



LAW OFFICES OF DEBRA EILAND, PC

May 29, 2020

via Certified Mail

Mr. Cecil Smischny
Lucky 4 BL72, LLC
P.O. Box 401
Green Mountain Falls, CO 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 request a variance of use for a recreational camp with a waiver for extended stay, and to operate an RV storage business on-site at the location referenced in item #2 below. This information is being provided to you as part of G&D's amended submittal to 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

2. Site address, location, size and zoning:

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado 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 Owner's residence, 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 is located along the lower southern side of the property along Highway 24.

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 expanded RV park and campground use. Mr. Nieman is applying for a use variance for a recreational RV park and campground with a provision for extended stays, and to also conduct an RV storage business on 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.

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:

Mr. Nieman is applying for a waiver to allow long-term campers. The upper two-thirds of the property has been used as an RV park/campground since 1950. The adjoining properties to the north and east of the RV park/campground are vacant land. Rocky Top is open year round, and allows extended campground stays. Extended stays at Rocky Top provide an important resource to the community. Some examples of the campers who have taken advantage of the extended stay policy are:

- Families looking for property or a home to buy
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- Military awaiting deployment or transfers
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- Employment transfer or searching for a new job in the area
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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

enclosure

El Paso County Assessor's Office

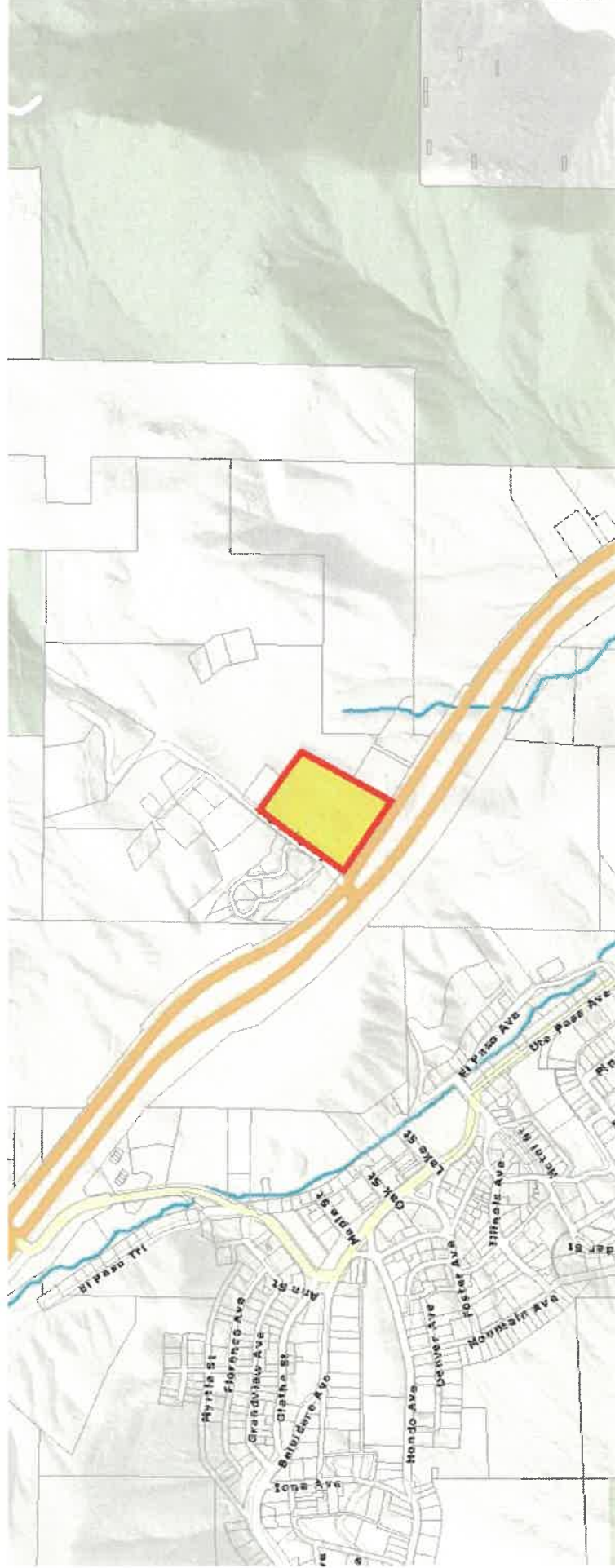
10090 HIGHWAY 24 W

SCHEDULE: 8309200011

OWNER: G&D ENTERPRISES CORP



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LAW OFFICES OF DEBRA EILAND, PC

May 29, 2020

via Certified Mail

Mark Ratts
P.O. Box 16345
Denver, CO 80216-0345

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

Dear Mr. Ratts:

This letter is sent to you because G&D Enterprises, Corp., is amending its use variance application to request a variance of use for a recreational camp with a waiver for extended stay, and to operate an RV storage business on-site at the location referenced in item #2 below. This information is being provided to you as part of G&D's amended submittal to 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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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 is located along the lower southern side of the property along Highway 24.

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 expanded RV park and campground use. Mr. Nieman is applying for a use variance for a recreational RV park and campground with a provision for extended stays, and to also conduct an RV storage business on 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.

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:

Mr. Nieman is applying for a waiver to allow long-term campers. The upper two-thirds of the property has been used as an RV park/campground since 1950. The adjoining properties to the north and east of the RV park/campground are vacant land. Rocky Top is open year round, and allows extended campground stays. Extended stays at Rocky Top provide an important resource to the community. Some examples of the campers who have taken advantage of the extended stay policy are:

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Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman

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El Paso County Assessor's Office

