

**EL PASO COUNTY**  
  
**COLORADO**

COMMISSIONERS:  
 STAN VANDERWERF (CHAIR)  
 CAMI BREMER (VICE-CHAIR)

LONGINOS GONZALEZ, JR.  
 HOLLY WILLIAMS  
 CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**To: Board of County Commissioners  
 Stan Vanderwerf, Chair**

**From: Mindy Madden, Strategic Services Manager  
 Craig Dossey, Executive Director**

**Re: APPCE-21-005  
 Parcel No.: 75000-00-280**

**Subject: Appeal of a decision made by the Executive Director of  
 the Planning and Community Development Department to  
 issue an executive determination to authorize the Office  
 of the County Attorney to proceed with litigation**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
Todd and Rachel Cronin P.O. Box 38771 Colorado Springs, CO 80906	Todd and Rachel Cronin P.O. Box 38771 Colorado Springs, CO 80906

**Issue:**

An appeal by Todd and Rachel Cronin of a decision made by the Executive Director of the Planning and Community Development Department (PCD) to issue an executive determination authorizing the Office of the County Attorney (OCA) to proceed with litigation pursuant to Section 11.3.2 (A) of the El Paso County Land Development Code. The 35.03-acre property is zoned A-5 (Agricultural) and is located two and one half (2 ½) miles southwest of South Cheyenne Canyon Road and Penrose Boulevard

2880 INTERNATIONAL CIRCLE, SUITE 110  
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
 FAX: (719) 520-6695

and on the southwest corner of the intersection of Myron Road and Old Stage Road. (Parcel No. 75000-00-280) (Commissioner District No. 3)

**Procedure:**

Staff shall first present the item and provide testimony and evidence. The appellant(s) shall then be given an opportunity to address the Board of County Commissioners (“Board”) and present any testimony and/or evidence. The Board may then ask any final questions of staff or the appellant(s) prior to rendering a decision.

The Board, in considering the testimony and evidence presented by both staff and the appellants shall either:

- Move to deny the appeal, thus affirming the decision of the PCD Executive Director; or
- Move to approve the appeal, thus overturning the decision of the PCD Executive Director.

**Executive Summary:**

On December 12, 2017, the Board approved amendments to Chapter 11 of the Land Development Code removing the requirement for a show cause hearing before the Board prior to authorizing the OCA to pursue legal action. The amendments instead allow for the PCD Executive Director to issue an executive determination to authorize the OCA to pursue legal action. The amendments provide procedures for appeals of the executive determination to be heard before the Board.

Section 11.3.2 (A) of the Code states:

The PCD Director shall mail the executive determination to the alleged violator in the same manner as the notice of violation. The executive determination shall specify the nature of the violation, and provide ten (10) days after the date of the executive determination for the alleged

violator to request an appeal, at no cost to the alleged violator, to the BoCC prior to the OCA pursuing remedies under Parts (D)(2) or (3).

The executive determination shall state that the alleged violator may appeal the PCD Director's decision to the BoCC. The alleged violator must submit an appeal in writing to the PCD Director. Any written appeal must be received by the PCD Director within ten (10) days after the date of the executive determination. Any such appeals received beyond ten (10) days shall be deemed untimely.

**Background:**

In October 2020, Code Enforcement received complaints of an occupied recreational vehicle, construction of buildings without approved plans or permits, and commercial activities such as weddings occurring on the property. Code Enforcement was able to confirm the alleged violations through neighbor complaints and a website the property owners use to document the events and activities occurring and offered on the property. On November 19, 2020, a notice of violation was issued for multiple violations of the Code including occupying a recreational vehicle and operating a business event center, recreation camp, and outdoor amusement center in the A-5 (Agricultural) zoning district. Due to neighbor concerns about illegal discharge and waste disposal, El Paso County Public Health and the Department of Public Works (DPW) were notified. Neither Public Health nor DPW were able to gain entry onto the property to investigate and no action has been taken on these complaints.

No contact has been received from the property owners and they have made no attempts to correct the violations. On October 7, 2021, an executive determination was issued for the continued violations. A request for an appeal was received from the property owners on October 15, 2021.

**Recommendation:**

Staff recommends the Board deny the request for an appeal and affirm the

decision of the PCD Executive Director to issue an executive determination to authorize the OCA to proceed with litigation.

