

Nina Ruiz

From: Jeff Knight <Jeff@kellin.net>
Sent: Monday, January 6, 2020 7:15 PM
To: Nina Ruiz
Subject: RE: Turbo RV
Attachments: Doolittle.docx; Services.docx; 3885 land use.png

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Hi Nina,

In brief, here are my concerns:

- 1) I want my home to have the feel of being in a residential area.
- 2) I am concerned about what gets spilled into the ground around here since the houses in this area get drinking water from wells. We'll all be drinking whatever it is it sooner or later.

I know that the second concern can't be directly addressed by zoning. So, I'll just talk about the first one.

I read the Land Use Code for Home Occupation. What I find is that the code taken as a whole seems very well written. I think that if the general guidelines are adhered to, then there should rarely be any problems.

Specific to this case, the problems with having this Home Occupation as it relates to my concern about the residential nature of the area are:

- 1) The accessory structure(s) is greater than two times the residential footprint. (5.1.7(k) Land Use Code).
- 2) The amount of space used to conduct business exceeds 5% of the total land area. (5.1.30(B)(5)(a))
- 3) Especially since the development of the Forest Lakes PUD nearby, this area is large lot residential in nature, not rural or agricultural. An RV business is not consistent with the land use. It is explicitly disallowed by 5.1.30(b)(4): "Commercial uses or businesses which do not primarily serve a rural agricultural or ranching clientele."

But... If we can get the footprint of the Rural Home Occupation within usual Land Use Code limits, then I think we will have come a long way to preserving a residential feel. I recognize that the first one above is painful to solve, but I feel that if we get the total percentage of land used for the business within the 5% standard, then I would not oppose the business. I think that is a reasonable compromise.

As I understand it, the last Special Use allowed parking of up to 6 RVs outside in addition to personally owned vehicles. That allowed the business to far exceed the 5% rule regularly. I ask that the provision allowing RV parking not be included in the new Special Use so that the overall footprint is kept to what the Land Use Code specifies.

If we can agree to that, then I won't oppose the Special Use application.

If we can't agree to that, then I do oppose the RV business for the reasons stated above.

Additional comments:

I know that the owner doesn't plan for any expansion, but given the expansion I have seen over the last 5 years - adding two shipping containers for storage, a radio tower and a lot more RVs parked outside - I would not be surprised if the

business was capable of continuing to grow. My personal opinion is that the owner as well as some of the residents here would be happier if the business was moved to a facility along I-25 with the correct zoning for RV repair. There is language in this renewal application stating that the intent is to do that in the next 5 years. That same language was in the application 5 years ago as well. Perhaps it would be best to act on that.

I have some concerns in that the owner does not appear to have a great deal of regard for the Land Use Code. He built the shop in 2009, and started repairing RVs there. When I contacted the County about it in 2014, I was told that someone else had complained right after he built the shop, but they were told there was no RV repair taking place there. Somehow in 2014 he was given the variance despite my complaint and that history of ignoring the code for 5 years. A couple of years ago he started running a commercial microwave repeating tower. I am told by Kellin Communications, who provides my Internet service, that the tower creates problems for them in providing my service and requires that they use a more powerful antenna in order to cut through the signal from that tower. They had to change it out again this summer. Most recently, they allowed the RV Special Use variance to expire. It is that history with the Land Use Code that concerns me - what else could go on without proper regulation if it is allowed to continue?

There are a few attachments to this email:

- 1) "3885 Land Use" which is uses GoogleMaps to illustrate how the property is actually used, which differs in some respects from the submitted plot plan.
- 2) "Doolittle" which is about my property (4010 Doolittle Rd.) which discusses the detrimental impact the business has on my property value.
- 3) "Services" A list of services from the Turbo RV website (<http://turbosrv.com/services/>), which provides an alternate view to the work they perform compared to what the Special Use application states. I think the website is interesting reading if you want to get a feel for the scope of services offered and understand what is going on there.

Thanks for reading all this stuff, Nina. I appreciate your time. I'm available to discuss further if you would like. Please keep me informed!

Regards,
Jeff Knight

January 2 ,2020

Christina A Foster

The Johnson Team

Keller Williams Premier Realty

719-310-5151

The Johnson Team

Jeff and Julie Knight-

Thank you for reaching out to me in regards to the value of your home at 4010 Doolittle Rd, Monument CO, 80132. Based on my professional opinion: given the location, size, amenities, etc. I would value your home roughly around \$875,000. This is based off other homes sold in the area that are similar in comparison. Unfortunately you have a pretty big negative affecting the value of your home and bringing the value down. That negative is the RV business across the street from you. Being in a mostly residentially neighborhood, having an RV business across the way that has RV's parked out in the open, that are visible, is a deterrent to a family that is looking to purchase a home in a quiet neighborhood. The impact of that business on your home value based on the numbers I am looking at is roughly \$26,250. There is really no way to recoup the loss of that value unless they were to move their business out of the neighborhood.

Thank you for trusting me to help you with the valuation of your home. As a reminder, I am a Real Estate professional, and not an official appraiser. The values and estimates that I have given you are based upon my expertise level and are approximations given based on my knowledge of the market at this time.

Let me know if you have any further questions.

Christina A Foster

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Contact Turbo RV





— Rough property lines

— Commonly used for business, excluding dedicated driveway

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