

LETTER OF INTENT

Special Use Application — Ponderosa Paradise Recreation Camp and Event Center

Please add "PCD File No. AL2622"

Applicant / Property Information

Applicant / Owner	Kristen Anja Wynne, DBA Ponderosa Paradise, LLC.
Contact	719-237-8019 anja@thewynnegrp.com
Property Address	16965 Lindbergh Road, Monument, CO 80132
Tax Schedule Number	7121001009
Acreage	7.5 acres
Current Zoning District	A-5, Agricultural District
Legal Description	North Half of the Northwest Quarter of the Southeast Quarter of Section 21, Township 11 South, Range 67 West, 6th Principal Meridian, County of El Paso, State of Colorado

Submitted to: El Paso County Planning and Community Development Department, 2880 International Circle, Suite 110, Colorado Springs, CO 80910.

Section 1: Project Description

A. Existing Conditions

Please reach out to the Fire Protection District to verify that the correct fuel storage permits are in place (if needed).

The subject property is a 7.5-acre parcel located at 16965 Lindbergh Road, Monument, Colorado, within unincorporated El Paso County. The property is currently improved with a 16' x 26' wood, chassis-mounted building (primary dwelling) and a 12' x 16' wood storage building, two 40' sea/land containers, an on-site well, a septic field engineered to a documented treatment capacity of 200 persons, two propane tanks, an overhead power connection, and a gravel driveway providing access from Lindbergh Road to an on-site parking area. These conditions are documented on the Improvement Location Certificate prepared by Stewart Title Guaranty Company for the property (dated July 10, 2025).

B. Zoning District and Allowed Uses

The property is zoned A-5, Agricultural District, under the El Paso County Land Development Code. The Code describes the purpose of this district as follows:

"The A-5 zoning district is a 5-acre district primarily intended to conserve agricultural resources and ranching operations and accommodate limited residential use." — El Paso County Land Development Code, Chapter 3, Table 3-1, General Zoning Districts

The allowed, special, accessory, temporary, and prohibited uses within the A-5 district are set out in Table 5-1 (Principal Uses) of Chapter 5. This Application requests approval of a Special Use Permit and accompanying Site Development Plan to establish a recreation camp with a business event center, a use identified in Table 5-1 of the Code.

And converting the existing Tiny House (principal dwelling) to be used as an Accessory Living Quarters for Permanent Occupancy. The ALQ Affidavit will be required with PPR. (Available on Planning website.)

C. Proposed Development

The Applicant proposes to develop the property as a limited-scale, family-operated recreation camp with a business event center through a series of phases, over five years, consisting of the following components:

(principal residence, not caretaker's quarters)

A main house of approximately 100' x 50', limited to 30' height, housing a primary residence ~~in the caretaker's quarters~~, and an indoor meeting/event space accommodating up to approximately 75 people. ADA accessible en suite bedrooms and bathrooms will be included.

Per phone call, reducing?

Approximately 32 guest accommodation glamping sites consisting of a mix of tiny houses (chassis-mounted units, including Airstream-type trailers), canvas-sided structures, and pre-fabricated, platform/stilted houses.

With Site Dev Plan project, please submit floorplans of the main house/event space.

Please be consistent with terminology for the different buildings within the letter of intent and between this and the site plan.

Phase 2 says 100 people. If it will be 100 people for phase 2 and then reduced to 75 by phase 4, please clearly state that.

Two centralized bathhouse structures (vendor options under consideration: Conestoga Wagon Company, 8' x 16'; Plains Craft, 8' x 4' chassis-mounted; or a 200-250 sq ft fixed building), each providing separate shower, sink, and toilet facilities connected to the shared septic, water, and electric systems, with ADA-accessible accommodations available. **Note that all wastewater management will be permitted through EPC Public Health, as required.**

Development is proposed over the next 5 years:

Phase 1 (Fall 2026) planning, permitting, and conducting proof of concept with **three units**: a canvas-sided yurt, a tiny house and a renovated Airstream accommodation. **Please update the number of phase 1 glamping sites.**

