



**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
REGULAR MEETING AGENDA
JUNE 11, 2019, 6:30 PM**

I. CALL TO ORDER

II. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA

III. NOTICE OF TRUSTEES ACTION

IV. APPROVAL OF MINUTES

ITEM 1. May 28, 2019

V. PUBLIC COMMENT- Anyone Wanting to Speak on a Planning and Land Use Item in Green Mountain Falls

VI. UNFINISHED BUSINESS

ITEM 2. Discussion and Recommendation on Old Business Agenda Items Tabled Since February 12, 2019

VII. NEW BUSINESS

ITEM 3. PR2019-012 – Plan Review (Accessory Structure, Shed) – 10995 Belvidere Avenue – Phil and Joyce McIntire, Applicants

ITEM 4. PR2019-013 – Plan Review (Accessory Structure, Shed) – 10850 Ora Avenue – David Bowers, Applicant

ITEM 5. PR2019-014 – Plan Review (Deck) – 10905 Denver Avenue – Jeff Evans of Affinity Homes LLC, Applicant, on Behalf of Dave Doren, Owner

VIII. OTHER BUSINESS

ITEM 6. Zoning Code Revision - Discussion and Recommendation to Town Board on Business Zone and Public Facilities Zone Designations – Staff

ITEM 7. Staff Report – Update and Information on Planning at Town Hall

IX. ADJOURNMENT

Commissioners:

Eric Cactus Caldwell, *Chair* (Term exp. June 3, 2020)

Dick Bratton, *Vice Chair* (Term exp. January 20, 2019)

Rocco Blasi (Term exp. April 12, 2019)

Greg Williamson (Term exp. June 20, 2019)

Nathan Scott (Term exp. January 16, 2020)



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**

M/S: Bratton/Blasi

Motion: Move to approve with correction of adjournment time.

Vote: Motion carried. All yea.
 - b. **14 May 2019 Meeting Minutes**

M/S Bratton/ Blasi

Motion: Move to approve meeting minutes as submitted for May 14, 2019.

Vote: Motion carries. All yea.
- 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

Discussion of possible revenue sources.

Inclusion of possible annexations to be included in the Vision Plan.
 - b. **Plan Review PR 2019-011** – Deck Replacement – 10915 Iona Ave - Scott Johnson, Complete Home Remodeling and Repair LLC on behalf of Frank and Betty Borelli, Owners

M/S: Caldwell/Blasi

Motion: Move to approve the plans as submitted.

Vote: Motion carries. All yea.

Resolution: Plans stamped. Fees paid.



TOWN OF GREEN MOUNTAIN FALLS PLANNING COMMISSION MEETING

MAY 28, 2019
6:30 PM

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)

Planning Commission discussed setback and scenic quality issues.

M/S: Caldwell/Blasi

Motion: Move to defer action on the carport issue until the end of the meeting to allow time for the planner to research the code.

Vote: Motion carried. All yea.

- 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)

M/S: Caldwell/ Scott

Motion: Move to table this [Agenda Item VI b].

Vote: Motion carries. 3:1

- a. **(Item VI.a. Resume Discussion and Action, previously deferred)**

Plan Review PR2019-009 – Presentation on Findings of Site Visit (Commissioner Blasi) – Carport - 10971 Iona Ave., Larry Nienhueser, Owner

(Action Postponed 14 May 2019 PC meeting until more information is presented to the Commission)

M/S: Caldwell/Blasi

Motion: Move to request that the property owner begin the process to come into compliance within 30 days.

Vote: Motion carries. All yea.

VII. OTHER BUSINESS

- a. **Planning Staff Update** – Julia Simmons, Town Planner

Due to the late hour and because there isn't anything imminent in the report, Staff recommends deferring to the next meeting without action.



TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MAY 28, 2019
6:30 PM

VIII ADJOURNMENT: 8:18 PM

Town of Green Mountain Falls Comprehensive Plan

Comprehensive Plan Memorandum of changes

Planning Commission

June 11, 2019

Based on a request from the Town Board on June 4th, we plan to expand the vision portion of the comprehensive plan. This would include moving the vision statements to their own chapter (part 2), making goals and policies part 3, and strategic actions part 4.

The expanded vision chapter would elaborate on the future vision for the town using existing goals and policies to illustrate how they could come together.

We would like to confirm this change with planning commission in anticipation of adoption.

Unfinished/Tabled Business

The following items have been discussed and/or tabled by the Commission over the past four months. Staff is asking for the Commission to give further direction and guidance on all items not acted upon by this evening's meeting:

- 1. Frequently Asked Questions-** (Tabled since Feb 12)
 - a. Staff was asked to create outreach and educational planning materials for the Town website and general distribution. Staff has the draft FAQ created by the Chair. If the Chair and Commission is amenable, Staff will continue to create outreach documents in coordination with PPRBD staff. Suggestions are encouraged and welcome.
- 2. Consider Revisions to Municipal Code §16-705 Architectural Review -** (Tabled since Feb 12)
- 3. Rezone Town Hall Parcel from Business to Public Facilities, Ordinance 2019-03 -** (Tabled April 2, 2019 Board of Trustees meeting; April 23, May 14, and May 28 Planning Commission meetings)

Sec. 16-705. - Building permits; architectural review.

- (a) Purpose. The purpose of architectural review is to ensure that high standards of design are maintained for all residential, business and commercial buildings and uses in development and construction in the Town. Anyone seeking to renovate the exterior of, add to or construct a new building shall be subject to Planning Commission approval anywhere within the Town. In promoting the general purposes of this Land Use Code, the specific intent of this Section is to:
- (1) Protect the historic and architectural qualities of the Town's building stock;
 - (2) Promote development and building consistent with the policies of the Comprehensive Plan;
 - (3) Promote a consistent standard in architectural design and the construction of aesthetically pleasing structures;
 - (4) Improve the general quality of the environment and promote conservation of natural and manmade resources of the Town;
 - (5) Encourage land uses which are orderly, functionally efficient, healthful, convenient to the public and aesthetically pleasing;
 - (6) Encourage development of safe and attractive residential areas that are compatible with existing historical development in a variety of housing styles;
 - (7) Encourage the construction of safe, convenient and attractive commercial facilities and residences;
 - (8) Promote neighborhood integrity by congruity in architecture and cohesiveness in style;
 - (9) Encourage the preservation of the Town's early styles of architecture; and
 - (10) Promote visual relief throughout the community by preservation of mountain vistas, creation of open space and variation of styles of architecture.
- (b) Design review policies. There are two (2) areas of policy in which the Planning Commission directs its review. The guidelines for each of these policy areas are intended to provide general direction to an applicant coming before the Planning Commission. The policies are:
- (1) Building design and function.
 - a. Building design. Buildings should demonstrate compatibility in materials and consistency in style throughout all exterior elevations. Building components, such as windows, doors, arches and parapets, should have proportions appropriate to the architecture of the structure.
 - b. Additions. All additions should relate to the existing building in design, details, colors and materials.
 - c. Energy efficiency. Buildings should be designed and oriented to maximize energy efficiency and conservation.
 - d. Color. Building color should complement architectural details and blend with surrounding buildings or dominant structures and should be appropriate to the architectural style proposed.
 - e. Historical significance. Plans should show consideration for historical elements, if any, of significance existing on the site.
 - (2) Site and neighborhood compatibility.
 - a. Relation to site. Buildings should be designed to relate to the existing landforms and the contours of the site and present an integrated appearance.
 - b. Neighborhood compatibility. Buildings should have a harmonious relationship with the surrounding neighborhood. Significant factors in establishing this relationship are a sense of scale, roof-lines, colors and materials.
- (c) Requirements.
- (1) Materials.

- a. The use of natural materials (wood and stone) for the exterior surfaces of all buildings and other structures is encouraged. Corrugated metal, plastic and fiberglass are prohibited.
 - b. Vinyl and aluminum siding that meet the requirements of the Uniform Building Code are allowed, provided that the installation results in a uniform appearance absent of buckling and drooping.
 - c. Exterior nontextured concrete block and concrete walls (nontextured) must be covered with a veneer, stucco or other surfacing. Paint is not an acceptable cover.
 - d. All roof surfaces shall meet the requirements of the Uniform Building Code. Corrugated metal, plastic and fiberglass are not permitted. Class A roof coverings are recommended for fire resistance. Color selection to be approved prior to permit issuance.
- (2) Colors. Natural wood or earth tones (i.e., dark shades of brown or green) for exterior surfaces are encouraged.
- (3) Trees shall not be removed on any lot except as follows:
 - a. Actual land occupied for buildings plus a fifteen-foot clearance strip adjacent to the perimeter thereof;
 - b. On off-street parking areas and driveways providing access thereto; or
 - c. Diseased trees, trees damaged by natural causes and other trees which interfere with utility lines.
- (d) Procedure.
 - (1) The Town Clerk shall forward plans and drawings for the proposed construction of all residential, business, commercial, public and semi-public structures, including its accessory uses and structures, to the Planning Commission for its review.
 - (2) The Planning Commission shall review plans and exterior design of all proposed residential, business, commercial, public and semi-public structures. Before approving any new residential, business, commercial, public or semi-public principal building and its accessory uses and structures, the Planning Commission shall find that the character of the proposed construction is in harmony with the established exterior architectural appeal of structures already located in the neighborhood and with approved public plans for the surrounding area so that existing and future land values within the Town will not be depreciated. The Planning Commission shall restrict its consideration in each case to the effect of the proposed construction on the health, safety, morals, and general welfare of the Town, keeping particularly in mind the unique characteristics of certain existing structures in the Town and that the prosperity of the entire Town is involved in the preservation of established sections of the Town. As a minimum, the following specific criteria shall be considered by the Planning Commission:
 - a. Architectural compatibility;
 - b. Bulk of the proposed building or structure in relation to surrounding buildings and land;
 - c. Vehicular access and parking;
 - d. Pedestrian access; and
 - e. Relation to existing and future open space.
 - (3) The Board of Trustees, after review and recommendation by the Planning Commission, may vary the requirements of this Section if the same may be granted without substantial detriment to the compatibility with surrounding uses and natural land features.

