



## LAW OFFICES OF DEBRA EILAND, PC

October 19, 2018

*via Certified Mail*

Mr. Cecil Smischny  
Lucky 4 BL72, LLC  
P.O. Box 401  
Green Mountain Falls, Colorado 80819-0401

re: Application for Use Variance  
Parcel No. 8309200011  
10090 West Highway 24, Green Mountain Falls, CO

Dear Mr. Smischny:

This letter is sent to you because Mr. Dan Nieman, owner of G&D Enterprises, Corp., is applying for a use variance to operate an RV storage business at the location referenced in item #2 below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts listed in item #1 below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

### **1. For questions specific to this application, please contact:**

**Owner/Applicant:**

Daniel P. Nieman  
G&D Enterprises, Corp.  
P.O. Box 215  
Green Mountain Falls, Colorado 80819  
(719) 684-9044

**Consultant:**

Debra Eiland, Esq.  
Law Offices of Debra Eiland, P.C.  
24 S. Weber Street, Suite 300  
Colorado Springs, Colorado 80903  
(719) 471-1545  
[edebra@qwest.net](mailto:edebra@qwest.net)

## **2. Site address, location, size and zoning:**

Mr. Nieman plans to operate an RV storage business at his property located at 10090 West Highway 24, Green Mountain Falls, Colorado. The property consists of approximately 9.21 acres, of which less than one acre will be used for the RV storage business. The property is zoned C-2.

The RV storage business will be located along the lower southern side of the property along Highway 24, and will be a separate business from the motel and RV park/campground business occupying the upper middle to northern side of the property. There is no request made to expand the motel and RV park/campground with this application.

## **3. Request and justification:**

Mr. Nieman purchased the property on June 27, 2017. The property has been home to a small motel since 1947, and an RV park/campground since 1950. Mr. Nieman is applying for a use variance to conduct an RV storage business separate from the motel and RV park/campground business. The RV storage business will be located on less than one acre on the lower southern side of the property.

## **4. Existing and proposed facilities, structures, roads, etc.:**

The land designated for RV storage consists of two gravel parking areas. Access to the property is provided from Highway 24 via a short frontage road and established driveway entrance. The driveway entrance and access road is the same one that serves the motel and RV park/campground, and is wide enough to accommodate large RVs. The RV storage lots will be located on either side (west and east) of the access road.

Several parking spaces for storage lot customers will be provided on the west storage lot. A small weather shelter/bus stop for local school children is located on the southwest corner of the west storage lot, as well as the pre-existing sign for the motel and RV/campground business.

## **5. Waiver requests:**

The Applicant is making no waiver requests with this application.

October 19, 2018  
Page 3 of 3

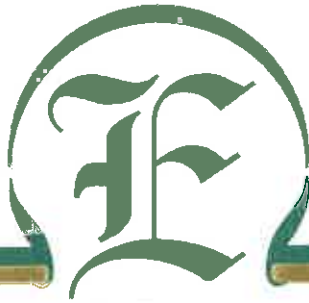
A vicinity map showing the property and adjacent properties is enclosed. Please do not hesitate to contact us if you have any questions about Mr. Nieman's application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Debra Eiland". The signature is fluid and cursive, with the first name "Debra" and last name "Eiland" clearly distinguishable.

Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman



## LAW OFFICES OF DEBRA EILAND, PC

October 19, 2018

*via Certified Mail*

Jerry & Mark Ratts  
P.O. Box 16345  
Denver, Colorado 80216

re: Application for Use Variance  
Parcel No. 8309200011  
10090 West Highway 24, Green Mountain Falls, CO

Dear Mr. and Mrs. Ratts:

This letter is sent to you because Mr. Dan Nieman, owner of G&D Enterprises, Corp., is applying for a use variance to operate an RV storage business at the location referenced in item #2 below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts listed in item #1 below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

**1. For questions specific to this application, please contact:**

**Owner/Applicant:**

Daniel P. Nieman  
G&D Enterprises, Corp.  
P.O. Box 215  
Green Mountain Falls, Colorado 80819  
(719) 684-9044

**Consultant:**

Debra Eiland, Esq.  
Law Offices of Debra Eiland, P.C.  
24 S. Weber Street, Suite 300  
Colorado Springs, Colorado 80903  
(719) 471-1545  
[edebra@qwest.net](mailto:edebra@qwest.net)

**2. Site address, location, size and zoning:**

Mr. Nieman plans to operate an RV storage business at his property located at 10090 West Highway 24, Green Mountain Falls, Colorado. The property consists of approximately 9.21 acres, of which less than one acre will be used for the RV storage business. The property is zoned C-2.

The RV storage business will be located along the lower southern side of the property along Highway 24, and will be a separate business from the motel and RV park/campground business occupying the upper middle to northern side of the property. There is no request made to expand the motel and RV park/campground with this application.

