



Your Touchstone Energy® Cooperative 

September 18, 2023

Ashlyn Mathy  
El Paso County Development Services  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

SUBJECT: Engineering Review Comment  
Mountain View Electric Association Inc. (MVEA)

To El Paso County:

MVEA has these comments about the following:

**Project Name: Monument Glamping I**

**Project Number: AL2321**

**Description:** Proposed development of 12 camping units on approximately 6 acres located at 18045 Highway 83 in Township 11S, Range 66W, Section 15.

This area is within the MVEA's certificated service area. MVEA will serve this area according to our Line Extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under the Line Extension Policy. Information concerning these requirements can be obtained by contacting the Engineering Department.

MVEA requests a twenty (20) foot exterior boundary. MVEA also requests the platting of MVEA's existing facilities with easements shown on the plat. Additional easements may be required.

MVEA has existing facilities near and within this parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.

If additional electric service is needed, please contact me at (719) 494-2636. Our office hours are 7:00 a.m. to 5:30 p.m., Monday – Thursday.

Sincerely,

*Gina Perry*

Gina Perry  
Engineering Coordinator

This Association is an equal opportunity provider and employer.

## Monument Glamping II:

Address: 18045 Highway 83  
Colorado Springs, CO 80908

Owner: Randy Amann

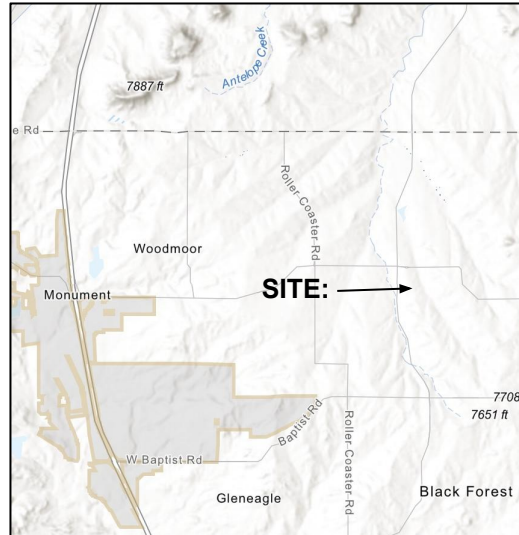
Applicant: Chris Jeub

Legal: S 200 FT OF SE4NW4 SEC  
15-11-66 EX .05 A TO HWY

Proposed:

12 Glamping Units (1BR, 1Bath)  
1 Septic & Leach Field  
12,000 SQ FT Gravel Drive

## Vicinity Map:



## Site Data:

Lot Size: 5.95 acres.

Building Footprint:

Existing Residence - 1,440 SQ FT

Garage - 528 SQ FT

Shed - 477 SQ FT

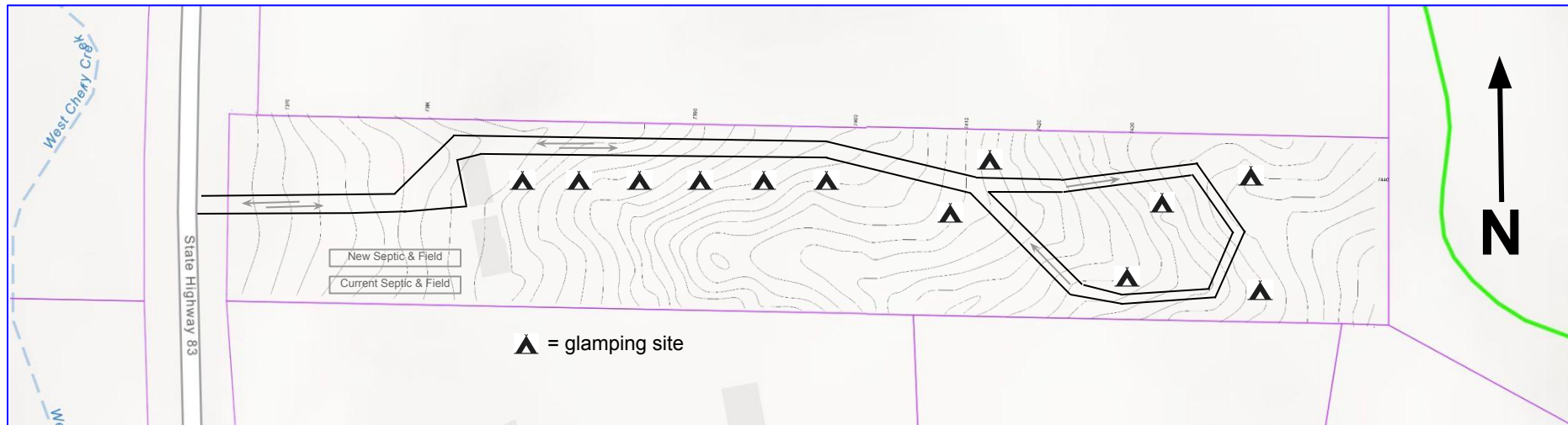
Glamping Units - 2,400 SQ FT

TOTAL: 4,845 SQ FT

Lot Coverage: 1.868%

Zoning: RR-5

Parcel ID: 6100000112



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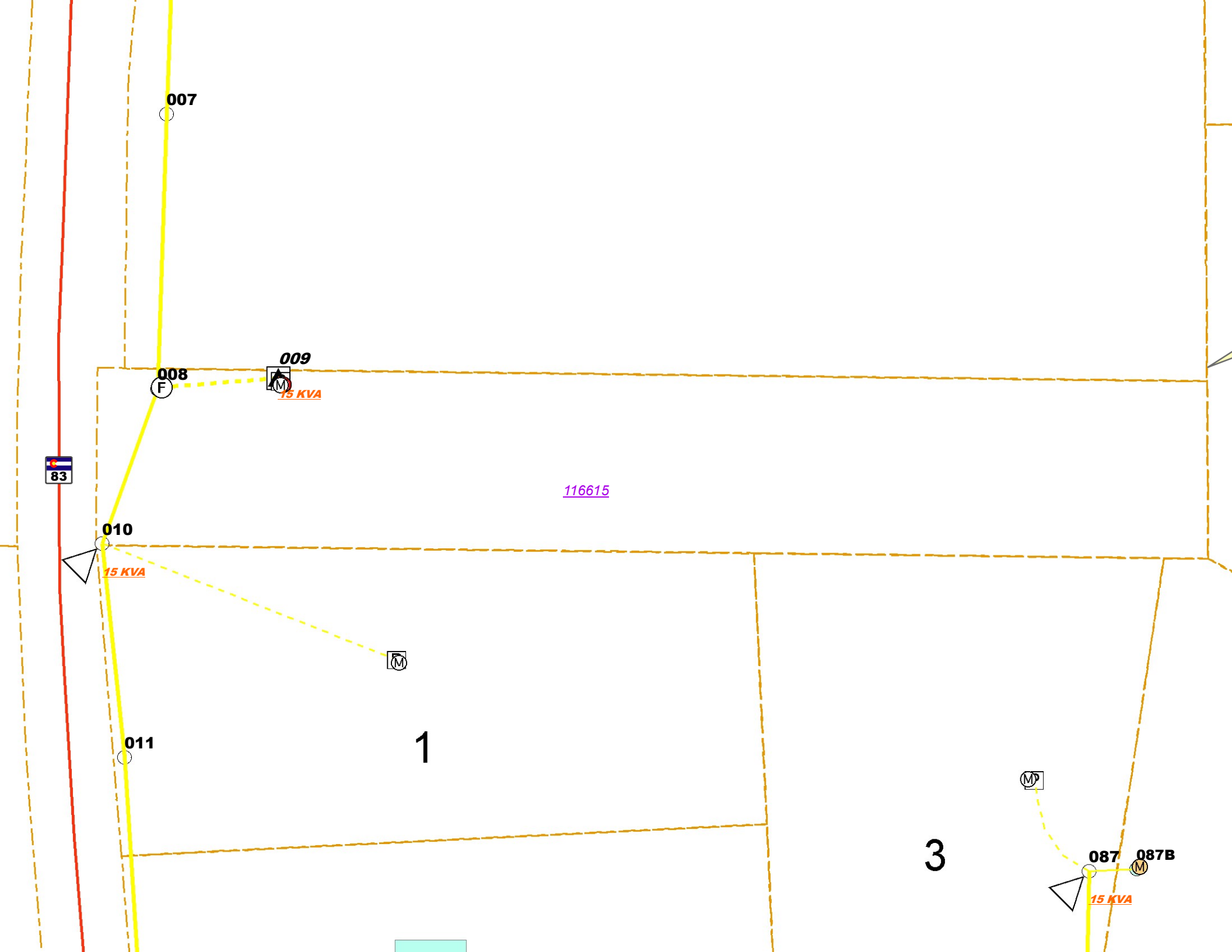
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Letter of Intent for Application for Special Use Permit

# Monument Glamping II El Paso County, Colorado



Chris & Wendy Jeub  
16315 Rickenbacker Ave  
Monument, CO 80132  
(719) 660-5781  
[chrisjeub@gmail.com](mailto:chrisjeub@gmail.com)

PCD File No. EA21240  
Originally Prepared: Dec 1, 2022



**Proud Members**

of the American Glamping Association



**TRI-LAKES**  
CHAMBER OF COMMERCE  
ECONOMIC DEVELOPMENT  
VISITOR CENTER

## Property Information

- Address: 18045 HIGHWAY 83, Colorado Springs, CO 80908
- Owners: Chris Jeub
- Property Tax Scheduling Number: 6100000112
- Current Zoning: RR5

## Application

This application is for a Recreation Camp, a Special Use allowed in Table 5.1 Principal Uses in the El Paso Land Development Code in the RR-5 Residential Zoning District.

## To Whom It May Concern,

We are Chris and Wendy Jeub, owners and operators of Monument Glamping, a unique recreation camp on the west side of Monument, Colorado. This application is for a special use for a second property, this time on the east side of Monument, whose intent is to provide more unique accommodations for traveling couples.



We were awarded our first Special Use Permit on July 26, 2022, and is located close to Mount Herman Trailhead on the west side of Monument. The new property is located on the other side of Monument off Hwy 83, and we are calling this “Monument Glamping II.”

