

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, Feb 12, 2019- 6:30 PM at Town Hall**

AGENDA

1. CALL TO ORDER/ROLL CALL welcome guests
2. ADDITIONS, DELETIONS, CORRECTIONS TO THE AGENDA
3. APPROVE MINUTES of Jan 22, 2019
4. PUBLIC INPUT- For any items **not** on the Agenda
5. NEW BUSINESS
 - a. Plan Review-2 Carsell Way/New Fire Station-Construction Drawings-Mr. Gary Florence, fire station
 - b. Plan Review-11150 Belvedere-Deck-Greggory Williamson, owner
 - c. Rezone-Town Hall Parcel from B to P-F -Recommend to Town Board- Vice Chair Bratton
6. OLD BUSINESS
 - a. Consideration of Approval of Frequently Asked Questions having been assigned to Chair Caldwell
 - b. Consideration of Approval of Plan Review Checklist (Old "Green Sheet") having been assigned to Vice Chair Bratton
 - c. Consideration of Approval of Request for PC Review Form having been prepared by Vice Chair Bratton
 - d. Discussion of revision to Sec 16-705 Architectural Review- (c)(1) Materials "Corrugated metal, plastic, and fiberglass are prohibited" having been assigned to Commissioner Williams
7. Comp Plan-
 - a. Progress Report
 - b. Comp Plan- Review new draft Base Map
 - c. Discuss Tiny Homes/Small Houses/Park Model Houses-Chair Caldwell
8. ADJOURN

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
Tuesday, January 22, 2018 – 7:00 P.M.**

MEETING MINUTES

PC Members Present

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

PC Members Absent

Mayor Jane Newberry
Secretary Katharine Guthrie

Secretary

Town Clerk

Laura Kotewa

1. Call to Order/Roll Call

Chairman Eric Caldwell called the meeting to order at 6:35 pm.

2. Additions, Deletions, or Corrections to the Agenda

M/S: Vice Chair Bratton/Chair Caldwell

Motion: Move to approve the agenda as corrected, showing the inclusion of Minutes from November 27, 2018 in agenda item 3.

Vote: Motion carried. All yea.

3. Approve Minutes of December 11, 2018 and November 27, 2018

M/S: Chair Caldwell/Commissioner Williamson

Motion: Move to approve minutes as submitted.

Vote: Motion carried. All yea, exempt Commissioner Scott who abstained.

4. Public Input

Jesse Stroope of the Green Box shared that there is free wood, from the Mitigation Project, available at the HB Wallace Property.

5. New Business

a. Welcome new Planning Commissioner – Nathan Scott

Welcome given by both Chairman Caldwell and Vice Chairman Bratton.

b. Consideration of the Green Box Arts' Revocable Permit Application, Public Art Display

M/S: Chair Caldwell/Commissioner Blasi

Motion: Move to recommend approval of the Green Box Arts' Revocable Permit, Public Art Display, as presented, to the Board of Trustees for their consideration. approval.

Vote: Motion carried. All yea.

6. Old Business

a. Frequently Asked Questions Form

M/S: Vice Chair Bratton/Chair Caldwell

Motion: Move to table to gather information from Regional Building.

Vote: Motion carried. All yea.

b. Discuss Plan Review Checklist

M/S: Vice Chair Bratton/Chair Caldwell

Motion: Move to table for time to read and consider the checklist.

Vote: Motion carried. All yea.

c. Discuss Section 16-705 Architectural Review - (c)(1)Materials "Corrugated metal, plastic, and fiberglass are prohibited".

Discussion ensued. Commissioner Williams volunteered to work on a re-write of Section 16-705 to send to the Board of Trustees for consideration.

M/S: Vice Chairman Bratton/Commissioner Blasi

Motion: Move to table to provide time for Commissioner Wilson to work on rewording.

Vote: Motion carried. All yea.

7. Comp Plan

a. Progress Report

Vice Chair Bratton reported that 40% of the grant funds have been put to use, and he is well pleased with the work that has been accomplished. The work is generally on schedule, and Commissioner Blasi added his assessment that the current plan is thorough, and a good assessment tool.

b. Discuss Tiny Homes & Small Houses

There is currently an ordinance allowing tiny homes in town, following certain guidelines. Discussion regarding a feasibility RFP, providing guidance to contractors, a deficiency in town of affordable housing, and septic options followed.

c. Review new draft Base Map and Draft Zoning Map

Vice Chair Bratton shared information about the proposed maps that are being displayed in the Board room, and will email digital copies to Planning Commission members. Commissioner Scott will continue to lend his GIS skills in helping with updating maps.

It was mentioned that there needs to be a change to the zoning for the Town Hall and the Fire Station.

8. Adjourn

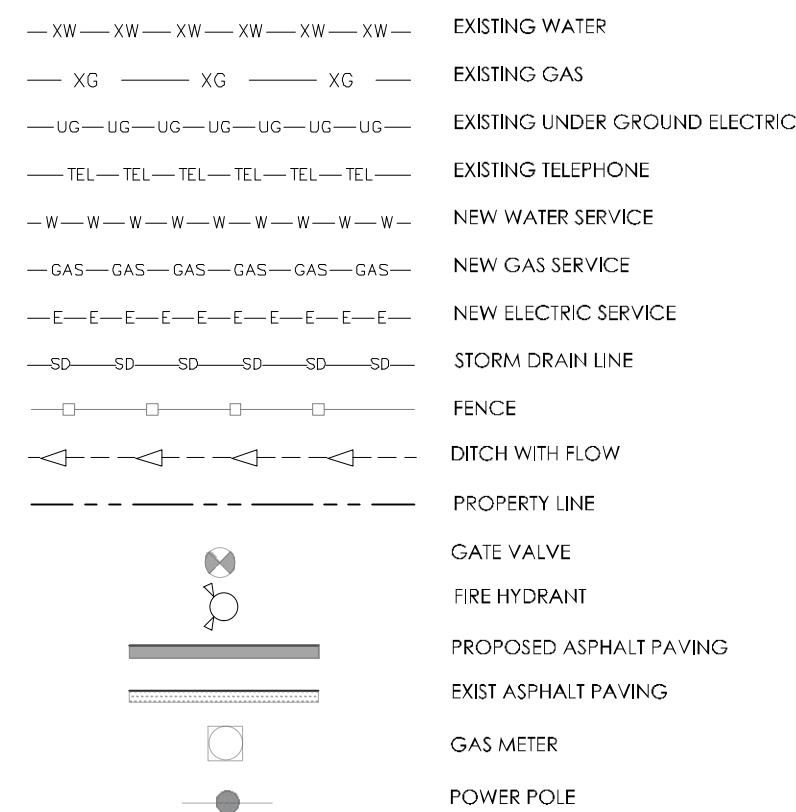
Adjourned at 7:26 pm

Eric Caldwell-Chairman

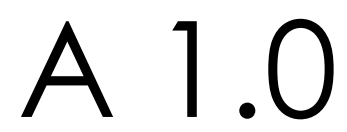
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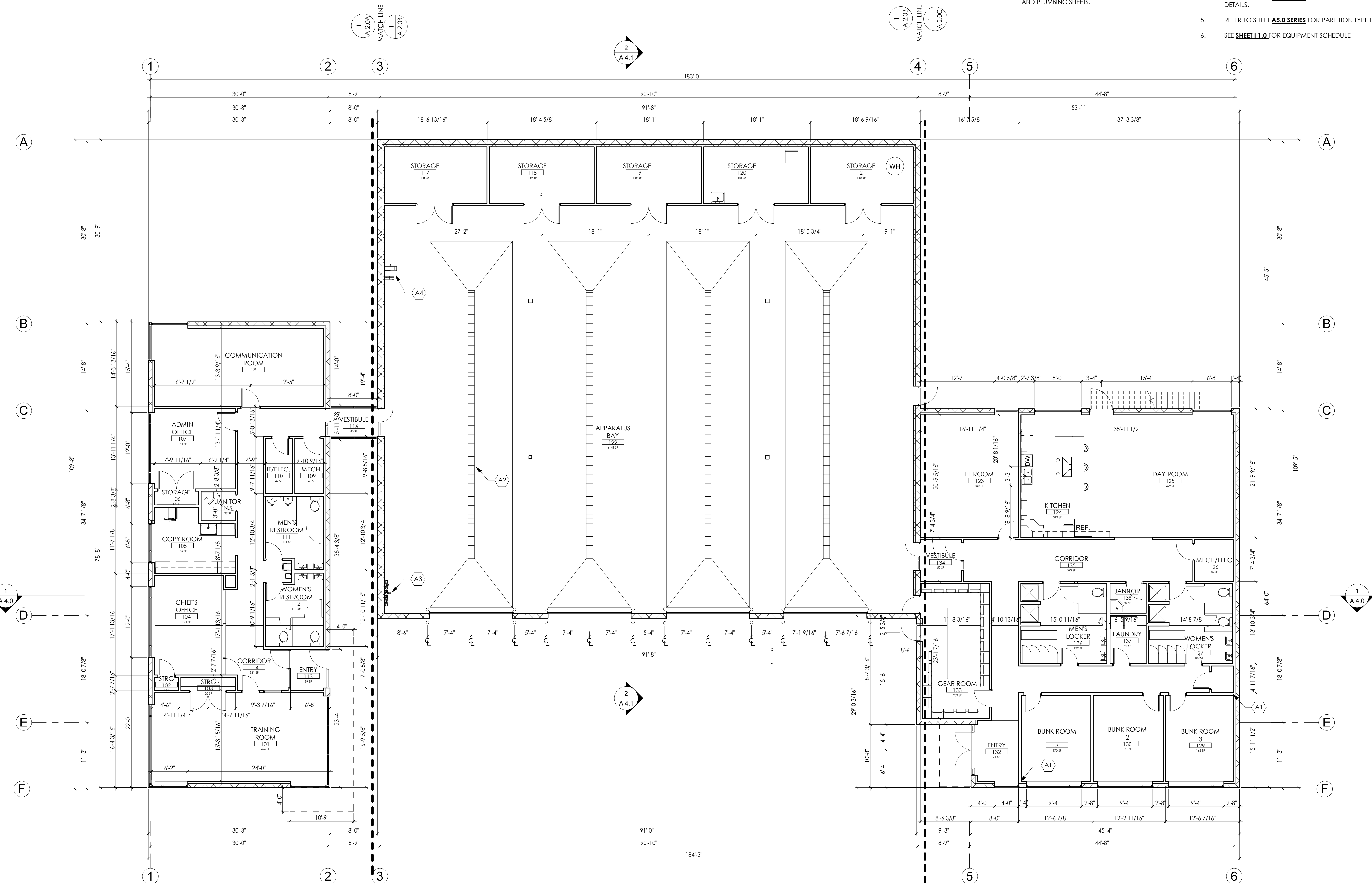
Laura J. Kotewa, Substitute Secretary

- (1) WATER UTILITY PIPING IS HDPE DR9, PE4710, DIPS SIZES.
- (2) DEPTH OF WATER LINE IN GREEN MOUNTAIN FALLS DRIVE IS UNKNOWN. CONTRACTOR TO ADJUST LINE AS NECESSARY TO CONNECT TO EXISTING WATER LINE AT NO ADDITIONAL COST TO OWNER.
- (3) THE EXISTING WATER UTILITY LINE IS ASSUMED TO BE A 6" LINE. TIE IN IS TO BE BE A FULL CUT IN CONNECTION. INSTALL WAVING AS NOTED.
- (4) ALL SERVICE CONNECTION LINE TO THE HDPE TO BE FUSED TYPE WATER SERVICE CONNECTIONS
- (5) ALL WATER UTILITY WORK TO BE DONE PURSUANT TO COLORADO SPRINGS UTILITY'S WATER UTILITY STANDARD.
- (6) THE 6" HDPE LINE IS CONSIDERED A "PRIVATE LINE" NOT OWNED BY CSU. THE 8" HDPE LINE IS CONSIDERED A PUBLIC LINE, OWNED BY CSU.
- (7) THE ABANDONED PART OF THE TOWN HALL WATER SERVICE LINE THAT IS CUT OFF CAN REMAIN IN PLACE. THE CONTRACTOR IS TO FIND THE CORPORATION STOP AND TURN OFF AT THE WATER MAIN



100% CONSTRUCTION SET





LEGEND:

ADMINISTRATION WING - 2448SF

APPARATUS BAY - 7393SF

CREW WING - 2780SP

BUNK ROOM - 589SF

KEY NOTES

- | | |
|----|--|
| A1 | FIRE RATED WALLS TO BE BUILT TO INTERIOR FACE OF CLADDING; PROVIDE MINERAL WOOL AND CAULK TO MAINTAIN RATING TO INTERIOR FACE OF CLADDING. |
| A2 | TRENCH DRAIN SYSTEM TYPICAL; SEE STRUCTURAL AND PLUMBING SHEETS. |
| A3 | TANKER FILL STATION; SEE PLUMBING SHEETS. |
| A4 | AIR AND WATER HOSE REELS; SEE MECHANICAL AND PLUMBING SHEETS. |

SHEET NOTES:

1. DO NOT DETERMINE DIMENSIONS AND SIZE OF THE GRAPHIC REPRESENTATIONS SHOWN ON THE DRAWINGS BY USING MEASURING DEVICES [DO NOT "SCALE"]. RELY ON THE NUMERIC DIMENSIONS SHOWN ON THE DRAWINGS FOR MEASUREMENT. ALL DIMENSIONS ARE TO FACE OF STUD OR STRUCTURE U.N.O
2. REFER TO SHEET **G-0.0 SERIES** FOR PLAN LEGEND, ABBREVIATIONS AND GENERAL NOTES.
3. REFER TO SHEET **I-3.0 SERIES** FOR INTERIOR ELEVATIONS, MILLWORK DETAILS, AND INTERIOR FINISH DETAILS.
4. REFER TO SHEET **A-6.0 SERIES** FOR OPENING-TYPE SCHEDULES AND DETAILS.
5. REFER TO SHEET **A-5.0 SERIES** FOR PARTITION TYPE DETAILS.
6. SEE **SHEET I-1.0** FOR EQUIPMENT SCHEDULE



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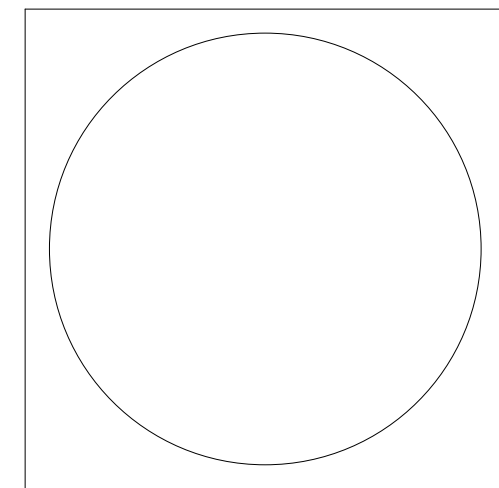
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Green Mtn. Falls FPD
Fire Station #1
TWO CARSELL WAY
GREENE MOUNTAIN FALLS, COLORADO 80808



