

APP-CE-21-005

Mindy Madden  
Mary Ritchie

## Procedure

---

Staff shall first present the item and provide testimony and evidence to support the PCD Director's decision to issue an executive determination in this matter.

The appellant(s) shall then be given an opportunity to address the 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.

# Procedure Continued

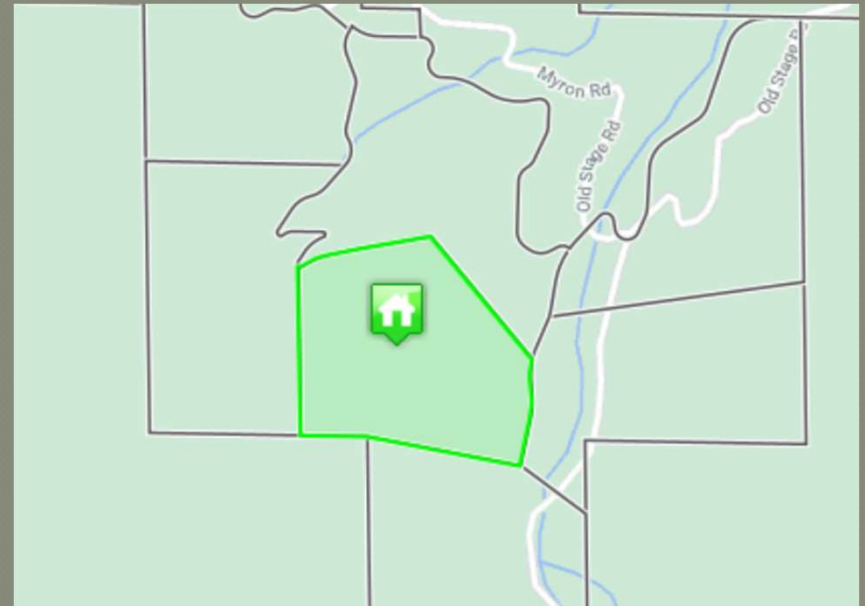
The Board, in considering the testimony and evidence presented by both staff and the appellants, shall either:

- 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.

*\*\*\*Failure to appear at the appeal hearing is deemed a withdrawal of the request for an appeal*

# Property Information

- Old Stage Road (Parcel No. 75000-00-280)
  - Located two and one half (2 ½) miles southwest of South Cheyenne Canyon Road and Penrose Boulevard and on the southwest corner of the intersection of Myron Road and Old Stage Road.
- A-5 (Agricultural) zoning district
- 35.03 acres
- Commissioner District 3



# Timeline

- October 15, 2020: Initial complaint received
- November 19, 2020: Notice of violation issued (no response)
- April 12, 2021: Email sent to the property owners requesting they contact Code Enforcement staff (no response)
- May 5, 2021: Text message sent to the property owners requesting they contact Code Enforcement staff (no response)
- June 23, 2021: Additional complaint received
- September 16, 2021: Courtesy letter sent (no response)
- October 7, 2021: Executive Determination issued
- October 15, 2021: Request for appeal hearing received
  - Appeal hearing has been rescheduled three (3) times

## Initial complaint received

10/15/2020: 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.

# Land Development Code (LDC) Violations

---

- Table 5-1 Principal Uses:

- Business Event Center

- Recreation Camp

- Outdoor Amusement Center

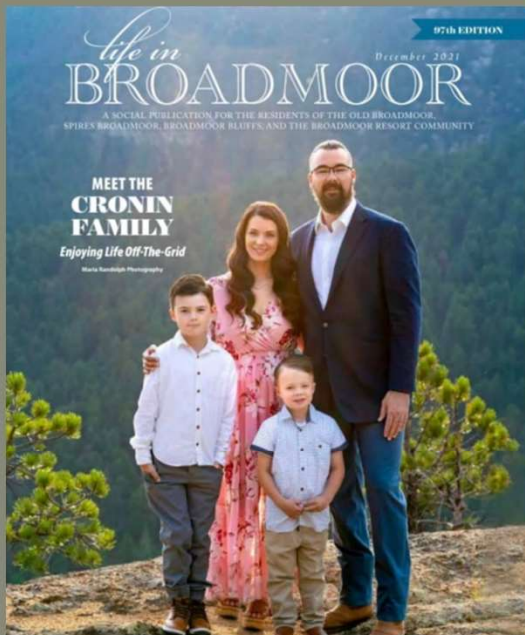
\*\*\*Special Use required

- 5.1.2 Types of Uses and Limit on the Number of Uses Per Lot of Parcel

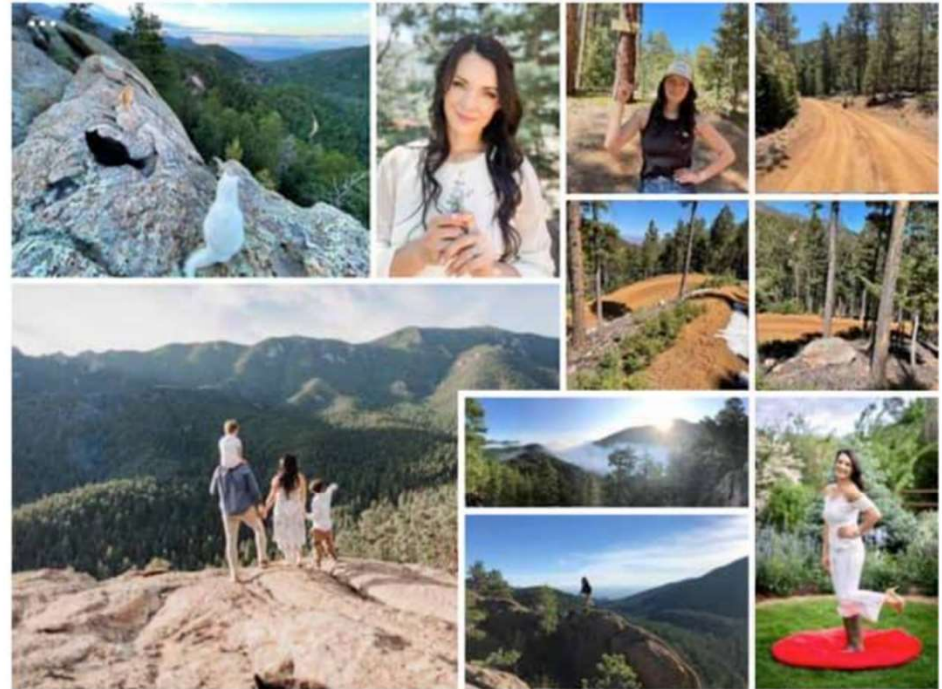
- 5.2.42 (A)(3) Occupancy of Vehicles Prohibited

