



December 19, 2023

El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Attention: Ms. Ashlyn Mathy
Planner

Re: Monument Glamping 1 – Special Use Modification
File AL2321
Parcel ID No.: 7127001011
Letter of Opposition

Dear Ms. Mathy:

My wife and I will be unable to attend the Planning Commission meeting as well as the Board of County Commissioners meeting. We therefore, wish to express our opposition to the Monument Glamping 1 – Special Use Modification via this letter.

When Mr. Norman B. Bodinger and Mr. John R. Hughes, owners of the property known as Pine Hills Subdivision Addition No. 4, sub-divided it into lots they knew this was a special part of El Paso County. There are lots where Monument Creek flow through the property, lots containing open prairie grass with scrub oaks and ponderosa pines and high meadow lots with expansive views.

These men had the foresight to protect the serenity of this Pine Hills community by setting down a Declaration of Restrictions and Protective Covenants to run with the land so all its neighbors may enjoy this land. This document of Declaration of Restrictions and Protective Covenants, a copy which is enclosed, was signed, notarized and filed of record with the El Paso County Clerk and Recorder.

The proposed site plan for the special use modification would be in violation of the terms set forth in the Restrictions and Covenants document.

Thank you for the opportunity to comment and for your consideration

Respectfully

Joe and Joan Martinez
2705 Doolittle Road
Monument, CO 80132

DECLARATION OF RESTRICTIONS
AND
PROTECTIVE COVENANTS

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MONUMENT GRAMPING /
SPECIFIC USE MODIFICATION
FILE # AL-2321

The undersigned NORMAN B. BODINGER and JOHN F. HUGHES, owners of the lots and blocks within Addition No. 4 to PINE HILLS, El Paso County, Colorado, being desirous of establishing restrictions and protective covenants applicable to and for the benefit of each and every lot in said Pine Hills Addition No. 4, and in consideration of the mutual declarations herein made and future purchases and conveyances of real property in said Subdivision, declare that all of the real property embraced therein is and shall be used, held and transferred subject to the following restrictive and protective covenants, which are declared to run with the land; these covenants shall be enforceable by owners of real estate in Pine Hills and all additions thereto.

1. Dwellings 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 also apply to temporary or seasonal dwellings or cottages.

2. No barn or animal shelter shall be erected within 50 feet of any property line of the owner erecting such barn or animal shelter. Livestock and domestic fowl shall be fenced or secured so that they shall not be able to wander at large at any time.

3. No use shall be made of nor any activity carried on upon any lot or portion of any lot which shall create an undesirable or objectionable condition to the use of adjoining property as a residence, whether by reason of unsightliness, noise or odors. No lot or portion thereof shall be used as a public or private dump and refuse, trash or garbage in any quantity shall not be deposited or dumped upon any lot unless it is the refuse, trash or garbage of the dwelling, and in that event it must be completely buried and not left exposed to open air or sight at any time. No mechanical or automobile parts, machines or parts of machinery, nor any property held for sale or trade, building construction materials to be used off the premises, salvage items or property, old automobiles to be wrecked or any other chattel property of an unsightly nature shall be stored in the open, but such materials if kept or stored on the premises shall be entirely enclosed within a roofed building and not visible from the outside. Garbage shall not be burned on the premises in such manner as to create noticeable odors. It is the intent hereof to afford protection in addition to the protection afforded by the law relative to public or private nuisances and by the zoning laws.

4. No dwelling shall be built or placed on any lot or portion thereof having an area of less than one acre; no lot or portion thereof shall be used for purposes other than residential, (unless a dwelling used as a residence shall also be maintained and so used upon the premises.) Block Two shall be excepted from this paragraph

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.

6. No gravel pit or sand pit shall be maintained or operated on any lot.

~~APRIL~~ OCTOBER IN WITNESS WHEREOF we have hereunto set our hands and seals, this 22nd day of October, 1957.

Norman B. Bodinger (SEAL)
Norman B. Bodinger
John F. Hughes (SEAL)
John F. Hughes

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

Acknowledged before me October 9, 1957, by Norman B. Bodinger and John F. Hughes, as their free and voluntary act and deed.

My Comm. expires Jan. 5, 1959

John F. Bennett
Notary Public