



TOWN OF GREEN MOUNTAIN FALLS PLANNING COMMISSION MEETING

NOVEMBER 12, 2019

6:30 PM

AGENDA

- I. **CALL TO ORDER**
- II. **ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA**
- III. **APPROVAL OF MINUTES**
 - a. October 8, 2019 Regularly Scheduled Meeting Minutes
- IV. **PUBLIC COMMENT** - Members of the Public May Address Planning Commission on Items Not Germane to the Agenda.
- V. **NEW BUSINESS**
 - a. **F2019-002** – Fence Permit, 10300 Ute Pass Avenue. Reverend Darlene Avery, Owner.
 - b. **Minor Subdivision** (Replat) – 10775 Mountain Avenue. Ian Willis, Owner.
- VI. **UNFINISHED BUSINESS**
- VII. **OTHER BUSINESS**
 - a. **Annexation of Land to The Town of Green Mountain Falls** – Discussion Regarding Annexation Petition for Approximately 32-Acres, the Joyland Church and Red Devil Mountain Parcels. Jesse Stroope on Behalf of Historic Green Mountain Falls Foundation
- VIII. **ADJOURNMENT**

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, October 8, 2019 – 6:30 P.M.**

MEETING MINUTES

PC Members Present

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

Town Manager

Angie Sprang

PC Members Absent

Mayor Jane Newberry
Commissioner Nathan Scott

Town Planner

Julia Simmons

Secretary

Katharine Guthrie

1. Call to Order/Roll Call

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

2. Additions, Deletions, or Corrections to the Agenda

M/S: Blasi/Bratton

Motion: Move to approve amended agenda (moving Item 7a to between Items 4 and 5).

Vote: Motion carried. All aye.

3. Approve Minutes of September 24, 2019

M/S: Blasi/Caldwell

Motion: Move to approve minutes as submitted.

Vote: Motion carried. All aye.

4. Public Comment

None

5. Other Business

a. GMF Town Code – Discussion on Draft Ordinance to Adjust Planning Commission Meeting Schedule. Angie Sprang, Town Manager
Change ordinance to require meetings once per month with the ability for the Planning Commission to set a discretionary second meeting.

b. Plan GMF Comprehensive Plan – Discussion and Recommendation to the Board of Trustees on Implementation Prioritization. Julia Simmons, Town Land Use Planner

6. New Business

- a. **V2019-003** – Variance (Front Setback) – Deck Replacement, 10680 Mountain Avenue. Christopher and Molly Nord, Owners.

Discussion: Safety of existing deck as well as access to basement considered and determined to meet the hardship criteria necessary to grant the variance.

M/S: Caldwell/Williamson

Motion: Move to recommend that the Board approve the variance as submitted.

Vote: Motion carried. All aye.

7. Other Business

- b. Plan GMF Comprehensive Plan – Discussion and Recommendation to the Board of Trustees on Implementation Prioritization. Julia Simmons, Town Land Use Planner

Vice Chair Bratton: Comprehensive Plan, Page 73, Item 2.6.—Fire Notification and Evacuation Plan needs to be the top priority. Planning Commission recommends a plan to populate members of a community outreach team to work on an egress plan for Belvedere and Hondo Ave. in conjunction with Colorado Department of Emergency Management, El Paso County and Colorado State Patrol and the town Marshal. Mayor has initiated plan to contact potential members of the team beginning with citizens who signed up at the CUSP information meeting on mitigation in September.

Page 93, Item a.8 of Appendix of the Comprehensive Plan identifies potential participants/partners and costs for an Evacuation Plan.

Recommended Timeline: October 2019—February 2020

Town Planner to create memo with recommendations to the Board of Trustees

Adjournment: 7:30 pm

PLANNING COMMISSION AGENDA MEMO

DATE: 05 November 2019	SUBJECT: Fence Permit 2019-003 10300 Ute Pass Avenue
Presented by: Julia Simmons, Town Land Use Planner	

Recommended Action:

Grant or deny the application, with or without conditions

Proposal:

The Applicant requests an approval for a fence permit based-on site plan drawing (Figure, attached) at 10300 Ute Pass Avenue.

Staff Findings:

The Applicant is appearing before the Planning Commission to present plans for a 72” fence surrounding the perimeter of the home’s rear yard. The design described on the LSA plans include pressure treated 4x4 wood posts set on 3’ concrete footers with brackets. The interior fencing will consist of 4x4 hog fencing made of galvanized wire. The fence will not be visible from Ute Pass Avenue and will maintain the open space-feel of the area along the creek. The fence will provide a space for the Applicant’s dogs to safely run.

Staff finds that the applicant’s proposed site plan and design meets the standards for height, materials, and setback outlined in §16-504.

Issue Before the Commission:

Whether the Applicant’s proposed project meets the procedural requirements and substantive standards in GMF Land Use Code §16-501 – §16-512.

TOWN OF GREEN MOUNTAIN FALLS

FENCE PERMIT APPLICATION

Date: 10-7-19

Property Owner's Name: Betty Darlene Avery Phone Number 719-331-7445

E-Mail Address: darlene.avery@icloud.com

Contractor's Name: Ken Brandon Phone Number 684-2513
(if applicable)

Mailing Address: PO Box 145

Site Address: 10300 Ute Pass Ave

Proposed Fencing: Type: Wood, Hogwire Height: 6'

