



## LAW OFFICES OF DEBRA EILAND, PC

May 15, 2019

*via Certified Mail*

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

re: Amended 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 G&D Enterprises, Corp., is amending its use variance application to legalize the existing RV park and campground, along with the request 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  
[edeбра@qwest.net](mailto:edeбра@qwest.net)

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

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado is zoned C-2, and contains a motel and RV park/campground. Pursuant to the El Paso County Assessor's records for Parcel # 8309200011, the motel and a storage warehouse were built in 1947, and the RV park/campground was built in 1950. The motel has 15 rooms, including the laundry and Manager's quarters, and the RV park/campground has had as many as 72 campsites for trailers and RVs, and additional sites for tent camping.

In addition to the motel and RV park/campground, Mr. Nieman plans to operate an RV storage business at the property. The property consists of approximately 9.30 acres. 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 historic motel and RV/campground business occupying the upper middle to northern side of the property.

## **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. Pursuant to the Administrative Determination dated March 5, 2019 (ADM-18-029), the motel is a legal non-conforming use. However, due to the expansion of the campsites since the Land Use Code became effective, a variance is required to legalize the RV park and campground use. Mr. Nieman is applying for a use variance to legalize the RV park/campground, and to also conduct an RV storage business on the property. The RV storage business will be located on the Highway 24 frontage end of the property.

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

The RV park/campground is located on the upper two-thirds of the property, and is accessed via a paved driveway entrance off Highway 24. The RV park and campground currently has 60 RV and trailer sites and 7 tent campsites. Amenities include electric, water and sewer hookups at each site, two dump stations, a fenced dog park, a recreation room, bathrooms, and laundry building, and a covered patio/BBQ area. No new RV/trailer sites or tent campsites are proposed.

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 currently making no waiver requests with this application.

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

Sincerely,

*Debra Eiland*

Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman



## LAW OFFICES OF DEBRA EILAND, PC

May 15, 2019

*via Certified Mail*

Jerry & Mark Ratts  
P.O. Box 16345  
Denver, Colorado 80216-0345

re: Amended 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 G&D Enterprises, Corp., is amending its use variance application to legalize the existing RV park and campground, along with the request 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  
[edeбра@qwest.net](mailto:edeбра@qwest.net)

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

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado is zoned C-2, and contains a motel and RV park/campground. Pursuant to the El Paso County Assessor's records for Parcel # 8309200011, the motel and a storage warehouse were built in 1947, and the RV park/campground was built in 1950. The motel has 15 rooms, including the laundry and Manager's quarters, and the RV park/campground has had as many as 72 campsites for trailers and RVs, and additional sites for tent camping.

In addition to the motel and RV park/campground, Mr. Nieman plans to operate an RV storage business at the property. The property consists of approximately 9.30 acres. 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 historic motel and RV/campground business occupying the upper middle to northern side of the property.

## **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. Pursuant to the Administrative Determination dated March 5, 2019 (ADM-18-029), the motel is a legal non-conforming use. However, due to the expansion of the campsites since the Land Use Code became effective, a variance is required to legalize the RV park and campground use. Mr. Nieman is applying for a use variance to legalize the RV park/campground, and to also conduct an RV storage business on the property. The RV storage business will be located on the Highway 24 frontage end of the property.

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

The RV park/campground is located on the upper two-thirds of the property, and is accessed via a paved driveway entrance off Highway 24. The RV park and campground currently has 60 RV and trailer sites and 7 tent campsites. Amenities include electric, water and sewer hookups at each site, two dump stations, a fenced dog park, a recreation room, bathrooms, and laundry building, and a covered patio/BBQ area. No new RV/trailer sites or tent campsites are proposed.

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 currently making no waiver requests with this application.

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

Sincerely,

*Debra Eiland*

Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman



## LAW OFFICES OF DEBRA EILAND, PC

May 15, 2019

*via Certified Mail*

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

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

Dear Mr. Dimond:

This letter is sent to you because G&D Enterprises, Corp., is amending its use variance application to legalize the existing RV park and campground, along with the request 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  
[edeбра@qwest.net](mailto:edeбра@qwest.net)

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

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado is zoned C-2, and contains a motel and RV park/campground. Pursuant to the El Paso County Assessor's records for Parcel # 8309200011, the motel and a storage warehouse were built in 1947, and the RV park/campground was built in 1950. The motel has 15 rooms, including the laundry and Manager's quarters, and the RV park/campground has had as many as 72 campsites for trailers and RVs, and additional sites for tent camping.

