

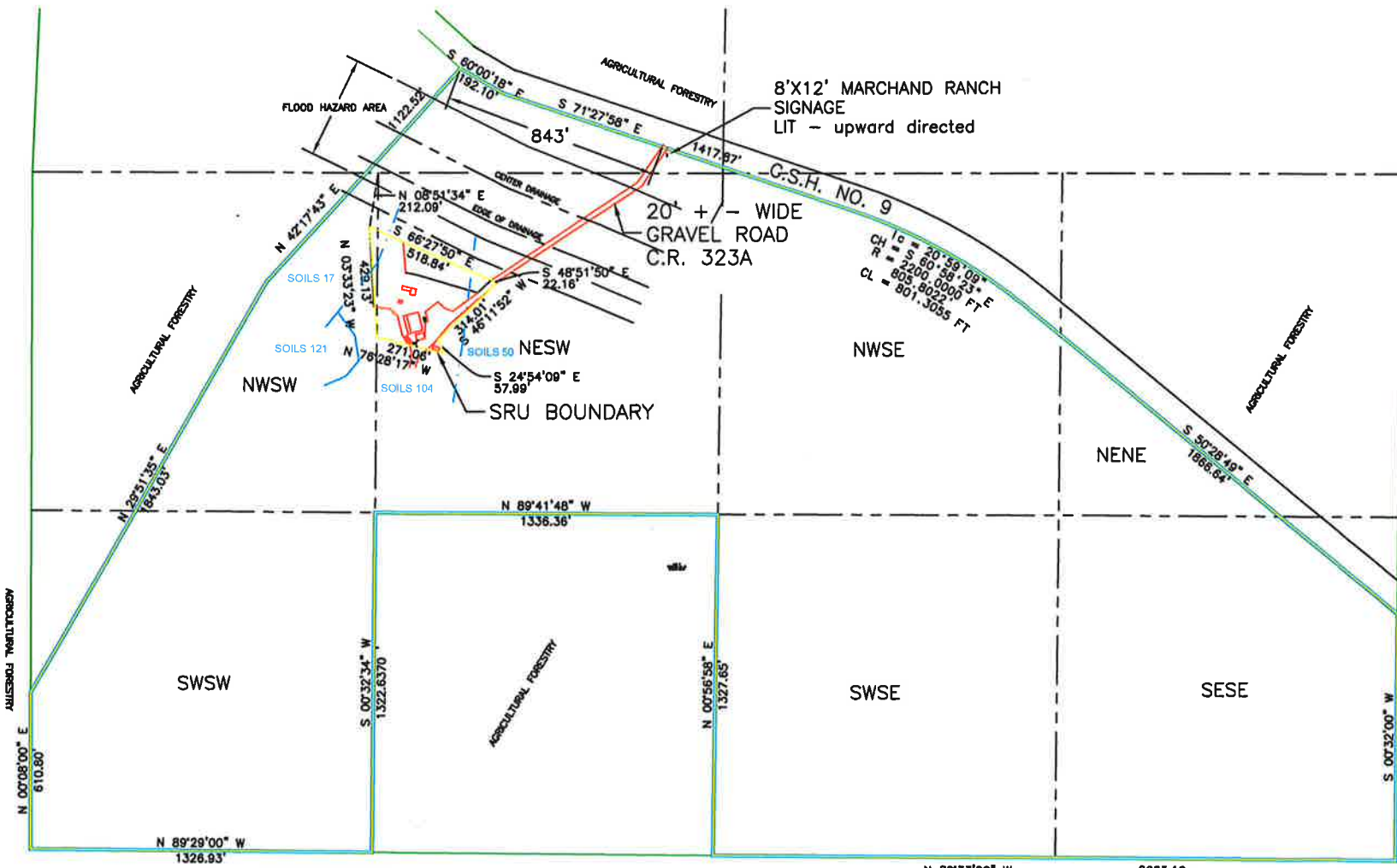
# SPECIAL REVIEW USE PERMIT

FOR

## MARCHAND RANCH WEDDING & EVENT VENUE

4807 COLORADO STATE HIGHWAY NO.9

FREMONT COUNTY, COLORADO



**OVERALL PROPERTY**

**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.

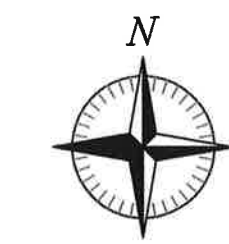
EXCEPTING THE SE1/4SW1/4 AND ALL OF THAT LAND AS PART OF THE LOWRY RANCH SUBDIVISION AS RECORDED IN THE RECORDS OF THE FREMONT COUNTY CLERK AND RECORDERS OFFICE.