**Attachments:**

Vicinity Map

Chronology Report

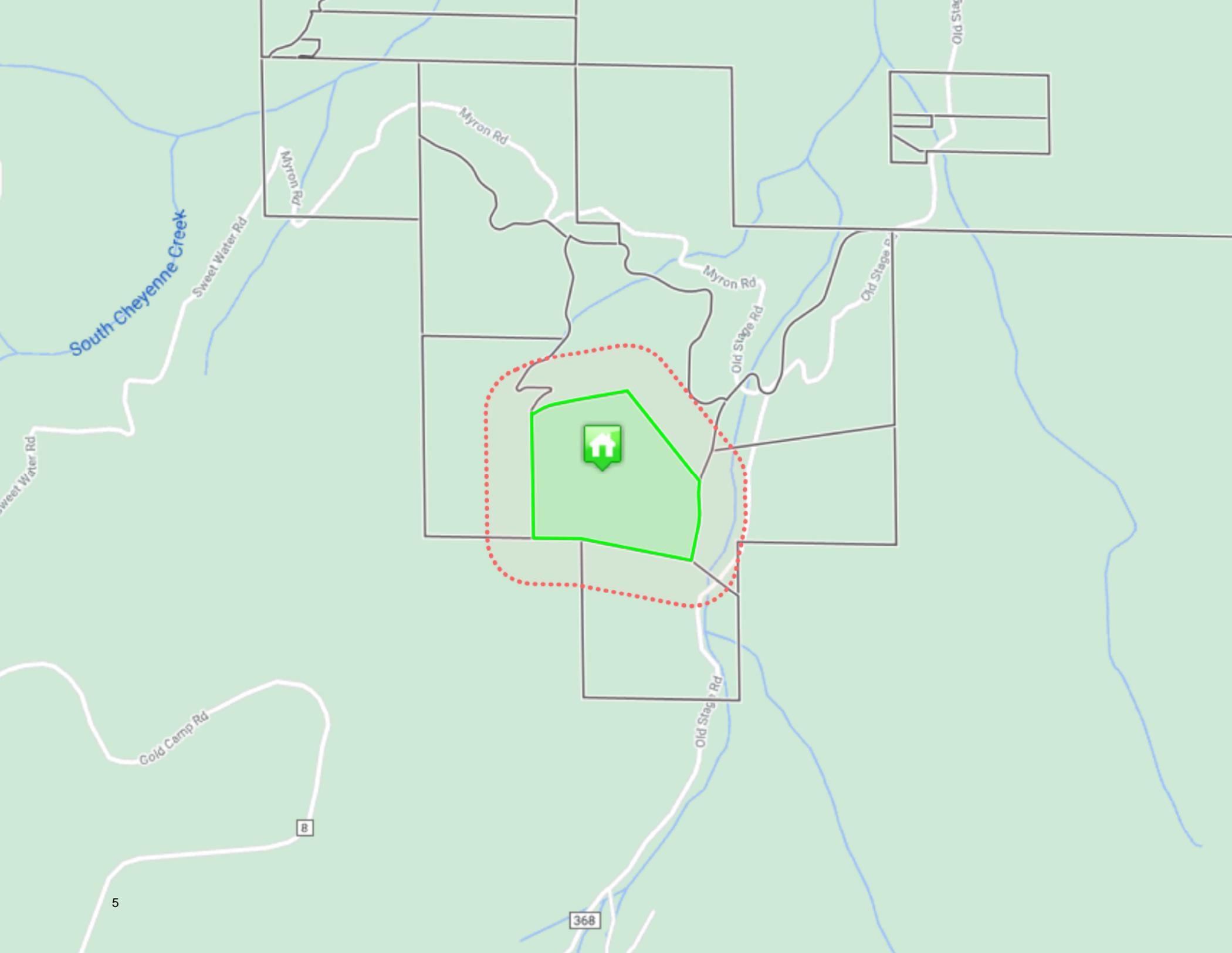
Executive Determination

Appeal Request

Notice of Appeal Hearing

El Paso County Assessor Information

Other



South Cheyenne Creek

Sweet Water Rd

Myron Rd

Myron Rd

Myron Rd

Old Stage Rd

Old Stage Rd

Old Stage Rd

Gold Camp Rd

Old Stage Rd

368

5



# Code Enforcement

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## Details

**File Number** CE20865  
**Land Development Violations** Occupied vehicle; Prohibited uses for applicable zoning district; Principal structure required; Additional dwelling unit; Other;  
**Code Enforcement Officer** Mindy Madden ( mindymadden@elpasoco.com )  
(719) 520-6304  
**Created** 10/15/2020 6:18:01 PM

## Property

**Address** SEC 9-15-67  
Colorado Springs, Colorado 80906  
**Parcel** 7500000280  
**Owner** CRONIN TODD P  
5350 FELICITY VW  
COLORADO SPRINGS, CO 80906  
**Zone** A-5  
**Legal** TR IN NW COR OF SE4SE4 SEC 9-15-67 DESC AS FOLS: BEG

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## Inspections (23)

**Status:** Executive Determination Appealed  
**Followup:** Due 11/11/2021

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Date	Comment	User	Status
11/5/2021	Notice of hearing mailed.	M Madden	

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11/4/2021	I emailed Joseph Marencik ( Stormwater Quality Coordinator ) asking if he had a chances to visit the property after Gabe Valdez and I tried to inspect the property earlier this year. Below is Joe's comments.	S Shevock	
	Scott,		
	Gabe discussed the property in question with me a while back. His take was the same as yours - that without entering the property, he couldn't identify any stormwater violations. I can stop by and take a look again and see if that results in any action that can be taken on our part.		
	-joe		
	Joseph Marencik Stormwater Quality Coordinator El Paso County Department of Public Works 3275 Akers Drive, Colorado Springs, CO 80922 (719) 330-4137		
11/4/2021	Email with Kay McGarvy with EPC Public Health attached. Kat said they did receive a complaint on this property for a composting toliet, but they have not been able to gain access to the property to investigate.	M Madden	
11/1/2021	Email received from Joe MacCaffrey asking for an update/information on this case. I replied with information regarding the appeal and tentative appeal hearing date of 11/16.	M Madden	
10/28/2021	Change in status.	M Madden	Executive Determination Appealed
10/19/2021	Change in status to allow the CAO to view this case.	M Madden	Pending litigation
10/18/2021	Email sent to the owner confirming his request for an appeal. I stated in my email that I will let him know the date/time of the hearing once it is scheduled.	M Madden	
10/15/2021	Email received from the property owner filing an appeal of the Executive Determination.	M Madden	Executive Determination Appealed