What is glamping? According to Oxford Dictionary, glamping is “a form of camping involving accommodation and facilities more luxurious than those associated with traditional camping.” This application should not be thought of as a “campground” as much as a recreational camp with the primary purpose of enjoying a semi-outdoor accommodation experience. We prefer our own definition, “Outdoor accommodations where guests expect genuine adaptations to make the outdoor experience relaxing and enjoyable.”

This property is zoned the same as the first, but has a unique landscape of massive ponderosa pines that will be a perfect home for unique glamping accommodations.

Guests will certainly have a relaxing and enjoyable outdoor experience.

We believe this property and the feasible opportunity in El Paso County will make for a wonderful extension of our original glamping operation. Monument Glamping II is consistent with the county's Master Plan, will complement the neighborhood, will position nicely into the surrounding habitat, and will comply with all County rules, regulations and ordinances. We look forward to working with El Paso County in developing this lovely glamping experience for couples.

## Criteria of Approval

Monument Glamping II fulfills the Criteria of Approval in the Land Development Code, summarized as follows. All page numbers reference *Your El Paso Master Plan* pdf document found at <https://planningdevelopment.elpasoco.com/>.

### 1. The special use is generally consistent with the applicable Master Plan;

Monument Glamping I started about the same time El Paso County finished their work on the new Master Plan. This special use was approved in July 2022, but supply has not met demand. We have consistently filled vacancies as we develop our property, and we want to expand. We cannot think of a better application of the Master Plan than our glamping operation.

Monument Glamping II is zoned RR-5, known in the new Master Plan as "Large-Lot Residential" (Page 26). It serves as a transition between rural and suburban placetypes. While the zoning primarily consists of single-family residential properties of at least 2.5 acres, the zone allows for accessory dwelling units (ADUs) and allows limited commercial uses. Land the size of Monument Glamping II (5.95 acres) could support parks and open space, too.

## PLACETYPE: LARGE-LOT RESIDENTIAL

*The Large-Lot Residential placetype supports the rural character of the County while providing for unique and desirable neighborhoods.*

<h3>Character</h3> <p>The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if: 1) the overall density is at least 2.5 acres/lot, 2) the design for development incorporates conservation of open space, and 3) it is compatible with the character of existing developed areas.</p> <p>Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.</p>	<h3>Land Uses</h3> <p><b>Primary</b></p> <ul style="list-style-type: none"><li>• Single-family Detached Residential (typically 2.5-acre lots or larger)</li></ul> <p><b>Supporting</b></p> <ul style="list-style-type: none"><li>• Parks/Open Space</li><li>• Commercial Retail (Limited)</li><li>• Commercial Service (Limited)</li><li>• Agriculture</li></ul>
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Monument Glamping II will encompass all of these. In fact, looking at all the placetypes in the new Master Plan, we cannot find any that fits glamping better than Large-Lot Residential. With perhaps Mountain Interface (Page 40) as a close exception, Large-Lot Residential is a great fit! While we are requesting a special use permit for operating Monument Glamping, we are arguably close to being in compliance with the current

Land Development Code.

Monument Glamping II is consistent with the applicable Master Plan in other ways, too, notably:

- Accessory Dwelling Units (ADUs) are allowed in the Master Plan (Page 61).
- "Ensuring compatibility between the built and natural environment is a key component of Your El Paso Master Plan" (Page 64).
- The rural character of the county is "a critical County asset that residents, particularly in unincorporated areas, wish to see maintained" (Page 64).
- Our Master Plan includes community health "by fostering environments that increase safe access to things like play and active recreation" (Page 126). We cannot emphasize more on how Monument Glamping serves people in El Paso County, especially from people busting out of urban parts of the county to enjoy our unique, pristine land. Monument Glamping is an incredible "staycation" for El Paso County residents.

We are conservationists, and we agree wholeheartedly with the Master Plan's Environmental Compatibility and conservation efforts. On Page 65 the Large-Lot Residential placetype is singled out to preserve El Paso County's rural character. Glamping inherently safeguards natural habitat and scenic views. As stated, "The County should evaluate new developments on a case-by-case basis to determine their impact on these natural assets," and indeed Monument Glamping protects these assets.

The Master Plan's Core Principle #9 says, "Prioritize and protect the County's natural environment" (Page 128). Our application gives due diligence to ensure properly permitted water from our well, a new septic system, and input from US Fish & Wildlife to protect sensitive habitat. Housing developments are being put up around this property, but Monument Glamping II preserves the property and habitat for wildlife around us. In fact, included in our application is a letter of approval from a neighboring developer favoring a glamping operation in the neighborhood.

Monument Glamping II is a business, too, a "limited" commercial service allowed in our placetype. Therefore we agree also with the Master Plan's dedication to entrepreneurial ventures like ours. "The County should actively support initial efforts to support entrepreneurs and small, new-business startups" (Page 73). Later in the same

### ***Large-Lot Residential***

Within the Large-Lot Residential placetype, conservation design should be primarily utilized for preserving El Paso County's rural character, defined by large swaths of open space with minimal development. Additionally, some Large-Lot Residential parts of the County include environmentally sensitive areas that need to be protected. Development should not be allowed within a certain distance of the critical natural assets to ensure they are not negatively impacted by future development. Protecting farmland and scenic views is also an important component of conservation design within Large-Lot Residential areas. The County should evaluate new developments on a case-by-case basis to determine their impact on these natural assets.

paragraph, the Master Plan admits this is challenging, but calls to encourage and support "new ventures in unincorporated County communities." Again, Monument Glamping II fits this nicely.

