



AGENDA

Planning Commission
Tuesday, September 8, 2020
6:30 p.m. *Zoom Virtual Meeting

1. CALL TO ORDER

2. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA

3. MINUTES

- a. Minutes of the August 11, 2020 Regular Meeting

4. PUBLIC COMMENT

- a. The Public May Address Items Not Germane to the Agenda. Register with Town Clerk by 4:00 PM, Tuesday, September 8, 2020

5. UNFINISHED BUSINESS

- a. Election of Officers – Chair and Vice Chair. Discussion and Consideration Continued from August 11, 2020 Meeting

6. NEW BUSINESS

- a. PR2020-16 Accessory Building – Architectural and Zoning Plan Review of Accessory Building at 10255 Ute Pass Avenue. Martin and Corrine Romero, Applicants
- b. PR2020-18 New Deck – Zoning Plan Review of New Deck at 10805 Olathe Street. Greg Trowbridge on Behalf of Jamie Krall, Owner
- c. PR2020-17 Addition – Architectural and Zoning Plan Review of Garage and Master Bedroom Addition to Single-Family Home at 10330 El Paso Avenue. William Fisher, Applicant, on Behalf of Cord Smith, Owner
- d. PR2020-19 New Deck – Architectural and Zoning Plan Review of New Deck at 7265 Catamount Street. Joel Adcock, Applicant, on Behalf of Jason and Laura Morgan, Owners
- e. PR2020-19 Accessory Building – Architectural and Zoning Plan Review of Accessory Building at 10975 Falls Avenue. Gary Brown, Applicant

7. OTHER BUSINESS

- a. Discussion and Information – Upcoming Mandatory Training, Housekeeping, and Meeting Management

8. ADJOURNMENT

***Participants can join by using the following Zoom Meeting link or phone number:**

[Meeting Link](#)

Meeting ID: 826 9397 0479

Passcode: 32344

Meeting Phone: 1 (346) 248-7799



MEETING MINUTES

Planning Commission Special Meeting August 11, 2020 6:30 p.m. Zoom Virtual Meeting

Commissioners Present: Todd Dixon, Sean Ives, Paul Yingling

Ex officio member: Mayor Jane Newberry

Board of Trustees liaison: Katharine Guthrie

GMF staff: Victor Matthews, Julia Simmons

[Agenda Packet Link](#)

Agenda Item	Discussion Motion	Motion/ Second	TD	SI	PY	JN
1. CALL TO ORDER / ROLL CALL	Commissioner Yingling announces it is 6:30 p.m. with quorum but no chair nor vice chair present. Commissioner Dixon volunteers to chair the meeting and rotate, as necessary, until the body has elected officers. Move to have Commissioner Dixon chair the meeting and rotate until officers elected. Motion carries. All aye. Commissioner Dixon called the meeting to order at 6:33pm	PY/SI	y	y	y	
2. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Move to accept the agenda as submitted	PY/SI	y	y	y	
3. APPROVAL OF MINUTES July 28, 2020	Commissioner Dixon notes the July 28, 2020 minutes are missing initials in M/S for PR2020-11. Move to accept the minutes with the corrections. Motion carries. All aye.	PY/SI	y	y	y	
4. PUBLIC COMMENT	Town Manager, Angie Sprang, welcomed new members and the public to the meeting and announced she will be working with CIRSA to schedule Advisory Board training for September. Mayor Newberry made an additional announcement: any individual appearing before the Trustees on behalf of an Advisory Board is only giving information unless there is specific action requested, followed by a motion with a vote. No members of the public asked to be recognized for public comment.					
5. UNFINISHED BUSINESS						

Agenda Item	Discussion Motion	Motion/ Second	TD	SI	PY	JN
Election of Officers – Vice Chair. Discussion and Consideration Continued from July 28, 2020 Special Meeting	Move to continue discussion of this item to the next meeting. Motion carries. All aye.	PY/SI	y	y	y	
Green Mountain Falls Ordinance 2020-03 Amending Chapter 2– Discussion Continued from July 28, 2020 Special Meeting	Move to continue discussion of this item to the next meeting. Motion carries. All aye.	PY/SI	y	y	y	
6. NEW BUSINESS						
PR2020-14 Deck Replacement – Architectural and Zoning Plan Review of Deck Replacement at 11805 Falls Avenue. Ed and Marilyn Johnston, Applicants	Move to approve PR2020-14 with staff conditions: Motion carries. All aye.	PY/SI	y	y	y	
PR2020-15 Fence – Zoning Plan Review of Fence at 6880 Colorado Street. Richard and Debra Brewster, Applicants	Move to approve PR2020-15 with staff conditions: Motion carries. All aye.	PY/SI	y	y	y	
V2020-01 Zoning Variance – New Deck with No Front Setback Distance Where Fifteen Feet is Required at 10845 Denver Avenue. Jon and Lorraine Van Sant, Applicants	Move to recommend approval to Board of Trustees with staff recommended conditions with one additional condition: For Option A, a professional licensed survey is required. Motion carries. All aye.	PY/SI	y	y	y	
Rev2020-04 Revocable Permit – New Deck Occupying the Space Upon and Above the Surface of Public Property at 10845 Denver Avenue. Jon and Lorraine Van Sant, Applicants	Move to recommend approval to Board of Trustees with conditions 1-5 in staff report. Motion carries. All aye.	PY/SI	y	y	y	
7. OTHER BUSINESS						
Planning Commission Vacancies – Discussion and Input to Staff on Permanent and Alternate Positions	Planning staff doesn't have any further updates until after September 1, 2020 Board meeting. The Board, in coordination with the Town Manager, will update staff and PC with any additional information regarding appointment process.					

