Ponderosa Paradise Recreation Camp and Event Center
Special Use
Letter of Intent

November 4, 2026

Ponderosa Paradise, LLC
16965 Lindbergh Road
Monument, CO 80132

PDC File No. AL2622

Applicant/Owner: Kristen Anja Wynne, DBA Ponderosa Paradise, LLC.
16965 Lindbergh Road
Monument, CO 80132
719-237-8019
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Tax Schedule No: 7121001009
Acreage: 7.5 Acres
Zoning: A-5 (Agricultural)

Site Location, Size, Zoning:

The property is located east of Lindbergh Road, just south of the National Forest. The 7.5-acre property is presently zoned A-5 (Agricultural). The proposed special use is compatible with the surrounding existing residential, commercial, and recreational uses and is consistent with the Your El Paso Master Plan.

The property is surrounded by the A-5 zone district, however there are several commercial and recreational uses in the vicinity:



Background:

In 2020, a Tiny House Site Plan was approved to allow a tiny home as the primary dwelling on the property (THSP202). In 2021, an addition permit was issued to allow two shipping containers for storage on the property (ADD21787).

The current property owner, Kristen Anja Wynne, purchased the property in 2025. At the time of purchase, the property was largely unimproved and required significant wildfire mitigation. Since acquiring the property, the owner has made several improvements. Initial efforts focused on extensive wildfire mitigation, primarily near the front of the property, and mitigation work is ongoing today. Additional improvements include improvement of a driveway to provide site access, installation of gabion fencing along the front property line, and construction of a chicken coop.

The property owner's son and daughter-in-law currently reside on the property and assist with its management. They were married on the property in September 2026. A Temporary Use Permit was issued on August 28, 2026, to allow the private wedding ceremony to take place on-site.

Proposal:

The Applicant proposes to develop the property as a limited-scale, family-operated recreational camp and business event center through a series of phased improvements.

The main building will be approximately 100 feet by 50 feet, with a maximum height of 30 feet. The structure will include a primary residence, an indoor meeting and event space accommodating up to 50 people, and ADA-accessible guest suites with associated bathrooms. The existing tiny house, which currently serves as the principal dwelling, will be converted to an Accessory Living Quarters for permanent occupancy and utilized as a caretaker residence.

The recreational camp will include up to 16 guest accommodation glamping units consisting of a variety of construction types, which are not expected to require permits from Pikes Peak Regional Building. Examples of anticipated accommodation include tiny houses, Airstream-style trailers, and canvas-sided structures. As the glamping industry continues to evolve, the types of accommodations may change over time to meet market trends and guest expectations. In all cases, units will be less than 500 square feet and are not expected to require a building permit from Pikes Peak Regional Building under current regulations. If future code changes require permits for such units, the property owner will obtain all necessary permits prior to placement or replacement.

Two centralized bathhouse structures will be installed on the property. Examples include units manufactured by Conestoga Wagon Company (8 feet by 16 feet), Plains Craft (8 feet by 4 feet chassis-mounted), or similarly sized structures ranging from approximately 200 to 250 square feet. Each bathhouse will provide shower, sink, and toilet facilities connected to shared septic, water, and electrical systems. ADA-accessible facilities will also be provided.

The recreational camp and business event center are intended to operate as an integrated use. At no time will there be more than 60 people on-site, including guests, event attendees, and operators. Event participants will be the same individuals utilizing

the overnight accommodations, and the facility is not proposed to host separate event attendees in addition to overnight guests.

Development of the site is proposed in the following phases:

Phase 1: Installation of 3 to 4 glamping units accommodating a maximum of 6 to 8 guests.

Phase 2: Initiation of construction of the main building; allowance of outdoor events for up to 50 people within a tent (~50'x 40') between the hours of 8:00 a.m. and 7:00 p.m.; and installation of a 30,000-gallon cistern for potable water storage and fire mitigation purposes.

Phase 3: Completion of the main building; operation of the business event center with meetings and events accommodating up to 50 people; construction of a second septic system prior to occupancy of the guest suites within the building; discontinuation of events within the outdoor tent; and conversion of the existing tiny home into a recreational camp accommodation unit.