Legal Description: Lot 13 Block 62 Zoning _____

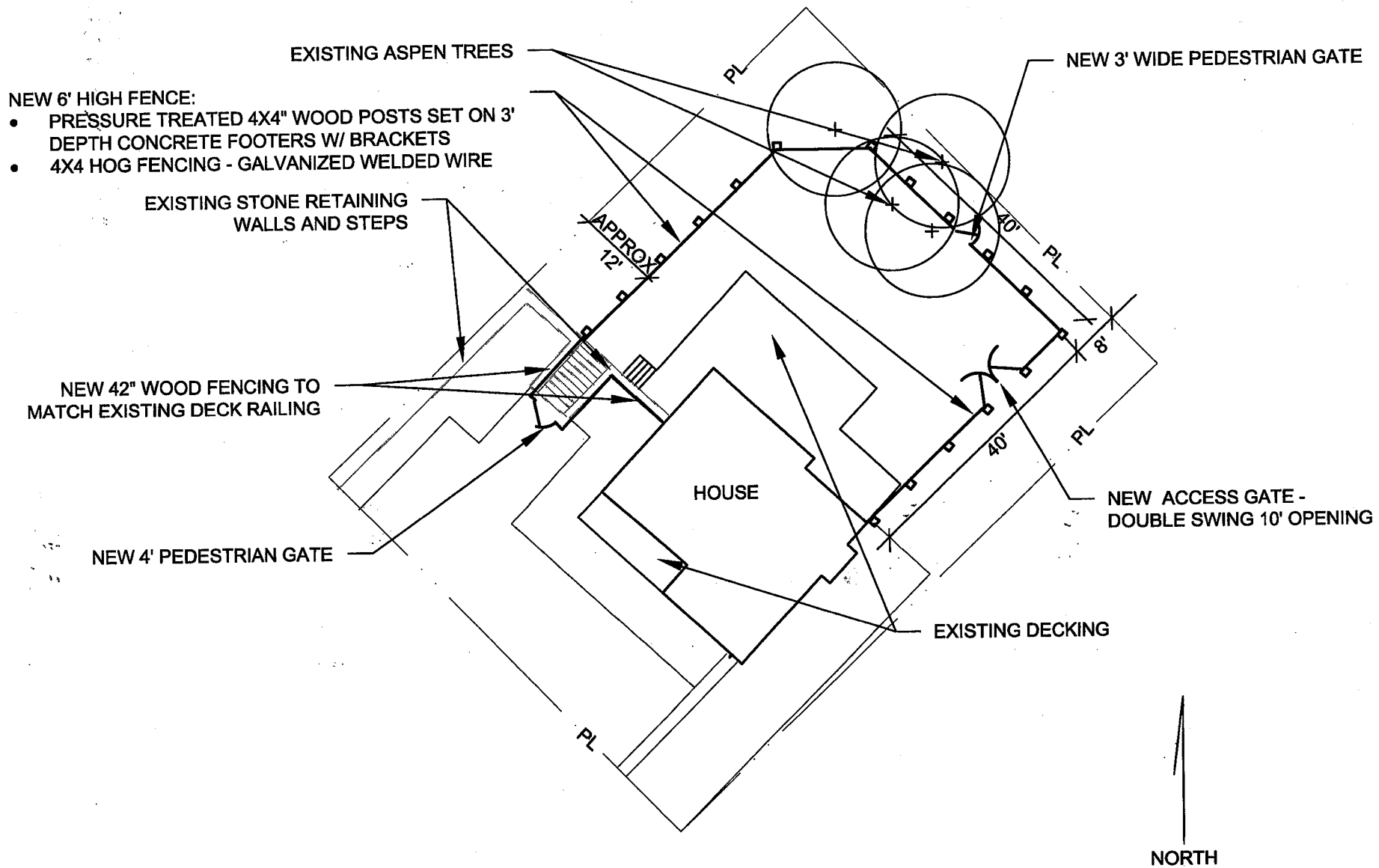
Please attach a survey showing property boundary lines, footprint of residence, and any other structures on the property as well as the location of proposed fence.

Property Owner Signature: Betty Darlene Avery Date 10-7-19

Contractor's Signature: Ken Brandon Date 10/7/19
(if applicable)

Date fee received: _____

Date application approved: _____



OCT 2019

BACKYARD FENCE PLAN

AVERY/KREHBIEL RESIDENCE

10800 UTE PASS AVE
GREEN MT FALLS, CO



Carla
Anderson, RLA

LANDSCAPE ARCHITECTURE
GARDEN DESIGN
CONSTRUCTION SUPERVISION

P.O. BOX 338
CASCADE, CO. 80449

PHONE: (719) 681-8882
carla@andersonlandscapearch.com



PLANNING COMMISSION AGENDA MEMO

DATE: November 09, 2019	SUBJECT: Minor Subdivision/Replat
Presented by: Julia Simmons, Land Use Planner44446	10815 Denver Ave.; 10795 Denver Ave.; 10805 Denver Ave.; 10775 Mountain Ave.

Recommend action:

Recommendation to the Board of Trustees: approve, approve subject to conditions, or disapprove the proposed minor subdivision and replat.

Background:

Mr. Willis, one of the owners of 10775 Mountain Avenue, appeared before the Planning Commission March 26, 2019, prior to Planning Staff at GMF Town Hall. The original Plan Review request was to “vacate lot lines and merge 4 lots to create 2 lots and build a structural addition” to his home at 10775 Mountain Avenue. The motion to approve the vacation of existing lot lines was approved on the condition that a professional land surveyor determine property lines.

The Applicant hired Michael Lambert to create a vacation and replat map of lots 15, 16, 17, 18 (see August 21, 2019 plat and replat maps, attached). He now appears before the Planning Commission to vacate the lot lines and subdivide from four to two lots, which will adequately accommodate both his primary residence (Lot 18) and rental cabin (Lot 15), allowing for setbacks on a planned addition and improved septic at 10775 Mountain Avenue. Once the Applicant has the subdivision recorded and obtained site plans for a structural addition to the existing SFH, he will appear at another regularly scheduled Planning Commission meeting for Plan Review. The initial fee (March 2019, \$125) for Plan Review will be deducted from any fees required at that time, as the Applicant was incorrectly charged for Plan Review when he was pursuing vacation and replat.

The GMF Land Use Code Zoning Designation for the four lots is R-1, 5,000. The following is the existing square footage of each lot, per the El Paso County Assessor’s website:

Lot 15: 8,198 SF

Lot 17: 6,675 SF

Lot 16: 8,018 SF

Lot 18: 8,025 SF

Ms. Lucchetta-Miller sent a handwritten letter with her son, Ian Willis, to accompany his Subdivision application. In it she states that she is in complete concurrence with the replat. She includes her signature and the date of 31 October 2019.

Staff Findings:

Per GMF Land Use Code §17-133, *Minor Subdivisions shall follow procedures appropriate for final plats*. GMF Land Use Code §17-23(a), Final Plats, states the procedure as steps 1-7 (included for Commission review).

Applicant filed a Land Use Application and submitted materials required in an Application Checklist for Subdivision/Replat. Town Staff received the following documents:

1. Land Use Application – *Land Use Planning Application was completed by Owner, Ian Willis. Staff requests that as a condition of approval, the second of two landowners named on the Deed, Carolyn L.I. Lucchetta-Miller sign the application and have it attested by the Town Clerk.*
2. Letter of Intent – *A letter of intent (attached, page 2) was submitted*
3. Large Copy of Final Plat - *The Applicant’s Land Surveyor presented two hard copy maps with exhibits showing original subdivision, as-platted and proposed subdivision as-replatted.*
4. Electronic Copy of Final Plat – *Submitted (attached, pages 3, 4)*
5. Statement of Title – *The Applicant submitted three Warranty Deeds: Lot 15; Lots 16 & 17; Lot 18*
6. Application Fee – *The applicant paid a \$300 fee for two lots to be replatted, per the 2019 Fee Schedule*

GMF Land Use Code §17-23(c) states the final plat shall contain the following information:

- (1) The proposed name of the subdivision;
- (2) Scale, north sign and date;
- (3) Legal description of the property, together with a complete reference to the book and page of County records;
- (4) Complete description of primary control points to which all dimensions, angles, bearings and similar data on the plat shall be referred;
- (5) Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, irrigation ditches and property lines of residential lots and other sites, with accurate dimensions, bearings or deflection angles and radial arcs or chords and central angles of all curves;
- (6) Names and right-of-way widths for each street or other right-of-way;
- (7) Location, dimensions and purposes of any easements;
- (8) Number to identify each lot or site and each block;
- (9) Location and description of monuments;
- (10) Statement of land ownership by the subdivider;
- (11) Statement by owner dedicating streets, rights-of-way and any sites for public use;
- (12) Certification by surveyor or engineer certifying to accuracy of survey and plat;
- (13) Certification for approval by the Planning Commission and by the Board of Trustees; and
- (14) Certificate of title

GMF Staff found the two survey maps meet the criteria in GMF Land Use Code §17-23, Final Plat.

Issue Before the Commission:

Whether the Applicant's request for Minor Subdivision/Replat meets the procedural and substantive requirements in GMF Land Use Code for the Commission to recommend approval to the Board of Trustees.

