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**Monument Glamping 2
Site Development Plan
Letter of Intent**

File Number:
PPR2433

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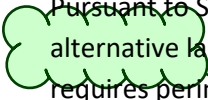
TAX SCHEDULE NO: 61000-00-112
ACREAGE: 5.95 acres
ZONING: RR-5 (Residential Rural)
Utilities: well (water), septic (wastewater), MVEA (electric)

Request:
A request for site development plan approval allow for a 12-unit recreation camp pursuant to the special use approval (PCD File No. AL2318). With the exception of the alternative landscape plan, the proposed development is in full compliance with all El Paso County regulations.

Site Description:
The recreation camp will not include any new permanent structures. Each site will be utilized for temporary accommodations, such as a recreational vehicle, tent, or yurt. Each site will be 11.5' x 40' and will include one parking space.

Lighting:
No new permanent lighting is being proposed. All site lighting will be provided by lights either attached to temporary accommodations (e.g. exterior lights on a recreational vehicle) or by the individual site patrons (e.g. lantern associated with a tent). Quiet hours will be enforced and will begin at 10pm, including elimination of lights associated with temporary accommodations.

Alternative Landscape Request:
Pursuant to Section 6.2.2.A.4 of the Land Development Code (LDC), the Director may approve an alternative landscape plan provided the proposed landscaping provides an equivalent. The LDC requires perimeter landscaping with a minimum height of 45 feet when a commercial use is adjacent to a residential use/zoning district including with a solid privacy fence. All surrounding properties are residentially zoned.



change phrasing to substitute plan per code update

The property is 5 acres in size and is fully treed. Although the screening doesn't meet the LDC requirement for a solid privacy fence, there property greatly exceeds the required tree plantings. The use will be screened from the residential property by the existing mature vegetation. The property owner has met with the adjacent property owners regarding the improvements to the property and they have no objection to the proposed alternative request.

Road Impact Fee

The property owner agrees to pay the road impact fee pursuant to the calculation within the associated Traffic Study dated March 12, 2024 prepared by SM Rocha. One half of the road impact fee (\$33,672) will be paid at the time of approval of the site development plan. The other half of the road impact fee (\$33,672) will be paid prior to construction or use of more than 12 sites.

Please include:

- statement about traffic generation and access to and from the site
- how CDOT's requests will be addressed

Comment from CO forest service:

The Colorado State Forest Service recommends that all forested acres be mitigated to reduce the risk of wildfire and that defensible space be created for each dwelling using the standards in the CSFS "Home Ignition Zone Guide" (formerly known as "Quick Guide FIRE 2012-1: Protecting Your Home From Wildfire") located on the Colorado State Forest Service website.

https://csfs.colostate.edu/media/sites/22/2021/04/2021_CSFS_HIZGuide_Web.pdf

In addition, we recommend that all wildfire mitigation be completed before or during dwelling construction.

Please provide discussion in LOI about mitigation efforts