MUSTANG RIDGE RV RESORT

RVP ZONING MAP

El Paso County, Colorado

SHEET INDEX

Sheet 1 of 2: Cover Sheet
Sheet 2 of 2: Preliminary Schematic Concept Site Plan

ITEM COUNTS PER TRACT CHART

TRACT #	# RV SITES / TRACT	# BUILDINGS / TRACT
TRACT 1	36	1 BATHHOUSE
TRACT 2	35	1 CLUBHOUSE, 1 FARMER'S MARKET BLDG., 1 CHAPEL, 1 BATHHOUSE
TRACT 3	38	1 CHAPEL, 1 BATHHOUSE
TRACT 4	37	1 REGISTRATION / GYM BLDG.

BUFFER TREES CHART

BUFFER TREES LOCATION AND LENGTH (LF)	# TREES REQUIRED	# TREES PROVIDED
EAST PROPERTY LINE ALONG S. MERIDIAN RD. 2485.13 LF	1 TREE / 30 LF (2485.13 LF / 30) = 83 TREES	83

OPEN SPACE MIN. % CHART (ENTIRE PROPERTY)

TOTAL PROPERTY AREA SQ. FT.	MIN. % OPEN SPACE AREA REQUIRED	% OPEN SPACE AREA PROVIDED
6,107,610.75 SF	8% (488,608.86 SF)	72% (4,395,026 SF)

Owner:
Magic Bobo, LLC - United Crystal - Series 1
30 N. Gould Street #65883
Sheridan, WY 82801
719-491-2158

Applicant:
Same as owner

Preparer:
Outdoor Design Group, Inc.
5690 Webster Street
Arvada, CO 80002
303-993-4811

Entitlement Consultant:
Vertex Consulting Services, LLC
5825 Delmonico Drive, Suite 320
Colorado Springs, CO 80919
303-906-8800

SITE DATA

Tax ID Number: 5700000128
Total Area: 140.21 AC
Drainage Basin: Williams Ranch
Current Zoning: RR-5
Proposed Zoning: RVP
Current Use: Vacant
Proposed Use: RVP
Proposed Density: 0.96 RV/AC

Maximum Building Height: 30'

Building Setbacks:
East : 60'
South: 50'
West: 50'
North: 100'

Landscape Setbacks:
East: 60'
South: 50'
West: 50'
North: 100'

RV Setback from Other RVs:
20 feet minimum

RV Setback from Building or Structure:
20 feet minimum

Accessory Structure Setbacks:
25 feet minimum from RVP boundary

NOTES

ROADS
-ONE-WAY ROADS = 18' WIDE
-TWO-WAY ROADS = 25' WIDE
-TURNING RADII = 40' MINIMUM
-ROAD SLOPES = 6% MAXIMUM

RV SITES AMENITIES
-EACH SITE MAY HAVE A FIRE-PIT (WILL BE SHOWN ON PPR)
-ALL FIRE PITS SHALL BE FIRE CODE COMPLIANT

SIGNAGE
-ALL SIGNS WILL BE DEPICTED ON THE SUBSEQUENT SITE DEVELOPMENT PLAN AND WILL REQUIRE SIGN PERMITS.

GENERAL NOTES

1. This is an RVP Zoning Map; a Site Development Plan will be provided at a later date prior to ground disturbing activities and issuance of any building permits.

2. All sidewalks in high traffic areas are to be 5' concrete unless otherwise specified. All other trails and paths to be soft surface of varying widths.