Improvement Location Certificate

(THIS IS NOT A PROPERTY SURVEY AND SHOULD NOT BE USED TO CONSTRUCT ANY IMPROVEMENTS)

LEGEND

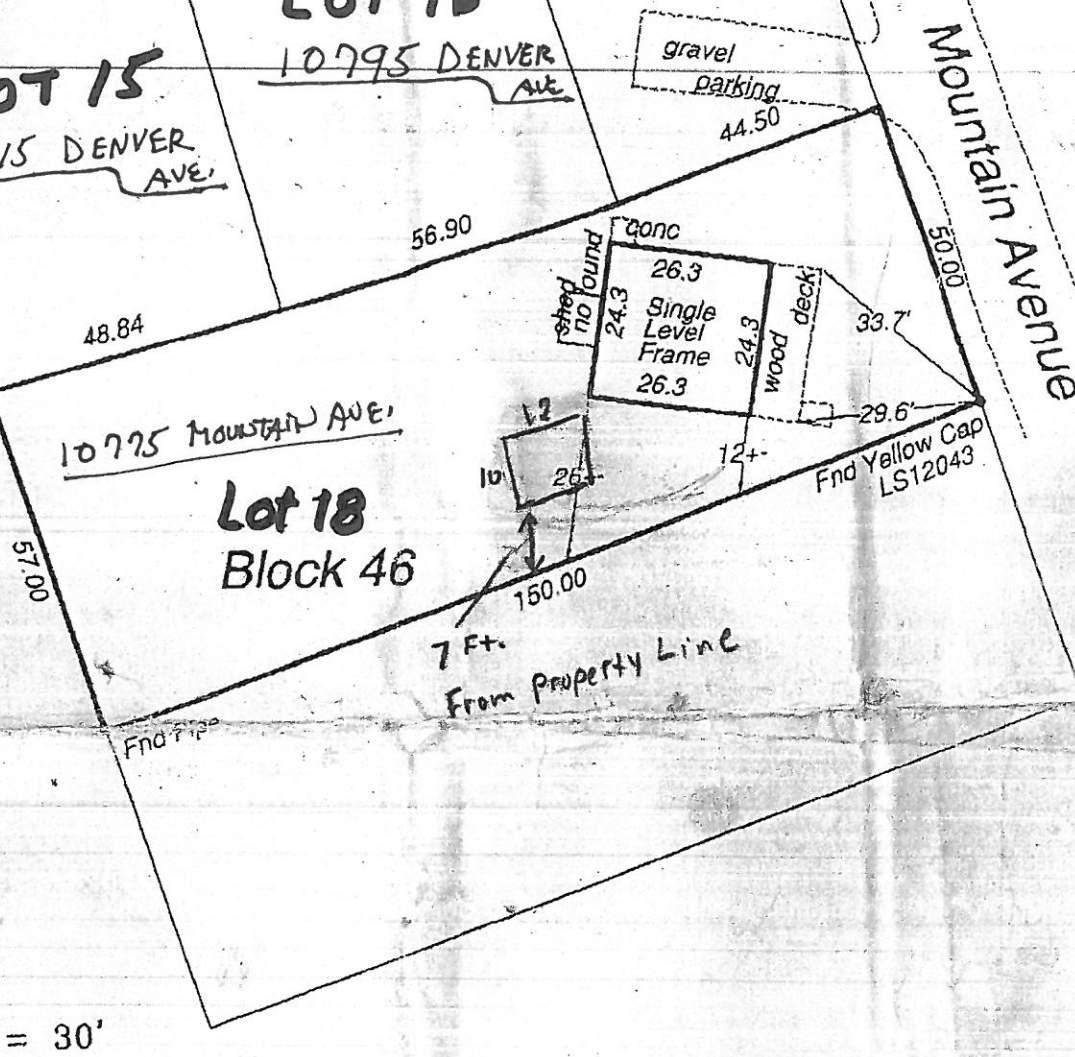
- ⊕ = CHAIN LINK FENCE
- * = WIRE FENCE
- ⊥ = WOOD FENCE
- = OVERHEAD UTILITY LN

LOT 15
10815 DENVER AVE.

LOT 16
10795 DENVER AVE.

LOT 17
10805 DENVER AVE.

IAN
Willis



copy
reduced
Scale: 1" = 30'

Legal Description

Lot 18, Block 46, 5TH ADDITION TO GREEN MOUNTAIN FALLS, El Paso County, Colorado.

Surveyor's Certificate

I Herby certify that this Improvement Location Certificate was prepared for the * Mortgage Lender and the Title Company and that it is not a Land Survey or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the described parcel on this date **, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. (C.S.S. 38-51-109)

This Improvement Location Certificate (ILC) was performed without the benefit of a rule policy or commitment and easements may exist that are not shown hereon. this ILC DOES NOT constitute a title search or easements research by Alessi and Associates, inc. Relying on all information regarding title and easement matters should be obtained from a Title Commitment or Policy. All easements shown were taken from the recorded Plat. Legal description from client.

PREPARED BY:

ALESSI & ASSOCIATES, Inc.

APPRAISERS • ENGINEERS • SURVEYORS

2989 Broadmoor Valley Road
Colorado Springs, CO 80906

Tel: 719/540-8832
Fax 719/540-2781



PURPORTED STREET ADDRESS:

10775 Mountain Avenue

**DATE: 3/23/2005
*MORTGAGE CO: McGinnis GMAC
BORROWER: Guest
*TITLE COMPANY: Security Title
JOB NUMBER: 051298



LETTER OF INTENT

My mother, Carolyn L.I. Lucchetta-Miller, and I, Ian Russell Willis own FOUR lots in Green Mountain Falls.

They are:

1. LOT 15, 10815 Denver Avenue.
2. LOT 16, 10795 Denver Avenue.
3. LOT 17, 10805 Denver Avenue.
4. LOT 18, 10775 Mountain Avenue.

We want to consolidate, per Mr. Lamberts survey, and have only TWO lots:

One lot will be my home, with land; and the other lot will be my renter's cabin with land.

Two lots will make it so much easier for everyone.

Thank you for your consideration and help.

