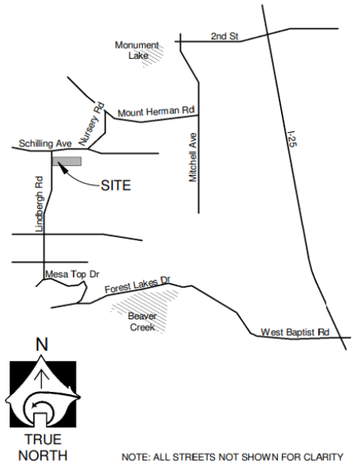
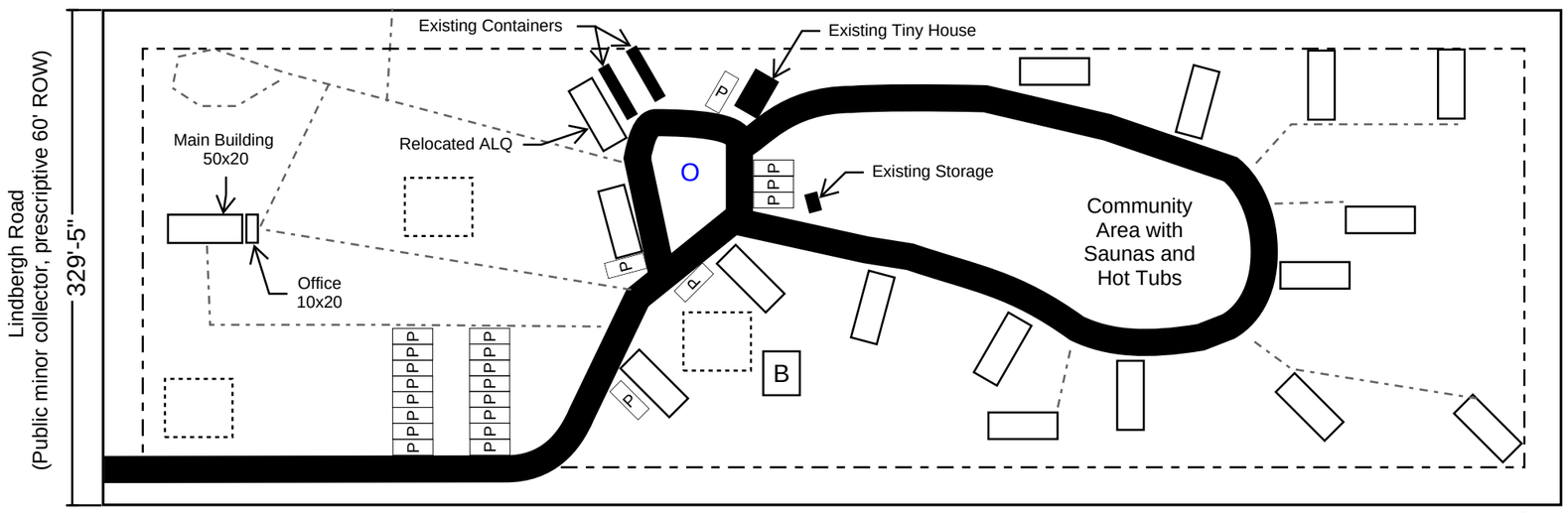
# PONDEROSA PARADISE SPECIAL USE SITE PLAN

## VICINITY MAP




NOTE: ALL STREETS NOT SHOWN FOR CLARITY

| | |
|---|---|
| **LEGAL** | That part of the North Half of the North Half of the Northwest Quarter of the Southeast Quarter lying East of the road, in Section 21, Township 11, Range 67 |
| **PARCEL NO.** | 7121001009 |
| **Address** | 16965 Lindberg Road |
| **OWNER/ APPLICANT** | Kristen Anja Wynne, DBA Ponderosa Paradise, LLC |
| **CONTACT** | 719-237-8019, ANJA@THEWYNNEGRP.COM |
| **ZONING** | A-5 |
| **LAND USE** | RECREATION CAMP & BUSINESS EVENT CENTER |
| **AREA** | 7.5 |
| **LOT COVERAGE** | 5% |
| **PARKING REQUIREMENT** | 1 SPACE PER 4 SEATS. 50 SEATS PROPOSED. 13 SPACES REQUIRED. |
| **PARKING PROVIDED** | 23 SPACES |
| **HEIGHT** | 30 FEET OR LESS |




## KEY

- 20' Driveway (Approved by MFPD)
- Optional cistern/septic location
- Glamping Site Area (18'x44')
- Setback
- P — Parking Space (26x10)
- Footpath (Approximate)
- O — Existing Well
- B — Bathhouse

**ROAD IMPACT FEE NOTE**: A Site Development Plan will be required prior to construction or use of the recreational camp and business event center. The property owner agrees on behalf of him/herself and any developer or builder successors and assignees that the owner or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of site development plan approval for each phase of the development.