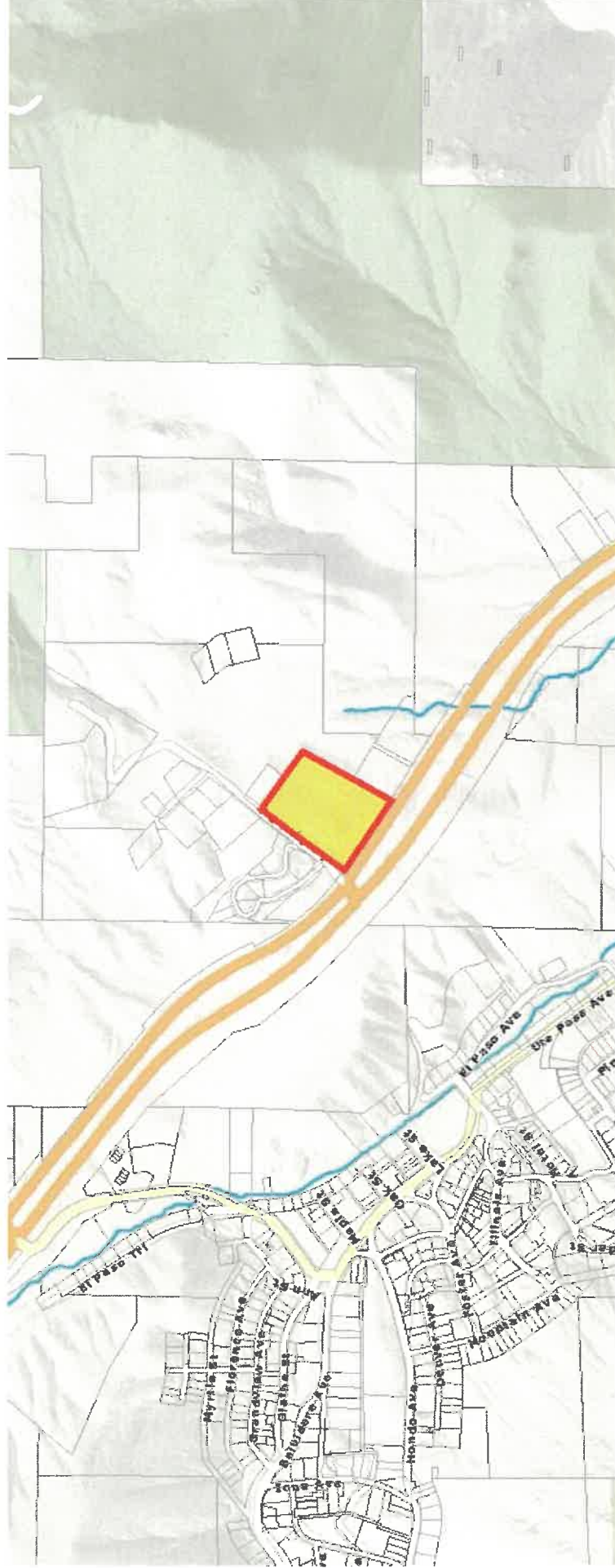
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SCHEDULE: 8309200011

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May 29, 2020

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Jerry Ratts
P.O. Box 16345
Denver, CO 80216-0345

re: Amended Application for Use Variance
Parcel No. 8309200011
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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 is located along the lower southern side of the property along Highway 24.

3. Request and justification:

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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.

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:

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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.

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cc: Mr. Daniel P. Nieman

enclosure

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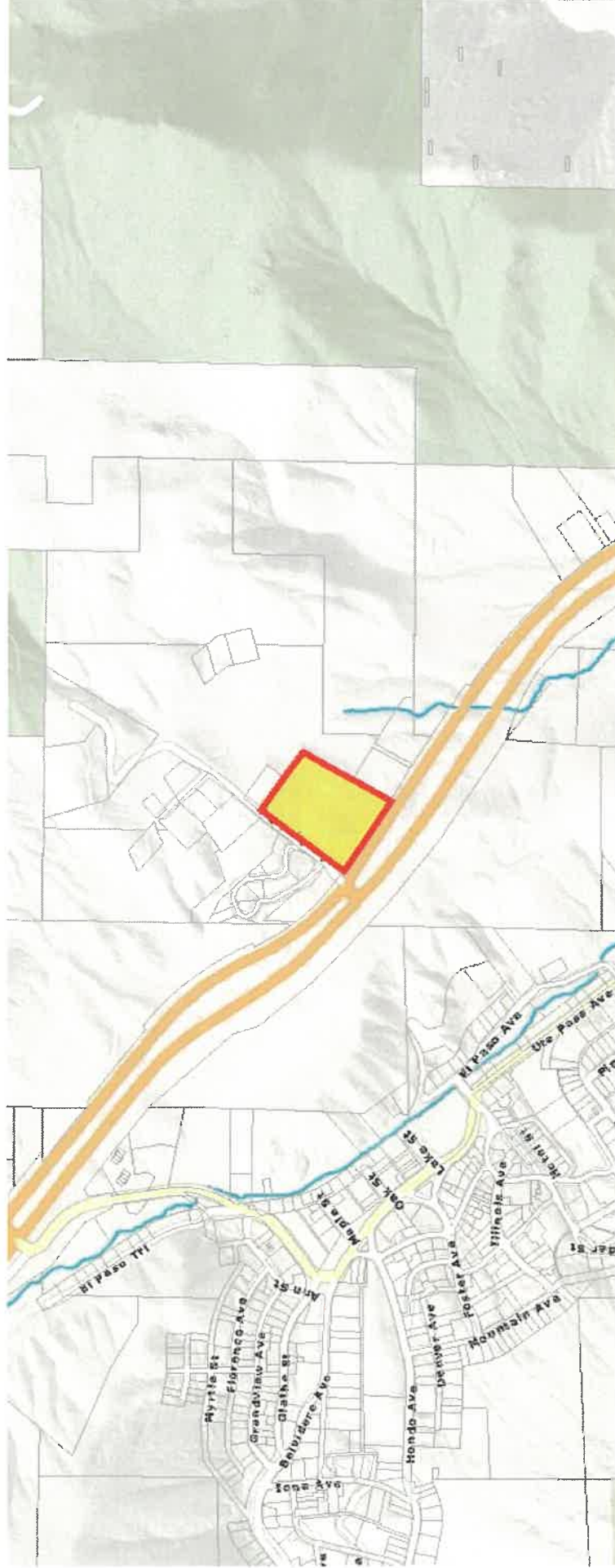
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SCHEDULE: 8309200011

OWNER: G&D ENTERPRISES CORP



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LAW OFFICES OF DEBRA EILAND, PC

May 29, 2020

via Certified Mail

Kathleen M. Chapman-Dimond
P.O. Box 52
Green Mountain Falls, CO 80819

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

Dear Ms. Chapman-Dimond:

This letter is sent to you because G&D Enterprises, Corp., is amending its use variance application to request a variance of use for a recreational camp with a waiver for extended stay, and to operate an RV storage business on-site at the location referenced in item #2 below. This information is being provided to you as part of G&D's amended submittal to 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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P.O. Box 215
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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 is located along the lower southern side of the property along Highway 24.