Drawing Title:

GROUND FLOOR PLAN

Project No.: P15004

Drawn by: AO Checked by: T

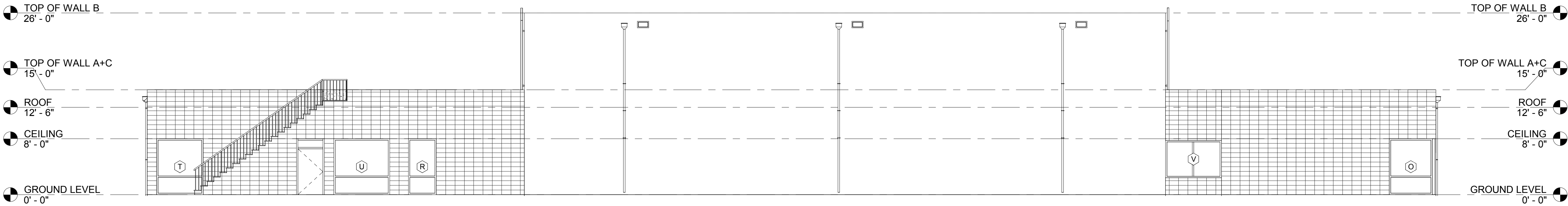
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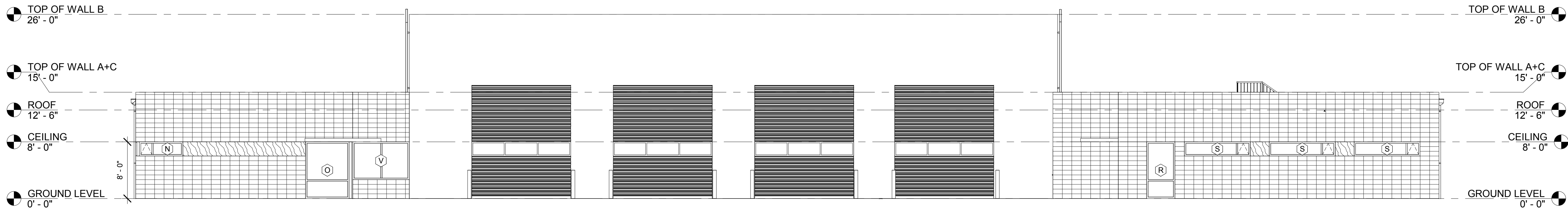
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GENERAL NOTES

1. REFER TO WINDOW SCHEDULE FOR WINDOW INFORMATION



1 ELEVATION NORTH
1/8" = 1'-0"



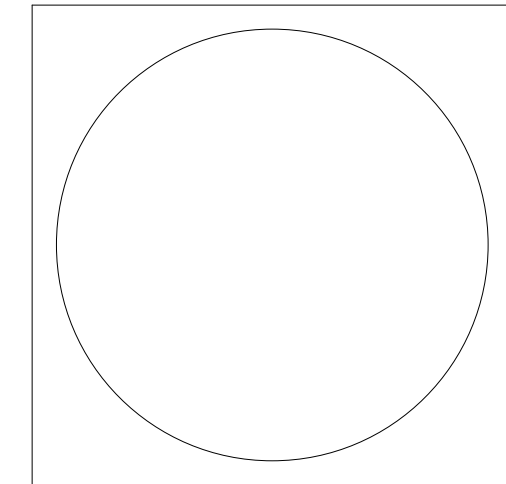
2 ELEVATION SOUTH
1/8" = 1'-0"



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No.	Description	Date

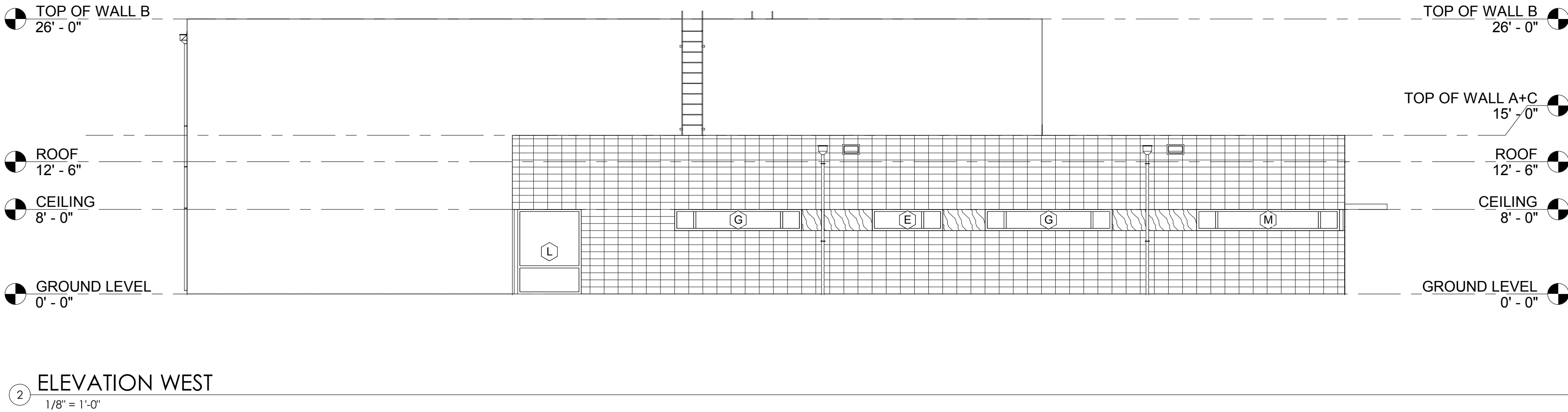
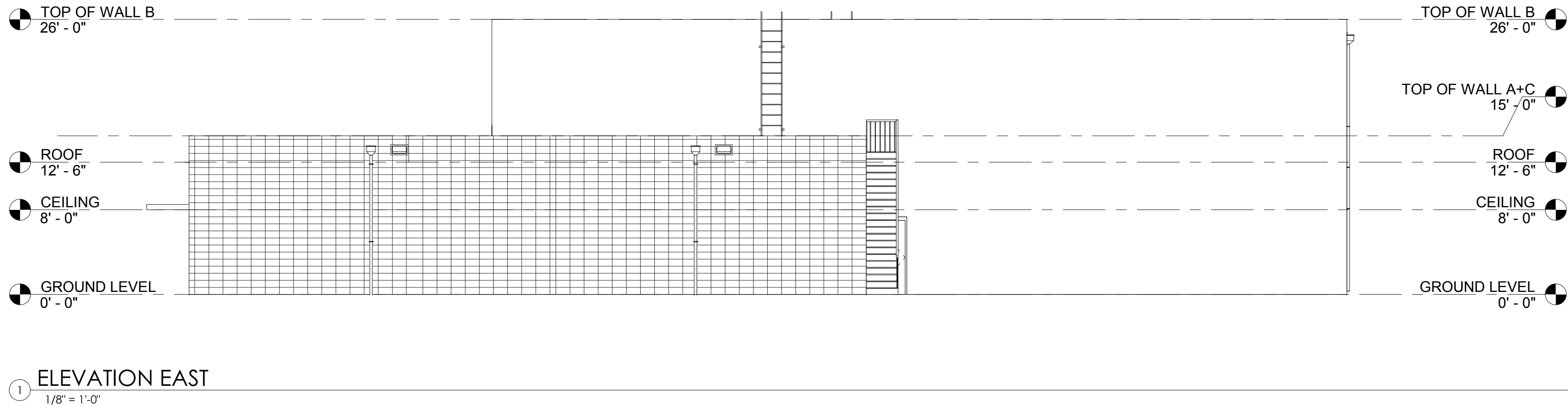
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EXTERIOR
ELEVATIONS

Project No.: P15004
Drawn by: AO Checked by: TF

A 3.0

100% CONSTRUCTION SET



GENERAL NOTES

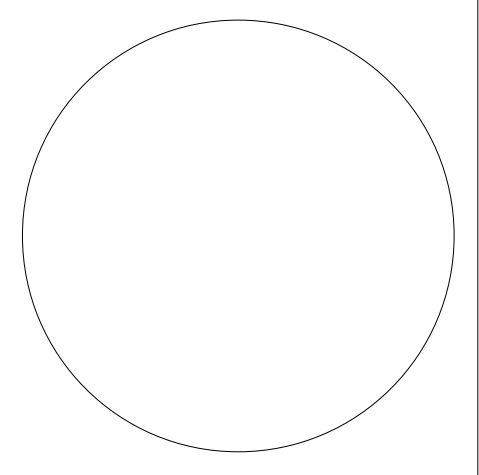
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No.	Description	Date

Drawing Title:

EXTERIOR
ELEVATIONS

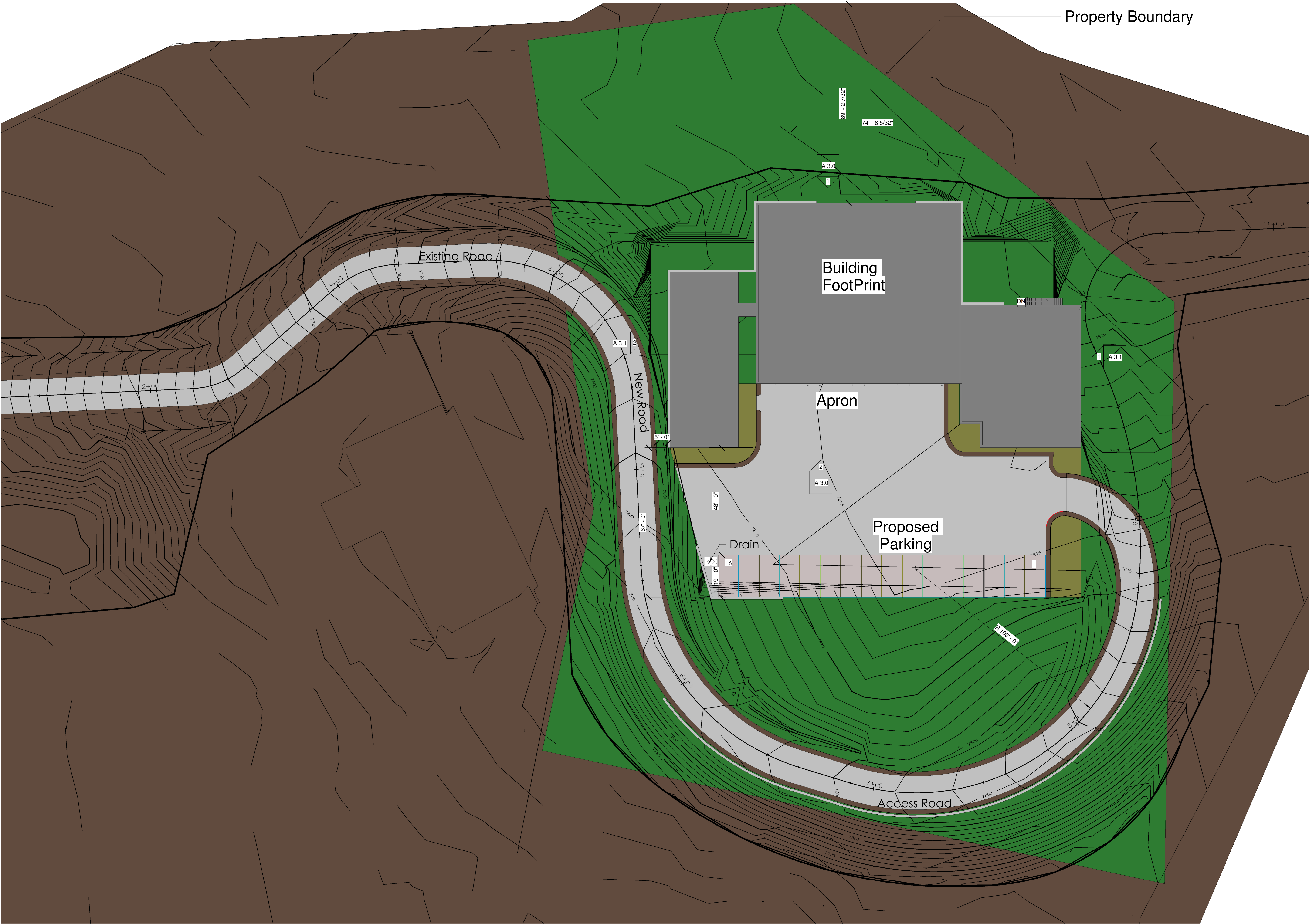
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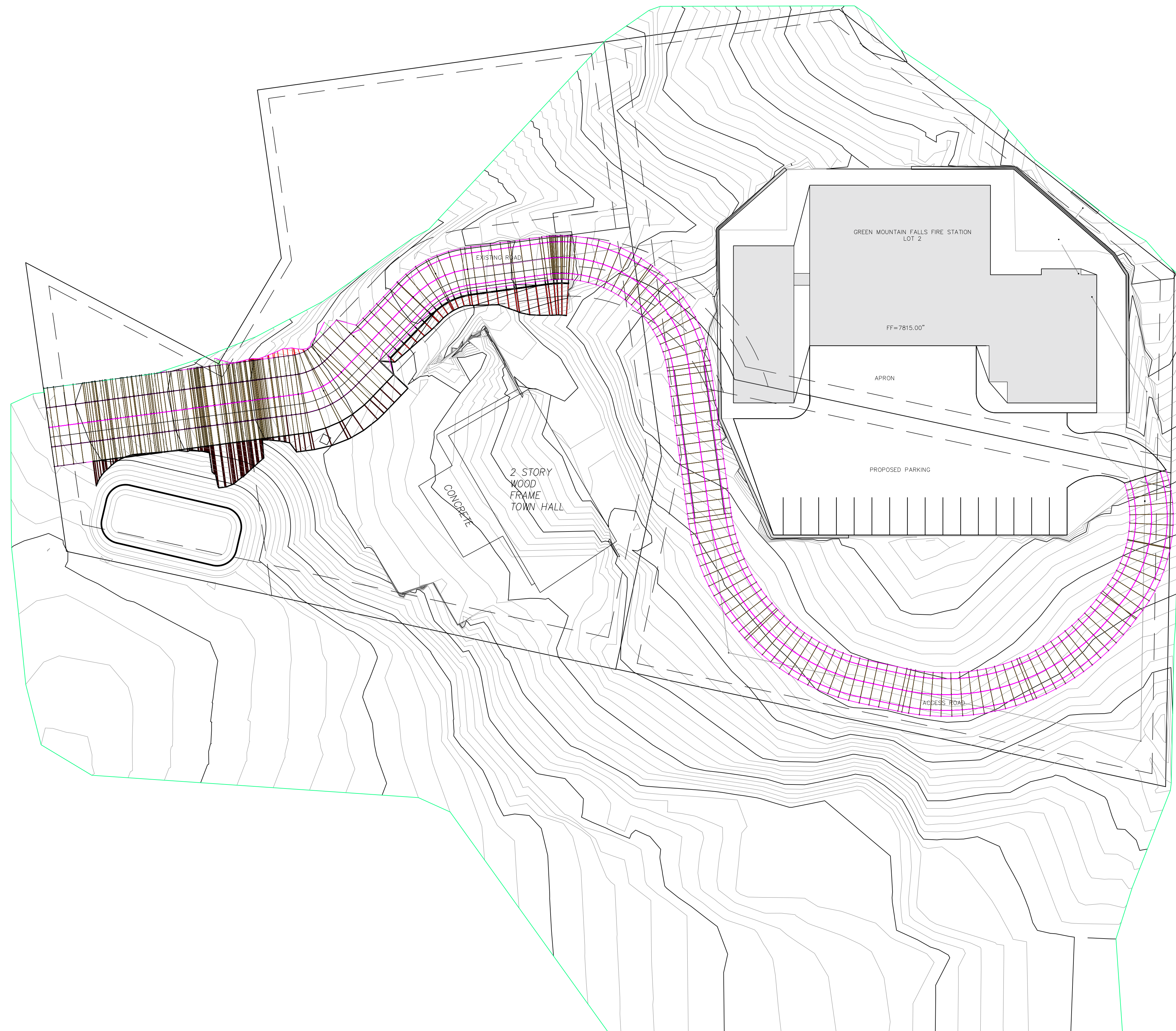
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100% CONSTRUCTION SET

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1 LANDSCAPE PLAN
1" = 20'-0"





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green mountain Falls Fire District
Proposed Fire Station
Town Of Green Mountain Falls, El Paso County, CO

REVISIONS

1.

