

TOWN OF GREEN MOUNTAIN FALLS PLANNING COMMISSION MEETING REGULAR MEETING AGENDA AUGUST 27, 2019, 6:30 PM

- I. CALL TO ORDER
- II. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA
- III. APPROVAL OF MINUTES
- a. August 13, 2019 Meeting
- **IV. PUBLIC COMMENT** Members of the Public May Address the Commission on Items Not Germane to the Agenda
- V. UNFINISHED BUSINESS
- VI. NEW BUSINESS
- a. ECP2019-003 Erosion Control Plan Review/Grading Permit 10798 Ute Pass Avenue. Smith Engineering and Environmental on Behalf of Beverly Anderson, Owner.
- **b. V2019-01** Zoning Variance for Side Setback, Deck Replacement and Extension 10905 Denver Avenue. Dave Doren, Owner
- v2019-02 Zoning Variance for Rear Setback, Accessory Unit Shed 10995
 Belvidere Avenue. Phil McIntire, Owner
- **d. F2019-01** Fence Permit 108 Belvidere Avenue. Ron Gans, Owner
- VII. OTHER BUSINESS
 - a. Concept Plan Discussion Presentation and Informal Discussion 10605 Green Mountain Falls Road. Jesse Stroope, Historic Green Mountain Falls Foundation
- VIII. ADJOURNMENT

Commissioners:

TOWN OF GREEN MOUNTAIN FALLS PLANNING COMMISSION MEETING Tuesday August 13, 2019 – 6:30 P.M.

MEETING MINUTES

PC Members Present

PC Members Absent

Chair Eric Caldwell
Vice Chair Dick Bratton
Commissioner Greg Williamson
Commissioner Rocco Blasi
Commissioner Nathan Scott

<u>Secretary</u>

Katharine Guthrie

Town Planner

Julia Simmons

1. Call to Order/Roll Call

Chair Caldwell called the meeting to order at 6:39 pm.

2. Additions, Deletions, or Corrections to the Agenda

M/S: Blasi/Caldwell

Motion: Move to approve the agenda as submitted.

Vote: Motion carried. All aye.

3. Approval of PC Minutes June 25, 2019

M/S: Caldwell/Bratton

Motion: Move to approve the minutes as submitted.

Vote: Motion carried. All aye.

4. Public Input

None

5. Unfinished Business

None

6. New Business

a. Plan Review PR2019-015 – Architectural Plan Review for Proposed Addition
 – 10680 Mountain Avenue. Christopher and Molly Nord, Applicants
 M/S: Williamson/Caldwell

Motion: Move to approve addition plans and adjacent deck as submitted; approval of the west deck is contingent on a setback variance or change of the property line.

Vote: Motion carried. All aye.

b. Discussion of septic issues and possible alternatives for use of right-of-way. Further research is needed to address this issue.

7. Other Business

a. Discussion - Staff Update, Correspondence, and Proposed Schedule for Upcoming Planning Commission Business

September 10, 2019--DOLA representative, Andy Hill, will provide education and training Planning Commissioners.

September 14, 2019 at 6 pm--Pot Luck at Sallie Bush Community Center to welcome new staff, to thank our volunteers, and to provide fire mitigation information.

Planning Commission may conduct specific workshops to discuss issues. Will request that Andy Hill address the specific legal wording and design for such meetings.

B. Adjournment: 7:31 pm		
	Eric Caldwell—Chair	
ATTEST:		
Katharine Guthrie—Secretary		

August 2013 Aug. 22,2013

8=13

Green mountain falls.

Colorado, 80819

It is my understanding that the planning commission has suggested that you move the catch basin in order to solve my drainage problems.

In my presentation to the committee, I outlined a plan by which the problem could be solved without any additional cost to the city. I will take that back in the sense that if a survey is required in order to file for title of the property in the right away, then there would be that much expense. I would like to know what your attorney says as concerns the cost of getting title to the portions of any lots that are included in the right-of-way.

The city should have claimed title to the right-of-way for their own sake. In case of any future questions. In regard to the portion of lot 2, which we own, I would like to know whether the city has clear title to the portion of our lot.

Finally, I would like to an opinion of an expert concerning the question as to whether or not moving the catch basin will solve the water problems completely. I have a hunch it will not solve the problems of the water coming down the gulch down the hill from the property above.

Sincerely,

Christopher Y Thomas, Junior M.D.



BOT Approval Date:__

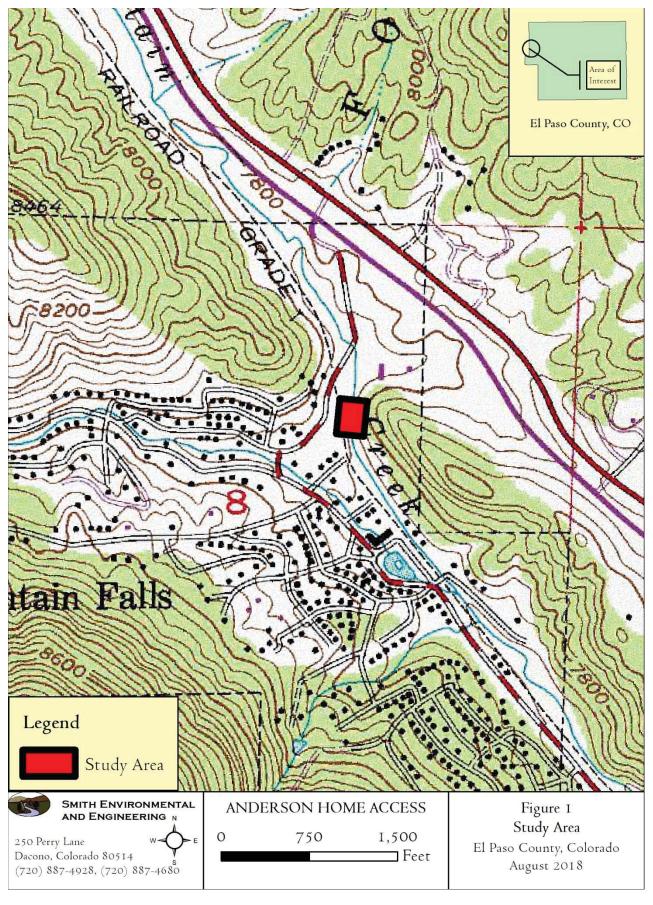
The Town of Green Mountain Falls

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

2019 APPLICATION - EROSION CONTROL PLAN REVIEW/GRADING PERMIT

*payment is due 10 days before work begins
*Must be accompanied by statement of financial responsibility and ownership

APPLICANT: <u>Smith Env</u>	rironmental and Engineering	
MAILING ADDRESS:	250 Perry Lane, Dacono, CO 80514	<u> </u>
PHONE NUMBER:	3035517973	
LOCATION OF EXCAVA	TION SITE: 10798 Ute Pass Ave.	, Green Mountain Falls, CO
DATE WORK IS TO BE S	TARTED: September 1, 2019 COM	PLETED: October 1, 2019
WILL THIS WORK INCLU	DE ROAD BUILDING - TEMPORAF	RY OR PERMANENT: YES NO_X
LAND DISTURBANCE AF	REA IN SQUARE FEET AND CUBIC	YARDS:5235 SF and 644 CY
BRIEF PROJECT DESC	CRIPTION: <u>Stream and driveway re</u> from flood damage	estoration; and culvert replacement
SIGNATURE		Vice President
DATE <u>8/5/2019</u>		
*Reference Section 17	-92 and 17-85(e) of Green Mou	untain Falls Municipal Code
Fee can be found in th	e current year fee schedule on	our website under Forms
For office use:		
Fee Amount:	Date Collected: (due 10 days be	efore project start date)
Payment Type:		
Independent Engineering Re	view Date (if applicable) :	
Planning Commission Action	/Date (attach minutes) :	



SHEET INDEX

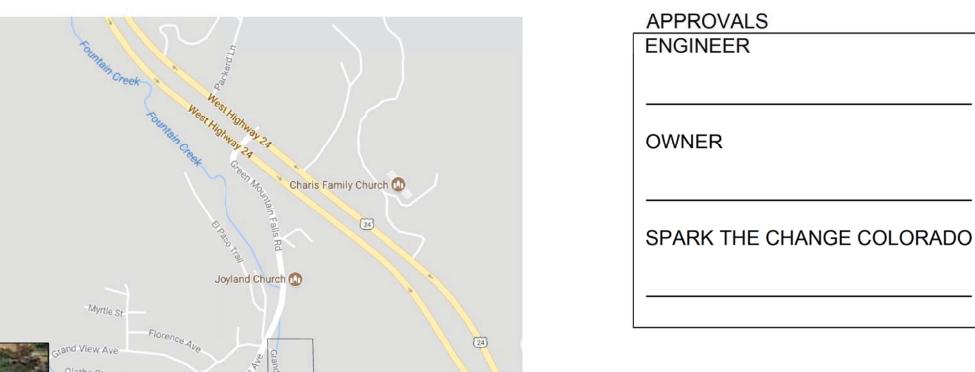
Sheet Number	Sheet Title
1	COVER
2	GENERAL NOTES
3	LEGEND & TYPICAL SECTIONS
4	SURVEY CONTROL
5	REMOVALS AND RESETS
6	LAYOUT PLAN
7	GRADING PLAN
8	ROAD PLAN AND PROFILE
9	STREAM PLAN & PROFILE
10	BOULDER STRUCTURE CROSS SECTIONS
11	STREAM SECTIONS
12	STREAM RESTORATION DETAILS
13	RETAINING WALL
14	WALL TYPICAL SECTIONS
15	EROSION AND SEDIMENT CONTROL
16	DETAILS (1 OF 6)
17	DETAILS (2 OF 6)
18	DETAILS (3 OF 6)
19	DETAILS (4 OF 6)
20	DETAILS (5 OF 6)

DETAILS (6 OF 6)

Beverly Anderson Home Access 10798 Ute Pass Ave. Green Mountain Falls, Colorado 80819

Section 08, Township 13S, Range 68W

DRAFT NOT FOR CONSTRUCTION





SUMMARY TABLE
IMPERVIOUS AREA
ROOFS: 1605 SF (90%)
CONCRETE: 187 SF (100%)
ASPHALT ROAD: 2832 (100%)
GROUTED BOULDERS: 1525 SE

GROUTED BOULDERS: 1525 SF (95%)
LANDSCAPE WALLS: 73 SF (100%)
TOTAL IMPERVIOUS AREA: 5982 SF
STEEPEST EXISTING SLOPE: 0.074:1
STEEPEST PROPOSED SLOPE: 1.04:1

APPROXIMATE EARTHWORK CUT/FILL: 644 CY/335 CY





SMITH ENVIRONMENTAL AND ENGINEERING



250 PERRY LANE DACONO, CO 80514 PH: 720-887-4928 FAX: 720-887-4680

- No excavated material shall be placed under overhead electric conductors or around poles or temporarily stored under lines without first consulting with the electric utility to determine if adequate clearances will be maintained. No person, tool or equipment shall operate closer than 10 feet to any portion of any energized line without first complying with the provisions of Colorado Revised Statutes 1983, Section 1, Title 9, Article 2.5, 102 and 103.
- The Contractor is responsible to insure that all work is performed in accordance with applicable standards and regulations as set forth by the Occupational Safety and Health Administration (OSHA).
- The surface features shown on the Drawings were obtained through field surveys conducted throughout the design. The Contractor shall review and verify the existing ground conditions and inform himself of the conditions to be encountered during construction.
- The Contractor is responsible for construction staking of both horizontal and vertical layout. The Drawings contain coordinates and/or control points throughout the project for the Contractor's use when staking the project. All layout shall be coordinated with the Engineer and is subject to review and approval prior to construction. Surveying services for construction staking shall not be paid for separately but shall be included in the work.
- Soil borings have not been undertaken on the project.
 Each Bidder must form his own opinion of the character of the materials that will be encountered from a field inspection and from such other investigations as he may desire.
- A Floodplain Development Permit has already been obtained for this project.

- The majority of the project work area is contained within private property. The Contractor shall be responsible for close coordination with private property owners and tenants on project schedules, work activities and extent of disturbance within the project area.
- No trees or shrubs shall be removed without prior review and approval of the Owner/Engineer/Private Property Owners
- All existing active utilities must remain in service at all times. Existing utilities no longer in service may be removed and disposed of off-site by Contractor. Any removal or abandonment of utility structures shall be done in accordance with the standards of the owning utility provider. The utility owner shall also provide written approval prior to removal or abandonment of the utility structure.
- All existing pipes which are abandoned in-place shall be removed.
- 13. The Contractor shall review the sequence of construction with the Engineer/Owner/Private Property Owner prior to initiation of work. In general, sequencing shall minimize disruption to the surrounding area and private home owners.
- The Contractor shall limit his construction activity to existing rights-of-way and the immediate areas of work and as noted on the Drawings.
- 15. Any signs, delineator posts, mail boxes, newspaper boxes and other appurtenances removed during construction shall be reinstalled in the same location and in an acceptable condition at no additional cost to the Owner.
- 16. All existing drainage structures shall remain in place unless otherwise indicated on the Drawings. Any structures damaged or removed during construction, shall be reinstalled or replaced at no additional cost to the Owner.
- 17. The Contractor may propose minor alterations to the design configurations shown for the new facilities. Such modifications are subject to the Engineer's review and approval and shall result in no additional cost of the Owner.
- Structures removed by the Contractor as part of this project become the property of the Contractor.
- 19. Existing property corners and section monumentation shall not be disturbed. In the event any existing property monuments are disturbed, they shall be replaced at the Contractor's cost by a surveyor licensed in the State of Colorado.