3. Request and justification:

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

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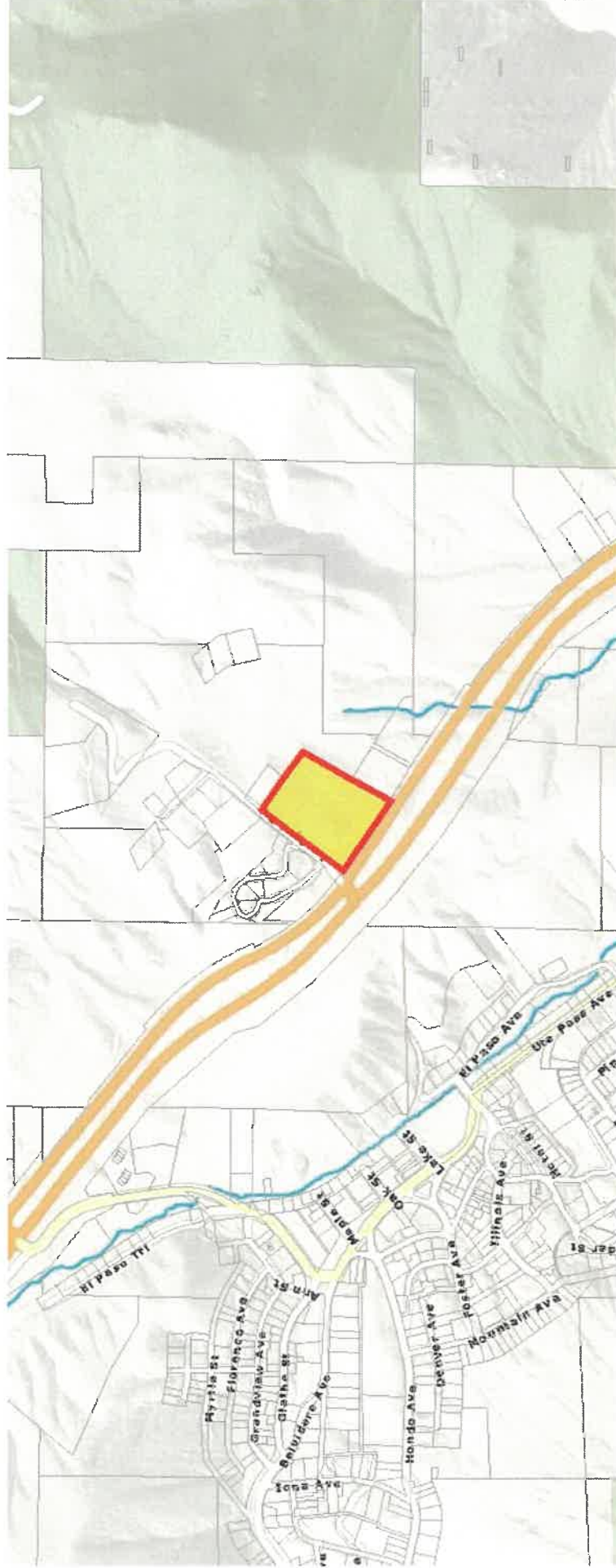
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SCHEDULE: 8309200011

OWNER: G&D ENTERPRISES CORP



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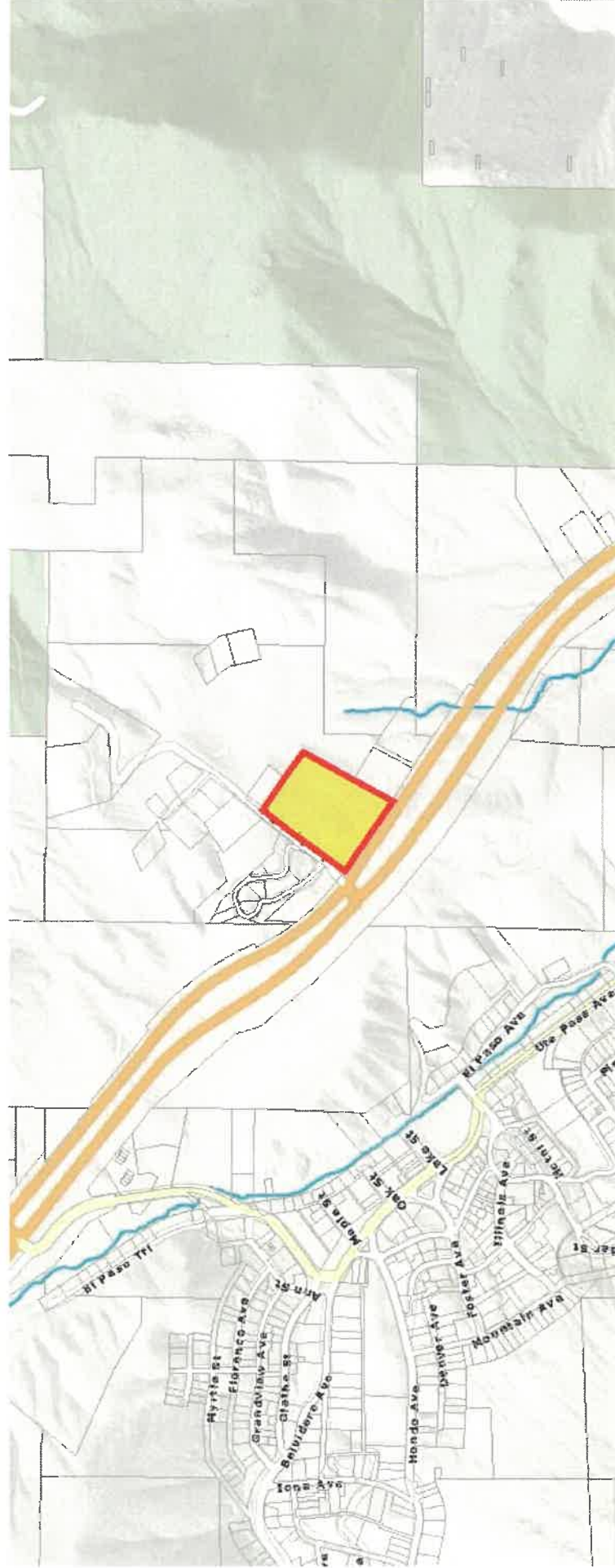
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City of Colorado Springs
107 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903

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Colorado Springs, Colorado 80903
(719) 471-1545
edeбра@qwest.net

2. Site address, location, size and zoning:

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado 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 Owner's residence, 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 is located along the lower southern side of the property along Highway 24.

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 expanded RV park and campground use. Mr. Nieman is applying for a use variance for a recreational RV park and campground with a provision for extended stays, and to also conduct an RV storage business on 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.

