

EL PASO COUNTY  
COLORADO

Meggan Herington, AICP, Executive Director  
El Paso County Planning & Community Development  
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2880 International Circle, Suite 110  
Colorado Springs, CO 80910

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

May 29, 2024

RE: Monument Glamping II  
File: AL2318  
Parcel(s): 6115000009

Steve Schleiker  
06/07/2024 10:36:30 AM  
Doc \$0.00 3  
Rec \$23.00 Pages

El Paso County, CO



This is to inform you that the above referenced request for approval of a Special Use application for a Recreational Camp located at 18045 Highway 83 was **approved** by the Planning and Community Development Director on May 29, 2024. 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 (as amended).

This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the Recreational Camp, as discussed and depicted in the applicant's site plan drawings.
2. No generators are to be utilized on sites located within 200 feet of the property line to ensure noise impacts are reduced to adjacent properties.
3. All lighting and noise shall be reduced to the limits of each individual site between the hours of 10pm and 6am.
4. The applicant shall be required to connect all sites to an individual or community on-site septic system(s) approved by El Paso County Health Department and shall be depicted on the Site Development Plan unless the site is depicted as a tent-site only.
5. Any road impact fees will be due at the time of the submittal for the Site Development Plan (In accordance with BOCC Resolution 19-471 (as amended)).
6. The applicant shall receive approval of a Site Development Plan to include a utility plan within one-hundred and fifty (150) days of Special Use approval. The deadline for receipt of approval of the Site Development Plan may be extended by the PCD Director, at his or her discretion, if the Director finds that the applicant has made a good faith effort to secure such approval.

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**NOTATIONS**

1. Special Use approval includes conditions of approval and the accompanying site plan for File AL2318. 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.

Pursuant to Colorado Rule of Civil Procedure 106, this decision may be appealed to the El Paso County District Court within 28 days of the date of the decision. Should you have any questions, please contact me at (719) 520-6300.

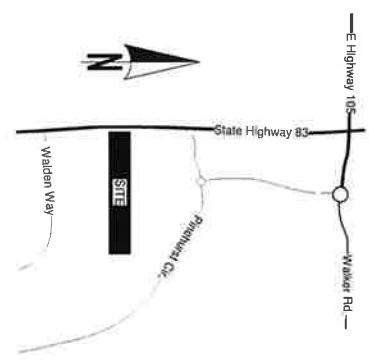
Sincerely,

**Approved**  
For the PCD Director  
By: *Justin Kilgore*,  
PCD Planning Manager  
Date: 05/29/2024  
El Paso County Planning & Community Development



Meggan Herington, AICP, Executive Director  
El Paso County Planning and Community Development Department  
File: AL2318

**VICINITY MAP**



**Monument Glamping II:**

ADDRESS: 18045 HIGHWAY 83  
 COLORADO SPRINGS, CO 80908  
 LEGAL: S 200 FT OF SEANW4 SEC 15-11-66 EX. 05 A TO HWY

OWNER: FANDY AMANN  
 LINDA AMANN  
 APPLICANT: CHRIS JEBB

**SITE DATA:**

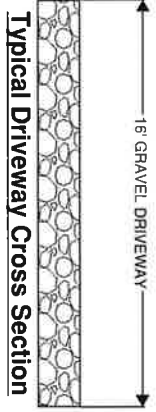
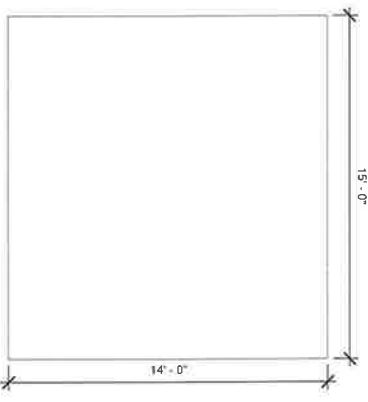
LOT SIZE = 5.95 ACRES  
 BUILDING FOOTPRINT - 1,440 SQ FT  
 EXISTING RESIDENCE - 528 SQ FT  
 EXISTING GARAGE - 477 SQ FT  
 EXISTING SHED - 548 SQ FT  
 EXISTING FIELD - 7,493 SQ FT  
 TOTAL: 10,086 SQ FT