Phase 4: Full site build-out, including up to 16 glamping units; residential quarters; community amenities including hot tubs and a sauna; and drip-irrigated landscaping across approximately 1.87 acres of the property.

Utilities:

Electric will be provided by Mountain View Electric Association. Water will be provided by an existing well with expanded use to serve additional guest units and irrigation per Case # 26CW3011-Water Division 2. Sanitary services will be provided by two septic systems. The existing septic system has a documented capacity for 1,000 gallons per day and a second septic system of 2,000 gallons will be constructed for full buildout. Up to four compost toilets are proposed per the El Paso County Public Health Department Section 8.12.E.

Use Analysis:

The proposed use will include a Recreational Camp and Business Event Center as a Special Use. Chapter 1 of the Land Development Code defines both terms:

> **Recreational Camp**- 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.
>
> **Business Event Center**- 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.

The proposed use satisfies the definition of a Recreational Camp because it provides a destination-oriented lodging and retreat experience for temporary guests through a combination of glamping accommodations, shared facilities, recreational amenities, and open space designed for vacation, recreation, and retreat purposes. The proposed accommodations are intended solely for temporary occupancy and are characteristic of uses commonly recognized as campgrounds, resorts, and retreats. The proposal also satisfies the definition of a Business Event Center by providing a for-profit venue for the assembly of up to 50 people for business meetings, educational programs, retreats, social gatherings, and similar recreational, cultural, and organizational events within a dedicated event space.

Per Section 5.1.2 of the Land Development Code, more than one primary use or special use may be permitted with special use approval:

> Each base zoning district regulates land uses as either a principal use or an accessory use. **Only one principal use is allowed per lot or parcel, except** in the A-35 zoning district and in commercial and industrial zoning districts where more than one principal use may be established subject to the requirements and limitations of this Code, **or where special use approval or variance of use approval has authorized additional uses**. An accessory use requires that a principal use is established on the same lot or parcel as the accessory use before the accessory use is established and that the principal use continue on the lot or parcel so long as the accessory use continues, unless otherwise provided by this Code. Multiple accessory uses may be allowed on a lot or parcel subject to the requirements and limitations of this Code.

Request & Justification:

The purpose of this application is to request approval of a special use to allow for a recreational camp and business event center in the A-5 zoning district. The pages that follow address each one of the Special Use criteria included within Section 5.3.2 of the El Paso County Land Development Code:

- *The special use is generally consistent with the applicable Master Plan;*

Please see the Master Plan analysis below.