10/7/2021	Executive Determination issued.	M Madden	Executive Determination issued
10/5/2021	Attached websites for property.	S Shevock	Executive Determination Requested
9/30/2021	Supervisor Letter returned undeliverable.	S Shevock	
9/16/2021	Supervisor Letter sent to owner of property.	S Shevock	
6/29/2021	An on site inspection at the property of 4875 Felicity View ( the property is north of Mr. Cronin property) with the owner Mr. Joe McCaffrey, 358-6107. We meet Mr. McCaffrey along with Gabe Valdez with Strom-waters prior to driving up to the property. Mr. McCaffrey suggested we all ride together so he could remain anonymous because of them being neighbors. To access the property a gate code is now needed. We parked on Mr. McCaffrey property and walked to the edge of his property and he gave me permission to take photos. I observed from Mr. McCaffrey property two storage containers, a green house, a recreational vehicle, a red metal shed, two pick-up trucks and a motorcycle. No contact was made at the property. We agreed after the inspection that Mr. McCaffrey would send Gabe and I Mr. Todd Cronin contact information. Gabe told me he will talk to his boss and keep me updated on his next steps regarding storm-water erosion and illegal dumping. The inspection only took 10 minutes.	S Shevock	
6/23/2021	I received a voice message from Joe McCaffery, 358-6107. I called Mr. McCaffery back and he told me he is the owner of the property next to SEC-9-15-67. Mr. McCaffery told me he plans on building a house in the future but was worried about the neighbor and his illegal activities on his property. We agreed after a 10 minute conversation that we would meet on Old Stage road next to the gate entrances and Mr. McCaffery would escort me to his property which is next to SEC 9-15-67. I explained to Mr. McCaffery that a member of storm-waters and PPRBD has attended to inspect the property but were unsuccessful. I also informed Mr. McCaffery that I have left messages via email and text and have not gotten a response back from the owner of the property. Mr. McCaffery told me the gate leading up to the property is now electric and would need a code to enter.	S Shevock	
5/5/2021	I responding via text message to 719-626-1155 asking for a response from the owner. 0745 hours.	S Shevock	

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4/29/2021	I received an email from the RP Debora Chan 719-659-6407 in regards to the activity on the property. I respond back informing her of what has happen with attempts to contact the owners of the property. Please see attached email.	S Shevock
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4/12/2021	I searched the web site; Croinmountain@mail.com and left a message requesting a day and time for an on site inspection. The phone number on the website is; 719-626-1155 and the address is P.O. Box 38771 C/S 80937. I will contact be cell phone if I do not receive a message via email.	S Shevock
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2/23/2021

I received an email from the reporting party requesting an update. See below the communication:

S  
Shevock

Hello Scott,

I am following up to see if any action was or is being taken on this issue. This family of 4 is continuing to live in their camper with no permitted well or septic. They have 2 small children and have been up in this 8000' location throughout the winter, documenting their experience and encouraging others to do the same. They have been doing so for 3 years and are now soliciting funds through their new " non-profit" to sustain these activities. Their camper/food/waste storage has a history of not being secure and baiting in bears. They have claimed to be building for 3 years, but no building has taken place. The neighborhood has concerns regarding their decision making competence as well as degradation to surrounding properties as we suspect over 100,000 gallons of wastewater has been dumped downhill from them. They have a history of illegally pumping water from South Cheyenne Creek. We are asking if they might be required to find other housing until sufficient progress has been made to build a permitted safe and secure habitation with adequate water and septic resources.

Thank you,

Debora Chan

719-659-6407 (call or text)

My response back to Debora; Hello Debora

I have been extremely busy lately but I have not forgotten about you. I will try and call or text you either tomorrow or Thursday. With the snow it has been difficult to do inspection.

I don't know if I asked before, but do you have any photos of the property and or activity? I did send a Notice of Violation to the property owners but have not heard anything back. I was hoping that would have stop the activity or at least generated a phone call.

Thank you

Scott Shevock

Code Enforcement

11/19/2020	NOV sent to owners of property at 5350 Felicity View Colorado Springs. CO. 80906	S Shevock	Notice of Violation issued
11/5/2020	<p>Email from Debra Chung with property information; Hi Scott, Thank you for being so responsive to our concerns regarding zoning and code violations concerns at this address. Here is a link to the website on which there are numerous pictures of use/living/commercial activities without permits for the family of four living fulltime in a camper since 2018, also with no well/septic. The tabs for Captain's Log and Albums gives fairly well detailed information on the timeline of events and documentation of activities on this property. <a href="http://croninmountain.com/albums/">http://croninmountain.com/albums/</a> <a href="http://croninmountain.com/captainslog/">http://croninmountain.com/captainslog/</a> Please do not hesitate to contact me if you have any questions.</p> <p>Thank you! Debra Chan</p>	S Shevock	
10/21/2020	I received a voice mail from Debra Chung, 719-659-6407. I called Debra back and discussed the location and violations on the property. The photos that are attached to the report show the entrance to 5350 Felicity View. Debra told me the developer had changed the name of the street from Myron Road to Simon Road but it does not show in google maps. Debra told me if I go through the green gate about 1 mile I will come to several properties. Debra said I stop at the neighbors property that says "The Property" then I would not be on the property in violation. Debra told me she lives at 3505 Simon Point. I informed Debra I would schedule an inspection next week.	S Shevock	
10/21/2020	I attempted to find the location of the property but was unsuccessful. I call the R.P. debora chan and coalition of concerned neighbors (dchan13@alumni.jh.edu or (443) 671-7003) and left a voice mail.	S Shevock	Under investigation

