



TOWN OF GREEN MOUNTAIN FALLS PLANNING COMMISSION MEETING

MAY 28, 2019
6:30 PM

AGENDA

- I. **CALL TO ORDER**
- II. **ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA**
- III. **APPROVAL OF MINUTES**
 - a. 23 April 2019, edited
 - b. 14 May 2019 Meeting Minutes
- IV. **PUBLIC INPUT**
- V. **NEW BUSINESS**
 - a. **Comprehensive Plan 2020 Update** – Presentation and Discussion Following Open House at Town Hall, 10 AM - 5 PM, Logan Simpson Planning Consultants
 - b. **Plan Review PR 2019-011** – Deck Replacement - Scott Johnson, Complete Home Remodeling and Repair LLC on behalf of Frank and Betty Borelli, Owners
- VI. **OLD BUSINESS**
 - a. **Plan Review PR2019-009** – Presentation on Findings of Site Visit (Commissioner Blasi) – Carport - 10971 Iona Ave., Larry Nienhueser, Owner (Action Postponed 14 May 2019)
 - b. **Recommendation to Board of Trustees** – Point of Information Paper Pertaining to Draft Ordinance 2019-03, Vice Chair Bratton (Tabled at 23 April 2019 and 14 May 2019 Meetings)
- VII. **OTHER BUSINESS**
 - a. **Planning Staff Update** – Julia Simmons, Town Planner
- VIII. **ADJOURNMENT**

TOWN OF GREEN MOUNTAIN FALLS
Planning Commission
10615 Green Mountain Falls Road
April 23, 2019 6:30 P.M.

MEETING MINUTES

Commission Members Present

Chair Eric Caldwell
Vice Chair Dick Bratton
Commissioner Roco Blassi
Commissioner Nathan Scott
Commissioner Gregory Williamson

Commission Members Absent

Mayor Jane Newberry

Secretary

Laura Kotewa

1. Call to Order/Roll Call

Chairman Caldwell called the meeting to order at 6:32 p.m.

2. Additions, Deletions, or Corrections to the Agenda

3. Approve PC Minutes of March 26th meeting

M/S: Chairman Caldwell/Vice Chairman Bratton

Motion: Approve the agenda as submitted

Vote: Y: 5 Motion carried

4. Public Input

5. Comp Plan Update

Presentation given by Logan Simpson planners Megan Moore and Christy Bruce. Future updates: May 28th Planning Commission meeting the planners will present the entire plan; final adoption in June 2019.

Discussion regarding new “downtown village” designation. Next steps for the town will be to review and redefine the zoning designations to maintain the vibrancy of the existing commercial district.

6. New Business

a. PR 008 - 11045 Iona-New Home-Todd Dixon-Builder: Mike, Paramount Homes

Paramount homes corrected the agenda and record: existing plans no longer include grading and fill to change the elevation of Iona Ave.

Vice Chairman Bratton: the Town Code enables the Commission to request an independent engineering firm review the submitted grading and erosion control plan.

The architect and builder prefer the independent engineering review occur as soon as possible and that Paramount Homes be invoiced for the work.

Vice Chairman Bratton: asks the builder and owner to consider designing the driveway be moved west to decrease the steep grade that will result from existing proposed plans.

Discussion regarding the existing Colorado Springs Utilities transformer that may impede any change to moving the driveway further west.

M/S: Chairman Caldwell/Vice Chairman Bratton

Motion: Staff will submit the applicant's grading, drainage, and erosion control plans to independent on-call engineering firm for review; if approved, the PC will recommend approval to BoT

Vote: Y: 5 Motion carried

b. PR 005 - Replace Deck- 10700 Grandview-Sean and Kay Rice-Work Bench Builders

Greg from Wickham's Work Bench presented on behalf of the home owner and applicant. There will not be any change to footprint; the existing frame will be used to support new redwood deck.

Vice Chairman Bratton: review requirements per Town Code; however, the structure nor the footprint will be changing, so existing setbacks of 12 ft will be grandfathered in.

M/S: Vice Chairman Bratton/ Commissioner Williamson

Motion: Approve plans as presented for an improved deck at 10700 Grandview Ave

Vote: Y: 5 Motion carried

c. PR 007 - Add a Deck- 10615 Illinois- Debora Hydeman, Winds of Change Builders

Applicant does not have a GMF Town permit; has received PPRBD-stamped plans. Builder has begun some construction due to owner's availability.

Plan as presented is not compliant with Town Code setback requirements.

M/S: Vice Chairman Bratton/ Commissioner Scott

Motion: Approve plans for a new deck at 10615 Illinois Ave with following condition: applicant to decrease square footage to meet the 10-foot setback on the northeast side of the property line.

Vote: Y: 5 Motion carried

d. PR 006 – Deck- 6885 Park Ave- Debora Hydeman, Winds of Change Builders

Plans to improve existing deck; no change in footprint nor materials

M/S: Chairman Caldwell/Vice Chairman Bratton

Motion: Approve plans as presented for an improved deck at 6885 Park Ave.

Vote: Y: 5 Motion carried

Item 7f moved from Old Business to New Business

Discussion of Angel Trail and a trash enclosure- Gail Gerig

Ms. Gerig presented information regarding her property at 0 Scott Ave and the survey work she has contracted to determine whether Angel Trail goes through her property. Ms. Gerig will continue to work with Commissioner Blasi in his capacity as a member of the Trails Committee.

There is a cinderblock structure that is in the public right-of-way on Iona Ave. Appears to have been a trash enclosure that is not in use by current resident.

