

Aug. 20, 2018

El Paso County Planning and Development Dept
2880 International Cr.
Colo. Spgs., CO 80910

Re: Variances requested to create a mobile home park allowing permanent residents and utilize the property as a vehicle storage facility by G & D Enterprises Corp. DBA Rocky Top Motel and Campground, 10090 W. U.S. Hwy 24, Green Mtn. Falls, CO 80819, registered Agent Daniel P. Nieman.

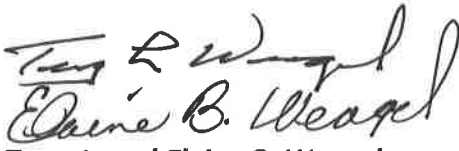
Dear Planning Commission,

This correspondence is to address the concerns of the below signed home owners whose property is near the Rocky Top Motel and Campground, and request the denial of the variances petitioned for the following reasons:

1. Since the purchase of the campground there has been a total disregard for the proper procedure of remodeling. Upon checking with Regional Bldg. Dept. it was discovered that permits were not pulled for the change of the septic system, the remodeling of the motel units in terms of framing, electrical, and plumbing.
2. When the cement barrier (fence) was constructed, the main drain line under Lucky 4 road was crushed water could not flow into the campground and caused a huge drainage problem. The water now flowed down the road and next to the cement barriers. It is evident from the enclosed pictures that further damage will be caused to the road and the stability of the cement blocks, further drainage issues need to be addressed immediately for the safety of the people that live up the road.
3. There are a large number of storage RV's creating quite an eye sore and we don't believe zoning permits that, also we have noticed there are people living in RV's year round as evidenced by the school bus stopping there on the school days. The campground even has built a building there at the bus stop. Included is an internet review sighting a year round camper.
4. We are questioning if there are any property line set backs as the campers are camping right next to the road.
5. At the bottom of the campground next to U.S. 24 there is an RV offered for sale. I believe a dealer's license is required.
6. Trash is not well contained in the campground. There have been numerous times we have had to collect debris on our property or recover trash and bags that have been removed from unsecured dumpsters by animals. While fencing the campground area seems like a good idea, the old fence and current fencing that is used is a visual nuisance that does not afford privacy, prevent trash from blowing, or buffer noise. We can't wait to see how often this fencing will fall over and be left unrepaired.
7. Increasing the storage of RV's to the front of the property is another visual nuisance that changes the quiet and rural feel of the small community to a trash and unkempt business area likely to attract vandalism and crime.
8. Within the campground itself, the noise nuisance of generators running and music playing late at night is not monitored. On more than a few occasions, trespassers from the campground have walked discarded trash in our yard or along the boundary of Luck 4 Road. During the latest constructing of camping spaces there have been numerous adult pine trees have been killed, if they are not removed they pose a danger besides being an eye sore.

9. Over all we feel Rocky Top Campground has not been a good neighbor and we are very concerned that our ability to market and sell our homes in the future will be diminished by the current and planned changes being made at the campground.

Attached signature page



Terry L. and Elaine B. Weagel
7135 Skyline Cr.
Green Mtn. Falls, CO 80819

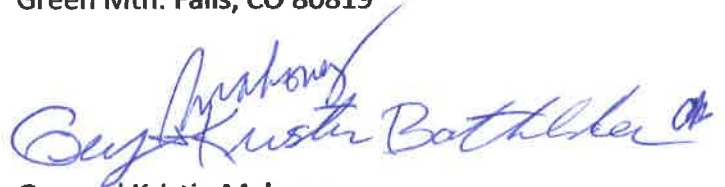


Steve Swanson
7136 Skyline Cir.
Green Mtn. Falls, CO 80819



Timothy W. and Becky McGee
7186 Skyline Cr.
Green Mtn. Falls, CO 80819

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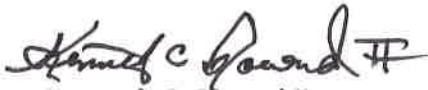
Guy and Kristin Mahoney
7180 Lucky 4 Rd.
Green Mtn. Falls, CO 80819



Cecil D and Janice A. Smischny
7250 Lucky 4 Road
Green Mtn. Falls, CO 80819



Wade and Stacey Wilson
7110 Lucky 4 Road
Green Mtn. Falls, CO 80819



Kenneth C. Rownd II
7220 Lucky 4 Road
Green Mtn. Falls, CO 80819



T. Monet Edwards
7320 Lucky 4 Road
Green Mtn. Falls, CO 80819

FOR EL PASO COUNTY PLANNING + DEVELOPMENT DEPT.

Marcia Small

Marcia Small
7166 Skyline Cr.
Green Mtn. Falls, CO 80819

John B. Dimond and Kathleen M. Chapman-Dimond
10010 W. Highway 24
Green Mtn. Falls, CO 80819

Ivan M. Engleman

Ivan and Marie A. Engleman
9944 W. Highway 24
Green Mtn. Falls, CO 80819

TK Kohlman
7180 Skyline Cr.
Green Mtn. Falls, CO 80819

hiking most days anyway. Parking is also very tight around the tent sites. We had two vehicles so that was a bit of a challenge. The nearby restroom/dishwashing building was very convenient and always clean. It was great to have a nice place with hot water to wash dishes. The other shower/restroom facility up the hill was also clean every time we used it, and we never had to wait. I liked how they had a code required to enter that shower house...it gave us a sense of safety and privacy. There was always hot water and though the facilities are old, they were consistently clean and well stocked. We enjoyed the "Chuck House" one night for dinner. It appears that some local ladies do the cooking...the menu included things reasonably priced like hamburgers, cheeseburgers, fish and chips, hot dogs, chili dogs, etc. It was very convenient when we didn't want to cook or drive into town. The reviews we read about the "rude" RV campers did not represent our experience. The tent sites are now separate from the RVs so I don't see how this can be a big issue. We did meet a full time camper and he was so nice to visit with...very friendly and loved living there. Everyone we met and had as camping "neighbors" were all very friendly and considerate so the tight quarters didn't end up being a problem. We loved this location! It was just far enough into the mountains to make the weather

This review is the subjective opinion of a TripAdvisor member and not of TripAdvisor LLC.



protostome

Cedar Hill, Tennessee



Reviewed 3 weeks ago  via mobile

Campground

We were disappointed in our stay at rocky top. They advertised Ping pong, pool table, and pickle ball court with a rec room. They didn't have any of the equipment listed. The rec room consisted of a tv and a couple of book shelves with some books.

The campground had many permanent residents and is not a typical campground experience. It felt more like a mobile home park than campground. The bathrooms were kept clean but need major renovations.

At check in the staff was friendly and helpful about local events and direction.

[Show less](#)

Stayed: July 2018, traveled as a couple

 Thank protostome