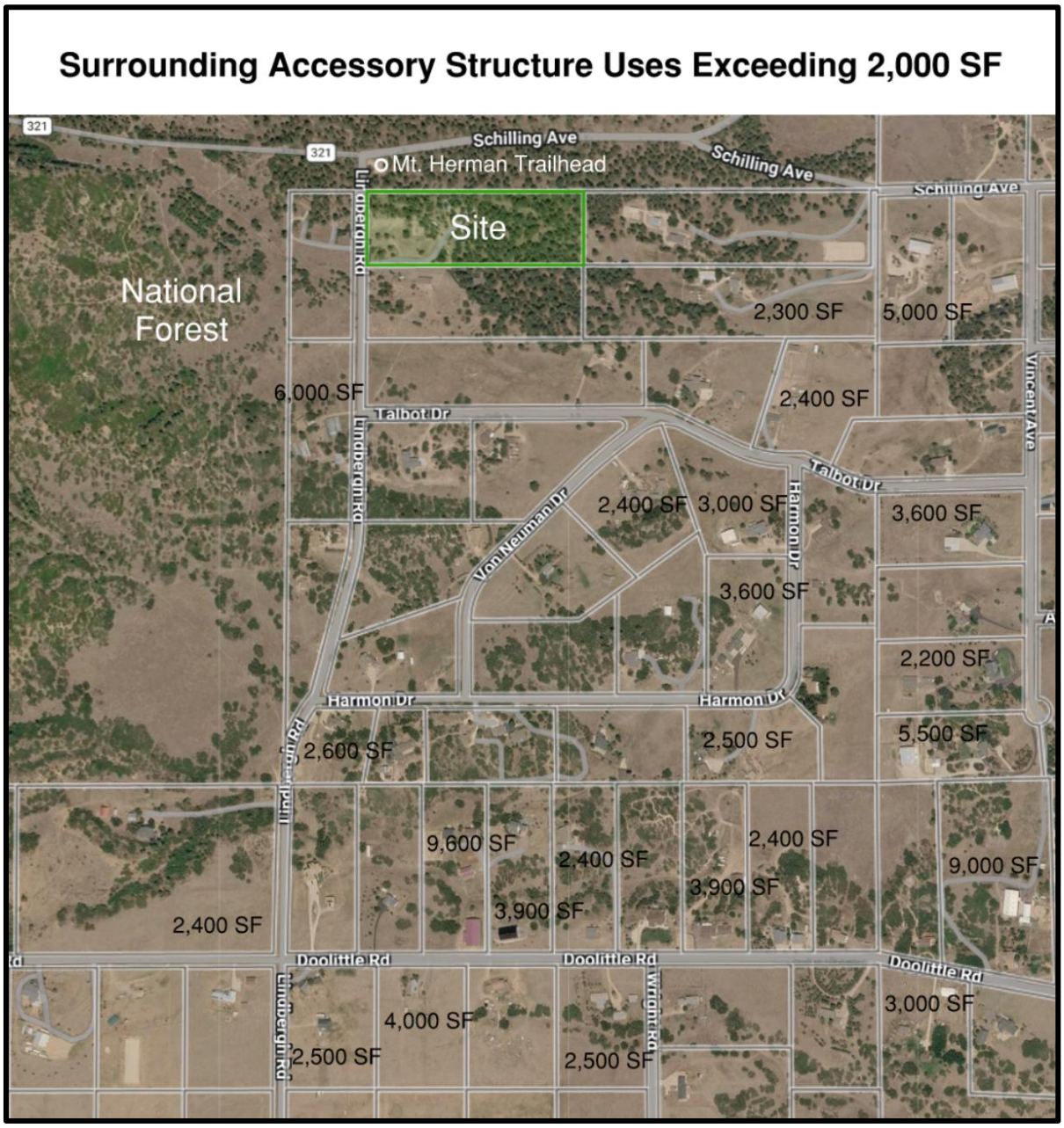
- *The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;*

A determination of compatibility is uniquely subjective to the reviewer, particularly with respect to land use. While most of the immediate area remains predominately residential, the property is perfectly positioned as a recreational camp with the property being immediately adjacent to thousands of acres of public recreational land with the Mt. Herman trailhead being immediately north of the property. There are also several nearby limited commercial service land uses, which

suggests that such limited commercial service uses can operate in harmony with surrounding residential uses. This is a dynamic that has been identified and championed throughout the County's Master Plan, including throughout most of the residential placetypes.

One of the bases for championing the thoughtful integration of limited commercial uses in the Large-Lot Residential Placetype hinges upon whether the proposed commercial use can fit into the form and function of the greater residential area. A lot of discussion has been provided in the Master Plan section regarding to how the proposed use will fit the general land use function of the area.

In addition, however, the subject property is heavily vegetated throughout with the land being sloped generally to the northwest. All of the proposed recreational campsites will be located within the forested portion of the property. 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. The main business event center building will be located near the front of the property, outside of the thick vegetation. The property is zoned A-5, which is an agricultural zoning district that allows for large barns as well as indoor riding areas. Many of the surrounding area is characterized by large square footage of accessory structures (see map below). The proposed 5,000 square foot main building will be of comparable size to other structures in the area.



A 16 space parking lot will also be required to be adjacent to the event center. The applicant is proposing to utilize a combination of vegetation and opaque fencing to screen the parking lot from the adjacent property and road (see site plan).