- existing driveways, existing driveway surfacing materials shall be stripped, stockpiled and reinstalled to accommodate the construction of the new improvements. Driveway restoration shall result in a driveway entrance that is equal to or better than that existing prior to construction.
- 21. Existing landscaping material, i.e. railroad ties, decorative rock, or similar landscaping items, shall not be disturbed unless specifically noted on the project Drawings. Where these items are required to be removed and reinstalled during the course of construction, the work shall be accomplished as an incidental to the installation of the new improvements at no additional cost to the Owner. Coordination and approval from private property owners is required prior to disturbing these materials.
- 2. The roadway crossing and access roadway are critical components required to provide access to the majority of the project site. The Contractors shall construct these improvements as soon as possible in order to provide adequate equipment, material and manpower access throughout the project site.
- The Contractor may propose minor adjustments to the alignment and grade of the proposed improvements in order to accommodate existing conditions, existing surface features or existing tree and vegetation boundaries. Contractor shall review all proposed changes with the Engineer, Owner and Private Property Owners for approval prior to their construction. Any such changes implemented into the project shall result in no additional cost to the Owner.
- 24. All culverts are to be built to a minimum of HS 20 loading standards, with a load rating of 32,000 lbs per axle or 16,000 lbs per tire for a 3 axle truck, or an active live load of 72,000 lbs.
- Horizontal Datum: HARN/CO 83
 Colorado State Plane Central Zone, US Feet,
 - The Vertical Datum for this project is based on the North American Vertical Datum of 1988. See sheet 4 for survey control information.

FARTHWORK

- The Contractor shall be responsible for the legal disposal of any debris and waste material off the project site. Clean soil materials from excess excavation become the property of the contractor.
- In those areas where construction activity alters
 existing drainage configurations, drainage patterns
 shall be restored to as good as or better
 conditions that those that existed prior to the
 construction activity. This work shall be
 undertaken as an incidental and at no additional
 cost to the Owner.
- Compaction shall achieve 95% of Standard Proctor maximum compaction as directed by the Engineer.
- The Contractor shall provide seeding in areas as designated on the plans and as indicated by the Engineer. The Contractor is responsible for seeding disrupted areas. All existing native vegetated areas disturbed by construction activities are to be seeded.
- Where fill is required by the Drawings, all deleterious debris shall be fully removed and the surface prepared for adequate bonding of new fill. Material proposed for importation shall be submitted to the Engineer for review and approval prior to placement.
- Fill shall be placed to match the contours shown on the Drawings. The final grading of the fill shall blend into the existing contours in a neat manner with smooth and continuous curves.
- Fill sections shall be constructed in a manner to provide positive drainage away from the fill sections and into appropriate drainage patterns.
- Grading of the project site shall be finalized such that all areas drain freely. Coordinate with the Engineer and Owner to ensure that this conditions is met.
- 9. The Engineer's calculations for overall earthwork associated with the construction of the proposed improvements indicate approximately 644 cubic yards of cut to be undertaken. Fill, with no compaction factor for all areas applied, will consist of approximately 335 cubic yards. The excess cut material required must be exported by the Contractor in accordance with the project Specifications. Generally speaking, the fill material shall be as near as possible in character as the native materials are generally characterized as decomposed granite and gravels. Refer to project Specifications for further details.

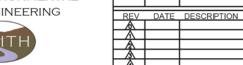
TRAFFIC CONTROL

- Where applicable, all pedestrian traffic, particularly that of adjacent homeowners, shall be accommodated in the same manner as vehicular traffic during construction.
- The Contractor shall be responsible for the proper collection, control and conveyance of storm water runoff and drainage within the project area throughout the course of construction. The Contractor shall be responsible for implementing the proper facilities and management practices to appropriately control ground water and surface
- 3. Any construction related activities being undertaken within State Highway rights-of -way, i.e. loading or unloading of construction materials and equipment, shall be coordinated with the appropriate CDOT personnel. The appropriate provisions shall be made to accommodate local access and traffic control as required by the applicable CDOT permit.