10/15/2020	<p><b>COMPLAINANT:</b>  Land Development Violations: Occupied vehicle; Prohibited uses for applicable zoning district; Principal structure required; Additional dwelling unit; Other;</p> <p>Description: The owners of this property have been living in a camper since 2018 with a family of four (2 adults and 2 small children). They have neither well nor septic, nor building permits nor construction under way, now going into their 3rd year of full time living in the camper. They have stolen 50,000-100,000 gallons of water out of South Cheyenne Creek (this is being addressed through Colorado Water Resources) and have no approved wastewater disposal (this has been reported to Public Health). They are advertising current and ongoing commercial activities which are not permitted under current zoning. They have documented all of these violations on their website <a href="http://croninmountain.com/vision/">http://croninmountain.com/vision/</a> and <a href="http://croninmountain.com/captainslog/">http://croninmountain.com/captainslog/</a>, YouTube channel <a href="https://www.youtube.com/watch?v=zQB9flmuluw">https://www.youtube.com/watch?v=zQB9flmuluw</a>, Instagram <a href="https://www.instagram.com/holisticrachel/?hl=en">https://www.instagram.com/holisticrachel/?hl=en</a>, and podcast interview <a href="https://www.listennotes.com/podcasts/gym-mystic-podcast/off-grid-homesteading-WfvTzTiSpwe/">https://www.listennotes.com/podcasts/gym-mystic-podcast/off-grid-homesteading-WfvTzTiSpwe/</a></p> <p>Reported by: debora chan and coalition of concerned neighbors (dchan13@alumni.jh.edu or (443) 671-7003)</p>	<b>SYSTEM</b> New investigation
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

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**EXECUTIVE DETERMINATION  
AUTHORIZING LITIGATION**

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October 7, 2021

Todd P. Cronin  
Rachel M. Cronin  
P.O. Box 38771  
Colorado Springs, CO 80906

Re: File No. CE-20-865

Property Owners,

A notice of violation was issued to you by El Paso County Code Enforcement on November 20, 2020 for violation(s) of the El Paso County Land Development Code (LDC) and/or County Ordinances on the property located at Old Stage Road, Sec 9-15-67, Parcel No.75000-00-280, (the "subject property"). It has come to my attention that the violation(s) have not been corrected within fourteen (14) calendar days after the date of the notice of violation and an approved extension of time has not been granted. These violations continue to exist on the subject property. The violation(s) are as follows:

**Land Development Code**

**1.13.1 Building Permits Required:** Pursuant to BoCC Resolution 12-276, compliance with the Building Code, as amended is required in all unincorporated areas where the County has land use jurisdiction, with only the following exceptions:

- Buildings or structures specifically exempted in the Building Code, as amended, or which are otherwise exempted by State statute or federal law;
- Agricultural buildings or structures; and
- Accessory buildings or structures in the A-35 Zoning District which are not classified as habitable; are not for residential occupancy; are not intended to be normally or customarily open to public use; or which are not necessary to support and protect a non-exempted building or structure. (Examples of accessory buildings or structures that require a building permit include, but are not limited

to: a guest house or mother in law apartment; a rural home occupation where the public is invited or allowed within the structure; a retaining wall necessary to protect a residential structure; a wind powered generator supplying power to a residential structure, or to the power grid.)

The use specific standards for agricultural accessory uses and structures may be found in Chapter 5 of this Code.

**1.13.2 Building Permits to Conform to Code:** No building shall be constructed, reconstructed, or structurally altered, nor shall any building or land be used for any purpose except in conformity with this Code and any BoCC Resolution. No building permit, septic permit, sign permit, use permit or any other permit authorized by this Code shall be issued by the PCD unless the plans for the proposed construction, reconstruction, alteration, or use fully conform to the applicable requirements of this Code. Unless otherwise provided within this Code, PCD authorization of the issuance of a building permit by the Regional Building Department shall only be accomplished after the submission and approval of a site plan or site development plan.

**Table 5-1 Principal Uses:**

- A Business Event Center requires a special use and a site development plan in the A-5 zoning district.
- A Recreation Camp requires a special use and a site development plan in the A-5 zoning district.
- An Outdoor Amusement Center requires a special use and a site development plan in the A-5 zoning district.

**5.2.2 (E) Building Permit Required:** Any accessory structure exceeding 200 square feet shall obtain a building permit. All accessory structures shall comply with the Building Code, except in the A-35 District.

**5.2.2(F) Principal Structure Required:** No building permit for construction of an accessory structure, where a building permit is required, shall be authorized prior to construction of the principal structure except in the A-35 zoning district.

**5.1.2. Types of Uses and Limit on the Number of Uses per Lot or Parcel:** Each base zoning district regulates land uses as either a principal use or an accessory use. Only one principal use is allowed per lot or parcel, except in the A-35 zoning district and in commercial and industrial zoning districts where more than one principal use may be established subject to the requirements and limitations of this Code, or where special use approval or variance of use approval has authorized additional uses. An accessory use requires that a principal use is established on the same lot or parcel as the accessory use before the accessory use is established and that the principal use continue on the lot or parcel so long as the accessory use continues, unless otherwise provided by this Code. Multiple accessory uses may be allowed on a lot or parcel subject to the requirements and limitations of this Code.