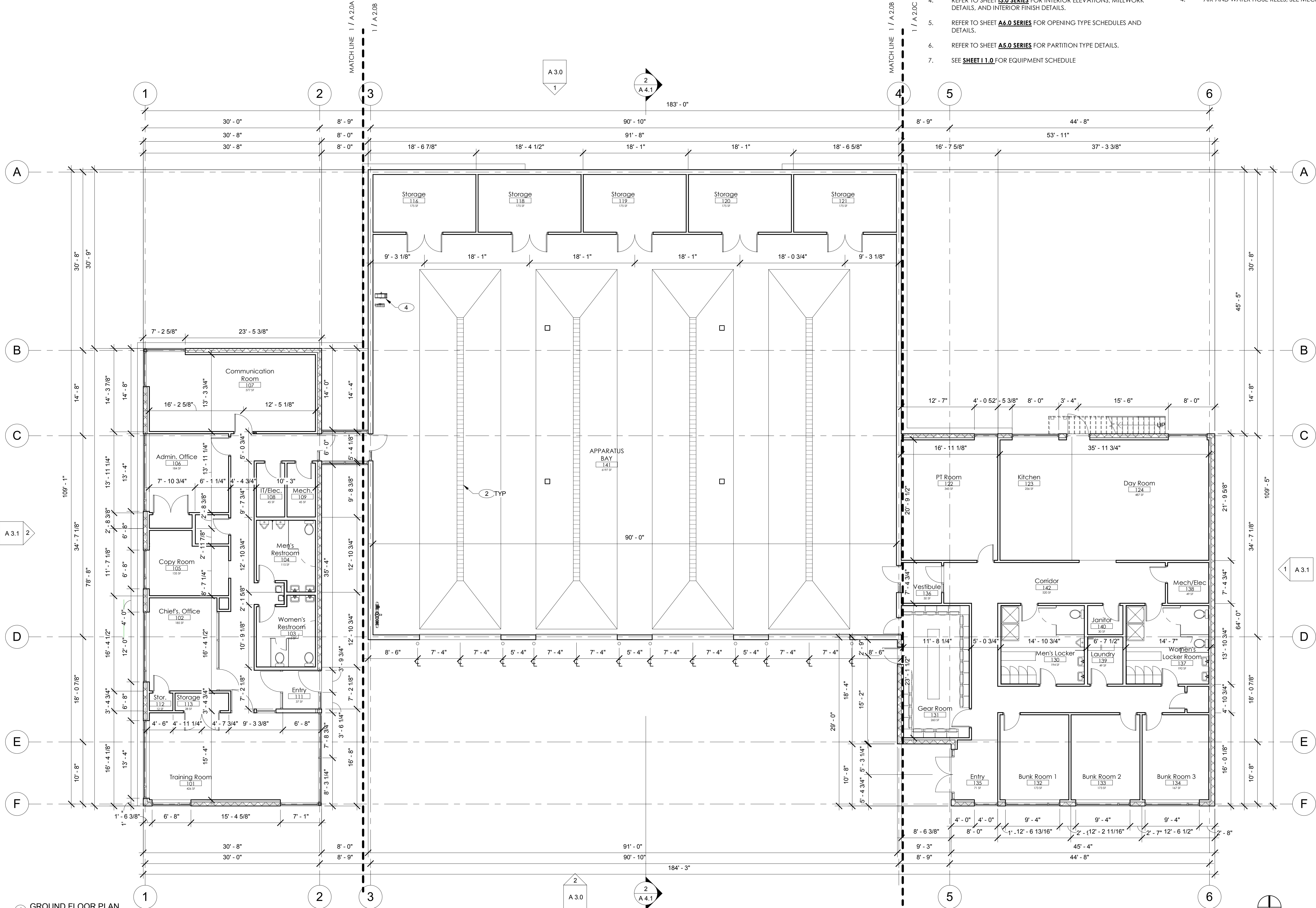


DATE: 5-MAY-17

DRAWN BY: SAK

CONCEPTUAL SITE PLAN

C 1.1



SHEET NOTES:

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- SEE **SHEET I.1.0** FOR EQUIPMENT SCHEDULE

PLAN KEY NOTES:

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- TRENCH DRAIN SYSTEM; SEE STRUCTURAL AND PLUMBING
- TANKER FILL STATION; SEE PLUMBING
- AIR AND WATER HOSE REELS; SEE MECHANICAL AND PLUMBING



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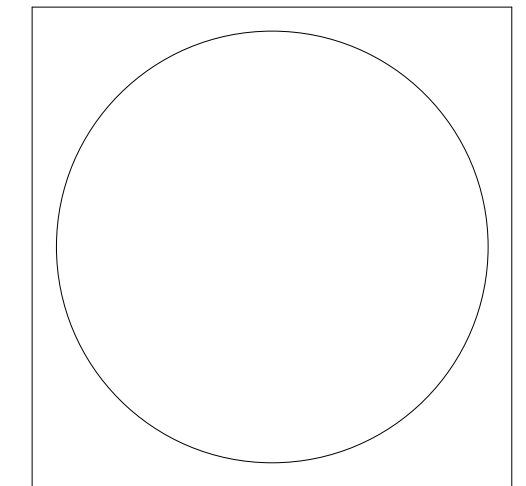
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No. Description Date

Drawing Title:

GROUND
FLOOR PLAN

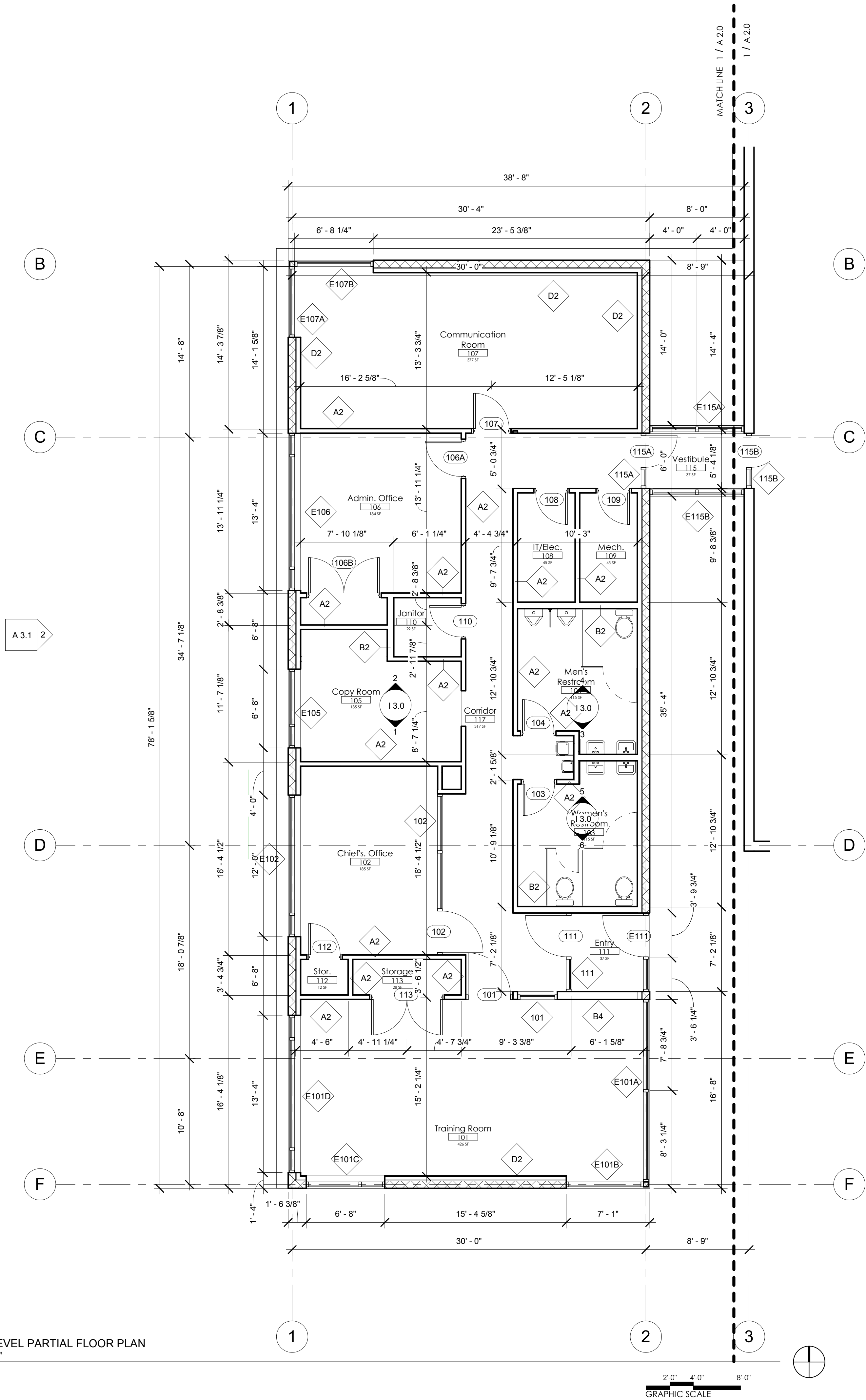
Project No.: P15004

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A 2.0

Schematic Design

GROUND LEVEL PARTIAL FLOOR PLAN
SECTOR "A"
3/16" = 1'-0"



SECTOR
"A"

LEGEND

OUTLETS

- ⊕ DUPLEX RECEPTACLE (120 V)
- ⊕ DEDICATED DUPLEX RECEPTACLE (120 V)
- ⊕ WEATHERPROOF RECEPTACLE
- ⊕ GROUND FAULT RECEPTACLE
- ⊕ ISOLATED GROUND RECEPTACLE
- ⊕ ELECTRIC WATER COOLER
- ⊕ SWITCHED RECEPTACLE
- ⊕ HALF SWITCHED RECEPTACLE
- ⊕ DOUBLE DUPLEX RECEPTACLE
- ⊕ FLUSH FLOOR RECEPTACLE, DUPLEX
- ⊕ SPECIAL EQUIPMENT RECEPTACLE
- ⊕ LOCKING RECEPTACLE
- ⊕ FLUSH FLOOR TELEPHONE OUTLET
- ⊕ DATA, TELEPHONE, OR FAX OUTLET
- ⊕ TELEPHONE POLE
(T= telephone, P= power, C= computer)
- ⊕ JUNCTION BOX

SOUND and SIGNAL

- ⊕ WALL MOUNTED SPEAKER
- ⊕ CEILING MOUNTED SPEAKER
- ⊕ VOLUME CONTROL

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- REFER TO SHEET **A5.0 SERIES** FOR PARTITION TYPE DETAILS.
- SEE **SHEET I 1.0** FOR EQUIPMENT SCHEDULE

PLAN KEY NOTES

- AIR COMPRESSOR; REFER TO DETAIL SHEET 4/M.1.0. OWNER WILL PROVIDE
- AIR/WATER HOSE REELS
- TENDER FILL STATION & DOMESTIC WATER SERVICE
- KOHLER SERVICE SINK; SEE PLUMBING FIXTURE SCHEDULE
- HIGH PERFORMANCE 105# INDUSTRIAL WASHER; CONTRACTOR TO PROVIDE THICKENED SLAB ALONG WITH ALL REQUIRED MECHANICAL, ELECTRICAL, AND PLUMBING HOOK UPS (NOTE TO BIDDER: REVIEW INSTALLATION MANUAL FOR REQUIREMENTS); SEE EQUIPMENT SCHEDULE FOR MAKE AND MODEL.
- PRE DRYING CABINET; CONTACTOR REAPSONSIBLE FOR REQUIRED HOOK UPS AND VENTILATION TO EXTERIOR AT A LOCATION APPROVED BY P.M.; SEE EQUIPMENT SCHEDULE
- 4" THICKENED SLAB AS REQUIRED BY WASHER MANUFACTURER; SEE STRUCTURAL FOR DIMENSIONS
- ICE MACHINE; OWNER PROVIDED; CONTRACTOR TO PROVIDE REQUIRED PLUMBING HOOK UPS AND FLOOR DRAIN
- TABLE PROVIDED BY OWNER
- BOLLARDS; SEE SHEET C 1.0 FOR DETAIL; PLACEMENT DETAIL PROVIDED BELOW
- WALL SECTION; REFER TO METALLIC DRAWINGS FOR WALL SECTION DETAILS. INCLUDED IN METALLIC BUILDING PACKAGE: INTERIOR PANEL LINERS IN APPARATUS BAY TO BE INSTALLED BY CONTRACTOR
- MINERAL WOOL & CAULK TO INTERIOR FACE OF CLADDING TO MAINTAIN FIRE RATING
- STEEL BENT - SEE METAL BUILDING PACKAGE

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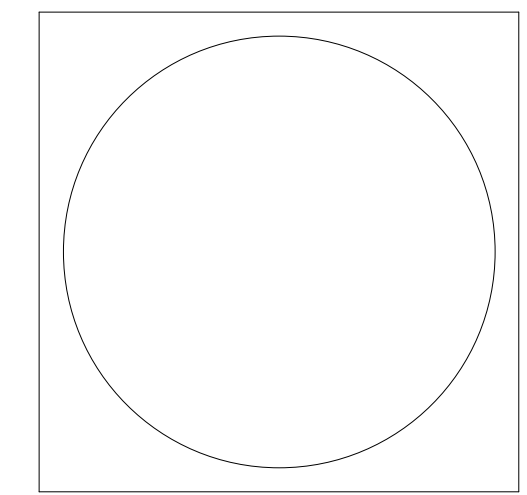
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No. Description Date