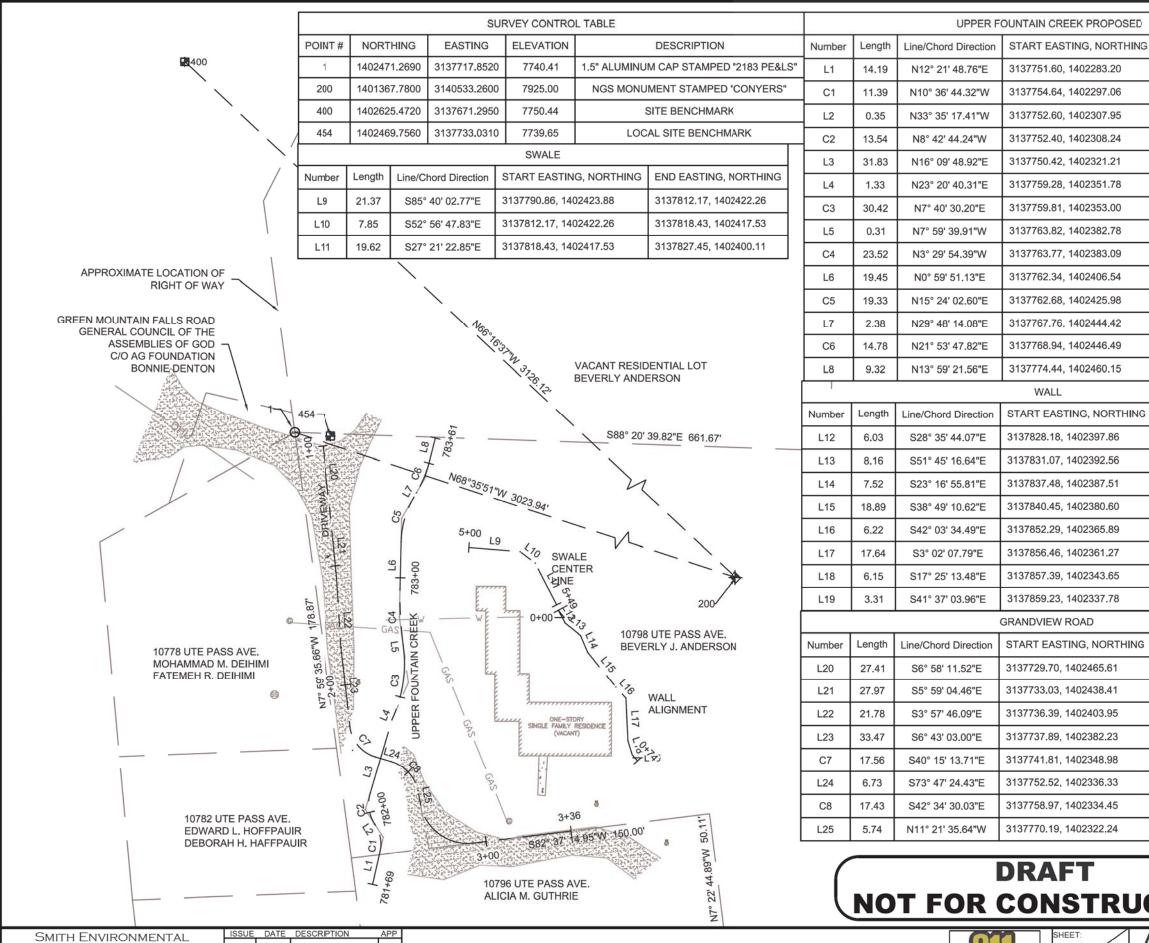


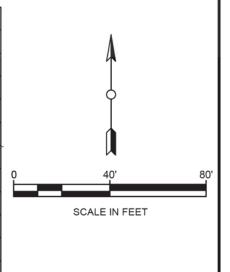
DRAFT
NOT FOR CONSTRUCTION

SMITH ENVIRONMENTAL AND ENGINEERING



2017-1293





END EASTING, NORTHING

3137754.64, 1402297.06

3137752.60, 1402307.95

3137752.40, 1402308.24

3137750.42, 1402321.21

3137759.28, 1402351.78

3137759.81, 1402353.00

3137763.82, 1402382.78

3137763.77, 1402383.09

3137762.34, 1402406.54

3137762.68, 1402425.98

3137767.76, 1402444.42

3137768.94, 1402446.49

3137774.44, 1402460.15

3137776.69, 1402469.20

END EASTING, NORTHING

3137831.07, 1402392.56

3137837.48, 1402387.51

3137840.45, 1402380.60

3137852.29, 1402365.89

3137856.46, 1402361.27

3137857.39, 1402343.65

3137859.23, 1402337.78

3137861.43, 1402335.31

END EASTING, NORTHING

3137733.03, 1402438.41

3137735.95, 1402410.59

3137737.89, 1402382.23

3137741.81, 1402348.98

3137752.52, 1402336.33

3137758.97, 1402334.45

3137770.19, 1402322.24

3137771.32, 1402316.61



NOT FOR CONSTRUCTION

AND ENGINEERING

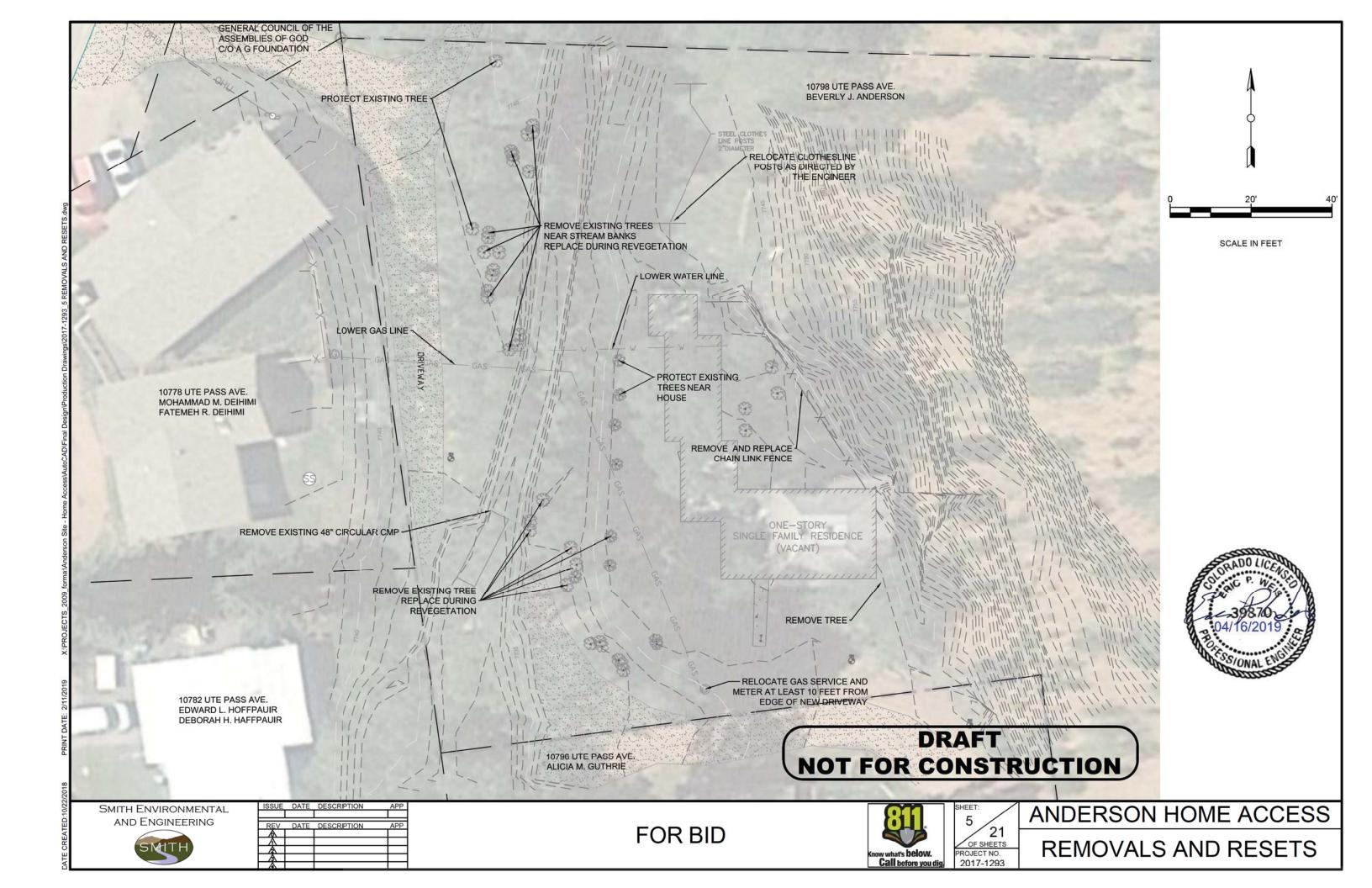
SMITH

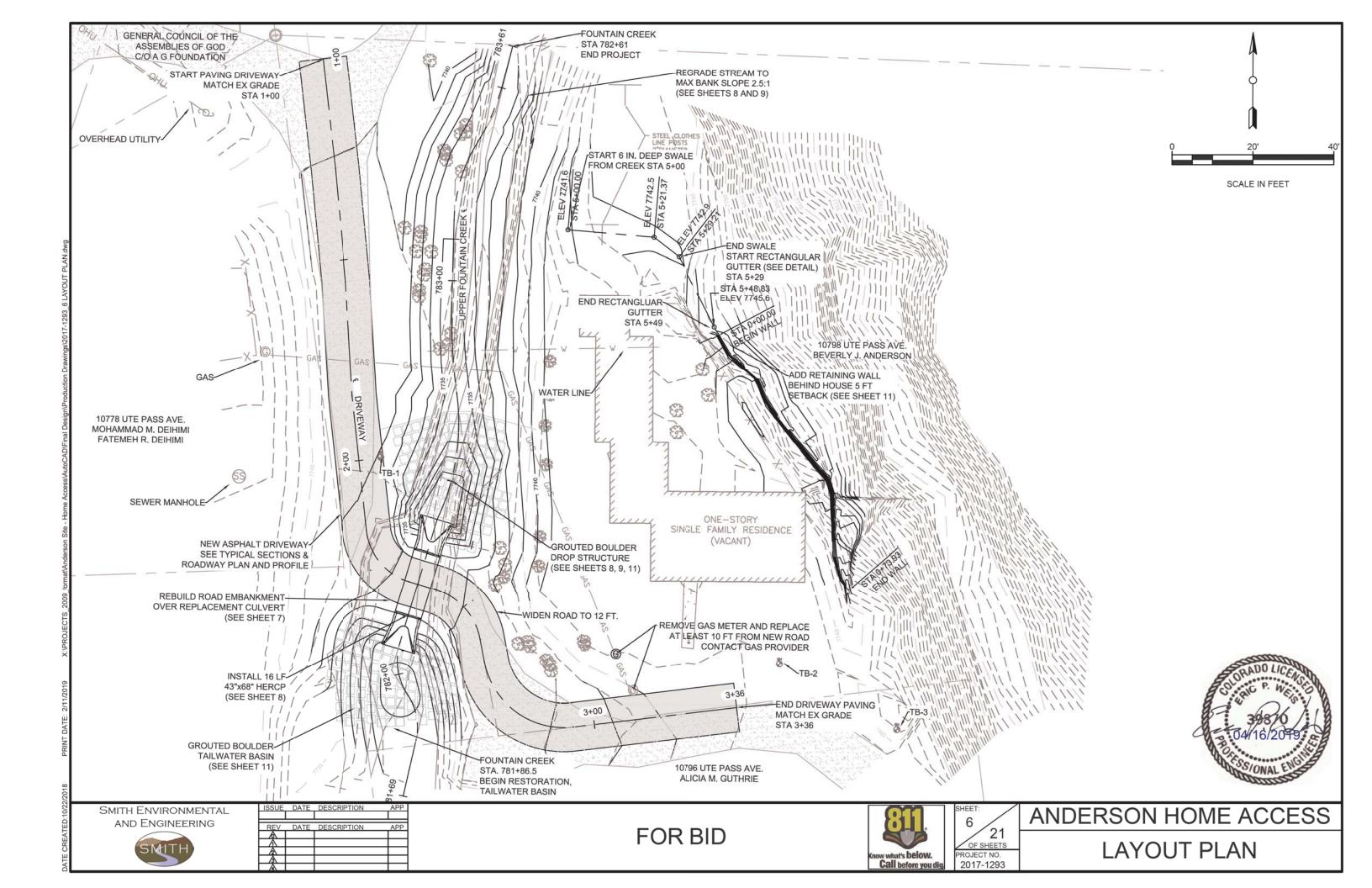
FOR BID

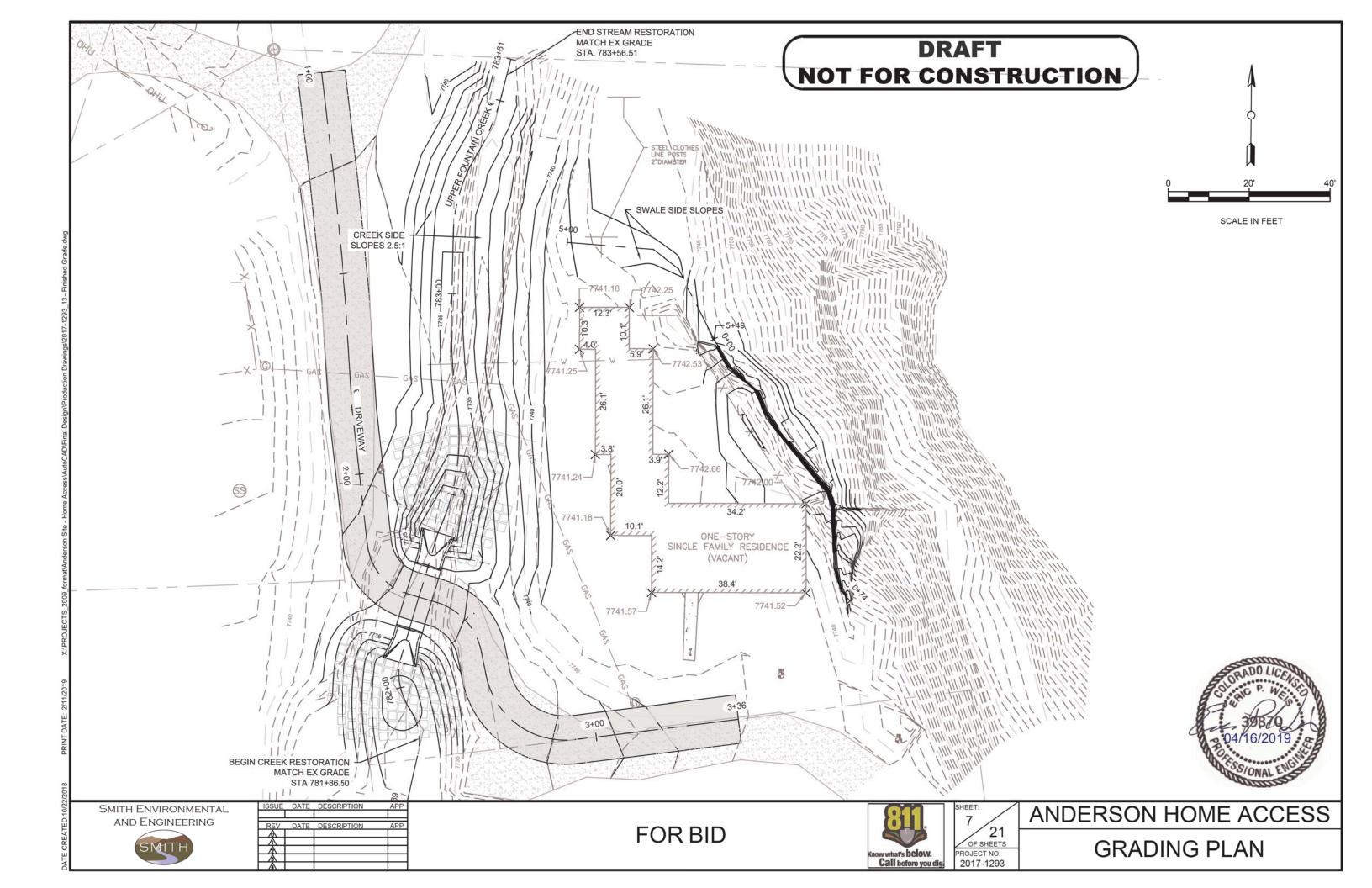


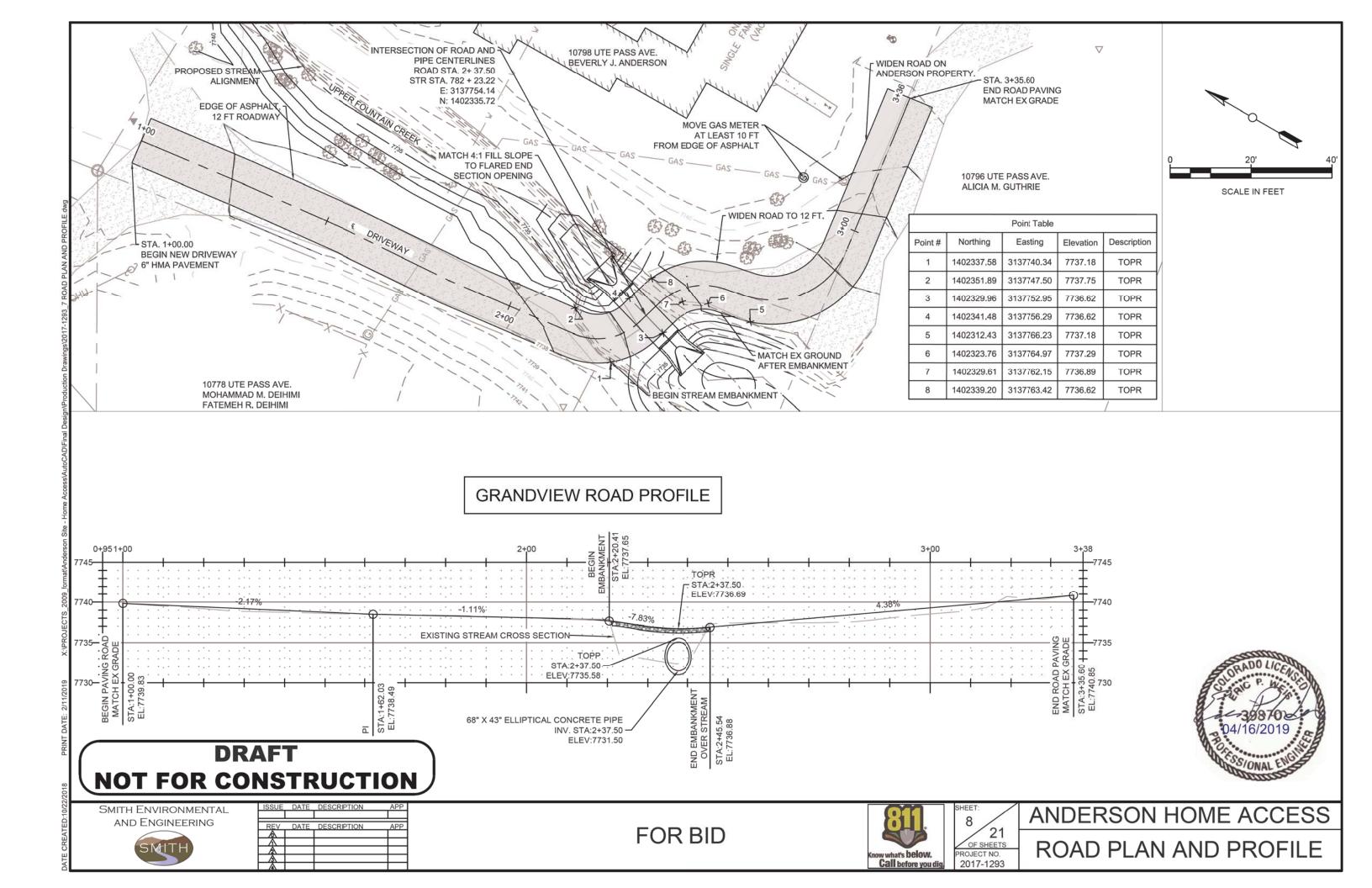


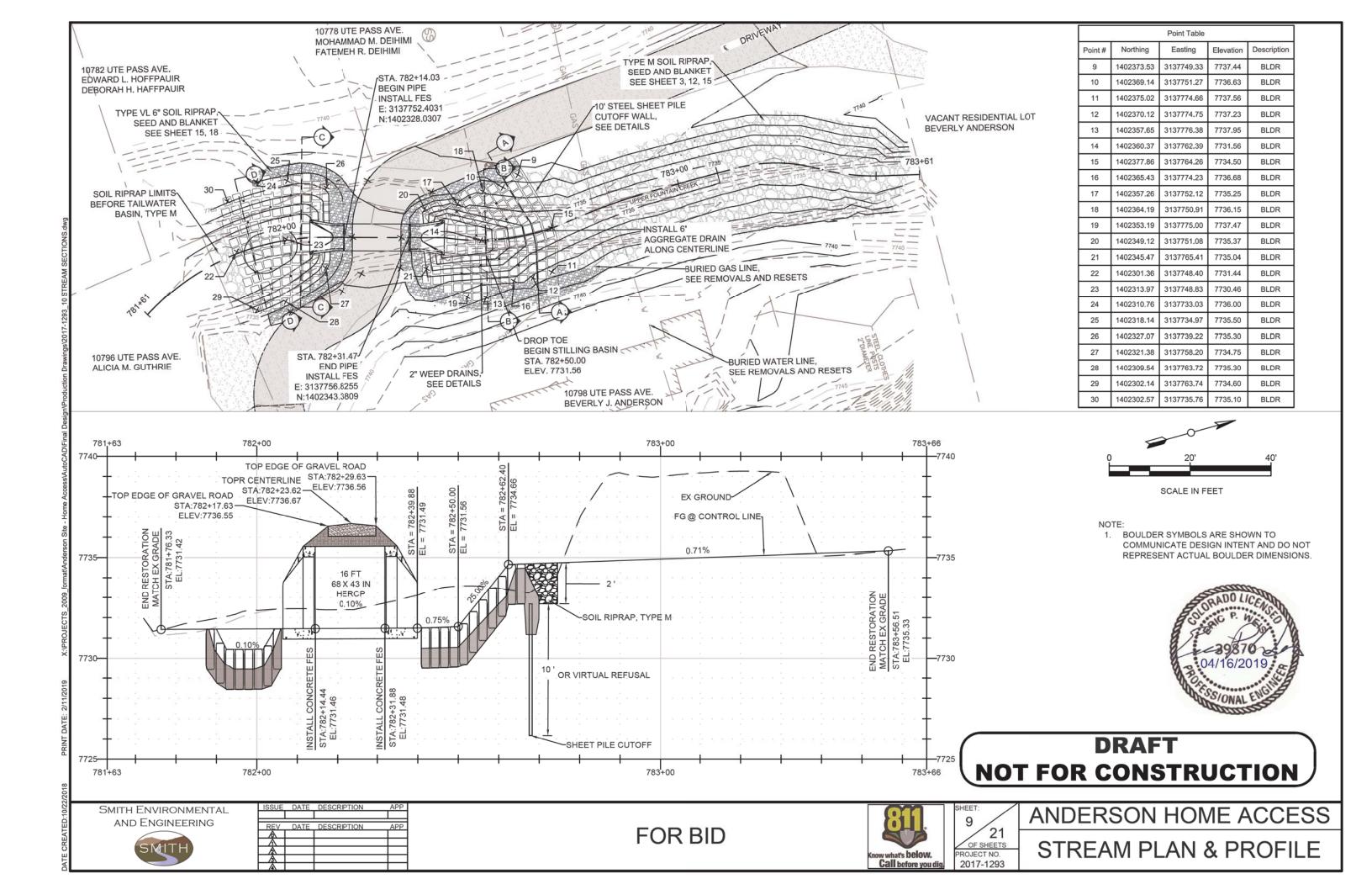
ANDERSON HOME ACCESS SURVEY CONTROL

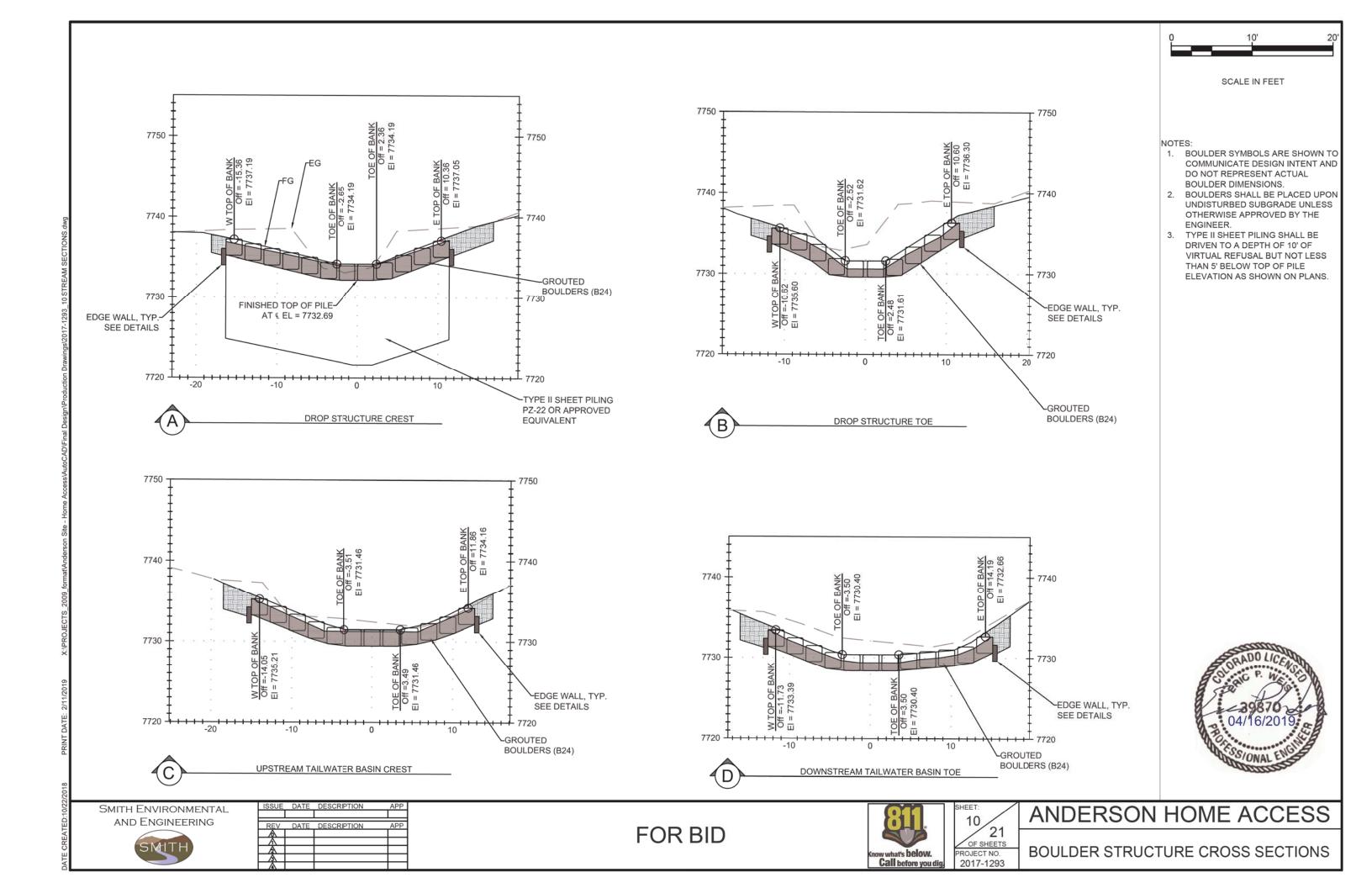


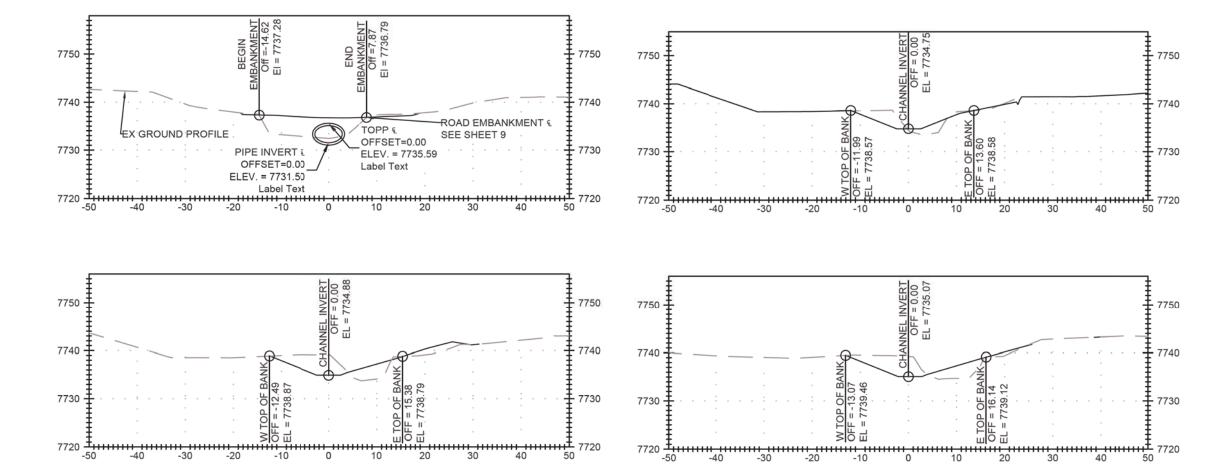


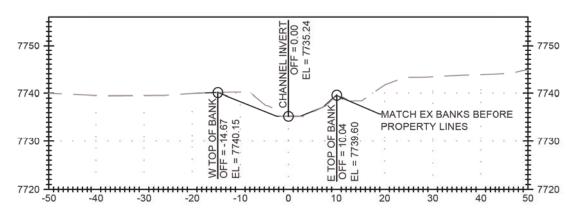












39878 04/16/2019

DRAFT NOT FOR CONSTRUCTION

SMITH ENVIRONMENTAL AND ENGINEERING SMITH REV DATE DESCRIPTION APP

