

Letter to All Adjacent Neighbors

As outlined by the El Paso County Planning & Zoning Department

1. This letter is being sent to you because we, Chris and Wendy Jeub, your neighbors are proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item number 2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning and Community Development Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing at the public hearing for this proposal.
2. For questions specific to this project, please contact:
 - a. Chris Jeub
 - b. 16315 Rickenbacker Ave, Monument, CO 80132
 - c. 719-660-5781
 - d. chrisjeub@gmail.com

3. Site address, location, property size, and zoning

Address: 18045 HIGHWAY 83, Colorado Springs, CO 80908

Owners: Chris and Wendy Jeub

Current Zoning: RR5 (Rural Residential 5-acres, though our property is 6.5 acres)

4. Request and justification

Randy and Linda Amann listed as owner according to EPC Assessor.

We, Chris and Wendy Jeub, adjacent owners to your property, are applying for a special use permit with El Paso County for a glamping operation to launch in El Paso County. We believe Monument Glamping will add to the greater Master Plan of the county, compliment our neighborhood, respect the surrounding habitat, and comply with all County rules, regulations and ordinances.

5. Existing and proposed facilities, structures, roads, etc.

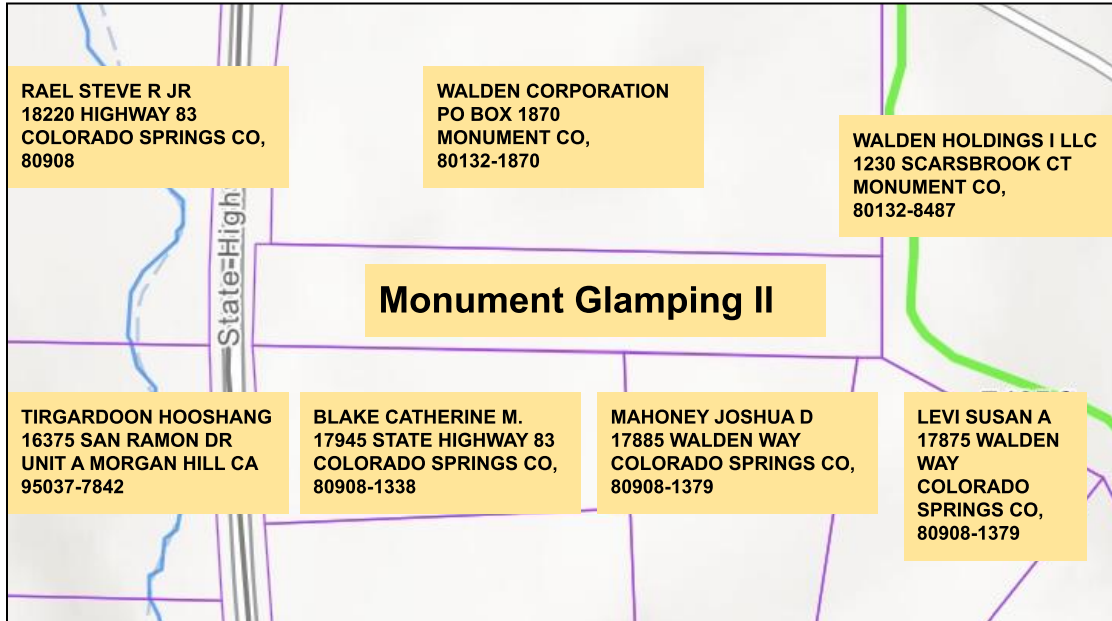
This is misleading neighbors as the 4 units were never approved and are currently operating in violation of El Paso County Land Development Code.

Since 2021 we have had a total of four glamping units on the property, and we wish to expand to 12 with an added capacity of no more than 16 units. Property upgrades include a new driveway, fencing, landscaping, bushes and trees, and more to accentuate the glamping experience while minimizing the impact to our quaint and pleasant rural-residential neighborhood.

6. Waiver requests (if applicable) and justification.

Waivers are not applicable to this request.

7. Vicinity map showing the adjacent property owners



We are open to meeting with you to explain more of what we intend to use our property for and to answer any questions or concerns you may have. Thank you!

If our Special Use Permit is something you approve of, it would mean a lot to us if we could include your affirmation in our proposal to the county commissioners. Please type up a simple letter stating your approval and sign it. If you get this letter to me I will include it in the greater submission documents.

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Sent To Catharine Blake

Street and Apt. No., or PO Box No. 17445 St. Hwy 83

City, State, ZIP+4® Colorado Springs, CO 80908

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Sent To Steven Bael

Street and Apt. No., or PO Box No. 18220 Hwy 83

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Sent To Joshua Mahony

Street and Apt. No., or PO Box No. 17885 Welden Way

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Street and Apt. No., or PO Box No. PO Box 1870

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Sent To Craig & Susan Lewi

Street and Apt. No., or PO Box No. 17875 Welden Way

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Sent To Welden Holdings

Street and Apt. No., or PO Box No. 1230 Seabrook Ct

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Sent To Teresa Jean Washburn

Street and Apt. No., or PO Box No. 16375 San Roman Dr. Unit 1

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