Phase 2 (2027) consists of analysis of the three units operating in Phase 1 and continue to our business model accordingly; begin main house building plans; offer outdoor event operations under tentage for small events (max **100 people**) via a 180-day Temporary Use Permit during the summer of 2027. **This will need to be further discussed. For example, details of parking, buffering, septic. Please provide dimensions of tent.**

Phase 3 (targeted 2028) continues to expand recreational camp operations; analysis, begin construction of the main house with caretaker's quarters and re tentage. **NOTE:** The currently permitted pri: "tiny house" ng will be in ADDITION to the ca: "principal dwelling" located in the main building. The current location of the permitted pr: "tiny house" ng will become a recreational camp unit and the permitted pr: "tiny house" ng will move to the southside of the property across from the septic system. **Per phone call, reducing?**

Phase 4, full build out (targeted by 2030); consists of completing build out of up to **32 glamping units** consisting of:

- chassis-mounted homes,
- Airstream units,
- canvas-sided yurts/tents, and
- building permitted cabins;

(Establishing the principal dwelling within mixed-use event building will convert tiny house to an ALQ for Permanent Occupancy as Special Use.)

operating the event space with meeting/event use (up to **75 persons**) and caretaker's living quarters, community space with hot tubs and sauna, and drip-irrigated landscaping across approximately 1.87 acres of the site.

D. Service and Infrastructure Summary

I believe you will want to update this.

The project will be served entirely by on-site systems: an existing well (with application Case No.: 26CW3011 in progress to expand permitted use to serve additional guest units and irrigation, discussed further in Section 5 and Section 7 below), an existing septic system with documented capacity for 200 persons, and two separate service panels operated by Mountain View Electric Association. Site access is via the existing gravel driveway from Lindbergh Road.

Additionally, with regard to TU2626, dated 9/3/2026 to 9/8/2026, a representative from Mountain View Electric Association visited the site to confirm electrical usages was not in violation of current permitting. No violation was noted.

Section 2: Land Development Code Analysis

A. Land Use Classification

The proposed use is classified as a recreation camp with a business event center under Table 5-1 (Principal Uses) of Chapter 5 of the El Paso County Land Development Code. The Code confirms that recreation camp is

"A place used as a destination point for visitors, for vacationing or other recreational purposes which may include permanent structures and temporary facilities such as tents or yurts for the use of guests which facilities may contain cooking facilities and are used for temporary occupancy (not to exceed 30 consecutive days or a total of 90 days in 1 calendar year). This term shall not be interpreted to include hotels, motels, restaurants, and theaters but would include land uses commonly considered as campgrounds, dude ranches, resorts or retreats."

and a business event center is

"A for-profit business whose purpose is to provide a place for people to assemble for events in the nature of, but not limited to, recreational, social, cultural, political, or educational purposes."

These two principal uses align directly with this project's mission:

Ponderosa Paradise, LLC is a family-owned regenerative land project dedicated to restoring/maintaining native ecosystems, supporting wildlife and pollinators, while creating a sanctuary for meaningful gatherings, micro-weddings (75 or less), eco-retreats, and education that reconnects people with each other and the land.

B. Allowed vs. Special/Conditional Use Status

Table 5-1 uses the following legend to classify each principal use within each zoning district:

"If the symbol 'A' appears in the box at the intersection of the column and row, the use is allowed subject to applicable development standards... If the symbol 'S' appears in the box at the intersection of the column and the row, the use is allowed subject to the Special Use provisions of this Code..." — El Paso County Land Development Code, Chapter 5, Section 5.1

This Application proceeds on the basis that recreation camp is designated 'S' (Special Use) for the A-5 zoning district in Table 5-1, consistent with the Applicant's own determination and the relief requested in this Application. The Code further provides that only one principal use is generally allowed per lot or parcel outside the A-35 district and commercial/industrial districts, unless special use approval authorizes an additional use:

Generally, "only one principal use is allowed per lot or parcel, except in the A-35 zoning district and in commercial and industrial zoning districts... or where special use approval or variance of use approval has authorized additional uses." — El Paso County Land Development Code, Chapter 5, Section 5.2.3

Because the property is zoned A-5, the recreation camp is being pursued as the property's principal use via Special Use approval, with the business event center approval as an authorized additional use. The existing s "tiny house will" residence and caretaker quarters remain as uses ancillary and subordinate to that approval, and consistent with this provision

- C. An Accessory Living Quarters (ALQ) is an allowed use by right. After construction of the mixed-use event center/principal dwelling, the existing Tiny House will be converted to an ALQ for Permanent Occupancy. LDC criteria: 5.2.1.(H). The unit will not be leased or rented, will be used by immediate family, and an affidavit will be provided at the time of building permit.

