

Subject: Alleged code violation at Highway 83 property

Attention El Paso County Board of Commissioner's,

Recently, I was made aware that Jill Fowler brought forth a code enforcement complaint to the El Paso Board of County Commissioners (BOCC) regarding Steve Rael's RV storage located on his property at 18220 Highway 83. I have been renting an RV storage site on Steve's property for several years now shortly after moving to the Monument area. As I'm sure you are currently aware, RV storage space in and around Monument is difficult to find and extremely expensive. Steve's RV storage provides for a convenient location at a fairly reasonable cost.

What I can tell you about Steve's RV storage is that the property is well maintained and the frequency with which vehicles travel into the storage area is minimal. Steve keeps the road maintained and free from dust or dirt blowing around. The majority of traffic in and out of his property is centered around the horse and stable activity.

Why do I bring this to your attention? I do not know the background on this situation or whether Jill has personal issues with Steve, or whether this is nothing more than an ongoing neighbor dispute. Simply, it is apparent that Steve isn't trying to hide his business-in fact, he advertises the business and maintains the property. The storage slots are all numbered and units are parked orderly along the property line. The separation between Steve and Jill's property is clearly marked.

Jill admits in her remarks to the board in June that Steve initiated the special use process approval in 2019. It is abundantly clear that she is not happy with the legal process and the length of time it has taken for this issue to be resolved. It is also unfortunate that one neighbor, without overwhelming majority neighbor support can push this issue through a county board before the process or approval can be completed, and to allow the home owner/private property owner his/her due process.

Additionally, I could understand Jill's concern for a screening requirement given another geographical location, but the implementation of screening on Steve's ranch property would certainly be more of a detraction to the natural state of all the surrounding properties than a few RVs. This might be understandable if Jill's view of the mountains was obstructed, which is far from the case. I do not say this to minimize her concern or complaint. I do believe, however, that individuals have a right to due process, and more importantly a right to utilize their private property as they deem necessary.

I am requesting the board give Steve his due process and not be swayed by one disgruntled neighbor to deviate from normal practice. I would also urge the board to physically go to Steve's property to see for themselves that Jill's complaint about screening is unnecessary.

Sincerely,

Roy Ditzler