

## Jennifer Shagin

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**From:** John Green <JohnGreen@elpasoco.com>  
**Sent:** Thursday, February 25, 2021 3:25 PM  
**To:** Jennifer Shagin  
**Subject:** RE: Venetucci Farms Business Event Center

Jennifer,

In speaking with Nina, I believe the department would be open to a paved driveway with gravel on the interior. Please note the materials on your site plan and address the surfacing in your letter of intent (along with a justification for only partially paving the parking area).

### John Green

Planner/Reviewer II  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910  
(719) 520-6300 (Main)  
(719) 520-6442 (Direct)

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### PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 AM to 5:30 PM

### DEPARTMENT HOURS

Monday - Friday, 7:30 AM to 4:30 PM

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**From:** Jennifer Shagin <jshagin@nescolorado.com>  
**Sent:** Tuesday, February 23, 2021 11:42 AM  
**To:** John Green <JohnGreen@elpasoco.com>  
**Cc:** Andrea Barlow <abarlow@nescolorado.com>  
**Subject:** RE: Venetucci Farms Business Event Center

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Hi John,

I wanted to check in with you and see if you were able to clarify if we will have to pave the access drive and parking lot for a seasonal wedding event center at Venetucci Farm? As I mentioned in my last email, I was thinking that Venetucci could do a similar drive to the recently approved Business Event Center on Falcon Highway where the immediate highway access is paved but the interior access drive and parking lot is gravel?

Thank you,

Jennifer

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**From:** Jennifer Shagin  
**Sent:** Wednesday, February 10, 2021 5:16 PM  
**To:** John Green <[JohnGreen@elpasoco.com](mailto:JohnGreen@elpasoco.com)>  
**Cc:** Andrea Barlow <[abarlow@nescolorado.com](mailto:abarlow@nescolorado.com)>  
**Subject:** RE: Venetucci Farms Business Event Center

Hi John,

Thank you for looking into this. These events are seasonal (restricted to the warmer months) and really only three days a week. I also saw a recent project on Falcon Hwy for a wedding event center that had a breeze parking lot and gravel access drive, I thought that a Business Event Center at Venetucci could do something similar?

Thanks,

Jennifer

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**From:** John Green <[JohnGreen@elpasoco.com](mailto:JohnGreen@elpasoco.com)>  
**Sent:** Wednesday, February 10, 2021 4:33 PM  
**To:** Jennifer Shagin <[jshagin@nescolorado.com](mailto:jshagin@nescolorado.com)>  
**Subject:** RE: Venetucci Farms Business Event Center

Jennifer,

I will confirm with Nina, but I believe paving will still be a requirement.

**John Green**

Planner/Reviewer II  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910  
(719) 520-6300 (Main)  
(719) 520-6442 (Direct)

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PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 AM to 5:30 PM

DEPARTMENT HOURS

Monday - Friday, 7:30 AM to 4:30 PM

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**From:** Jennifer Shagin <[jshagin@nescolorado.com](mailto:jshagin@nescolorado.com)>  
**Sent:** Thursday, February 4, 2021 3:34 PM  
**To:** John Green <[JohnGreen@elpasoco.com](mailto:JohnGreen@elpasoco.com)>  
**Cc:** Andrea Barlow <[abarlow@nescolorado.com](mailto:abarlow@nescolorado.com)>; Brooks Swenson <[bswenson@nescolorado.com](mailto:bswenson@nescolorado.com)>  
**Subject:** RE: Venetucci Farms Business Event Center

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Hi John,

Thank you for looking into this and we can definitely show approximate utilities. Since the Business Event Center is really just for Fri, Sat, and Sun during the warmer months (not all year), is paving still required or would this be more of an exception because the events are only for part of the year?

Thank you,

Jennifer

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**From:** John Green <[JohnGreen@elpasoco.com](mailto:JohnGreen@elpasoco.com)>  
**Sent:** Thursday, February 4, 2021 3:29 PM  
**To:** Jennifer Shagin <[jshagin@nescolorado.com](mailto:jshagin@nescolorado.com)>  
**Cc:** Andrea Barlow <[abarlow@nescolorado.com](mailto:abarlow@nescolorado.com)>; Brooks Swenson <[bswenson@nescolorado.com](mailto:bswenson@nescolorado.com)>  
**Subject:** RE: Venetucci Farms Business Event Center

Jennifer,

Pursuant to Section 6.2.5©2(c)(iii) of the El Paso County Land Development Code, paved parking is required in rural areas where a 25 parking spaces or more are required based on the proposed use. In this case, since the proposed use is for a Business Event Center with more than 25 people intended for any one event, paving would be required. For the utility location, I think an approximate location should be fine for the Special Use Permit review.

**John Green**

Planner/Reviewer II  
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PERSONAL WORK SCHEDULE

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DEPARTMENT HOURS

Monday - Friday, 7:30 AM to 4:30 PM

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**From:** Jennifer Shagin <[jshagin@nescolorado.com](mailto:jshagin@nescolorado.com)>  
**Sent:** Tuesday, February 2, 2021 9:55 AM  
**To:** John Green <[JohnGreen@elpasoco.com](mailto:JohnGreen@elpasoco.com)>  
**Cc:** Andrea Barlow <[abarlow@nescolorado.com](mailto:abarlow@nescolorado.com)>; Brooks Swenson <[bswenson@nescolorado.com](mailto:bswenson@nescolorado.com)>  
**Subject:** Venetucci Farms Business Event Center

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Hi John,

I just wanted to follow up with you and see if we will be required to pave the drive aisle and parking lot for the proposed Business Event Center at Venetucci Farms? I was also wondering if you needed an exact location of all the utility lines on site, or just to the barn? Since we are not proposing to build any structures, I wasn't sure if you an approximate location of utilities would be OK for this submittal?

Thank you,

Jennifer

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