As no use-specific guidance is provided in Chapter 5 regarding the development of a recreational camp, this application addresses areas identified from research of comparable projects in El Paso County and the guidance provided in Chapter 6. Based on this research and the application of use-specific standards for this project, we request the PCD Director approve these items.

Design and Landscaping.

Buffer between differing uses will be required at Site Dev Plan (PPR). Parking areas also need to be screened from adjacent residential. This will be further addressed in future review.

1. Landscape Requirements:

- The land is currently 75% covered by Ponderosa Pines, far surpassing the requirement of 5% or 1 tree per 500 sq ft. There is one pre-existing clearing where the primary building will be placed and there is no requirement to clear any trees. Suggested update: Trees will only be cut as needed to meet wildfire mitigation requirements.
- Natural vegetation borders the entire property; the requirement of 1 tree per 15 ft frontage or clusters every 30ft is met. This meets the need for landscape buffering areas.
- An attractive shelter will hide the refuse area on the north side of the front entrance, surrounded/hidden by scrub oaks. Suggested update: Address how waste will be protected from wildlife.
- The only storage or facilities that will be added to the property is for water storage following the approval of Case No.: 26CW3011. The projected site for water storage will be in the vicinity of the two approved storage containers currently located on the north side of the property. Natural buffering exists in this area to block an above ground cistern or it will be underground. Cistern for fire mitigation?

2. Building Design:

Suggested edit: "The primary building footprint will be no greater than 5,000 sq ft."

- a) The primary building will be no larger than 5,000 sq ft on the ground floor. The building will include a ~~Caretaker's Quarters (Section 5.2.13, limiting the property to one caretaker's quarters, occupied only by a caretaker and immediate family) and will not exceed twice the footprint of the primary residence.~~ "principal dwelling."
- b) Due to the excessive amount of natural vegetation on the land, each sleeping unit will be secluded from

Event Center and Glamping/Recreation Camp aren't specifically identified in the parking calculation table, but the most similar uses are:

3. Pa

a)

Auditorium or similar place of Public Assembly		The greater of 1 space per 4 fixed seats or 1 space per 100 square feet of floor area	
Bed and Breakfast Inn	1 space per 2 guest rooms or suites	Hotel/Motel	1 space per 1 guest room or suite, plus ½ space per 100 square feet of restaurant space and ½ space per 4 seats of meeting space
Boarding House, Group Home, Dormitory, Fraternity, Sorority or other Communal Living (i.e., common kitchen facilities service the occupants)	0.5 space per bed		

- b) Using these as a guide, Event Center parking should be 1 space per 100 sq ft and glamping sites should be 1 space per unit. These would need to be cumulative. Off-site parking can be a temporary solution to irregular events, but not a permanent proposal.
- c) (iv) **Parking Required to Accommodate All Uses on Lot.** Where a lot or parcel has more than 1 use, or a primary use with accessory use, the total number of parking spaces required shall be the sum of the requirements for the various uses.

d)

(b) **Parking to be Located on the Same Lot as Use Served.** Parking and maneuvering areas shall be located on the same lot or parcel as the use it is intended to serve. Off-site event parking may be allowed as a temporary use. Parking or maneuvering areas may be located on adjacent lots or parcels provided a recorded document stipulates provisions for common use and maintenance. The use restriction shall run with the building or use which the parking is intended to serve. Required parking spaces for a use shall not be counted toward meeting the requirements of another use. Parking shall be located within 500 feet of the building or use which the parking is intended to serve.

4. Li

In

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After determining the minimum standard space requirement, additional ADA spacing will be determined.

