

Red lines indicate
lighted pathways:



JOFIO Solar Pathway Lights 8
Pack with Warm White and Cool
White Mode, Modern Solar Path
Lights Outdoor Waterproof,
Perfect Solar Lights for Backyard,
Lawn, Driveway, Walkway,
Garden Decorative.
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Permitted dwelling converting
to recreational camp unit

LANDSCAPING NOTES

- SEE LANDSCAPE PLAN BY OTHERS.
- FINAL PATHWAY TO BE DETERMINED IN FIELD AS TO MINIMIZE SITE DISTURBANCE.
- FINAL LANDSCAPING TO BE DETERMINED BY THE CONTRACTOR/OWNER. IT SHALL MINIMIZE IMPACT TO THE SITE. ALL LANDSCAPING TO BE COMPLETED BY THE OWNER(S).
- OWNER(S) TO LIMIT CUT AND FILL AREAS AND LIMIT MATERIAL AND VEHICLE STORAGE TO THE BUILDING AREAS IN ORDER TO MINIMIZE VEGETATION AND SITE DISTURBANCE.
- EARTH MATERIALS ARE NOT TO BE STOCKPILED ON STREETS OR SIDEWALKS, BUT ON SITE OR STAGING AREAS.
- OWNER(S) IS REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM AND AROUND STRUCTURE IN ALL DIRECTIONS.
- ANY BOLLARD RETAINAGE WALLS SHALL BE 48" MAX HIGH AND 48" 30" MIN APART, LATERALLY 1" (2) OR MORE RETAINING WALLS EXIST, OR RETAINING WALLS SHALL BE ENGINEERED BY A LICENSED CO SOILS ENGINEER.

BUILDING INFORMATION

- SITE IS HEAVILY TREED. BUILDING SITES TO BE ADJUSTED IN FIELD AS TO MINIMIZE VEGETATION AND GRADING DISTURBANCE.
- PRIMARY RESIDENCE
 - 32'x15' TINY HOME (DMV REGISTERED).
 - TINY HOME/ PARK MODEL 400 SF MAXIMUM & RVs
 - NON PERMANENT MOTOR VEHICLES (DMV REGISTERED).
- DETACHED ACCESSORY STRUCTURE
 - 120'-00" BARN/SHED/UM (EVENT CENTER & CARETAKER DWELLING). 4,500 SF
 - BEDROOM & BATH DESIGN TO BE DETERMINED
- YURT
 - NON-PERMANENT SOFT SIDED STRUCTURES ON DECK WOOD PLATFORMS. 10'-00" DIAMETER STRUCTURES. NO RUNNING WATER OR SEWAGE SYSTEMS.
- TREE HOUSE MODEL
 - NON-PERMANENT STRUCTURE SECURED TO TREE & OR PILARS. NO RUNNING WATER OR SEWAGE SYSTEMS.
- BATH HOUSE
 - THREE FULL BATH STRUCTURE (15'x8')
- SINGLE SHOWER HOUSE
 - FULL BATH STRUCTURE (10'x6')

PROPOSED BUILDINGS

EXISTING BUILDINGS TO REMAIN:
PRIMARY DWELLING (TINY HOME MODEL) AS NOTED ON PLAN. ACCESSORY & GUEST STRUCTURES AS NOTED.

PROPOSED STRUCTURES & ELEMENTS

- PROPOSED TINY HOMES/ PARK MODEL = 2
- PROPOSED TINY HOMES / RV = 1
- PROPOSED ACCESSORY STRUCTURE = 1
- PROPOSED YURTS = 10
- PROPOSED STYL OR CABIN MODELS = 12
- PROPOSED BATHROOMS = 3
- PROPOSED PARKING SPOTS = 3,240 SF
- PROPOSED GRAVEL DRIVE = 1,800 SF
- PROPOSED GRAVEL PATHWAY = 6,000 SF