In addition to the motel and RV park/campground, Mr. Nieman plans to operate an RV storage business at the property. The property consists of approximately 9.30 acres. 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 historic motel and RV/campground business occupying the upper middle to northern side of the property.

## **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. Pursuant to the Administrative Determination dated March 5, 2019 (ADM-18-029), the motel is a legal non-conforming use. However, due to the expansion of the campsites since the Land Use Code became effective, a variance is required to legalize the RV park and campground use. Mr. Nieman is applying for a use variance to legalize the RV park/campground, and to also conduct an RV storage business on the property. The RV storage business will be located on the Highway 24 frontage end of the property.

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

The RV park/campground is located on the upper two-thirds of the property, and is accessed via a paved driveway entrance off Highway 24. The RV park and campground currently has 60 RV and trailer sites and 7 tent campsites. Amenities include electric, water and sewer hookups at each site, two dump stations, a fenced dog park, a recreation room, bathrooms, and laundry building, and a covered patio/BBQ area. No new RV/trailer sites or tent campsites are proposed.

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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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 currently making no waiver requests with this application.

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

Sincerely,

*Debra Eiland*

Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman



## LAW OFFICES OF DEBRA EILAND, PC

May 15, 2019

*via Certified Mail*

City of Colorado Springs  
107 North Nevada Avenue, Suite 300  
Colorado Springs, Colorado 80903

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

Dear Business Owner:

This letter is sent to you because G&D Enterprises, Corp., is amending its use variance application to legalize the existing RV park and campground, along with the request 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  
[edeбра@qwest.net](mailto:edeбра@qwest.net)

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

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado is zoned C-2, and contains a motel and RV park/campground. Pursuant to the El Paso County Assessor's records for Parcel # 8309200011, the motel and a storage warehouse were built in 1947, and the RV park/campground was built in 1950. The motel has 15 rooms, including the laundry and Manager's quarters, and the RV park/campground has had as many as 72 campsites for trailers and RVs, and additional sites for tent camping.

In addition to the motel and RV park/campground, Mr. Nieman plans to operate an RV storage business at the property. The property consists of approximately 9.30 acres. 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 historic motel and RV/campground business occupying the upper middle to northern side of the property.

## **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. Pursuant to the Administrative Determination dated March 5, 2019 (ADM-18-029), the motel is a legal non-conforming use. However, due to the expansion of the campsites since the Land Use Code became effective, a variance is required to legalize the RV park and campground use. Mr. Nieman is applying for a use variance to legalize the RV park/campground, and to also conduct an RV storage business on the property. The RV storage business will be located on the Highway 24 frontage end of the property.

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

The RV park/campground is located on the upper two-thirds of the property, and is accessed via a paved driveway entrance off Highway 24. The RV park and campground currently has 60 RV and trailer sites and 7 tent campsites. Amenities include electric, water and sewer hookups at each site, two dump stations, a fenced dog park, a recreation room, bathrooms, and laundry building, and a covered patio/BBQ area. No new RV/trailer sites or tent campsites are proposed.

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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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 currently making no waiver requests with this application.

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

Sincerely,

*Debra Eiland*

Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman



## LAW OFFICES OF DEBRA EILAND, PC

May 15, 2019

*via Certified Mail*

Stacey Wilson  
7110 Lucky 4 Road  
Green Mountain Falls, Colorado 80819

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

Dear Ms. Wilson:

This letter is sent to you because G&D Enterprises, Corp., is amending its use variance application to legalize the existing RV park and campground, along with the request 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  
[edeбра@qwest.net](mailto:edeбра@qwest.net)

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

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado is zoned C-2, and contains a motel and RV park/campground. Pursuant to the El Paso County Assessor's records for Parcel # 8309200011, the motel and a storage warehouse were built in 1947, and the RV park/campground was built in 1950. The motel has 15 rooms, including the laundry and Manager's quarters, and the RV park/campground has had as many as 72 campsites for trailers and RVs, and additional sites for tent camping.

In addition to the motel and RV park/campground, Mr. Nieman plans to operate an RV storage business at the property. The property consists of approximately 9.30 acres. 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 historic motel and RV/campground business occupying the upper middle to northern side of the property.