Agenda Item	Discussion Motion	Motion/ Second	TD	SI	PY	JN
	The three regular commissioners have a brief discussion, each expressing they do not see the value in alternate PC members because it won't be a beneficial use of a volunteer's time.					
Red Devil Mountain Annexation – Status Update on Annexation Petition and Schedule	HGMFF has proposed plans for an annexation, coming to the PC late-2020. The proposed annexed parcels are part of the 3-mile plan in the 2019 Comp Plan. HGMFF, the private property owner, has scheduled Mile High Youth Corps to conduct some trail development work. This parcel is in unincorporated El Paso County jurisdiction, not GMF. Nevertheless, the applicant is appearing in the spirit of transparency to receive any PC or public comment.					
8. ADJOURNMENT						
	Next meeting will be September 8, 2020 unless staff and the members determine a special meeting is necessary, August 25, 2020. Commissioner Dixon adjourned the meeting at 8:09 p.m.					



To: Planning Commission
From: GMF Land Use & Planning
Date: September 3, 2020
Re: Plan Review PR2020-16, Accessory Building at 10255 Ute Pass Avenue

Background

The Applicant is requesting the Planning Commission's consideration for a 200 SF garage/shed accessory structure. The owner/applicant may have received misinformation on the permitting process. Regional Building and GMF have different standards and conditions for a permit; therefore, he believed it was appropriate to construct without a permit. GMF issued a certified letter of non-compliance and the Applicant quickly submitted plans and application fees. Site plan drawing, a photo of the completed structure, included.

Planning Commission Recommended Actions:

- Public hearing
- Review proposed project application for compliance with Green Mountain Falls Zoning and Land Use Code
- Approve, approve subject to conditions, or disapprove

Discussion

Sec. 16-305. - R-1 5,000 Single-Family Residential District.

Development requirements:

- (1) Minimum lot area: five thousand (5,000) square feet.*
- (2) Minimum frontage: fifty (50) feet.*
- (3) Minimum lot width: fifty (50) feet at front building setback line.*
- (4) Setback requirements §16-305(d)(4):*
 - a. front, fifteen (15) feet*
 - b. side, five (5) feet*
 - c. rear, ten (10) feet*
- 5) Maximum building height: thirty-five (35) 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. All buildings, structures and uses shall conform to the requirements of Section 16-705.*

The electronic file maintained by Town Hall, *Official Town Zoning Map 2007*, and the El Paso County Assessor's Office show the property, owned by Martin and Corinne Romero, as a parcel 8,100 SF lot zoned R-1 5,000 Single-Family Residential.

The Applicant's site plan footprint shows the existing structure's distances to the side, rear, and front property line, which meet minimum setback requirements: 46.0' front; 24.0' side; 25.0' rear.

Sec 16-601 Accessory Building and Uses

(a) An accessory use and building is a subordinate use of a building, other structure or tract of land, or a subordinate building or other structure:

- (1) Which is clearly incidental to the use of the principal building, other structure or use of land;*
- (2) Which is customary in connection with the principal building, other structure or use of land;*
- (3) Which is ordinarily located on the same lot with the principal building, other structure or use of land.*

(b) Accessory buildings and uses shall conform to the same location and bulk requirements as those specified in the district for the principal uses unless otherwise stated.

Staff believes that the 200 SF structure meets the definition and policy guidelines in this section.

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

The Zoning Code §16-705(d)(2) – Procedure

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.*

Staff believes the proposed project is consistent with the policies in §16-705 (code language attached).

Conclusion

Staff has reviewed the Applicant's materials and recommends approval of PR2020-16 without conditions.



GMF Town Hall staff is doing its best to serve you while we work remotely. We appreciate your patience and understanding as we acquire the technology and equipment to process electronic requests. This email is intended to provide clear communication and may be redundant with earlier correspondence. Thank you for your understanding.

- You or your representative recently requested Land Use Approval:
 - **Plan Review 2020-16, Accessory Building**
- Your application is complete
- The Planning Commission will consider this Land Use Approval at a public hearing:
 - **September 8, 2020, 6:30 p.m.**
- An agenda packet will be posted to the [GMF Website](#) with links to the Zoom meeting information.
- Your attendance IS/IS NOT required
- The Planning Commission's decision will be forwarded to you following the public hearing

Staff is available for phone and video appointments during regular business hours. Please note, our schedules must occasionally be flexible to accommodate the demands of night and weekend meetings. Email is the fastest way to receive a response:

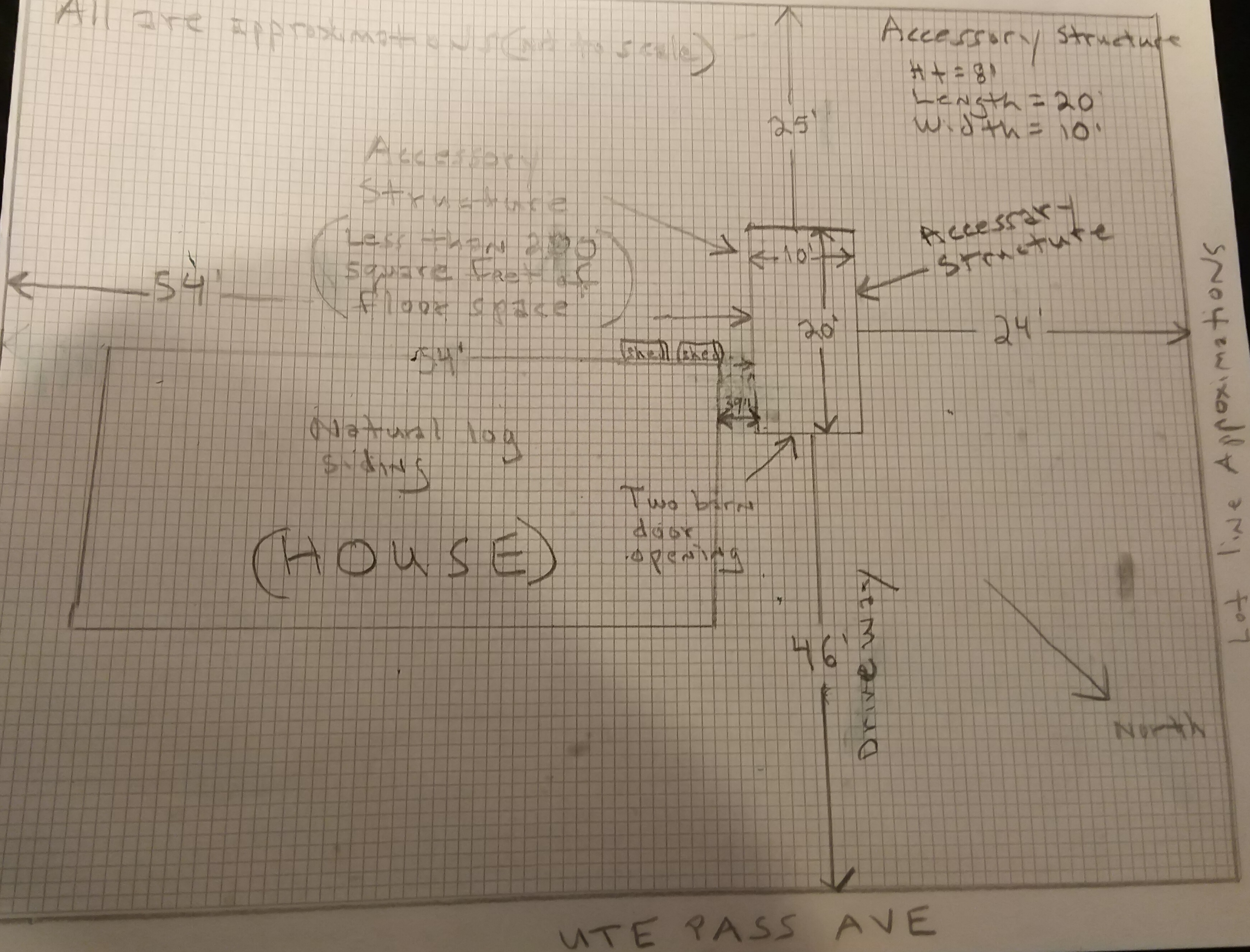
Manager: Angie Sprang manager@gmfco.us

Clerk: Victor Matthews clerk@gmfco.us

Marshal: Virgil Hodges marshal@gmfco.us

Planner: Julia Simmons planner@gmfco.us

All are approximations (not to scale)





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)



To: Planning Commission
From: GMF Land Use & Planning
Date: September 3, 2020
Re: Plan Review PR2020-18, New Deck at 10805 Olathe Street

Background

The Applicant is requesting the Planning Commission's consideration for a 415 SF deck to replace an existing 300 SF structure that is unsafe due to age and condition. A letter of explanation from the contractor and site plan drawings are included.

Planning Commission Recommended Actions:

- Public hearing
- Review proposed project application for compliance with Green Mountain Falls Zoning and Land Use Code
- Approve, approve subject to conditions, or disapprove

Discussion

Sec. 16-305. - R-1 5,000 Single-Family Residential District.

Development requirements:

- (1) Minimum lot area: five thousand (5,000) square feet.*
- (2) Minimum frontage: fifty (50) feet.*
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- (4) Setback requirements §16-305(d)(4):*
 - a. front, fifteen (15) feet*
 - b. side, five (5) feet*
 - c. rear, ten (10) feet*
- 5) Maximum building height: thirty-five (35) 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. All buildings, structures and uses shall conform to the requirements of Section 16-705.*

The electronic file maintained by Town Hall, *Official Town Zoning Map 2007*, and the El Paso County Assessor's Office show the property, owned by Jamie Krall, as a 4,800 SF lot zoned Single-Family Residential. This is one of the lots in GMF that is non-conforming with the minimum lot area of 5,000 SF, shy by 200 SF. Nevertheless, the deck, which sits back from the front of the house, meets the setback requirements. The builder can confirm the exact distance from front property line to the west corner, but it appears to meet the 15' front setback. The

deck would tie-in better with the footprint of the home, rather than the existing short, angled design.

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

The Zoning Code §16-705(d)(2) – Procedure

As a minimum, the following specific criteria shall be considered by the Planning Commission

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- 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.*

Staff believes a deck, when reviewed and approved for stability by PPRBD, designed to fit with the character and proportion of the home and neighborhood, and made of natural materials, meets the objective of this section and is consistent with the policies in §16-705.

Sec. 16-708. - Nonconforming development.

The Commission can occasionally be presented with uses, lots, and structures that are nonconforming, per the Zoning Code. This is a challenge anywhere, but can be expected in unique places that evolve over more-than a century with gravel roads that can meander. According to the EPC Assessor's site, the subject lot is nonconforming due to its size, which does not meet minimum lot area established in the Zoning Designations, described above. Definitions are as follows:

- (1) Some nonconforming lots on record at the time of the passage of the ordinance codified in this Article may be built upon or used after the passage of the ordinance codified in this Article, but only after recommendation of the Planning Commission and approval of the Board of Trustees.*
- (2) No lot that is conforming in size at the time of the passage of the ordinance codified in this Article may be subdivided or reduced in size in such a way that it would become nonconforming, nor cause any building, space or use to become nonconforming.*

