

Kevin Mastin, Interim Executive Director
El Paso County Planning & Community Development
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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

July 26, 2022

RE: Monument Glamping

File: AL-22-003

Parcel ID No.: 71270-01-011

This is to inform you that the above referenced request for approval of a special use application for a recreation camp in the RR-5 (Residential Rural) zoning district located at 16315 Rickenbacker Ave, Monument CO 80132 was **approved** by the Planning and Community Development Director on July 22, 2022. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use included in Section 5.3.2 of the El Paso County Land Development Code (2019).

This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the recreation camp, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Prior to authorization of a building permit, a site plan shall be applied for and approved by the El Paso County Planning and Community Development Department.

NOTATIONS

1. Special use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.

2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision. Should you have any questions, please contact Kylie Bagley, Planner II at (719) 520-6323.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Mastin". The signature is stylized with a large initial "K" and a long horizontal stroke at the end.

Kevin Mastin, Interim Executive Director
El Paso County Planning and Community Development Department
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