

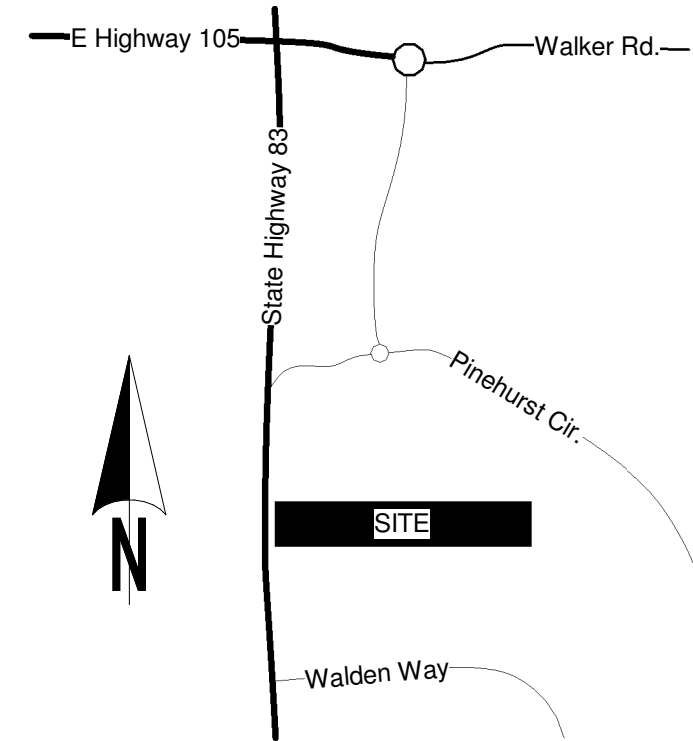
GLAMPING SHELTER (TYP. OF 24)

Add notes on SDP

A note stating: The owner agrees on behalf of him/herself 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.

RESPONSE: Note added

VICINITY MAP



Monument Glamping II:

ADDRESS:  
18045 HIGHWAY 83  
COLORADO SPRINGS, CO 80908

LEGAL:  
S 200 FT OF SE4NW4 SEC 15-11-66 EX .05 A TO HWY

OWNER:  
RANDY AMANN  
LINDA AMANN

APPLICANT:  
CHRIS JEUB

SITE DATA:

LOT SIZE = 5.95 ACRES

BUILDING FOOTPRINT:  
EXISTING RESIDENCE - 1,440 SQ FT  
EXISTING GARAGE - 528 SQ FT  
EXISTING SHED - 477 SQ FT  
PROPOSED GLAMPNG SHELTERS 5,040 SQ FT  
7,485 SQ FT

TOTAL: 2.8 %

LOT COVERAGE = RR-5

ZONING = 6100000112

PARCEL ID =

PROPOSED:

GLAMPING SHELTERS - 24  
UNISEX BATHROOM 1  
SEPTIC - 2  
LEACH FIELD 3  
GRAVEL DRIVE - 12,000 SQ FT

Correct based on required width

RESPONSE: Revised to include a 16 foot width throughout and turnaround

PROPOSED BUILDING FOOTPRINTS

1/4" = 1'-0"

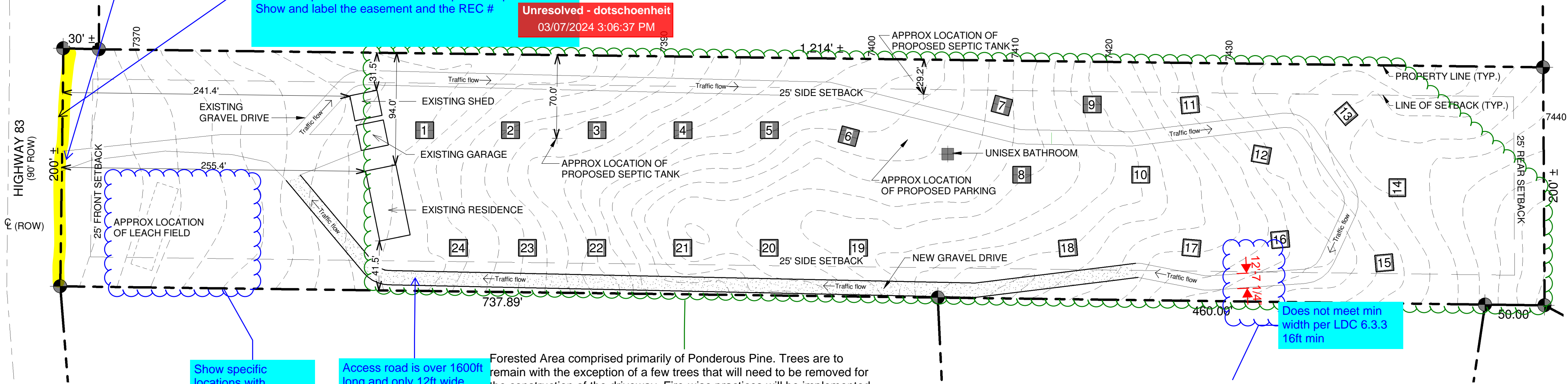
RESPONSE: Added

label culvert existing or proposed

RESPONSE: We will work with CDOT to establish the requested CDOT easement. The easement will be provided in association with the site development plan.