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:

Mr. Nieman is applying for a waiver to allow long-term campers. The upper two-thirds of the property has been used as an RV park/campground since 1950. The adjoining properties to the north and east of the RV park/campground are vacant land. Rocky Top is open year round, and allows extended campground stays. Extended stays at Rocky Top provide an important resource to the community. Some examples of the campers who have taken advantage of the extended stay policy are:

- Families looking for property or a home to buy
- Fire Evacuees - Families camp at Rocky Top while their homes are being built or rebuilt because of fires and other disasters.
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- Loggers, storm chasers, seasonal or temporary workers
- Veterans seeking services from a VA provider
- Students and workers from Charis Bible College
- Military awaiting deployment or transfers
- Retirees visiting families
- People going through a divorce, or a death in the family
- Employment transfer or searching for a new job in the area
- Seasonal campers, summer here and winter in warmer climates

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

enclosure

El Paso County Assessor's Office

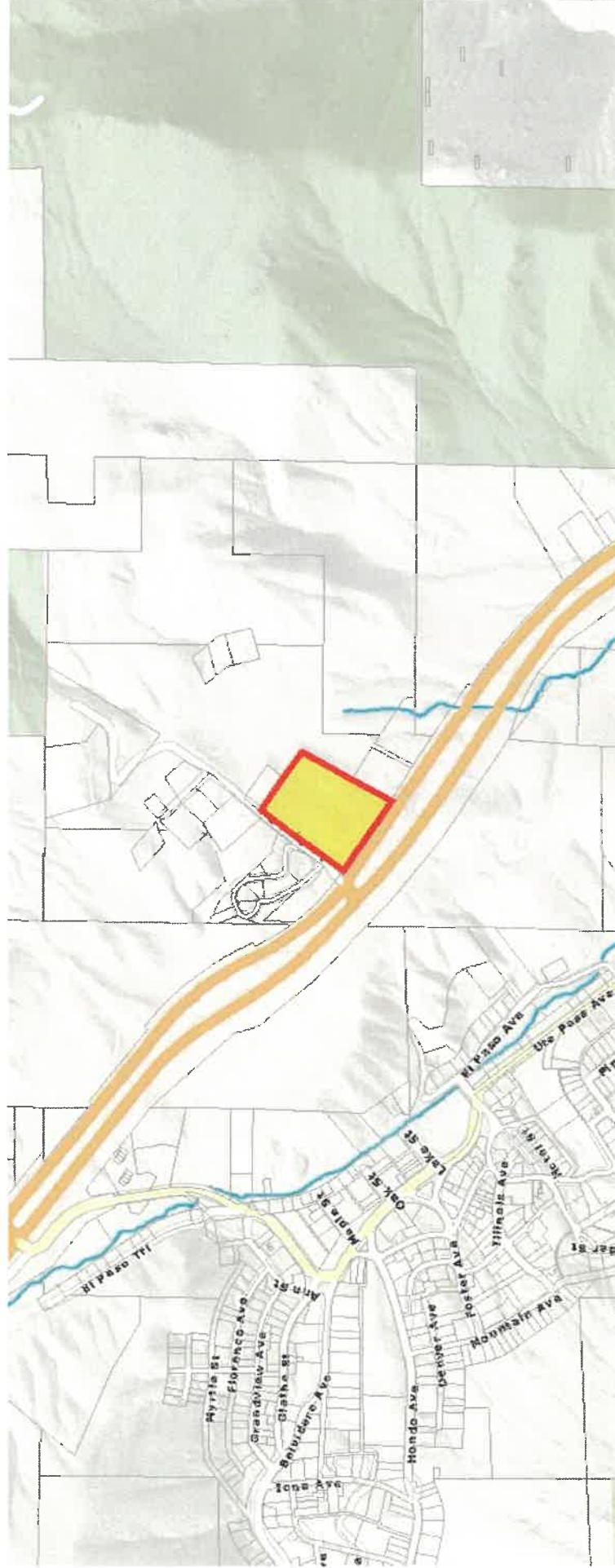
10090 HIGHWAY 24 W

SCHEDULE: 8309200011

OWNER: G&D ENTERPRISES CORP



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LAW OFFICES OF DEBRA EILAND, PC

May 29, 2020

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 request a variance of use for a recreational camp with a waiver for extended stay, and to operate an RV storage business on-site at the location referenced in item #2 below. This information is being provided to you as part of G&D's amended submittal to 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

2. Site address, location, size and zoning:

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado 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 Owner's residence, 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 is located along the lower southern side of the property along Highway 24.

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 expanded RV park and campground use. Mr. Nieman is applying for a use variance for a recreational RV park and campground with a provision for extended stays, and to also conduct an RV storage business on 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.

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:

Mr. Nieman is applying for a waiver to allow long-term campers. The upper two-thirds of the property has been used as an RV park/campground since 1950. The adjoining properties to the north and east of the RV park/campground are vacant land. Rocky Top is open year round, and allows extended campground stays. Extended stays at Rocky Top provide an important resource to the community. Some examples of the campers who have taken advantage of the extended stay policy are:

- Families looking for property or a home to buy
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- Retirees visiting families
- People going through a divorce, or a death in the family
- Employment transfer or searching for a new job in the area
- Seasonal campers, summer here and winter in warmer climates