For example: If the event center is apx 4,000 sq ft of the overall building, that would require 40 standard spaces. Each glamping site requires 1 space (current site plan shows 20). Each residential use (tiny home and w/in principal building) should be provided 2 spaces. Cumulative total = 64 standard spaces. Additional ADA would be 3 spaces minimum.

5. Sig

The entry gate to the property will be setback 25' from Lindbergh Rd. and capped with a truss. The truss will have a sign hanging from it with the property name, Ponderosa Paradise. The ~~Site~~ "sign permit" ~~ance~~ will be submitted after approvals are provided.

Environmental Standards.

1. Drainage and Floodplain:

No floodplain is located on this property. Wright Water Engineers are evaluating the need for a private detention basin and a stormwater quality best management practice maintenance agreement and easement, at the time of this submission.

2. Fire Protection and Wildfire Mitigation:

Jonathan Bradley, Division Chief of Community Risk Reduction at the Monument Fire Department, visited the land in May to provide guidance on creating a driveway with a 20' width for emergency vehicle access. He also identified trees along the driveway for removal and mitigation (pruning the bottom 13' of the trunks).

24' width is required per LDC.

Note for PPR review - Fire Protection District is requesting 2nd driveway access for emergency response. Additionally, Also, a Wildland Fire and Hazard Mitigation Plan prepared by a qualified professional will be required due to confirmation the property's high hazard/forested status. operations under tentage for small events (max 100 people) via a 180-day Temporary Use Permit during the summer of 2027.

3. Forestry:

ADA (see Table 6-3)

Table 6-3 for ADA should be addressed in the parking section! Please address forestry management here!

4. Grading and Erosion Control:

No grade of 30% or greater is located on this property.

5. Wildlife

The property is considered Level 3, Moderate with regard to the potential impact on wildlife. No preble's mice are present on this property. Additionally, the land is currently designated a Monarch Waystation for the

seasonal migration of the butterfly by Monarchwatch.org; a Certified Wildlife Habitat® through the National Wildlife Federation; and a Habitat Hero Garden by the Audubon Society of the Rockies.

6. CSG review.
N/A

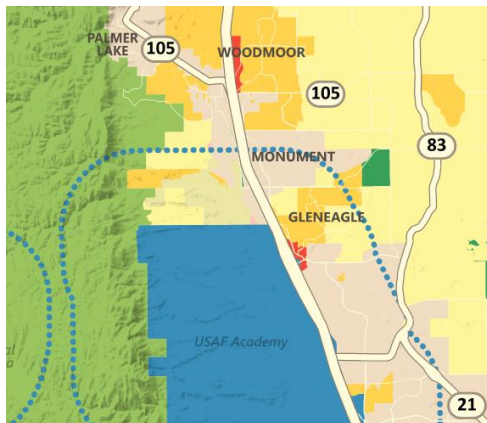
7. Noise Mitigation Requirements.
N/A, No CAD-O.

Additionally, with 9:45pm to remind format, as will be event was comple

While there are no additional construction/building code requirements for noise mitigation (the property is not within an airport overlay), this section should address the concerns neighbors have regarding noise. Landscaping buffer will provide both visual and noise mitigation between the proposed use and adjacent residential. Will there be privacy fencing? The Sheriff's Office enforces the County's noise ordinance (02-1), available at the County website. Levels: 7AM-7PM max 55 dBA and 7PM-7AM max 50 dBA. Anything you are doing to lessen the impact of noise associated with the proposed use should be described here!

Section 3: Master Plan Consistency

Your El Paso Master Plan (2021) evaluates land use proposals through three lenses: Key Area, Area of Change, and Placetype. The subject property's designations under this framework, and the project's fit within them, are addressed below.



A. Key Areas: Tri-Lakes & Forested

The property lies within the Tri-Lakes Key Area, described in the Plan as follows:

"Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest." — Your El Paso Master Plan, Key Areas section

"Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor." — Your El Paso Master Plan, Key Areas section

The proposed recreation camp directly serves this directive: it strengthens the entertainment and hospitality function the Plan assigns to Tri-Lakes without introducing a new commercial center, since the use remains accessory to an existing single-family residential property.

