

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

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July 13, 2023

**File No.** PPR-22-53

**Project Name:** Monument Glamping Site Development Plan

Code Enforcement staff received complaints regarding activities at 16315 Rickenbacker Ave (Monument Glamping) in 2021, 2022, and 2023. The current active case File No. CE-21-1158 has a total of 5 complaints submitted to Code Enforcement staff.

On April 10th, 2023, a complaint was received regarding occupancy of a travel trailer. Following an inspection, a Notice of Violation was issued on April 21<sup>st</sup>, 2023, regarding violations of Land Development Code section 5.2.42 (A)(3) Occupancy of Vehicles Prohibited and 11.3.1 Unlawful Acts.

Code Enforcement holds concerns that the submitted site development plan will not be accurate to what is currently on the site. Code Enforcement holds concerns that the property owner is currently renting and allowing for recreational vehicles to be occupied while not located in the RVP zoning district and without land use approval. Code Enforcement holds concerns the container home advertised on Airbnb does not appear to be listed on the site development plan.

Upon plan review, if the Site Development Plan application meets all Land Development Code requirements and is accurate to what is currently on the site Code Enforcement will have no comments on this application.

Joe Letke  
Code Enforcement Supervisor  
[joeletke@elpasoco.com](mailto:joeletke@elpasoco.com)  
719-520-6309