- 11.3.1 Unlawful Acts

“We offer seven different adventures, and we also host special events like weddings, film projects, movies, commercials, meet-up groups, camping, glamping, and more”



December  
2021 issue



brought him to Colorado where he is now the CEO of a private cybersecurity firm, Ryu Team (aka, he's a professional hacker). Together they love to spend time with their sons and their (four!) cats Morpheus, Snowy, Puff, and Red.

"I always feel I have to explain this because four is a lot of cats." Rachel laughed. "We started with one—Morpheus is a Maine Coon mix and absolutely amazing. We call him Mountain Kitty on social media, and he loves to hike and rock climb. Then one day we saw a box outside of a Walmart with a 'free kittens' sign. There were two white kittens and an orange tabby in the box. Needless to say, we took them all home and went from one cat to four."

The Cronins are a busy family, and Rachel is very involved in the community. She currently serves as the Vice President of Public Relations of the downtown Colorado Springs Toastmasters Club, a Catalyst in The Success Collective Colorado Springs Chapter, and she's also the founder of the Colorado Springs Metaphysical Moms meet-up group.

"When with friends, I crave meaningful connection," she said. "This group is dedicated to having deeper conversations about topics that matter, like success, personal growth, overcoming obstacles, and

Rachel's commitment to authentic, important human interaction shines through all of her professional endeavors, especially her work at Cronin Mountain.

"We offer seven different adventures, and we also host special events like weddings, film projects, movies, commercials, meet-up groups, camping, glamping, and more. I am also launching The Cronin Mountain Foundation, a nonprofit focusing on enhancing or creating rural roads for those in need. My book, *Go Organic in 90 Days*, is available now at Barnes and Noble, and I'm so honored to have had the opportunity to give my first TEDx talk in October about our off-grid life and how I feel off-grid living is the next modern luxury."

Being chosen to speak at TEDxBreckenridge is a huge honor, so please join all of us here at *Life in Broadmoor* in congratulating Rachel on this amazing opportunity! TEDxBRECK was on October 2, 2021, and you can watch her talk on YouTube now!

A huge thanks to the Cronin family for being our family of the month. We loved getting to know you all!

To have your family included in an upcoming issue of *Life in Broadmoor*



## Shoutout Colorado- June 2021 article



“Our 35-acre property consists of 7 adventures: rock climbing, rappelling, hiking, zip lining, mountain biking, ice climbing and snow shoeing. We chose 7, because our property is at 7,777 ft.

We are also set up to host special events, like weddings, corporate retreats, personal growth experiences, forest bathing (shinrin yoku), and even 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



Search ...

### Recent Posts

May 31st, 2021- I DID IT! Cronin Mountain will be on TEDx Stage!

May 29th, 2021- That's a Wrap!!! Completed My TEDxBreck Audition

May 23rd, 2021- Apparently I'm the most interesting wildlife...

### Recent Comments

rachelmcronin on December 14th, 2020 — Our Little Off-Grid Life

Stuart on December 14th, 2020 — Our Little Off-Grid Life

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

## 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 ...

### Recent Posts

May 31st, 2021- I DID IT! Cronin Mountain will be on TEDx Stage!

May 29th, 2021- That's a Wrap!!! Completed My TEDxBreck Audition

May 23rd, 2021- Apparently I'm the most interesting wildlife...

### Recent Comments

rachelmcronin on December 14th, 2020 — Our Little Off-Grid Life

Stuart on December 14th, 2020 — Our Little Off-Grid Life

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

## CRONIN MOUNTAIN Weddings

YOUR DREAM MOUNTAIN WEDDING AWAITS...

**Cronin Mountain**  
3350 Felicity View  
Colorado Springs, CO 80906  
croninmountain@gmail.com

www.croninmountain.com  
719-725-9730

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

## 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.

**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).

**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.



## Update

- The property owners have changed their website to state events are starting Summer 2022.
  - No application has been received to date for any proposed uses
  - The property owner has been in contact with Planning staff to discuss proposed uses
- Information received from the property owner's contractor that application for a building permit will be submitted today.
  - Property owners may apply for a temporary use permit to occupy a recreational vehicle during the construction of the residence with an active building permit

## Recommendation

Staff recommends that the Board deny the appeal and affirm the decision of the PCD Executive Director to issue an executive determination.

- Thirty (30) day stay to provide the property owners with time to obtain a building permit for the residence and a temporary use permit to occupy a recreational vehicle during the construction of the home.
- If the property owners hold/host events on their property prior to receiving zoning approval (if applicable), the OCA may proceed with litigation.

Questions for Staff?

---