

## Ashlyn Mathy

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**From:** Steven Phillips <skservices.cos@gmail.com>  
**Sent:** Monday, April 15, 2024 2:12 PM  
**To:** Ashlyn Mathy  
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Ashlyn,

I had previously submitted a Letter of Opposition to the Monument Glamping Special Use Modification. I have not changed my mind regarding my opposition, but I want to clarify and expand my opposition.

1. There is a CCR, a Declaration of Restrictions and Protective Covenants, document (which I will attach) filed with the El Paso County Recorder on October 9, 1957 (Book 1652, Page 421), Reception# 52224. This document, which is a legally filed and therefore a legally binding document, prohibits the entire glamping operation as a whole. Not just the Modification, but the entire operation, from its inception, onward.

2. Chris Jeub (DBA Monument Glamping) has not only clearly been in violation of this CCR, but for years now, he has been in violation of the EPC ordinances, rules, and regulations. He has been given notices regarding many of those violations. To date, in clear defiance of EPC, he has not rectified those violations and has in fact added more violations to the situation. He literally brags about what he is doing. He has demonstrated a continuous, blatant disregard for the authority of EPC. I would argue he is demonstrating a disdain for EPC and its authority.

3. By all of the information I can find, EPC has not held Chris responsible for these multiplying violations, and has actually rewarded his disregard and disdain for EPC. Why? I am especially flummoxed, because EPC has made it abundantly clear to other neighbors, regarding other matters, that they absolutely must come into compliance, or there will be significant consequences. Is EPC showing a flagrant preferential treatment, or flagrant discrimination, or just a flagrant disregard for the enforcement of their own ordinances, rules, and regulations?

4. Chris has simultaneously demonstrated a willingness to misrepresent the facts. I, along with other neighbors, were told certain things by Chris, only to discover it was going to become something entirely different. Why is this important? Because it demonstrates a disdain for not only EPC, but for his neighbors. It also, along with what I say in point #2, demonstrates a pattern of disregard for doing what he says he's going to do. In other words, we have no record of behavior that demonstrates Chris will do what he says, or what he is required to do.

5. This entire operation has grown well beyond the 5-6 small tents that Chris originally told me he was planning to do. I believe it is highly likely, he has had intentions all along to do much more. He brags on

his Monument Glamping YouTube site about all of the money he is making. He simultaneously mocks and derides his neighbors, using chosen pejoratives, for voicing concerns about what he is doing.

6. Chris is a former debate coach and is truly quite adept at presenting himself and his positions/arguments. He "sells" himself quite effectively and I cannot help but wonder if EPC personnel haven't come under the sway of his very effective presentations.

Based on these facts I have presented, I am not only declaring my adamant opposition to the Modification, but I am requesting that EPC take immediate steps to revoke the entire Special Use. He has been in constant violation of various ordinances, rules, and regulations for years and he is also in clear violation of the legally binding CCR that I have attached. For all of the reasons I have stated, this Special Use should be revoked in its entirety.

Thank you,

*Steven Phillips*  
*2620 Spaatz Rd*