Letter of Intent for Site Development Plan

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El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910

RE: File No. PPR2443 (Site Development Plan - Monument Glamping I)

Purpose and Scope

This letter serves as the Letter of Intent for the Site Development Plan of Monument Glamping I. The purpose of this plan is to outline the development of our glamping site located at 16315 Rickenbacker Avenue, Monument, CO, and ensure it aligns with the El Paso County zoning and development regulations.

Project Description

Monument Glamping I is an existing recreation camp operating on a 6.44-acre property zoned RR-5 (Residential Rural). The site development plan includes:

1. **Expansion of Glamping Sites**: The number of sites is being increased from 8 sites to 12 in this SDP with hard-sided and tent sites designated.
2. **Infrastructure Enhancements**: Installation of high-quality opaque screening for privacy and an improved layout for optimal site utilization.
3. **Sanitation Facilities**: Expansion and enhancement of onsite wastewater treatment facilities to accommodate the increased number of sites.
4. **Access and Transportation**: Continued use of Rickenbacker Avenue for site access with internal driveways providing access to individual glamping sites.

Goals and Compliance

The primary goal of this site development plan is to provide a unique, low-impact recreational experience while maintaining harmony with the surrounding rural residential area. Our development will:

- **Maintain Aesthetic Value**: Implementing opaque screening and strategic site placement to ensure privacy and maintain the natural beauty of the area.
- **Support Local Tourism**: Expanding accommodations to attract more visitors, thereby supporting local businesses and tourism in El Paso County.

Compliance with Zoning and Development Regulations

- **Zoning**: The project complies with the RR-5 zoning regulations, which allow for recreation camps with special use approval AL2321 (approved June 2024).
- **Sanitation**: The expansion of the onsite wastewater treatment system will comply with El Paso County Public Health requirements.
- **Access and Transportation**: Adequate access will be provided via existing roads without causing traffic congestion or hazards.
- **Environmental Impact**: The project will not negatively impact air, water, light, or noise pollution, adhering to all local, state, and federal regulations.

THE DEVELOPMENT WILL BE COMPLETED IN TWO PHASES.

- SITES 4, 5, 7, 8, 9, 10, 11, AND 12 ARE INCLUDED WITHIN PHASE 1.
- SITES 1, 2, 3, AND, 6 ARE INCLUDED IN PHASE 2.
- THERE SHALL BE NO INITIATION OF CONSTRUCTION, OR USE OF SITES WITHIN PHASE 2 UNTIL THE APPLICABLE ROAD IMPACT FEE FOR PHASE 2 HAS BEEN PAID.

In summary, the Site Development Plan for Monument Glamping I aims to provide high-quality, sustainable outdoor recreation in alignment with the county's development goals. We are committed to enhancing the local tourism infrastructure while preserving the rural character of our property.

Thank you for considering our application. We look forward to your positive response and are available for any further information or site visits as required.

Sincerely,

Chris Jeub
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2026 Site Development Minor Modifications (10.30.26)

Modifications will be made to the Site Development Plan of Special Use Permit AL2321, Monument Glamping's recreation camp at 16315 Rickenbacker Ave, Monument. Modifications meet all conditions from the BoCC Recommendations.