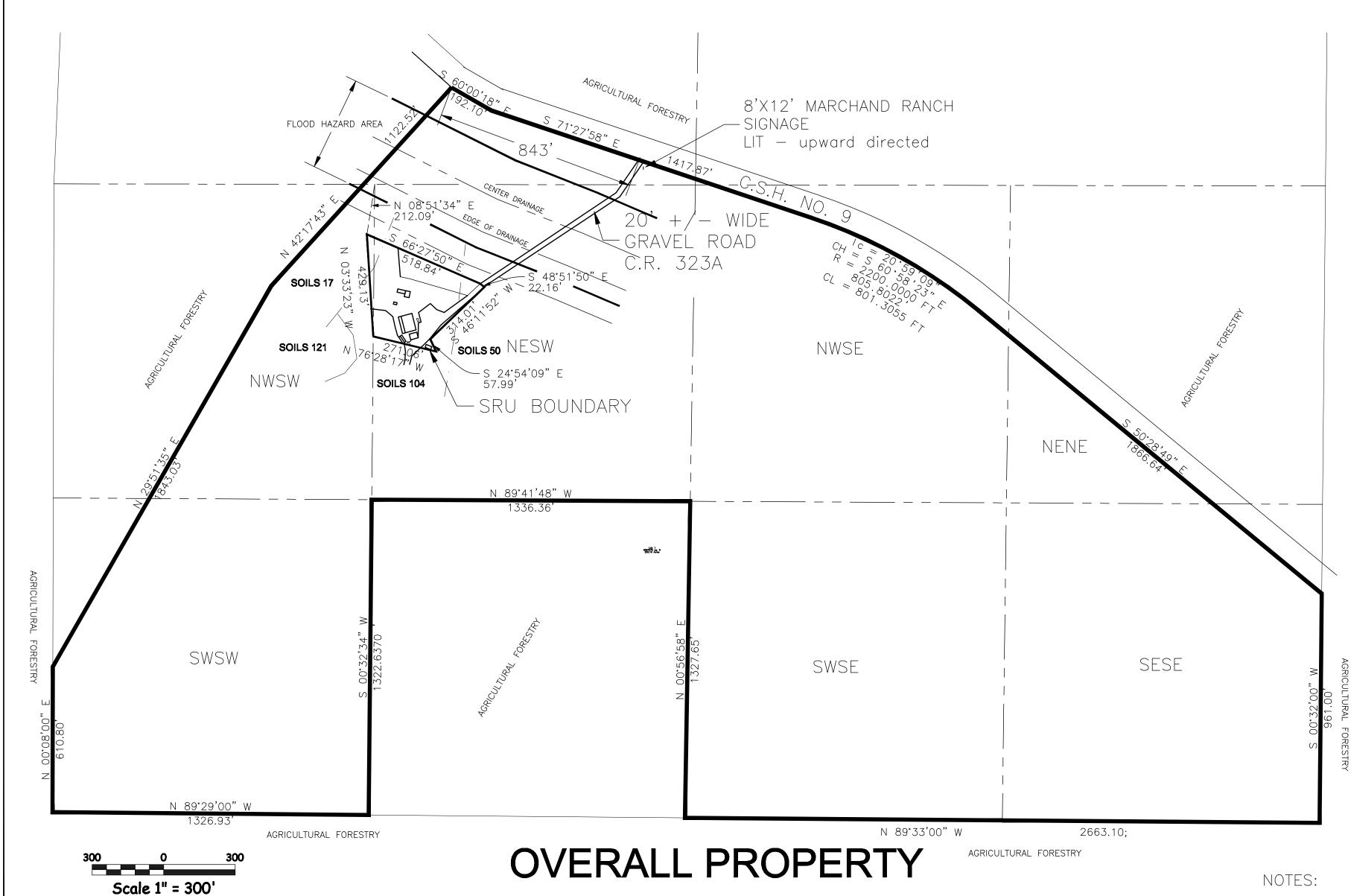
SPECIAL REVIEW USE PERMIT FOR MARCHAND RANCH WEDDING & EVENT VENUE 4807 COLORADO STATE HIGHWAY NO.9 FREMONT COUNTY, COLORADO



VICINTY MAP N.T.S. OUTDOOR WEDDING AND ACTIVITY AREA NOT USED FOR PARKING REQUIREMENTS = 9'X22' PARKING SPACE 4968 SQ.FT. BUILDINGS 34 SPACES REQUIRED 40 PROVIDED 2 HANDI—CAP PROVIDED 2- 32'X8' CONSTRUCTION TABLE PROPOSED EXISTING Scale 1" = 50' NO PROPOSED VENUE RESTROOMS STRUCTURES STORAGE CONTAINERS

SRU BOUNDARY

PROPERTY LEGAL DESCRIPTION:

ALL OF THE SE1/4 AND THE W 1/2 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 73 WEST OF THE 6YH P.M., LYING SOUTH AND WEST OF COLORADO STATE HIGHWAY NO. 9.

EXCEPTING THE SE1/4SW1/4 AND ALL OF THAT LAND AS PART OF THE LOWRY RANCH SUBDIVISION AS RECORDED IN THE RECORDS OF THE FRREMONT COUNTY CLERK AND RECORDERS OFFICE.

CONTAINING 220.10 ACRES MORE OR LESS

SRU LEGAL DESCRIPTION:

BEGINNING AT A POINT FROM WHENCE THE NORTHWEST CORNER OF THE NE1/4SW1/4 BEARS N 08°51'34" E, 212.09 FEET; THENCE S 66°27'50" E, 518.84 FEET; THENCE S 48°51'50" E, 22.16 FEET; THENCE S 46°11'52" W, 314.01 FEET; THENCE S 24°54'09" E, 57.99 FEET; N 76°28'17" W, 271.06 FEET; THENCE N 03°33'23" W, 429.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.16 ACRES MORE OR LESS

1.) SITE IS ZONE AGRICULTURAL FORESTRY.

2.) THIS IS SRU IS A PORTION OF A LARGER DEEDED PARCEL. THIS WILL NOT CREATE A SEPERATE PARCEL. THE CURRENT LOT IS CONFORMING WITH THE UNDERLYING ZONING.

3.) ALL STRUCTURES, UTILITIES AND PARKING AREAS ARE EXISTING. THE HANDICAP SPACES WILL BE BROUGHT UP TO CODE WITH HARD SURFACING.

4.) NO DESIGNATED LOADING AREAS ARE PROPOSED. NO PEDSTRIAN AND DESIGNATED WALKWAYS ARE PROPOSED.

5.) NO PORTION OF THE SRU LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA.

6.) NO EASEMENTS WERE DISCOVERED OR INFORMATION PROVIDED.

7.) NO SIGNIFICANT FEATURES EXIST WITHIN THE SRU BOUNDARY.

8.) NO OPEN SPACES ARE PROPOSED

CORNERSTONE
LAND SURVEYING, L.L.C.

1022 PHAY AVE CAÑON CITY, COLORADO 81212 719-275-8881

JOB NO. MARCHAND 6-12-24