Additionally, the property borders the Pike National Forest on the north, which is the Forested Key Area described as *"one of the County's largest natural amenities and tourist destinations."* More specifically, this property is located at the Mt. Herman Trailhead will honor the guidance that *"new development and any redevelopment in these locations should be of lower intensity to mitigate any impact on the Forest."* Rather, the property development plan is intended provide access to tourists in a manner that respects the Forested Area.

B. Area of Change

The Master Plan identifies area of change as areas of the County that are anticipated to remain the same, undergo minor changes, or develop in a manner different than they exist today. This property lies within a category designated as minimal change developed.

"The Minimal Change Developed areas are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area... if these areas evolve to a new development pattern of differing intensity, their overall character should be maintained." — Your El Paso Master Plan, Land Use chapter, Goal LU3

The neighborhood surrounding this property has an established character which allows each owner to create their own space. The properties zoned as A-5 are large lots with at least one primary home, generally with a barn(s), horse sheds, farm equipment, multiple vehicles (some operational and some parked indefinitely), and recreational vehicles. The lots zoned as R-5 maintain a more manicured character but model the A-5 lots with similar barns and equipment on them. There are no vacant lots in the catchment area, but some portions appear underutilized. Some roads are not paved and owners with horses use them regularly to access the trailheads. Additionally, many residents developed their lots for mixed use businesses, such as dog kennels and training, RV repairs, temporary lodging, organic farmstands, dental supply sales and a seasonal interactive farm with pumpkin patch.

Ponderosa Paradise's plan is to embrace the local environment through respecting the land. Direct access to the Mt. Herman trailhead provides the unique opportunity for tourists without daily exposure to natural surrounds to stay on the land, to access the trails and experience the local Tri-Lakes community.

Each individual unit will be placed in a spot that requires the least amount of alteration to the land by using tools, supports, and chassis-mounts that can be removed to leave no trace. The main structure will be placed in an existing clearing to limit the removal of any existing vegetation and ponderosa pines. Again, the mission is:

Ponderosa Paradise, LLC is a family-owned regenerative land project dedicated to restoring/maintaining native ecosystems, supporting wildlife and pollinators, while creating a sanctuary for meaningful gatherings, micro-weddings (75 or less), eco-retreats, and education that reconnects people with each other and the land.

C. Placetype: Large-Lot Residential

The property's Placetype is Large-Lot Residential, defined by the Plan with the following Primary and Supporting uses:

"Primary: Single-family Detached Residential (typically 2.5-acre lots or larger). Supporting: Parks/Open Space; Commercial Retail (Limited); Commercial Service (Limited)." — Your El Paso Master Plan, Land Use chapter, Large-Lot Residential Placetype

The proposed glamping and event use qualifies under the Commercial Service (Limited) Supporting use category. It is not proposed as a Primary use displacing the residential character of the parcel; the existing and proposed single-family residence remains the Primary use, with the camp operating as a limited, accessory hospitality service — precisely the relationship the Plan's Supporting-use structure contemplates.

The Plan further directs that:

"Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features." — Your El Paso Master Plan, Land Use chapter, Goal LUI

The project's site plan reflects this directive directly: guest accommodations are located within the treeline on the parcel rather than dispersed across the open space, preserving contiguous open space and native vegetation on the balance of the property consistent with the Applicant's regenerative land management mission.

D. Supporting Goals and Policies

At least two independently sufficient Plan policies support approval of this project:

"Support high-quality, sustainable outdoor recreation as a key amenity for residents and visitors." — Your El Paso Master Plan, Recreation & Tourism chapter, Goal 7.1

"Preserve the character of rural and environmentally sensitive areas." — Your El Paso Master Plan, Housing & Communities chapter, Goal 2.2

The property additionally sits adjacent to a Plan-identified regional recreation asset, the Palmer Divide Regional Trail (more specifically the Mt. Herman trailhead) which the Plan identifies as a Mountain Interface placetype. The property's mission supports both the Large-Lot Residential placetype, as well as respects that the Mountain Interface placetype "recognizes the importance the Front Range plays in the County from both an ecological and economic

perspective.” Furthermore, this property is already actively registered with a variety of conversation agencies (see Section 3.B) to “maintain the natural beauty of the County and protect the habitats of its abundant and diverse wildlife.” — *Your El Paso Master Plan, Recreation & Tourism chapter, Regional Trails*

