

Ashlyn Mathy

From: arlene hinton <hinton_arnene@yahoo.com>
Sent: Wednesday, April 17, 2024 12:00 PM
To: Ashlyn Mathy
Cc: Arlene Hinton
Subject: Letter of Opposition to Chris Jueb's Glamping Modification application

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Ashlyn Mathy,
Planner I
El Paso County Planning and Community Development

This is my letter of opposition to Chris Jueb's Special Use Modification request.

I strongly oppose Chris Jueb modifying his current Special Use Modification request for the following reasons:

1. Chris Jueb has lied about the specifics and details of his original special use permit by ignoring what he he intended to implement by putting structures on his property that were not approved or indicated in his Site Plan. His site plan called for tents not sheds, yurts and oversized imposing Safari tents.
2. He has placed a huge RV on his property that he rents out to people that was not approved and that was reported to the El Paso County Codes Violations Dept. NOTHING WAS DONE TO ADDRESS THE REPORT.
3. he has had numerous code violations that have not been addressed by the county for years like allowing the renters and his family cars periodically to be parked on the street (Rickenbacker Ave) at various times of the day and night. This is a potential traffic hazard in the making.
4. Through not supervising his renters, he allows them to burn fire pits throughout the night thus laying the groundwork for fire violations.
5. He allows the grass on his property to be overgrown and has only cut it three times in the past 20 years. Besides it too being a fire hazard, he says he likes the natural look and feel of it.
6. Chris brags to neighbors and the people at the Monument town hall how he is super confident that his modification application will be approved because he has paid the county a lot of money so that his application passes.
7. He also brags about how he has got another Glamping operation in Monument that he makes thousands of dollars off and that the Pine Hills community needs to accept the fact that he is going to change their lives forever and that they need to get over it.

8. Chris has repeatedly stated that he intends to make Pine Hills a tourist destination and that it would be a benefit not a detriment to the Pine Hills community. How crazy is that for a community that is designated as RR5 by the County.

9. Chris has demonstrated over the years that he has no regard for the El Paso County Planning Dept. (because they can't follow through on his code violations) and that his goal is to make as much money off his property regardless to how much Pine Hills home owners object, HE SEES HIMSELF AS UNTOUCHABLE!!!!

10. Chris Jueb's Glamping Site hinders the safety of a largely retirement community by renting to all kinds of people as long as they can pay. These people can be Burglars, Drug Dealers, Child Molesters, Felons and others with Ill Intent. These same people can come and go as they please at all times of the day and night, because they have paid Chris his renters fee. Their movement in and out of the Glamping Site will cause unimaginable traffic concerns of a negative nature.

11. CHRIS JUEB'S AMBITIONS TO BE THE GLAMPING KING OF MONUMENT HAVE NO PLACE IN PINE HILLS ESPECIALLY HIS REQUEST TO SUPERCEDE WHAT HE HAS DONE SO FAR BY APPLYING AND BEING REWARDED A MODIFICATION.

12. I HOPE THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPT. USES GOOD JUDGEMENT AND ACKNOWLEDGES THE NUMEROUS OPPOSITIONS TO CHRIS JUEB'S MODIFICATION REQUEST BY DENYING ONE MAN'S ATTEMPT TO DESTROY AN ENTIRE COMMUNITY.

Sincerely,

Arlene Hinton

hinton_arlene@yahoo.com

codes Violation Dept,