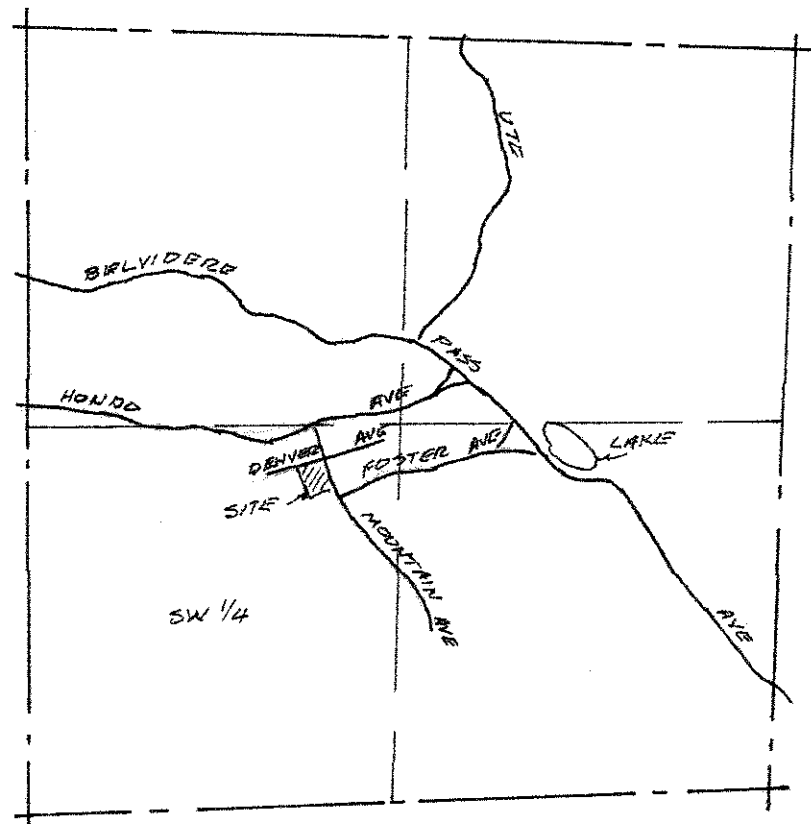
Ian R. Willis

Carolyn Lucchetta-Miller 10-31-19

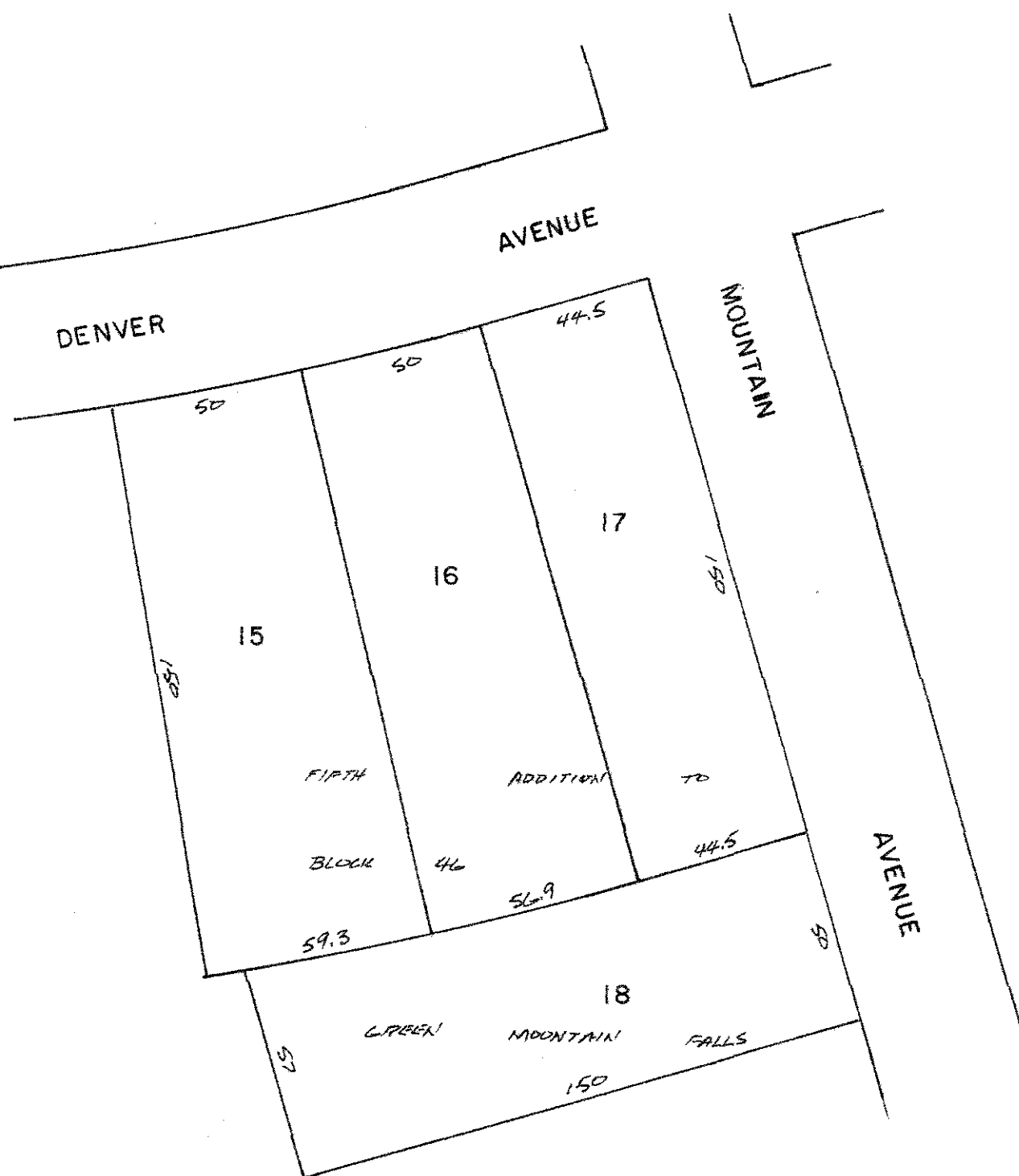
I APPROVE & Agree
4 LOTS INTO 2 LOTS

UPLAND SUBDIVISION

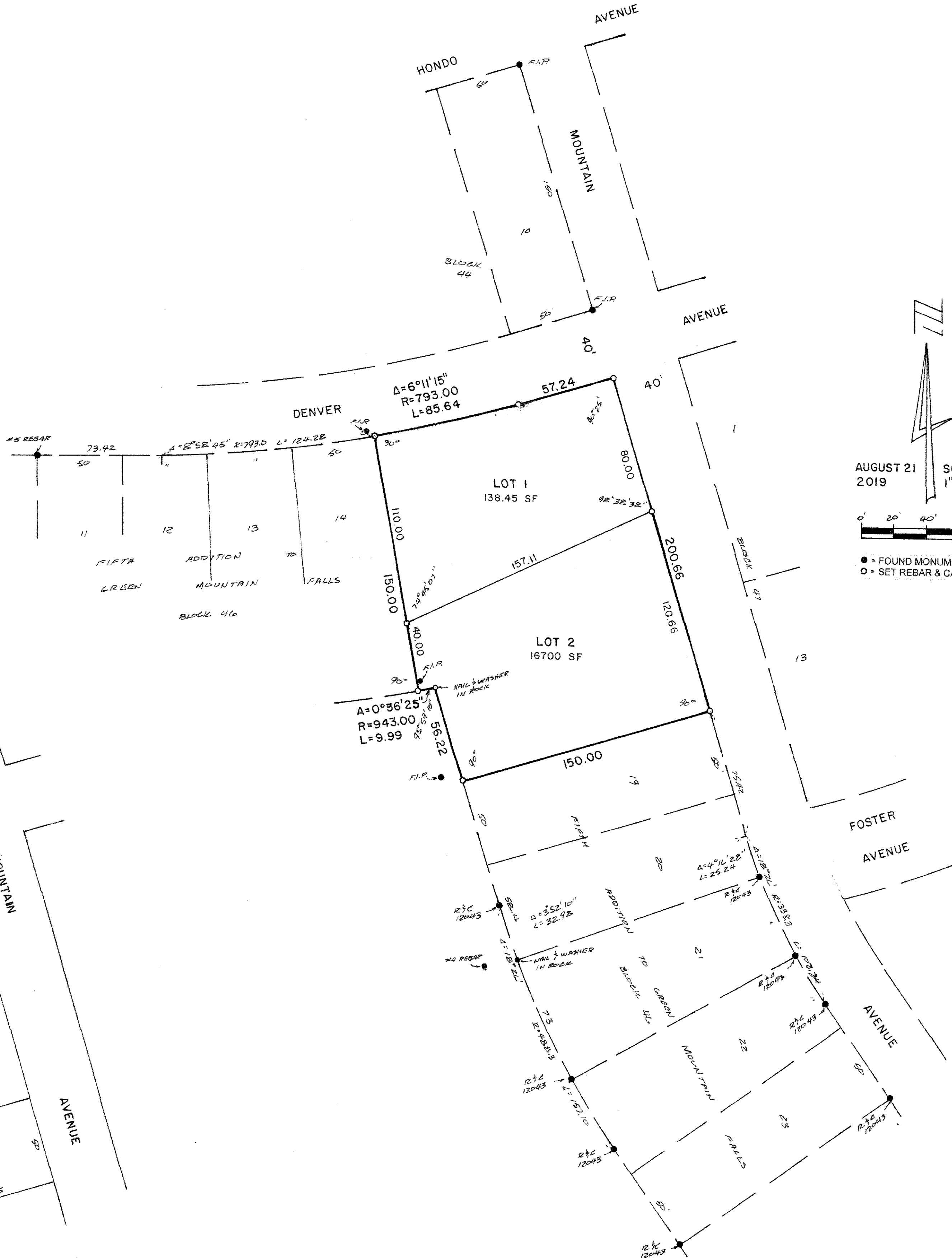
IN THE TOWN OF GREEN MOUNTAIN FALLS, EL PASO COUNTY, COLORADO



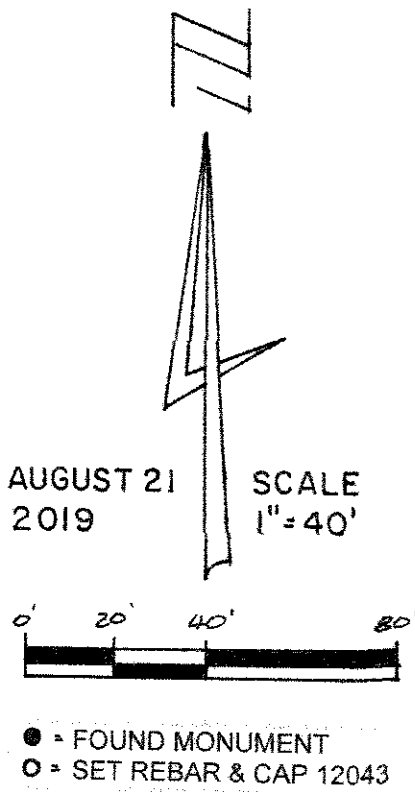
8-13-68
VICINITY MAP



AS-PLATTED



AS-REPLATTED



A VACATION AND REPLAT OF LOTS 15, 16, 17 AND 18 IN BLOCK 46 IN FIFTH ADDITION TO GREEN MOUNTAIN FALLS

KNOW ALL MEN BY THESE PRESENTS THAT:
CAROLYN L. LUCCHETTA-MILLER AND IAN RUSSELL WILLIS ARE THE OWNERS OF LOTS 15, 16, 17 AND 18, IN BLOCK 46, IN FIFTH ADDITION TO GREEN MOUNTAIN FALLS, ACCORDING TO THE PLAT RECORDED JULY 2, 1889 IN THE RECORD OF EL PASO COUNTY, COLORADO SAID LOTS LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

TO WIT
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF MOUNTAIN AVENUE WITH THE SOUTHEASTERLY LINE OF DENVER AVENUE IN SAID FIFTH ADDITION TO GREEN MOUNTAIN FALLS; SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID BLOCK 46; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF MOUNTAIN AVENUE 200.66 FEET TO THE MOST NORTHERLY CORNER OF LOT 19 IN SAID BLOCK 46; THENCE ANGLE RIGHT 90°00' SOUTHWESTERLY 150.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 19; THENCE ANGLE RIGHT 90°00' NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 46, 56.22 FEET; THENCE ANGLE LEFT 83°46'52" SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 0°38'25", A RADIUS 843.00 FEET A DISTANCE OF 9.99 FEET TO THE SOUTHEAST CORNER OF LOT 14 IN SAID BLOCK 46; THENCE ANGLE RIGHT 90°00' NORTHWESTERLY 150.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 14; THENCE ANGLE RIGHT 90°00' EASTERLY ALONG THE SOUTHERLY LINE OF DENVER AVENUE, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 6°11'15" AND A RADIUS OF 793.00 FEET, A DISTANCE OF 85.64 FEET; THENCE CONTINUE ALONG THE TANGENT OF THE LAST DESCRIBED CURVE 57.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.70 ACRES MORE OR LESS.

