



## LAW OFFICES OF DEBRA EILAND, PC

June 26, 2019

*via Certified Mail*

Kristin Batchelder  
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  
[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.

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, Esq.

cc: Mr. Daniel P. Nieman

# El Paso County Assessor's Office

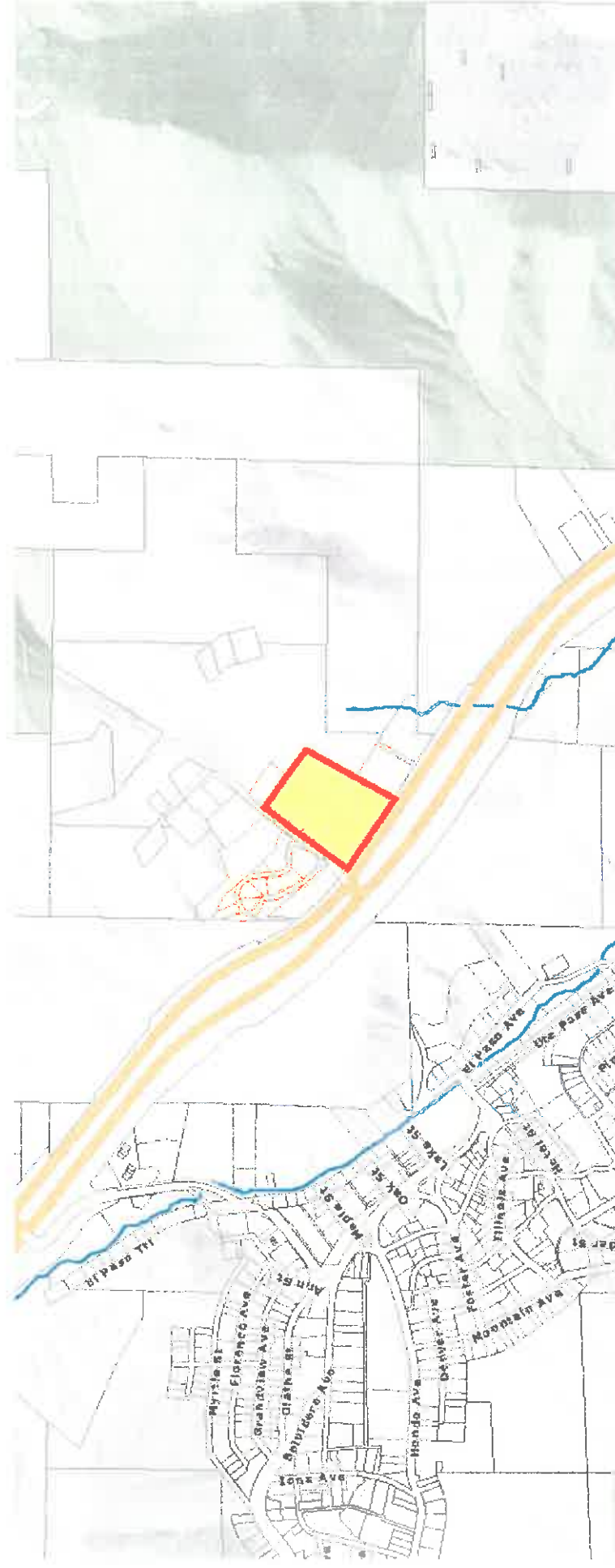
10090 HIGHWAY 24 W

SCHEDULE: 8309200011

OWNER: G&D ENTERPRISES CORP



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## LAW OFFICES OF DEBRA EILAND, PC

June 26, 2019

*via Certified Mail*

Elaine 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  
[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.