**5.2.42(A)(3) Occupancy of Vehicles Prohibited:** No person shall occupy or reside within any vehicle and/or recreational vehicle. Recreational vehicles may be occupied when located within an RVP district or used as temporary housing subject to the standards of Chapter 5 of this Code.

**11.3.1 Unlawful Acts:** It is unlawful to use real property or improvements thereon; to develop real property, to erect, construct, reconstruct, remodel, restore or improve a building or structure, or to alter the use of any real property or improvements thereon in any way not in accordance with this Code or with the terms and conditions of any development application approval or development permit, or without first obtaining all development approvals and permits required by this Code.

*\*\*\*The El Paso County Land Development Code was updated on January 27, 2021. As part of the update, section numberings were changed. No changes were made to the text of the provisions.*

**\*\*\*Full text of County Ordinances and LDC provisions is available online at [www.elpasoco.com](http://www.elpasoco.com).**

Accordingly, pursuant to Section 11.3.2 (A) of the Land Development Code, be advised I am issuing this executive determination to authorize the El Paso County Attorney's Office to pursue litigation in order to bring the subject property into compliance with 1.13.1 Building Permits Required, 1.13.2 Building Permits to Conform to Code, Table 5-1 Principal Uses, 5.2.2 (E) Building Permit Required, 5.2.2 (F) Principal Structure Required, 5.1.2 Types of Uses and Limit on the Number of Uses per Lot or Parcel, 5.2.42 (A)(3) Occupancy of Vehicles Prohibited, and 11.3.1 Unlawful Acts of the Land Development Code as provided by Colorado law.

In accord with Section 11.3.2 (A) of the Land Development Code, you have the right to appeal my decision to the El Paso County Board of County Commissioners.

Requests for an appeal hearing before the El Paso County Board of County Commissioners must be received by my department, in writing, within ten (10) calendar days after the date of this executive determination. If a written appeal is not received by the El Paso County Planning and Community Development Department within ten (10) calendar days after the date of this executive determination, then this executive determination shall be final and the County Attorney's Office may proceed with litigation.

If you wish to appeal this executive determination, you can do so by either emailing or mailing an appeal request to the El Paso County Planning and Community Development Department at the following:

Email: [appealspcd@elpasoco.com](mailto:appealspcd@elpasoco.com)

Mailing Address: Planning and Community Development  
Attn: Strategic Services Manager  
2880 International Circle, Ste. 110  
Colorado Springs, CO 80910

If you have any questions, please contact Mindy Madden, Strategic Services Manager, at 719-520-6304 or at [mindymadden@elpasoco.com](mailto:mindymadden@elpasoco.com).

Regards,

  
Craig Dossey, Oct 6, 2023 (11:18 MDT)

**Craig Dossey**  
Executive Director  
El Paso County Planning and Community Development Department

## Mindy Madden

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**From:** Todd Cronin <todd.p.cronin@icloud.com>  
**Sent:** Friday, October 15, 2021 12:23 PM  
**To:** Mindy Madden  
**Subject:** File No. CE-20-865

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.

We wish to appeal this.

Cheers  
Todd

**EL PASO**  **COUNTY**  
**COLORADO**

COMMISSIONERS:  
STAN VANDERWERF (CHAIR)  
CAMI BREMER (VICE-CHAIR)

LONGINOS GONZALEZ, JR.  
HOLLY WILLIAMS  
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 5, 2021

Todd and Rachel Cronin  
P.O. Box 38771  
Colorado Springs, CO 80906

Re: APPCE-21-005

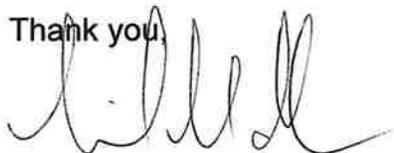
Property Owners,

This letter confirms your request for a hearing before the Board of County Commissioners to appeal a decision by the Executive Director of the Planning and Community Development Department to issue an executive determination authorizing the Office of the County Attorney to proceed with litigation pursuant to Section 11.3.2 of the El Paso County Land Development Code.

The appeal hearing is scheduled for the November 16, 2021 Board of County Commissioners meeting. The meeting starts at 1:00pm at Centennial Hall which is located at 200 South Cascade Avenue in Suite 150.

If you have any questions, please contact me at 719-520-6304 or [mindymadden@elpasoco.com](mailto:mindymadden@elpasoco.com).

Thank you,



Mindy Madden  
El Paso County  
Strategic Services Manager



**EL PASO COUNTY - COLORADO**7500000280  
OLD STAGE RDTotal Market Value  
\$201,300**OVERVIEW**

Owner:	CRONIN TODD P, CRONIN RACHEL M
Mailing Address:	PO BOX 38771 COLORADO SPRINGS CO, 80906
Location:	OLD STAGE RD
Tax Status:	Taxable
Zoning:	A-5
Plat No:	-
Legal Description:	TR IN NW COR OF SE4SE4 SEC 9-15-67 DESC AS FOLS: BEG AT NW COR OF SE4SE4 OF SD SEC 9, TH N 88<07'00" W ON THE S LN OF NW4SE4 OF SD SEC 9 406.61 FT, TH N 00<00'00" E 1017.82 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 18.47 FT A C/A OF 69<19'12" WHICH CHORD BEARS N 29<27'53" E 22.35 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 375.0 FT A C/A OF 26<15'24" AN ARC DIST OF 171.85 FT, TH N 76<24'06" E 195.32 FT, N 79<48'29" E 420.0 FT, S 39<14'25" E 980.83 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 500.0 FT A C/A OF 15<30'58" WHICH CHORD BEARS S 80<35'13" E 135.40 FT, TH S 06<06'10" E 93.55 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 500.0 FT A C/A OF 15<56'37" AN ARC DIST OF 139.13 FT, TH S 09<50'27" W 302.26 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 300.0 FT A C/A OF 05<19'41" AN ARC DIST OF 27.90 FT, TH N 76<40'08" W 959.95 FT TO POB

**MARKET & ASSESSMENT DETAILS**

	Market Value	Assessed Value
Land	\$201,300	\$58,380
Improvement	\$0	\$0
Total	\$201,300	\$58,380

No buildings to show.