DEDICATION
THE ABOVE PARTY IN INTEREST HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AS SHOWN ON THE PLAT, WHICH SETS FORTH THE BOUNDARY AND DIMENSIONS THEREOF, SAID TRACT SO PLATTED SHALL BE KNOWN AS "UPLAND SUBDIVISION", IN THE TOWN OF GREEN MOUNTAIN FALLS, EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF
THE UNDERSIGNED, CAROLYN L. LUCCHETTA-MILLER IAN RUSSELL WILLIS, OWNERS, HAVE EXECUTED THEIR PRESENTS THIS _____ DAY OF _____ A.D. 20____.

CAROLYN L. LUCCHETTA-MILLER, OWNER
IAN RUSSELL WILLIS, OWNER

STATE OF COLORADO)
COUNTY OF EL PASO) S.S.
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____, BY CAROLYN L. LUCCHETTA-MILLER AND IAN RUSSELL WILLIS.

WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

APPROVAL BY PLANNING COMMISSION
THE ABOVE PLAT AND PETITION IS APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO, THIS _____ DAY OF _____ A.D. 20____.

CHAIRMAN

APPROVAL BY TOWN COUNCIL
THE ABOVE PLAT AND PETITION IS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO, THIS _____ DAY OF _____ A.D. 20____.

CERTIFICATION
THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE COLORADO REVISED STATUTES AS AMENDED, AND THAT SAID PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

COLORADO LAND SURVEYOR NO. 12043

STATE OF COLORADO)
COUNTY OF EL PASO) S.S.
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M THIS _____ DAY OF _____ A.D. 19____, AND IS DULY RECORDED UNDER RECEPTION NO. _____

FEE _____ COUNTY CLERK AND RECORDER

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED 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.