3. Private roads are to be paved asphalt.

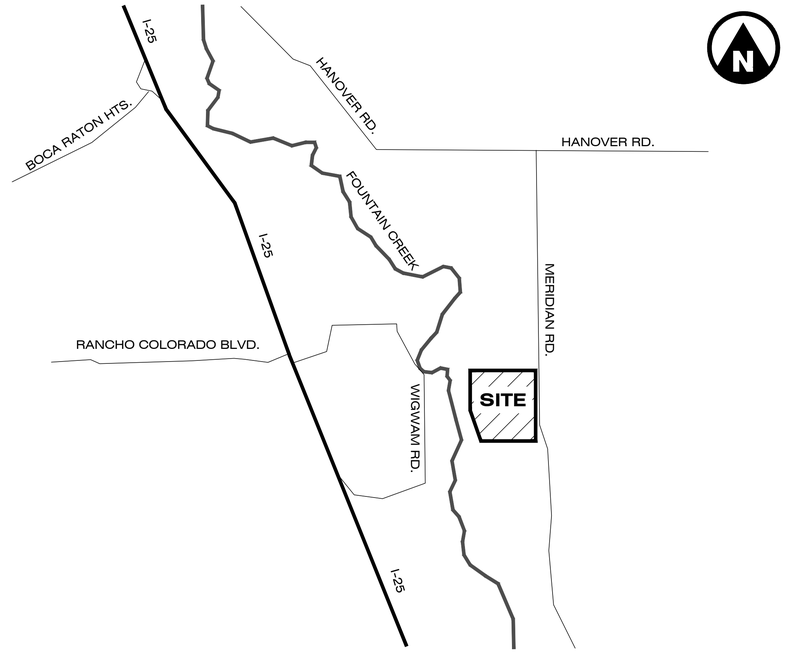
4. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

5. Each Tract (1-4) shall be served by no more than two (2) 2,000 gallon maximum onsite wastewater treatment systems (OWTS) pursuant to El Paso County Public Health standards.

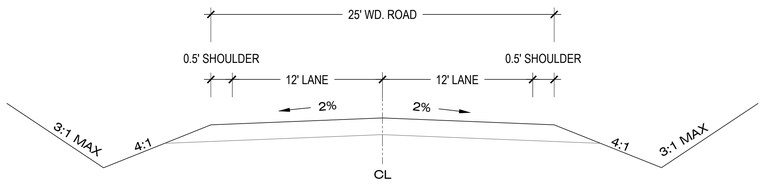
LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS DESCRIBED IN WARRANTY DEED, FILED FOR RECORD ON SEPTEMBER 26, 2024 UNDER RECEPTION NO. 224075960 IN THE OFFICE OF CLERK AND RECORDER, COUNTY OF EL PASO, STATE OF COLORADO.

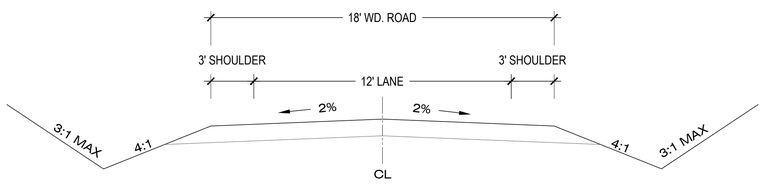
VICINITY MAP (N.T.S.)



TWO-WAY PRIVATE ROAD SECTION (N.T.S.)



ONE-WAY PRIVATE ROAD SECTION (N.T.S.)



COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
Call 3 business days in advance before you dig, grade, or excavate for the marking of underground member utilities

OUTDOOR DESIGN GROUP
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OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVADA, CO 80002
(303) 993-4811

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El Paso County, Colorado

Owner / Applicant:
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United Crystal - Series 1
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Sheridan, WY 82801