**LAND DETAILS**

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	VACANT LAND = 35 AND < 100 ACR	29.000	35.03 Acres	\$201,300

**SALES HISTORY**

	Sale Date	Sale Price	Sale Type	Reception
+	08/13/2018	\$185,000	Good sale; Vacant land	218093387
+	12/01/2011	\$0	-	211118596
+	12/01/2011	\$140,000	Good sale; Vacant land	211118597

**TAX ENTITY AND LEVY INFORMATION**

County Treasurer Tax Information

Tax Area Code: **GB-** Levy Year: **2020** Mill Levy: **66.940**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.755	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
CHEYENNE MTN SCHOOL NO 12	55.000	NATALIE MORIN	(719) 475-6103
PIKES PEAK LIBRARY	3.855	MIKE VARNET	(719) 531-6333



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.



## **Off-Grid Homesteading**

Off-grid homesteading has presented many challenges and rewards since we began this adventure in August 2018. With our remote, raw, mountain location, and finding the right build team has been a challenge. Drafting our dream A-frame cabin took years of architectural engineering, structural engineering and design. Prepping our property for construction has been another hurdle with many contractors being unwilling to brave the dirt roads or service our

location. But where there is a will, there is a way! After years of preparation, Cronin Mountain is happy to announce we will be starting construction soon, starting with our off-grid adventures, lodging and retreats.

## **Adventure**

Cronin Mountain partnered with **Front Range Climbing Company** and currently offers 7 adventure packages including:

-Guided Rock Climbing

-Rappelling

-Mountain Biking

-Zip Lining

-Private Hiking Trails

-Snow Shoeing

-Ice Climbing

**Cronin Mountain** also offers in-house Adventure packages as well, including:

-Personal Growth Retreats

-Meditation Retreats

-Manifest School Retreats

-Survival Experiences

-Private Hiking Adventures

-Metaphysical Mom Meet-ups

-Off-Grid Homesteading Classes

-Guided Llama Hiking Tours

## **Lodging + Special Events**

Cronin Mountain partnered with Avrame, an Estonia-based A-frame cabin company and will be constructing 3

private cabins with modern finishes overlooking our private creek with access to private hiking trails and more.

When you want to get away from it all but not be too far from "it all", Cronin Mountain is for you. Located on Old Stage Road, only 15 minutes away from the Broadmoor, golf, restaurants, the Cheyenne Mountain Zoo, Broadmoor Riding Stables, grocery stores and amenities. Yet remote enough to see every star in the sky, listen to the relaxing sounds of water + nature and experience life above the clouds with access on our private hiking trails.

**Cronin Mountain is also available to reserve for Special Events**, such as weddings, corporate retreats, team-building exercises, parties and more.



## **Adventure Awaits...**

Whether you are a veteran rock climber craving a new, private climbing experience or a novice wanting to learn, Cronin Mountain's diverse rock formations are a must-see and experience for everyone.



## **Cronin Mountain Lodging**

Experience the energetic difference of lodging in a triangle. Symbolizing strength from within, this space will leave you feeling rejuvenated and refreshed. Get on the waitlist to experience our modern contemporary cabins when they debut in 2021.

## **Ready to Book Your Next Adventure?**

Book your next adventure with Front Range Climbing Company or our In-House Private Retreats by clicking the button below.

[Book Adventure](#)

**FOLLOW US**



**CONTACT US**

[croninmountain@mail.com](mailto:croninmountain@mail.com)

801-946-1994

PO Box 38771

Colorado Springs, CO 80937

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# Off-Grid is the New Modern Luxury

Many imagine living off-grid as a lifestyle not compatible with modern living. We are here to REINVENT living off-grid and show how with a little bit of research, you can be fully prepared, empowered + self-sufficient to live your dream life.

[LEARN MORE](#) ▶

---

## **Cronin Mountain B Corp**

### **Off-Grid Adventures, Special Events + Retreats**

Plan your next outdoor adventure, special event or retreat at Cronin Mountain. Rock climbers, adventure hikers, campers, weddings, commercials and meet-up groups have chosen Cronin Mountain for our million-

dollar views, 35 acres of privacy and the diverse landscape of rock formations, streams, pine trees and more that offer something for everyone.