It is important to note this inherent characteristic of our glamping operation: *the use of private property*. The accessory use of the property is Home Occupation Residential; glamping is Recreational Use as a Principal Use (see Tables 5-1 and 5-2 and 5.1.2 Types of Uses and Limit on the Number of Uses per Lot or Parcel in the County Code). Glamping aims for a user experience that is private, hospitable, and safe. Though individual units may resemble those you would find in compact campgrounds and RV parks, glamping sites are more spacious and roomy with significant distance between each other. We will have onsite managers of our property, always accessible to our guests. This lends to the Master Plan's dedication to home businesses. "By allowing residents to manage compatible, low-intensity personal businesses from their home, the County is creating greater opportunities for new companies to be established" (Page 73).

This same paragraph notes that "new businesses could be providing a missing good or service directly to their communities" (Page 73). It is no wonder that several of our guests have been visitors from Colorado Springs' denser communities. Like "glamping" is a new concept to outdoor hospitality, so are "staycations" in the tourism market. Monument Glamping is solving for a missing need in other denser areas of El Paso County.

Glamping itself should fall under Goal 7.2 of the Master Plan: "Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas." Most of our guests have been people looking for a unique stay while they visit Colorado Springs area attractions. Some of our guests are couples where one grew up camping, the other prefers a hotel, so "glamorous camping" is a perfect compromise.

"Millions of people visit El Paso County each year and according to Visit Colorado Springs, the tourism and promotional nonprofit for the Pikes

### *Home Businesses*

One method for supporting rural economic growth is home-based businesses. A home-based business reduces startup and operational costs by removing the need for separate workspace. By allowing residents to manage compatible, low-intensity personal businesses from their home, the County is creating greater opportunities for new companies to be established. Additionally, these new businesses could be providing a missing good or service directly to their communities.

### *Niche Experiences*

Visitors are also looking for local experiences that connect them to a destination's history, people, and culture. With offers through AirBnB Experiences, people can curate their own bespoke adventures in the places they travel to such as "Learn to make croissants with a Parisian" or "Dye your own silk scarf with a working artist." This rising demand for niche travel and customized experiences is even more crucial to address with reopening businesses to tourism after the COVID-19 pandemic that forced social distancing protocol across the U.S. These small-group tourist experiences provide tourist attractions in a more controlled setting and offer an alternative way to spend your leisure time in the region while avoiding crowds in public spaces and at events. Small group activities can include but are in no means limited to art making, wine tasting, walking tours, or horseback riding sessions. Forming partnerships with small businesses, artists, and indoor and outdoor recreation providers and giving them a platform to offer bespoke travel experiences for tourists directly through the County or Colorado Springs Convention and Visitor Bureau (CSCVB) website would give consumers confidence and encourage them to travel to the region.



Peak Region, in 2018 visitors spent about \$2.25 billion dollars in the region" (Page 120).

Even more exciting is the Master Plan's recognition of "niche experiences" (Page 121). Monument Glamping offers an additional experience leading guests into Pike National Forest to walk dogs and explore some local hiking trails. Monument Glamping has attained a BNB alcohol license with the State of Colorado to gift our guests with local wine. The Master Plan recognizes "this rising demand for niche travel and customized experiences" and encourages small businesses like ours by "giving them a platform to offer bespoke travel experiences for tourists." In fact, this section of the Master Plan even identifies "walking tours" and "wine tastings," both signature offerings of Monument Glamping.

Monument Glamping now exists in El Paso County, and Monument Glamping II makes perfect sense. We have been featured in *The Tribune* newspaper, *Monument Living* and *Palmer Divide* magazines, FOX21 News, and most recently *The Gazette*. We have become active in our local Chamber of Commerce and have spoken at their assemblies. We set up booths at the Monument Parade, Monument's Party for the Parks, Palmer Lake's Annual Wine Festival, and the Tri-lakes Business Expo. We are making a positive impact in northern El Paso County, and loving it!

Interesting to note, northern Colorado Springs is growing alongside El Paso County, and we believe Monument Glamping is reflective of that. The recent developments of the amphitheater — just one exit down from our nearest I-25 exit — referenced the city's comprehensive plan just as enthusiastically as Monument Glamping referenced the county's Master Plan. Quoted by *The Gazette* on November 7, 2022, "The latest version of the comprehensive plan, which was updated in 2019, includes six 'powerful version themes' that the city should strive for and that are intended to help shape the city: vibrant neighborhoods; unique places; a thriving economy; strong connections; renowned culture; and majestic landscapes."