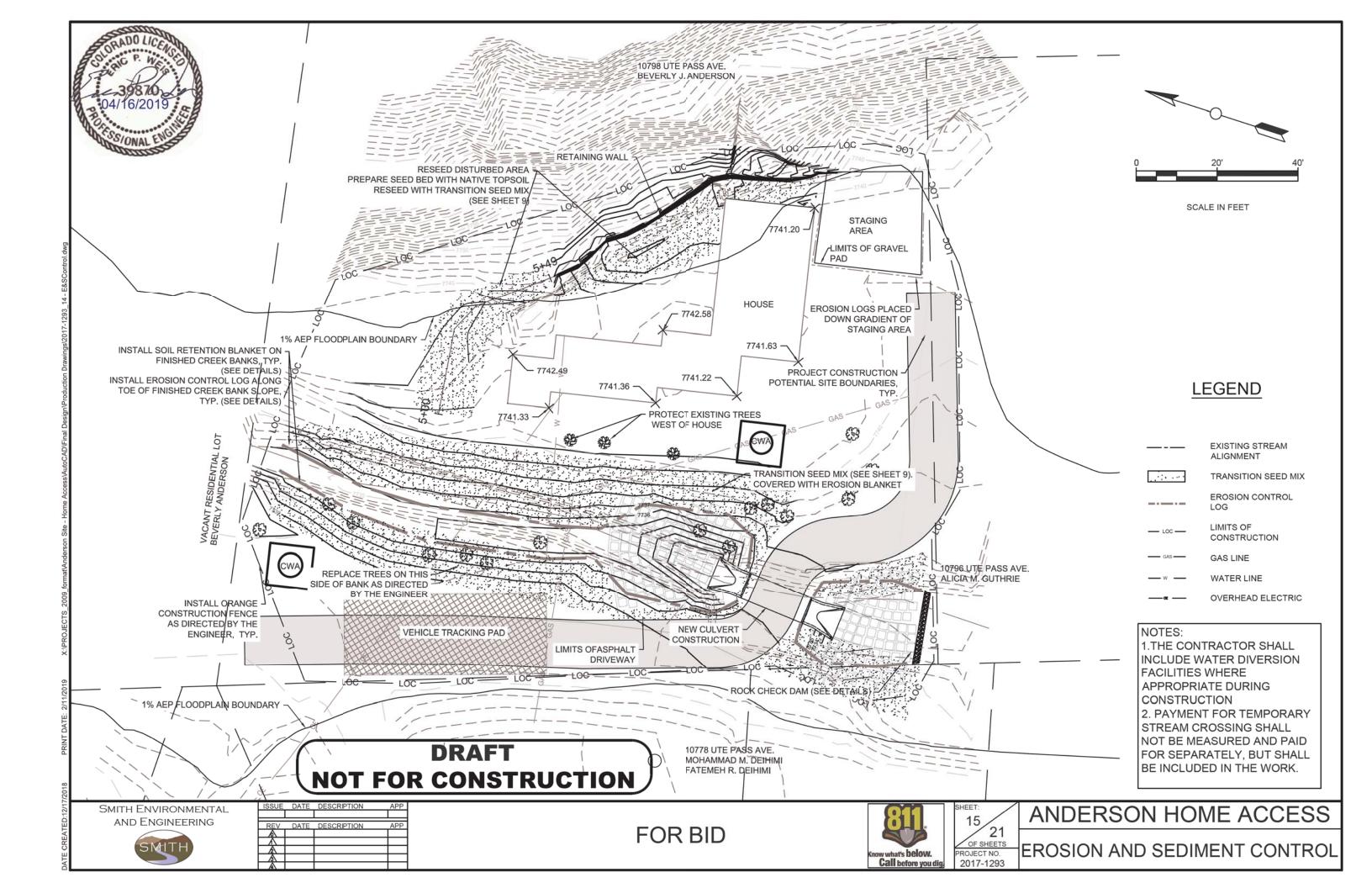




SHEET:

11
21
OF SHEETS
PROJECT NO.
2017 1202

ANDERSON HOME ACCESS
STREAM SECTIONS



P	LAN	NEV	V OR	M STANDARD	PAGE
V	UMBER	REV	ISED	TITLE	NUMBER
	M-607-1			WIRE FENCES AND GATES (3 SHEETS)	100-102
	M-607-2	2		CHAIN LINK FENCE (3 SHEETS)	103–105
	M-607-3	5		BARRIER FENCE	
	M-607-4	+		DEER FENCE, GATES, AND GAME RAMPS (REVISED ON APRIL 30, 2015)	(5 SHEETS)1 07-109-
	M-607-1	0		PICKET SNOW FENCE	110
	M-607-1	5		ROAD CLOSURE GATE (9 SHEETS)	111–119
	M-608-1			CURB RAMPS (10 SHEETS) (REVISED ON FEBRUARY	23, 2017)
	M-609-1			CURBS, GUTTERS, AND SIDEWALKS (4 SHI	EETS) JULY 24, 2012). 126-129
	M-611-1			CATTLE GUARD (2 SHEETS)	130–131
	M-611-2			DEER GUARD (2 SHEETS) (NEW ON APRIL 30, 2015)
	M-613-1			ROADWAY LIGHTING (4 SHEETS)	132–135
	M-614-1			RUMBLE STRIPS (3 SHEETS)	136–138
	M-614-2			SAND BARREL ARRAYS (2 SHEETS)	139–140
	M-615-1			EMBANKMENT PROTECTOR TYPE 3	141
	M-615-2			EMBANKMENT PROTECTOR TYPE 5	142
	M-616-1			INVERTED SIPHON	143
	M-620-1			FIELD LABORATORY CLASS 1	144
	M-620-2	2		FIELD LABORATORY CLASS 2 (2 SHEETS)	145–146
	M-620-1	1		FIELD OFFICE CLASS 1	147
	M-620-1	2		FIELD OFFICE CLASS 2	148
	M-629-1			SURVEY MONUMENTS (2 SHEETS)	149-150

COLORADO DEPARTMENT OF TRANSPORTATION M&S STANDARDS PLANS LIST July 04, 2012

Revised on December 21, 2018

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED AND REVISED, APPLY TO THIS PROJECT WHEN USED BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

