

## Letter of Support for Monument Glamping

Hello to those involved in the evaluation of the Monument Glamping Special Use modification.

I would like to write in to support the Monument Glamping Special Use modification. As with many requests that come before you, you have the work of applying the guidelines and if applicable, teething through many of the accusations and finding truth vs reactions of fear. As I look through many of the letters of opposition, I do see a lot of accusations based on fear and lack of conversation with the Jeubs on the details. A quick look at these will show some lack of understanding of the scope of the Special Use request.

Many in opposition perceive their homestead, in their minds-eye, equal to a gated retirement community that cannot adapt or sustain any change before they finish their time there. We do see unrealistic representations in many of these commentaries about concerns about traffic, development, home values and communication. We understand that home values in Colorado typically move up when there is more visitation to any area as Colorado is beautiful and a desired location by many. This fact can be validated by looking at the growth of different activities around the county over the years.

On communication it is known that navigating the county's planning rules and regulations is a challenge. There are many levels of detail to nail down. I commend the Jeubs on hiring Vertex to help navigate that path. The Jeubs believe in the long term pursuit of sustainable business, that is why they have pursued and have the Special Use. The Jeubs understand that deception is not a long-term sustainable business plan and have not pursued work outside of communication with the county. They understand there is a process and are pursuing it now with Vertex helping direct the steps.

Glamping is great for Colorado. Glamping is great for El Paso County. I appreciate that the Jeubs have a scope and vision that is classy and reasonable and will be a plus for the area of Northern El Paso County.

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