

## Ashlyn Mathy

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**From:** Steve Mabon <stmabon@gmail.com>  
**Sent:** Monday, April 15, 2024 8:13 PM  
**To:** Ashlyn Mathy; Carol Mabon  
**Subject:** Monument Glamping application  
**Attachments:** Monument Glamping Opposition Letter.docx

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This is a letter from my mother, who asked my to help write and forward to you.

Ashlyn Mathy, Planner I  
El Paso Co Planning & Community Development

I have been informed by some of my community neighbors of Chris Jueb's intent with regards to Monument Glamping. I did not initially register my opposition to the Monument Glamping Special Use Modification but now wish to voice my opposition. My late husband, Irl L Mabon purchased two five-acre Pine Hills property lots back in 1958. In the summer of 1978, we had occasion and the opportunity to build our retirement home. We moved in on December 29, 1978, with two children. Our older three children began attending college in Indiana, the state of our former residence, before moving to Monument, Colorado.

As we prepared to build, we took the time to understand our rights and responsibilities regarding our property in the Pine Hills community. At that time there were very few homes in the area. There was a statute in place that limited what type of dwellings, buildings, and modifications could be made on the property. With a little research, I refer to the "DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS" submitted in October 1957 by Mssrs. Bodinger and Hughes.

I feel Section 1 and 5 are relevant to Chris Jueb (and family) with regards to Monument Glamping. "Sec. 1: *Dwelling erected upon said lots shall contain a minimum of 1100 square feet of floor space for each family dwelling unit, exclusive of basement, garage or detached outbuildings. This restriction shall apply to temporary or seasonal dwellings or cottages.*" And "Sec. 5: *No structure of a temporary character, trailer, basement house, tent, garage, barn or outbuilding shall be used on any lot at any time as a human habitation, either temporarily or permanently.*"

I believe the Monument Glamping business will violate this restriction. I hereby formally register my objection to Monument Glamping Special Use Modification.

If you have any questions or wish to contact me, see below. I will be happy to clarify or add any other information as needed.

Sincerely,

Carol L Mabon  
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Monument, CO 80132

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*Be well, find contentment, and propagate good.*