[Learn More](#)

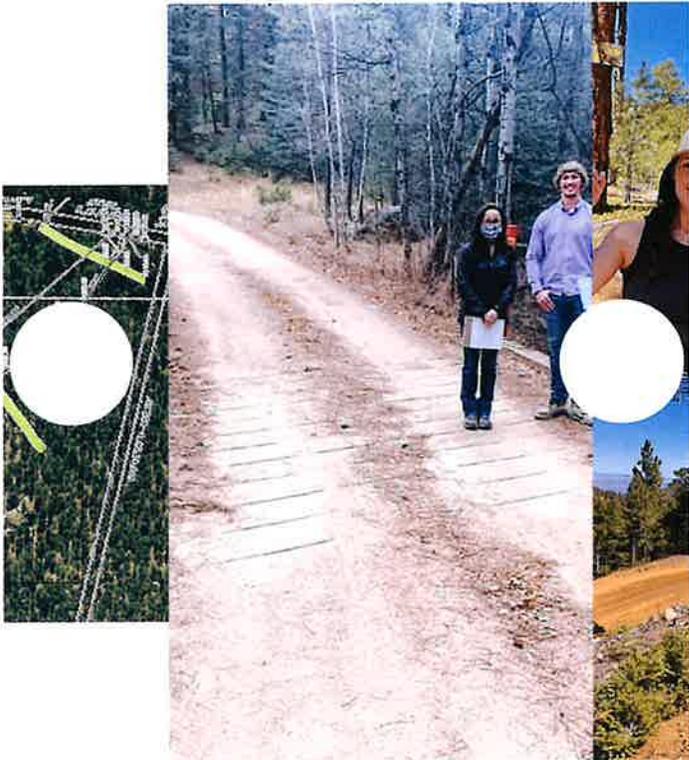


## **The Cronin Mountain Foundation**

**Non-profit dedicated to creating or enhancing rural roads for those in need.**

There are 2.6 million miles of unpaved roads in the US and 65 million Americans live in rural areas and rely on dirt roads for their personal livelihood. At Cronin Mountain, we understand the importance of these rural roads and how neglected they are.

Learn more



## Request Our Free Guide!

Unsure of where to start with land shopping, construction loans,

homesteading supplies and what you'll need to live off-the-grid?

**Request our free quick-start guide  
HERE to start your off-grid  
homesteading adventure today.**

## CRONIN MOUNTAIN

---

### HOW TO START YOUR OFF-GRID HOMESTEAD JOURNEY



*Rachel Cronin*

## Our Mission

Our Mission is to inspire and uplift others to live the life they deserve and

reinvent the stigma of off-grid living. Living off-grid truly is the new modern luxury because it is self-sustaining, self-sufficient, better for our communities and the planet. AND it secures livelihood at the same time.

Imagine a lifestyle with no power bill. No utility bill. Fresh air. Unlimited fresh organic food just walking distance away from your front door. The sound of water trickling in your own creek. The gentle sounds of silence and serenity as you fall asleep under the stars. This lifestyle is easier to achieve than you may think. And we are here to share our process in hopes others find their bliss as well.

So, you are interesting in creating your own off-grid homestead, what's next? Follow our journey, request our free guide and read our constant blog updates to stay in the loop, learn from us so you can achieve your dream in a freer, richer and easier way than our learning on the job learning curve. Want daily updates? Be sure to follow us on Instagram, Twitter and Facebook!



## About Us

**What is Living Off-Grid?**

Living off-the-grid means living 100% self-sufficient without any grid ties to city or county power, water or sewer. Instead, we use alternative power (generators and solar), alternative water (well and cistern) and alternative sewer (compost toilet).

[Learn More](#)

## **What is Organic Homesteading?**

Homesteading is a lifestyle of self-sufficiency. In today's world, it is a huge luxury to have everything you need (housing, utilities, food and more) no

matter what happens in the world or in the city. Cronin Mountain currently has an organic greenhouse and is in

<sup>34</sup> process of welcoming 8 hens, 2 llamas

(hello llama wool sweaters!!) and honey bees.

[Learn More](#)

## **Why Build a Modern A-Frame Cabin?**

Our mountain location is unique and we wanted to do something different. In weighing the obstacles of building on raw, remote, mountain property, we discovered Avrame, an Estonia-based cabin kit company and fell in love. The symbolism of the equilateral triangle

was also very compelling for us, matched the energy of our elevation (7,777 ft) and our personalities.

[Learn More](#)

## FOLLOW US



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# Camping

**Camping at Cronin Mountain is a one-of-a-kind experience.**

**Choose to camp on top of the world at our peak location (around 8,200 ft), on our rock pavilion (7,777 ft), or by our private stream (around 7,000ft).**

Book Now



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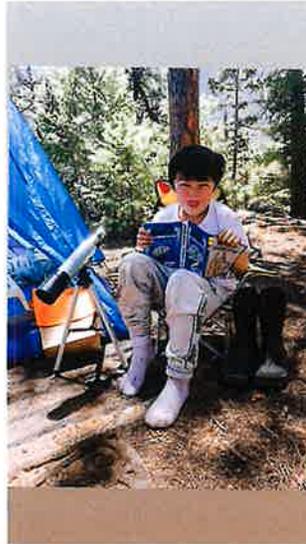
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rachelmcronin on May 13th, 2020– Should We Have More Kids?

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# Hiking

Search ...

## Come hike our 35-acre private mountain

Enjoy our mountain views, city views, waterfront picnic areas and even venture into Pike National Forest with direct access at our peak.

