

## Nina Ruiz

---

**From:** Monique French <mfrench3@uccs.edu>  
**Sent:** Friday, February 21, 2020 9:50 AM  
**To:** Nina Ruiz  
**Cc:** eric vandenhoek  
**Subject:** Special Use permit for Turbo's Mobile RV Service

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Hi Nina,

I am writing to you about Turbo's Mobile RV Service's application for renewal of its El Paso County Special Use Permit. I understand you are the project coordinator handling the permit renewal. This business has been my immediate rear neighbor since I bought my home in 2010. In speaking with Eric Vandenhoek the other day, I was quite surprised to hear that the renewal had not yet been approved. I know that I signed for him in mid-January. When I received the notice in the mail, I thought about reaching out to show my support, but I assumed there would be no issues with the renewal, so I didn't. I regret that now that I have heard it has not been approved. I fully support the renewal of this permit and am very much bothered to hear that he is still dealing with this process and has the added stress that his business/livelihood is threatened. The Vandenhoek's are great neighbors and the business operations have never impacted me in any way. I am rarely even aware of the business operations. The business is always quiet and the property is always clean. I have never had any concerns or complaints. They are always considerate of how any aspect of their operations would impact their neighbors. This is the first time I haven't lived in a "neighborhood", and I love that my area allows small, family-owned businesses. These neighbors are valuable to our community and anything that would prevent them from continuing or force them to move would negatively impact us. I will always choose to live in a similar area in the future. Having these businesses interspersed with our homes is part of the character of where we live.

An issue that causes me great concern is that Eric mentioned that you are asking him to build a privacy fence around his storage area. I was stunned that this was being asked. I cannot imagine the reason for it. And further, while I have never experienced any negative impact of the business, a privacy fence would change this. I would even say it would be a serious negative impact and I do not want it. Besides that I would rather see a changing mix of RV's than an unchanging fence, I have a much more serious concern. As the neighbor directly behind the business, a privacy fence would be close to my property. And I am south of the business. With our winds mostly from the north, in the winter, a privacy fence would likely cause excessive drifts in my pastures. I have 2 horses and 4 dogs. Besides having excessive snow that would take forever to melt, my horses could be injured when they run back there. When it's windy and cold, they often run to stay warm and with the wind, they just react and don't pay attention. But an even scarier issue for me would be the drifts allowing my dogs to get over the fence. It does not take much wind to harden the snow to a point that they can use it to climb over my fence. I have had issues in the past in my own front yard when it drifted on both sides of my fence. It took a lot of digging and there were 3 or 4 escapes before I had a wide enough trench to prevent escape. Fortunately, they did not get run over and I was able to get them back each time. I do not have the equipment I would need to address a problem like this in my pasture. I am single and would have to deal with it by hand or pay someone to deal with it. The wind up on this bluff and close to Mt Herman is often much stronger and gustier than downtown Monument, so what would work there would not work here. Even a short fence can cause drifts. One need only talk to all of us on Spatz to hear the stories of getting stuck or

helping neighbors dig out from the drifts in the road caused by 4 foot fences. Just being aware of this issue concerns me that there are other requirements you are considering that may have negative impacts you have not thought of. I do not want to even risk the chance of drifts in my pastures, and ask you to please approve Turbo's renewal without requiring privacy fences or anything else which would have impacts on neighbors that you may not have considered. I am perfectly happy to see RVs back there and I trust Eric and Turbo's to continue to always consider the impact of his business operations on us as he always has.

I want to reiterate that I want the small businesses in my area. It is part of the character and they were here when I came. I am strongly opposed to anything that would result in them needing to move in order to continue to operate.

Thank you for your consideration. Please feel free to contact me at 719-494-4555 or [mfrench3@uccs.edu](mailto:mfrench3@uccs.edu) if you wish to discuss further.

Respectfully,

Monique French  
3890 Spaatz Rd  
Monument