justification as to why this is a good place to do this and what it brings to the community.

How: Detail what building will be used to what use. Will the production, bottling, aging take place on the property... etc. Provide maximum number of employees with consideration of future growth. Detail maximum number of daily traffic expected.

Please add to the LOI how the use is consistent with the approved special use and how it is agritainment.

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

Please reference the special use approval as well as further outline how the use is agritainment and is not simply a winery. The key being the educational component.