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

enclosure

El Paso County Assessor's Office

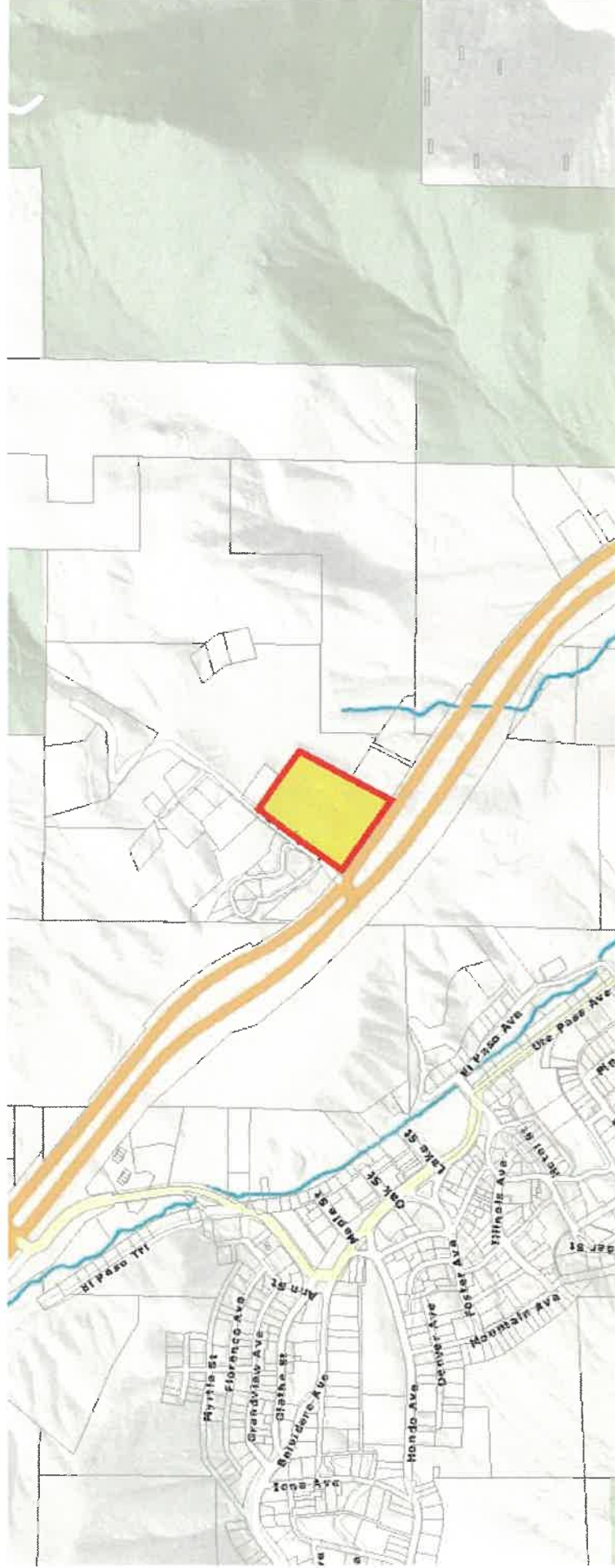
10090 HIGHWAY 24 W

SCHEDULE: 8309200011

OWNER: G&D ENTERPRISES CORP



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LAW OFFICES OF DEBRA EILAND, PC

May 29, 2020

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 request a variance of use for a recreational camp with a waiver for extended stay, and to operate an RV storage business on-site at the location referenced in item #2 below. This information is being provided to you as part of G&D's amended submittal to 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

2. Site address, location, size and zoning:

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado 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 Owner's residence, 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 is located along the lower southern side of the property along Highway 24.

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 expanded RV park and campground use. Mr. Nieman is applying for a use variance for a recreational RV park and campground with a provision for extended stays, and to also conduct an RV storage business on 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.

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:

Mr. Nieman is applying for a waiver to allow long-term campers. The upper two-thirds of the property has been used as an RV park/campground since 1950. The adjoining properties to the north and east of the RV park/campground are vacant land. Rocky Top is open year round, and allows extended campground stays. Extended stays at Rocky Top provide an important resource to the community. Some examples of the campers who have taken advantage of the extended stay policy are:

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- Military awaiting deployment or transfers
- Retirees visiting families
- People going through a divorce, or a death in the family
- Employment transfer or searching for a new job in the area
- Seasonal campers, summer here and winter in warmer climates

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

enclosure

El Paso County Assessor's Office

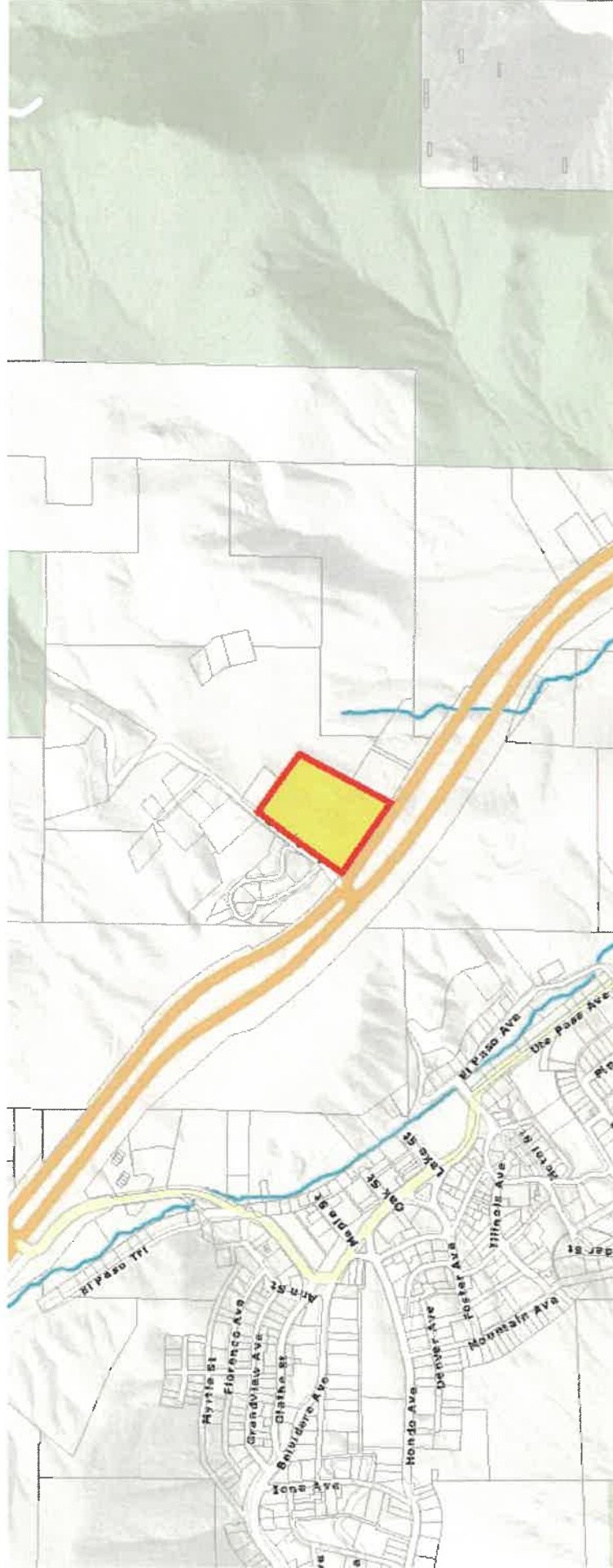
10090 HIGHWAY 24 W

SCHEDULE: 8309200011

OWNER: G&D ENTERPRISES CORP



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LAW OFFICES OF DEBRA EILAND, PC

May 29, 2020

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 Ms. Weagel:

This letter is sent to you because G&D Enterprises, Corp., is amending its use variance application to request a variance of use for a recreational camp with a waiver for extended stay, and to operate an RV storage business on-site at the location referenced in item #2 below. This information is being provided to you as part of G&D's amended submittal to 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

2. Site address, location, size and zoning:

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado 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 Owner's residence, 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 is located along the lower southern side of the property along Highway 24.

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 expanded RV park and campground use. Mr. Nieman is applying for a use variance for a recreational RV park and campground with a provision for extended stays, and to also conduct an RV storage business on 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.