**3. Request and justification:**

Mr. Nieman purchased the property on June 27, 2017. The property has been home to a small motel since 1947, and an RV park/campground since 1950. Mr. Nieman is applying for a use variance to conduct an RV storage business separate from the motel and RV park/campground business. The RV storage business will be located on less than one acre on the lower southern side of the property.

**4. Existing and proposed facilities, structures, roads, etc.:**

The land designated for RV storage consists of two gravel parking areas. Access to the property is provided from Highway 24 via a short frontage road and established driveway entrance. The driveway entrance and access road is the same one that serves the motel and RV park/campground, and is wide enough to accommodate large RVs. The RV storage lots will be located on either side (west and east) of the access road.

Several parking spaces for storage lot customers will be provided on the west storage lot. A small weather shelter/bus stop for local school children is located on the southwest corner of the west storage lot, as well as the pre-existing sign for the motel and RV/campground business.

**5. Waiver requests:**

The Applicant is making no waiver requests with this application.

October 19, 2018

Page 3 of 3

A vicinity map showing the property and adjacent properties is enclosed. Please do not hesitate to contact us if you have any questions about Mr. Nieman's application.

Sincerely,

A handwritten signature in blue ink, reading "Debra Eiland". The signature is fluid and cursive, with the first name "Debra" and last name "Eiland" clearly distinguishable.

Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman



## LAW OFFICES OF DEBRA EILAND, PC

October 19, 2018

*via Certified Mail*

Mr. Peter Wysocki  
City of Colorado Springs  
107 North Nevada Avenue, Suite 300  
Colorado Springs, Colorado 80903

re: Application for Use Variance  
Parcel No. 8309200011  
10090 West Highway 24, Green Mountain Falls, CO

Dear Mr. Wysocki:

This letter is sent to you because Mr. Dan Nieman, owner of G&D Enterprises, Corp., is applying for a use variance to operate an RV storage business at the location referenced in item #2 below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts listed in item #1 below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

**1. For questions specific to this application, please contact:**

**Owner/Applicant:**

Daniel P. Nieman  
G&D Enterprises, Corp.  
P.O. Box 215  
Green Mountain Falls, Colorado 80819  
(719) 684-9044

**Consultant:**

Debra Eiland, Esq.  
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24 S. Weber Street, Suite 300  
Colorado Springs, Colorado 80903  
(719) 471-1545

[edebra@qwest.net](mailto:edebra@qwest.net)

## **2. Site address, location, size and zoning:**

Mr. Nieman plans to operate an RV storage business at his property located at 10090 West Highway 24, Green Mountain Falls, Colorado. The property consists of approximately 9.21 acres, of which less than one acre will be used for the RV storage business. The property is zoned C-2.

The RV storage business will be located along the lower southern side of the property along Highway 24, and will be a separate business from the motel and RV park/campground business occupying the upper middle to northern side of the property. There is no request made to expand the motel and RV park/campground with this application.

## **3. Request and justification:**

Mr. Nieman purchased the property on June 27, 2017. The property has been home to a small motel since 1947, and an RV park/campground since 1950. Mr. Nieman is applying for a use variance to conduct an RV storage business separate from the motel and RV park/campground business. The RV storage business will be located on less than one acre on the lower southern side of the property.

## **4. Existing and proposed facilities, structures, roads, etc.:**

The land designated for RV storage consists of two gravel parking areas. Access to the property is provided from Highway 24 via a short frontage road and established driveway entrance. The driveway entrance and access road is the same one that serves the motel and RV park/campground, and is wide enough to accommodate large RVs. The RV storage lots will be located on either side (west and east) of the access road.

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## **5. Waiver requests:**



October 19, 2018  
Page 3 of 3

The Applicant is making no waiver requests with this application.

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Sincerely,

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Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman



## LAW OFFICES OF DEBRA EILAND, PC

October 19, 2018

*via Certified Mail*

Mr. John Diamond  
P.O. Box 52  
Green Mountain Falls, Colorado 80819

re: Application for Use Variance  
Parcel No. 8309200011  
10090 West Highway 24, Green Mountain Falls, CO

Dear Mr. Diamond:

This letter is sent to you because Mr. Dan Nieman, owner of G&D Enterprises, Corp., is applying for a use variance to operate an RV storage business at the location referenced in item #2 below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts listed in item #1 below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

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**Owner/Applicant:**

Daniel P. Nieman  
G&D Enterprises, Corp.  
P.O. Box 215  
Green Mountain Falls, Colorado 80819  
(719) 684-9044

**Consultant:**

Debra Eiland, Esq.  
Law Offices of Debra Eiland, P.C.  
24 S. Weber Street, Suite 300  
Colorado Springs, Colorado 80903  
(719) 471-1545  
[edebra@qwest.net](mailto:edebra@qwest.net)

## **2. Site address, location, size and zoning:**

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The RV storage business will be located along the lower southern side of the property along Highway 24, and will be a separate business from the motel and RV park/campground business occupying the upper middle to northern side of the property. There is no request made to expand the motel and RV park/campground with this application.