• *The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;*

Water is provided by a permitted well and sewage is treated with two proposed onsite wastewater treatment system (OWTS). The property is within the Monument Fire Protection District. El Paso Sherriff's Department will respond to any emergency reported onsite. The proposed recreation

camp and event center will not burden or even rely on any other public services. No additional public facilities are being required by any of the services providers as a result of this application.

• *The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;*

The projected traffic generated as a result of the proposed recreation camp and event center is anticipated to be minimal. El Paso County engineering review staff has not expressed any concerns regarding impacts associated with the minor increase in vehicular trips. A traffic study was not required by the County as part of the special use application. The owner will pay the road impact fee appropriate for each phase. In the case of an emergency, fire and ambulance response vehicles will be able to access the proposed use via Lindbergh Road from an internal 20 foot wide internal driveway. An access permit has been issued for the existing driveway (AP26857).

• *The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;*

The applicant has adequate decreed water rights to provide service to the proposed use. Any requirements by the State of Colorado specific to the decreed water rights or well permitting will be adhered to by the applicant.

The applicant acknowledges and accepts that additional onsite wastewater treatment systems will be required to serve the full buildout. The applicant has already begun the process of working with a septic engineer to obtain approval to treat the increased wastewater volume associated with the use through an onsite wastewater treatment system (OWTS).

Outdoor lighting will be shielded and downward-directed. Outdoor events will abide by the quiet residential hours starting at 10:00 PM, aligning with standard El Paso County and regional front-range ordinances. In addition to parking space lighting, all pedestrian paths and porches will be lit with downlights. The site development plan identifies the proposed paths for downward facing trail lighting.

The proposed use is not anticipated to create air, water, light, or noise pollution that would otherwise violate any local, state, or federal laws or regulations.

• *The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or*

El Paso County reviewing staff has not identified any potential detrimental impacts that may be caused as a result of operating the proposed use. The site will be served by an onsite groundwater well permitted by the State of Colorado pursuant to existing groundwater decrees. All wastewater generated by the use will be appropriately treated via an onsite wastewater treatment systems permitted with El Paso County Public Health. As discussed above, safe vehicular access can be achieved via existing access to Lindenberg Road and onsite driveways. The camp is not anticipated

to create any negative nuisance-type impacts to present or future residents due to lighting, noise, or odor.

• *The special use conforms or will conform to all other applicable County rules, regulations or ordinances.*

The special use meets all rules and regulations included within the El Paso County Land Development Code. A site development plan will be submitted and reviewed by El Paso County, demonstrating compliance with all applicable sections of the Land Development Code and Engineering Criteria Manual.

Master Plan Analysis:

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is "general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action." In addition, Chapter 1 goes on to state that the Plan "is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives." When taken together, these statements suggest that the Plan may only provide guidance on certain topics at a higher level, which is naturally inherent in comprehensive planning. They also suggest that topics that are on more of a micro level, such as where to locate new or unique land uses may not be specifically addressed in the Plan. Recreation camps, glamping, event centers and other similar land uses offering unique experiences associated with providing gathering spaces or overnight accommodations are not specifically discussed in the Plan, but there are a number of goals and policies that provide higher level guidance on how the County views such uses. These goals and policies have been included and addressed in more detail in the following analysis.

Chapter 3 – Land Use

Chapter 3 of the County's Master Plan includes many of the fundamental principles, goals, and recommendations for growth and development in El Paso County. A layered approach for evaluating new growth and development in the County established in the Plan. The approach includes assessing development and proposed land uses by first determining if it impacts or is impacted by a Key Area within the County. Second, the Plan identifies areas within the County based upon the likelihood of change, which ranges all the way from areas to be protected or conserved up to areas that are likely to experience new development, and everything in between. Finally, Chapter 3 includes a series of Placetypes that are intended to capture the character of an area, both as it exists today and as it is intended to function in the foreseeable future. The following is an analysis of the proposed use pursuant to each of the land use assessment "layers" included in Chapter 3:

Key Area Analysis: "Tri-Lakes"