PERMANENT STRUCTURE AREAS

- EXISTING RESIDENCE = 400 SF
- PROPOSED ACCESSORY BUILDING = 5,000 SF
- PROPOSED BATHROOMS = 616 SF

VICINITY MAP

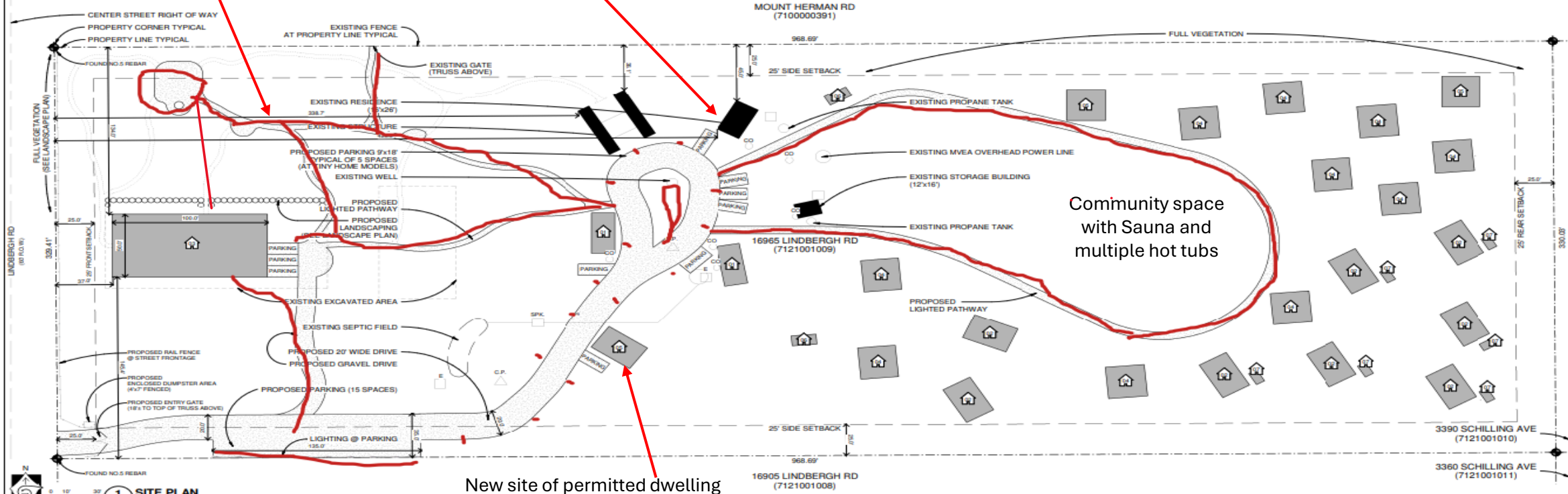


SITE INFORMATION

ADDRESS
16965 LINDBERGH RD
NEPALMONT, CO 80132-8145
LOT LEGAL DESCRIPTION
THAT PART OF N09N04W04E04 LY E OF RD SEC 21-11-07
SITE DATA
LOT SIZE = 7.5 ACRES
ZONING = A-S
PARCEL ID = 7121001008
BUILDING HEIGHT - 25' MAX
OWNER:
LIAM WYNN
FRANCIS WYNN
KRISTEN WYNN



REVISIONS:	
NUMBER	DATE



New site of permitted dwelling

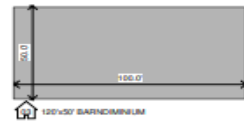
Community space
with Sauna and
multiple hot tubs



1 SITE PLAN
SCALE: 1" = 30'-0"



2 PROPOSED BUILDING SITE FOOTPRINTS
SCALE: 1" = 30'-0"



NOTE: FOOTPRINT DIMENSIONS SHOWN ARE TYPICAL SIZE. ACTUAL SITE FOR STRUCTURE MAY VARY PER MODEL.

PROJECT # 1217202501
PLOT: 8/11/2026 6:12:34 AM

SITE PLAN
16965 Lindbergh Rd

SHEET
SP1
OF 1 SHEETS