## **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. Pursuant to the Administrative Determination dated March 5, 2019 (ADM-18-029), the motel is a legal non-conforming use. However, due to the expansion of the campsites since the Land Use Code became effective, a variance is required to legalize the RV park and campground use. Mr. Nieman is applying for a use variance to legalize the RV park/campground, and to also conduct an RV storage business on the property. The RV storage business will be located on the Highway 24 frontage end of the property.

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

The RV park/campground is located on the upper two-thirds of the property, and is accessed via a paved driveway entrance off Highway 24. The RV park and campground currently has 60 RV and trailer sites and 7 tent campsites. Amenities include electric, water and sewer hookups at each site, two dump stations, a fenced dog park, a recreation room, bathrooms, and laundry building, and a covered patio/BBQ area. No new RV/trailer sites or tent campsites are proposed.

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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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 currently making no waiver requests with this application.

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

Sincerely,

*Debra Eiland*

Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman



## LAW OFFICES OF DEBRA EILAND, PC

May 15, 2019

*via Certified Mail*

Terry Weagel  
P.O. Box 732  
Green Mountain Falls, Colorado 80819

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

Dear Mr. Weagel:

This letter is sent to you because G&D Enterprises, Corp., is amending its use variance application to legalize the existing RV park and campground, along with the request 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  
[edeбра@qwest.net](mailto:edeбра@qwest.net)



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

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado is zoned C-2, and contains a motel and RV park/campground. Pursuant to the El Paso County Assessor's records for Parcel # 8309200011, the motel and a storage warehouse were built in 1947, and the RV park/campground was built in 1950. The motel has 15 rooms, including the laundry and Manager's quarters, and the RV park/campground has had as many as 72 campsites for trailers and RVs, and additional sites for tent camping.

In addition to the motel and RV park/campground, Mr. Nieman plans to operate an RV storage business at the property. The property consists of approximately 9.30 acres. 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 historic motel and RV/campground business occupying the upper middle to northern side of the property.

## **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. Pursuant to the Administrative Determination dated March 5, 2019 (ADM-18-029), the motel is a legal non-conforming use. However, due to the expansion of the campsites since the Land Use Code became effective, a variance is required to legalize the RV park and campground use. Mr. Nieman is applying for a use variance to legalize the RV park/campground, and to also conduct an RV storage business on the property. The RV storage business will be located on the Highway 24 frontage end of the property.

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

The RV park/campground is located on the upper two-thirds of the property, and is accessed via a paved driveway entrance off Highway 24. The RV park and campground currently has 60 RV and trailer sites and 7 tent campsites. Amenities include electric, water and sewer hookups at each site, two dump stations, a fenced dog park, a recreation room, bathrooms, and laundry building, and a covered patio/BBQ area. No new RV/trailer sites or tent campsites are proposed.

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:**

The Applicant is currently making no waiver requests with this application.

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

Sincerely,

*Debra Eiland*

Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman



## LAW OFFICES OF DEBRA EILAND, PC

May 15, 2019

*via Certified Mail*

Kenneth Rownd  
P.O. Box 5547  
Woodland Park, Colorado 80866

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

Dear Mr. Rownd:

This letter is sent to you because G&D Enterprises, Corp., is amending its use variance application to legalize the existing RV park and campground, along with the request 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:**

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado is zoned C-2, and contains a motel and RV park/campground. Pursuant to the El Paso County Assessor's records for Parcel # 8309200011, the motel and a storage warehouse were built in 1947, and the RV park/campground was built in 1950. The motel has 15 rooms, including the laundry and Manager's quarters, and the RV park/campground has had as many as 72 campsites for trailers and RVs, and additional sites for tent camping.

In addition to the motel and RV park/campground, Mr. Nieman plans to operate an RV storage business at the property. The property consists of approximately 9.30 acres. 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 historic motel and RV/campground business occupying the upper middle to northern side of the property.

## **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. Pursuant to the Administrative Determination dated March 5, 2019 (ADM-18-029), the motel is a legal non-conforming use. However, due to the expansion of the campsites since the Land Use Code became effective, a variance is required to legalize the RV park and campground use. Mr. Nieman is applying for a use variance to legalize the RV park/campground, and to also conduct an RV storage business on the property. The RV storage business will be located on the Highway 24 frontage end of the property.

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

The RV park/campground is located on the upper two-thirds of the property, and is accessed via a paved driveway entrance off Highway 24. The RV park and campground currently has 60 RV and trailer sites and 7 tent campsites. Amenities include electric, water and sewer hookups at each site, two dump stations, a fenced dog park, a recreation room, bathrooms, and laundry building, and a covered patio/BBQ area. No new RV/trailer sites or tent campsites are proposed.