The property is located within the Tri-Lakes Key Area. The Plan describes the key area 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. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area. It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. 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." (emphasis added)

The Key Area recommends that additional entertainment opportunities be allowed within the key area. The proposed recreation camp and business event center use is consistent with the Master Plan as a compatible commercial use that supports the local tourism industry while providing low-intensity, nature-based entertainment. The proposed land use was already determined to be consistent with the agricultural character of the A-5 zoning district when it was designated as a special use in the Land Development Code. The significance of that designation cannot be understated since special uses are commonly considered to be those land uses that the County has already determined to be compatible with the underlying zoning of the property but which may require additional County review due to potential impacts.

Area of Change Analysis: "Minimal Change: Developed"

The site is located within the "Minimal Change: Developed" Area of Change identified in the Plan. Page 21 of the Plan characterizes areas of "Minimal Change: Developed" as follows:

> "These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. **These key sites 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.** For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of an denser neighborhood could redevelop to a less intense suburban scale. **Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained**." (emphasis added)

The subject property contains an existing tiny home that is proposed to remain in place. Surrounding land uses consist primarily of existing single-family residential dwellings and agricultural land uses located on the adjacent properties to the east, west, and south. To the north, the property directly borders the Pike National Forest, a Forested Key Area described by the Plan as

"one of the County's largest natural amenities and tourist destinations."

More specifically, the property is located at the Mt. Herman Trailhead, where the proposed development will honor the Plan's guidance that "new development and any redevelopment in these locations should be of lower intensity to mitigate any impact on the Forest." The proposed development plan is intended to provide access and accommodations for visitors in a manner that respects and preserves the surrounding forest environment.

The recreation camp and event center is, by its nature, a low-impact, outdoor-oriented use. As such, it supports the County's goal of attracting and accommodating visitors who seek access to the region's recreational amenities while preserving the rural character that defines many properties located west of Monument Creek. The proposal strikes a balance between providing tourism and recreational opportunities and maintaining the established character of the area.

The low-intensity, rural character of the proposed use will minimize change to the subject property while providing a much-needed recreational and tourism opportunity. Ponderosa Paradise's vision is centered on embracing and preserving the local environment through responsible stewardship of the land. Direct access to the Mt. Herman Trailhead provides a unique opportunity for visitors to immerse themselves in the natural landscape, access nearby trails, and experience the character of the Tri-Lakes community.

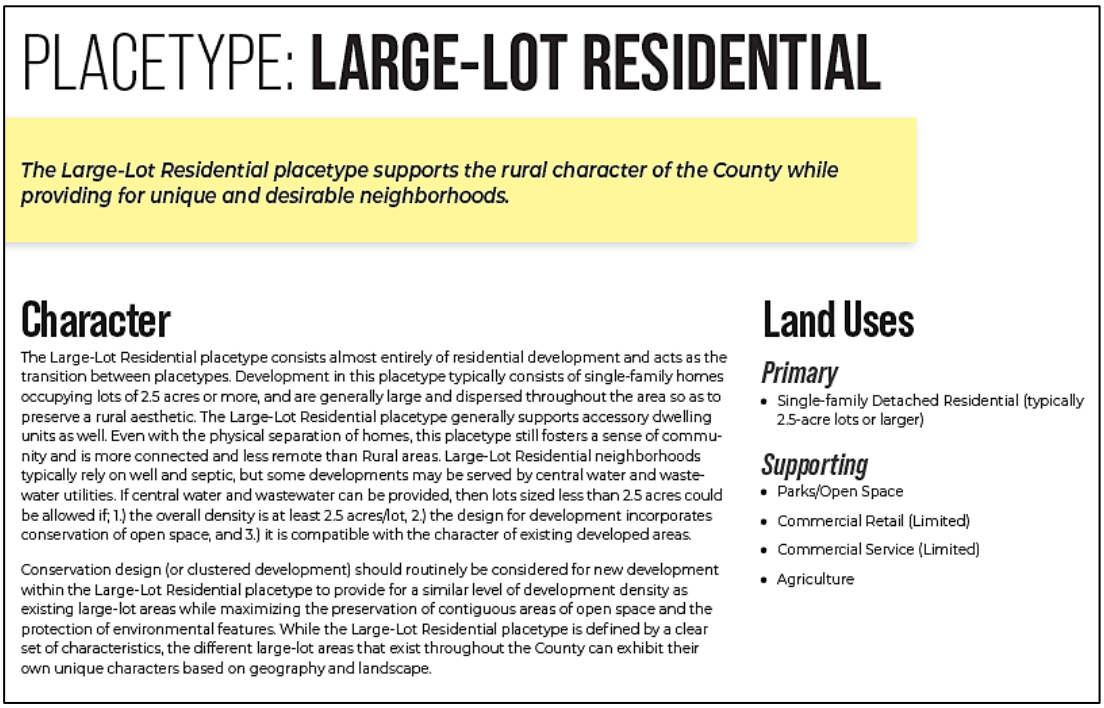
Each individual unit will be situated in a location that requires minimal site disturbance and the least amount of alteration to the natural terrain. Temporary accommodations will be utilized to ensure installations can be removed with little to no lasting impact on the property. The primary structure will be located within an existing clearing, minimizing the need for vegetation removal and preserving the existing ponderosa pine forest.