Book Now



### Recent Posts

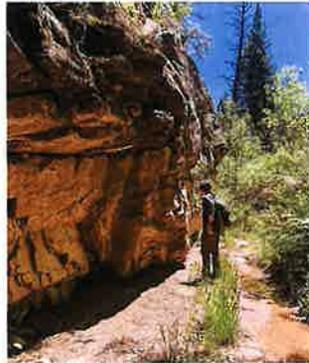
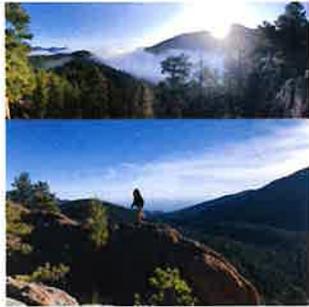
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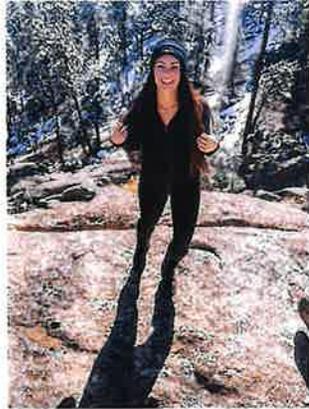
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# Rock Climbing

**At Cronin Mountain, we have 4 unique rock climbing zones.**

**Book your private climbing experience today with our partners at Front Range Climbing Company.**

[Book Now](#)



Search ...

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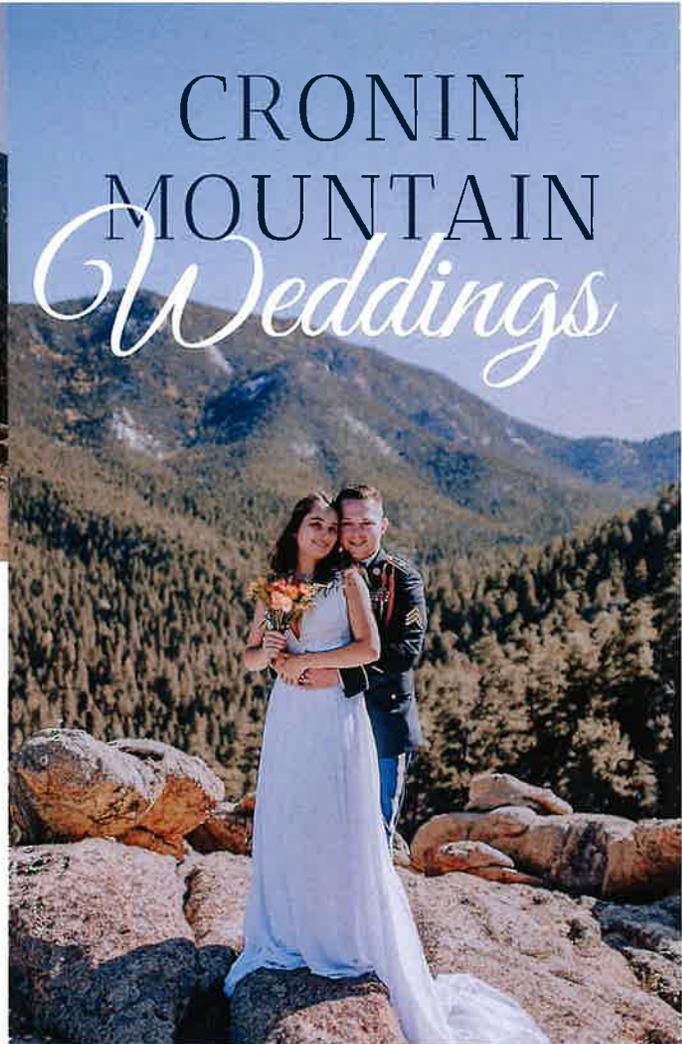
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# CRONIN MOUNTAIN *Weddings*

YOUR DREAM MOUNTAIN  
WEDDING AWAITS...

**Cronin Mountain**  
5350 Felicity View  
Colorado Springs, CO 80906  
croninmountain@mail.com

[www.croninmountain.com](http://www.croninmountain.com)  
719-725-8750

Enjoy spectacular views, acres of pine trees, granite rock formations & raw crystal deposits at 7,777 ft in high vibe energy and elevation.

CRONIN MOUNTAIN  
*Weddings*





Dream of an outdoor adventure bachelor or bachelorette party? Cronin Mountain has partnered with Front Range Climbing Company for guided rock climbing adventures, zip lining, hiking, mountain biking, snow shoeing & ice climbing with an expert guide all available on our 35 acre property.

## CRONIN MOUNTAIN *Weddings*

### BROADMOOR MOUNTAIN REGION

Cronin Mountain is a B-Corp located in the Broadmoor area, 18 minutes away from the Broadmoor Hotel and Cheyenne Mountain Zoo.

Only 3.7 miles of dirt roads, this area is the best of both worlds of remote mountain exclusivity and quick access to nearby amenities.

When planning an outdoor destination wedding, preparing for desired weather is important. If you are picturing an event in the clouds, under the stars or during sunrise or sunset, we can help with choosing the best day and time to achieve your vision.

At this time, we are a strictly outdoor only venue. However, we have about an acre of leveled space available for big white tents or whatever your dream outdoor wedding desires.



At Cronin Mountain, you get access to our natural rock pavilion for your ceremony, access to our 35 acres via private hiking trails, and parking for 6 vehicles starting at \$500 for the day of your event.

If you are working with a wedding planner or would like to bring in white tents, chairs, portable restrooms, shuttle service, catering or more, we are very happy to work with your team to achieve your dream outdoor destination wedding.

### 35 ACRES OF PRIVACY

Cronin Mountain is a 35 acre mountain property. Enjoy your outdoor wedding in privacy with only those who matter most (no tourists here).

### MILLION DOLLAR VIEWS

The best part of booking your event at Cronin Mountain is our million dollar views. From our natural granite rock pavilion, choose either a mountain backdrop or city (or both).