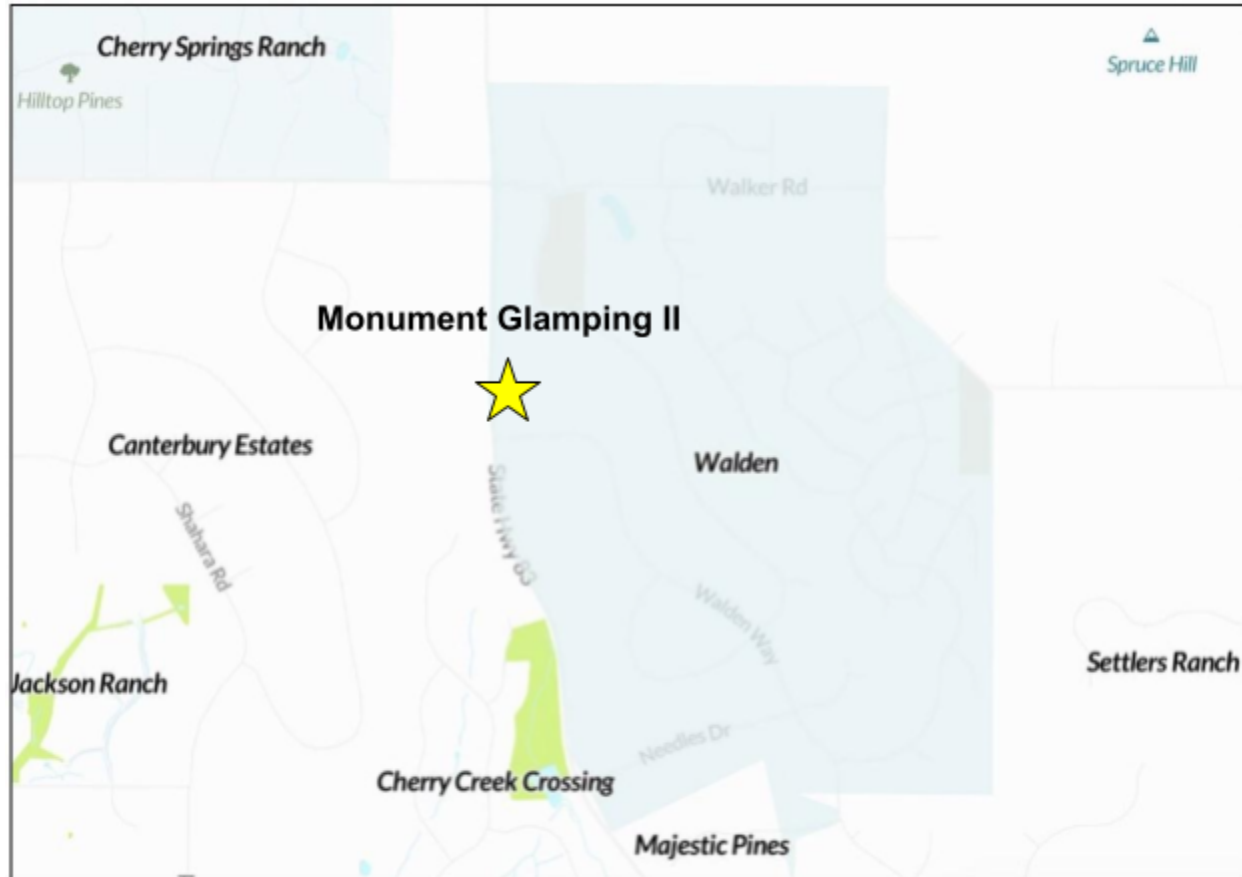
*Vibrant, unique, cultural, and majestic* — sounds just like glamping.

The Master Plan identifies the Board of County Commissioners as "the main governing body for El Paso County with powers granted by the General Assembly of the Colorado State Legislature" (Page 91). No doubt several considerations are made when allowing a special use for a unique property such as this one. But as we read from the details of the Master Plan, we are convinced that Monument Glamping II is consistent with the applicable Master Plan, just as it was for Monument Glamping I.

**2. The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and**

## allowable land uses in the surrounding area;

Monument Glamping II is located along State Highway 83 just south of the Hwy 105 and Hwy 83 intersection. This map shows where Monument Glamping II is located:



Though on the map Monument Glamping II is shown to be part of Walden, access to the property is off Hwy 83. Directly across the highway is a horse boarding ranch with RV storage and an active Airbnb. Property directly north (Parcel 6100000536) is a large undeveloped property owned by the Walden Corporation, as well as the property directly east (Parcel 6115000008). Three adjacent properties to the south (Parcels 6115001001, 6115001003, 6115001004) are similar RR-5 properties, only one sharing access from Hwy 83 (the other two from Walden Way). Half of the adjacent land is undeveloped and part of Walden.

Monument Glamping I and II fit similarly in the Tri-Lakes area. They have an established character that we believe has a welcome home for Monument Glamping, much more so than larger developments that have spread their way into our area. The Master Plan admits,

"These key sites are likely to see more intense infill development with a mix of

uses and scale of redevelopment that will significantly impact the character of an area" (Page 21).

We consider Monument Glamping II a most perfect "evolution" to the development of our county. As stated in the Master Plan,

"Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained" (Page 21).

**3. The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;**

Glamping itself does not bring a burden to public facilities and services. The activity typically attracts tourists who visit local venues and attractions during the day while enjoying evenings of relaxation.

In the case of an emergency, our proposal asks for no more than twelve individual glamping units that will be accessible through the driveway, allowing access for fire and ambulance services. Access will extend up the north side of the property up the hill with the units no more than thirty yards from any stopping point of the driveway.