In addition, the home may be sited in such a way that it does not meet front setbacks- this has not been confirmed by a survey. Nevertheless, it is worthwhile for the Commission to have a discussion to consider whether, by definition, the proposed deck is in conflict with the intent, policy, or any provisions in this section:

(g) Alterations and/or extensions to nonconforming building. No building or use that is nonconforming as of the effective date of the ordinance codified in this Article shall be structurally altered or expanded in any way that would increase the degree or area of nonconformance. The following changes or alterations may be made to a nonconforming building:

- (1) Repair to a building or structure that is ordered by any public official to make it safe.*
- (2) Maintenance repairs that are needed to keep the building in good condition.*
- (3) Any structural alteration that would not increase the degree of nonconformance or would change the use to a conforming one.*

(h) Enlargement of a nonconforming use. A nonconforming use, when in a building, may be extended throughout the same building devoted to such use at the time of the adoption of the ordinance causing such use to become nonconforming, provided that any structural alteration conforms to the requirements of this Land Use Code. A nonconforming use of land shall not be extended or enlarged.

Staff maintains that a deck is construction and improvement to the residence but does not assert that the deck is an alteration nor extension of what may be considered a nonconforming

building. From a policy standpoint, Staff supports the proposed project as one that would improve the residence, neighborhood, and allow for a safe outdoor living structure.

Conclusion

The contractor has shown proof of a 2020 GMF Business License, submitted all required materials, and paid the application fee. Staff has reviewed the Applicant's materials and recommends approval of PR2020-18 without condition.



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deck was designed to complement the existing residential footprint of the home, rather than the existing short, angled design.

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In addition, the home may be sited in such a way that it does not meet front setbacks- this has not been confirmed by a survey. Nevertheless, it is worthwhile for the Commission to have a discussion to consider whether, by definition, the proposed deck is in conflict with the intent, policy, or any provisions in this section:

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- (h) Enlargement of a nonconforming use. A nonconforming use, when in a building, may be extended throughout the same building devoted to such use at the time of the adoption of the ordinance causing such use to become nonconforming, provided that any structural alteration conforms to the requirements of this Land Use Code. A nonconforming use of land shall not be extended or enlarged.*

Staff maintains that a deck is construction improvement but does not believe the proposed project is an alteration nor extension of what may be a nonconforming building. From a policy standpoint, Staff supports the proposed project as one that would improve the residence, neighborhood, and allow for a safe outdoor living structure.

Conclusion

The contractor has shown proof of a 2020 GMF Business License, submitted all required materials, and paid the application fee. Staff has reviewed the Applicant's materials and recommends approval of PR2020-18 without condition.

7/29/2020

Greg Trowbridge
Dad's For Hire, LLC
P.O. Box 882
Palmer Lake, CO 80133
(719) 481-5867



DAD'S FOR HIRE, LLC
DAD CAN DO IT!!

Re: Replacement Deck for Jamie Krall at 10805 Olathe St., Green Mountain Falls

Julia Simmons and Planning Commissioners,

Submit for your consideration the replacement deck at 10805 Olathe St., the following work is proposed:

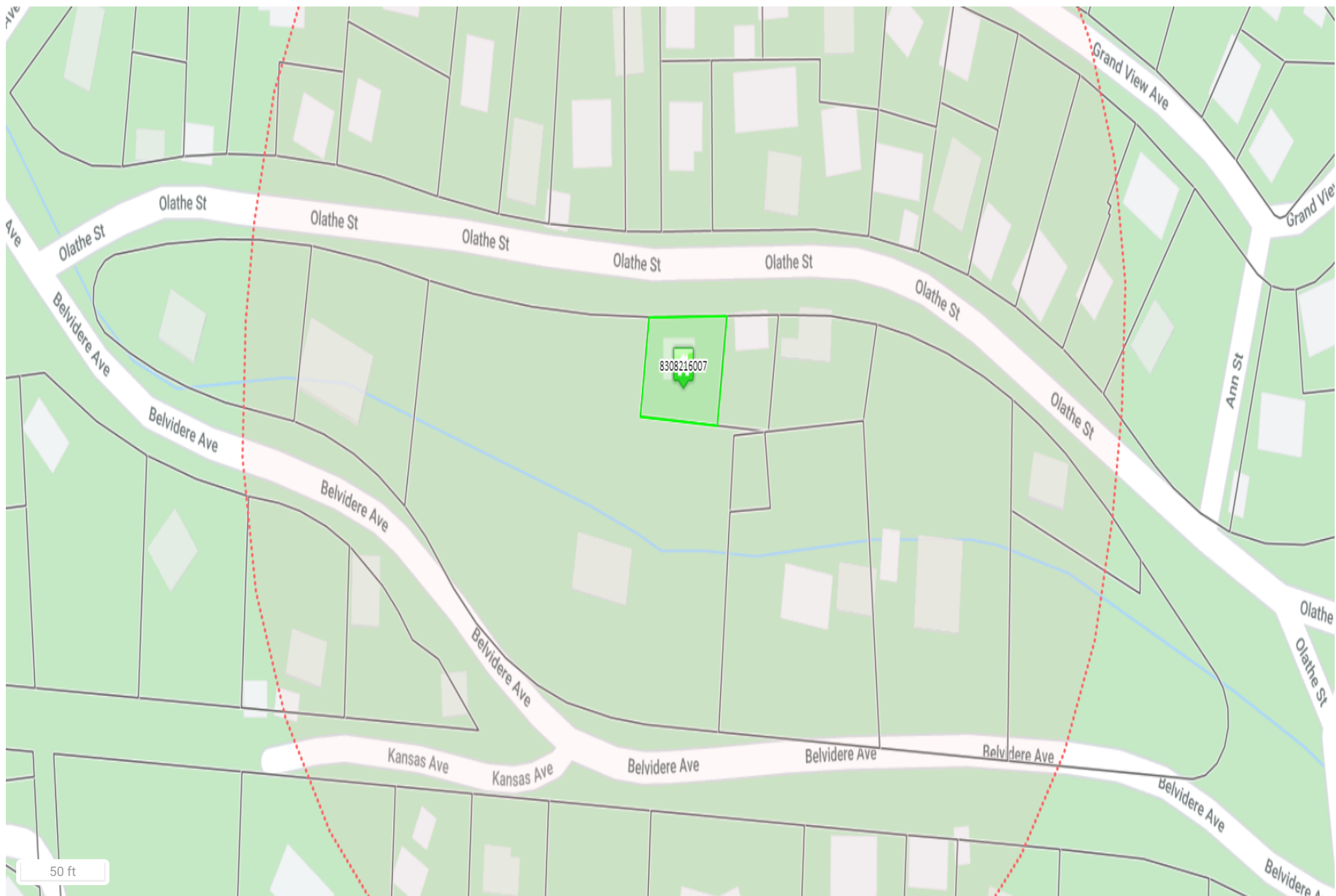
- Replace and expand the existing deck.
- Deck surface to be enlarged by approximately 100 sq ft.
- Deck material to be #2 Douglas Fir framing material, 6" x 6" rough sawn #2 Douglas Fir posts, and construction grade redwood deck boards. All hardware and fasteners to be hot dip galvanized steel.
- Ledger boards and other framing material that is in ground contact or less than 18" above grade shall be pressure treated #2 Douglas fir.
- Support posts shall be fastened to concrete piers that are a minimum of 30" below ground level and 6" above ground level.
- Handrail shall have steel balusters set in a 2x4 rough sawn cedar rail top and bottom in lieu of peeled logs that are shown on the drawings.