Drawing Title:

PARTIAL
GROUND
FLOOR PLAN
SECTOR "A"

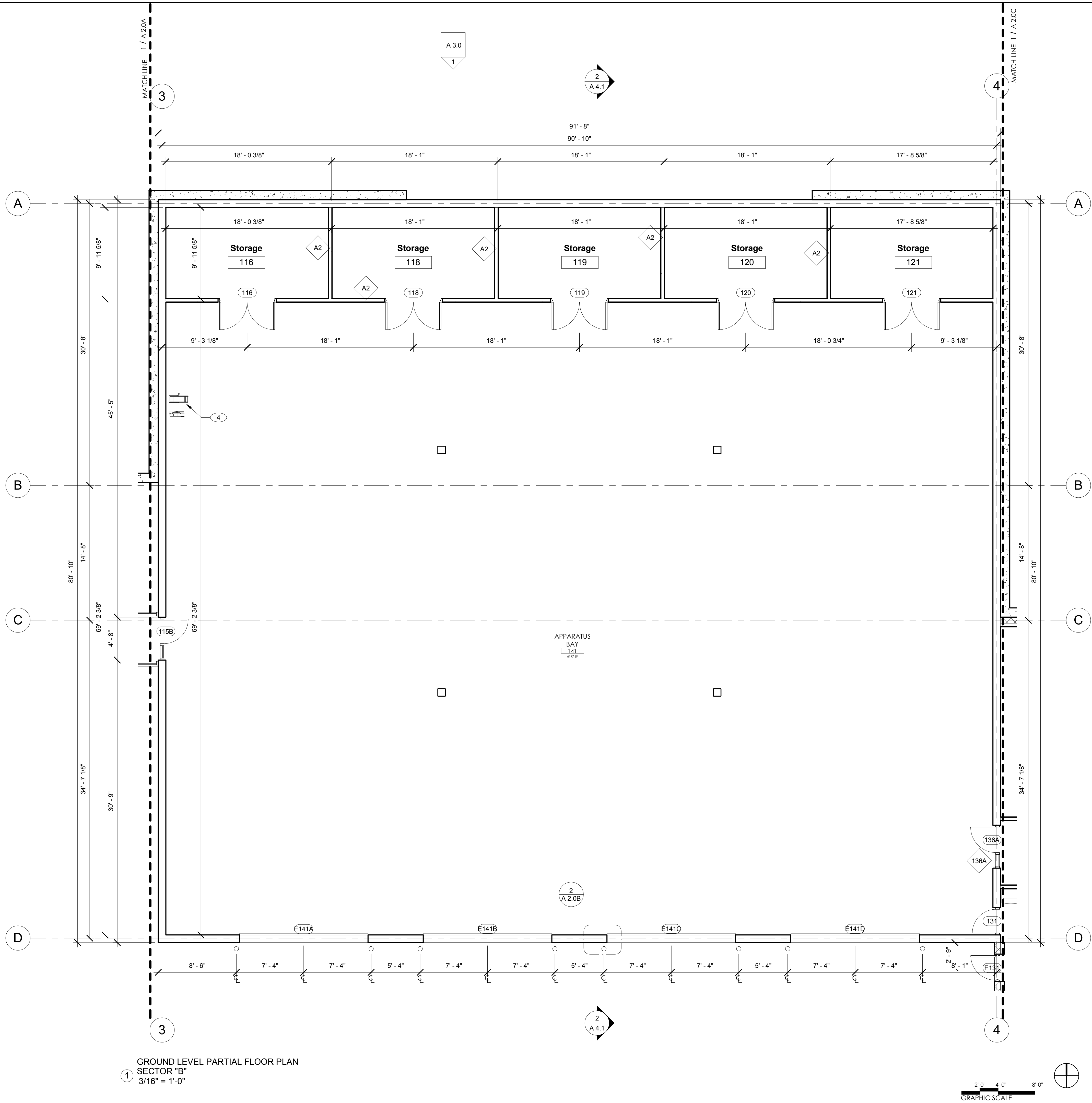
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A 2.0A

Schematic Design

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GROUND LEVEL PARTIAL FLOOR PLAN
SECTOR "B"
3/16" = 1'-0"

SECTOR
"B"

LEGEND

OUTLETS

- Ⓛ DUPLEX RECEPTACLE (120 V)
- Ⓛ DEDICATED DUPLEX RECEPTACLE (120 V)
- Ⓛ WEATHERPROOF RECEPTACLE
- Ⓛ GROUND FAULT RECEPTACLE
- Ⓛ ISOLATED GROUND RECEPTACLE
- Ⓛ ELECTRIC WATER COOLER
- Ⓛ SWITCHED RECEPTACLE
- Ⓛ HALF SWITCHED RECEPTACLE
- Ⓛ DOUBLE DUPLEX RECEPTACLE
- Ⓛ FLUSH FLOOR RECEPTACLE, DUPLEX
- Ⓛ SPECIAL EQUIPMENT RECEPTACLE
- Ⓛ LOCKING RECEPTACLE
- Ⓛ FLUSH FLOOR TELEPHONE OUTLET
- Ⓛ DATA, TELEPHONE, OR FAX OUTLET
- Ⓛ TELEPHONE POLE
- Ⓛ JUNCTION BOX

SOUND and SIGNAL

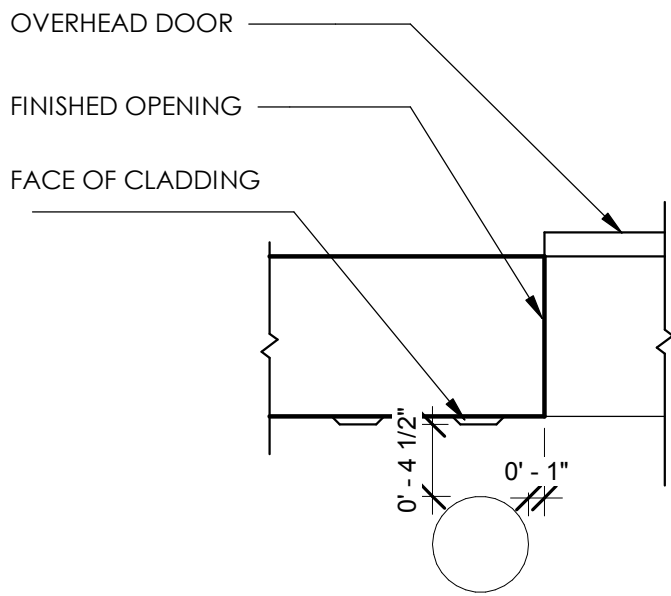
- Ⓛ WALL MOUNTED SPEAKER
- Ⓛ CEILING MOUNTED SPEAKER
- Ⓛ VOLUME CONTROL

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- SEE **SHEET I 1.0** FOR EQUIPMENT SCHEDULE

PLAN KEY NOTES

- AIR COMPRESSOR; REFER TO DETAIL SHEET 4/M1.0. OWNER WILL PROVIDE
- AIR/WATER HOSE REELS
- TENDER FILL STATION & DOMESTIC WATER SERVICE
- KOHLER SERVICE SINK; SEE PLUMBING FIXTURE SCHEDULE
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- MINERAL WOOL & CAULK TO INTERIOR FACE OF CLADDING TO MAINTAIN FIRE RATING
- STEEL BENT - SEE METAL BUILDING PACKAGE



② TYPICAL BOLLARD PLACEMENT
1" = 1'-0"

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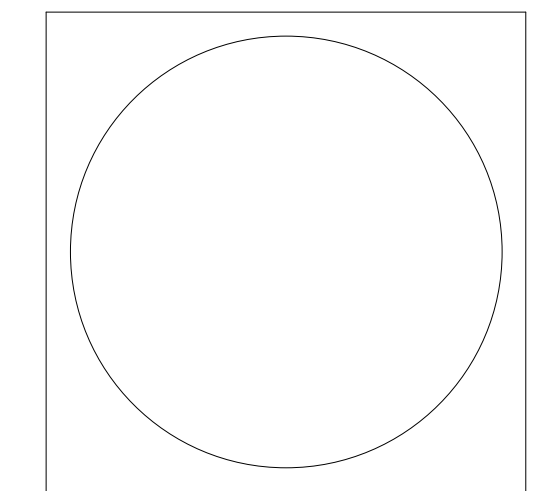
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No. Description Date

Drawing Title:

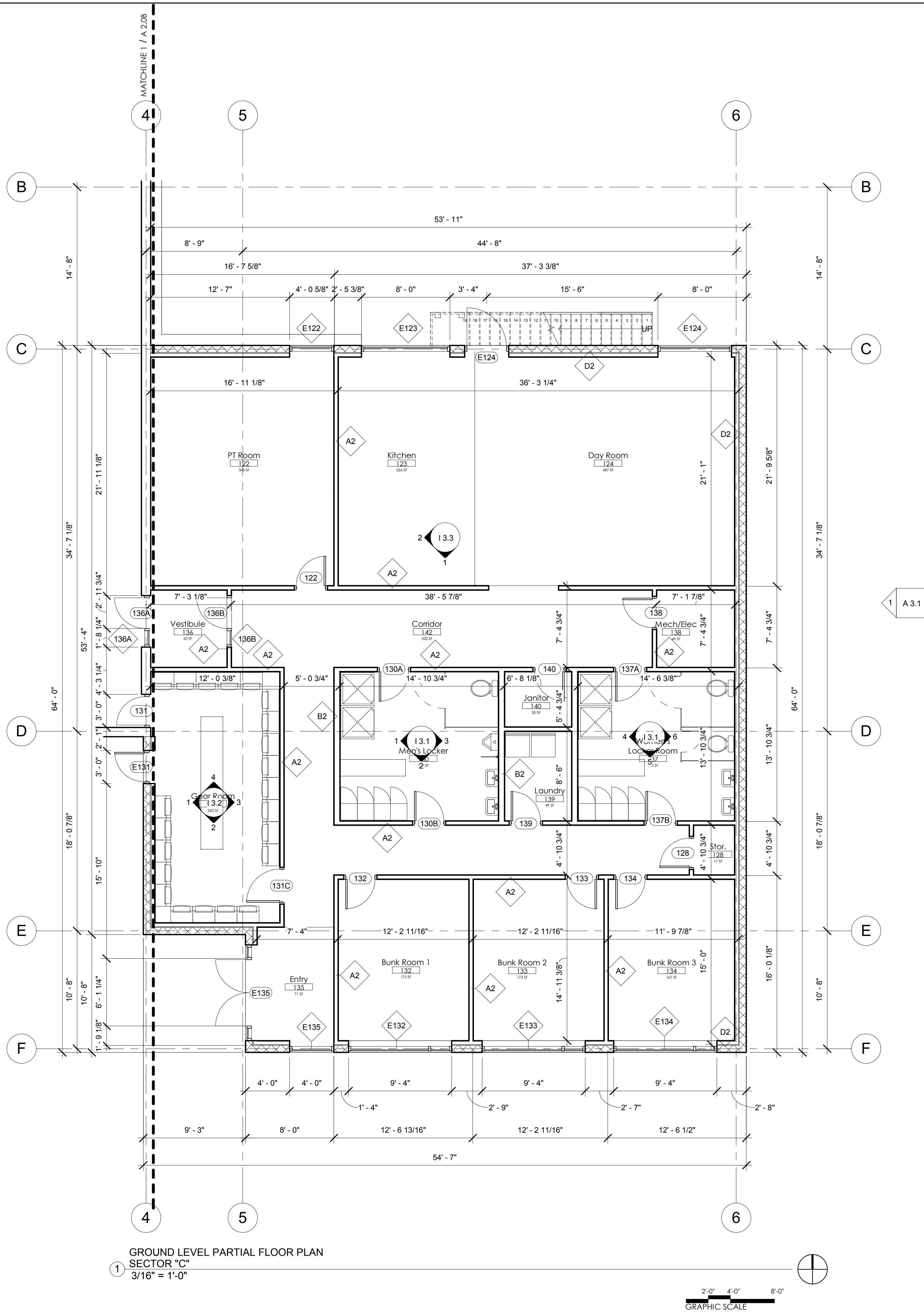
PARTIAL
GROUND
FLOOR PLAN
SECTOR "B"

Project No.: P15004

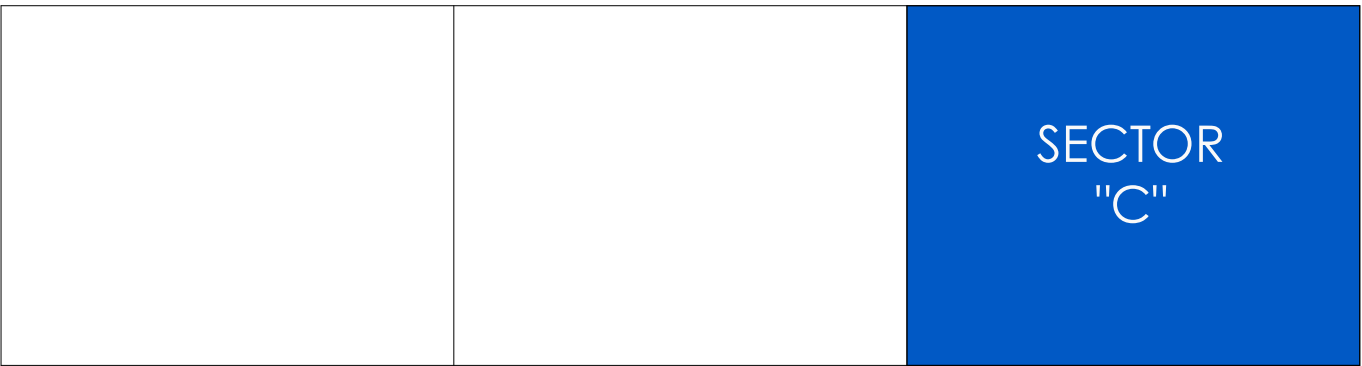
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A 2.0B

Schematic Design



GROUND LEVEL PARTIAL FLOOR PLAN
SECTOR "C"
3/16" = 1'-0"



LEGEND	
OUTLETS	
	DUPLEX RECEPTACLE (120 V)
	DEDICATED DUPLEX RECEPTACLE (120 V)
	WEATHERPROOF RECEPTACLE
	GROUND FAULT RECEPTACLE
	ISOLATED GROUND RECEPTACLE
	ELECTRIC WATER COOLER
	SWITCHED RECEPTACLE
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	FLUSH FLOOR RECEPTACLE, DUPLEX
	SPECIAL EQUIPMENT RECEPTACLE
	LOCKING RECEPTACLE
	FLUSH FLOOR TELEPHONE OUTLET
	DATA, TELEPHONE, OR FAX OUTLET
	TELEPHONE POLE (T= telephone, P= power, C= computer)
	JUNCTION BOX
SOUND and SIGNAL	
	WALL MOUNTED SPEAKER
	CEILING MOUNTED SPEAKER
	VOLUME CONTROL

