

# Letter to All Adjacent Neighbors

*As outlined by the El Paso County Planning & Zoning Department*

1. This letter is being sent to you because we, Chris and Wendy Jeub, your neighbors are proposing a land use project in El Paso County at 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](mailto: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, adjacent owners to your property, are applying for a special use permit with El Paso County to bring its three-year glamping operation to launch in El Paso County. We believe Monument Glamping will add to the greater Master Plan of the county, compliment our neighborhood, respect the surrounding habitat, and comply with all County rules, regulations and ordinances.

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

Since 2019 we have had a total of six glamping units on the property, and we wish to maintain the six with an added capacity of no more than eight units. Property upgrades include a new driveway, fencing, landscaping, bushes and trees, and more to accentuate the glamping experience while minimizing the impact to our quaint and pleasant rural-residential neighborhood.

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 our Special Use Permit 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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Added as per county request, 5/4/22:

WILLOW SPRINGS RANCH LLC  
514 PIKE AVE  
CANON CITY, CO 81212

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