NEW OR REVISED STANDARD PLAN SHEETS APPLICABLE TO THIS PROJECT, INDICATED BY A MARKED BOX

	NEW REVIS	
S-612-1		DELINEATOR INSTALLATIONS (8 SHEETS) (REVISED ON APRIL 12, 2018).151-157
S-614-1		GROUND SIGN PLACEMENT (2 SHEETS) (REVISED ON DECEMBER 12, 2014).158-159-
S-614-2		CLASS SIGNS (REVISED ON JUNE 24, 2016)
S-614-3		CLASS II SIGNS
S-614-4		CLASS III SIGNS (3 SHEETS) (REVISED ON DECEMBER 17, 2014)162-164-
S-614-5		BREAK-AWAY SIGN SUPPORT DETAILS (REVISED ON FEBRUARY 8, 2017) .165-166- FOR GROUND SIGNS (2 SHEETS)
S-614-6		CONCRETE FOOTINGS AND SIGN ISLANDS
S-614-8		TUBULAR STEEL SIGN SUPPORT DETAILS (7 SHEETS)169-173- (REVISED ON APRIL 12, 2018)
S-614-9		PEDESTRIAN PUSH BUTTON POST ASSEMBLY (REVISED ON MAY 24, 2016)
S-614-10		MARKER ASSEMBLY INSTALLATIONS
S-614-11		MILEPOST SIGN DETAIL FOR HIGH SNOW AREAS
S-614-12		STRUCTURE NUMBER INSTALLATION (2 SHEETS)
S-614-14		FLASHING BEACON AND SIGN INSTALLATIONS (3 SHEETS) .178-180
S-614-20		TYPICAL POLE MOUNT SIGN INSTALLATIONS
S-614-21		CONCRETE BARRIER SIGN POST INSTALLATIONS
S-614-22		TYPICAL MULTI-SIGN INSTALLATIONS
S-614-40		TYPICAL TRAFFIC SIGNAL INSTALLATION DETAILS 184-188-(5 SHEETS) (REVISED ON JUNE 17, 2016)
S-614-40	A 	ALTERNATIVE TRAFFIC SIGNAL INSTALLATION DETAILS189-192- (4 SHEETS) (REVISED ON JUNE 17, 2016)
S-614-41		TEMPORARY SPAN WIRE SIGNALS (REVISED ON APRIL 2, 2015)
S-614-42 S-614-43		CABINET FOUNDATION DETAIL (4 SHEETS)
S-614-44		PEDESTAL POLE SIGNALS (2 SHEETS) (REVISED ON JUNE 17, 2016)
S-614-50		STATIC SIGN MONOTUBE STRUCTURES (12 SHEETS)208-219 (REVISED ON JUNE 17, 2016)
S-614-60		DYNAMIC SIGN MONOTUBE STRUCTURES (14 SHEETS)220-233 (REVISED ON JUNE 17, 2016)
S-627-1		PAVEMENT MARKINGS (8 SHEETS) (REVISED ON FEBRUARY 8, 2017) 234-238
S-630-1		TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION239—258-(24 SHEETS) (REVISED ON JUNE 23, 2016)
S-630-2		BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP)
S-630-3		FLASHING BEACON (PORTABLE) DETAILS
S-630-4		STEEL SIGN SUPPORT (TEMPORARY) INSTALLATION261-262 DETAILS (2 SHEETS)
S-630-5		PORTABLE RUMBLE STRIPS (TEMPORARY) (2 SH
S-630-6		EMERGENCY PULL-OFF AREA (TEMPORARY)
S-630-7		ROLLING ROADBLOCKS FOR TRAFFIC CONTROL (3 SHEETS)

WILL BE ATTACHED TO THE PLANS.

Computer File Informat	tion		Γ
Creation Date: 07/04/12	itials:	JBK	l
Last Modification Date: 12/21/18 In	itials:	LTA	
Full Pathwww.coloradodot.info/business/c	designs	support	
Drawing File Name: Standards Plans List			
CAD Ver.: MicroStation V8 Scale: Not to Scale	Units:	English	

	Sheet Revisions				
Date:	Comments				
	Date:				

PAGE

Colorado Department of Transportation



CDOT 2829 West Howard Place Phone: 303-757-9021 FAX: 303-757-9868 JBK/LTA

Division of Project Support

STANDARDS PLANS LIST

STANDARD PLAN NO. STANDARDS PLANS LIST

ssued By: Project Development Branch July 4, 2012

Sheet No. 1 of 1

SMITH ENVIRONMENTAL AND ENGINEERING

SSUE	DATE	DESCRIPTION	APP	Г
REV	DATE	DESCRIPTION	APP	
⋒				ı
Λ				ı
A				
Α				
Δ.				

FOR BID





2017-1293

ANDERSON HOME ACCESS

DETAILS (1 OF 6)







Public Record Property Information

Tuesday, February 06, 2018 Time: 11:42:33 AM

Personal Information

Schedule No: 8308101005

Owner Name: ANDERSON BEVERLY J Location: 10798 UTE PASS AVE

Mailing Address: PO BOX 334

NEW CASTLE CO 81647-0334

Previous Parcel

Replaced Parcel

Legal Description

TRACT IN SW4NE4 AS FOLS, FROM SE COR OF SD SW4NE4 RUN W ON S LN THEREOF 42.5 FT TO NELY R/W LN OF FORMER MID TERM RY CO, TH NWLY ALG SD R/W LN 1165 FT FOR POB, TH ANG R 90< 150 FT, ANG R 90< SELY 50 FT, TH ON CUR TO L HAVING A RAD OF 693.63 FT A DIST OF 20.55 FT, TH SWLY ON RADIAL LN 150 FT TO INTSEC AFMD R/W LN, ANG L SELY ALG SD R/W LN 681.95 FT TO A PT 420 FT NWLY FROM S LN OF NE4, ANG L 90< 400 FT TO INTSEC E LN OF SW4NE4, NLY ALG SD E LN TO A PT 160 FT S OF NE COR THEREOF, TH WLY PARA WITH + 160 FT S OF N LN OF SW4NE4 TO INTSEC NELY R/W LN OF FORMER MID TERM RY CO, TH SELY ALG SD LN TO POB SEC 8-13-68

Market Information (2017 Values)

Levy Year: 2017 Mill Levy: 98.315 Exempt Status: Not Exempt

Table	Use Code	2017 Market Value	2017 Assessed Value	Exempt
Land	SINGLE FAMILY RES.	\$73,500	\$5,290	
Imp	FRAME AVERAGE QUALITY	\$142,728	\$10,280	
	Total Value	\$216,228	\$15,570	

Tax Entity and Levy Information

(District: HBG)

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	FINANCIAL SERVICES	(719) 520-6498
EPC ROAD & BRIDGE SHARE		(719) 520-6498
TOWN OF GREEN MOUNTAIN FALLS	MARY DUVAL	(719) 684-9414
EPC-GREEN MTN FALLS ROAD & BRIDGE SHARE		(719) 520-6498
MANITOU SPRINGS SCHOOL NO 14	TIM MILLER	(719) 685-2015
PIKES PEAK LIBRARY	MIKE VARNET	(719) 531-6333
GREEN MTN FALLS/CHIPITA PARK FIRE	JEFF IDLEMAN	(719) 684-2293

Sale Information

Land Information

Seq#	Use	Exempt	Area
1	SINGLE FAMILY RES.		8.5 acres

Residential Information

Bldg#	Year Built	Style	Total Above Grade Area
1	1954	One Story/Ranch	1,560

Commercial Information



PIKES PEAK REGIONAL BUILDING DEPARTMENT

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

Follow us on social media

Invoice

8/8/2019 1:59:46 PM

(KEITH)

Receipt #: 1620876

Customer: BEVERLY ANDERSON

a facebook.com/PPRegionalBuilding/

@PPRBD

@ppregionalbuilding

Transaction Summary

Account	Description		Reference	Amount
1301-40020	FLOODPLAIN PERMIT	FEES	19055	\$50.00
			Total Due:	\$50.00
		Payment Summary		
Account	Description		Reference	Amount
			6346	\$50.00

Total Tendered: \$50.00

Comment: FP# 19055--10798 UTE PASS AVE

Perm	it	#	1	9	N	5	5

FLOOD PLAIN DEVELOPMENT PERMIT

Date 19-Jul-2019

		— Owner Information —	
Name: BEVERLY ANDERSON		Phone: (303) 551-7973	
Address: 10798 UTE PASS AVE. GREEN MOUNTAIN FALI		Dei et Leeri	
Address: 10798 UTE PASS AVE		—— Project Location ——	
GREEN MOUNTAIN FALL	.S, 80819		
Location/Directions:			
Contractor/Engineer: Phone:			
Multi-Family Residential: Manuf. (Mobile Home: Non-Residential New Construction Watercourse Modification: Project Cost: \$0.00 Creek: FOUNTAIN CREEK]	— Project Description — Addition/Remodel (<50%): Rehabilitation Subst. (>50 Appraisal) Imprv: Fill Bridge/Culvert Levee: Structure Market Value: \$0.00 d with new culvert which exceed	[] [] [] [X] []
•			
Location: Floodway Base (1%) Flood Elevation: Lowest Floor Elevation: Floodproofing Level: Source Document: also see W:\Floodp	lain\CLOMRS LOI	OMRS AND STUDIES\OneDrive etion —————————Variance Granted (Y/N): No	re_1_8-5-2019 (1) for more project documentation re_1_8-5-2019 (1) for more project documentation
	— Compliance S	Section ————	
Elevation Certificate: N Date:	Compilance 5	Section	
LOMA: N Date:	CLOMR: N Dat	te: LOMR: N	Date:
Site Inspection: Preliminary Required: N Final Required: Y	Date:	For Insp	pection Requests call: Keith 327-2898
Compliance Comments: also see W:\F	loodplain\CLOMR	RS LOMRS AND STUDIES\One	eDrive_1_8-5-2019 (1) for more project documentation
			APPROVED AUG 08 2019
			AUG 08 2019
			RBD Floodplain
Regional Floodulain Division:			D-t- 10 I I 2010

Regional Floodplain Division:

Date 19-Jul-2019

NOTE: This permit expires twelve (12) months from the date it is issued.



Town of Green Mountain Falls
P.O. BOX 524
GREEN MOUNTAIN FALLS, CO 80819
(719) 684-9414
www.gmfco.us
Variance Application

General Information

- This is a request to deviate from current subdivision or zoning requirements in the GMF Town Code
- Applicants are responsible for understanding the procedure and are required to demonstrate how the proposed project meets criteria set forth in §16-709 (Zoning) or §17-111 (Subdivision) of the GMF Town Code
- A completed application shall be submitted thirty (30) days prior to regularly scheduled Planning Commission meeting

22 completed application stran be submitted thirty (50) days prior to	regularly scheduled Planning Commission meeting
Applicant Information	
I am the property owner (if not the owner, please provide proc Name: DAVID DOREN	of of authorization for submitting application) Email: CSP3 @M5N. COM
Address: 10905 DENVER AVE	Phone: 719-243-5136
Property Owner Information	
Name: DAVID DOREN	Email: CSP3 DMSN. COM
Address: 10905 DENVER AVE	Phone: 719-243-5136
Property Information	
Property Address 10905 DENVER AVE	
□ Planning Commission Review Date 7/09/2019	Plan Review No. 2019-014
Regional Building Permit Date	Permit Number
Zoning Designation (§16-301) R-1-20000 Lot	Size
Town Code Setback Requirements: Front/5 Side/O Rea	r_/0'
☐ Hillside Overlay Zone Designation (§16-312) ☐ ILC Surv	ey Completed (date)
Variance Petition	
Petition Application Requirements (on a separate sheet, provide t	he following information)
Describe the project in detail, including how the project meets the of State the variance request to be approved; include the benefits to yo Explain how the variance would not be injurious to the neighborho Explain how the variance would be used to overcome an exceptions strict application of the zoning requirements place an unusual and u Explain how adjacent property owners would not be adversely affect impair an adequate supply of light and air to adjacent properties Whether the Hillside Overlay Zone is applicable and how the varian	ourself, the neighborhood, and the community od or otherwise detrimental to the public al physical condition or unique circumstance, and how unnecessary hardship on the property owner cted by the variance; include whether the variance will

PLANNING COMMISSION AGENDA MEMO

DATE: AUGUST 27, 2019	SUBJECT:
Presented by:	Variance Application V2019-01
Julia Simmons, Land Use Planner	

Recommend action:

Public hearing; approve, approve subject to certain conditions; or disapprove

Background:

Mr. Doren's contractor appeared before the Planning Commission at the July 09, 2019 meeting to receive approval for a deck replacement and discuss a six-foot extension. Neither Staff nor the contractor had enough information to determine whether Mr. Doren's proposed deck would be compliant with GMF Code. Upon review, the Commission unanimously voted to approve a full replacement of the deck in the existing footprint under the "grandfather" policy that has been applied to other similar projects. However, the Commission recommended the applicant seek a side setback variance if the deck extension would not meet the ten (10) foot setback requirement that could encroach on the east neighbor's property.

The applicant is now requesting approval of a 9' 6" side yard setback variance where 10' is required to allow for the replacement and extension of a deck surrounding three sides of the second story of his home. The stairs that access the deck and second story will not be altered. The applicant submitted a letter describing the proposed project and hardship he would endure if simply replacing the existing structure in a similar means. The property's topography, typical in the Town, and siting on the lot does provide challenges to full, safe use of his deck and garage (see photos of grade, boulders/rocks, and siting of SFH on lot). Property lines on the east side of the house were determined by an ILC that is currently being conducted by the adjacent neighbor. Mr. Doren was able to run a tape from the existing pin/flag up to the other pin in the southeast corner of his property to determine that his existing deck is noncompliant by six inches- and would thereby make the proposed extension noncompliant by the same.

The proposed replacement and extension will have improved structural integrity and allow for access to the garage and cover for vehicles. Structurally improving the deck by placing support beams (without the extension) will make full access to the garage/cover difficult, which would result in Mr. Doren's family and his guests to continue parking off the ROW on Denver Avenue.

The applicant has the support and encouragement of the closest adjoining property, immediately to the east (see written testimony). Neighbors directly to the north signed a petition approving the variance, as did neighbors to the west.

Mr. Doren submitted plans and an application for a Variance. Public Hearing notices were posted in his yard and petitions were taken to all adjoining property owners.

Issue Before the Commission

Whether to recommend approval to the Board of Trustees. The Planning Commission shall consider and decide all proposed variations, taking into account the standards enumerated in Section 16-709 GMF Town Code and Procedures in Section 16-711.

To whom it may concern:

Re; 10905 Denver Ave

I am requesting a building variance to replace my front deck with a 72" extension beyond the existing footprint.

I need to have the existing deck replaced due to the rotted and deteriorating structural floor joist which are causing several areas of the walkway to become unsafe.

Attempting to only replace the existing deck will cause me to lose the drive in access to the garage as well as at least one parking space in the driveway parking area for a total loss of three parking spots.