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 29, 2020

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:

Mr. Nieman is applying for a waiver to allow long-term campers. The upper two-thirds of the property has been used as an RV park/campground since 1950. The adjoining properties to the north and east of the RV park/campground are vacant land. Rocky Top is open year round, and allows extended campground stays. Extended stays at Rocky Top provide an important resource to the community. Some examples of the campers who have taken advantage of the extended stay policy are:

- Families looking for property or a home to buy
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- Employment transfer or searching for a new job in the area
- Seasonal campers, summer here and winter in warmer climates

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

enclosure

El Paso County Assessor's Office

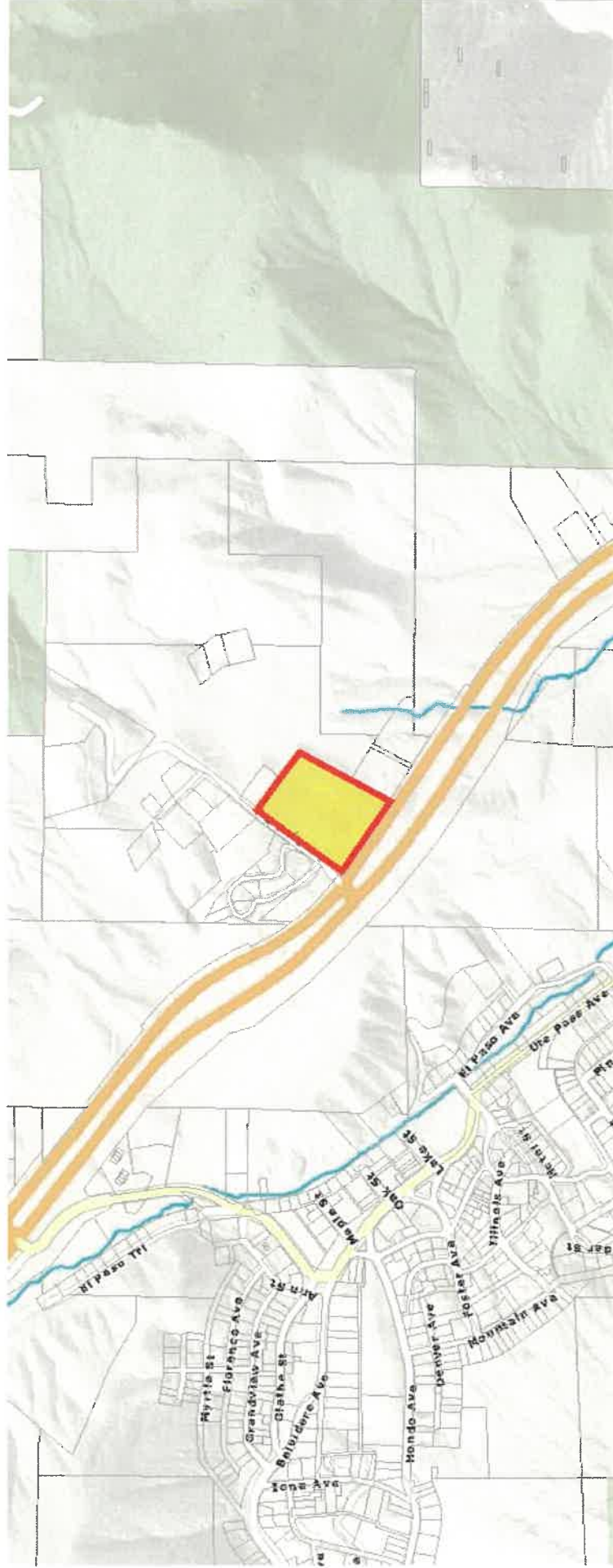
10090 HIGHWAY 24 W

SCHEDULE: 8309200011

OWNER: G&D ENTERPRISES CORP



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LAW OFFICES OF DEBRA EILAND, PC

May 29, 2020

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 request a variance of use for a recreational camp with a waiver for extended stay, and to operate an RV storage business on-site at the location referenced in item #2 below. This information is being provided to you as part of G&D's amended submittal to 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

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 is located along the lower southern side of the property along Highway 24.

3. Request and justification:

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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.

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Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman

enclosure

El Paso County Assessor's Office

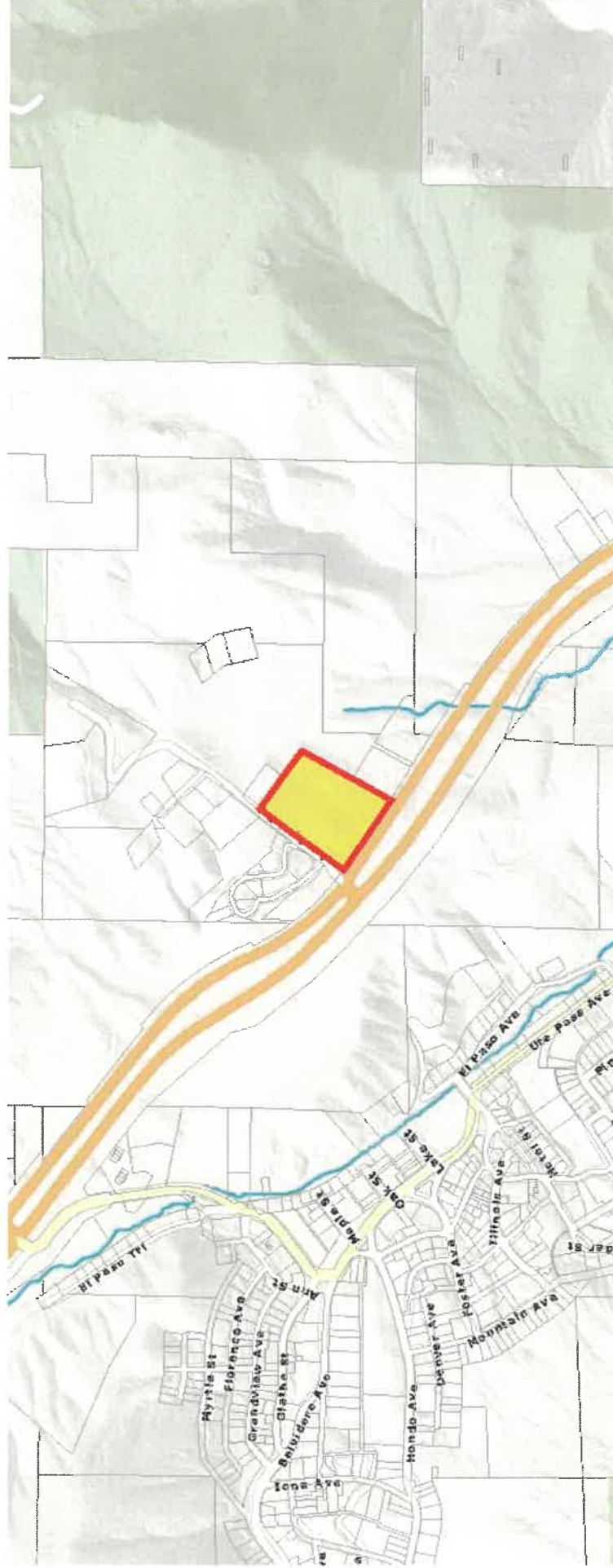
10090 HIGHWAY 24 W

SCHEDULE: 8309200011

OWNER: G&D ENTERPRISES CORP



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LAW OFFICES OF DEBRA EILAND, PC

May 29, 2020

via Certified Mail

Kenneth Rownd
P.O. Box 5547
Woodland Park, CO 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 request a variance of use for a recreational camp with a waiver for extended stay, and to operate an RV storage business on-site at the location referenced in item #2 below. This information is being provided to you as part of G&D's amended submittal to 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

2. Site address, location, size and zoning:

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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 expanded RV park and campground use. Mr. Nieman is applying for a use variance for a recreational RV park and campground with a provision for extended stays, and to also conduct an RV storage business on 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.