Staff will investigate concern that structure may obstruct traffic flow.

e. Discuss Ordinance 2019-02 Reenacting Section 16-711 Zoning Amendments

f. Discuss the following: (referred to the PC by Town Board at April 2 TB Meeting Ordinance 2019-03)

1. Clarification of the zoning classifications listed in code
2. Overlapping zoning such as the Pool and surrounding park land
3. Zoning classification for Public Facilities, and whether they should be different from one another

Chairman Bratton proposes that he will compose a letter to the Board of Trustees providing clarification on any points of confusion regarding the zoning ordinance

M/S: Vice Chairman Bratton/ Chairman Caldwell

Motion: Vice Chairman Bratton will write a letter to the BoT regarding zoning ordinance; Planning Commission to table this item for the May 14, 2019 meeting for approval of the letter.

Vote: Y: 5 Motion carried

7. Old Business

a. PR 002 - Replace Decks-6825 Howard-Bradley Ware (tabled from Mar 26)

M/S: Vice Chairman Bratton/ Commissioner Scott

Motion: Approve plans as presented for deck improvement at 6825 Howard Ave

Vote: Y: 5 Motion carried

In the interest of time, the remaining items will be tabled until the next meeting.

M/S: Chairman Caldwell/Vice Chairman Bratton

Motion: Table items

Vote: Y: 5 Motion carried

b. Resubmit Request to TB to Rezone Town Hall Parcel from B to PF (Ord 2019-03)

(Tabled by TB at Apr 2 TB Meeting)

c. Finalize Frequently Asked Questions- (tabled from Mar 12)- Caldwell.

d. Discussion of revision to Sec 16-705 Architectural Review (c)(1) Materials-
(tabled from Mar 12)- Caldwell

f. Discussion of Angel Trail and a trash enclosure- Gail Gerig

Discussed under new Business after item 6d

8. Adjourn

There being no further business, the meeting adjourned at – p.m.

Cactus Caldwell, Chair

Laura Kotewa, Town Clerk/Treasurer

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, May 14, 2019 – 6:30 P.M.**

MEETING MINUTES

PC Members Present

Mayor Jane Newberry
Vice Chair Dick Bratton
Commissioner Rocco Blasi
Commissioner Nathan Scott

PC Members Absent

Chairman Eric Caldwell
Commissioner Greg Williamson

Town Planner

Julia Simmons

Secretary

Katharine Guthrie

1. Call to Order/Roll Call

Vice Chair Bratton called the meeting to order at 6:35 pm.

2. Additions, Deletions, or Corrections to the Agenda

M/S: Blasi/Scott

Motion: Move to approve the agenda.

Vote: Motion carried. All aye.

3. Approve Minutes of April 23, 2019

M/S: Blasi/Scott

Motion: Move to approve minutes with the correction on page 3 Item 7. f. of spelling 'Commissioner Rossi' to 'Commissioner Blasi.'

Vote: Motion carried. All yea.

4. Public Input

None

5. New Business

a. Introduce and Welcome Julia Simmons, GMF Town Planner

b. Plan Review PR 008- 11045 Iona Ave., Mike Rice of Paramount Builders

M/S: Blasi/Scott

Motion: Move to approve construction drawings as submitted.

Vote: Motion carried. All yea.

Resolution: Plans stamped. Mr. Rice informed of further steps.

c. Plan Review PR 009—Carport, 10971 Iona Avenue—Larry Nienhueser

Applicant constructed a carport on his property without approval from either GMF nor PPRBD. Commission agrees to conduct a site visit to better understand the existing site.

Without more information from the applicant, the Commission may have difficulty making a determination. Staff will request PPRBD's zoning enforcement report.

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, May 14, 2019 – 6:30 P.M.**

Recommendation is for the applicant to hire a survey to determine property lines.
Commissioner Blasi and Vice Chair Bratton will conduct a site visit, take photos, and report to the entire commission at the 28 May 2019 meeting.

- d. Plan Review PR 010**—Architectural Review, 11160 Belvidere Avenue—Judith Piazza
M/S: Blasi/Scott
Motion: Move to approve the plans of 11160 Belvidere Avenue as submitted
Vote: Motion carried. All yea.
Resolution: Plans stamped.
 - e. Preliminary Meeting**—Review Request for Vacation ROW, 11160 Belvidere Avenue - Judith Piazza, OwnerProperty line is reported to be 6ft inside the house.
Owner would like the property lines changed so that there is a 15ft setback from the town Right of Way. Parking in front of the house is an issue for the owner.
M/S: Blasi/Scott
Motion: Table Item 5.e. pending further information from the landowner.
Vote: Motion carried. All yea.
Recommendation: Survey the property.
 - f. Ordinance 2019-02**—Discussion Code Section 16-711 Green Mountain Falls Municipal Code
 - g. Recommendation to Board of Trustees**—(Tabled 23 April 2019 Meeting)
 - i. Clarification of Zoning Classifications**
 - ii. Overlapping Zoning (Land use code e.g. Pool and Park)**
 - iii. Public Facilities Classification****M/S:** Bratton/Scott
Motion: Move to table Item 5.g. (1:18)
Vote: Motion carried. All yea.
- 6. Unfinished Business**
- a. Rezoning Ordinance 2019-03**—Update and Discussion Concerning Town Hall Zoning Designation
No action taken.
 - b. Frequently Asked Questions**—(Tabled 12 March 2019)
Town Planner, Julia Simmons, is working on this project.
 - c. Revision to Municipal Code**—Discussion and Recommendation Code Section 16-705(c)(1) Architectural Review (Tabled 12 March 2019)
Discussion. No change.
 - d. Comprehensive Plan Update 2020**—Parts 1 and 2 posted on Town Website.
New Zoning and Land Use Maps will be available to the community for input at Town Hall on May 28, 2019.

7. Correspondence/Report

5th and 6th Graders met with Mayor Newberry and Commissioner Blasi and discussed town governance and the Comprehensive Plan on May 6, 2019.

