

2024-05-26

Letter of Support
for Monument Glamping
Special Use Permit Modification

File # AL 2321

To: El Paso County, Colorado, Planning Department

This is a letter to support our neighbors Chris and Wendy Jeub, owners and operators of the glamour camping operation *Monument Glamping*. As we understand it, they are applying to modify their existing special use permit so they can increase the number of camping units on their property.

We met with Chris and Wendy earlier this month at their home and place of business, so we could understand firsthand what “glamping” is about, and as neighbors to also discover the impact from an increase in units. Chris and Wendy gave us a tour of their property, explained their operation, and showed us camping units as we asked about each. One unit was rented at the time so we didn’t visit that.

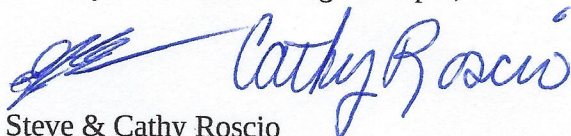
Overall our impression was that it is a professional, quiet, and low impact operation. Actually, upon arrival we noticed only three camping units spread well apart; we had to have Chris point out the others. They are not very visible; certainly not from the road.

Chris informed us that they want to add four additional camping units, and that this resulted in opposition from some neighbors. Frankly, we don’t see why. There’s plenty of room and the property is situated such that most of it isn’t very visible anyway. Four, or even ten, additional units would be hardly noticed. Chris also mentioned that they plan to add natural-looking screening in key areas to address the concerns of adjacent neighbors. This seems quite generous. There’s many properties in the area that have densities of outdoor shacks, huts, and the like, that exceed the low density we found on the property. Too, having recently added screening trees to our farm, we know that the cost of trees and fencing is quite high. To pay for it, it seems appropriate that Chris & Wendy be allowed to increase their revenue with the new units.

As for road traffic from their operation, we say ... what traffic? Heck, just the Amazon and Walmart+ delivery truck traffic far exceeds what a dozen camper groups could ever generate.

So, all in all, we hope you approve their request so they can improve their business.

Thank you for considering our input,



Steve & Cathy Roscio
Fall Mountain Farm
16300 Mt Herman Rd
Monument, CO 80132
info@FallMountainFarm.com