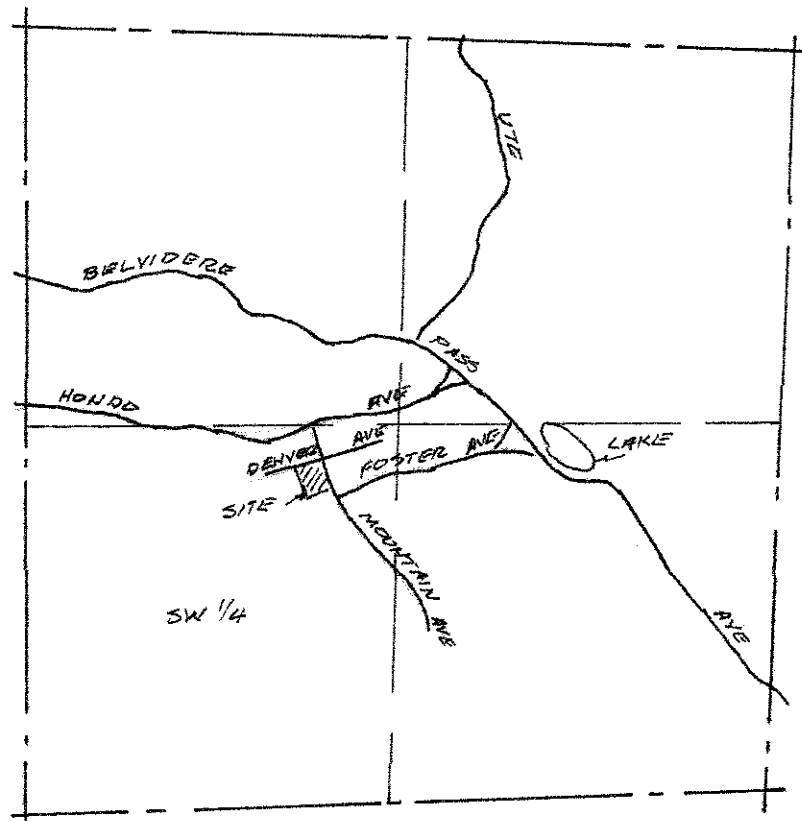
LYING IN THE SW 1/4 OF SECTION 8, T13S, R68W OF THE 6TH P.M.

UPLAND SUBDIVISION

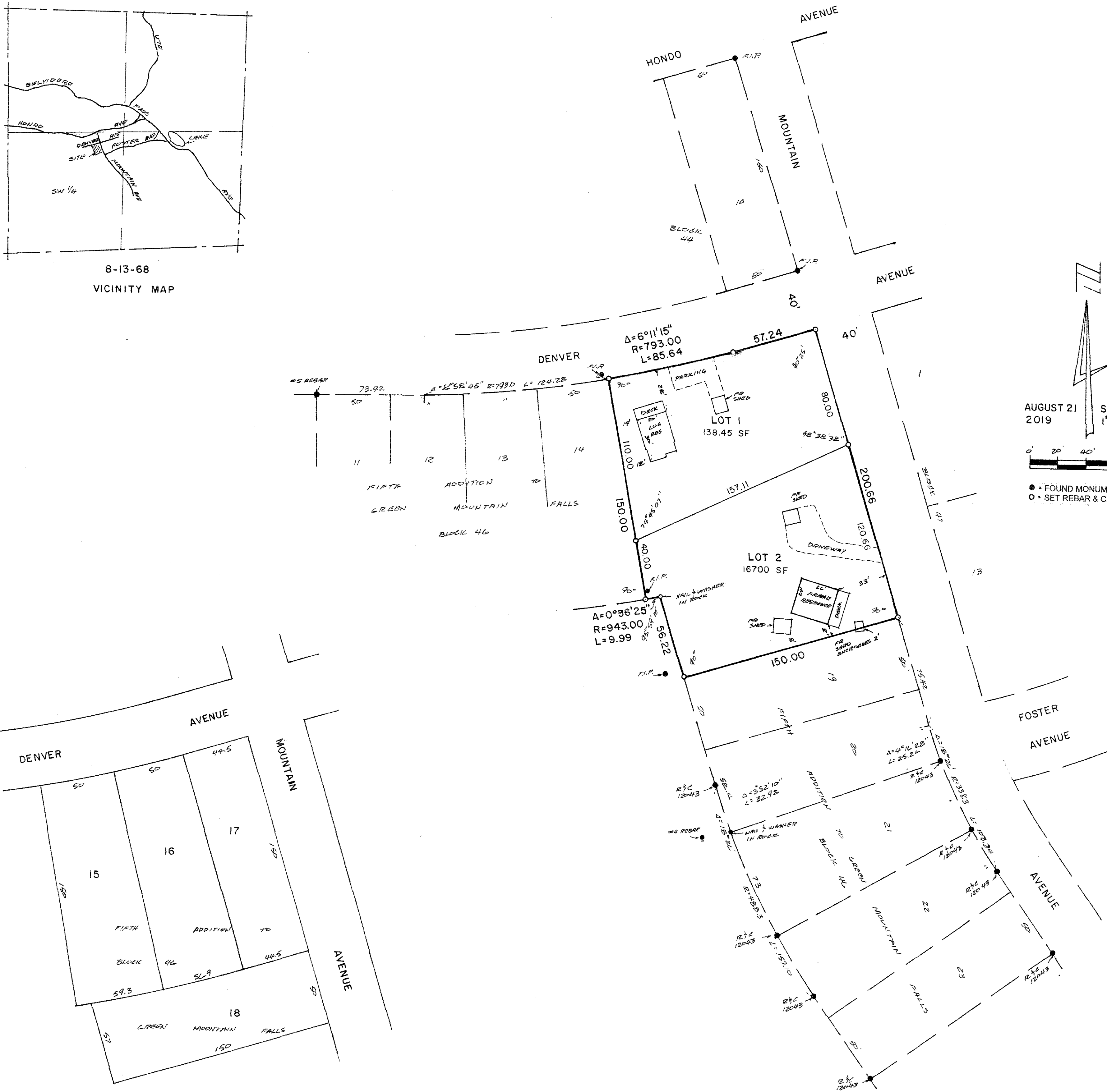
SCALE: 1"=40'	APPROVED BY:	DRAWN BY: M.J.L.
DATE: 8/21/19		REVISED:
MICHAEL J. LAMBERT LS 12043 P.O. BOX 587 GREEN MOUNTAIN FALLS, CO. 80819 719 684 2351		DRAWING NUMBER

UPLAND SUBDIVISION

IN THE TOWN OF GREEN MOUNTAIN FALLS, EL PASO COUNTY, COLORADO



8-13-68
VICINITY MAP



AS-PLATTED

AS-REPLATTED

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TO WIT
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IAN RUSSELL WILLIS, OWNER

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MY COMMISSION EXPIRES _____ NOTARY PUBLIC

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CHAIRMAN

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CERTIFICATION
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COLORADO LAND SURVEYOR NO. 12043

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COUNTY OF EL PASO) S.S.
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FEE _____ COUNTY CLERK AND RECORDER

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LYING IN THE SW 1/4 OF SECTION 8, T13S, R68W OF THE 6TH P.M.

UPLAND SUBDIVISION		
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: M.J.L.
DATE: 8/22/19		REVISED:
MICHAEL J. LAMBERT LS 12043 P.O. BOX 587 GREEN MOUNTAIN FALLS, CO. 80819 719 684 2351		DRAWING NUMBER

Sec. 17-23. - Final plat.