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, May 14, 2019 – 6:30 P.M.**

Page 3 Planning Commission Minutes May 14, 2019

Adjournment: 8:11 pm

Dick Bratton—Vice Chairman

ATTEST:

Katharine Guthrie—Secretary

DRAFT



The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819
(719) 684-9414 www.gmfco.us

2019 APPLICATION - PLAN REVIEW

*Payment to Town Clerk due 10 days prior to a Planning Commission meeting to ensure placement on the Agenda

*Must be accompanied by a site plan, and appropriate town permit application for the work to be completed, if applicable

*all plans should be submitted to the town clerk (in electronic form) at time of payment

APPLICANT: SCOTT JOHNSON

MAILING ADDRESS: 7795 SEVERY AVE.
CASCADE CO. 80809

PHONE NUMBER: 859-360-4813 EMAIL ADDRESS: scott@completehomellc.com

SITE ADDRESS OR PARCEL NUMBER: 10915 IONA AVE

DATE WORK IS TO BE STARTED: 5-29-19 COMPLETED: 6-14-19

BRIEF PROJECT DESCRIPTION: DECK REPLACEMENT AT 10915 IONA AVE.

NO CHANGE TO CURRENT FOOTPRINT

*If the project includes road work, an Erosion Control Plan/Grading Permit may be required.

[Signature]
SIGNATURE
DATE 5-21-2019

OWNER - COMPLETE HOME REMODELING &
~~SCOTT JOHNSON~~ REPAIR LLC.
TITLE

*Reference Sections 16-705, 707, and 715, Sections 17-81, 85, 100 of Green Mountain Falls Municipal Code Fee can be found in the current year fee schedule on our website under Forms

Examples of required Permits:

Fence Permit, Grading Permit (with erosion control plan), Revocable Permit,
Business License - to work in the Town of Green Mountain Falls

big link?

big link # 2019-0141

For office use:

Fee Amount: 125 -- Date Collected: (due 10 days before PC meeting) fee collected 21 May 19
Payment Type: CC Visa 6452 Agenda 28 May
Independent Engineering Review Date (if applicable): _____
Planning Commission Action/Date (attach minutes): _____
BOT Approval Date: _____

TONA

FRANK & BETTY BOERWI
10915 TONA AVE
GREEN MOUNTAIN FALLS, CO
80819

SCOPE OF WORK: Full Deck
Replacement Inside
Existing Concrete Piers

7'20"

DRIVEWAY

2x8 JOISTS @ 16" OC

EXISTING 12" DIAMETER
CONCRETE PIER FOOTINGS

← REPAIRED
POST ANCHOR

STAIRS

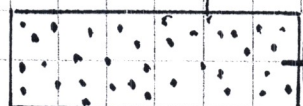
24" Post

63" Post

28" Post

ALL CONCRETE PIER
FOOTINGS SPACED AT
8' OR LESS.

30" BEAM
GRADE



38'

19'

2x8

LOOSE BOARD ATTACHED TO EXISTING 2x8 BEAM JOIST

Released for Permit
MAY 21 2019
LB
RBD Construction

7'20"

1-3'-1

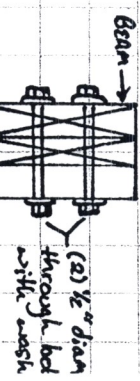
LOT LINE
> 20 FT FR

10N4 Ave (Front)

SMED

(2) 2x10 BEAM
6x6 POSTS

NOTCHED POST



Deck Post

1-5 1/2"-1

LOT LINES > 20 FT FROM DECK

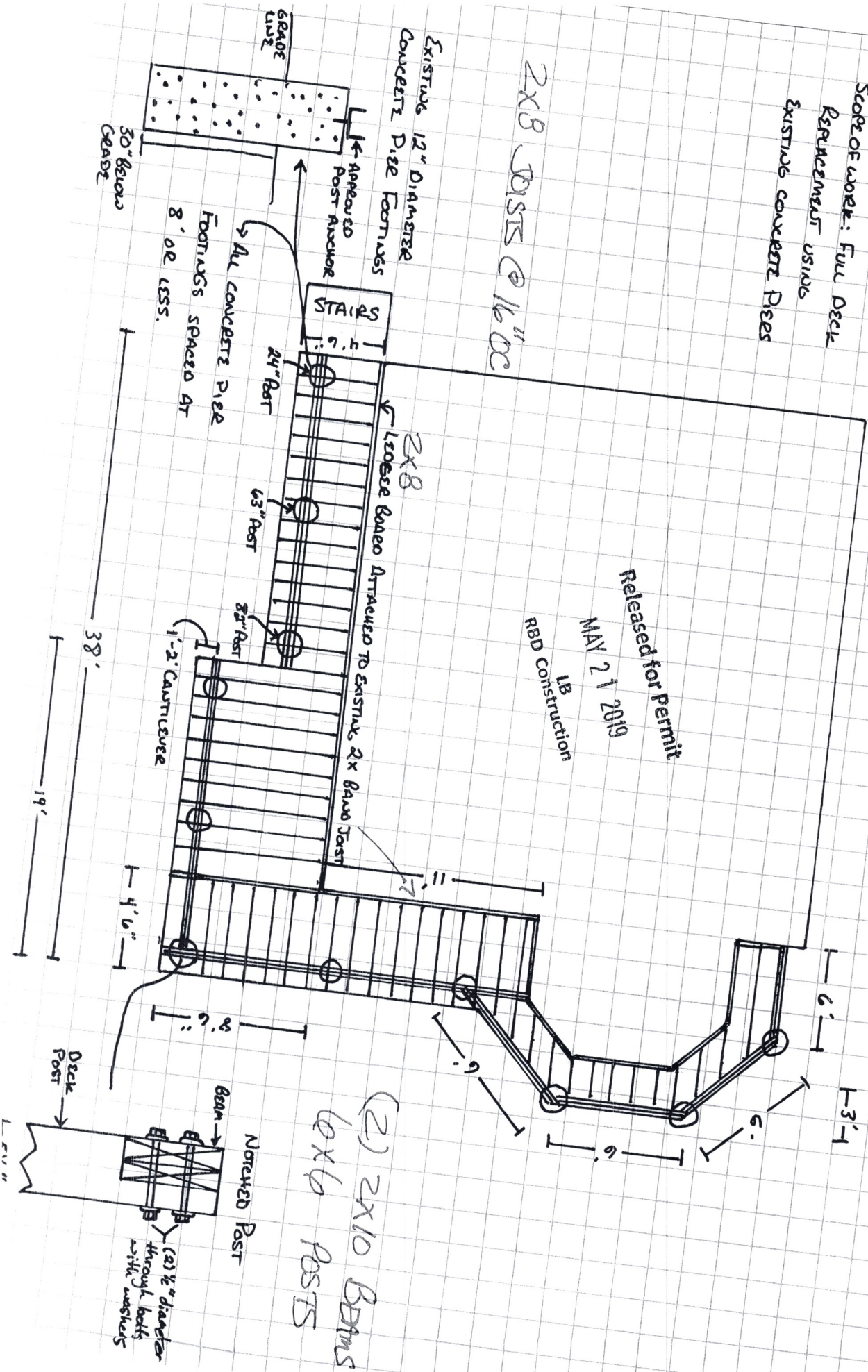
(back)

