

Letter to All Adjacent Neighbors

As outlined by the El Paso County Planning & Zoning Department

1. This letter is being sent to you to inform you of a modification to our special use approved July 2022 for Monument Glamping at Monument Creek, the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item number 2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning and Community Development Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing at the public hearing for this proposal.
2. For questions specific to this project, please contact:
 - a. Chris Jeub
 - b. 16315 Rickenbacker Ave, Monument, CO 80132
 - c. 719-660-5781
 - d. chrisjeub@gmail.com

3. Site address, location, property size, and zoning

Address: 16315 Rickenbacker Ave, Monument, CO 80132

Owners: Chris and Wendy Jeub (since September 2000)

Current Zoning: RR5 (Rural Residential 5-acres, though our property is 6.5 acres)

4. Request and justification

We, Chris and Wendy Jeub, were approved of a Special Use for a Recreation Camp in July 2022. Its Letter of Intent listed “tent sites” as the proposed locations of glamping units. The County suggested that, going forward, all Special Use Applications be worded in terms of “glamping units” and “glamping sites.” So, the present application is to change the term used in the Special Use Approval of this particular application from “tent sites” to “glamping sites.” Changing the term in the Special Use approval will enable us to have glamping sites that are not tents. We already have one such “non-tent” glamping site on our property, a small residential-looking structure that is technically classified as a “recreational vehicle” because it is mounted on a chassis, but it looks like a tiny house. You are welcome to come see it.

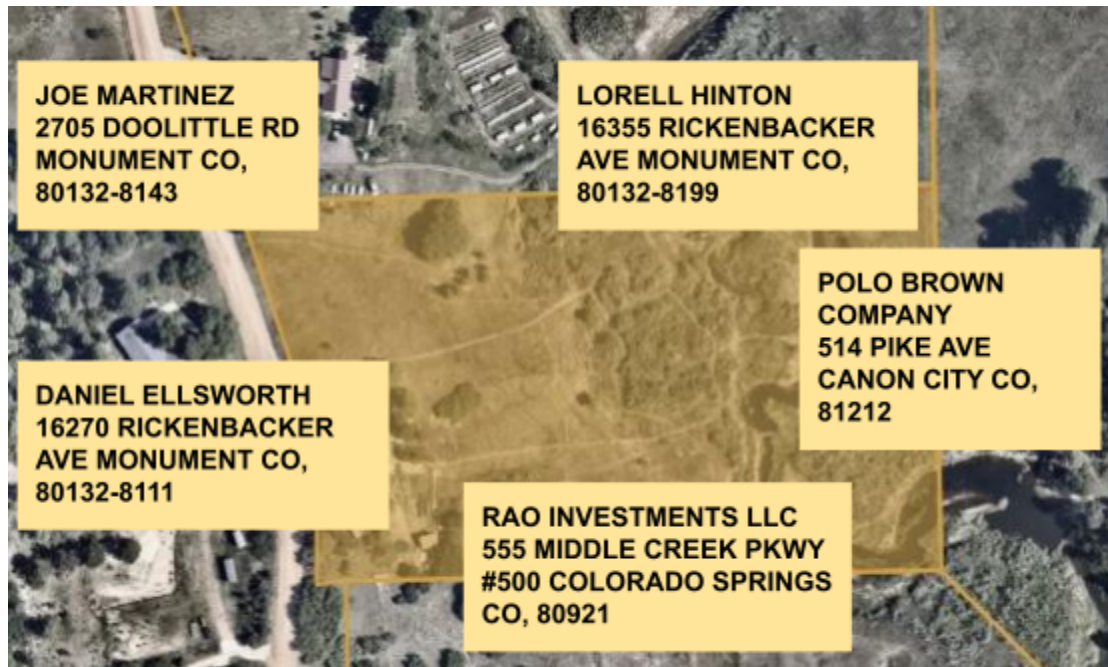
5. Existing and proposed facilities, structures, roads, etc.

Approval of the Special Use will not change the physical layout or appearance of our property or its use. It will just clear up the wording in the approval to be consistent with our intent and actual use and with other applications being processed by the County.

6. Waiver requests (if applicable) and justification.

Waivers are not applicable to this request.

7. Vicinity map showing the adjacent property owners



We are open to meeting with you to explain more of what we intend to use our property for and to answer any questions or concerns you may have. Thank you!

If this Special Use Modification is something you approve of, it would mean a lot to us if we could include your affirmation in our proposal to the county commissioners. Please type up a simple letter stating your approval and sign it. If you get this letter to me I will include it in the greater submission documents.

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Sent To: Lorell Harbo
 Street and Apt. No., or PO Box No.: 16355 Richmond Dr
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Sent To: Dan Ellsworth
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Sent To: Joe Martinez
 Street and Apt. No., or PO Box No.: 2705 Doolittle Rd
 City, State, ZIP+4®: Monument, CO 80132-8143

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