June 26, 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, Esq.

cc: Mr. Daniel P. Nieman

# El Paso County Assessor's Office

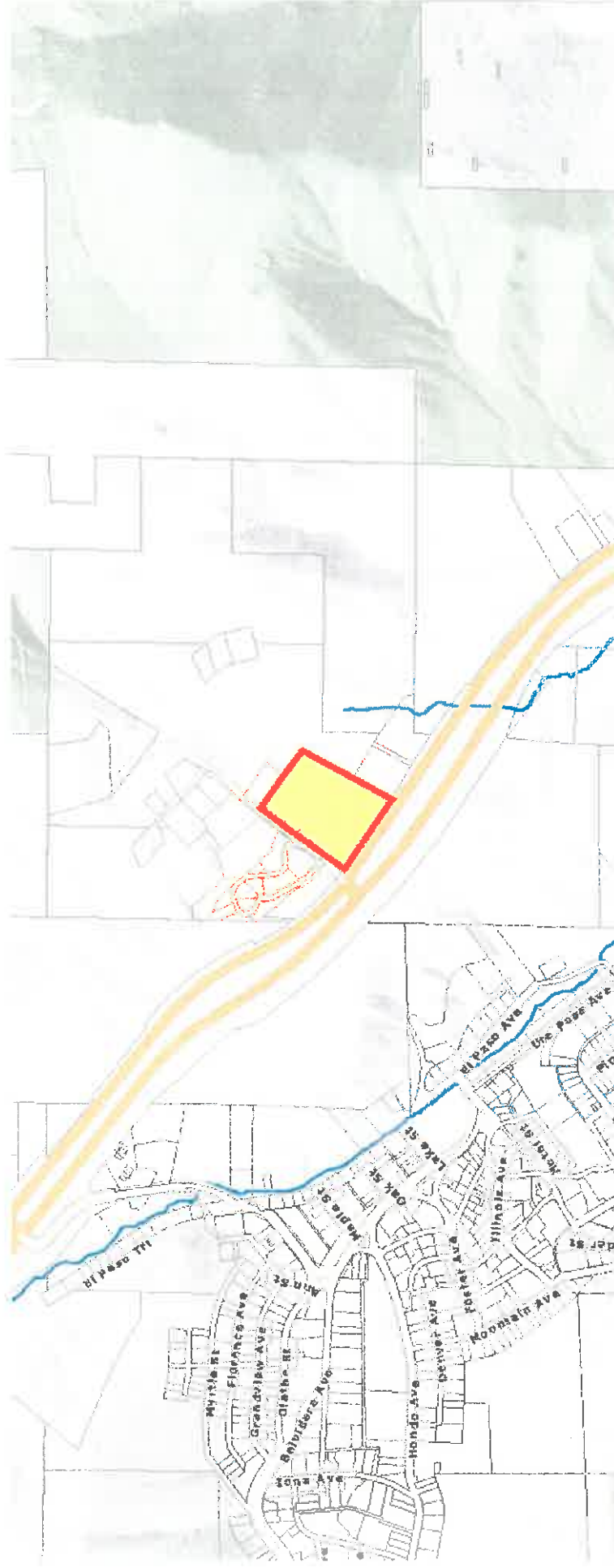
**10090 HIGHWAY 24 W**

**SCHEDULE: 8309200011**

**OWNER: G&D ENTERPRISES CORP**



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## LAW OFFICES OF DEBRA EILAND, PC

June 26, 2019

*via Certified Mail*

Wade 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 Mr. 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  
[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.

June 26, 2019

Page 3 of 3

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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,