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

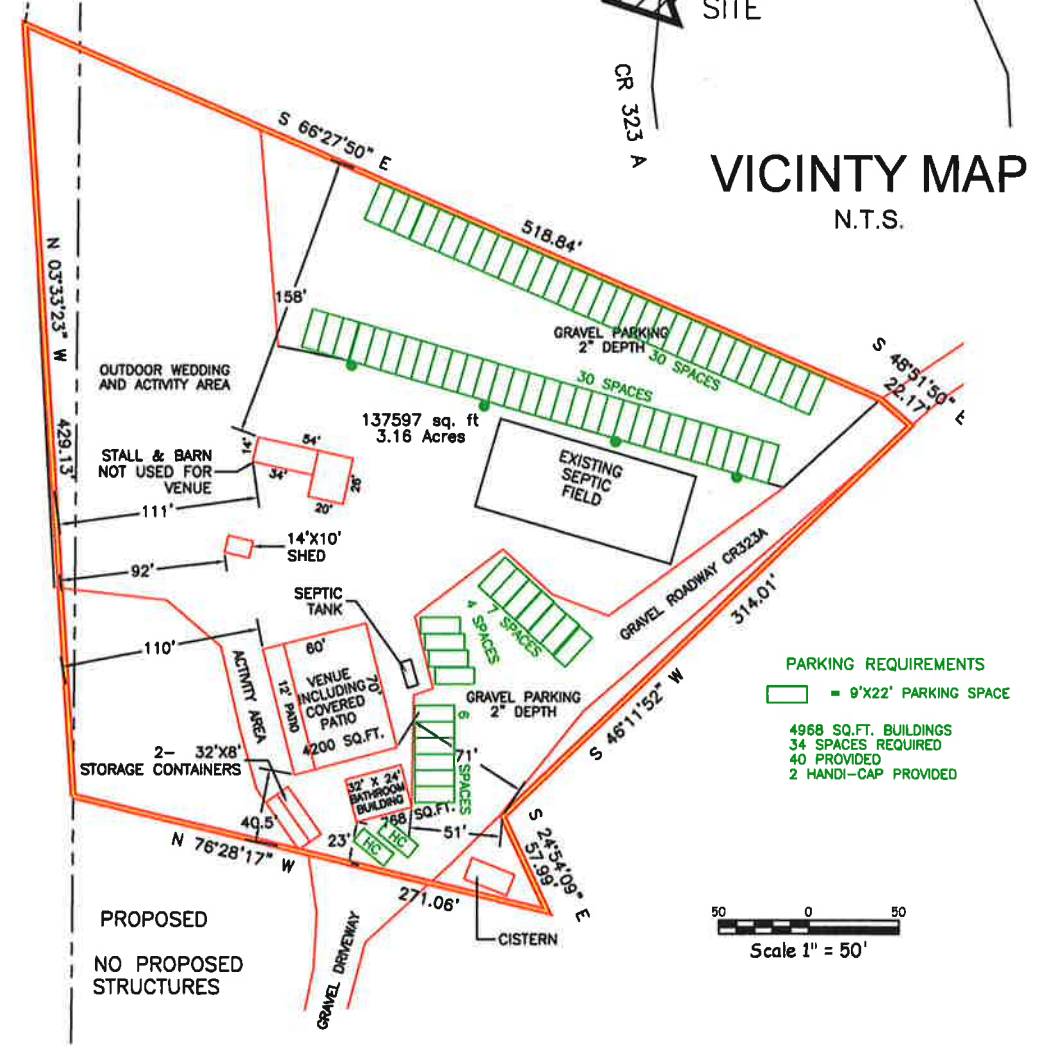


**CONSTRUCTION TABLE**

EXISTING	VENUE
	RESTROOMS
	SHED
	STORAGE CONTAINERS
PROPOSED	NO PROPOSED STRUCTURES

**NOTES:**

- 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



**VICINITY MAP**  
N.T.S.