Consistent with this approach, the mission of the project 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 (50 or less), eco-retreats, and education that reconnects people with each other and the land.

Placetype Analysis: Large-Lot Residential

The property is within the Large-Lot Residential Placetype which includes single-family detached residential as the "Primary" land use. The single-family residential recommendation is consistent with the existing residence on the subject property and the adjacent residential properties. The character of this particular area having the Large-Lot Residential Placetype designation is discussed in more detail below.



PLACETYPE: LARGE-LOT RESIDENTIAL

The Large-Lot Residential placetype supports the rural character of the County while providing for unique and desirable neighborhoods.

Character

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. 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. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

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. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

Land Uses

Primary

- Single-family Detached Residential (typically 2.5-acre lots or larger)

Supporting

- Parks/Open Space
- Commercial Retail (Limited)
- Commercial Service (Limited)
- Agriculture

In addition to detached single-family residential as the “Primary” land use, the Large-Lot Residential Placetype also includes a number of “Supporting” land uses, including parks and open space, agricultural, limited commercial retail, and limited commercial service uses. The proposed use qualifies as a supporting limited commercial service land use. The use is planned to support many of the tourism goals and policies in the Master Plan by providing a low-intensity commercial service use consisting of temporary lodging, retreats, and small-scale gatherings while still preserving the rural aesthetic that is a keystone character component of the Large-Lot Residential Placetype.

Importantly, the proposal is not intended to introduce urban-scale commercial use into a rural area. Rather, it is designed as a low-intensity recreation camp and business event center that functions compatibly with the recreational opportunities immediately adjacent to the property. The property's location at the Mt. Herman Trailhead and directly adjoining the Pike National Forest makes it uniquely positioned to provide lodging and retreat opportunities for visitors seeking access to the County's natural amenities. Consistent with the surrounding area, the use is limited in scale, maintains significant open space, and preserves the heavily forested character of the site.

The “Character” description of the Placetype concludes by stating:

> “While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.”

The subject property has unique characteristics including the slope of the property, the thick forested vegetation, and the adjacency to the Pike National Forest. These characteristics distinguish the property from many other areas designated Large-Lot Residential and directly influence the suitability of the proposed use.

The unique placement of the site immediately adjacent to the national forest and Mt. Herman Trailhead allows the property to serve as a transition between the recreational opportunities

associated with the public lands to the north and the rural residential and agricultural properties to the south. Relying on commercial service uses as a transitional land use is not always appropriate within the Large-Lot Residential Placetype, but it is uniquely appropriate in this instance given the low-intensity nature of the proposed recreation camp and business event center, the existing forested buffering on the property, the limitation of no more than 50 people on-site at any time, and the property's direct relationship to one of the County's most heavily utilized recreational trail systems.