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

# El Paso County Assessor's Office

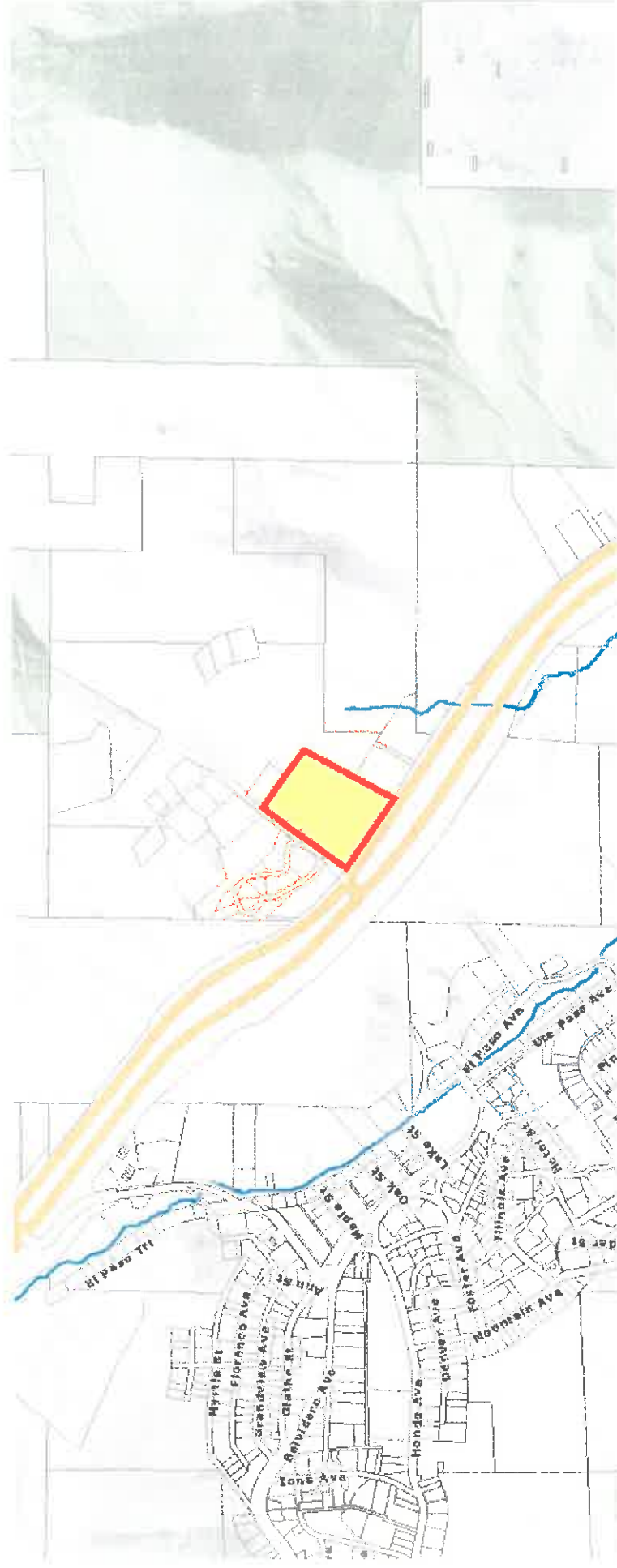
**10090 HIGHWAY 24 W**

**SCHEDULE: 8309200011**

**OWNER: G&D ENTERPRISES CORP**



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## LAW OFFICES OF DEBRA EILAND, PC

June 26, 2019

*via Certified Mail*

Kathleen M. Chapman-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 Mrs. Chapman-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  
[edebra@qwest.net](mailto:edebra@qwest.net)

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

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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.:**

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June 26, 2019

Page 3 of 3

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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, Esq.