FRANK & BETTY BOEHLI
10915 IONA AVE
GREEN MOUNTAIN FALLS, CO
80819

SCOPE OF WORK: Full Deck
REPLACEMENT USING
EXISTING CONCRETE PILES

2x8 JOISTS @ 16" OC

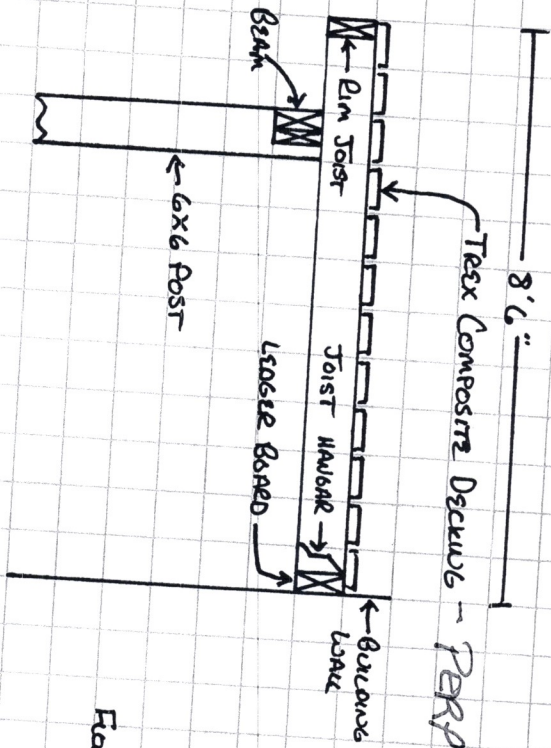
Released for Permit
MAY 21 2019
LB
RBD Construction



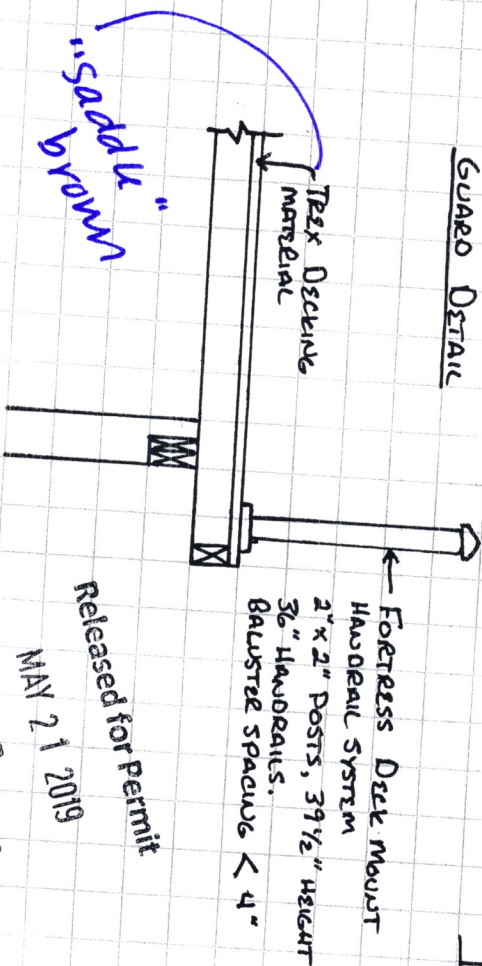
(2) 2x10 BEAMS
6x6 POSTS

Narrowed Post
Beam
(2) 1/2" diameter
through bolts
with washers

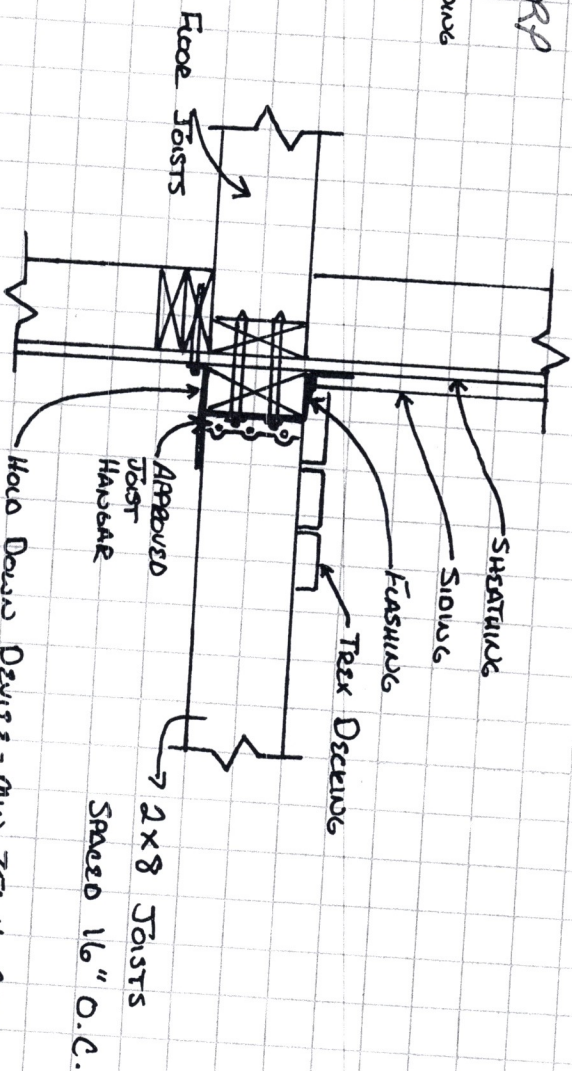
FRANK & BETTY BOESCH
 10915 IOWA AVE.
 GREEN MOUNTAIN FALLS, CO 80819