RVP ZONING MAP

Issue Dates

Date:	Notes:
10-28-26	RVP Zoning Map

PREPARED UNDER THE SUPERVISION OF

- FOR REVIEW -
- NOT FOR CONSTRUCTION -

MATTHEW G. CORRION
COLORADO PLA #155

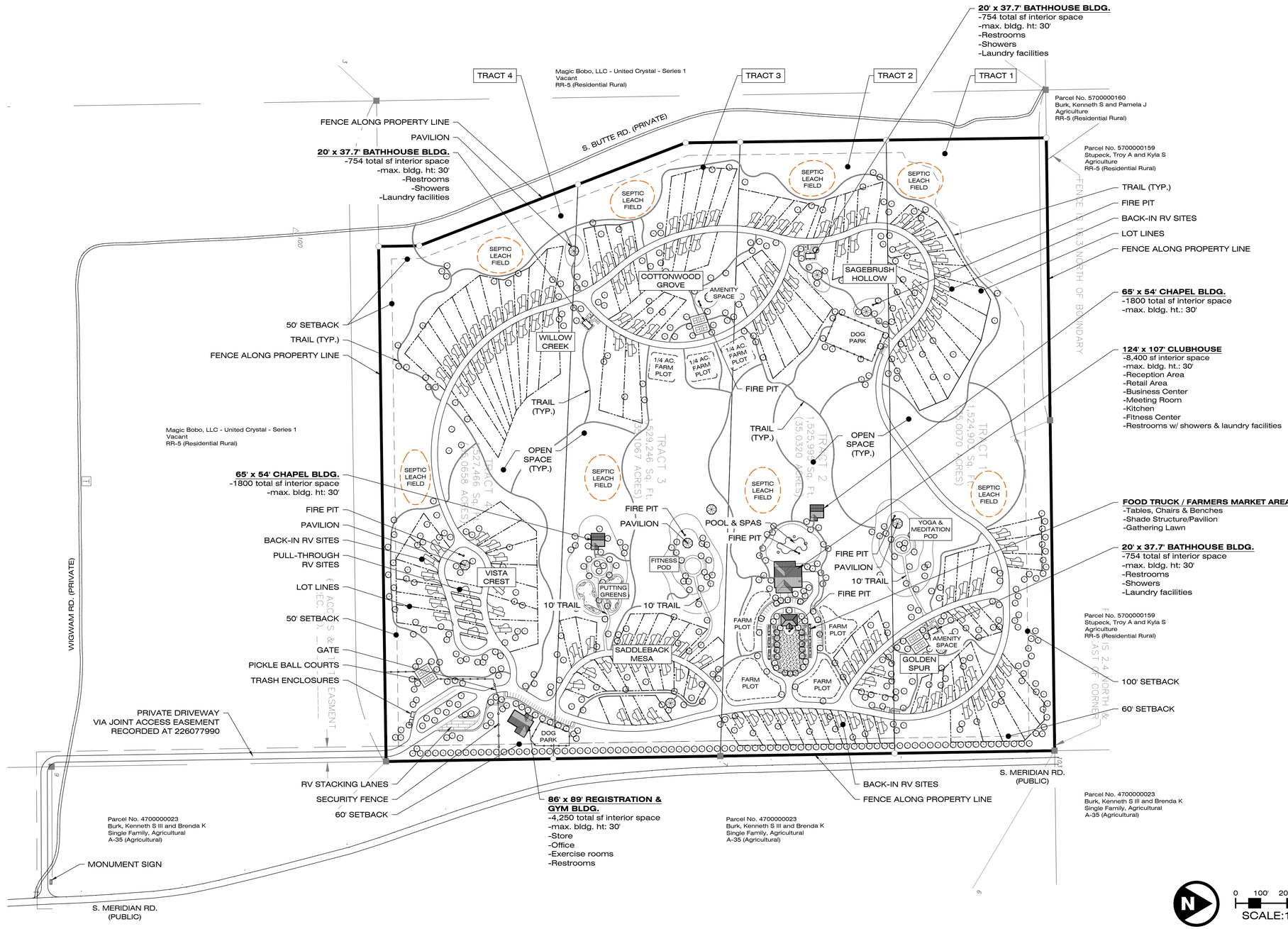
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Sheet
1
Cover Sheet

MUSTANG RIDGE RV RESORT

RVP ZONING MAP

El Paso County, Colorado



RV SPACE DATA

BACK-IN RV SITES
Luxury 65 deg. = 142

PULL-THRU RV SITES
Luxury 65 deg. = 4

TOTAL RV SITES = 146

NOTE:
AT THE SCHEMATIC / CONCEPTUAL LEVEL, THE NUMBER OF SITES IS AN APPROXIMATE ESTIMATE. ACTUAL NUMBERS OF SITES MAY VARY ON A FINAL SITE PLAN.

N

0 100' 200' 400'

SCALE:1"=200'

Call 3 business days in advance before you dig, grade, or excavate for the marking of underground member utilities

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Sheet
2
Zoning Map