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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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 currently making no waiver requests with this application.

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

Sincerely,

*Debra Eiland*

Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman



## LAW OFFICES OF DEBRA EILAND, PC

May 15, 2019

*via Certified Mail*

Guy Mahoney  
P.O. Box 371  
Green Mountain Falls, Colorado 80819

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

Dear Mr. Mahoney:

This letter is sent to you because G&D Enterprises, Corp., is amending its use variance application to legalize the existing RV park and campground, along with the request 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  
[edeбра@qwest.net](mailto:edeбра@qwest.net)

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

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado is zoned C-2, and contains a motel and RV park/campground. Pursuant to the El Paso County Assessor's records for Parcel # 8309200011, the motel and a storage warehouse were built in 1947, and the RV park/campground was built in 1950. The motel has 15 rooms, including the laundry and Manager's quarters, and the RV park/campground has had as many as 72 campsites for trailers and RVs, and additional sites for tent camping.

In addition to the motel and RV park/campground, Mr. Nieman plans to operate an RV storage business at the property. The property consists of approximately 9.30 acres. 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 historic motel and RV/campground business occupying the upper middle to northern side of the property.

## **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. Pursuant to the Administrative Determination dated March 5, 2019 (ADM-18-029), the motel is a legal non-conforming use. However, due to the expansion of the campsites since the Land Use Code became effective, a variance is required to legalize the RV park and campground use. Mr. Nieman is applying for a use variance to legalize the RV park/campground, and to also conduct an RV storage business on the property. The RV storage business will be located on the Highway 24 frontage end of the property.

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

The RV park/campground is located on the upper two-thirds of the property, and is accessed via a paved driveway entrance off Highway 24. The RV park and campground currently has 60 RV and trailer sites and 7 tent campsites. Amenities include electric, water and sewer hookups at each site, two dump stations, a fenced dog park, a recreation room, bathrooms, and laundry building, and a covered patio/BBQ area. No new RV/trailer sites or tent campsites are proposed.

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.

May 15, 2019  
Page 3 of 3

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 currently making no waiver requests with this application.

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

Sincerely,

*Debra Eiland*

Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman



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Street, Apt. No., or PO Box No.: P.O. Box 104  
City, State, ZIP+4: Green Mountain Falls, CO

PS Form 3800, June 2002 See Reverse for Instructions

Assessor says the address is PO Box 401

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Street, Apt. No., or PO Box No.: 107 N. Nevada Ave Ste 300  
City, State, ZIP+4: Colorado Springs CO 80903

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Sent To: John Dimond  
Street, Apt. No., or PO Box No.: P.O. Box 52  
City, State, ZIP+4: Green Mountain Falls, CO

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All property owners listed on the Assessor's website must be notified on the certified mail receipts.

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Sent To Terry Weagel  
 Street, Apt. No. or PO Box No. P.O. Box 732  
 City, State, ZIP+4 Green Mountain Falls, CO 80819  
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Total Postage & Fees	\$ 6 <sup>95</sup>	

Sent To Guy Mahoney  
 Street, Apt. No. or PO Box No. P.O. Box 371  
 City, State, ZIP+4 Green Mountain Falls, CO 80819  
 PS Form 3800, June 2002 See Reverse for Instructions

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Sent To Stacey Wilson  
 Street, Apt. No. or PO Box No. 7110 Lucky 41 Road  
 City, State, ZIP+4 Green Mountain Falls, CO 80819  
 PS Form 3800, June 2002 See Reverse for Instructions

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Sent To Kenneth Rownd  
 Street, Apt. No. or PO Box No. P.O. Box 5547  
 City, State, ZIP+4 Woodland Park, Colorado 80866  
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# adjacent property owner notification\_v2-redline.pdf Markup Summary

Unlocked (2)



**Subject:** Callout  
**Page Label:** 25  
**Lock:** Unlocked  
**Author:** dsdkendall  
**Date:** 6/17/2019 9:03:53 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Assessor says the address is PO Box 401

All property owners listed on the Assessor's website must be notified on the certified mail receipts.

7006-0330-0006-407

**Subject:** Text Box  
**Page Label:** 25  
**Lock:** Unlocked  
**Author:** dsdkendall  
**Date:** 6/17/2019 9:04:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

All property owners listed on the Assessor's website must be notified on the certified mail receipts.