GUARD DETAIL

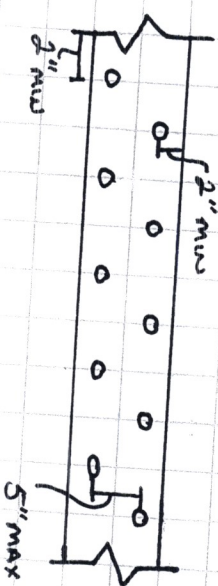


Released for Permit
 MAY 21 2019
 RBD Construction
 LB



HOLD DOWN DEVICE - MIN 750 LB CAPACITY
 WITH FULLY TIGHTENED 3/8" DIAMETER LAG
 NUT 3" PENETRATION

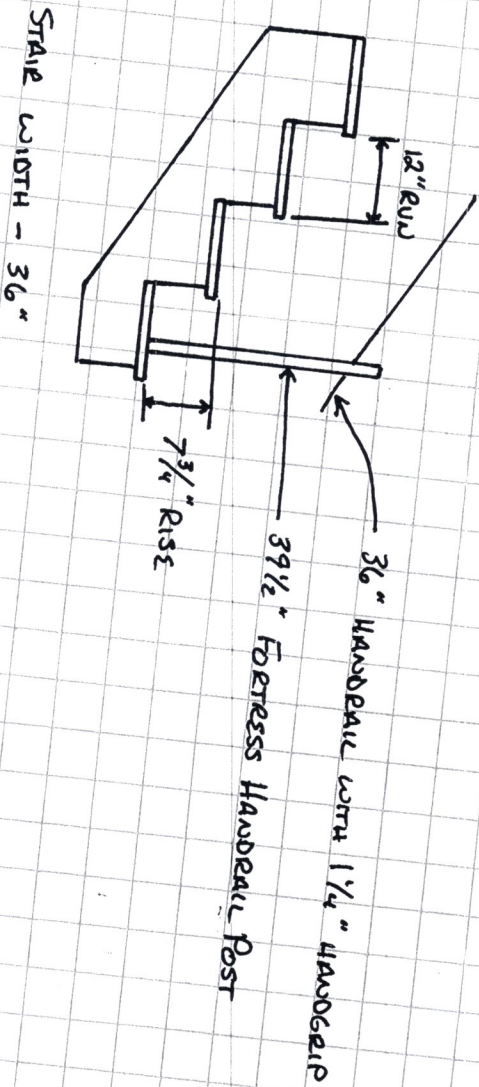
LEDGER DETAIL



4", 1/2" DIAMETER LAGS, SPACED 18" O.C.

FRANK & BETTY BOELLER
10915 IOWA AVE
GREEN MOUNTAIN FALLS CO 80819

STAIR DETAIL



Released for permit
MAY 21 2019
LB
RBD Construction

TRANSACTION SUMMARY

TRANSACTION TYPE: SALE

PAYMENT ITEM
NPS Convenience Fee
Permit Fees
TOTAL:

REFERENCE NUMBER

AMOUNT
\$3.31
\$125.00
\$128.31

TOWN OF GREEN MOUNTAIN FALLS, CO - GENERAL FUND
10615 Green Mountain Falls Road
Green Mountain Falls, CO 80819
719-684-9414

Scott Johnson

Transaction Number:
Date Processed:
Transaction Type:
VISA - Key Entered
Authorization:
Reference Number:
Permit Fees
Total:

5158731
05/21/2019 11:41:37 MDT
Credit Card
CardNumber: *****6452
049138
00852289
\$125.00
\$125.00

I agree to pay above total amount according to the card issuer agreement.

Signature:

Thank You
MUNICIPALITY SERVICE FEE - TOWN OF GREEN MOUNTAIN FALLS, CO
511 Congress Street, Suite 503
Portland, ME 04101
(877) 590-5097

Scott Johnson

Transaction Number:
Date Processed:
Transaction Type:
VISA - Key Entered
Authorization:
Reference Number:
Convenience Fee
Total:

5158731
05/21/2019 11:41:37 MDT
Credit Card
CardNumber: *****6452
022594
00852291
\$3.31
\$3.31

I agree to pay above total amount according to the card issuer agreement & understand this non-refundable convenience fee will be charged to allow my payment via credit card.

Signature:

Thank You
Printed: 05/21/2019 13:41:43



The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819
(719) 684-9414 www.gmfco.us

2019 APPLICATION –PLAN REVIEW

*Payment to Town Clerk due 10 days prior to a Planning Commission meeting to ensure placement on the Agenda

*Must be accompanied by a site plan, and appropriate town permit application for the work to be completed, if applicable

*all plans should be submitted to the town clerk (in electronic form) at time of payment

APPLICANT/LAND OWNER: Larry Nienhueser

MAILING ADDRESS: P.O. Box 174
Green Mountain Falls, CO.