(Ord. 97-01)



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: PHIL MCINTIRE

MAILING ADDRESS: P.O. Box 236
10995 BELVIDERE

PHONE NUMBER: 719-465-3385 EMAIL ADDRESS: PBMCINT@AOL.COM

SITE ADDRESS OR ASSESSOR PARCEL NUMBER: 10995 BELVIDERE

DATE WORK IS TO BE STARTED: 15 JUNE 19 COMPLETED: 1 NOV. 19

BRIEF PROJECT DESCRIPTION: SHED CONSTRUCTION

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

PHIL MCINTIRE OWNER
SIGNATURE TITLE
DATE 5/27/19

*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: 125.00 Date Collected: (due 10 days before PC meeting) 5/28/2019

Payment Type: Check

Independent Engineering Review Date (if applicable) : _____

Planning Commission Action/Date (attach minutes) : _____

BOT Approval Date: _____

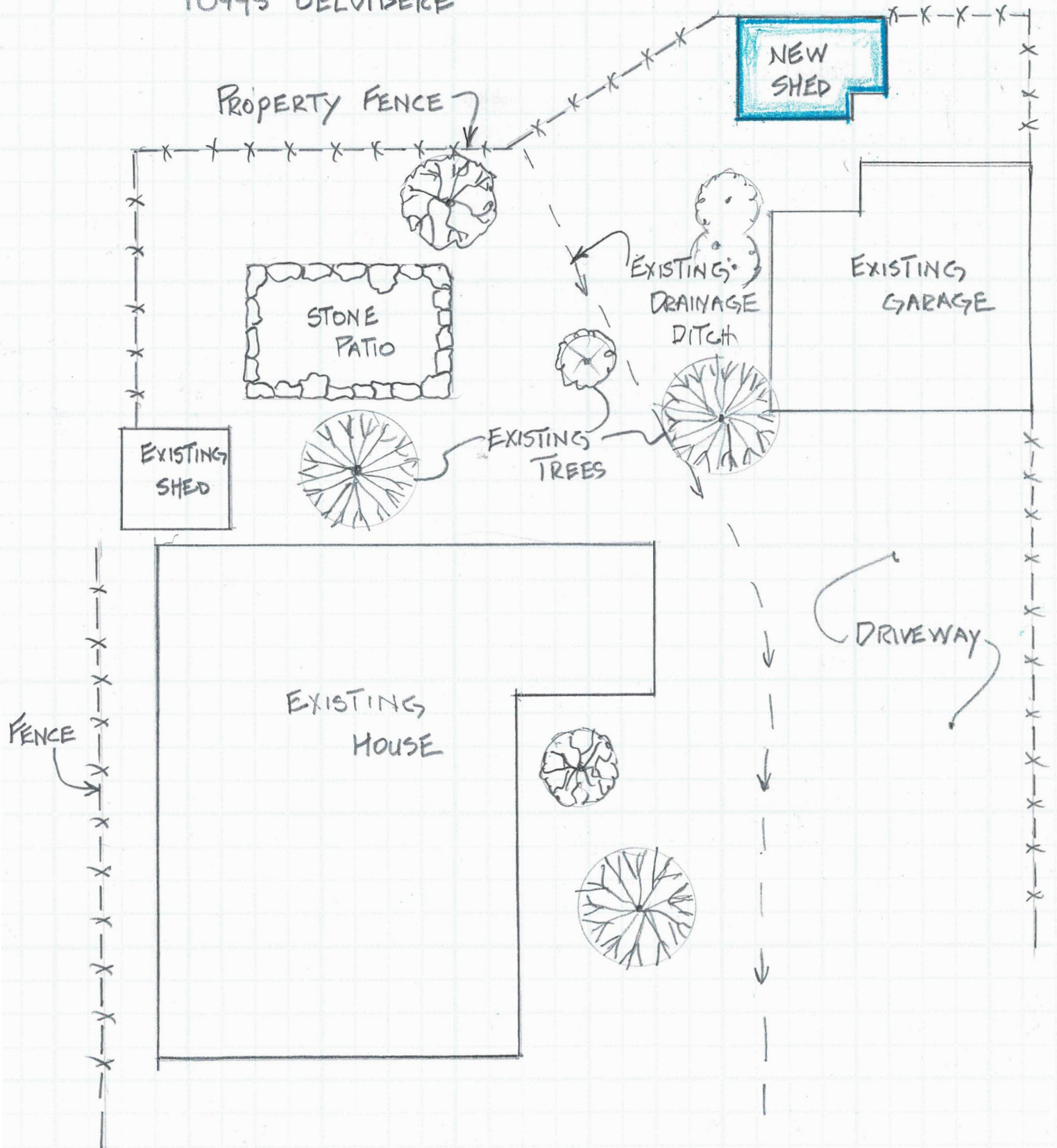
Phil & Joyce McIntire

OVERALL PROPERTY

PLOT PLAN

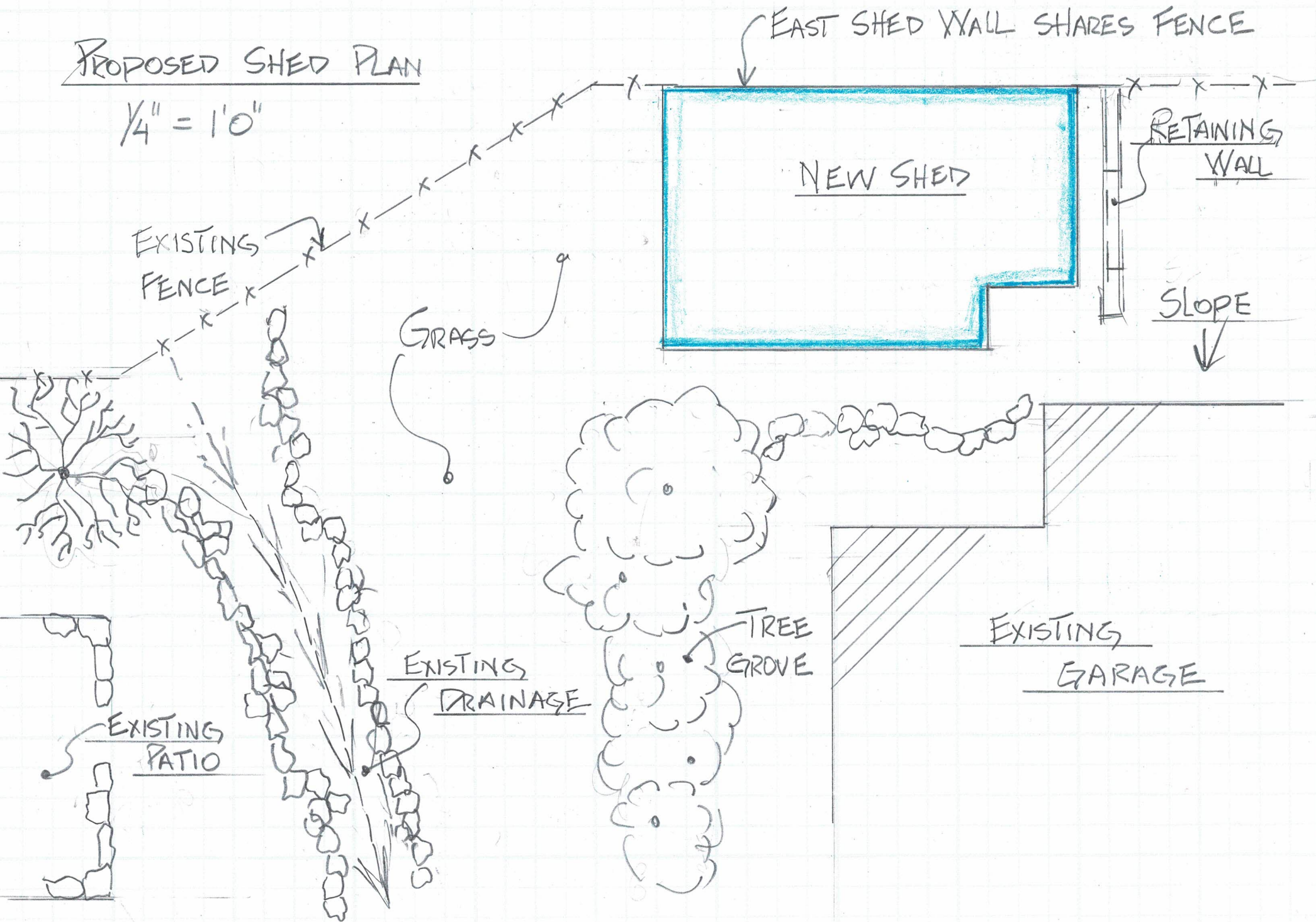
10995 BELVIDERE

SCALE = $\frac{3}{4}" = 10'-0"$

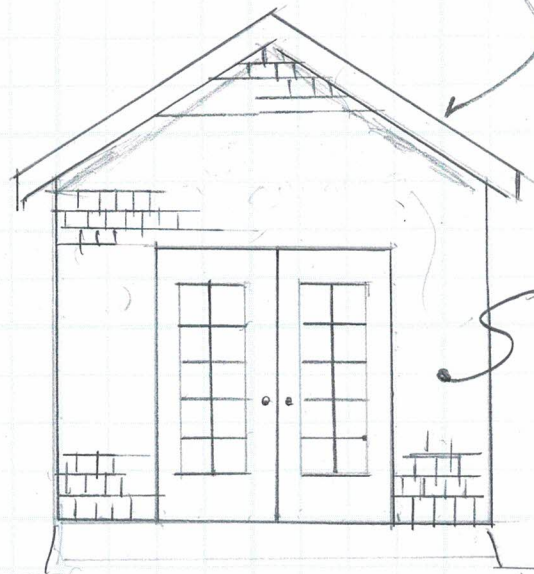


PROPOSED SHED PLAN

$\frac{1}{4}'' = 1'0''$



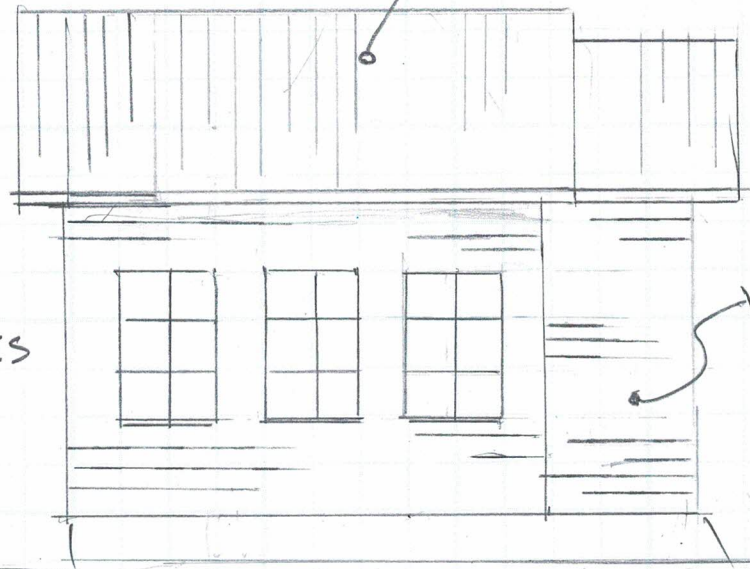
SHEED ELEVATIONS



METAL ROOFING

CEDAR SHINGLES

FRONT ELEVATION

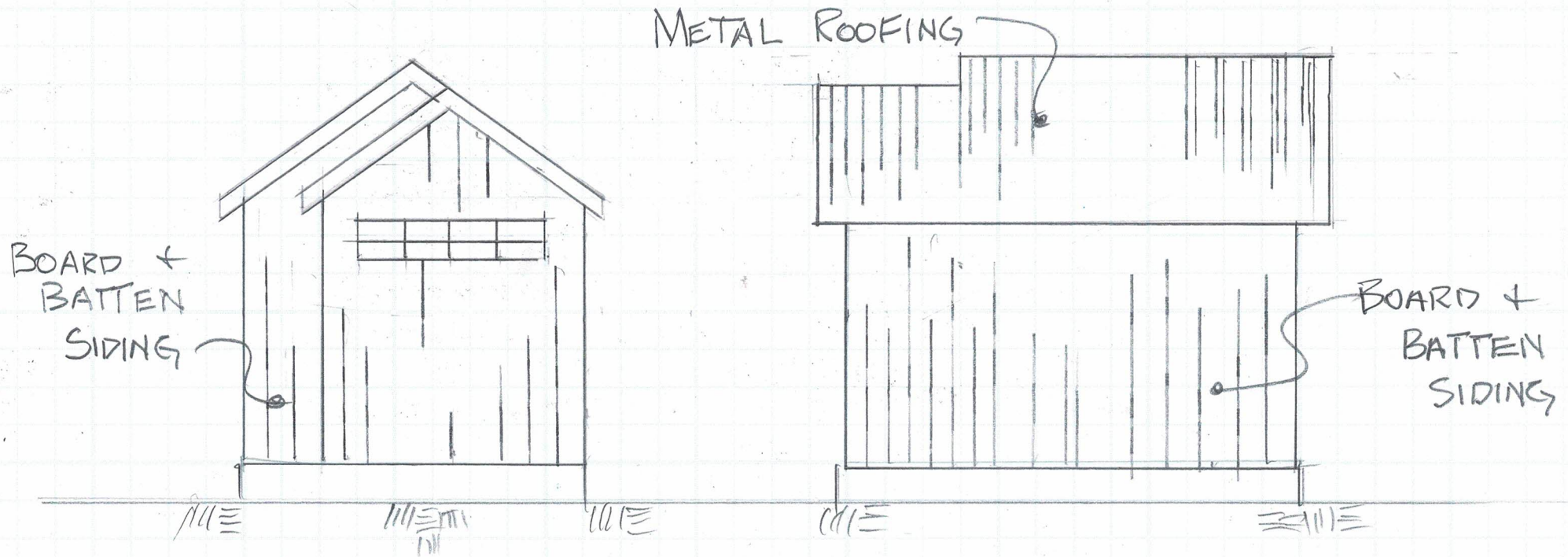


WOOD SIDING

WEST SIDE ELEVATION

NOTE: NO PLUMBING OR ELECTRICAL
INSTALLED.

SHED ELEVATIONS



REAR ELEVATION

EAST ELEVATION

Green Mountain Falls
Planning Commission

May 26, 2019

To Whom it May Concern

I Cindy Powell 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. Powell



10995 Belvidere Ave

Aerial View



Imagery ©2019 Google, Map data ©2019 20 ft



10995 Belvidere Ave

Green Mountain Falls, CO 80819



Directions



Save



Nearby

Send to your
phone

Share

Photos



The Town of Green Mountain Falls

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(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: DAVID BOWERS

MAILING ADDRESS: PO Box 27
Green Mt. Falls, CO 80819

PHONE NUMBER: 719 329 7861 EMAIL ADDRESS: bowersd@ccl.org

SITE ADDRESS OR PARCEL NUMBER: 10850 ORA St.

DATE WORK IS TO BE STARTED: 7/1/19 COMPLETED: 9/1/19

BRIEF PROJECT DESCRIPTION: Build 12' x 16' Shed/shop on lot.
Sunset Sheds is building it. Final Colors will match the house.

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

[Signature]

SIGNATURE

DATE 6/3/19

HOME OWNER

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

For office use:

Fee Amount: \$125.00 Date Collected: (due 10 days before PC meeting) _____

Payment Type: _____ Check # 2790

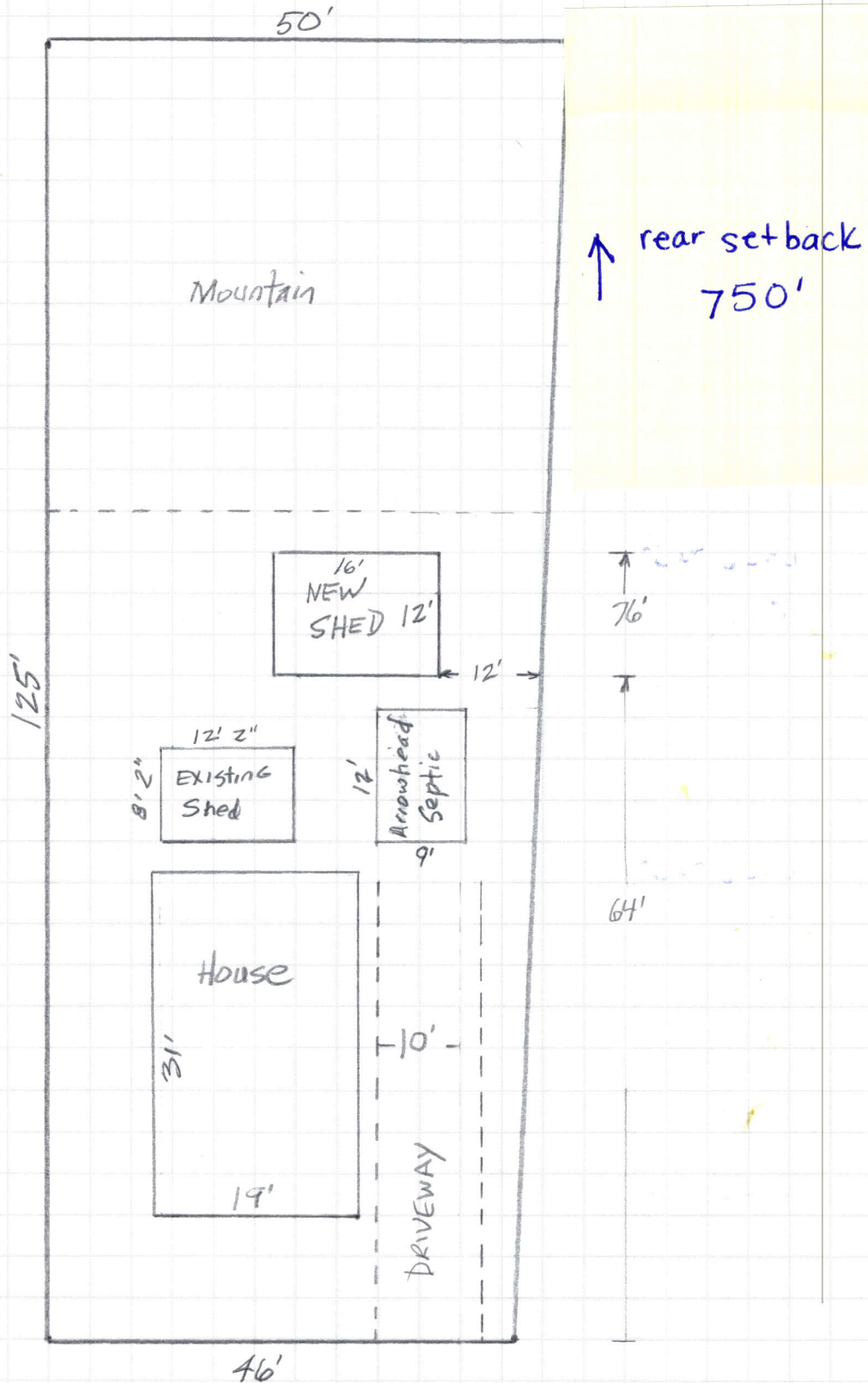
Independent Engineering Review Date (if applicable): _____

Planning Commission Action/Date (attach minutes): _____

BOT Approval Date: _____



.137 ac



10850 ORA ST.
SHED Project



Shed description

12X16 Superior 8 Ranch - Constructed by Sunset
331 S. 14th St, Co Spgs 80904

Approx. 8' sidewalls

Roof Pitch 5:12 - Roof decking 7/16 engineered

Architectural Shingles to Match Home Rated for 130 mph winds

2X6 wood floor joists 16" on center

Floor mounted on pressure treated 4X4 skids

WALL Corners - 3 stud with lag bolts - Double top plate - Overlapping corners

TRUSSES - 2X6 Lumber with 4X8 metal plates in 5/12 pitch

2X3 windows Insulated double pane - single hung

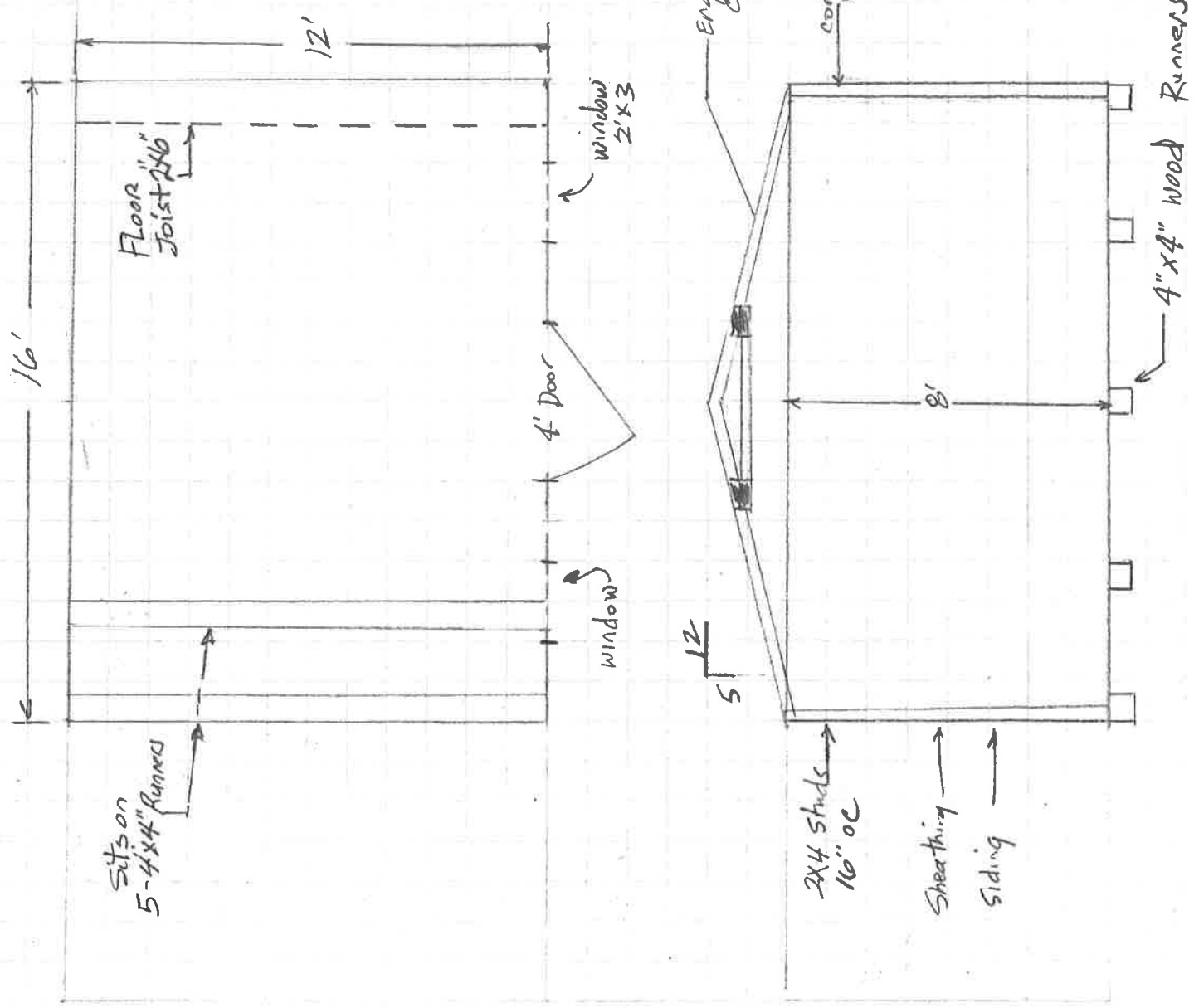
1X1 windows " " " - non opening

3/4" Engineered Advanced OSB w/chip resistant smooth surface

Siding Factory Primed T1-11 50yr. Warranty

Door - Double weather sealed

DAVID BOWEN
 10850 ORA ST
 Green Mt. Falls, CO 80816
 719-499-6867
 Shed project
 Sunset Sheds





Trim - #104.



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: AFFINITY HOMES LLC / JEFF EVANS

MAILING ADDRESS: 1415 TAMARISK DR
COS/CO 80906

PHONE NUMBER: 719-650-2453 EMAIL ADDRESS: MANAGER@AFFINITYHOMESCO.COM

SITE ADDRESS OR PARCEL NUMBER: ~~10905~~ 10905 DENVER AVE

DATE WORK IS TO BE STARTED: APR/6-12 COMPLETED: 7-12-19

BRIEF PROJECT DESCRIPTION: NEW DECKING 3' PAIL AS WELL
AS EXTENDING SIDE DECK 6'-8' FT.