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- REFER TO SHEET **A6.0 SERIES** FOR OPENING TYPE SCHEDULES AND DETAILS.
- REFER TO SHEET **A5.0 SERIES** FOR PARTITION TYPE DETAILS.
- SEE **SHEET I 1.0** FOR EQUIPMENT SCHEDULE

PLAN KEY NOTES

- AIR COMPRESSOR; REFER TO DETAIL SHEET 4/M1.0. OWNER WILL PROVIDE
- AIR/WATER HOSE REELS
- TENDER FILL STATION & DOMESTIC WATER SERVICE
- KOHLER SERVICE SINK; SEE PLUMBING FIXTURE SCHEDULE
- HIGH PERFORMANCE 105# INDUSTRIAL WASHER; CONTRACTOR TO PROVIDE THICKENED SLAB ALONG WITH ALL REQUIRED MECHANICAL, ELECTRICAL, AND PLUMBING HOOK UPS (NOTE TO BIDDER; REVIEW INSTALLATION MANUAL FOR REQUIREMENTS); SEE EQUIPMENT SCHEDULE FOR MAKE AND MODEL.
- PRE DRYING CABINET; CONTRACTOR REAPSONSIBLE FOR REQUIRED HOOK UPS AND VENTILATION TO EXTERIOR AT A LOCATION APPROVED BY P.M.; SEE EQUIPMENT SCHEDULE
- 4" THICKENED SLAB AS REQUIRED BY WASHER MANUFACTURER; SEE STRUCTURAL FOR DIMENSIONS
- ICE MACHINE; OWNER PROVIDED; CONTRACTOR TO PROVIDE REQUIRED PLUMBING HOOK UPS AND FLOOR DRAIN
- TABLE PROVIDED BY OWNER
- BOLLARDS; SEE SHEET C 1.0 FOR DETAIL; PLACEMENT DETAIL PROVIDED BELOW
- WALL SECTION; REFER TO METALLIC DRAWINGS FOR WALL SECTION DETAILS. INCLUDED IN METALLIC BUILDING PACKAGE: INTERIOR PANEL LINERS IN APPARATUS BAY TO BE INSTALLED BY CONTRACTOR
- MINERAL WOOL & CAULK TO INTERIOR FACE OF CLADDING TO MAINTAIN FIRE RATING
- STEEL BENT - SEE METAL BUILDING PACKAGE

Schematic Design

F & D International, LLC

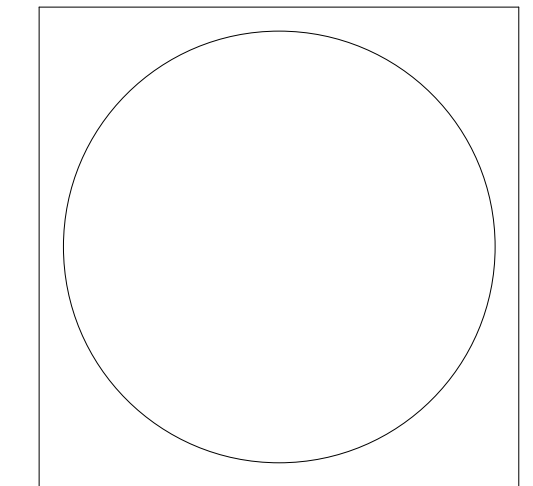
Architecture . Engineering Project Management

1930 CENTRAL AVE, SUITE B BOULDER, COLORADO 80302

T : 303.652.3200

www.fdi-one.com

Green Mtn. Falls FPD
Fire Station #
Enter address here



No.	Description	Date

Drawing Title:

PARTIAL
GROUND
FLOOR PLAN
SECTOR "C"

Project No.: P15004

Drawn by: Author Checked byChecker

A 2.0C

SHEET NOTES:

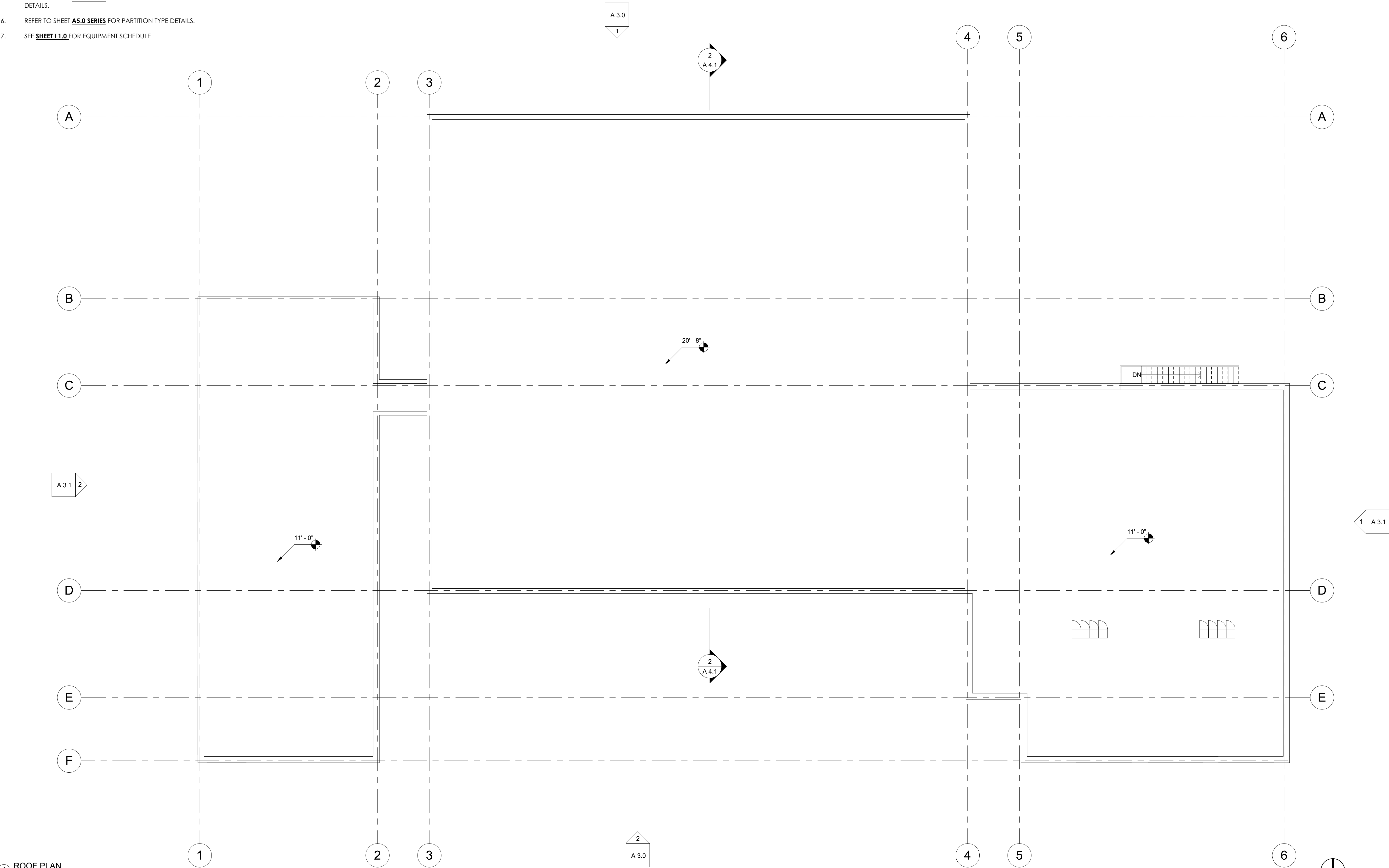
1.
- DO NOT DETERMINE DIMENSIONS AND SIZE OF THE GRAPHIC REPRESENTATIONS SHOWN ON THE DRAWINGS BY USING MEASURING DEVICES (DO NOT "SCALE"). RELY ON THE NUMERIC DIMENSIONS SHOWN ON THE DRAWINGS FOR MEASUREMENT. ALL DIMENSIONS ARE TO FACE OF STUD OR STRUCTURE U.N.O
2.
- REFER TO SHEET **G0.0 SERIES** FOR PLAN LEGEND, ABBREVIATIONS AND GENERAL NOTES.
3.
- REFER TO **METAL BUILDING MANUFACTURER'S DRAWINGS** FOR EXTERIOR ENVELOPE ASSEMBLY DETAILS.
4.
- REFER TO SHEET **I3.0 SERIES** FOR INTERIOR ELEVATIONS, MILLWORK DETAILS, AND INTERIOR FINISH DETAILS.
5.
- REFER TO SHEET **A6.0 SERIES** FOR OPENING TYPE SCHEDULES AND DETAILS.
6.
- REFER TO SHEET **A6.0 SERIES** FOR PARTITION TYPE DETAILS.
7.
- SEE **SHEET I.1.0** FOR EQUIPMENT SCHEDULE

ROOF PLAN GENERAL NOTES

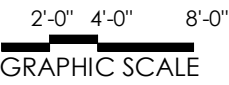
1.
- REFER TO METALLIC DRAWING FOR ROOFING INSTALLATION
2.
- ROOFING SYSTEM PROVIDED BY OWNER IN METALLIC PACKAGE; CONTRACTOR TO INSTALL ROOFING SYSTEM PER MANUFACTURING REQUIREMENTS, REFER TO METALLIC DRAWING PACKET FOR DETAILS

ROOF PLAN KEY NOTES

- 1)
- EXHAUST VENT; PLYMOVENT SYSTEM; CONTRACTOR TO INSTALL AND FLASH
- 2)
- CANOPY (BY METAL BUILDING MFG)



1 ROOF PLAN
1/8" = 1'-0"



F & D
International, LLC

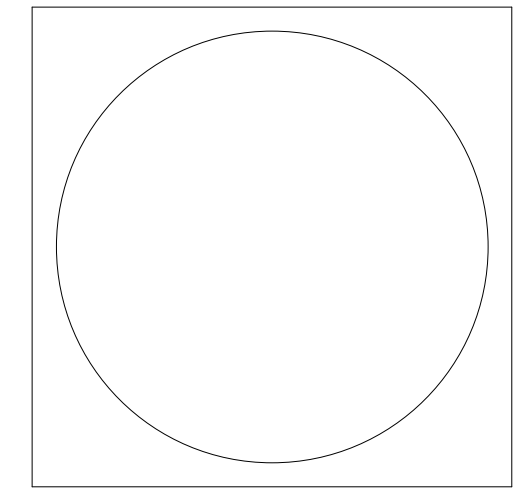
Architecture . Engineering
Project Management

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BOULDER, COLORADO 80302

T : 303.652.3200

www.fdi-one.com

Green Mtn. Falls FPD
Fire Station #
Enter address here



No.	Description	Date
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Drawing Title:

ROOF PLAN

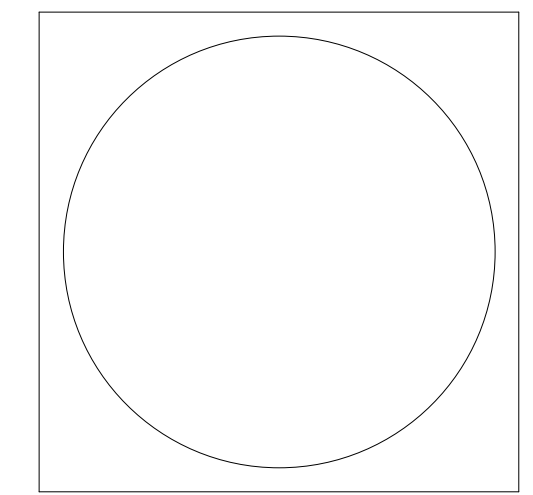
Project No.: P15004

Drawn by: Author Checked by:Checker

A 2.3

Schematic Design

Green Mtn. Falls FPD
Fire Station #
Enter address here



No.	Description	Date
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Drawing Title:

EXTERIOR
ELEVATIONS

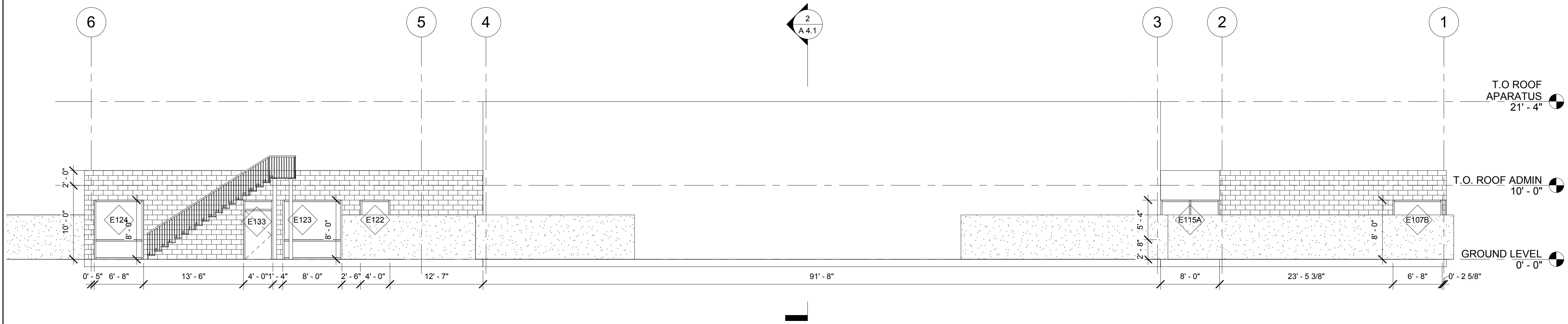
Project No.: P15004

Drawn by: Author Checked by:Checker

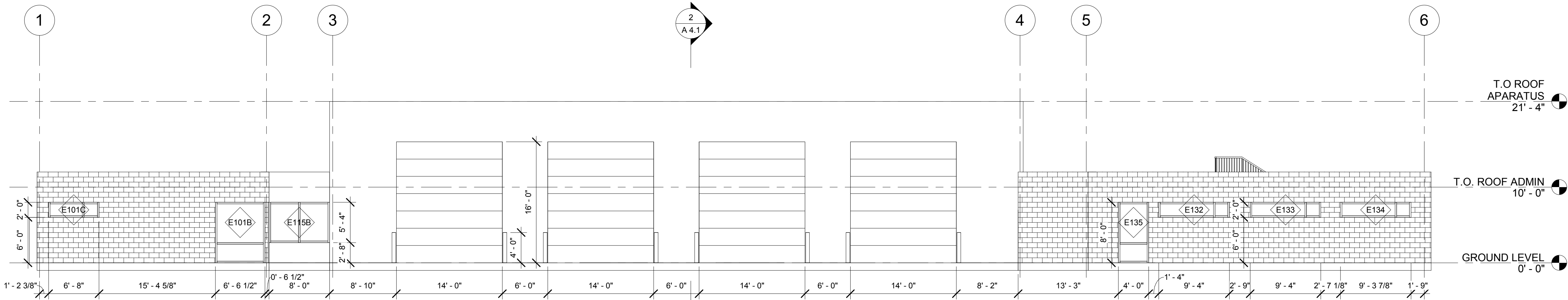
A 3.0

GENERAL NOTES

- OVERHEAD DOORS ON SOUTHERN ELEVATION TO BE PAINTED RED BY CONTRACTOR
- REFER TO WINDOW SCHEDULE FOR WINDOW INFORMATION
- PRE-ENGINEERED METAL BUILDING PACKAGE IS PROVIDED BY OWNER; CONTRACTOR TO ASSEMBLE
- CANOPIES ON ELEVATION SOUTH