PHONE NUMBER: 970-209-9835 EMAIL ADDRESS: 9942LLN@gmail.com

SITE ADDRESS OR ASSESSOR PARCEL NUMBER: 10971 Iona Ave. GMF

DATE WORK IS TO BE STARTED: 11.20.18 COMPLETED: 11.21.18

BRIEF PROJECT DESCRIPTION: 20 x 16 metal carport

*If the project includes road work, an Erosion Control Plan/Grading Permit may be required.

[Signature] OWNER
SIGNATURE TITLE
DATE 5-6-19

*Reference [Sections 16-705, 707, and 715, Sections 17-81, 85, 100](#) of Green Mountain Falls Municipal Code
Fee can be found in the current year fee schedule on our website under Forms

Examples of required Permits:

Fence Permit, Grading Permit (with erosion control plan), Revocable Permit,
Business License – to work in the Town of Green Mountain Falls

For office use:

Fee Amount: 125⁰⁰ Date Collected: (due 10 days before PC meeting) 7 May 2019
Payment Type: check # 1638
Independent Engineering Review Date (if applicable): N/A
Planning Commission Action/Date (attach minutes)
BOT Approval Date: N/A

* ↑
VERTICAL
PROP OF
2'-0"

JOINING PROPERTY
CONCRETE WALL

SURVEY
PIN FOUND

3'-8"

4'-8"

THE 3'-8" & 4'-8"
DISTANCES ARE
THOSE BOUNDRIES
BEING QUESTIONED
BY THE NEIGHBOR.

CARPORT

DATE 5-6-19

14'-0"

X SURVEY
PIN

LARRY NIENHUESER
10971 IONA AVE.
GREEN MOUNTAIN FALLS, CO

Coast To Coast Carports, Inc.

Location Address: P. O. Box 100

Knoxville, Arkansas 72845
Business (208) 436-3157 Fax (208)-436-3581

Toll Free 1-866-597-5758

Invoice Number: 921195- 0



Original

12

Dealer: Betty Beedy

Dealer Phone: 719-347-2116

Date: 8/25/2018

Customer Name: Larry Nienhueser

Address: 10971 Iona Avenue

Ph: 970-209-9835 Ext. (Day)

County: El Paso
Green Mountain Falls CO 80819

(Evening) (Other)

Description:			
Options:	20x16x7 Aframe	12 G	2,845.00
	7' Legs/Vertical Roof	Certified	60.00
	1)Gable End:Rawhide		175.00
	2)Sides Closed:Rawhide		440.00
	1)End Closed:Rawhide		875.00
	65# PSF & 105 MPH/4)M.H.Anchors		0.00
	Declined Options/Admin Fee		5.00
Color Top:	Evergreen		
Color Trim:	Earth Brown		

ALL ORDERS C.O.D.
Price: \$4,400.00
Tax: \$357.31
Total: \$4,757.31
D.P.: \$506.40
PRBI: 0.00
Discount: \$0.00
Amount Paid: 0.00
Bal Due: \$4,250.91
Payment Form:
☐ Personal Check

TOTAL AMOUNT DUE AT INSTALLATION: \$4,250.91

DIRECTIONS

T/L on Boca Raton Heights-T/R n Rancho Colorado Boulevard-Take I25 North to Exit 141-Take Hwy 24 West-T/L on Green Mountain Falls Road-Continue to Ute Pass Avenue-T/R on Belvidere Avenue-T/L on Iona Avenue-Location on right

Land Level Yes Access to Electricity Yes Concrete No Ground Yes
Other:

**Land Must Be Level Or Carport Will Be Installed "As-Is"*

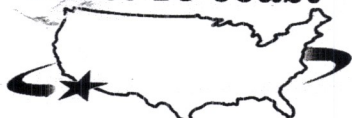
PLEASE INFORM CONTRACTORS OF ANY UNDERGROUND CABLES, GAS LINES, OR ANY OTHER UTILITY LINES, WE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE.

CUSTOMER SIGNATURE _____
INSTALLER SIGNATURE _____
Date _____
☐ Satisfactory ☐ Non-Satisfactory
☐ Credit Card ☐ Money Order
☐ Cashier's Check ☐ Other

\$25.00 Service Charge For All Returned Checks

Coast To Coast Carports Are Not Responsible For Any Repairs Due to Inclement Weather

11.21.18 CK# 1541



Coast To Coast
Carports, Inc.

22525 Interstate 40 Knoxville, AR.

Remit to: P.O. BOX 100 Knoxville, AR. 72845

Business (479) 885-1258 Fax (877) 472-5097

Toll Free 1-866-267-3790

Dealer: Betty Beedy County: El Paso Phone: 719-347-2116 Date: 8/25/18
 Buyer Name: Larry Nienhueser
 Buyer Address: 10971 Iona Ave City: Green Mountain Falls State: CO Zip: 80819
 Phone (Day) 970-209-9835 (Evening) Same (Cell) 970-209-9835
 Unit Location (If different from above): 6516 Snow/wind