LOT COVERAGE = 2.8 %  
 ZONING = RR-5  
 PARCEL ID = 6100000112

**PROPOSED:**

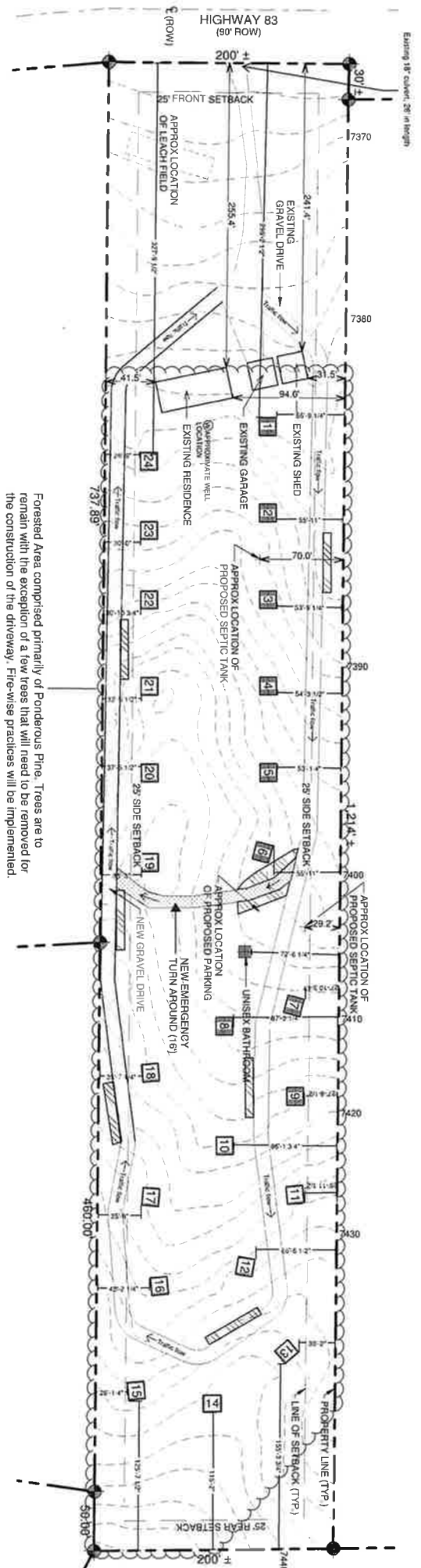
RECREATION CAMP SITES: 24  
 UNISEX BATHROOM: 1  
 SERVICE FIELD: 2  
 GRAVEL DRIVE: 15,000 SQ FT

**Typical Site Dimensions**



**Typical Driveway Cross Section**

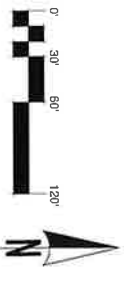
- NOTES**
1. Any proposed signage will be depicted on the site development plan.
  2. Internal driveway alignment, circulation, and width will meet all requirements of Monument Fire. Additional detail will be included in the site development plan application.
  3. The typical site dimension provided is a typical dimension. The site development plan will further define the limits of each space.
  4. All sites are designed to accommodate temporary camping facilities for overnight accommodation pursuant to the Land Development Code definition of Recreation Camp.
  5. A detailed parking plan demonstrating compliance with the Land Development Code will be submitted with the site development plan.
  6. Dumpster location and screening will be included in the site development plan.
  7. The applicant will provide proof of El Paso County Public Health approval of onsite wastewater treatment system(s) adequate to serve the proposed number of sites prior to approval of the site development plan.
  8. The owner agrees on behalf of himself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
  9. [Symbol] indicates additional passable surface a minimum of 50' x 6'. Final location and design will be completed at the time of the site development plan with coordination with Monument Fire.



Forested Area comprised primarily of Ponderous Pine. Trees are to remain with the exception of a few trees that will need to be removed for the construction of the driveway. Fire-wise practices will be implemented.

**SITE PLAN**

1" = 60'-0"



P0D File No. AL2318

**Monument Glamping II**  
 18045 HIGHWAY 83, COLORADO SPRINGS, CO 80908