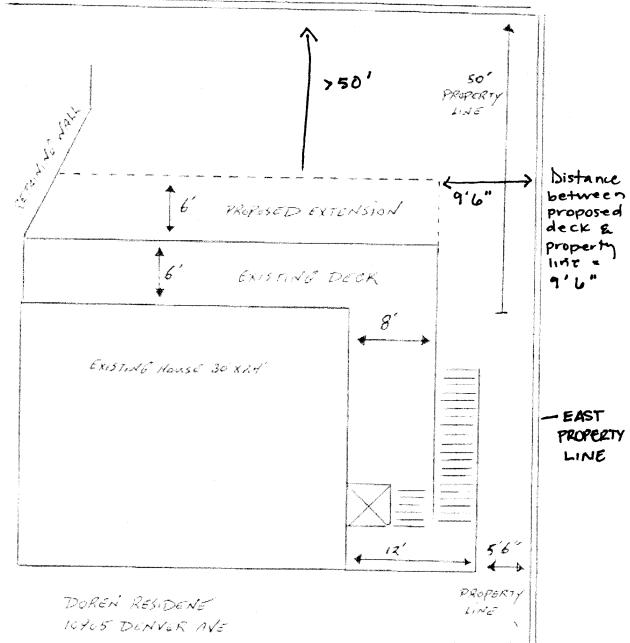
The proposed extension would allow the new support post to be located far enough away from the house to allow access to all three parking spaces as well as providing additional protection from the weather.

I have the full support of my neighbor to the East. The proposed extension would not extend any further to the East property line but only to the North. The house to the north of my property line is approx. 300' from the property line and is not in plain sight of my house. The house to the west of mine is approx. 1000' from my property line and also not in plain sight. There are no houses to the South.

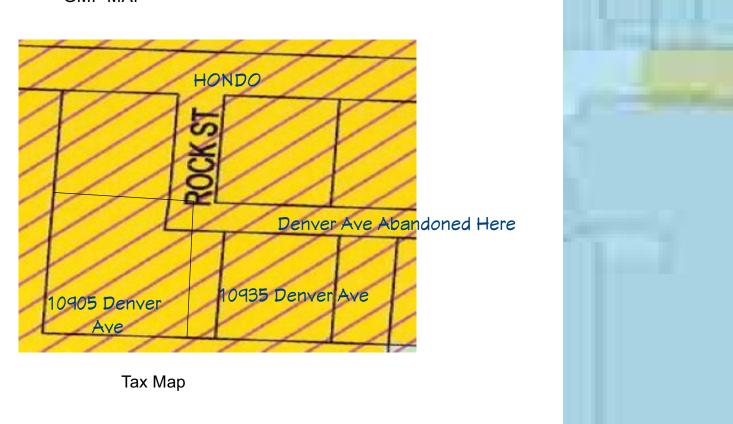
Building the proposed deck will provide the following benefits. It will ensure the safety of my family and my guest, it will bring the house into current building code compliance. This will also allow me to maintain off street parking which will be a positive improvement to the neighborhood and thus the community.

Sincerely,

David Doren







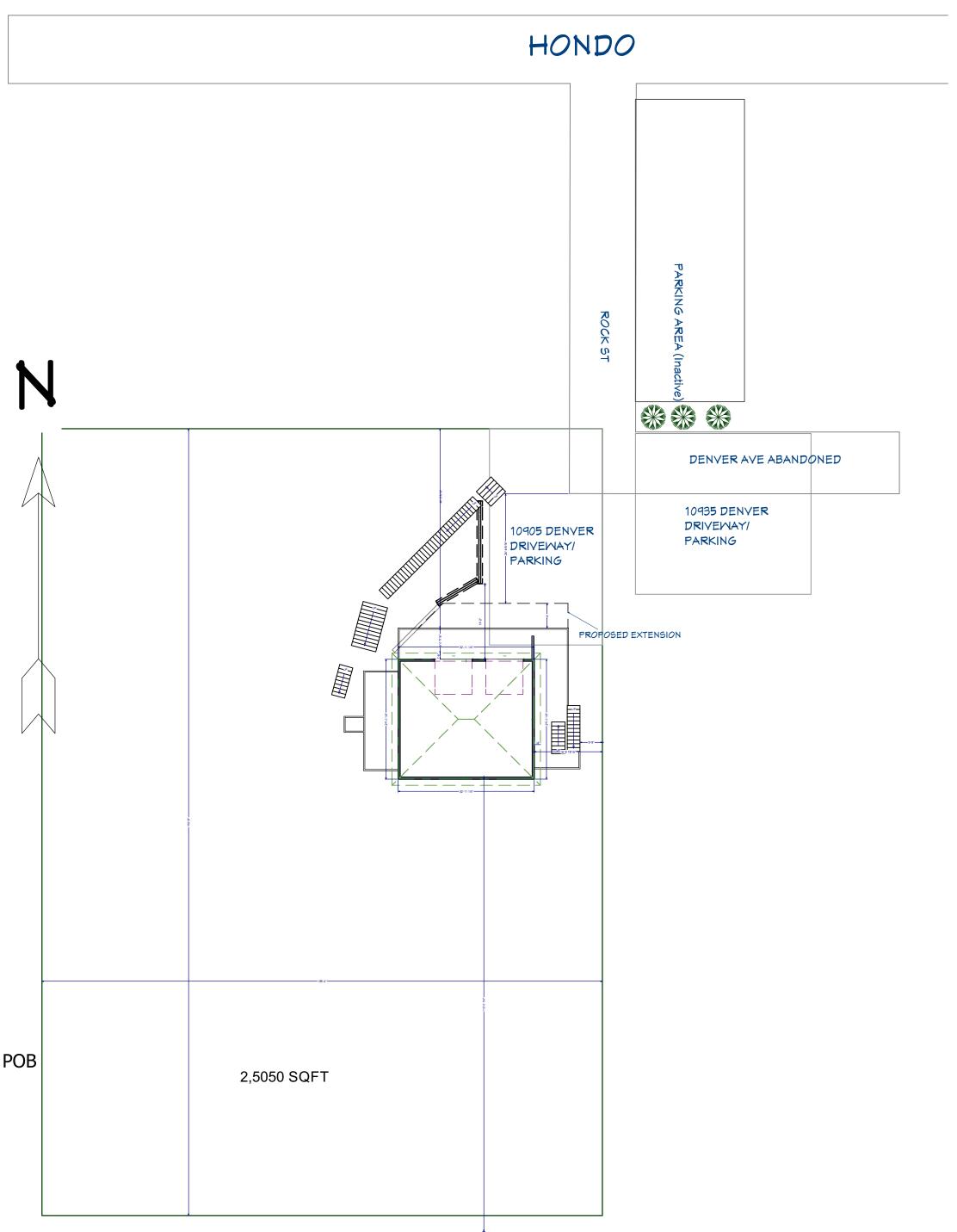
ZONING: R-1

Plat #: 380

Legal:

LOTS 4, 5, PT OF LOT 6 BLK 46 GREEN MTN FALLS ADD 5,
A PORT OF VAC DENVER AVE N OF AND ADJ TO SD LOTS ALL
BY VAC RES REC IN BK 6627-1427 & DES AS FOLS:
BEG AT SW COR OF SD LOT 4,
TH N ALG W LN OF SD LOT 4 AND EXT 190.0 FT, ANG R 90<00' ELY
120.0 FT, ANG R 90<00' SLY 40.0 FT, ANG L 90<00' ELY 15.0 FT,
ANG R 90<00'
SLY 150.0 FT TO A PT ON S LN OF SD LOT 6, TH ANG R 90<00' WLY 135.0 FT TO POB

10905 DENVER AVE



O. DESCRIPTION BY DATE

PLOT PLAN

DOREN DECK 10905 Denver Avw Green Mtn. Falls, CO 80819

Affinity Homes 719-650-2453

DATE:

6/19/2019

SCALE:

1" =20'

SHEET:

Z-1



August 6, 2017

Dear Green Mountain Falls Property Owner:

The Planning Commission has set a Public Hearing to consider a request from David Doren, property owner of 10905 Denver Ave.

Mr. Doren is requesting a variance to allow for a deck extension to his home with a setback that will be less than 10 ft. on one side. The addition will extend 6' to the North of the existing deck. The existing deck is nonconforming but Grandfathered in. This project does not meet setback requirements for R-1-20000 zoning designation.

The Green Mountain Falls Land Use Code requires that property owners within 100' of the petitioner's property be notified of any request for a zoning amendment to solicit public input.

The Planning Commission will hold a Public Hearing on Tuesday, August 27, 2019 at 6:30 p.m. at the Town Hall. The Board of Trustees will hold a Public Hearing on Tuesday, September 3, 2019 at 7:00 p.m. If you have any questions, please contact me.

IN FAVOR O	F GRANTING THE ADDITION and SETBACK less than 10' on one side	
	O GRANTING THE ADDITION and SETBACK less than 10' on one side	
COMMENTS:		
Property Owner	Jack Gr. Murdock Jack Doman alls Property Address: 10905 Hondo Ave. G.M.F. co	
Green Mountain Fa	ills Property Address: 10905 Hondo Ave. G.M.F. co	80319
Sincerely,		

Renee Price Interim Town Clerk rp/Enclosures



August 6, 2017

Dear Green Mountain Falls Property Owner:

The Planning Commission has set a Public Hearing to consider a request from David Doren, property owner of 10905 Denver Ave.

Mr. Doren is requesting a variance to allow for a deck extension to his home with a setback that will be less than 10 ft. on one side. The addition will extend 6' to the North of the existing deck. The existing deck is nonconforming but Grandfathered in. This project does not meet setback requirements for R-1-20000 zoning designation.

The Green Mountain Falls Land Use Code requires that property owners within 100' of the petitioner's property be notified of any request for a zoning amendment to solicit public input.

The Planning Commission will hold a Public Hearing on Tuesday, August 27, 2019 at 6:30 p.m. at the Town Hall. The Board of Trustees will hold a Public Hearing on Tuesday, September 3, 2019 at 7:00 p.m. If you have any questions, please contact me.

X IN FAVOR OF GRANTING THE ADDITION and SETBACK less than 10' on one side					
OPPOSED TO GRANTING THE ADDITION and SETBACK less than 10' on one si					
COMMENTS:					
Property Owner. Phil + Karen Konoroski					
Green Mountain Falls Property Address: 10895 Denuez					
Sincerely,					

Renee Price Interim Town Clerk rp/Enclosures



August 6, 2019

Dear Green Mountain Falls Property Owner:

The Planning Commission has set a Public Hearing to consider a request from David Doren, property owner of 10905 Denver Avenue.

Mr. Doren is requesting a variance to allow for a deck extension to his home with a setback that will be less than 10 ft. on one side. The addition will extend 6' to the North of the existing deck. The existing deck is nonconforming, but a replacement would be grandfathered in. This project does not meet setback requirements of ten (10) feet in R-1 20,000 zoning designation.

The Green Mountain Falls Land Use Code requires that property owners within 100' of the petitioner's property be notified of any request for a zoning amendment to solicit public input.

The Planning Commission will hold a Public Hearing on Tuesday, August 27, 2019 at 6:30 p.m. at the Town Hall. The Board of Trustees will hold a Public Hearing on Tuesday, September 3, 2019 at 7:00 p.m. If you have any questions, please contact me.

X IN FAVOR OF GRANTING THE ADD	ITION and SETBACK less than 10' on one side
	DITION and SETBACK less than 10' on one side
COMMENTS:	
Property Owner: Caul & Chris	Thomas
Green Mountain Falls Property Address:	10935 Hondo Ary











P.O. BOX 524 GREEN MOUNTAIN FALLS, CO 80819 (719) 684-9414 www.gmfco.us

Variance Application

General Information

- This is a request to deviate from current subdivision or zoning requirements in the GMF Town Code
- Applicants are responsible for understanding the procedure and are required to demonstrate how the proposed project meets criteria set forth in §16-709 (Zoning) or §17-111 (Subdivision) of the GMF Town Code
- A completed application shall be submitted thirty (30) days prior to regularly scheduled Planning Commission meeting

Applicant Information	是对自己的证据。 化原因系统 化相反性 化电影 经国际					
I am the property owner (if not the owner, please provide proof of authorization for submitting application)						
Name: Phil McInrire	Email: pbmcint@aol.com					
Address: 10995 Belvidere Ave	Phone: <u>719-465-3385</u>					
Property Owner Information						
Name: Phil & Joyce McIntire	Email: Same					
Address: 10995 Belvidere	Phone: <u>719-465-3385</u>					
Property Information	以用户的2000年间。3000年间,2000年度,1900年度,1900年度,1900年度,1900年度,1900年度,1900年度,1900年度,1900年度,1900年度,1900年度,1900年度,1900年度,1					
Property Address 10995 Belvidere Ave						
Planning Commission Review Date	e <u>6/11/2019</u> Plan Review No					
Regional Building Permit Date	ePermit Number					
Zoning Designation (§16-301)	Lot Size 145' x 85' shed 9x12'					
Town Code Setback Requirements: Front	SideRear					
Hillside Overlay Zone Designation (§16-31)	2) ILC Survey Completed (date)					

Variance Petition

Petition Application Requirements (on a separate sheet, provide the following information)

Describe the project in detail, including how the project meets the objectives of architectural review (§16-705)

State the variance request to be approved; include the benefits to yourself, the neighborhood, and the community Explain how the variance would not be injurious to the neighborhood or otherwise detrimental to the public Explain how the variance would be used to overcome an exceptional physical condition or unique circumstance, and how strict application of the zoning requirements place an unusual and unnecessary hardship on the property owner Explain how adjacent property owners would not be adversely affected by the variance; include whether the variance will impair an adequate supply of light and air to adjacent properties

Whether the Hillside Overlay Zone is applicable and how the variance request meets the intent of §16-714

Site Plan

Include the following site plan(s) with the application form and petition. All plans should be neat, clear, legible and drawn to a standard engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower righthand corner exposed for a stamp.

Development Plan (2 copies)

All plans should be neat, clear, legible and drawn to a standard engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower righthand corner exposed for a stamp.