OPTIONS		CARPORT <input checked="" type="checkbox"/>	UTILITY CARPORT <input type="checkbox"/>	GARAGE <input type="checkbox"/>	RED BARN <input type="checkbox"/>	CERTIFIED <input checked="" type="checkbox"/>	NON-CERTIFIED <input type="checkbox"/>
REG. STYLE <input type="checkbox"/>	14 Ga. <input type="checkbox"/> 12 Ga. <input type="checkbox"/>	WIDTH	X LENGTH				
			X HEIGHT				
A-FRAME STYLE <input checked="" type="checkbox"/>	14 Ga. <input type="checkbox"/> 12 Ga. <input checked="" type="checkbox"/>	WIDTH <u>20'</u>	X LENGTH <u>16'</u>				
ROOF LENGTH <u>16'</u>		FRAME LENGTH <u>16'</u>	X HEIGHT <u>7'</u>				
			VERTICAL ROOF <input checked="" type="checkbox"/>				
COLOR	TOP: <u>Evergreen</u>	TRIM: <u>Earth Brown</u>					
GABLE ENDS	COLOR:	FRONT <input type="checkbox"/> BACK <input type="checkbox"/> BOTH <input type="checkbox"/>					
SIDES CLOSED	COLOR: <u>Rawhide</u>	ONE <input type="checkbox"/> BOTH <input checked="" type="checkbox"/>					
CLOSED ENDS	COLOR: <u>Rawhide</u>	ONE <input checked="" type="checkbox"/> BOTH <input type="checkbox"/>					
			VERTICAL ENDS <input type="checkbox"/>				
GARAGE DOORS	HOW MANY?:	SIZE:	OTHER:				
WINDOWS	HOW MANY?:						
WALK-IN DOORS	HOW MANY?:						
EXTRA PANELS	HOW MANY?:	SIZE:	COLOR:				
EXTRA BRACES	HOW MANY?:	SIZE:					
EXTRA FRAME BOWS	HOW MANY?:	SIZE:					
MOBILE HOME ANCHORS	HOW MANY?:	<u>Mobile Home Anchors Included</u>					
CONCRETE ANCHORS	HOW MANY?:						
ROLL-UP COMMERCIAL DOORS WITH CHAIN	HOW MANY?:	SIZE:					
EXTRAS	<u>12 gauge frame Upgrade</u>						
			TOTAL	\$ <u>4220.00</u>			
ELECTRICITY AVAILABLE	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	INST. CEMENT <input type="checkbox"/>	GROUND <input checked="" type="checkbox"/>	OTHER <input type="checkbox"/>			

All Orders C.O.D.

Sale Price \$ 4220.00

Tax 8.13 \$ 343.09

Document Fee \$ 5.00

Total \$ 4568.09

10% Down Payment
Before Taxes \$ 506.40

NOTE: Orders will not be processed if the Dealer collects more 10% of sale price.

Balance Due 4061.69
At Installation \$ 175

4236

Things you should know...

Please inform installers of any underground cables, gas lines, or any other utility lines. If utilities are not marked, we will not be liable for damage. We will not be responsible for permits or restrictions.

LOT MUST BE LEVEL OR UNIT WILL BE INSTALLED "AS IS" ON LOT

If land is not level or additions are to be made to carport, a \$100.00 service charge and any additional material costs will be added to the balance. COAST TO COAST CARPORTS, INC. WILL ABSOLUTELY NOT BE RESPONSIBLE FOR REFUNDS OF THE CUSTOMER'S DEPOSIT COLLECTED BY THE DEALER.

COAST TO COAST CARPORTS, INC. IS NOT LIABLE FOR ANY DAMAGES AS A RESULT FROM INCLEMENT WEATHER.

IF YOU ARE TAX EXEMPT, A TAX EXEMPT CERTIFICATE MUST BE ATTACHED TO YOUR ORIGINAL ORDER(S). OTHERWISE, APPLICABLE TAX WILL BE ADDED. NO EXCEPTIONS

Our ground anchors are temporary only. For permanent anchors ask your Dealer or Sales Representative. I have read the terms and conditions of this contract; by signing this contract, I agree to all conditions set forth herein and should I fail to make payment in full at time of delivery I understand and agree to allow COAST TO COAST CARPORTS, INC. to pick up the carport and I will be liable for all applicable charges and fees associated with the initial setup and delivery as well as any legal fees incurred by Coast to Coast Carports, Inc. Please keep original invoice for legal matters. COAST TO COAST CARPORTS, INC. RESERVES THE RIGHT TO CANCEL ANY ORDERS.

NOTE: Frame is 1 ft. shorter than roof length on horizontal metal. Vertical buildings have no overhang and are 1 ft. shorter than horizontal.

NOTE: If you are needing a special drawing for your building there will be an additional charge, that is NON-REFUNDABLE.

NOTE: Buyer is not allowed to alter unit in anyway, such as additions or repairs. Unit will remain property of Coast to Coast Carports, Inc. until balance is paid in full.

BUYER MUST INITIAL WARRANTY SELECTION

See Limited Warranty Explanations on Reverse Side

14 GAUGE - Workmanship Only ☒ 12 GAUGE - Workmanship & Rust-Through ☒ Certified ☒ Non-certified ☐

If accepted below by COAST TO COAST CARPORTS, INC. (Seller) at its office in Knoxville, AR. this order becomes a contract between Seller and the Buyer named below as follows: subject to the terms above and

SUBJECT TO THE TERMS AND CONDITIONS ON THE REVERSE SIDE
 Seller and Buyer agree that the Seller will sell to Buyer the metal building (Unit) described above and install it at the address stated above and that Buyer will obtain all required permits, prepare the site for installation, purchase the Unit and pay the price as stated above.

NO REFUNDS ON SPECIAL ORDERS

\$ 4250.91

BUYER [Signature] DATE 8-25-18

WITNESS
 We Accept Visa, MasterCard, American Express & Discover
 VISA DISCOVER

ACCEPTED:
 Coast to Coast Carports, Inc.

10971 Iona Ave, NIENHUESER Property, photos taken 5/22/2019

From Iona, Looking WEST:



10971 Iona Ave, NIENHUESER Property, photos taken 5/22/2019

From driveway off Cottage St. looking SOUTH:





Planner

From: Snow, Kathy <ksnow@hsd2.org>
Sent: Thursday, May 16, 2019 9:54 AM
To: Planner
Subject: metal garage situation

Good morning Julia,

I would like to express some concerns that have come to my attention recently. I have a neighbor that has moved in recently to renovate a neighboring house. He has placed this house on the market. While I appreciate that he is improving the quality of the housing market in the community by renovating the properties, I am concerned with the process of which he is doing so. He broke a code by building a structure less than 5 feet from the property line. When he built the structure, he never approached me about the infringement of my view of the mountain. He was asked by the sheriff to remove the structure by the end of May. When he was asked about the permit, he was unable to present a legal permit providing him permission to build the structure. As of this point the structure still remains, and he is still trying to sell the house. When he is on the property, he is feeding the wildlife. While these infractions seem minor, I am concerned with other codes and laws he might be breaking as he works to renovate his properties. I do not believe he understands the community of Green Mountain Falls because he is not a long-term resident of the community. These codes and laws have been put in place to protect the sanctity of Green Mountain Falls. His structure needs to be removed before the sale of the property can be finalized.