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:

Mr. Nieman is applying for a waiver to allow long-term campers. The upper two-thirds of the property has been used as an RV park/campground since 1950. The adjoining properties to the north and east of the RV park/campground are vacant land. Rocky Top is open year round, and allows extended campground stays. Extended stays at Rocky Top provide an important resource to the community. Some examples of the campers who have taken advantage of the extended stay policy are:

- Families looking for property or a home to buy
- Fire Evacuees - Families camp at Rocky Top while their homes are being built or rebuilt because of fires and other disasters.
- Families whose spouse/children are receiving medical treatment
- Loggers, storm chasers, seasonal or temporary workers
- Veterans seeking services from a VA provider
- Students and workers from Charis Bible College
- Military awaiting deployment or transfers
- Retirees visiting families
- People going through a divorce, or a death in the family
- Employment transfer or searching for a new job in the area
- Seasonal campers, summer here and winter in warmer climates

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

enclosure

El Paso County Assessor's Office

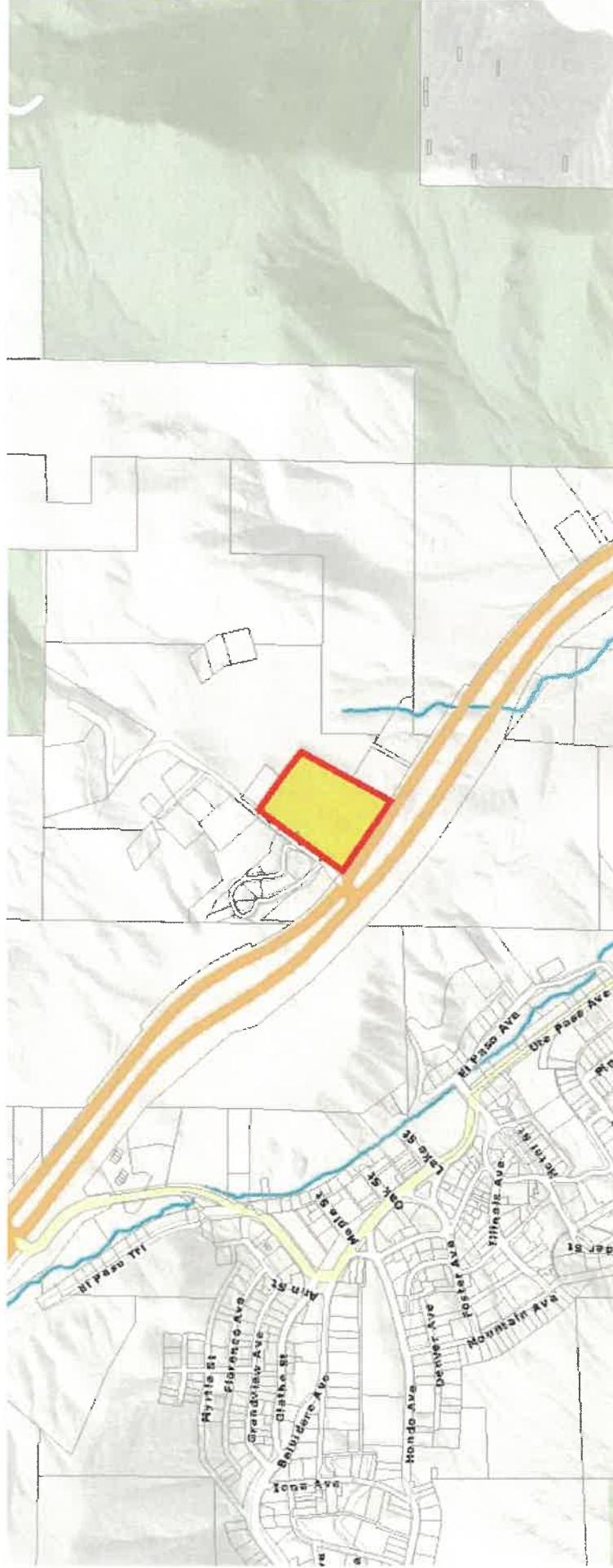
10090 HIGHWAY 24 W

SCHEDULE: 8309200011

OWNER: G&D ENTERPRISES CORP



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LAW OFFICES OF DEBRA EILAND, PC

May 29, 2020

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 request a variance of use for a recreational camp with a waiver for extended stay, and to operate an RV storage business on-site at the location referenced in item #2 below. This information is being provided to you as part of G&D's amended submittal to 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

2. Site address, location, size and zoning:

The property located at 10090 West Highway 24, Green Mountain Falls, Colorado 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 Owner's residence, 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 is located along the lower southern side of the property along Highway 24.

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 expanded RV park and campground use. Mr. Nieman is applying for a use variance for a recreational RV park and campground with a provision for extended stays, and to also conduct an RV storage business on 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.

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:

Mr. Nieman is applying for a waiver to allow long-term campers. The upper two-thirds of the property has been used as an RV park/campground since 1950. The adjoining properties to the north and east of the RV park/campground are vacant land. Rocky Top is open year round, and allows extended campground stays. Extended stays at Rocky Top provide an important resource to the community. Some examples of the campers who have taken advantage of the extended stay policy are:

- Families looking for property or a home to buy
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- Families whose spouse/children are receiving medical treatment
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- Employment transfer or searching for a new job in the area
- Seasonal campers, summer here and winter in warmer climates

