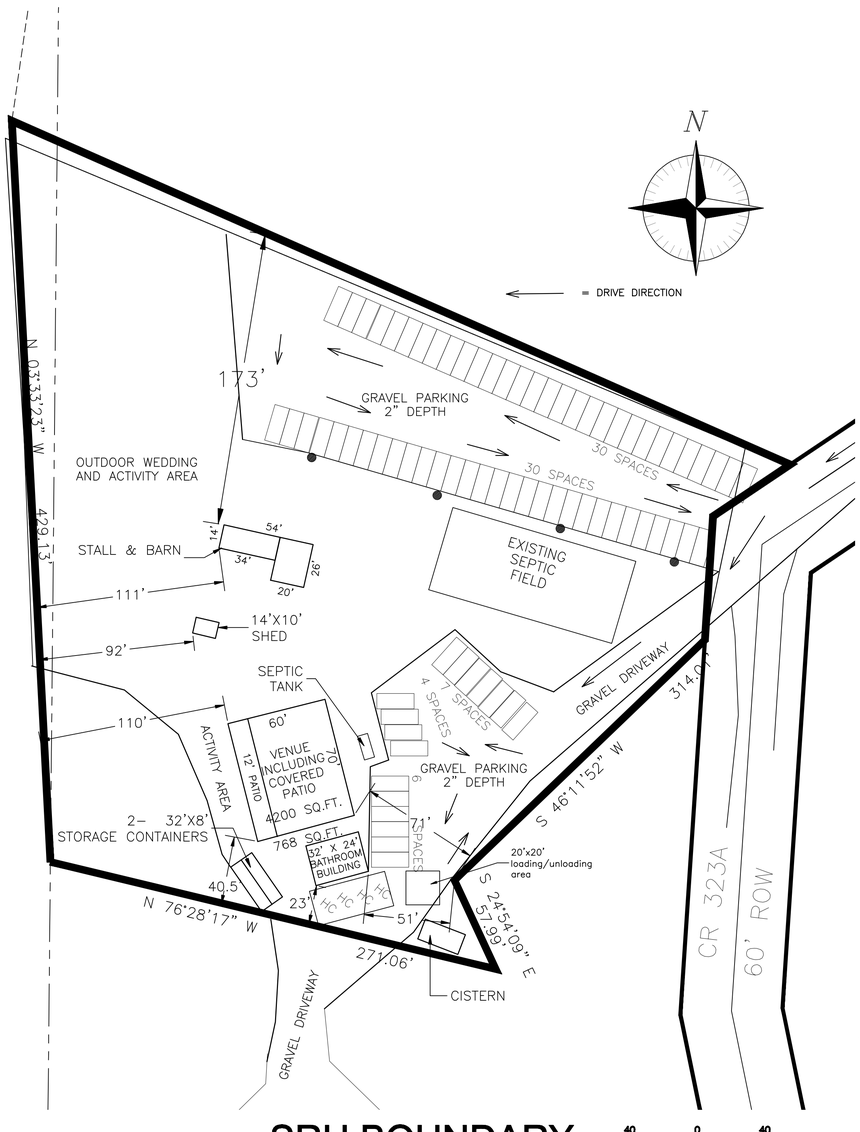
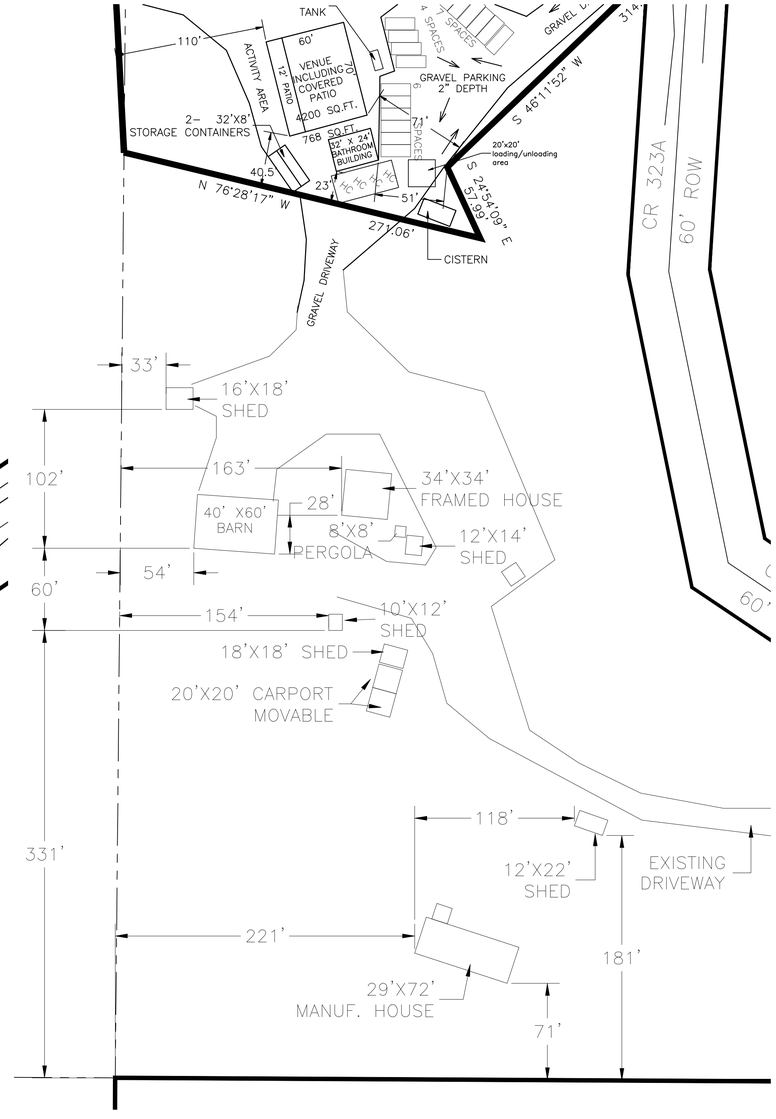
SPECIAL REVIEW USE PERMIT MARCHAND RANCH
WEDDING & EVENT VENUE



SRU BOUNDARY

40 0 40
Scale 1" = 40'



DETAIL

50 0 50
Scale 1" = 50'

NOTES:

1.) SITE IS ZONE AGRICULTURAL FORESTRY.

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

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

4.) DESIGNATED LOADING AREAS ARE SHOWN. NO PEDESTRIAN 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

● = 16' HIGH SOLAR LIGHTING
20' DIAMETER COVERAGE
DOWNWARD DIRECT

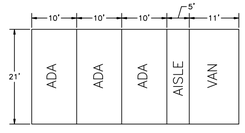
PARKING REQUIREMENTS

▭ = 9'X22' PARKING SPACE
GRAVEL SURFACE

4968 SQ.FT. BUILDINGS
34 SPACES REQUIRED
77 PROVIDED
4 ADA PROVIDED

CONSTRUCTION TABLE

EXISTING	PROPOSED
VENUE 4200 SQ.FT.	NO PROPOSED
RESTROOMS 768 SQ.FT.	STRUCTURES
SHED 140 SQ.FT.	
STORAGE CONTAINERS 512 SQ.FT.	
STALL & BARN 996 SQ.FT.	



ADA PARKING
NTS

CORNERSTONE
LAND SURVEYING, L.L.C.
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CAÑON CITY, COLORADO 81212
719-275-8881

JOB NO. MARCHAND 6-12-24
REV 3-4-25