**4. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;**

Our property is incredibly low impact and our glamping operation does not create unmitigated traffic congestion or hazards. A Traffic Generation Analysis was done by Fred Lantz, PE Traffic Engineer, of SM Rocha LLC, released March 10, 2023. See *attached Traffic Generation Analysis for details*. It concluded:

"It is our professional opinion that the proposed site-generated traffic resulting from the development is expected to create no negative impact to traffic operations for the surrounding roadway network and proposed site access. Analysis of site-generated traffic concludes that proposed development traffic volumes are minor."

CDOT has reviewed our proposal for access to Hwy 83 and has issued a permit. The complete permit is included in this packet. Its introduction states, "[Monument Glamping] is hereby granted permission to have an access to the state highway at the location noted below." The permit explains we will meet with CDOT Access Inspector Ron Young prior to development, and we plan to do this during the site development

process.

The other criteria from the Engineering Criteria Manual (ECM) Appendix B.1.2.D are satisfied:

- Vehicular Traffic:
  - "(1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10;"  
*Glampers typically make only 1 daily trip per stay, perhaps a few, far fewer than this limit. For 12 sites at 1 car per site, consider 12 daily trip-end generations.*
  - "(2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways;"  
*Hwy 83 will remain the same.*
  - "(3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends;"  
*See comment 1.*
  - "(4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property;"  
*Glampers usually drive regular vehicles found in residential neighborhoods.*
  - "(5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained;"  
*Level of service will remain the same as the property has now.*
  - "(6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and"  
*There are no reported accidents or safety concerns in front of the property.*
  - "(7) there is no change of land use with access to a State Highway."  
*CDOT has issued an access permit and is part of our packet.*
- Pedestrian Traffic: Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.  
*This special use will not generate any new pedestrian traffic.*
- Bicycle Traffic: Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.  
*This special use will not generate any new bicycle traffic.*

**5. The special use will comply with all applicable local, state, and federal**

## **laws and regulations regarding air, water, light, or noise pollution;**

Monument Glamping will comply with all local, state, and federal laws and regulations regarding air, water, light, or noise pollution. In preparing for this special use request, we did the following. The peak number of guests on the property is expected to be 24 adults.

We hired Eric Trout, water attorney of Hayes Poznanovic Korver LLC out of Denver, to create a Water Plan for our property and this special use permit, the same water attorney that helped establish Monument Glamping I. *See attached Water Plan for details.* In summary:

“The Dawson Aquifer groundwater will be used in one (1) well, which will serve up to six (6) single-family homes, or their equivalent (0.3 acre-feet per year each, 1.8 acre-feet per year total), and commercial sanitary use (0.3 acre-feet per year), and fire protection, on the Subject Property. Applicants reserve the right to amend the amount and uses without amending the application or republishing the same. Sewage treatment for in-house use will be provided by non-evaporative septic systems. Return flow from in-house use will be approximately 90% of that use, and return flow from irrigation use will be approximately 15% of that use. During pumping Applicants will replace actual depletions pursuant to C.R.S. § 37-90-137(9)(c.5). Depletions occur to the Monument, East Cherry, and West Cherry creek stream systems and return flows accrue to those creek systems and are sufficient to replace actual depletions while the subject groundwater is being pumped. Applicants will reserve an equal amount of nontributary groundwater underlying the Subject Property to meet post pumping augmentation requirements.”

Erik Watts of Oliver E. Watts Consulting Engineering surveyed the land to establish setbacks and exact boundaries, and Brian White of Ardent Engineering Ltd. walked the land and established the general location of a septic system that he will design. Profile Pit Evaluation and Commercial Septic Plans are complete. In summary:

"Due to a multi-family system being required, the septic system to be installed on this site shall be designed by a Colorado Licensed Engineer. Based on the observed conditions, we feel a design based on an LTAR of 0.50 GPD/SF (USDA 2A, treatment soil, treatment level 1) is reasonable. Maximum depth of the installation shall not be deeper than 4 feet below the existing grade."

**Air:** No emissions will be expended.

**Light:** No industrial lighting will be added. The glamping sites will have decorative string lights on their patios.

Noise: There is no industrial noise in a glamping operation. Glampers themselves will be required to honor 10pm-8am quiet hours, and a resident manager will be onsite to enforce this at all times.

