

Ashlyn Mathy

From: GERALD HUNTLEY <gerhuntley@msn.com>
Sent: Sunday, April 14, 2024 5:11 PM
To: Ashlyn Mathy
Subject: Opposition for Recreation Camp Special Use Modification Parcel #7127001011 Chris Jeub

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Dear Ms. Mathy and El Paso County Planners,

This letter is to follow up on our previous letter of objection sent Oct. 4, 2023. Please take into consideration the issues we objected to in that letter which are still valid. Now Chris Jeub has applied for a modified permit to double the number of camping sites to 12 and allow RV and Tiny Home structures, which concerns us even more. Allowing this Recreation Camp would create a Commercial development in our RR-5 neighborhood. His plan is to build this camp on his property, which already includes his family home.

The Jeubs are requesting 12 camping spaces for recreation structures along with other restroom and shower structures for their tenants. We do not see any mention of how many people and their pets would be allowed in each camping space and how the conduct of these tenants would be enforced. These camping groups could arrive with trailers carrying motorcycles and 4 wheelers to race through the Pine Hills neighborhood dirt roads endangering wildlife, bike riders, horseback riders, and pedestrians. Yes, unlicensed recreation vehicles are prohibited on our roads, but in reality there are not enough local law enforcement persons to enforce what could be numerous loud, speeding motorcycles and other recreation vehicles.

Internet pictures for Chris and Wendy Jeub's current Glamping operation shows campfire sites at the tents. 12 campfires with questionable supervision sounds like a potential fire tragedy for the entire Monument area. Obviously, alcohol is currently allowed for "glampers" since the Jeubs advertise complementary wine. Alcohol and fires are a dangerous combination!

Monument Creek borders the Jeub property and attracts much wildlife. Having upwards of 50 people daily at the Jeub's Recreation Camp would surely have an impact on wildlife that depend on the creek area for drinking and homes.

It appears that the State of Colorado Water board gave permission for the Jeub's to use their current well for Glamping operation, but we do not see that the water board has approved this much larger Recreation Camp. Even those of us with a Domestic well permit have use restrictions. We cannot see how water usage by at least 50 people daily could be allowed.

We are very concerned that Chris Jeub's plans for this Commercial Recreation Camp would set a new commercial precedence for the future of our neighborhood.

Thank you for carefully reading and considering the impact of the Special Use permit the Jeubs have applied for and, also, the many valid objections voiced by concerned neighbors.

Sincerely,

Cynthia and Gerald Huntley
16905 Lindbergh Rd.
Monument, CO 80132

719-481-3664