- (a) The final plat shall be processed as follows:
 - (1) Not more than twelve (12) months after approval of the preliminary plat, the original and four (4) copies of the final plat and the required supplemental material shall be presented by the subdivider to the Planning Commission's office. The final plat shall be presented at least ten (10) days prior to a regular Planning Commission meeting.
 - (2) The final plat shall substantially conform to the approved preliminary plat and shall include all changes specified thereon.
 - (3) After reviewing the final plat to assure its acceptability, the Planning Commission shall present the plat to the Board of Trustees for review.
 - (4) The Board of Trustees shall review the final plat and approve it, approve it subject to certain conditions or reject it.
 - (5) After reviewing the final plat, the Planning Commission shall submit it together with the Planning Commission's recommendations in writing to the Board of Trustees for final action.
 - (6) Upon receipt of the plat and the recommendations of the Planning Commission, the Board of Trustees shall approve, disapprove or refer the plat back to the Planning Commission for further study. If the plat is disapproved or referred, the reasons shall be stated in writing and a copy of the reasons furnished to the subdivider within forty-five (45) days of presentation to the Board of Trustees.
 - (7) Within forty-five (45) days of approval of the final plat by the Board of Trustees, the subdivider shall record the plat in the office of the County Clerk and Recorder or the approval of the Board of Trustees shall be considered null and void. Written application to the Board of Trustees for an extension of the time period may be made by the subdivider.
- (b) The final plat shall be prepared as follows:
 - (1) The design shall conform to the preliminary plat as conditionally approved, except that the final plat may constitute only that portion of the preliminary plat which is proposed for immediate recording.
 - (2) The drawing shall be made at a scale of one (1) inch equals one hundred (100) feet, by the use of India ink or other equally substantial solution, on a reproducible medium with outer dimensions of twenty-four (24) inches by thirty-six (36) inches.
- (c) The final plat shall contain the following information:
 - (1) The proposed name of the subdivision;
 - (2) Scale, north sign and date;
 - (3) Legal description of the property, together with a complete reference to the book and

page of County records;

- (4) Complete description of primary control points to which all dimensions, angles, bearings and similar data on the plat shall be referred;
 - (5) Tract boundary lines, right-of-way lines of streets, easements and other rights-of-way, irrigation ditches and property lines of residential lots and other sites, with accurate dimensions, bearings or deflection angles and radial arcs or chords and central angles of all curves;
 - (6) Names and right-of-way widths for each street or other right-of-way;
 - (7) Location, dimensions and purposes of any easements;
 - (8) Number to identify each lot or site and each block;
 - (9) Location and description of monuments;
 - (10) Statement of land ownership by the subdivider;
 - (11) Statement by owner dedicating streets, rights-of-way and any sites for public use;
 - (12) Certification by surveyor or engineer certifying to accuracy of survey and plat;
 - (13) Certification for approval by the Planning Commission and by the Board of Trustees;
and
 - (14) Certificate of title.
- (d) The final plat shall be accompanied by the following:
- (1) A statement that required improvements are in place, a bond guaranteeing that improvements shall be constructed according to official specifications, or a certified check sufficient to cover the cost of the construction of the required improvements as specified in Article IV of this Chapter; and
 - (2) Perpetual drainage easements for areas subject to flooding.

(Prior code 6-5-6)

PETITION FOR ANNEXATION

TO: THE BOARD OF TRUSTEES OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO

From: PROPERTY KNOWN AS: _____ Red Devil Mountain Parcel _____

We, the undersigned petitioners, in compliance with the "Municipal Annexation Act of 1967" as set forth in Article 12, Title 31, Colorado Revised Statutes, as amended, hereby petition and request the Board of Trustees of the Town of Green Mountain Falls, Colorado, to approve the annexation to the Town of Green Mountain Falls the following described unincorporated territory located in the Counties of El Paso County, State of Colorado, to wit:

Land to be annexed is described as: Red Devil Mountain Parcel as shown on the attached certified survey by Oliver Watts, Licensed Surveyor, dated July 15, 2019.

In support of their Petition, Petitioners state as follows:

1. It is desirable and necessary that the above-described territory be annexed to the Town of Green Mountain Falls, Colorado.
2. That the area sought to be annexed meets the requirements of C.R.S. §§ 31-12-104 and 105.
3. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the Town of Green Mountain Falls.
4. A community of interest exists between the Town and the territory proposed to be annexed to the Town of Green Mountain Falls.
5. The territory proposed to be annexed is urban or will be urbanized in the near future.
6. The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Green Mountain Falls.
7. The undersigned are owners of 100% of the real property included in the territory to be annexed and hereby consent to the establishment of the boundaries of the territory as described above.
8. The territory proposed for annexation is not presently a part of any unincorporated city, city and county, or town, nor have annexation proceedings been commenced for the annexation of part or all such territory to another municipality.
9. Annexation of the above described territory will not result in the detachment of any territory from any school district.
10. The requirements of Sections 31-12-104 Eligibility for Annexation and 31-12-105 Limitations of the Colorado Revised Statutes, as amended, exist and have been satisfied.
11. That the Town of Green Mountain Falls shall not be required to assume any obligation respecting the construction of water mains, sewer lines, gas mains, electric service lines, streets

or any other services or utilities in connection with the property proposed to be annexed except as may be provided by the ordinance of the Town of Green Mountain Falls.

WHEREFORE, the undersigned petitioners request that the Board of Trustees of the Town of Green Mountain Falls (1) take the appropriate action to entertain this petition, fix a date for public hearing, cause notice to be published and posted which specifies the time and place of such hearing, and invite all persons interested to appear and voice approval or disapproval of the proposed annexation; and (2) following the hearing determine by ordinance that the annexation shall be made, annexing the above territory or area, and declaring a date whereon the annexation shall be effective; and that the territory or area so annexed shall become a part of the Town of Green Mountain Falls, Colorado, subject to its law and ordinances then and thereafter in force.

Signed this 8 day of November, 2019.