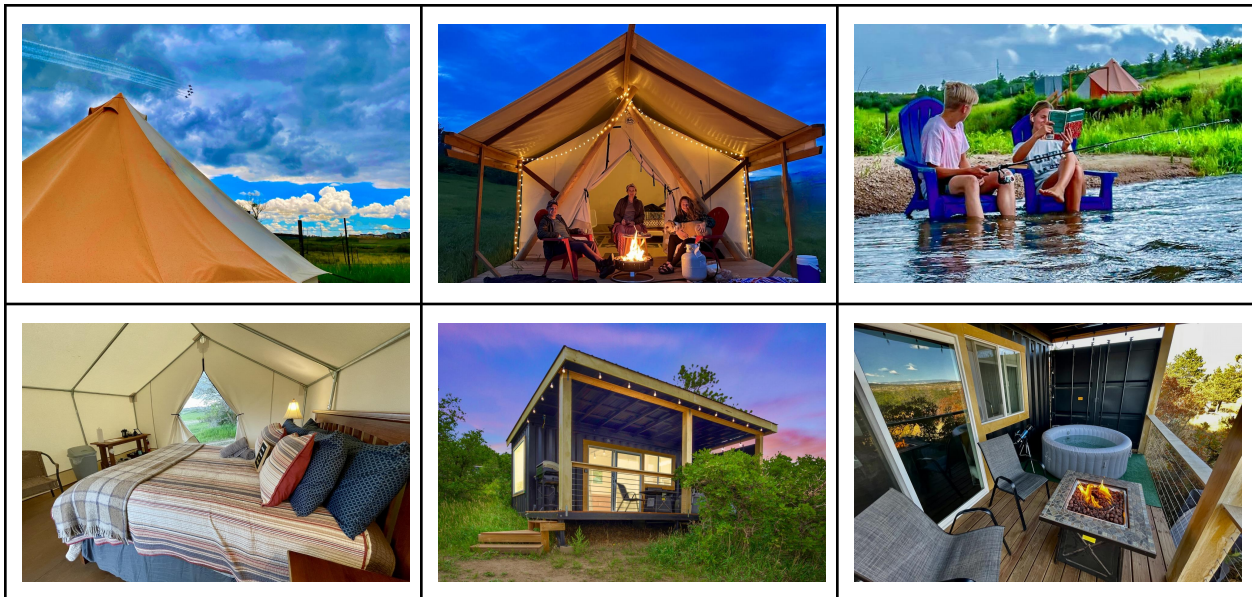
**6. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or**

All waste including gray water will be disposed of in waste water connections. Camping components will not be used long-term. We hired engineers to create a septic system that will accept the flow from all the structures into one system. Design of this system has been submitted. *See attached Profile Pit Evaluation and Commercial Septic Plans for details.* Each of the 12 glamping sites will have their own personal bathrooms with shower and toilet.

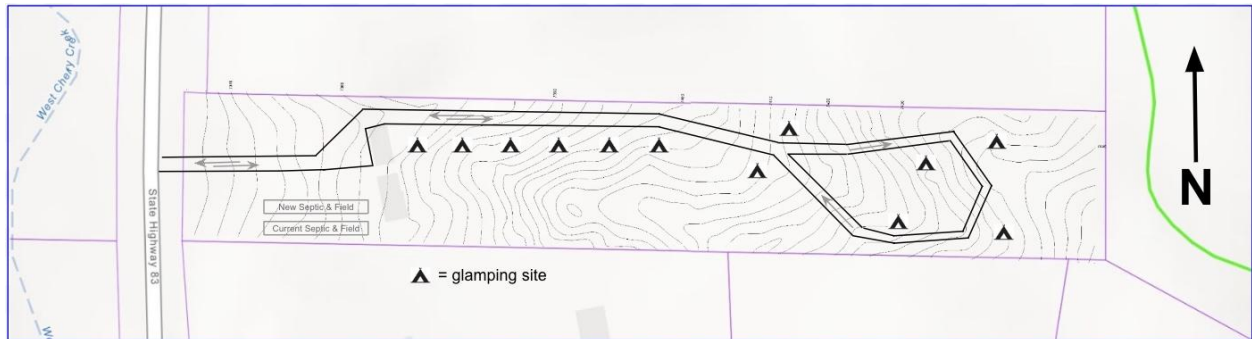
**7. The special use conforms or will conform to all other applicable County rules, regulations or ordinances.**

This special use conforms and will conform to all other applicable County rules, regulations or ordinances. Structures will be permitted and inspected as required by the Pikes Peak Regional Building Department and El Paso County Planning Department. All development of Monument Glamping will conform to El Paso County Health Department requirements.

### Photos of Monument Glamping



## Site Development Summary



See the Monument Glamping Site Development Plan (following the Monument Glamping Special Use Permit) for details.

Lot Size: 5.95 acres.

Proposed:

- 12 glamping units
- Personal bathrooms for each
- 1 Septic & Leach Field
- 17,100 SQ FT Gravel Drive

Building Footprint:

- Existing Residence - 1,440 SQ FT
- Garage - 528 SQ FT
- Shed - 477 SQ FT
- Glamping Units - 2,400 SQ FT
- TOTAL: 4,845 SQ FT

Lot Coverage: 1.868%

Site features include access through the driveway on Co Hwy 83, a loop at the top of the property, and rejoin back to the driveway. The glamping operation will mostly be hidden from the road. The front of the house will have the dumpster pad location, and electric service and water service installations all tapped at the existing house. This area will not have any disturbance outside of the property. The overall development scope of work will be behind the house, anticipated to consist of control measure installation, excavation for footers and foundations, pre-engineered building erection and construction, utility service trenching, and gravel for the driveway.

The looped driveway will circle up the hill to parking spaces for a total of 12 individual

glamping units.

- The driveway will circle behind the garage and begin with six sites with parking spaces in front of their decks. These homes will be approximately 200 square feet with decks attached. These units will have 1/2 baths with toilet and shower, kitchenette with sink, a bed with TV and electric fireplace. The deck will have sitting chairs, propane grill, and propane fire pits. Total land disturbance is 1200 square feet. Continuing to the east-most section will loop to six more sites deeper into the property, all with similar properties as the first six sites.
- The proposed driveway is 1425' long. Averaging 12' wide would give total land disturbance at 17,100 square feet or 0.39256198 acres.