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

SIGNATURE

DATE 6/5/19

TITLE

PRESIDENT

*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: 125 - Date Collected: (due 10 days before PC meeting) 6/5/19

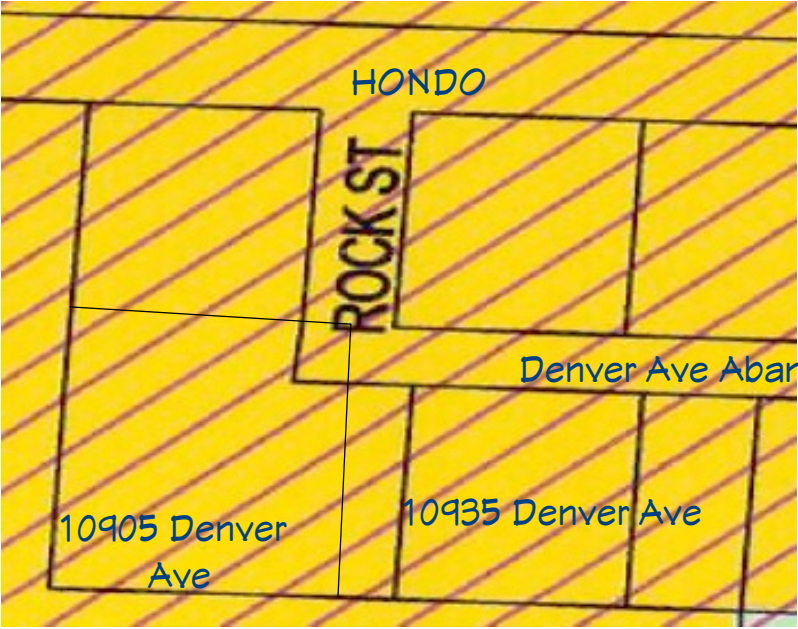
Payment Type: CASH CHECK PAID

Independent Engineering Review Date (if applicable): —

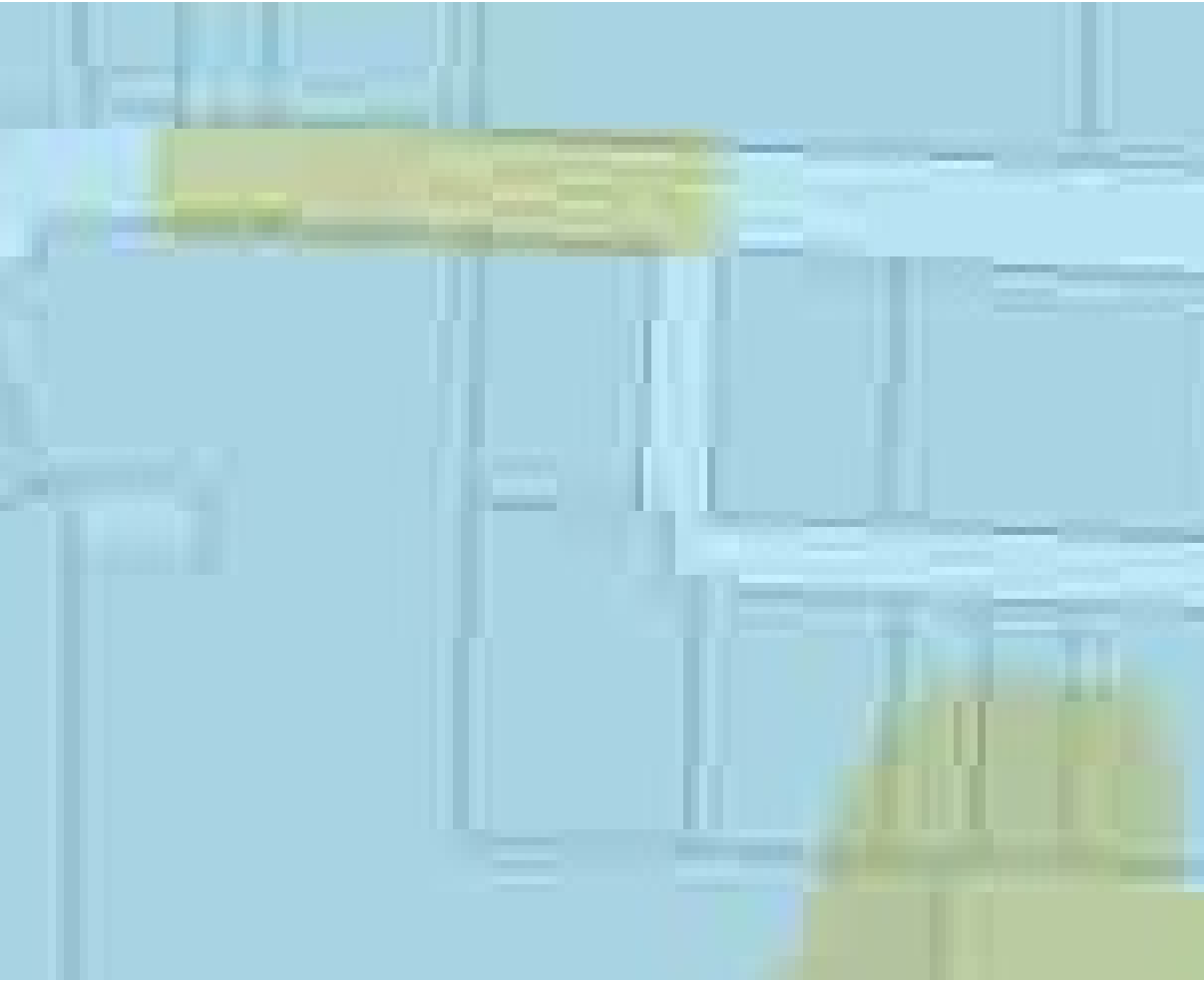
Planning Commission Action/Date (attach minutes): —

BOT Approval Date: —

GMF MAP



Tax Map

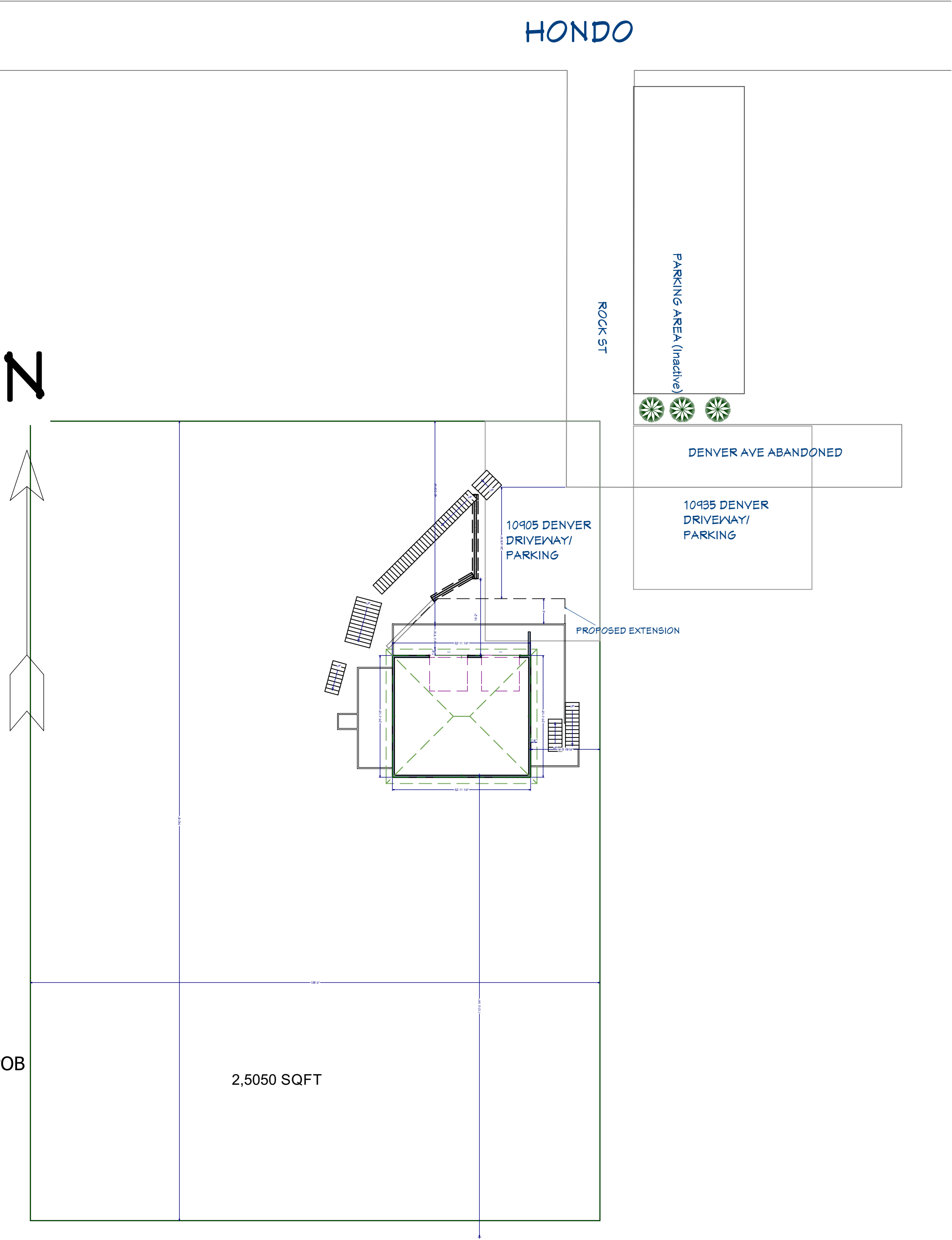


ZONING : R-1

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



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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:	PLOT PLAN	
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PROJECT DESCRIPTION:	DOREN DECK
	10905 Denver Avw Green Mtn. Falls, CO 80819

