

## Ashlyn Mathy

---

**From:** Cassie Olgren <colgren@outlook.com>  
**Sent:** Monday, April 8, 2024 7:14 PM  
**To:** Ashlyn Mathy  
**Subject:** Monument Glamping 1 - Special Use Modification

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

To whom it may concern,

I am opposed to the changes to the Monument Glamping project. This property neighbors my own, with shared sight lines and access roads. I attended a meeting hosted by the county with the Jeubs and other neighbors more than a year ago, in which the number of campsites was discussed. At that time we discussed concerns that I and other neighbors had. The agreed-upon number of campsites was, as I believed, a concession from the Jeubs to allay some of the concerns neighbors had. These concerns included an increase in traffic on the dirt road, a loss of privacy, impact to property values, and the disproportionate use of water.

My original concerns still apply, and since that time my frustration with the process has only grown. Not only did the Jeubs build campsites in direct violation of existing zoning restrictions, before ever pursuing permits with the county, they have not since taken any steps to implement the commitments they made at that time. They are operating their glamping business without sufficient parking with vehicles often parked on the county road.

To put these concerns into context, I will pose some questions. Why is it tolerated that this property owner defies local water use and land use rules, while the surrounding neighbors respect them? Our neighborhood is zoned Residential Rural, not commercial. What would happen if every property owner disregarded these rules? What's more, what would happen if El Paso County continued to contradict their own regulations and approve these sorts of projects? It seems to me that this whole process only degrades the county's authority.

I hope you will consider these comments and hold this property owner to the requirements already set forth by the county.

Sincerely,  
Cassie Olgren  
16435 Fairchild Ave.  
Monument 80132