Cover Sheet:

- a. Vicinity Map
- b. Owner Name and Address
- c. Date of preparation; proposed dates of construction
- d. Total development plan area in acres or square feet

Plan Sheets:

- a. Applicant name, owner name, address of property
- b. North arrow
- c. Sheet number (e.g., X of Y)
- d. Property boundaries and dimensions (if determined by official survey, include a copy)
- e. Existing and proposed lots and tract lines, with dimensions
- f. Existing and proposed topography (contour lines or slope in approximate percentage)
- g. Show and label all access points to the property from adjacent streets and alleys
- h. Other suitability considerations:
 - i. Grading and excavation plan
 - ii. Vegetation plan
 - iii. Steep slopes
 - iv. Geologic Hazards (unstable slope, rockfall area, debris flow area)
 - v. Wildfire

Public Notice:

Prior to submitting a Variance Application and Petition, the applicant shall contact the adjoining property owners for their comments and signatures on the petition. If adjoining property owners are not available for signature, the applicant will provide all necessary contact information to the Town Clerk.

All costs associated with the certified mailing (copies, envelopes, postage) are the responsibility of the applicant.

Amdavit (signature required)					
I declare under penalty of perjury that the statements made in this form are true and complete to the best of my knowledge					
THE MESTUREZ	7/30/19				
Authorized Signature	Date				

Per attached drawings, requesting a variance for construction of a Shed in the backyard of our property.

The proposed shed, will encroach on the required 5 foot setback from the property fence. Due to our lot restrictions and slope of the property this location is the only feasible and mostly level site on the property that the shed can be built. The shed will be approximately 9ft x 12ft and constructed of wood frame and rustic siding to blend with the existing architectural styles of the neighboring structures. The shed will also enhance the property and provided addition storage which we would need and utilize for the long term. We have discussed this with our immediate neighbors bordering our property that would be impacted, Cindy Powell and John Morgan have stated they have no objection with the build. In addition most of the structures on our property have been "grandfathered in" as all do not now meet the new zoning setback, this is depicted on the attached drawings.

It is our intention that this shed enhance our property and neighborhood and also provided needed storage without renting a storage unit long term. Construction on the shed will be erected over a period of time, weather permitting. I intend to perform the construction myself, as a licensed professional engineer and former Architect, this task will not be that difficult.

Respectfully

Phil McIntire

PLANNING COMMISSION AGENDA MEMO

DATE: 27 August 2019	AGENDA NO.	SUBJECT:	
Presented by:		Variance Application V2019-002	
Julia Simmons, Land Use Planner			

Recommend action:

Public hearing; approve, approve subject to certain conditions; or disapprove

Background:

The applicant, Mr. McIntire, appeared before the Planning Commission June 11, 2019 for Plan Review of a 108 square foot accessory unit shed on his R-1 10,000 property at 10995 Belvidere Avenue. The Planning Commission denied the plans as presented for not being compliant with the Zoning Code rear setback of five feet.

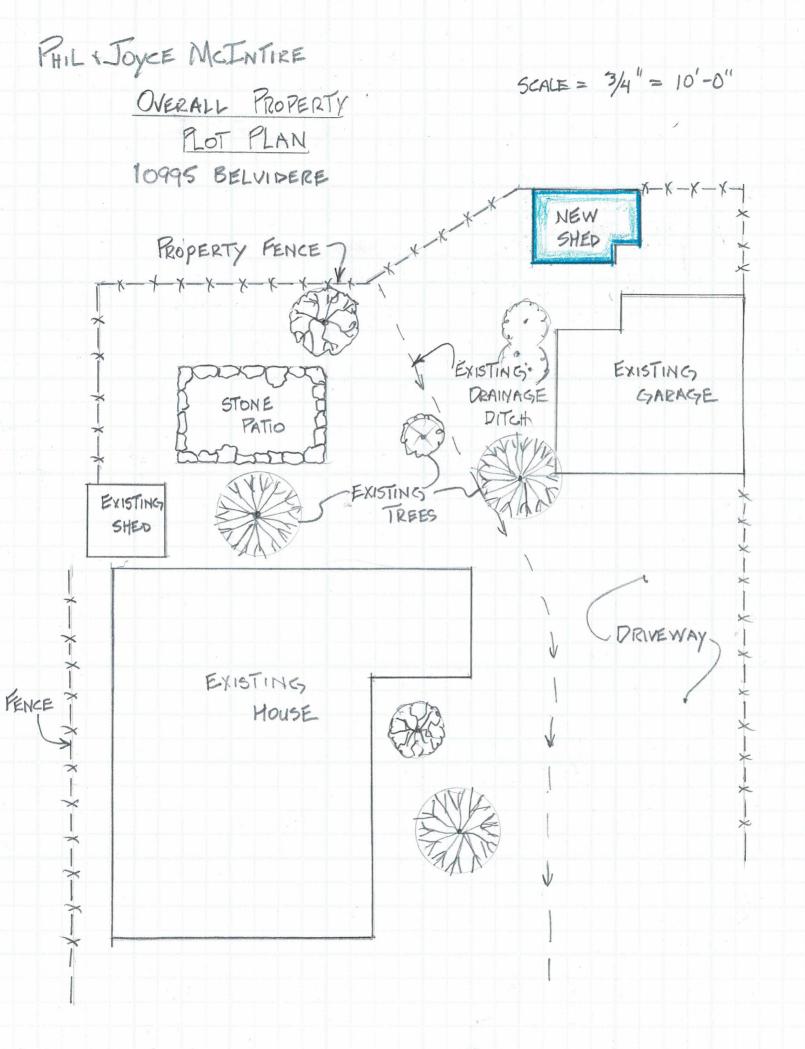
Mr. McIntire is presenting site plans and a letter outlining his hardship due to a narrow lot and steep slopes. He has the support of neighbors on all three sides- including a letter of support from the neighbor to the rear where the shed would encroach on the property line. The additional storage will enhance the property by providing storage and keeping yard supplies out of sight and provide safe storage for seasonal equipment and trash.

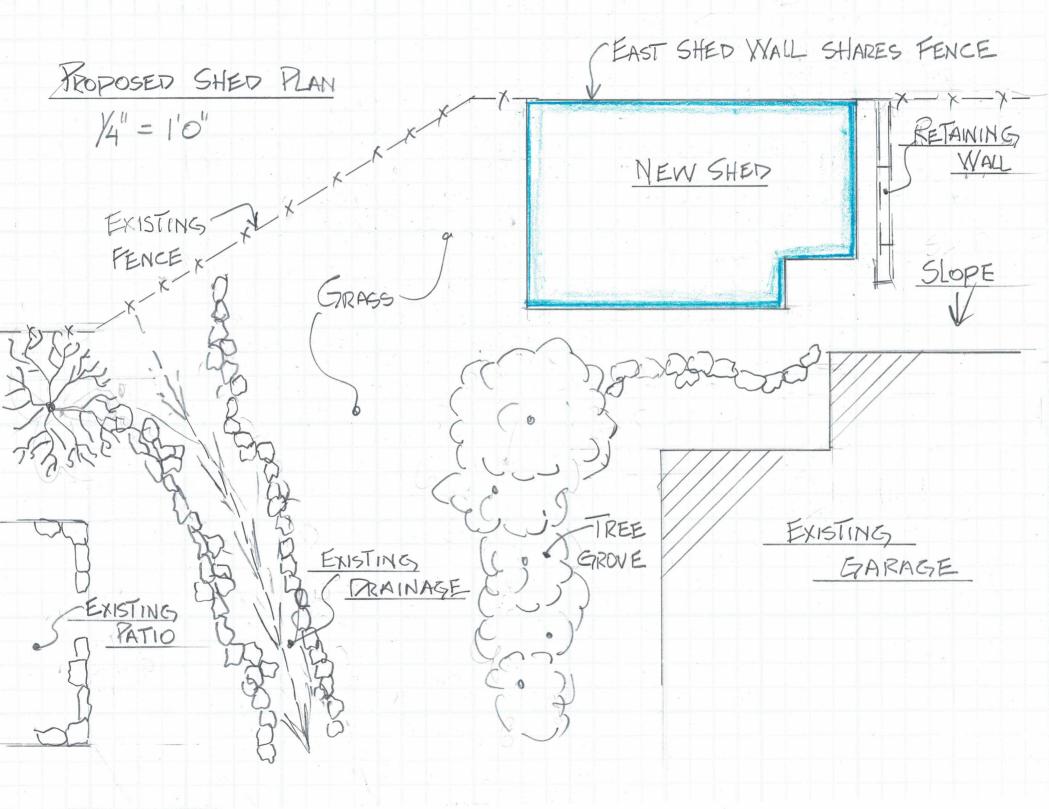
The applicant is presenting renderings of the proposed structure that will meet architectural standards in Section 16-705 GMF Code.

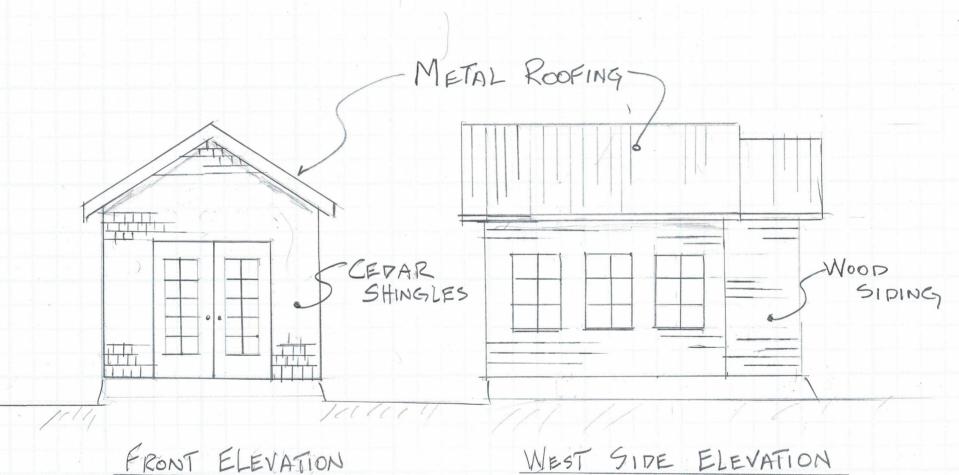
Per Variance Procedures outlined in Section 16-709 and 16-711, all adjacent neighbors have reviewed the proposal and signed Variance Petitions; a Public Hearing Notice was posted in the front of at this address 14 days prior to this meeting.

Issue Before the Board:

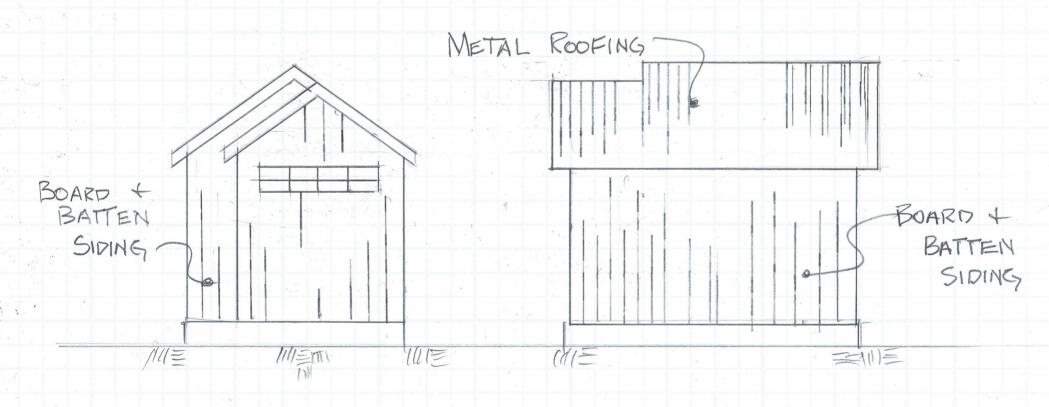
Whether to recommend approval to the Board of Trustees. The Planning Commission shall consider and decide all proposed variations, taking into account the standards enumerated in Section 16-709 GMF Town Code and Procedures in Section 16-711.





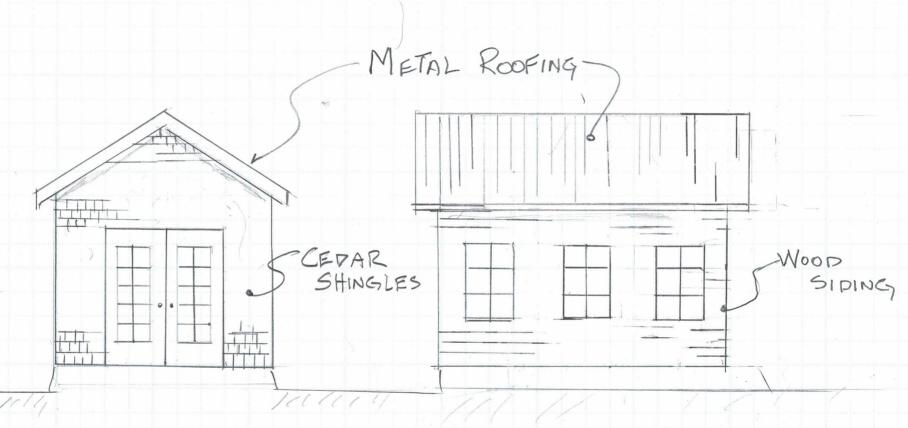


NOTE: NO PLUMBING OR ELECTRICAL INSTALLED.