Dedication of a 30-foot access easement parallel with state highway 083A shall be established and recorded with El Paso County Provide copy of recorded document pursuant to CDOT access permit requirement. Show and label the easement and the REC #

Unresolved - dotschoenheit  
03/07/2024 3:06:37 PM



Show specific locations with setbacks. The septic plan has this level of detail. Show all current and proposed

Access road is over 1600ft long and only 12ft wide. Turn outs/Turnarounds are required. Single lane access to be min 16ft See LDC 6.3.3. and FD comments. Add DF required turnaround pts and label on SDP

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.

RESPONSE: Turnaround is shown between space 6 and 19. Revised to add typical driveway width of 16 feet.

label the wellhead location

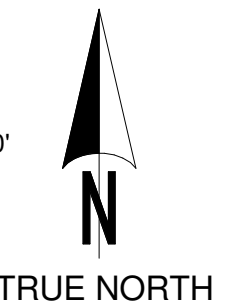
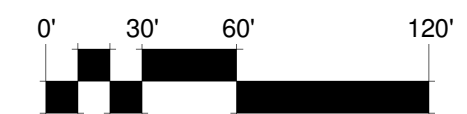
RESPONSE: Provided

Depict access road cross section design and width

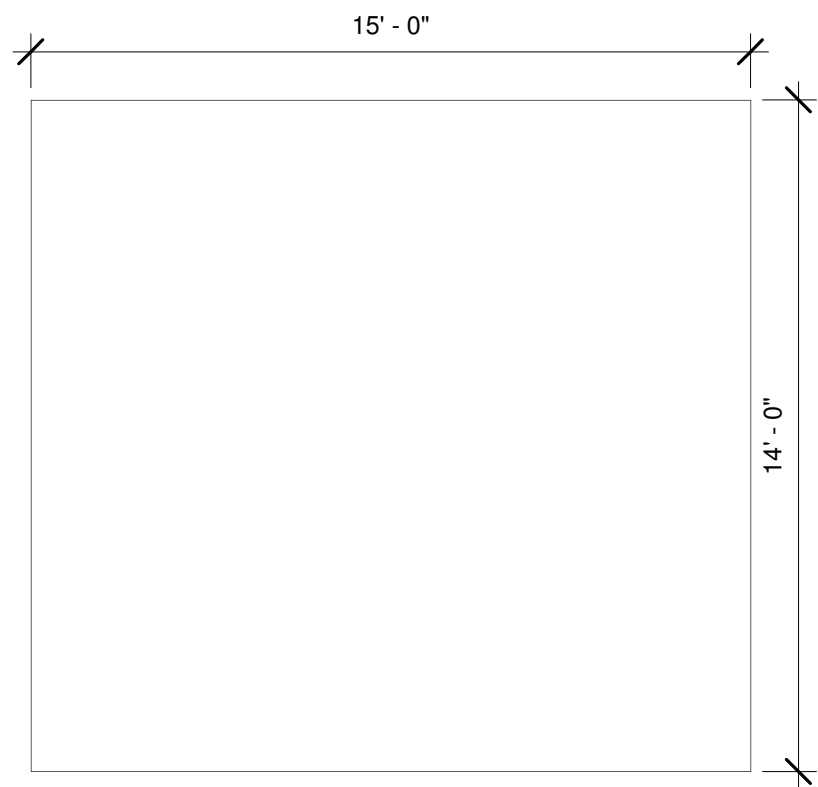
RESPONSE: Revised to add typical driveway width of 16 feet.

SITE PLAN

1" = 60'-0"



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



GLAMPING SHELTER (TYP. OF 24)

## PROPOSED BUILDING FOOTPRINTS

1/4" = 1'-0"

Please include:  
 -setback distances from glamping shelters to the property lines  
 -will trees be removed for any of the sites? if so please explain in the LOI

RESPONSE: setbacks to nearest property line added throughout. The LOI has been revised to identify the only trees to be removed are being removed for construction of the driveway or pad site, or for wildfire thinning purposes.