cc: Mr. Daniel P. Nieman

# El Paso County Assessor's Office

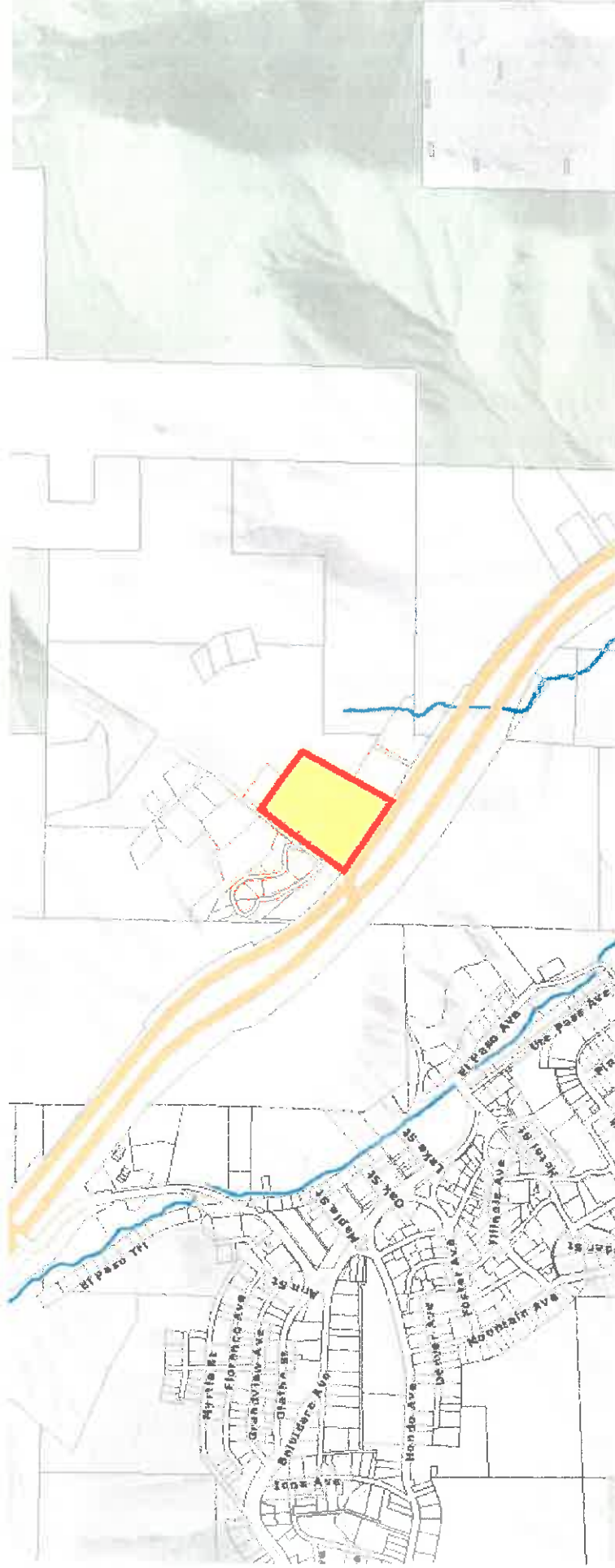
**10090 HIGHWAY 24 W**

**SCHEDULE: 8309200011**

**OWNER: G&D ENTERPRISES CORP**



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6/26/19

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

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Total Postage & Fees	\$6.95	

6/26/19

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

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Total Postage & Fees	\$6.95	

6/26/19

Sent To: Kathleen M. Chapman-Diamond  
 Street, Apt. No., or PO Box No. P.O. Box 52  
 City, State, ZIP+4 Green Mountain Falls, Colorado 80819  
 PS Form 3800, June 2002 See Reverse for Instructions

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Total Postage & Fees	\$6.95	

6/26/19

Sent To: Elaine Weagel  
 Street, Apt. No., or PO Box No. P.O. Box 732  
 City, State, ZIP+4 Green Mountain Falls, Colorado 80819  
 PS Form 3800, June 2002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>Cecil Smischny</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:  <i>Lucky 4 BL72, LLC</i>  <i>Cecil Smischny</i>  <i>P.O. Box 401</i>  <i>Green Mountain Falls, Colorado</i>  <i>80819-0401</i></p>	<p>3. Service Type  <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number          (Transfer from service label) <u>7006 0100 0006 4079 6914</u></p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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Postage	\$ <u>6 95</u>
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ <u>6 95</u>
Postmark Here	
<p>Sent To <i>Lucky 4 BL72, LLC Cecil Smischny</i>  <i>P.O. Box 401</i>  <i>Green Mountain Falls, CO</i></p>	

PS Form 3800, June 2002

See Reverse for Instructions