REAR ELEVATION

EAST ELEVATION

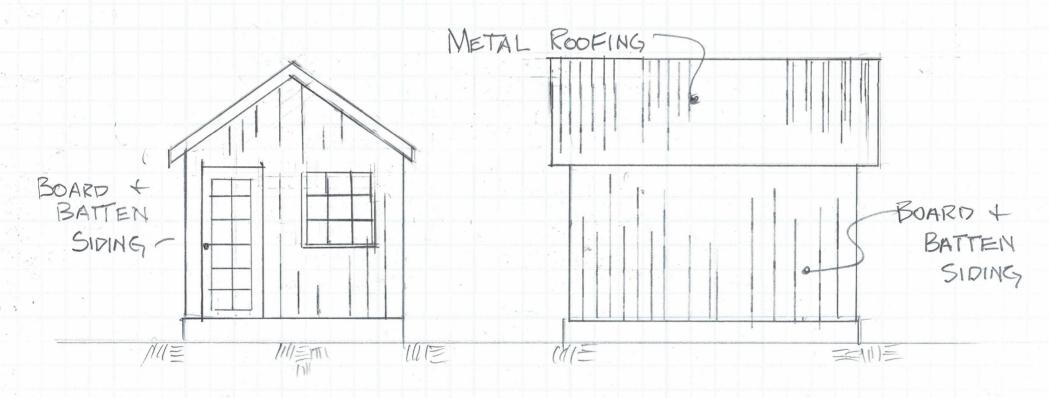


FRONT ELEVATION

MORTH SIDE ELEVATION

SCALE 1/4" = 1'0"

NOTE: NO PLUMBING OR ELECTRICAL INSTALLED.



REAR ELEVATION

SOUTH ELEVATION

Scale 1/4" = 10"

Green Mountain Falls Planning Commission

May 26, 2019

To Whom it May Concern

have no objection with the building of a shed on the west fence line by my neighbors Phil & Joyce McIntire. Phil has shown me his plans and what is expected. My only request is that the Pin Oak next to the fence be left as is.

Respectfully

Cindy J. Rewell



10995 Belvidere Ave

Aerial View



Imagery ©2019 Google, Map data ©2019





10995 Belvidere Ave

Green Mountain Falls, CO 80819











Directions

Nearby

Send to your phone

Share

Photos



July 16, 2019

Dear Green Mountain Falls Property Owner:

The Planning Commission has set a Public Hearing to consider a request from Phil McIntire, property owner of 10995 Belvidere Ave. .

Mr. McIntire is requesting a variance to allow for building a shed addition on the back property line with the setback being less than 5 ft. on one side. The site location for the shed addition is restricted due to the slope of the property and the location of other structures. The requested location is the only feasible site that the shed can be built. Other existing structures on the property are not in compliance with the current setback requirement but have been "grandfathered" in as they were built before the city was established. I have submitted my plans and elevations to the Planning Commission for the new shed. The Green Mountain Falls Land Use Code requires that property owners within 100' of the petitioner's property be notified of any request for a zoning amendment to solicit public input.

The Planning Commission will hold a Public Hearing on August 13, 2019 at 6:30 p.m. at the Town Hall to review this variance request.

If you have any questions, please contact me.

IN FAVOR OF GRANTING THE ADDITION and SETBACK less than 5' on one side					
OPPOSED TO GRANTING THE ADDITION and SETBACK less than 5' on one side COMMENTS: Thave wo objection					
COMMENTS: Lave NO ONJECTION					
20					
Property Owner: Janey Hawver					
Green Mountain Falls Property Address: 10985 Belvidere					
Sincerely					

Julia Planning /Enclosures



July 16, 2019

Dear Green Mountain Falls Property Owner:

The Planning Commission has set a Public Hearing to consider a request from Phil McIntire, property owner of 10995 Belvidere Ave. .

Mr. McIntire is requesting a variance to allow for building a shed addition on the back property line with the setback being less than 5 ft. on one side. The site location for the shed addition is restricted due to the slope of the property and the location of other structures. The requested location is the only feasible site that the shed can be built. Other existing structures on the property are not in compliance with the current setback requirement but have been "grandfathered" in as they were built before the city was established. I have submitted my plans and elevations to the Planning Commission for the new shed. The Green Mountain Falls Land Use Code requires that property owners within 100' of the petitioner's property be notified of any request for a zoning amendment to solicit public input.

The Planning Commission will hold a Public Hearing on August 13, 2019 at 6:30 p.m. at the Town Hall to review this variance request.

Julia Planning /Enclosures



July 16, 2019

Dear Green Mountain Falls Property Owner:

The Planning Commission has set a Public Hearing to consider a request from Phil McIntire, property owner of 10995 Belvidere Ave. .

Mr. McIntire is requesting a variance to allow for building a shed addition on the back property line with the setback being less than 5 ft. on one side. The site location for the shed addition is restricted due to the slope of the property and the location of other structures. The requested location is the only feasible site that the shed can be built. Other existing structures on the property are not in compliance with the current setback requirement but have been "grandfathered" in as they were built before the city was established. I have submitted my plans and elevations to the Planning Commission for the new shed. The Green Mountain Falls Land Use Code requires that property owners within 100' of the petitioner's property be notified of any request for a zoning amendment to solicit public input.

The Planning Commission will hold a Public Hearing on August 13, 2019 at 6:30 p.m. at the Town Hall to review this variance request.

Julia Planning /Enclosures

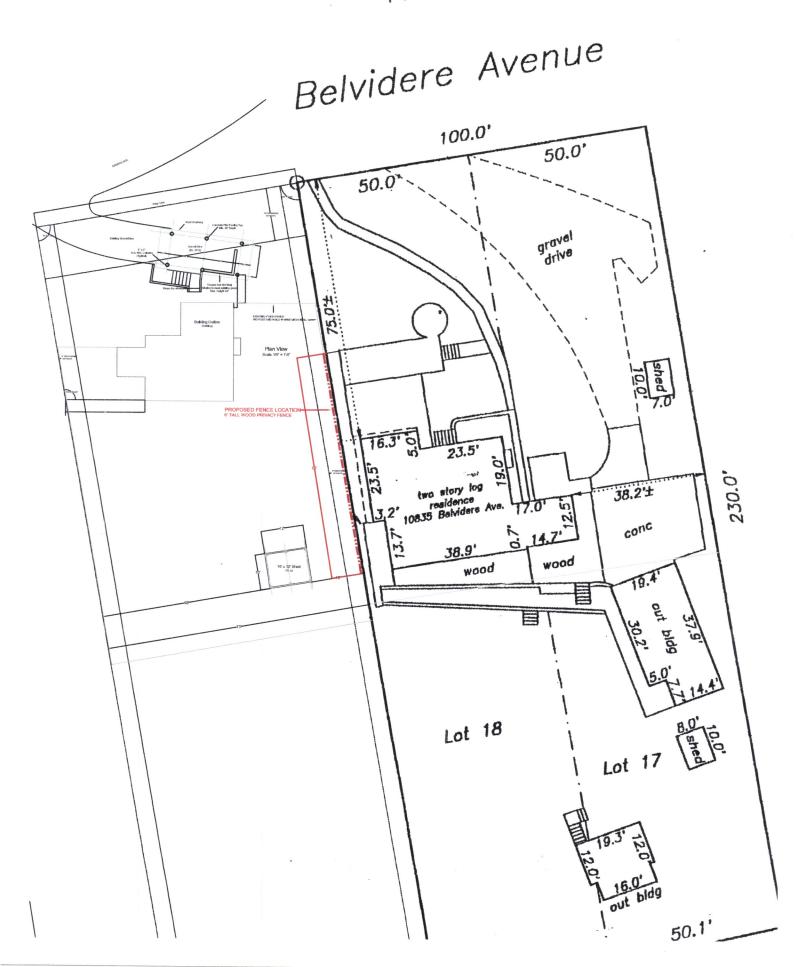


Town of Green Mountain Falls

P.O. BOX 524 GREEN MOUNTAIN FALLS, CO 80819 (719) 684-9414 www.gmfco.us

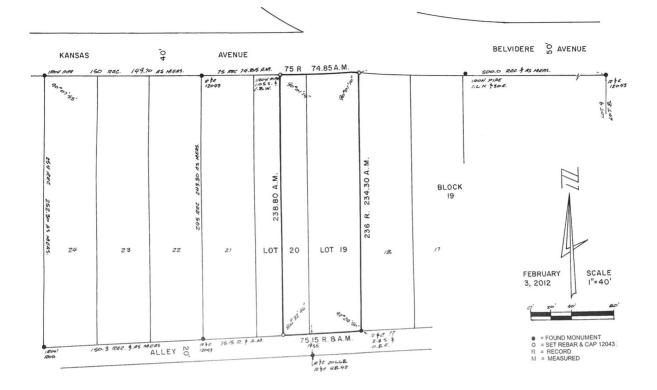
2019 Application for Fence Permit

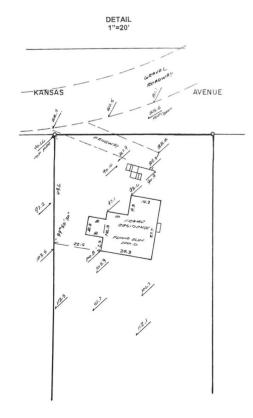
Date: AUG 20, 2019					
Property Owner's Name: RON GONS Phone: 719 · 344 · 6740 Email: RON · GANS Q HOK · COM					
Contractor's Name: Phone Number: (if applicable)					
Mailing Address: P. D. BOX 286					
Site Address: 10845 BELVITERE ST.					
Proposed Fencing: Type WOOD DE SIDED POLETS Height 6					
Legal Description: Lot 9 Block 9 Zoning Zoning					
Legal Description: Lot 9 Block 9 Zoning Zoning Please attach a survey showing property boundary lines, footprint of residence, and any other structures on the property as well as the location of proposed fence.					
Fees for the current year can be found in the Fee Schedule posted on our website.					
Property Owner Signature: Date Date					
Contractor's Signature: Date					
For office use:					
Type and date of payment: 30 Ary chick \$ 1535 (50)					
Date Permit approved:					



IMPROVEMENT LOCATION SURVEY

LOT 19 AND THE EAST 25 FEET OF LOT 20, BLOCK 19,
IN THIRD ADDITION GREEN MOUNTAIN FALLS,
LYING IN THE NW X. OF SECTION 8 T13S, RESW OF THE SM P.M.
EL PASO COUNTY, COLORADO.





LEGAL DESCRIPTION
LOT 19 AND THE EAST 25 FEET OF LOT 20, BLOCK 19 IN THIRD ADDITION TO GREEN MOUNTAIN
FALLS ACCORDING TO THE PLAT RECORDED JULY 2,1889 IN PLAT BOOK C AT PAGE 47 IN THE
RECORDS OF EL PASO COUNTY, COLORADO.

RECORDING CERTIFICATE
DEPOSITED THIS _____ DAY OF__ 20 AT O'CLOCK ___OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS RIGHT OF WAY M. IN BOOK ___UNDER RECEPTION NO._ SURVEYS AT PAGE DEPUTY EL PASO COUNTY CLERK

CERTIFICATION

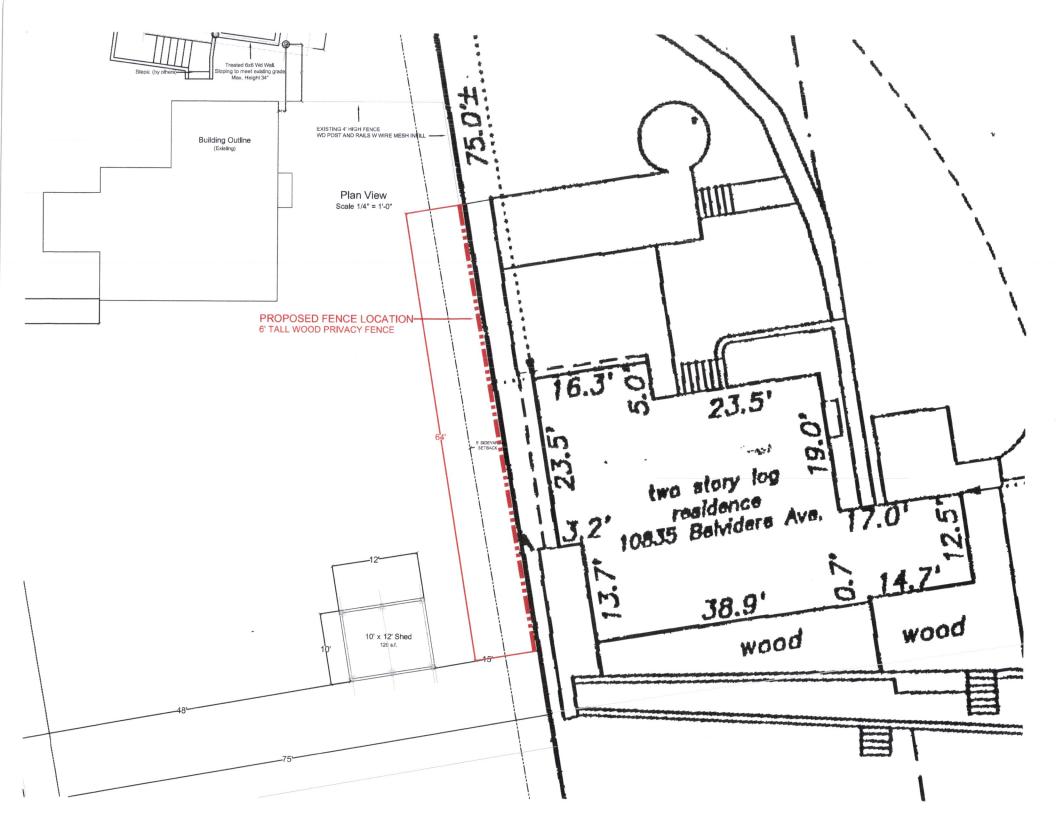
I, MICHAEL J, LAMBERT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

DATE **PERMARY 4, 2012**

COLORADO LAND SURVEYOR NO. 12043

THIS LAND SURVEY PLAT DOES NOT REPRESENT A TITLE SEARCH BY MICHAEL J. LAMBERT L.S. 12043 AND NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION MASED UPON ANY DEFECT IN THIS SURVEY WITHIN 3 YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN THEREON.







From: To:

TR Fariss
Julia Simmons
Tuesday, August 20, 2019 1:55:20 PM Date:

This is owner of property next to mr gans. I do not have any issue or problems with him installing a privacy fence. Ted Fariss. 10835 Belvidere st. Gmf Sent from my iPhone