E. Addressing Identified Conflicts

The Applicant has identified, and addresses here proactively, several points on which the Plan's language could be read to raise concern:

- Scale relative to the 'Limited' qualifier on Commercial Service uses in the Large-Lot Residential Placetype: the project is phased, capped at approximately 32 accommodation units and a single weekly 50 to 75-person meeting/event use, and retains the existing residence as the Primary use. The commercial service function remains subordinate in both scale and character.
- Individual well use: the Plan discourages new individual wells on lots under 2 acres with direct access; the subject parcel, at approximately 7.3 acres, exceeds this threshold, and is separately pursuing formal water court authorization (Case No.: 26CW3011). The expanded use is legally supportable before any additional units are occupied.

Please address for consistency!

The existing residence (tiny house) will not remain the primary function, nor will calling the property single-family residential. I would suggest removing/revising this sentence. (See Section B of your Letter)

Additionally, with regard to TU2626, dated 9/3/2026 to 9/8/2026, Joel D’Cristina, Environmental Health Specialist of the El Paso County Public Health Department, visited the site to confirm water usages was not in violation of current permitting. No violation was noted.

- Wastewater capacity: the existing septic system is engineered to a 200-person capacity, comfortably exceeding the project's projected peak occupancy;
- Adjacency to the Mountain Interface Placetype: the project's built area is sited away from the shared boundary, and the Applicant's regenerative land management approach — restoring native ecosystems and pollinator habitat — directly supports the Plan's preservation objective for that adjoining Placetype.
- Traffic and roadway capacity: addressed in Section 6 below.

F. Summary of Consistency

Taken together, the project sits within a Key Area the Plan directs toward strengthened entertainment and hospitality function, occupies a Supporting-use category expressly contemplated by its Placetype, advances at least two independently stated Plan goals on outdoor recreation and rural character preservation, and is sited adjacent to a Plan-recognized regional trail asset. The project's phased, limited scale and the Applicant's proactive engagement on water, wastewater, and habitat questions directly answer the points of potential concern the Plan itself raises for growth in this area. On this record, the project is consistent with, and affirmatively advances, the stated vision of *Your El Paso Master Plan*.

Section 4: Neighborhood Compatibility

The surrounding area is characterized by large-lot single-family residential development consistent with the Large-Lot Residential Placetype, transitioning toward the Mountain Interface Placetype to the North and West. This pattern of large, dispersed residential parcels is precisely the context the Plan describes for this Placetype:

"Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic." — Your El Paso Master Plan, Land Use chapter, Large-Lot Residential Placetype

The proposed recreational camp is consistent with, and reinforces, this established character. Guest accommodation structures are limited in height and footprint, sited centrally on the parcel, and screened from adjoining properties and from Lindbergh Road by existing topography, tree cover, and setback distance reflected on the property's Improvement Location Certificate. No structure exceeds the scale of a typical accessory building found on comparable large-lot parcels in the area. Outdoor lighting associated with the recreational camp will be shielded, downward-directed, and limited to safety and wayfinding purposes, consistent with the rural night-sky character the surrounding area currently

enjoys. Setbacks are 25' along the entire perimeter and 80% of this boundary is naturally wooded, providing privacy for both guests and neighbors.

Given the low structural profile of the proposed accommodations, the retention of substantial open space and native vegetation across the balance of the parcel, and the clustering of built area away from property lines, the project is in harmony with the visual and functional character of the surrounding large-lot residential area.

Section 5: Infrastructure Impact

A. Water

The property is served by an existing on-site well. The Applicant has engaged water rights counsel to pursue formal authorization, through Colorado water court (Case No.: 26CW3011), to expand the well's permitted use to serve the additional guest units and irrigation described in Section 1. Currently, the case is pending the water judge's final decree. A decision is expected by the first week of September.

B. Wastewater

The property is served by an existing septic system with a documented treatment capacity of 200 persons — substantially in excess of the project's projected peak occupancy at full build-out. The septic system is under a maintenance contract with K&A Mechanical Construction.