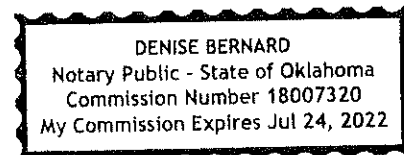


Elizabeth Eickman, Director

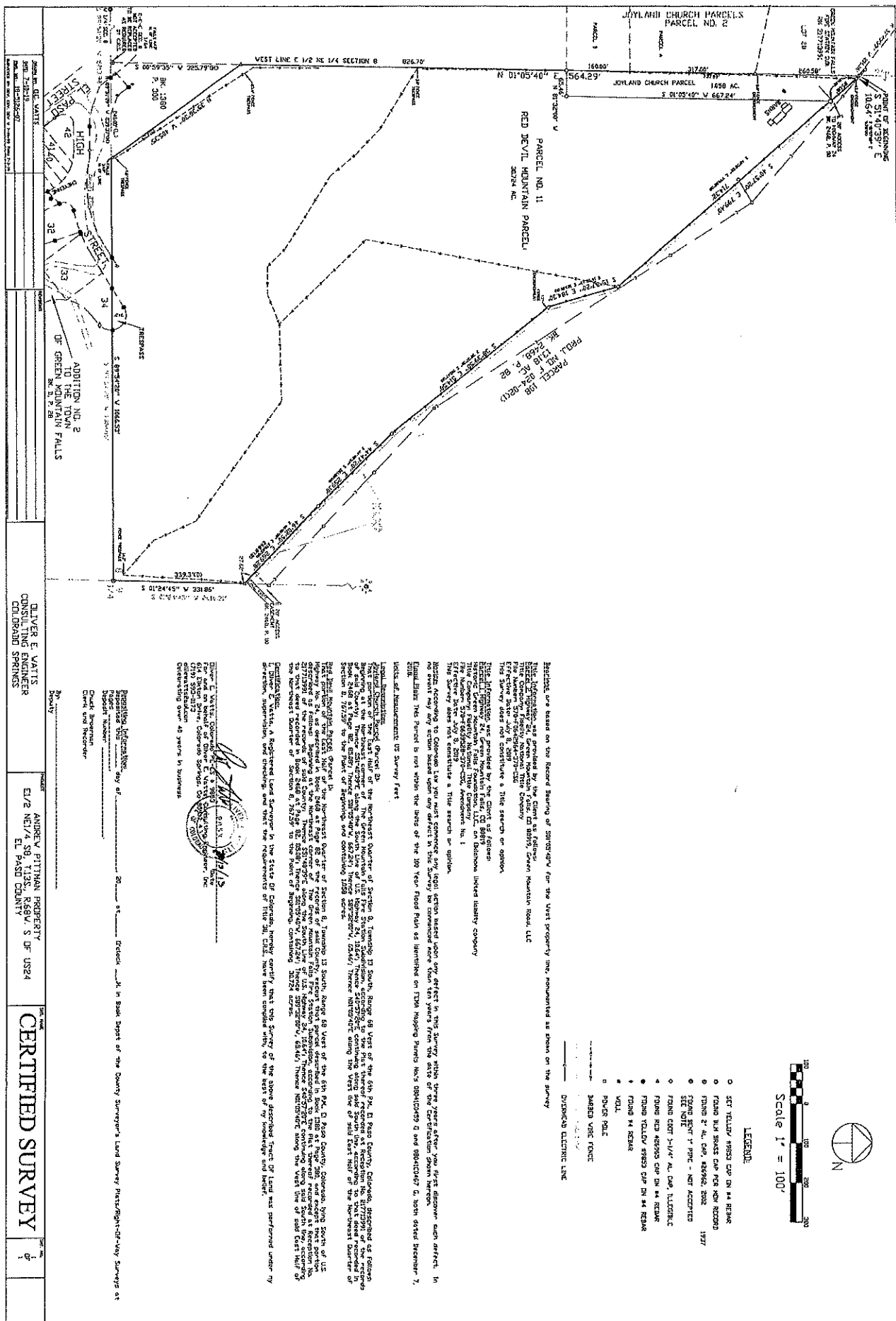
Historic Green Mountain Falls Foundation, LLC

1001 W. Wilshire Blvd, Fourth Floor

Oklahoma City, OK 73116



Signed by Denise Bernard COUNTY OF Oklahoma STATE OF Oklahoma
Printed Name Denise Bernard Subscribed and sworn before me this Mailing Address
1001 W. Wilshire Blvd 8th day of November 2019
My commission expires: July 24, 2022 Date 7.24.22



Scale 1" = 100'

LEGEND

- SET YELLOW 99533 CAP ON H4 REBAR
- FOUND BLUE BRASS CAP FOR NEW RECORD
- FOUND 2" AL. CAP, REBAR, 2002
- FOUND REPT 1" PVC - NOT ACCEPTED
- SET NO. 1
- FOUND CLOT 3 1/4" AL. CAP, ALUMINUM
- FOUND RED REBAR CAP ON H4 REBAR
- FOUND YELLOW 99533 CAP ON H4 REBAR
- FOUND H4 REBAR
- NO. 1
- FOUND POLE
- BARELY VISIBLE FENCE
- DISCONTINUED ELECTRIC LINE

Reference was made to the Record Survey of 1973 for the vest property line, monumented as shown on the survey.

The survey was conducted by the Green Mountain Title Company, Inc., a duly licensed title company, on the 10th day of July, 2013.

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OLIVER E. VATTI
CONSULTING ENGINEER
CHADRON SPRINGS

ANDREW PITMAN PROPERTY
ELIZABETH, NEBRASKA
EL PASO COUNTY, TEXAS

CERTIFIED SURVEY

1

PETITION FOR ANNEXATION

TO: THE BOARD OF TRUSTEES OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO

From: PROPERTY KNOWN AS: _____ Joyland Church Parcel _____

We, the undersigned petitioners, in compliance with the "Municipal Annexation Act of 1967" as set forth in Article 12, Title 31, Colorado Revised Statutes, as amended, hereby petition and request the Board of Trustees of the Town of Green Mountain Falls, Colorado, to approve the annexation to the Town of Green Mountain Falls the following described unincorporated territory located in the Counties of El Paso County, State of Colorado, to wit:

Land to be annexed is described as: Joyland Church Parcel as shown on the attached certified survey by Oliver Watts, Licensed Surveyor, dated July 15, 2019.

In support of their Petition, Petitioners state as follows:

1. It is desirable and necessary that the above-described territory be annexed to the Town of Green Mountain Falls, Colorado.
2. That the area sought to be annexed meets the requirements of C.R.S. §§ 31-12-104 and 105.
3. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the Town of Green Mountain Falls.
4. A community of interest exists between the Town and the territory proposed to be annexed to the Town of Green Mountain Falls.
5. The territory proposed to be annexed is urban or will be urbanized in the near future.
6. The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Green Mountain Falls.
7. The undersigned are owners of 100% of the real property included in the territory to be annexed and hereby consent to the establishment of the boundaries of the territory as described above.
8. The territory proposed for annexation is not presently a part of any unincorporated city, city and county, or town, nor have annexation proceedings been commenced for the annexation of part or all such territory to another municipality.
9. Annexation of the above described territory will not result in the detachment of any territory from any school district.
10. The requirements of Sections 31-12-104 Eligibility for Annexation and 31-12-105 Limitations of the Colorado Revised Statutes, as amended, exist and have been satisfied.
11. That the Town of Green Mountain Falls shall not be required to assume any obligation respecting the construction of water mains, sewer lines, gas mains, electric service lines, streets

or any other services or utilities in connection with the property proposed to be annexed except as may be provided by the ordinance of the Town of Green Mountain Falls.

WHEREFORE, the undersigned petitioners request that the Board of Trustees of the Town of Green Mountain Falls (1) take the appropriate action to entertain this petition, fix a date for public hearing, cause notice to be published and posted which specifies the time and place of such hearing, and invite all persons interested to appear and voice approval or disapproval of the proposed annexation; and (2) following the hearing determine by ordinance that the annexation shall be made, annexing the above territory or area, and declaring a date whereon the annexation shall be effective; and that the territory or area so annexed shall become a part of the Town of Green Mountain Falls, Colorado, subject to its law and ordinances then and thereafter in force.

Signed this 8th day of November, 2019.

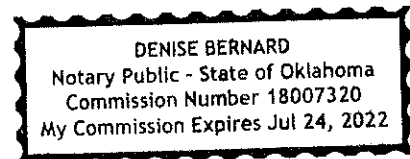
Christian Keesee.

Christian Keesee, Sole Member

Green Mountain Road, LLC

1001 W. Wilshire Blvd, Fourth Floor

Oklahoma City, OK 73116



Signed by Denise Bernard COUNTY OF Oklahoma STATE OF Oklahoma

Printed Name Denise Bernard Subscribed and sworn before me this Mailing Address
1001 W. Wilshire Blvd 8th day of November 2019

My commission expires: July 24, 2022 Date _____