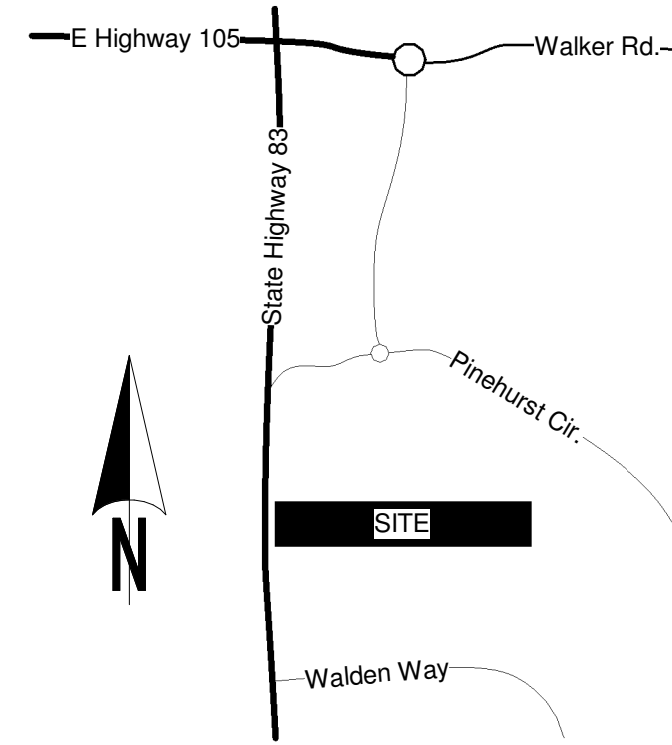
RESPONSE: This section of the Code applies to structures and does not apply to sidewalk or driveway. The overall buffer (distance from the property line to any structures) is well over 50 feet. Demonstration of compliance with the landscape section of the Code is not required with the special use and is evaluation and reviewed with the site development plan.

Please see section 6.2.2.D.2 parts of the roadway are within the 25 ft setback due to this being a commercial use a buffer of the roadway to the property line should be implemented

Commercial septic permit is for 12 sites and up to 24 people, please revise the number of sites

RESPONSE: The septic systems are being permitted through EPC Health. Proof of permitting for 24 units will be provided with the site development plan.

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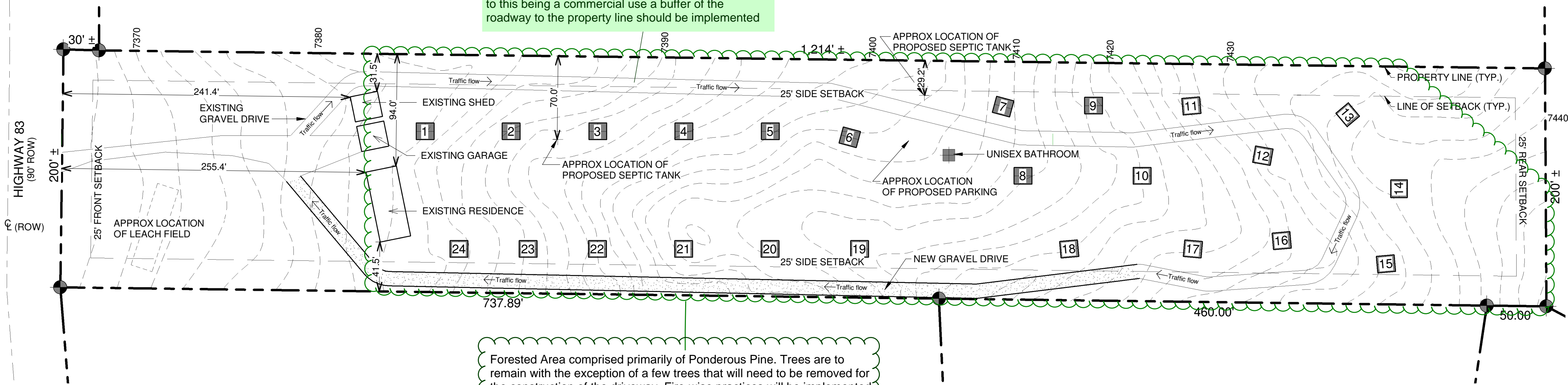
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TOTAL:	7,485 SQ FT
LOT COVERAGE =	2.8 %
ZONING =	RR-5
PARCEL ID =	6100000112

<b>PROPOSED:</b>	
GLAMPING SHELTERS -	24
UNISEX BATHROOM	2
SEPTIC -	1
LEACH FIELD -	1
GRAVEL DRIVE -	12,000 SQ FT

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



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please explain the practices in the LOI per what CPW commented on for the project in realltion to bear safe requirements and tree preservation

RESPONSE: added to LOI by ref.

## SITE PLAN

1" = 60'-0"