C. Access

Site access is via the existing gravel driveway connecting to Lindbergh Road, terminating at an on-site parking area. Following an on-site inspection by Jonathan Bradley, Division Chief of Community Risk Reduction at the Monument Fire Department, the driveway is expanded to 20' wide and vegetation is cleared to 13' high. This meets the requirement for emergency vehicle turnaround radius. Currently, there is no secured gate; however, in the event the property adds a locked gate, emergency access provision will be addressed.

Addressed previously in Letter of Intent.

D. No Burden on Public Utilities

Because the project is served entirely by on-site well and septic systems rather than public water or sewer infrastructure, its approval imposes no additional demand on County or municipal utility systems.

This is not consistent with what was listed earlier.

E. Traffic & Access

Please remove the portion comparing trip generation to residential subdivision, as that is not a comparable land use to what is proposed.

At full build-out, the project is projected to generate limited daily vehicle trips consistent with a large-lot residential property hosting overnight guests: approximately 32 accommodation units at typical glamping occupancy and turnover generate trip volumes **comparable to, or lower than, a conventional 32-lot residential subdivision**, given the shorter average length of stay is offset by shared arrival/departure patterns and the absence of daily commuting trips typical of permanent residents. The weekly meeting/event use (up to **50 persons**) will generate a periodic, single-day trip increase once per week, concentrated outside of peak commuting hours where feasible.

Given this trip generation profile and the existing gravel access already serving the property, a full traffic impact study does not appear warranted; however, the Applicant defers to County Public Works' determination on this point and will provide trip-generation data (using ITE Trip Generation Manual rates for the closest comparable land use code) if requested during technical review.

Section 7: Environmental & Regulatory Compliance

A. Water Rights and Well Permitting

As described in Section 5, expanded well use is being pursued through formal water court proceedings rather than assumed. The Applicant acknowledges the Plan's broader water conservation framework, including the County's more conservative 300-year nonrenewable groundwater supply standard (versus the statewide 100-year standard), and will

A traffic memo is required with this special use application. The traffic memo will address whether any public improvements or a development agreement may be required. Please revise paragraph as needed and submit a traffic memo with the next submittal.

conform any approved water use to that standard. Case No.: 26CW3011, to expand the well's permitted use to serve the additional guest units and irrigation is currently pending the water judge's final decree.

B. Wildlife and Riparian Considerations

The property's adjacency to the Mountain Interface Placetype places it near habitat the Plan identifies as ecologically significant. The Applicant's stated land management mission — restoring native ecosystems and supporting wildlife and pollinator populations — is directly responsive to the Plan's preservation objectives for this area. No wetlands, floodplain, or mapped riparian corridor appears on the property's Improvement Location Certificate.

C. Noise and Light Impacts

Guest accommodations and the weekly event use are sited away from shared property lines. Outdoor lighting will be shielded and downward-directed. Outdoor events will abide by the residential quiet hours starting at 10:00 PM, aligning with standard El Paso County and regional front-range ordinances.

D. Regulatory Compliance

The Applicant will comply with all applicable County, State of Colorado (including CDPHE ISDS regulations), and federal requirements applicable to the project, including any Wildfire Resiliency Requirements applicable given the property's proximity to forested/Mountain Interface terrain.

Section 8: Closing

The proposed Ponderosa Paradise recreation camp is a limited-scale, phased, accessory use sited on a large-lot residential parcel squarely within the Tri-Lakes Key Area and the Large-Lot Residential Placetype of *Your El Paso Master Plan*. It occupies a Supporting use category the Plan itself identifies, advances the Plan's own stated goals on sustainable outdoor recreation and rural character preservation, and sits adjacent to a regional trail the Plan names specifically. The Applicant has proactively identified and addressed the water, wastewater, traffic, and habitat questions the Plan's broader policy framework would otherwise raise, rather than leaving them for Staff to surface independently. For these reasons, the Applicant respectfully requests that the Planning and Community Development Department find this Special Use Application consistent with the Land Development Code and *Your El Paso Master Plan*, and recommend approval.