1 ELEVATION NORTH
1/8" = 1'-0"

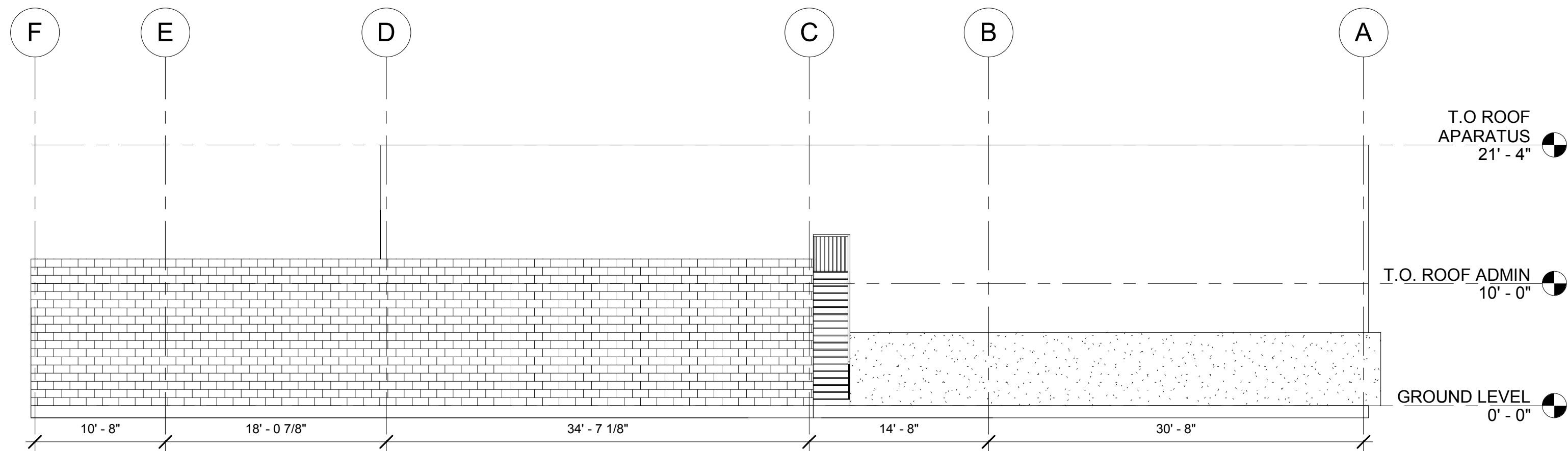


2 ELEVATION SOUTH
1/8" = 1'-0"

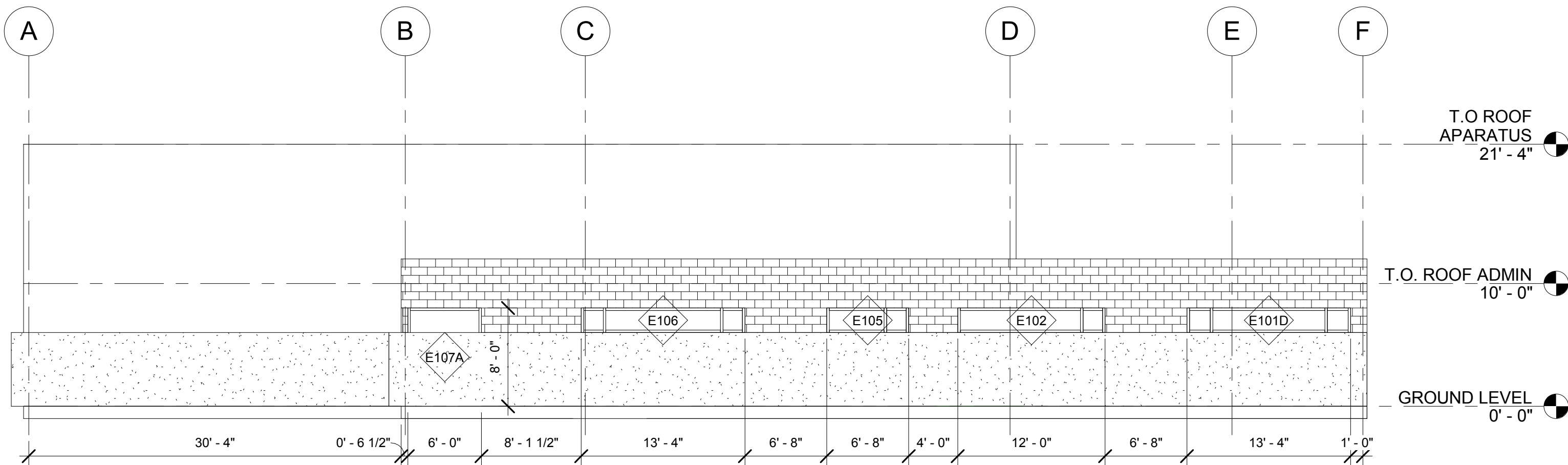
2'-0" 4'-0" 8'-0"
GRAPHIC SCALE

Schematic Design

6/14/2018 10:35:28 AM



1 ELEVATION EAST
1/8" = 1'-0"



2 ELEVATION WEST
1/8" = 1'-0"

GENERAL NOTES

- OVERHEAD DOORS ON SOUTHERN ELEVATION TO BE PAINTED RED BY CONTRACTOR
- REFER TO WINDOW SCHEDULE FOR WINDOW INFORMATION
- PRE-ENGINEERED METAL BUILDING PACKAGE IS PROVIDED BY OWNER; CONTRACTOR TO ASSEMBLE
- CANOPIES ON ELEVATION SOUTH

2'-0" 4'-0" 8'-0"
GRAPHIC SCALE

F & D
International, LLC

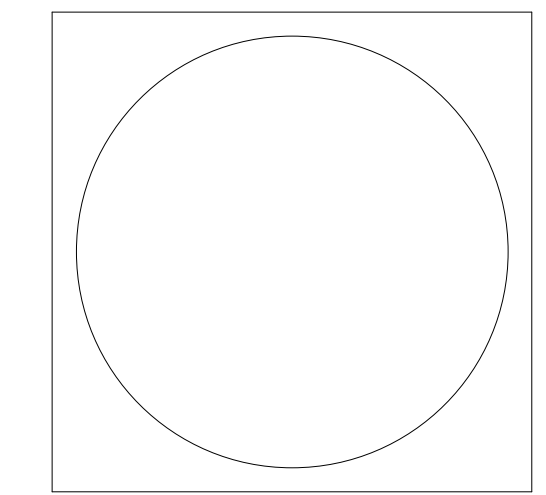
Architecture . Engineering
Project Management

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www.fdi-one.com

Green Mtn. Falls FPD
Fire Station #
Enter address here



No.	Description	Date
-----	-------------	------

Drawing Title:

EXTERIOR
ELEVATIONS

Project No.: P15004

Drawn by: Author Checked by:Checker

A 3.1

Schematic Design

Date: 13 June 2018
To: Town of Green Mountain Falls
Cc: Gary Florence, Rich Bowman, Jeff Idleman, Adam Oklesh
From: Todd Ficken, PE
RE: **GMFFP – Land Planning Update**

The Green Mountain Falls – Chipita Park Fire Protection District (GMF), has been making good progress on the development of the new fire station that was generally outlined the last time GMF presented to the Town of Green Mountain Falls (Town). This memorandum provides the Town an update on the project and also a review on the Town process in terms of securing the land development rights.

Amended Plat: As the board may recollect the original intention was the seller of the land to GMF, first requested that we subdivide Lot 2 into two equal parcels, named Lot 2A and Lot 2B. The seller at that time was planning on retaining Lot 2B and selling just Lot 2A to the GMF. This replat, at that time, was completed and recorded. Subsequently, the seller decided he was not going to develop Lot 2B after all, and GMF was able to purchase both Lot 2A and Lot 2B. At this time, in order for GMF to construct the new fire station, GMF has to file an amended plat, to re-combined Lot 2A and Lot 2B. We have prepared an amended plat. We request that the Town approve the amended plat so Lot 2A and Lot 2B can be recombined into one lot, denoted as Lot 2.

Site Plan: The GMF team has been refining the site plan. One aspect is GMF has deleted the emergency access way directly on to Hwy 24. This was done for several reasons, one was cost and the other was the practicality of grading the site to construct an access road.

A geotechnical and geological survey is nearly complete. The results of that report will allow GMF to finalize the civil site plan. At this time, the site plan is summarized as follows:

1. Sanitary – Sanitary will be addressed on-site. In working with the El Paso Health Department and sizing the on-site sanitary system to accommodate an occupant load that would be anticipated during regional fire command events, e.g., during times of large fire events, the system is sized to accommodate 415 gallons per day. This would include a 2,000-gallon septic tank (per County Health Department regulations) and an evapotranspiration/absorption field. The field will be subdivided into two fields that can be alerted between using a diverter valve. This will provide flexibility for GMF, by allowing one field to dry out while the other field is in use. Also, in the event a field needs maintenance, the station will still be operational.

2. Water Lines – GMF is coordinating with CSU for the design. The design is to connect (full tap connection) to the existing water line that runs in Green Mountain Falls Rd. with a 6-inch line. A gate valve will be inserted at the location. The line will be routed up the R.O.W. to the property line and then continue into the apparatus bay. At that location, a domestic tap will be provided and also a tender fill station provided. Also on site will be a fire hydrant. The fire hydrant will be for water service to the facility in the event of a structure fire as well as a training hydrant.
3. Telephone and Electric –
 - a. Electric – Service size is currently estimated as 120/208-volt, 400 amp, 3-phase. CSU has distribution lines that parallel along the south side of HWY 24's ROW. Primary side of the service will be via underground, with a 150 KVA transformer (size is TBD), that will be pad mounted in an accessible location, per CSU's requirements, adjacent to the north side of the building. Secondary side will be underground to the building's main disconnect,
 - i. Generator – a natural gas-powered generator will be provided. Generator will be situated on the north side of the facility.
 - b. Telephone – This includes telephone, cable, and data. Service will be provided via Comcast and CenturyLink, service will come in underground for the service pedestal. Routing will be underground; routing details are not known at this time.
4. Gas Lines – Gas will be provided by Black Hills Energy. Currently there is a gas extension that terminates at the north end of the R.O.W. The plan will be to extend that existing gas line to the building.
5. Storm Sewers – As discussed, the existing water quality/storm detention pond located downhill from the Town Hall and just north of Green Mountain Falls Road, will be expanded and improved to receive the storm water flows from the Town Hall parcel as well as the Fire Station parcel. The current design is summarized as follows:
 - a. The Town Hall flows will be surface conveyed to the water quality/detention facility.
 - b. The Fire station flows will be conveyed via a storm sewer system.
 - i. The access drive (new road to be constructed within the fire district property) and the public section of the road from Green Mountain Falls Road to the fire district property line will be paved.
 - ii. No curb and gutter will be installed, but the roads and access drive will be graded to direct flows to the shoulder swales.
 - iii. Within the shoulder swales, will be drop inlets for storm water. The inlet will be an approved CDOT type.
 - iv. The service apron will sheet flow into an inlet. This inlet will drop and connect to a storm sewer line that will run inside the access road.

- v. The access road will be graded to slope toward the inside of the access road curve to convey storm water flows.
- vi. Along the access road will be inlets. The purpose of multiple inlets is to capture the surface flows at intervals to capture and control the developed velocities of the storm water flow. A total of four inlets are planned.
- vii. Once the storm flows exit the property boundary, the storm flows will be conveyed via a storm sewer. The storm sewer will terminate with a drop structure. The drop structure will include energy dissipating devices to reduce the inflow (and energy) of the storm water.
- viii. The storm water pond will be developed and enhanced. It will involve concrete structures, a concrete forebay, and a concrete release/outflow. The pond will also have an emergency spill way.
- ix. The emergency spill way will spill storm flows directly onto Green Mountain Falls Road. Once on the road, the overflows will be surface conveyed to Fountain Creek.
- x. Normal storm releases from the pond will be conveyed with a storm water pipe system and daylighted into Fountain Creek.



The inlet structure of the revised water quality pond will have features similar to what is represented in the pictures. These structures noted as used to dissipate energy of the incoming flows.

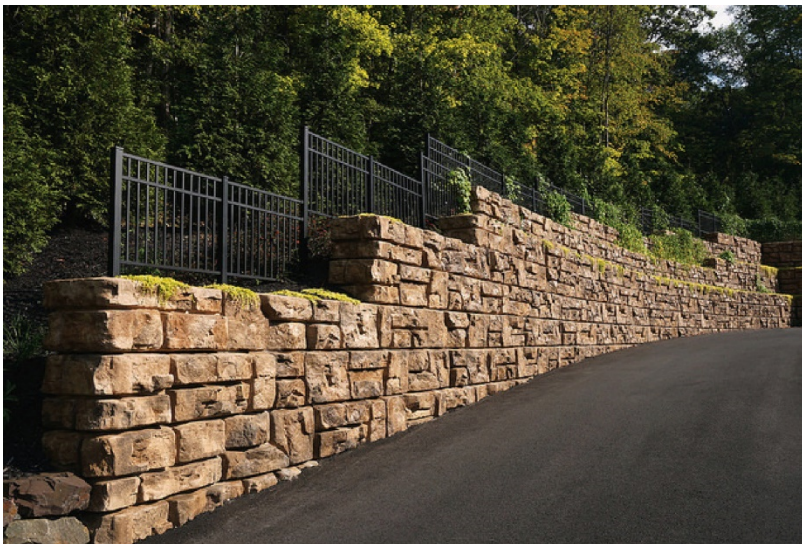


The pond itself is being re-contoured and will look similar to the one in this picture.

- c. Site Grading – A lot of work has been invested in deriving a grading plan that is harmonious with the surrounding area, is conscience of storm water flows, is developed within the property boundary, minimizes storm flows conveying across property boundaries, reduces the use of retaining walls and is economically feasible. Attached is the graded plan as it has currently evolved.
 - i. Slopes steeper than 2:1 are provided with an engineered retaining wall. The retaining wall that will be used will be an MSE type wall. A decorative block, refer to “redi-block” manufacturer is specified. The manufacturer offers many decorative and stylish block details, which will be selected for this site. The retaining wall locations are shown on the grading plan. The maximum height of the retaining wall will be approximately 10 feet in both locations and will temper down to three feet.
 - ii. Areas where the retaining walls are located, guardrails will be installed. Also vehicle guard rails will be installed on any slope steeper than 2:1.
 - iii. Final construction drawings will include an erosion control plan and a CDPHE construction storm water permit will be secured.
 - iv. The attached depicts 1' contours



The location requiring retaining walls will look similar to this picture.