Site development for this project will start upon approval of this Special Use. The first phase of construction is anticipated to consist of excavation for the extended driveway, trenching for utility services and installation to meter locations, installation of a new septic system, gravel installation, and landscaping. The second phase of construction is anticipated to consist of building the units and their decks.

Water is serviced by the existing Denver Aquifer household-use only well on the Subject Property under well permit number 226919. This well is being re-permitted under the plan for augmentation requested in this application. Sewage will be serviced by the new septic system (*See attached Profile Pit Evaluation and Commercial Septic Plans for details*). No additional access locations are proposed.

All properties surrounding the site are not adversely impacted with Monument Glamping II. Mature Ponderosa pines serve as natural barriers and existing fences keep border lines defined. All structures will be up the hill and behind the existing house, garage, and shed, not viewable from the west side of the property where Hwy 83 runs. All existing drainage patterns will remain the same.

This application is for a "Recreation Camp," a Special Use within our RR-5 zoned property (see Table 5.1 Principal Uses). A Recreation Camp is defined in section 1.15 of the Land Development Code:

*A place used as a destination point for visitors, for vacationing or other recreational purposes which may include permanent structures and temporary facilities such as tents or yurts for the use of guests which facilities may contain cooking facilities and are used for temporary occupancy (not to exceed 30 consecutive days or a total of 90 days in 1 calendar year). This term shall not be interpreted to include hotels, motels, restaurants, and theaters but would include land uses commonly considered as campgrounds, dude ranches, resorts or retreats.*



A glamping unit is an accommodation that provides the basic outdoor or semi-outdoor experience guests would expect when camping, but the venue itself will aim to make it more “glamorous.” Our Recreation Camp will choose venues in site development that would provide unique adventures to its visitors. These could include:

- Canvas Tents (Wall Tents, Bell Tents, Tipis, Yurts)
- Renovated Recreational Vehicles (Bus Conversions, Airstreams, Train Trolleys)
- Creative Structures (Domes, A-frames, Treehouses, Container Homes)
- Earth Homes (Hobbit Holes, Huts)

For the sake of this Special Use Application, we are applying for 12 glamping units. No matter what the unique design we choose in site development, they will all have the same development footprint:

- Accommodations for 2 adults, 2 children.
- 1/2 bath of toilet, shower, and sink.
- Running well water.
- Sitting deck for rest and relaxation.
- Parking for one automobile.
- Bedding, lounging, kitchenette.

Units will either fall under PPRBD Code’s definition of Recreational Vehicles or be stamped by certified engineers to PPRBD’s approval.

<p><b>RECREATIONAL VEHICLE.</b> A vehicle which is built on a single chassis; four hundred (400) square feet or less when measured at the largest horizontal projections; designed to be self-propelled or towed by a light duty truck; and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.</p>
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*Definitions taken from the Pikes Peak Regional Building Code at <https://www.pprbd.org/>.*

## Neighborhood Support

Monument Glamping I serves as an example that neighbors enjoy having a glamping operation nearby. We do our best to mitigate traffic, noise, light pollution, water use, and fire hazards. It is worth noting that having a resident manager on the premises during operation makes a world of difference, separating *glamping* from what most would think of a campground, RV park, or other clustered temporary units. Glamping is a responsible use of rural-residential property.

Monument Glamping I brought several neighborhood letters of approval that echoed this

unique recreational use of the first property. The following are excerpts from neighbors:

"We are excited to see the Monument Glamping operation of Chris and Wendy Jeub come to the neighborhood—we totally approve of the path they are pursuing." —Jason & Emily Schott

"During those past three years our property and quality of life has not been impacted by additional traffic or noise from visitors to their property in coordination with their business." —Chris & Jinger Guigly

"I am writing for support of my neighbors Chris & Windy Jeub's application for special Use Permit. As their Neighbor to the north east I personally have a Birdseye view of what's going on. I'm typically home all the time and have never had an issue with there Glamping operation. To be honest can't even tell they have any guest. It's really no different than there neighbor to the north with there 10 or so green houses. I personally think its a really great idea! Have often mentioned it to my family and friends who have visited for a place to stay." —Josh Berning

"Living only two properties down from Chris and Wendy for over a year now, we have already been through all seasons of their glamping business and have had no issues arise...There were never any loud or bothersome disruptions coming from their property...[We] have not found any reason to complain about the view of a few tents and camping arrangements." —Nathan & Melissa Liljestrand

At the time of this writing, Monument Glamping II has received extremely positive feedback from its major adjacent property owner (50% of the border). Consider this excerpt from his letter of approval:

"I own and operate the developments to the east and north of the new Monument Glamping property. My properties still have a lot of development decisions to make, but it thrills me to think that my properties will be bordering on a glamping operation, and one as excellent as Monument Glamping. I give the Jeubs my full endorsement and blessing." —Matt Dunston

## Conclusion

We trust you will find our application for Monument Glamping acceptable. We look forward to working with the County in processing this application and resolving any outstanding issues.