EL PASO COUNTY
Department of Planning
& Community Development

ACCESS PERMIT (DRIVEWAY) PERMIT

FILE NO. AP26857 **YEAR 2026**

The undersigned applicant agrees to perform all work in accordance with the El Paso County Subdivision Criteria Manual, El Paso Land Development Code, recorded plat (if applicable), requirements specified below, and any permit attachments. Should the preceeding conditions not be satisfied, this permit shall be considered NULL and VOID.

Applicant: Ponderosa Paradise, LLC
(719) 237-8019

Address: 16965 Lindbergh Rd
Monument, CO 80132

Approved: 9/22/2026

Complete work by: 12/21/2026

Address: 16965 Lindbergh Rd
Monument, Colorado 80132

Parcel: 7121001009

Type of Driveway Access: Commercial Driveway Access

Remarks:
The Access requirements of this property have been determined by the APPROVED PLANS AND SPECIFICATIONS for this subdivision or site as part of an overall design. See Comments for specifics. Single Access, maximum width 24 feet.

REQUIREMENTS:

1. STATE LAW REQUIRES that utilities be located prior to construction. At least two days advance notice must be given. Phone 1-800-922-1987
2. All work sites must be signed and protected in accordance with the current issue of the MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES and any permit attachments.
3. Should it become necessary for El Paso County to sign, light and barricade hazardous areas or restore the Right-of-Way to its original condition, all costs of said work shall be borne by the applicant.
4. All backfill shall be compacted to 90% of AASHTO T-180 unless otherwise specified.
5. ALL ACCESSES ARE SUBJECT TO RECONSIDERATION UPON LAND USE OR TRAFFIC CHANGES. All permits issued are for a SINGLE ACCESS point to a specific roadway.
6. Road closure will not be permitted.
7. This permit is not good for access to planned arterial roadways.
8. Permit is VOID if construction is not completed within 90 days.
9. Applicant should contact local Fire Protection District for any additional requirements.
10. Monuments within the ROW are not included with this permit; an EPC DOT Encroachment Permit may be required. Please call (719)520-6460 for information.