

7 February 2023
Matt Dunston
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Monument CO 80132

To: El Paso County Planning and Community Development
Subject: Letter of Support for Chris Jeub re Monument Glamping

I am very glad to see Monument Glamping come to the Walden area. As developer of the greater area surrounding their property, I totally approve of this special use for their property. The Walden area is the perfect spot for such an operation, and the access to their property couldn't be better. The glamping project fits in without any conflicts between the serenity of our wonderful homes and the serenity of glamping itself.

I will also stand for the character of the Jeub family, as I've gotten to know Chris and Wendy personally over the past several years. Chris, in fact, was a teacher for two of my children at Monument Academy, just a few blocks down from the proposed property, and was one of the first teachers to teach at the East Campus. I have dealt personally with the Jeub children, many of them grown adults whom I have hired for contracting jobs, and they have consistently put out excellent work. I cannot think of a better neighbor to have than the Jeubs.

I have also personally toured the Jeub's existing glamping operation on the other side of town. They put excellence in everything they do, they make sure guests are treated like royalty, and they make their neighbors proud to have a glamping operation nearby. And their venues are top-quality and their land well maintained to make sure all guests have a 5-star experience.

I own and operate the developments to the east and north of the new Monument Glamping property. My properties still have a lot of development decisions to make, but it thrills me to think that my properties will be bordering on a glamping operation, and one as excellent as Monument Glamping. I give the Jeubs my full endorsement and blessing.

Very Respectfully,
Matt Dunston