DRAWINGS PROVIDED BY:	Affinity Homes
	719-650-2453

DATE:
6/11/2019

SCALE:
1" =20'

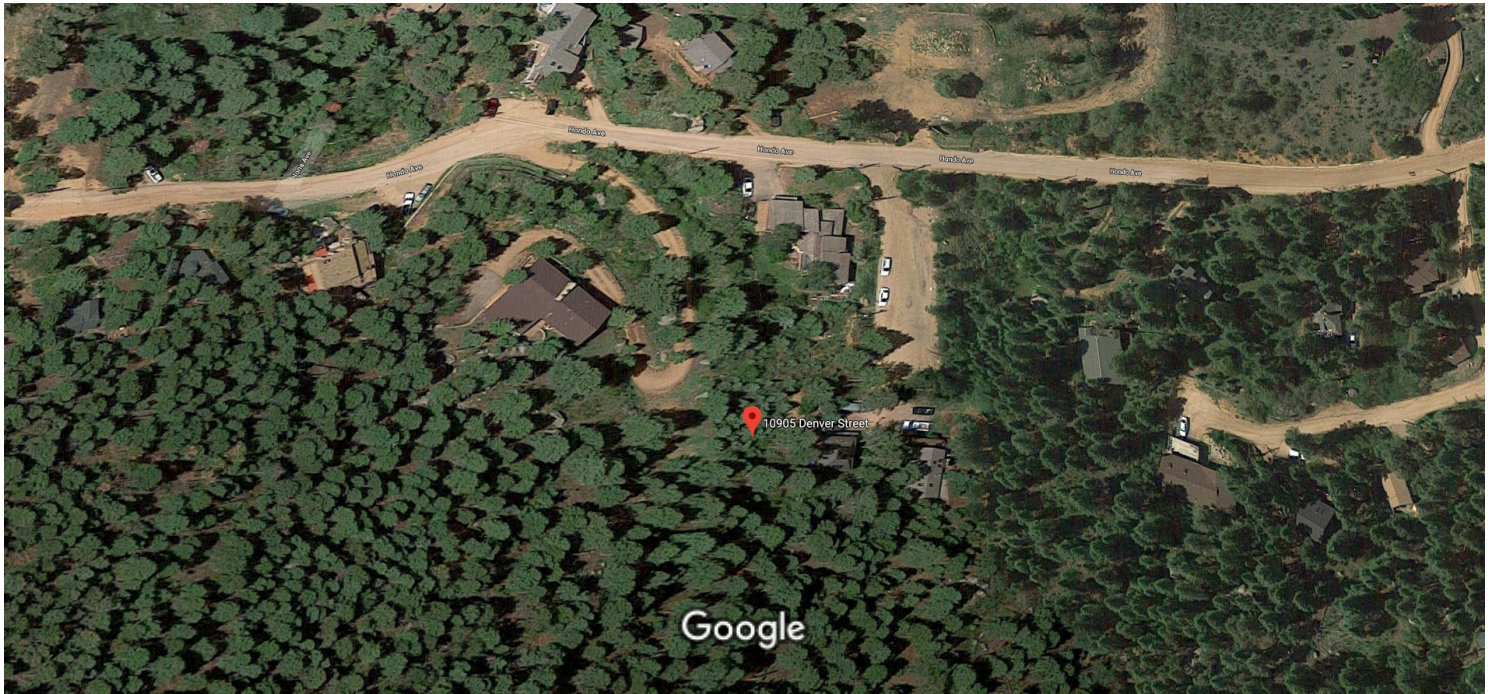
SHEET:
Z-1







Google Maps 10905 Denver St



Imagery ©2019 Google, Map data ©2019 20 ft



10905 Denver St

Green Mountain Falls, CO 80819



Directions



Save



Nearby

Send to your
phone

Share



WXMH+F6 Green Mountain Falls, Colorado

Sec. 16-310. - B Business District.

- (a) The B Business District is established, in which the principal use of land is for retailing and personal services to the general public. The uses permitted within this District are those that will provide the maximum amount of service to the general public without creating an adverse impact. The specific intent of this Section is to:
- (1) Encourage the development of and the continued use of the land for retail, service, office and associated business and commercial uses that can be aggregated at low densities without inducing undue hazards to public health and safety;
 - (2) Permit a concentrated intensive development of the permitted uses while maintaining an adequate relationship between the intensity of land uses and the capacity of supporting utilities and transportation networks; and
 - (3) Encourage the aesthetic development of buildings and storefronts through construction, landscaping and proper maintenance that is compatible with the historical character of the Town.
- (b) Permitted principal uses:
- (1) Business and professional offices, medical and dental clinics;
 - (2) Retail stores such as groceries, clothing, small appliances, jewelry, sporting goods, books, antiques, bakery and candy;
 - (3) Service establishments such as barber shops, beauty parlors, watch and jewelry repair, pharmacies, laundry and dry cleaners, package liquor stores, taverns, lounges, cafes and restaurants;
 - (4) Post office, banks and printing establishments;
 - (5) Hotels, motels and bed and breakfast dwellings;
 - (6) Public buildings, fire station, library, museum and art galleries;
 - (7) Educational institutions;
 - (8) Religious institutions; and
 - (9) Parks and playgrounds.
- (c) Uses requiring special approval (special uses):
- (1) Multiple dwelling apartments;
 - (2) Commercial garages;
 - (3) Automobile filling stations;
 - (4) Mini-warehouse storage units;
 - (5) Business and commercial uses other than those listed in Paragraphs (b)(1) through (b) (9) above which are determined by the Planning Commission not to be detrimental to the surrounding development of the Town;

- (d) Development requirements:
 - (1) Minimum lot area: ten thousand (10,000) square feet.
 - (2) Setback requirements:
 - a. Front, fifteen (15) feet.
 - b. Side:
 - 1. Where adjoining a residential district, the standards of that district shall apply.
 - 2. If there is no side yard, the side wall of the building shall be constructed of four-hour fire-resistant material.
 - 3. If the side wall material is less than four-hour fire-resistant, the side yard shall not be less than five (5) feet.
 - c. Rear, fifteen (15) feet.
- (e) Accessory uses and buildings: refer to Article VI of this Land Use Code.
- (f) Off-street parking: refer to Section 16-604.
- (g) Permitted signs: refer to Article IV of this Land Use Code.
- (h) Conformance. All buildings, structures and uses shall conform to the requirements of Section 16-705.

(Ord. 97-01)

Sec. 16-313. - PF Public Facilities District.

- (a) Description and purpose. The Public Facilities District is intended to provide land which is used by or reserved for use by the Town, the City of Colorado Springs, El Paso County, Teller County, the federal government or a public utility. In general, the existing or proposed use is a unique governmental or utility service or function. The term *public facility* may be used to describe the existing or future use of the land or the character of the ownership of the land. For purposes of this Section, utility transmission, distribution or collection line rights-of-way or easements and drainage rights-of-way or easements are not required to be designated as Public Facilities Districts.
- (b) Where established. Approval for a Public Facilities District requires a determination that a public need exists and the use and location are compatible with adjacent land uses. Where necessary to make this determination, conditions regarding setbacks from adjacent uses or property lines, landscaping, screening, access and the placement and size of signs and amount of parking may be approved with the establishment of the Public Facilities Zoning District. A development plan which conforms to the provisions of Section 16-712 shall be approved before any building permits may be issued or before construction of any public facility or utility may begin.
- (c) Permitted uses. Uses allowed in this District are limited to governmental functions or utility services provided by the Town, the City of Colorado Springs, El Paso County, Teller County, the State, the federal government or a public utility. These uses are not typically listed as permitted or conditional uses in other zoning districts. Development standards, such as lot size, setbacks, height of structures, etc., are determined at the time of zoning or development plan review in accordance with the provisions of Section 16-712.

(Ord. 97-01)

**STEVE SCHLEIKER****EL PASO COUNTY ASSESSOR**1675 W. Garden of the Gods Rd., Ste 2300
Colorado Springs, CO 80907Appeals will be held May 1, 2019 through June 3, 2019

LOCATION: 1675 West Garden of the Gods Road, Suite 2300

OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday

TELEPHONE #: (719)520-6600 Fax#: (719)520-6665, (719)520-6635

DATE: May 1, 2019

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
83084-14-004	2019	HBG	TRACT IN SW4SE4 SEC 8-13-68 THAT LIES N + W OF CRYSTAL CREEK + SWLY OF A LN THAT IS 300 FT + PARAWITH SWLY LN GARFIELD AVE, + ELY OF MOUNTAIN AVE AND BOULDER ST 21
GREEN MOUNTAIN FALLS TOWN OF BOULDER AVE			

REAL PROPERTY NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. **The appraisal data used to establish value is from the 24-month period ending June 30, 2018** § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 24-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2018) may be utilized, § 39-1-104(10.2)(d), C.R.S.