Example of the block texture that will be used. Areas subject to pedestrian use will have guard rails installed as represented in this picture.

d. Development Details:

- i. The location of the building and improvements are as represented on the site plan.
- ii. Location of access road, utilities, etc. are as depicted.
- iii. Naturalized landscape will be maintained or restored. Around the building, formal landscaping will be introduced. The formal landscape plan will be developed per the Town's zoning regulations. The construction contract will require a two-year warranty on landscaping plant material (as well as rest of the project).
- iv. Access Road – The width of the access road will be 20 feet. The grade of the access road will not exceed 10%

- e. Erosion Control Plan – Once the construction drawings are completed, a full erosion control plan will be included in the construction documents. The erosion control plan will meet CDPHE requirements, and urban drainage requirements.
- f. Air Pollution – The site will maintain dust control. The construction documents will include a specification detailing the need to institute acceptable dust control practices.

Procedures: GMF would like to review and confirm the process and deliverables for the submittal process.



Todd E Ficken, PE

F&D International LLC

Fn = 012 GMFFP 14Jun18 Memo – Land Planning Update

ERLEENY WILMSON SEN
11150 BELVIDERE AVE
GREEN MOUNTAINS FALLS

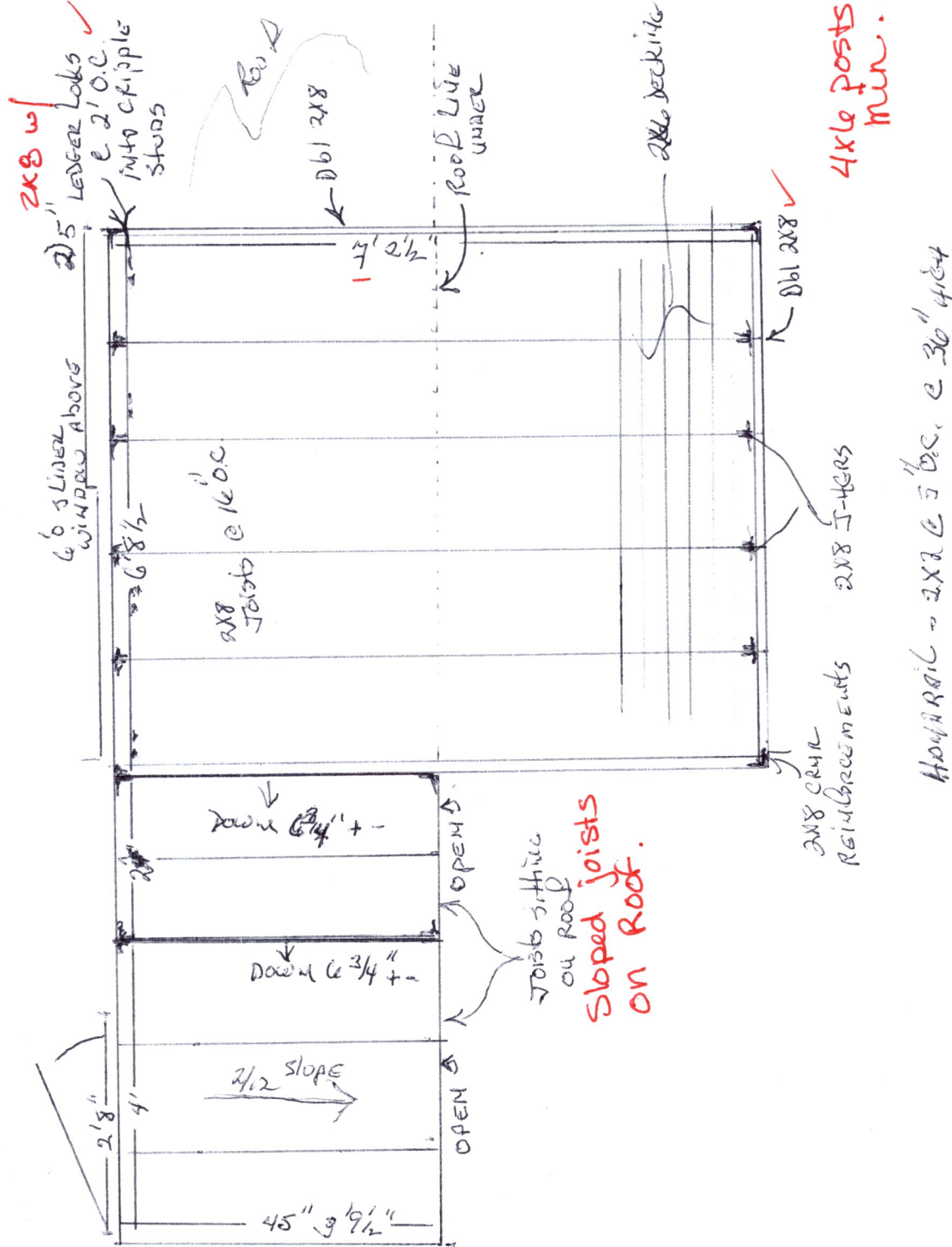
DEC 12 2018

RBD KIC Floodplain

RELEASED FOR PERMIT

DEC 12 2018

SAD
RBD CONSTRUCTION



DECK ATTACHMENT SHEET

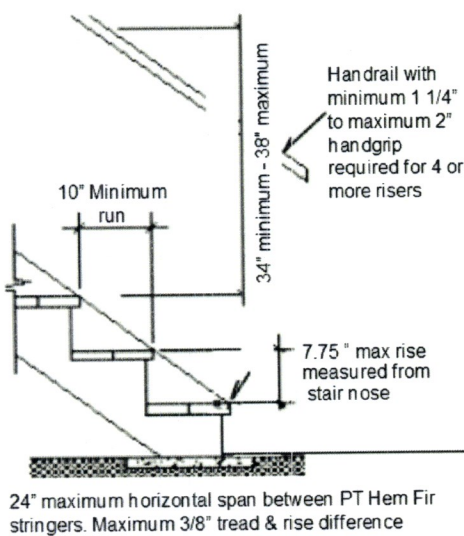
This document is to remain with your plans at all times

PROJECT ADDRESS: 11150 Belvedere Ave.

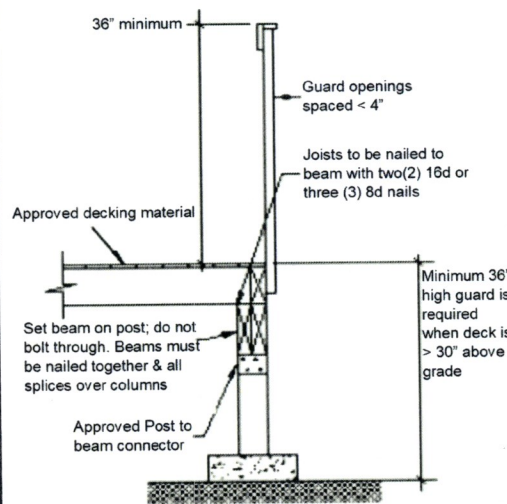
YES NO

- ☐ ☒ DECK DESIGN INCLUDES A SOLID COVER OR PERGOLA STYLE COVER
- ☐ ☒ ELECTRICAL SERVICE AND METER LOCATION MAY BE AFFECTED BY DECK, RECOMMEND DISCUSSION WITH ELECTRICAL DEPARTMENT IF YES.
- ☐ ☒ DECK SUPPORTS HOT TUB OR SPA LOADING
- ☐ ☒ DECK IS SUPPORTED BY CANTILEVER AT HOUSE EXISTING INVERTED HANGER INSTALLATION WAS VERIFIED OR ENGINEERING WAS PROVIDED

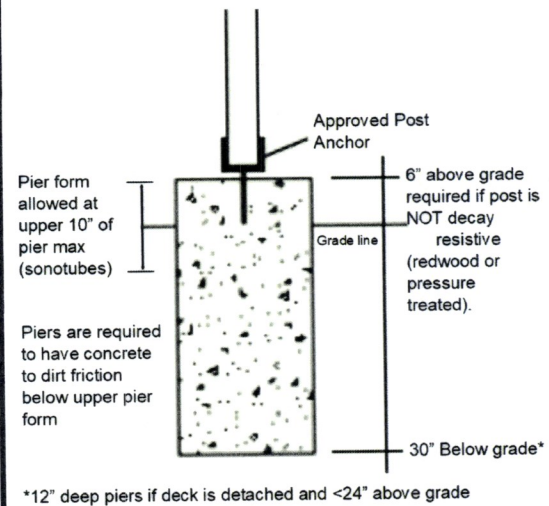
USE LISTED JOIST HANGERS TO MATCH JOIST SIZE AND PROVIDE LISTED HARDWARE AT POST CAP AND BASE.
INSTALL ALL LISTED PRODUCTS PER THE MANUFACTURER'S RECOMMENDATIONS (USP/SIMPSON/ETC..)



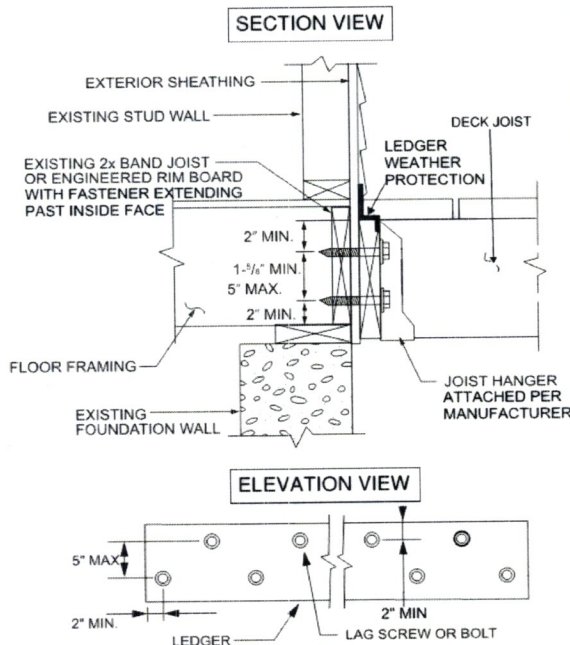
STAIR DETAILS



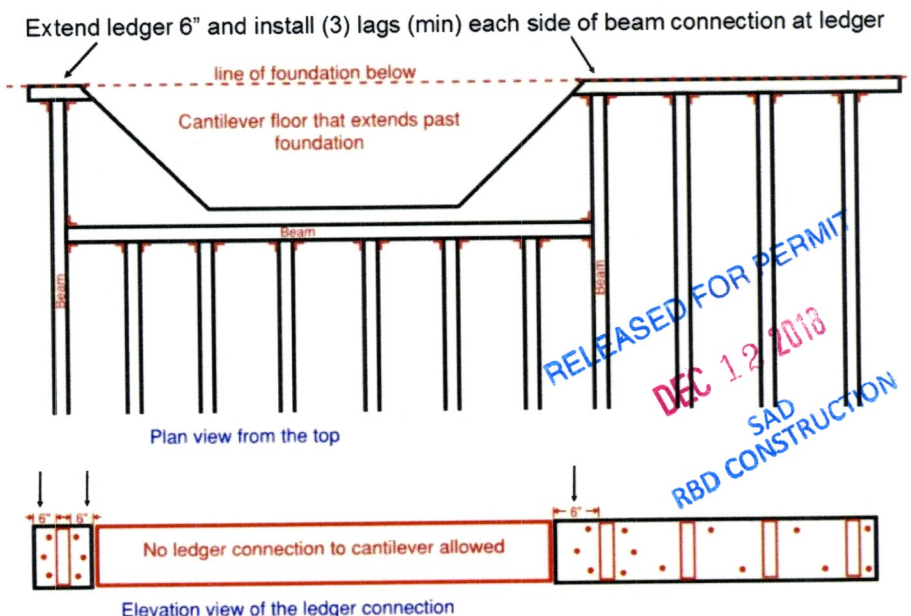
GUARD DETAILS



FOOTING DETAILS



LEDGER DETAILS



CANTILEVER DETAILS

Permit # 18088

FLOOD PLAIN DEVELOPMENT PERMIT

Date 12-Dec-2018

Owner Information

Name: TERRY KNOKE

Phone:

Address: 11150 BELVIDERE
GREEN MOUNTAIN FALLS, CO 80819

Project Location

Address: 11150 BELVIDERE AVE

GREEN MOUNTAIN FALLS, CO 80819

Location/Directions:

Contractor/Engineer: ACC home improvement Phone: (719) 243-0183

Project Description

Single Family Residential:	[]	Addition/Remodel (<50%):	[X]
Multi-Family Residential:	[]	Rehabilitation	[]
Manuf. (Mobile Home):	[]	Subst. (>50 Appraisal) Imprv:	[]
Non-Residential	[]	Fill	[]
New Construction	[]	Bridge/Culvert	[]
Watercourse Modification:	[]	Levee:	[]

Project Cost: \$0.00
Structure Market Value: \$0.00
Creek: catamount creek
Description of work: deck repair

Flood Hazard Data

Location:
Base (1%) Flood Elevation:
Lowest Floor Elevation:
Floodproofing Level:
Source Document:

Permit Action

Permit Granted (Y/N): Yes
Variance Granted (Y/N): No
Action Comments:

Compliance Section

Elevation Certificate: N Date:

LOMA: N Date: CLOMR: N Date: LOMR: N Date:

Site Inspection:

Preliminary Required: N Date:
Final Required: N Date:

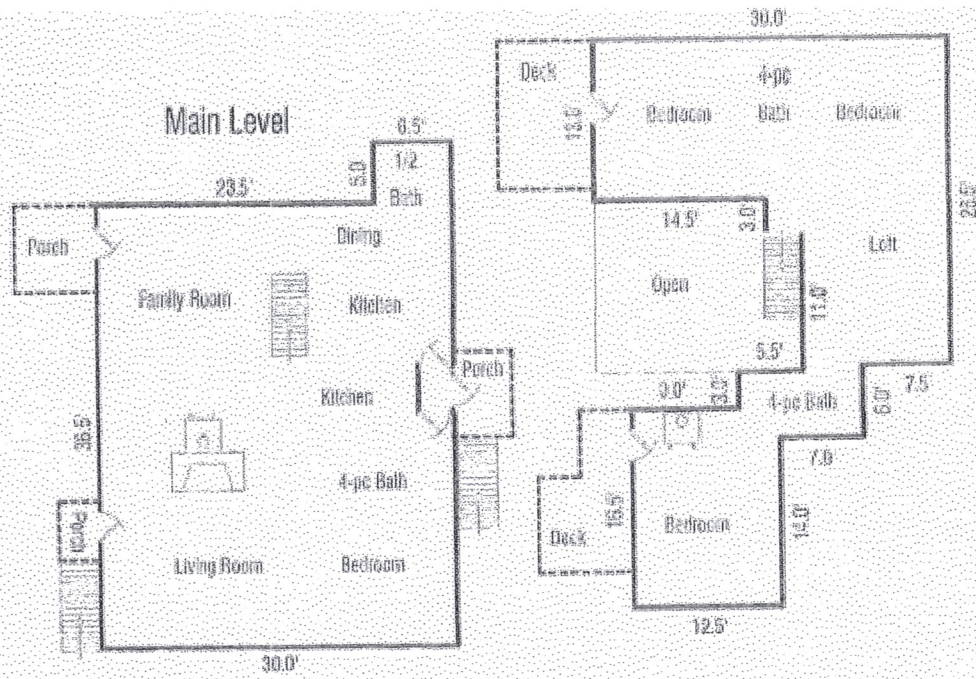
Compliance Comments:

APPROVED
DEC 12 2018
KIC
RBD Floodplain

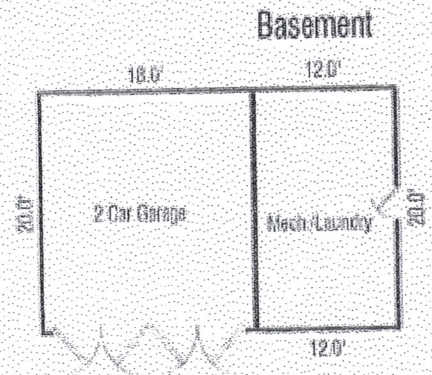
Regional Floodplain Division:

Date 12-Dec-2018

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



Second Level



DRAFT as of Feb 7, 2019

ZONING DISTRICT AMENDMENT- GMF TOWN HALL PARCEL

TO: GMF Town Board of Trustees

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

FROM: GMF Planning Commission

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

The following Information is required by GMF Municipal Code Sec.16-711 Zoning

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

a. The reason for the change in Zone Classification:

The primary reason for changing the Zone Classification from B Business to PF Public Facilities District is to reflect actual and planned use of the parcel. Additionally, approval of this change is needed to revise the Official Zoning Map currently being updated as a part of the GMF Comprehensive Plan.

b. Total number of acres:

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

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

(2) Legal description and drawing (map attached).

a. Boundary description of the land to be rezoned. (See EPC Assessor's web site)

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

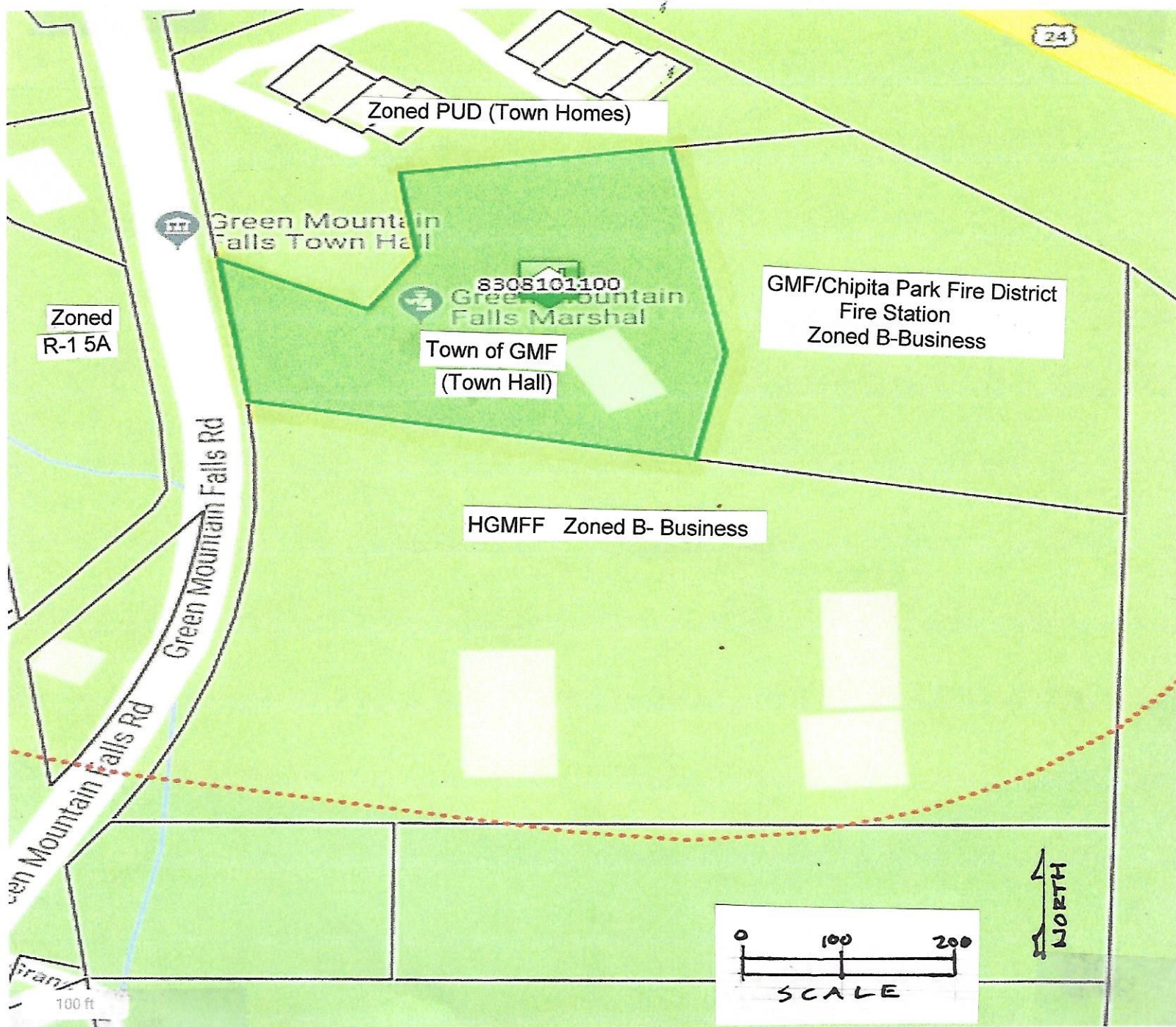
c. Adjoining property ownership and use:

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

The parcel is fully developed. No additional structures are planned.

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

f. Name and Address of Petitioner and preparer: Dick Bratton, Vice Chairman,
GMF Planning Commission, GMF Town Hall, 10615 Green Mountain Falls Road,
GMF 80819-0524



REZONE TOWN HALL PARCEL

Rezone From B- Business to PF-Public Facilities

9 FEB 2019

DRAFT- As of 30 Jan 2017

GMF PLANNING COMMISSION (PC)

FREQUENTLY ASKED QUESTION

QUESTIONS for GMF PC

Reference GMF Municipal Code at www.colorado.gov/greenmountainfalls

Where do I get a Building Permit ? They are issued by the Pikes Peak Regional Building Department (RBD). GMF Does not issue Building Permits

What is the procedure for getting my project approved by the Planning Commission ?

Submit a "Request for PC Review" form to the Town Clerk. The form is available on the Town web site under "Forms".

What is a SITE PLAN ? A scale drawing showing Property Lines and the location of all existing and proposed structures on the lot.

What is SETBACK ? A prescribed minimum distance from the nearest property line to any new structures. inimum distances are prescribed in the Municipal Code Sec 16-301

What Fees apply ? Town Plan Review Fee (\$125) and Town Business License Feesforall contractors (\$50/yr for each contractor). Other fees may apply to some projects.

QUESTIONS FOR REGIONAL BUILDING DEPARTMENT (RBD)

Visit RBD Web Site for answers at www.pprbd.org.

Do I need a BUILDING PERMIT for my project ? See list on RBD web site.

What work does NOT require a Building Permit ? See list on RBD web site.

How do I get an RBD Building Permit ? Visit RBD web site for instructions.

Where can I get design and construction standards for a deck ? RBD web site.

Does My contractor need a license from RBD ? See RBD web site.

Does my Roofer need an RBD Contractor's license ? Yes- See RBD web site.

How do I get an RBD Building Permit ? Visit RBD web site for instructions. www

GMF does not issue Building Permits. RBD does.

Town of Green Mountain Falls

Planning Commission Checklist for Plan Reviews

References: GMF Municipal Code-Chapter 16 Zoning, 17 Subdivisions, 18 Buildings
Code is on Town Web site at www.colorado.gov/greenmountainfalls

SUBMITTALS TO TOWN CLERK

- ☐ Completed Form "Request for PC Review" received by Town Clerk
- ☐ GMF Fees paid (Plan Review Fee \$125, Contractor GMF Business License Fee (\$50/yr)
- ☐ Site Plan Drawing
- ☐ Application for Fence Permit (If applicable) (16-501 et al)
- ☐ Grading and Erosion Control Plan (If applicable) (17-83, 16-205, 16-206)

MASTER PLAN AND POLICY COMPLIANCE 16-201 et al

- ☐ Natural Resources. Manmade Hazards **16-203**
- ☐ Scenic Quality **16-214**

SITE PLAN

- ☐ Solar Gain considered **16-217**
- ☐ Setbacks are adequate- Shows distance of new buildings/additions to lot lines **16-301** et al
- ☐ Shows any new signs **16-401 et al**
- ☐ Shows location and height of any new fences and retaining walls **16-501** et al
- ☐ Shows location of any new accessory Buildings (including sheds) 16-601 et al
- ☐ Shows Off Street Parking **16-603**
- ☐ Shows any proposed tree cutting **16-705 (c)(3)**

ZONING COMPLIANCE

- ☐ Permitted Use ? **16-305 et al**
- ☐ Special Use ? **16-710 et al**

GRADING PLANS/DRAINAGE PLANS (If required by **17-83 et al, 16-205, 16-206**)

CONSTRUCTION DRAWINGS

- ☐ Show location of all exterior work
- ☐ Shows Finished Building height **16-305** et al
- ☐ Design meets Architectural Review Standards **16-73, 16-705**
- ☐ Exterior Materials indicated and comply with Architectural Review Standards **16-705**

OTHER

- ☐ Contractor has RBD License ? www.pprbd.org - 327-2880
- ☐ Chairman Stamps and Signs Construction Drawings to allow RBD to conduct a RBD Plan Review and issue a Building Permit

DRAFT As of 30 Jan 2019

(GMF letterhead)

REQUEST FOR PLANNING COMMISSION REVIEW

Must be received by Town Clerk at least 5 days prior to PC Meeting date.

Requesting Landowner's Name _____

Address _____

E-MAIL _____

Phone _____ Cell _____

Project Location (GMF Street Address) _____

Project Type (such as- new home, addition, deck, garage, shed, fence, etc.)

Submit with this Request:

Site Plan- Scale Drawing (Showing property lines and setback distances for all new structures).

Application form for Fence Permit- if applicable). *

Application form for Grading and Erosion Control Plan *
(for excavations over 50 CY or 300 SF).

Payment for GMF Plan Review Fee (\$125).

Payment for Fence Permit (\$50)

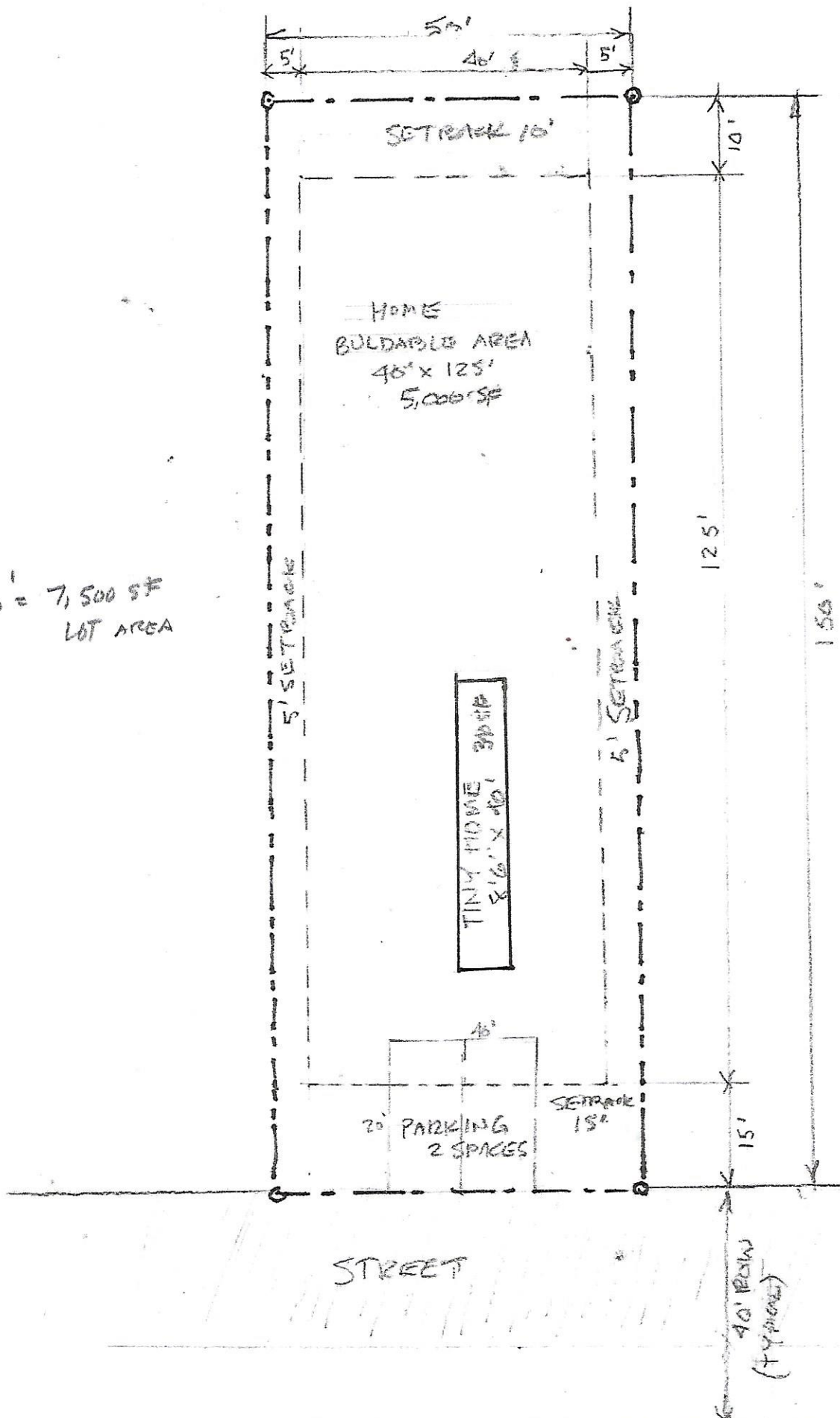
Payment for Grading Plan Review Fee (\$125+ any engineering services needed).

Payment for Revocable Permit Fee (\$25/yr)- if applicable.

Payment for Contractor's GMF Business License Fee (\$50/yr) for each contractor.

* Forms are available from Town Clerk or Town web site www.coloradogov/greenmountainfalls

$50' \times 150' = 7,500 \text{ SF}$
 LOT AREA



Buildable Area on a 50 ft x 150 ft Lot

ZONE R1 5,000 Setbacks F 15', S 5', R 10'

Scale 1 inch = 20 ft