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

enclosure

El Paso County Assessor's Office

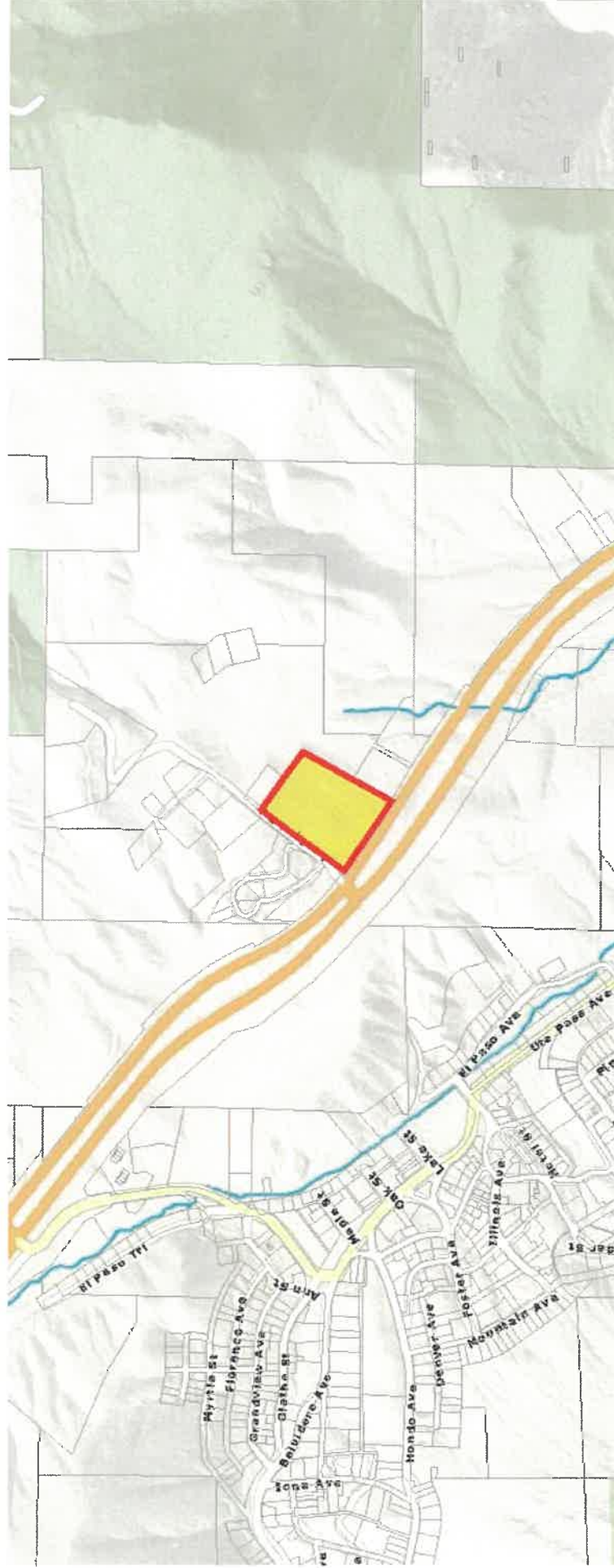
10090 HIGHWAY 24 W

SCHEDULE: 8309200011

OWNER: G&D ENTERPRISES CORP



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LAW OFFICES OF DEBRA EILAND, PC

May 29, 2020

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 Ms. Batchelder:

This letter is sent to you because G&D Enterprises, Corp., is amending its use variance application to request a variance of use for a recreational camp with a waiver for extended stay, and to operate an RV storage business on-site at the location referenced in item #2 below. This information is being provided to you as part of G&D's amended submittal to 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

2. Site address, location, size and zoning:

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- Employment transfer or searching for a new job in the area
- Seasonal campers, summer here and winter in warmer climates

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Sincerely,



Debra Eiland, Esq.

cc: Mr. Daniel P. Nieman

enclosure

El Paso County Assessor's Office

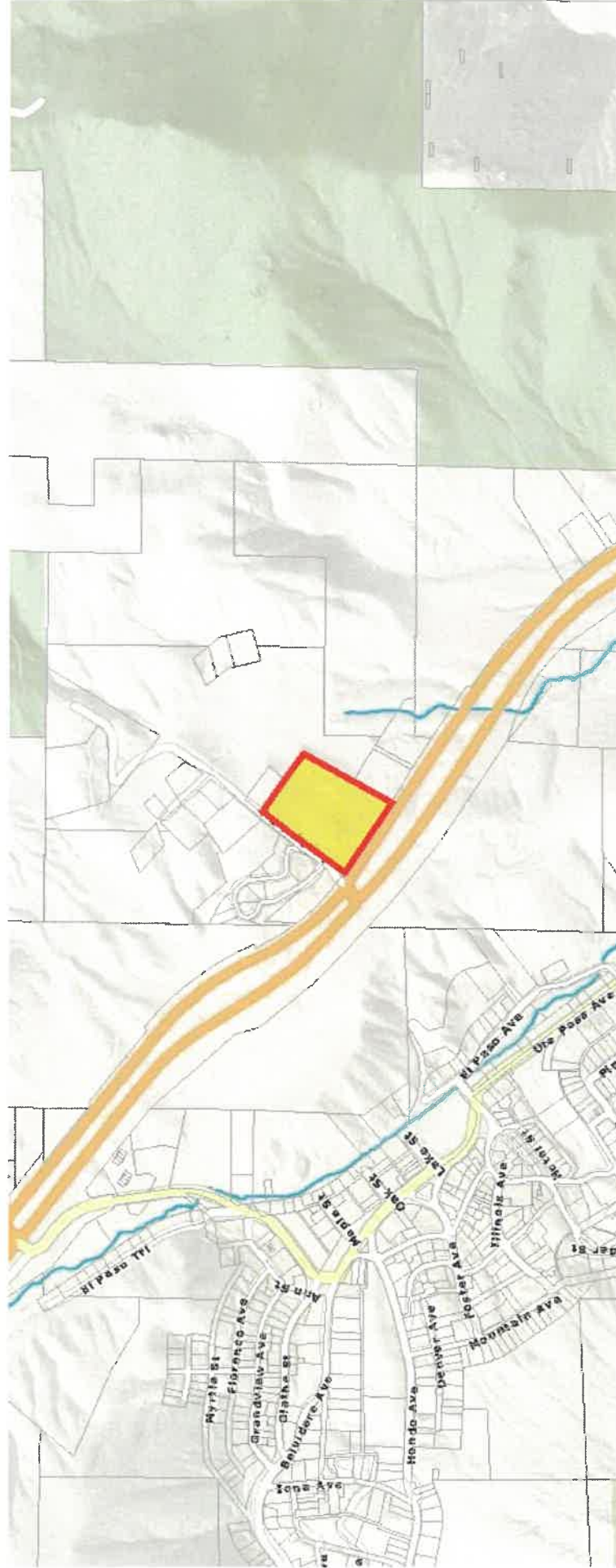
10090 HIGHWAY 24 W

SCHEDULE: 8309200011

OWNER: G&D ENTERPRISES CORP



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Greenwich Falls, CO 80819

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P.O. Box 401
Greenwich Falls, CO 80819-0401

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 or PO Box No. P.O. Box 5547
 City, State, ZIP+4 Woodland Park, CO 80860

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 or PO Box No. P.O. Box 3718
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 or PO Box No. P.O. Box 132
 City, State, ZIP+4 Green Mtn Falls, CO 80819

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 or PO Box No. Lucky 4 Road
 City, State, ZIP+4 Green Mtn Falls, CO 80819

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