The residential assessment rate for tax years 2019 and 2020 is projected to be 7.15%, § 39-1-104.2(3), C.R.S. This rate is subject to change based on 2019 legislative decisions. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1) C.R.S. The tax notice you receive next January will be based on the current year actual value.

TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Exempt Land		31500	3200	34700
TOTALS		31500	3200	34700

**You have the right to Appeal your
Real Property Value or its
Classification**

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<https://property.spatalest.com/co/elpaso/#/>

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The current year actual value of the property is multiplied by the assessment rate to determine the assessed value of the property. To calculate property tax, the property's assessed value is then multiplied by the total mill levy of the taxing authorities (county, school district, city, fire protection, and other special districts) that provide services in your tax area. The taxing authorities hold budget hearings in the fall. If you are concerned about tax rates, we recommend that you attend these budget hearings. Your estimated taxes, based on last year's mill levies are shown below.

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TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	x	MILL LEVY	=	ESTIMATED TAXES
2018	31500	0	x	0	=	0.00
2019	34700	0	x	0.109016	=	0.00

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

14723

83084-14-004
GREEN MOUNTAIN FALLS TOWN OF
PO BOX 524
GREEN MTN FLS, CO 80819-0524

**STEVE SCHLEIKER****EL PASO COUNTY ASSESSOR**1675 W. Garden of the Gods Rd., Ste 2300
Colorado Springs, CO 80907Appeals will be held May 1, 2019 through June 3, 2019

LOCATION: 1675 West Garden of the Gods Road, Suite 2300

OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday

TELEPHONE #: (719)520-6600 Fax#:(719)520-6665, (719)520-6635

DATE: May 1, 2019

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
83084-03-001	2019	HBG	BLK D GREEN MOUNTAIN FALLS ADD 1
GREEN MOUNTAIN FALLS TOWN OF 10545 UTE PASS AVE			

REAL PROPERTY NOTICE OF VALUATION**THIS IS NOT A TAX BILL**

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. **The appraisal data used to establish value is from the 24-month period ending June 30, 2018** § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 24-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2018) may be utilized, § 39-1-104(10.2)(d), C.R.S.

The residential assessment rate for tax years 2019 and 2020 is projected to be 7.15%, § 39-1-104.2(3), C.R.S. This rate is subject to change based on 2019 legislative decisions. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1)C.R.S. The tax notice you receive next January will be based on the current year actual value.

TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Exempt Land		31500	3200	34700
TOTALS		31500	3200	34700

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Real Property Value or its
Classification**

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<https://property.spatalest.com/co/elpaso/#/>

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TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	x	MILL LEVY	=	ESTIMATED TAXES
2018	31500	0	x	0	=	0.00
2019	34700	0	x	0.109016	=	0.00

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14722

83084-03-001
GREEN MOUNTAIN FALLS TOWN OF
PO BOX 524
GREEN MTN FLS, CO 80819-0524

**STEVE SCHLEIKER****EL PASO COUNTY ASSESSOR**1675 W. Garden of the Gods Rd., Ste 2300
Colorado Springs, CO 80907Appeals will be held May 1, 2019 through June 3, 2019

LOCATION: 1675 West Garden of the Gods Road, Suite 2300

OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday

TELEPHONE #: (719)520-6600 Fax#:(719)520-6665, (719)520-6635

DATE: May 1, 2019

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
83084-02-001	2019	HBG	ALL BLK 61, ALSO GREEN MOUNTAIN FALLS LAKEGREEN MOUNTAIN FALLS ADD 9, SUBJ TO PERPETUAL RIGHT ANDEASEMENT TO ERECT AND MAINTAIN A HISTORICAL MARKER BYBK 3105-728, 729
GREEN MOUNTAIN FALLS TOWN OF 7010 LAKE ST			

REAL PROPERTY NOTICE OF VALUATION**THIS IS NOT A TAX BILL**

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TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Exempt Land Exempt Improvements		54123 7928	0 277	54123 8205
		TOTALS	277	62328

You have the right to Appeal your Real Property Value or its Classification

Information displayed is for the first improvement.
Commercial/Industrial

Occupancy Lot Size Imp SqFt Year Built
EXEMPT POLITICAL SUBS/PUB SCHL 3.6 Acres 140 1995

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<https://property.spataleest.com/co/elpaso/#/>

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TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	x	MILL LEVY	=	ESTIMATED TAXES
2018	62051	0	x	0	=	0.00
2019	62328	0	x	0.109016	=	0.00

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

14721

83084-02-001
GREEN MOUNTAIN FALLS TOWN OF
PO BOX 524
GREEN MTN FLS, CO 80819-0524

**STEVE SCHLEIKER****EL PASO COUNTY ASSESSOR**1675 W. Garden of the Gods Rd., Ste 2300
Colorado Springs, CO 80907Appeals will be held May 1, 2019 through June 3, 2019

LOCATION: 1675 West Garden of the Gods Road, Suite 2300

OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday

TELEPHONE #: (719)520-6600 Fax#: (719)520-6665, (719)520-6635

DATE: May 1, 2019

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
83084-01-056	2019	HBG	A PORTION OF SE4 SEC 8-13-68 AS FOLS, FROM PT OFINTSEC OF SWLY LN OF BLK 62 NINTH ADD TO GREEN MTNFALLS WITH E LN OF SD SEC 8, RUN N 36<58' W ON SD SWLYLN 602.1 FT, N 53<02' E 480.7 FT TO PT ON E LN OFSD SEC, N 1<38' E ON SD LN 492.6 FT FOR POB, THS 53<02' W 449.4 FT TO A PT ON NELY LN OF EL PASOAVE, N 46<58' W ON SD LN 156.0 FT TO PT ON LN PARATO, 30.0 FT +++++ Description Incomplete +++++
GREEN MOUNTAIN FALLS TOWN OF 10290 EL PASO AVE			

REAL PROPERTY NOTICE OF VALUATION**THIS IS NOT A TAX BILL**

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TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Exempt Land		63000	6300	69300
Exempt Improvements		47017	-2720	44297
	TOTALS	110017	3580	113597

You have the right to Appeal your Real Property Value or its Classification

Information displayed is for the first improvement.
Commercial/Industrial

Occupancy Lot Size Imp SqFt Year Built
EXEMPT POLITICAL SUBS/PUB SCHL 1.9 Acres 2100 1984

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<https://property.spatalest.com/co/elpaso/#/>

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TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	x	MILL LEVY	=	ESTIMATED TAXES
2018	110017	0	x	0	=	0.00
2019	113597	0	x	0.109016	=	0.00

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

14720

83084-01-056
GREEN MOUNTAIN FALLS TOWN OF
PO BOX 524
GREEN MTN FLS, CO 80819-0524

**STEVE SCHLEIKER****EL PASO COUNTY ASSESSOR**1675 W. Garden of the Gods Rd., Ste 2300
Colorado Springs, CO 80907Appeals will be held May 1, 2019 through June 3, 2019

LOCATION: 1675 West Garden of the Gods Road, Suite 2300

OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday

TELEPHONE #: (719)520-6600 Fax#:(719)520-6665, (719)520-6635

DATE: May 1, 2019

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
83083-07-035	2019	HBG	THAT PART OF NE4SW4 SEC 8-13-68 LY SLY + WLY OF ADD 5TO GREEN MOUNTAIN FALLS EX ANY PT LY IN N 600 FT OF W500 FT
GREEN MOUNTAIN FALLS TOWN OF 08-13-68			

REAL PROPERTY NOTICE OF VALUATION

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TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Exempt Land		73665	7367	81032
TOTALS		73665	7367	81032

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Real Property Value or its
Classification**

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TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	x	MILL LEVY	=	ESTIMATED TAXES
2018	73665	0	x	0	=	0.00
2019	81032	0	x	0.109016	=	0.00

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

14719

83083-07-035
GREEN MOUNTAIN FALLS TOWN OF
PO BOX 524
GREEN MTN FLS, CO 80819-0524

**STEVE SCHLEIKER****EL PASO COUNTY ASSESSOR**1675 W. Garden of the Gods Rd., Ste 2300
Colorado Springs, CO 80907Appeals will be held May 1, 2019 through June 3, 2019

LOCATION: 1675 West Garden of the Gods Road, Suite 2300

OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday

TELEPHONE #: (719)520-6600 Fax#:(719)520-6665, (719)520-6635

DATE: May 1, 2019

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
83083-07-001	2019	HBG	NW4SW4 EX PART PLATTED SEC 8-13-68 27
GREEN MOUNTAIN FALLS TOWN OF 08-13-68			

REAL PROPERTY NOTICE OF VALUATION

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TYPE OF PROPERTY		ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Exempt Land			126500	12750	139250
You have the right to Appeal your Real Property Value or its Classification		TOTALS	126500	12750	139250

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Classification**

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TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	x	MILL LEVY	=	ESTIMATED TAXES
2018	126500	0	x	0	=	0.00
2019	139250	0	x	0.109016	=	0.00