**SRU BOUNDARY**



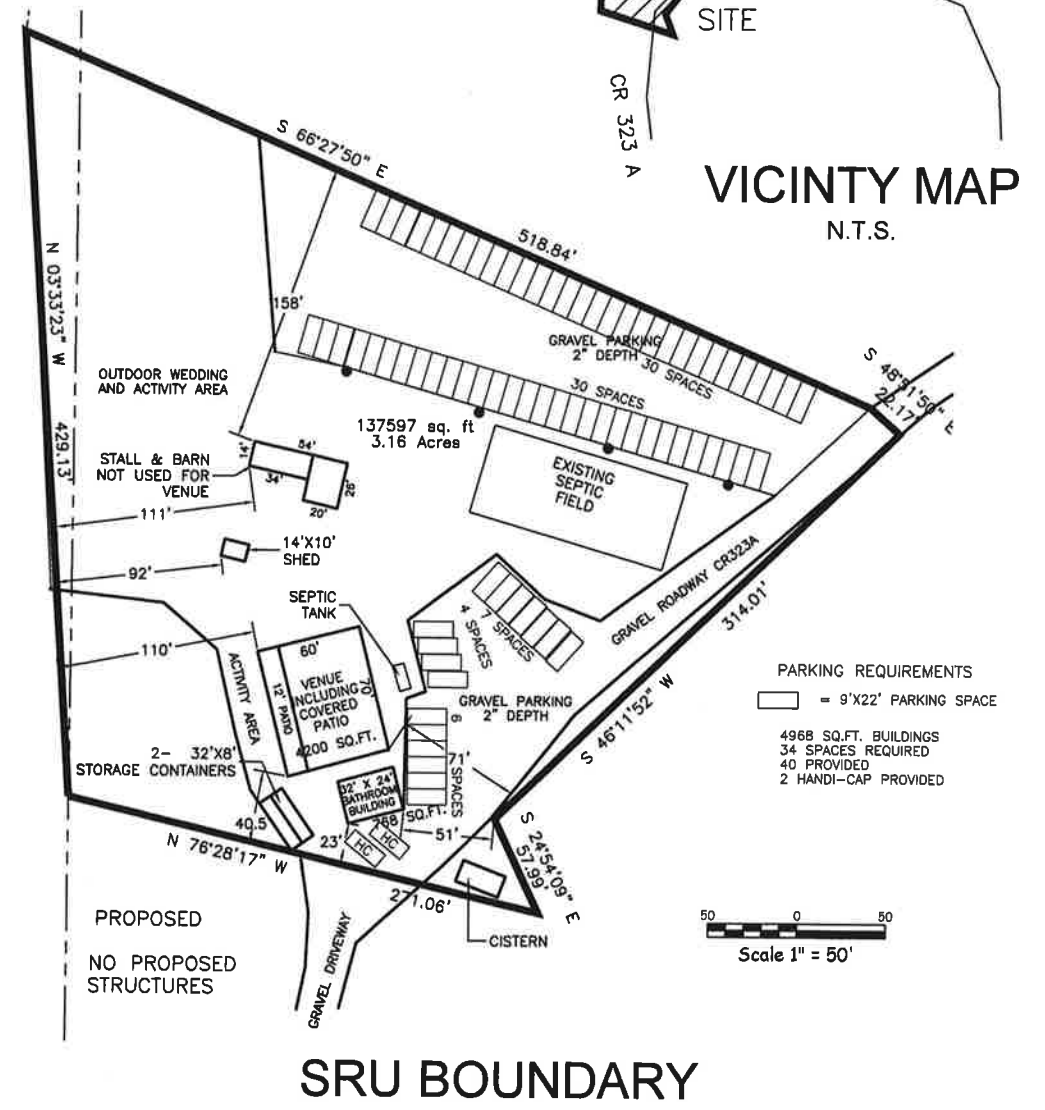
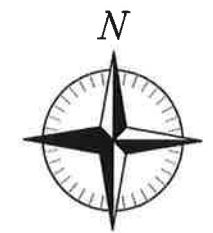
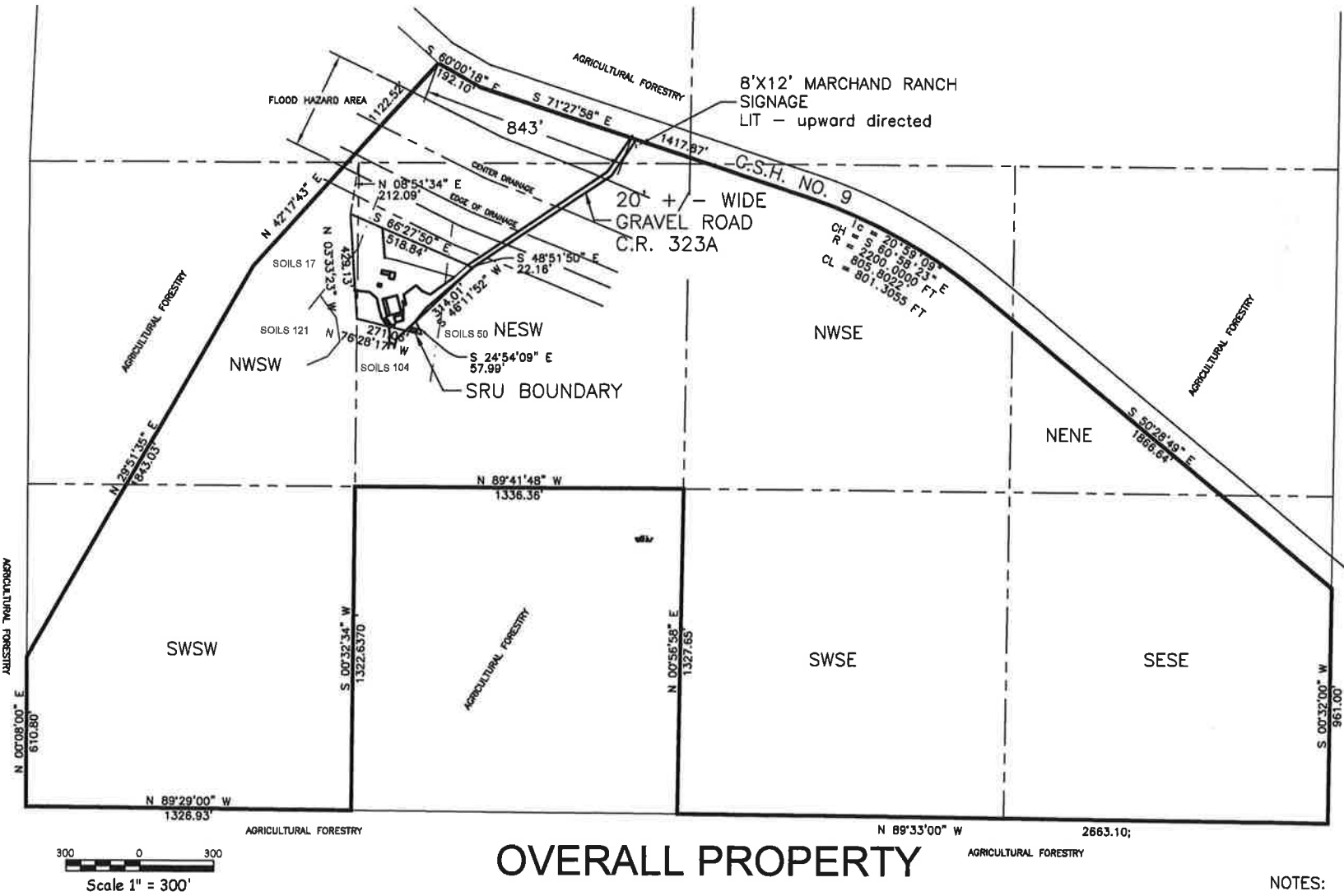
**CORNERSTONE**  
**LAND SURVEYING, L.L.C.**  
1022 PHAY AVE  
CANON CITY, COLORADO 81212  
719-275-8881

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**CONSTRUCTION TABLE**

EXISTING	VENUE
RESTROOMS	SHED
STORAGE CONTAINERS	
PROPOSED	NO PROPOSED STRUCTURES

**PARKING REQUIREMENTS**

= 9'x22' PARKING SPACE  
 4968 SQ.FT. BUILDINGS  
 34 SPACES REQUIRED  
 40 PROVIDED  
 2 HANDI-CAP PROVIDED



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