## **3. Request and justification:**

Mr. Nieman purchased the property on June 27, 2017. The property has been home to a small motel since 1947, and an RV park/campground since 1950. Mr. Nieman is applying for a use variance to conduct an RV storage business separate from the motel and RV park/campground business. The RV storage business will be located on less than one acre on the lower southern side of the property.

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Sincerely,

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Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman

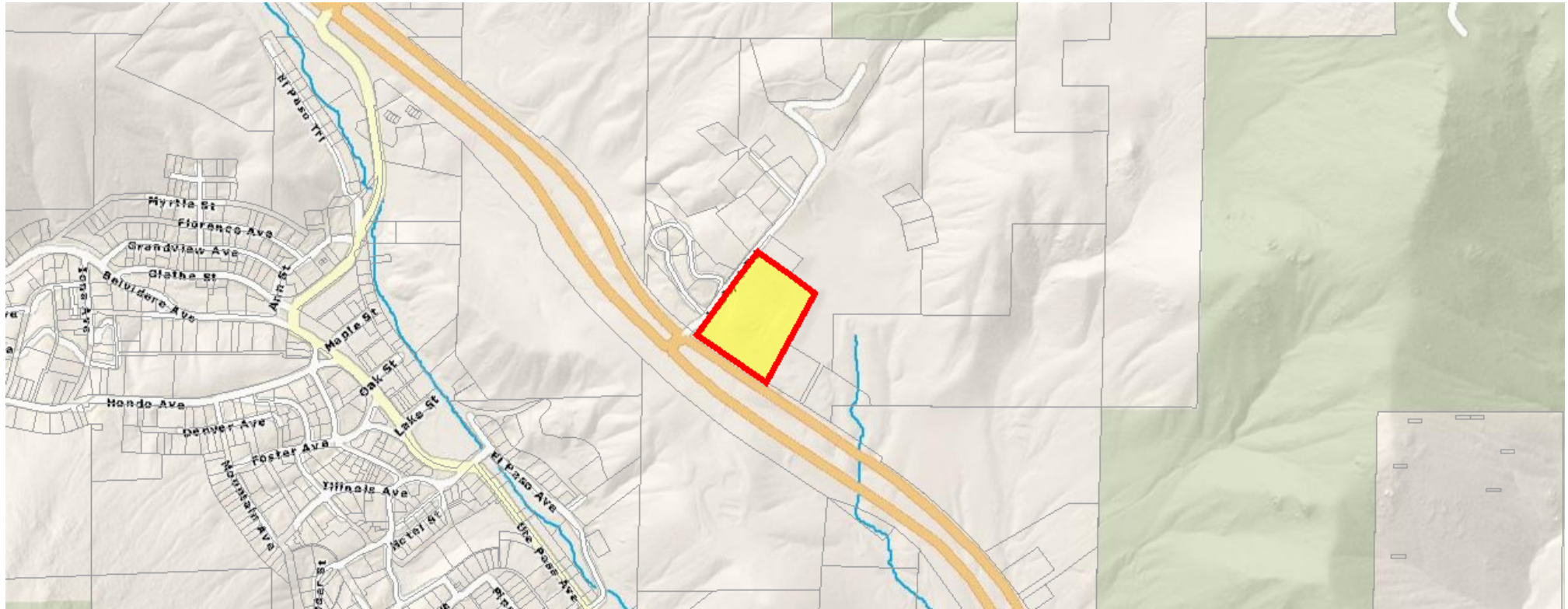
# El Paso County Assessor's Office

**10090 HIGHWAY 24 W**

SCHEDULE: 8309200011

OWNER: G&D ENTERPRISES CORP

COPYRIGHT 2010 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced; used to prepare derivative products; or distributed without the specific written approval of the Board of County Commissioner, El Paso County, Colorado. This document was prepared from the best data available at the time of plotting and is for internal use only. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.



All owners must be on the certified mailing receipt.

The name on the assessor's office is Dimond, not Diamond.

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PS Form 3800, June 2002 See Reverse for Instructions	

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Total Postage & Fees	\$ 6.67
Sent To: John Diamond Street, Apt. No. or PO Box No. P.O. Box 52 City, State, ZIP+4 Green Mountain Falls, CO 80819	
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Total Postage & Fees	\$ 6.67
Sent To: Cecil Smischny Lucky 4 Bl 72 1/2 Street, Apt. No. or PO Box No. P.O. Box 401 City, State, ZIP+4 Green Mountain Falls, CO 80819	
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.67
Sent To: Jerry & Mark Ratts Street, Apt. No. or PO Box No. P.O. Box 16345 City, State, ZIP+4 Denver, Colorado 80216-0345	
PS Form 3800, June 2002 See Reverse for Instructions	