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14718

83083-07-001
GREEN MOUNTAIN FALLS TOWN OF
PO BOX 524
GREEN MTN FLS, CO 80819-0524

**STEVE SCHLEIKER****EL PASO COUNTY ASSESSOR**1675 W. Garden of the Gods Rd., Ste 2300
Colorado Springs, CO 80907Appeals will be held May 1, 2019 through June 3, 2019

LOCATION: 1675 West Garden of the Gods Road, Suite 2300

OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday

TELEPHONE #: (719)520-6600 Fax#: (719)520-6665, (719)520-6635

DATE: May 1, 2019

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
83082-17-026	2019	HBG	SLY 35 FT OF LOT 34 EX SLY 10 FT OF ELY 50.7 FTBLK 19 GREEN MOUNTAIN FALLS
GREEN MOUNTAIN FALLS TOWN OF IONA AVE			

REAL PROPERTY NOTICE OF VALUATION

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TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Exempt Land		21000	2100	23100
TOTALS		21000	2100	23100

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Classification**

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TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	x	MILL LEVY	=	ESTIMATED TAXES
2018	21000	0	x	0	=	0.00
2019	23100	0	x	0.109016	=	0.00

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

14717

83082-17-026
GREEN MOUNTAIN FALLS TOWN OF
PO BOX 524
GREEN MTN FLS, CO 80819-0524



STEVE SCHLEIKER
EL PASO COUNTY ASSESSOR
 1675 W. Garden of the Gods Rd., Ste 2300
 Colorado Springs, CO 80907

Appeals will be held May 1, 2019 through June 3, 2019

LOCATION: 1675 West Garden of the Gods Road, Suite 2300

OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday

TELEPHONE #: (719)520-6600 **Fax#:**(719)520-6665, (719)520-6635

DATE: May 1, 2019

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
83082-13-025	2019	HBG	PART OF LOTS 10, 11, 12 & 13 BLK 26 THIRD ADDGREEN MOUNTAIN FALLS DESC AS FOLS, BEG AT SW COR OF LOT 10 TH N ON W LN OF LOT 10 20.0 FT, ANG R SELY75< 93.6 FT, SWLY PARA WITH E LN OF LOTS 11 & 12 TO APT WHICH IS 20.0 FT NELY FROM NELY BDY OF LOT 13, SWLY TO PT ON W LN OF LOT 13 SD PT BEING 20.0 FT S OF NW COR OF LOT 13, TH NELY ON WLY LOT LNS TO POB
GREEN MOUNTAIN FALLS TOWN OF C/O TOWN CLERK 11079 SCOTT AVE			

REAL PROPERTY NOTICE OF VALUATION

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TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Exempt Land		31500	3200	34700
TOTALS		31500	3200	34700

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Real Property Value or its
Classification**

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<https://property.spataleest.com/co/elpaso/#/>

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TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	x	MILL LEVY	=	ESTIMATED TAXES
2018	31500	0	x	0	=	0.00
2019	34700	0	x	0.109016	=	0.00

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

14716

83082-13-025
 GREEN MOUNTAIN FALLS TOWN OF
 C/O TOWN CLERK
 PO BOX 524
 GREEN MTN FLS, CO 80819-0524



STEVE SCHLEIKER
EL PASO COUNTY ASSESSOR
 1675 W. Garden of the Gods Rd., Ste 2300
 Colorado Springs, CO 80907

Appeals will be held May 1, 2019 through June 3, 2019

LOCATION: 1675 West Garden of the Gods Road, Suite 2300

OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday

TELEPHONE #: (719)520-6600 **Fax#:**(719)520-6665, (719)520-6635

DATE: May 1, 2019

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
83082-03-004	2019	HBG	LOT 14 BLK 30 GREEN MOUNTAIN FALLS ADD 4
GREEN MOUNTAIN FALLS TOWN OF MYRTLE ST			

REAL PROPERTY NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. **The appraisal data used to establish value is from the 24-month period ending June 30, 2018** § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 24-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2018) may be utilized, § 39-1-104(10.2)(d), C.R.S.

The residential assessment rate for tax years 2019 and 2020 is projected to be 7.15%, § 39-1-104.2(3), C.R.S. This rate is subject to change based on 2019 legislative decisions. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1)C.R.S. The tax notice you receive next January will be based on the current year actual value.

TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Exempt Land		8400	800	9200
TOTALS		8400	800	9200

**You have the right to Appeal your
Real Property Value or its
Classification**

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<https://property.spatalest.com/co/elpaso/#/>

You have the right to Appeal your Real Property Value or its Classification

The current year actual value of the property is multiplied by the assessment rate to determine the assessed value of the property. To calculate property tax, the property's assessed value is then multiplied by the total mill levy of the taxing authorities (county, school district, city, fire protection, and other special districts) that provide services in your tax area. The taxing authorities hold budget hearings in the fall. If you are concerned about tax rates, we recommend that you attend these budget hearings. Your estimated taxes, based on last year's mill levies are shown below.

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TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	x	MILL LEVY	=	ESTIMATED TAXES
2018	8400	0	x	0	=	0.00
2019	9200	0	x	0.109016	=	0.00

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

14715

83082-03-004
 GREEN MOUNTAIN FALLS TOWN OF
 PO BOX 524
 GREEN MTN FLS, CO 80819-0524



STEVE SCHLEIKER
EL PASO COUNTY ASSESSOR
 1675 W. Garden of the Gods Rd., Ste 2300
 Colorado Springs, CO 80907

Appeals will be held May 1, 2019 through June 3, 2019

LOCATION: 1675 West Garden of the Gods Road, Suite 2300

OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday

TELEPHONE #: (719)520-6600 Fax#: (719)520-6665, (719)520-6635

DATE: May 1, 2019

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
83081-05-005	2019	HBG	N 15 FT OF LOT 65 BLK 19 GREEN MOUNTAIN FALLS ADD 3
GREEN MOUNTAIN FALLS TOWN OF HONDO AVE			

REAL PROPERTY NOTICE OF VALUATION

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TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Exempt Land		3200	300	3500
	TOTALS	3200	300	3500

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TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	x	MILL LEVY	=	ESTIMATED TAXES
2018	3200	0	x	0	=	0.00
2019	3500	0	x	0.109016	=	0.00

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

14714

83081-05-005
 GREEN MOUNTAIN FALLS TOWN OF
 PO BOX 524
 GREEN MTN FLS, CO 80819-0524



STEVE SCHLEIKER
EL PASO COUNTY ASSESSOR
 1675 W. Garden of the Gods Rd., Ste 2300
 Colorado Springs, CO 80907

Appeals will be held May 1, 2019 through June 3, 2019

LOCATION: 1675 West Garden of the Gods Road, Suite 2300

OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday

TELEPHONE #: (719)520-6600 **Fax#:**(719)520-6665, (719)520-6635

DATE: May 1, 2019

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
83081-01-030	2019	HBG	LOT 12 BLK 4 GREEN MOUNTAIN FALLS
GREEN MOUNTAIN FALLS TOWN OF 7035 OAK ST			

REAL PROPERTY NOTICE OF VALUATION

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TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Exempt Land		8050	350	8400
	TOTALS	8050	350	8400

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Classification**

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2018	8050	0	x	0	=	0.00
2019	8400	0	x	0.109016	=	0.00

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

14713

83081-01-030
 GREEN MOUNTAIN FALLS TOWN OF
 PO BOX 524
 GREEN MTN FLS, CO 80819-0524



STEVE SCHLEIKER
EL PASO COUNTY ASSESSOR
 1675 W. Garden of the Gods Rd., Ste 2300
 Colorado Springs, CO 80907

Appeals will be held May 1, 2019 through June 3, 2019

LOCATION: 1675 West Garden of the Gods Road, Suite 2300
OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday
TELEPHONE #: (719)520-6600 **Fax#:**(719)520-6665, (719)520-6635

DATE: May 1, 2019

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY(MAY BE INCOMPLETE)
83081-01-010	2019	HBG	LOTS 13 TO 29 INC BLK 2 GREEN MOUNTAIN FALLS
GREEN MOUNTAIN FALLS TOWN OF 10740 UTE PASS AVE			

REAL PROPERTY NOTICE OF VALUATION

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TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Exempt Land		120879	3267	124146
Exempt Improvements		147640	-10445	137195
TOTALS		268519	-7178	261341

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Real Property Value or its
Classification**

Commercial/Industrial
Occupancy

EXEMPT POLITICAL SUBS/PUB SCHL

Lot Size Imp SqFt Year Built
1.5 Acres 720 2001

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TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	x	MILL LEVY	=	ESTIMATED TAXES
2018	268519	0	x	0	=	0.00
2019	261341	0	x	0.109016	=	0.00

You have the right to protest the classification and/or valuation of your property. Please refer to the reverse side of this notice for additional information.

14712

83081-01-010
 GREEN MOUNTAIN FALLS TOWN OF
 PO BOX 524
 GREEN MTN FLS, CO 80819-0524