The proposal preserves the existing residential use of the property, maintains the rural character of the surrounding area, and provides a limited commercial service use specifically included in the Master Plan for the Large-Lot Residential Placetype.

Chapter 5 – Economic Development

This chapter of Your El Paso Master Plan focuses on strengthening El Paso County's overall economy "through business collaboration, workforce expansion, and ***new development***." (emphasis added) "New development" is generally defined by Goal 3.1, which encourages the County to **"Recruit new businesses and spur the development of growing sectors."**

One of the fastest growing, and most consistent, sectors of the local economy is tourism and hospitality. Evidence of this can be seen along many of the major roadway corridors as more and more hotels and tourist destinations are being approved and constructed. Immediate access to national forests and state parks, the Air Force Academy and the other four military installations in El Paso County, as well as the Olympic Museum, Training Facility, and Headquarters generate significant tourism in the region year in and year out. As tourism continues to grow and new industries take shape in the County there will be an ever-increasing need for additional facilities providing overnight accommodations throughout the County. The proposed use will enhance the County's hospitality inventory while still providing a unique, nature-based experience for visitors that is not commonly found when renting a traditional event hall or staying overnight in traditional hotels and motels.

Under the "Business Development" section of Chapter 5, the Plan specifically highlights the importance of small businesses in the County. This section includes language that overwhelmingly supports small entrepreneurial businesses like the one being proposed, including the statement on page 73 of the Plan:

> ***"[T]he County should actively support initial efforts to support entrepreneurs and small, new-business startups."***

Approval of a special use to allow for the proposed use is the most appropriate method by which the County can "actively support" the entrepreneurial efforts of the property owner. Niche experiences like those that are to be offered are becoming part of the fabric of a healthy tourism industry, both locally as well as on a nationwide scale, and they should continue to be supported County-wide.

Chapter 10 – Recreation and Tourism

In addition to being consistent with the provisions of Chapter 3 – Land Use of the County Master Plan, the proposed use will overwhelmingly support many of the goals and policies include in Chapter 10 – Recreation and Tourism. The Core Principle for this Chapter is to "**Maintain and expand the County's recreation and tourism options**." (emphasis added)

The general "Tourism" section located on page 120 of Your El Paso Master Plan identifies that **"Millions of people visit El Paso County each year"** and according to Visit Colorado Springs approximately $2.25 billion dollars were spent by tourists in the area in 2018 alone. The significant economic impact of tourism to the Pikes Peak region cannot be understated, particularly as other areas of the Country have struggled through the pandemic and the most recent recession. Those are some the reasons why El Paso County has placed a high level of importance on fostering and expanding the local tourism industry whenever possible. This has traditionally included embracing new methods to gather as well as new methods of providing overnight accommodations for tourists, such as through the adoption of the County's revised Land Development Code allowing for agritainment, tiny houses on individual lots and within RV Parks, or through approval of numerous bed and breakfast establishments and recreation camps throughout the County.

The proposed use represents the next best step for El Paso County in allowing the free market to create new, fresh, and unique experiences for visitors spending time in the region. The camp will continue to support so many of the County's goals aimed at further expanding the tourism industry without creating undue or unmitigated negative impacts on existing land uses. This type of "win-win" scenario strikes a unique land use balance in a rapidly growing area of the County that is not seen in other growing communities or with respect to many other land uses.

In addition to the recommendations discussed above, Chapter 10 also includes the following goal and specific strategies in support of enhancing tourism in the County:

> **Goal RT1:** ***Support high-quality, sustainable outdoor recreation as a key amenity for residents and visitors.***
>
> ***Goal RT3. Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas.***

The proposed business will offer "front porch access" to outdoor recreation for visitors to the site. In addition to Pike National Forest it is also strategically located in close proximity to a number of outdoor amenities, such as Monument Lake, Palmer Lake, Fox Run Regional Park, Black Forest Regional Park, numerous open space areas in El Paso and Douglas Counties.

Closing

The proposed Ponderosa Paradise 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, neighborhood harmony 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.