I thank you for your attention to this matter and look forward to discussing it further,

Kathy Snow*

Ph# 466-3052

Street address- 10963 Cottage St.

COTTAGE ST.

20 FT WIDE ALLEY

STRICKLAND

BROWN

KRAMER

DRIVEWAY

LOT 4

LOT 3

LOT 2

LOT 1

LOT 8

LARRY NIENHUESER

HOUSE

GARAGE

House

LOT 9

LOT 9

STEVE RUNYARD

KATHY SNOW

BIBLE TRUST

36"

MASONRY WALL

7' RR TIE WALL

7' RETIE WALL

SHED

CARPORT 16x20

SHED

TRAILER

DRIVEWAY

6' FENCE

IONA AVE

NORTH

SCALE 1" = 30'

22 MAY



PIKES PEAK REGIONAL BUILDING DEPARTMENT

2880 International Circle
Colorado Springs, Colorado 80910
Website: <http://www.pprbd.org>

Complaint #: @45950

Address: 10971 IONA AVE, GREEN MOUNTAIN FALLS, CO 80819

Owner: NIENHUESER LARRY L

Description:

Status: Open

Carport built without permit

Type: Building Complaint

Permit Required: Yes

Issued Stop Order: Yes

Comments from Inspector:

Site visit./ Spoke with owner on site and confirmed that carport is pre manufactured and more then 12 wide./
Permit is required.

HISTORY

Date	S	Inspector	Comment
05/14/2019	O	PAULM	Site visit./ Spoke with owner on site and confirmed that carport is pre manufactured and more then 12 wide./ Permit is required.

POINT OF INFORMATION PAPER & RECOMMENDATION

MEMO TO: GMF BOARD OF TRUSTEES

FROM: GMF PLANNING COMMISSION

SUBJECT: GMF ORDINANCE 2019-03- REZONE TOWN HALL PARCEL

Background

During the current update of the Town Comprehensive Plan it was discovered that the new Town Hall building was constructed on a land parcel that was zoned B- BUSINESS.

It was zoned B years ago when a former land owner had plans to place a bed and breakfast business use on it. It was not subsequently rezoned.

The Planning Commission (PC) reviewed the Town Land Use Code and determined that the Public Facilities PF Zoning was more appropriate than B. The PC drafted Ordinance 2019-03. In February the PC started rezoning procedures required by Section 16-711.

Notice of Public Hearings at PC and TB were posted and advertised. Adjacent landowners were sent written invitations to participate.

Public hearings were held on Ordinance 2019-03 to Rezone from B to PF.

After legal review, the Ordinance was placed on the TB Agenda for the April 2 meeting.

A workshop was held prior to the meeting and a Public Hearing was held at that meeting

The Minutes of that April 2 TB Meeting state:

"The Board took comments from the Public and discussion and questions followed concerning not only the zoning of Town Hall, but also the Fire Station, the pool and surrounding park, and other town owned properties. The Board asked the matter be sent back to the Planning Commission for more discussion on the following:

1. Clarification of the zoning classifications listed in code
2. Overlapping zoning such as the Pool and surrounding park land
3. Zoning classifications for Public Facilities such as Town Hall and that of the Fire Station being either Business, Public Facilities, and whether they should be different from one another

Mar 13, 2019

ZONING DISTRICT AMENDMENT- GMF TOWN HALL PARCEL

MEMO TO: GMF Town Board of Trustees

SUBJECT: **ZONING DISTRICT AMENDMENT-- GMF TOWN HALL PARCEL**

FROM: Dick Bratton, Vice Chairman, GMF Planning Commission

At the GMF Planning Commission Meeting on Mar 12, 2019, after a Public Meeting, the following motion passed unanimously (5-0):

"The Planning Commission recommends that the Town Board of Trustees approve the rezoning of the Town Hall Parcel (Schedule 8308101100) from B-Business District to PF- Public Facilities District."

The following Information is submitted in accordance with

GMF Municipal Code Sec.16-711 Zoning:

LETTER OF INTENT Sec. 16-711(c)(1)

a. The reason for the change in Zone Classification:

The primary reason for changing the Zone Classification from B-Business to P-F Public Facilities District is to reflect the actual and planned use of the parcel. The current zoning is incorrect and should be corrected..

Additionally, TB approval of this change is needed to revise the Official Zoning Map currently being updated as a part of the GMF Comprehensive Plan.

b. Total number of acres: 1.56 A

c. The entire parcel is owned by the Town of Green Mountain Falls.

d. There are no residential dwelling units on the parcel.

(2) Legal description and drawing (subdivision map attached - Lot 1).

a. Boundary description of the land to be rezoned. (map attached)

b. Existing land uses on the property: PF -Public Facilities (Town Hall).

c. Adjoining property ownership and use: (map showing adjoining property owners-attached)

d. Existing and proposed structures: Existing structures- GMF Town Hall.

A Town Hall is a permitted use in a PF Public Facilities District (Sec 16-313 (c)).

No additional structures are proposed.

e. Existing and proposed easements: No additional easements are planned.

f. Name and Address of

1. Petitioner: GMF Planning Commission.

2. Owner: Town of Green Mountain Falls

3. Preparer: Dick Bratton, Vice Chairman, GMF Planning Commission,
GMF Town Hall, 10615 Green Mountain Falls Road,
Green Mountain Falls, CO 80819-0524

Attachments:

1. Map of Subdivision and legal description

2. Map- "Rezone Town Hall Parcel " showing adjoining property owners

3. Sec 16-313. PF Public Facilities District