The configuration of the new deck shall be per the attached drawings.

Construction schedule to be determined pending Planning Commission approval and approval and permitting by the Pikes Peak Regional Building Department. Work shall commence as soon as possible after approvals and permitting. The demolition of old deck and the construction of the new deck is proposed to take 4 to 6 weeks.

Best Regards,

Greg Trowbridge
Dad's For Hire, LLC
719-481-5867
greg.trowbridge@dadsforhire.com

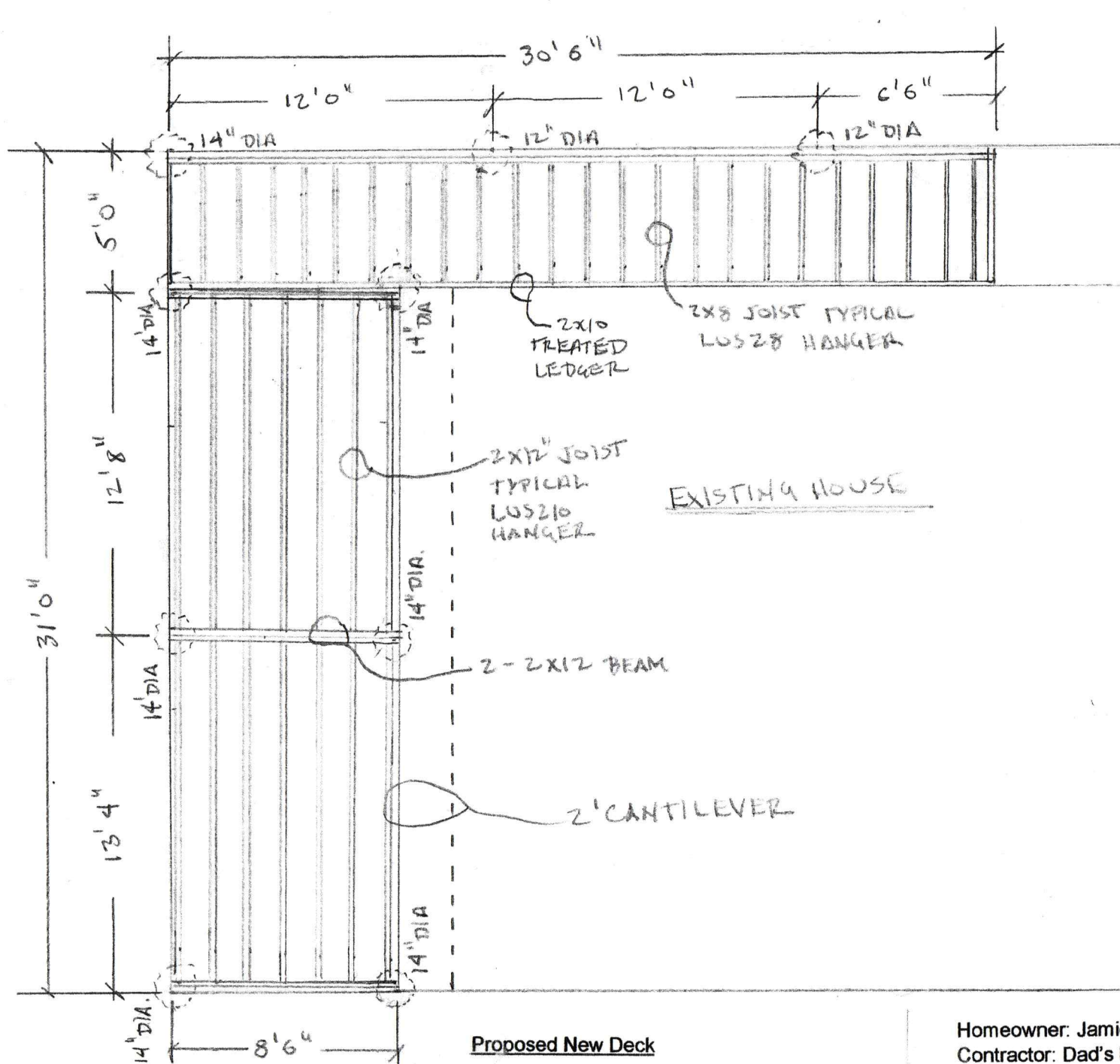


Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

PLOT PLAN
NOT TO SCALE

NOT TO SCALE



NOTES:

- ALL 2x12 JOISTS TO HAVE LUS210 HANGER
- ALL 2x8 JOISTS TO HAVE LUS28 HANGER
- ALL DOUBLE 2x12 JOIST TO HAVE LUS210-2 HANGER
- DOUBLE 2x12 BEAM TO TIE TO EXISTING HOUSE STRUCTURE WITH L90 REINFORCING ANGLE. 16D GALVANIZED NAIL.
- DECKING MATERIAL TO BE 5/4" x 6" REDWOOD TONE PRESSURE TREATED WOOD

Proposed New Deck

STRUCTURAL PLAN

SCALE: 3/16" = 1'-0"

Homeowner: Jamie Krall

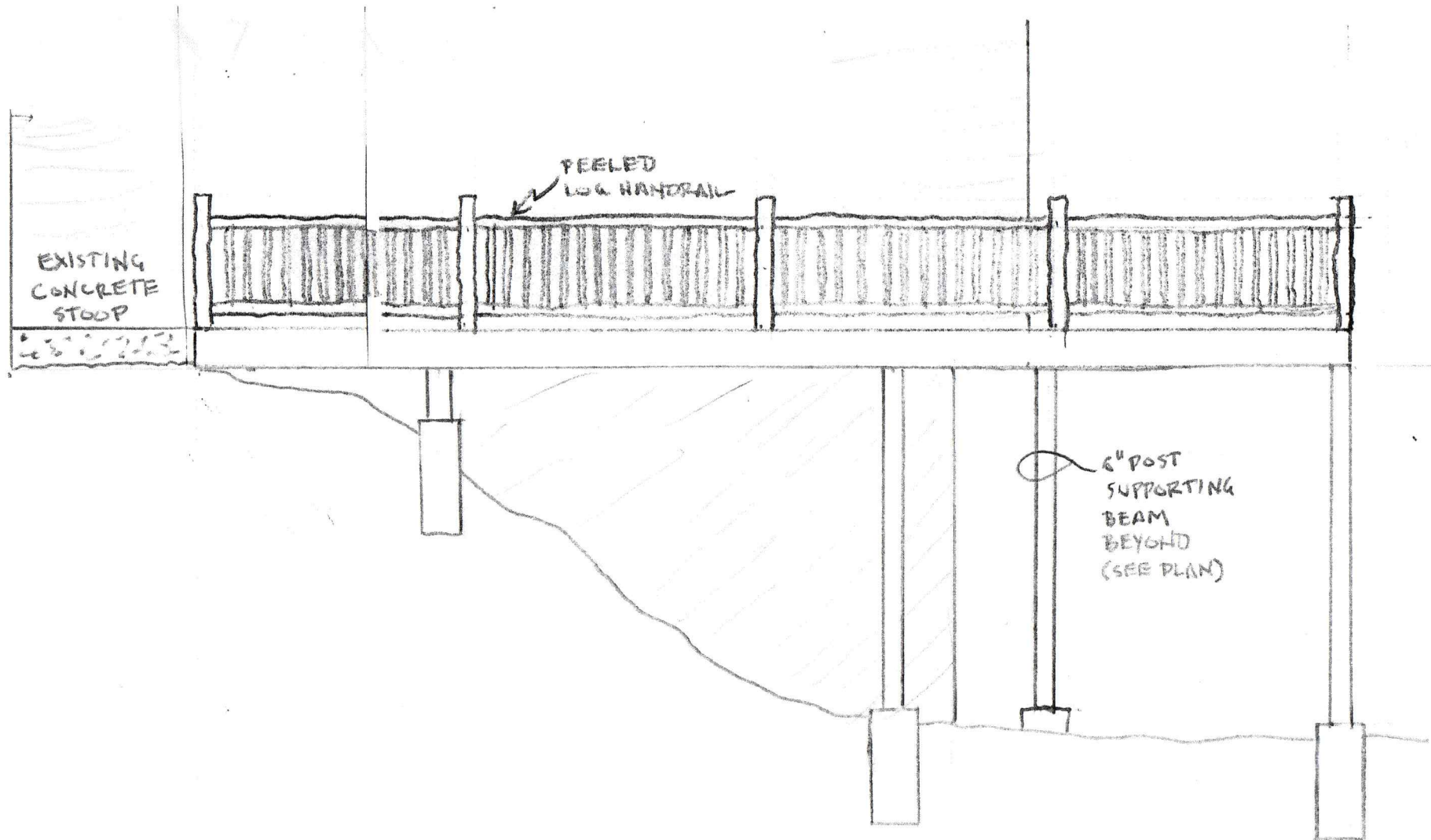
Contractor: Dad's For Hire, LLC

P.O. Box 882, Palmer Lake, CO 80133

719-481-5867

Project Address:

10805 Olathe St., Green Mountain Falls, CO 80819



Proposed New Deck

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

Homeowner: Jamie Krall

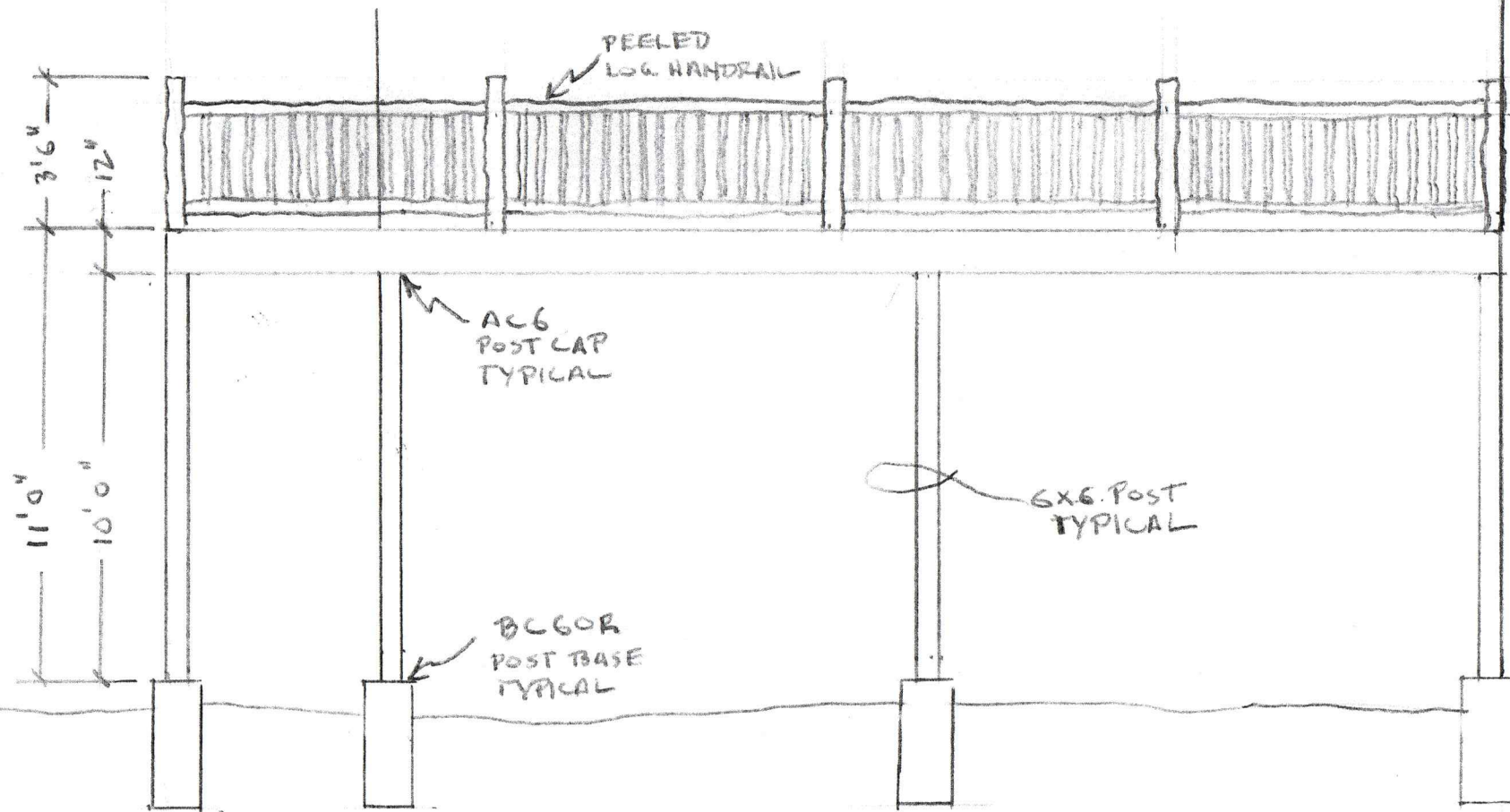
Contractor: Dad's For Hire, LLC

P.O. Box 882, Palmer Lake, CO 80133

719-481-5867

Project Address:

10805 Olathe St., Green Mountain Falls, CO 80819



Proposed New Deck

WEST ELEVATION

SCALE: 1/4" = 1'-0"

Homeowner: Jamie Krall

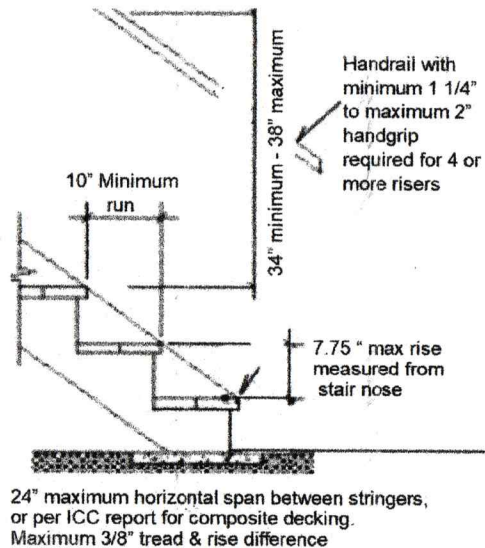
Contractor: Dad's For Hire, LLC

P.O. Box 882, Palmer Lake, CO 80133

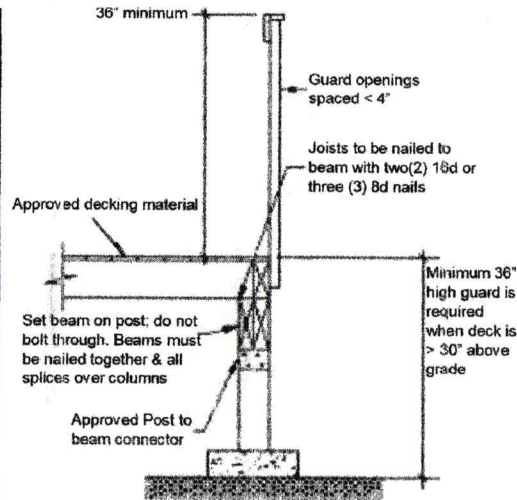
719-481-5867

Project Address:

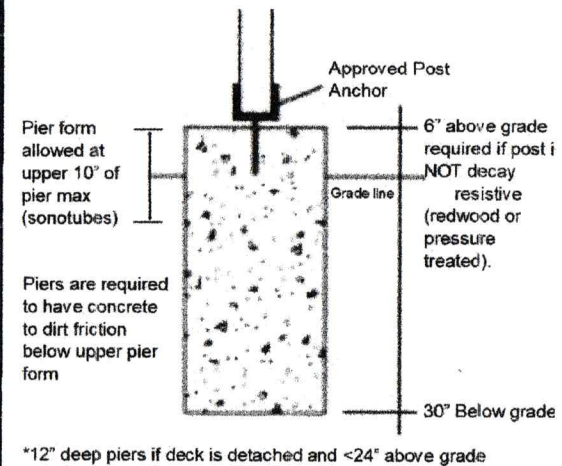
10805 Olathe St., Green Mountain Falls, CO 80819



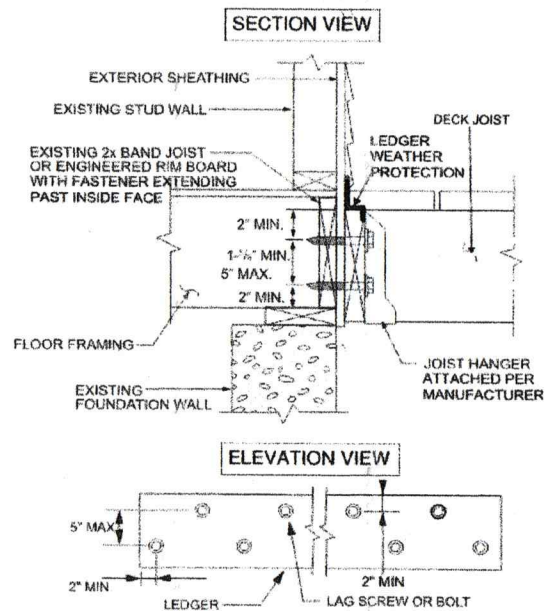
STAIR DETAILS



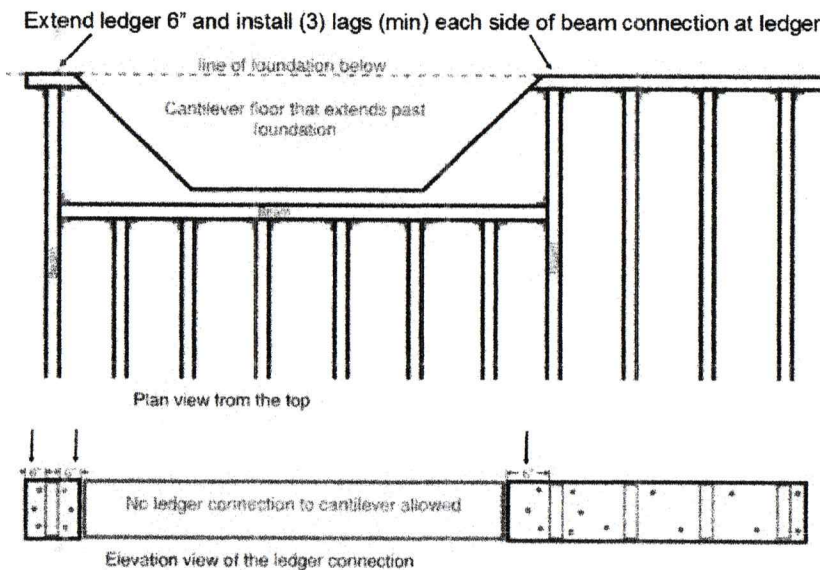
GUARD DETAILS



FOOTING DETAILS



LEDGER DETAILS



CANTILEVER DETAILS

Proposed New Deck

DETAIL

Homeowner: Jamie Krall

Contractor: Dad's For Hire, LLC

P.O. Box 882, Palmer Lake, CO 80133

719-481-5867

Project Address:

10805 Olathe St Green Mountain Falls CO 80819

Sec. 16-708. - Nonconforming development.

- (a) Certain uses of land or buildings, sizes of lots or location or size of structures may be found to be in existence at the time of the passage of the ordinance codified in this Article which do not meet the requirements of this Land Use Code. It is the intent of this Section to allow the continuance of such nonconformance but not to encourage its enlargement nor to allow continuance should the use be discontinued for a period of one (1) year or should the use be destroyed by fire or any other cause. Such nonconformance is declared to be incompatible with other uses in the district.
- (b) Definitions.
 - (1) A *nonconforming use* shall include any legally existing use, whether within a building or other structure or on a tract of land, which does not conform to the use regulations for the district in which such nonconforming use is located, either at the effective date of the ordinance establishing the district or as a result of subsequent amendments which may be incorporated into this Land Use Code.
 - (2) A *nonconforming building* shall include any legally existing building which does not conform to the location and bulk regulations of this Land Use Code for the district in which such nonconforming building is located, either at the effective date of the ordinance establishing the district or as a result of subsequent amendments which may be incorporated into this Land Use Code.
- (c) Continuation of use. A nonconforming use may be continued and a nonconforming building may continue to be occupied, except as otherwise provided for in this Section.
- (d) Change of use or building. A nonconforming use or building may be changed to any conforming use or building.
- (e) Abandonment of use. If active and continuous operations are not carried on as a nonconforming use during a period of one (1) year, the building, other structure or tract of land where such nonconforming use previously existed shall thereafter be occupied and used only for a conforming use. Intent to resume active operations shall not affect the foregoing. A nonconforming use or building, if changed to a conforming use, may not thereafter be changed back to any nonconforming use or building.
- (f) Restoration. Any nonconforming building or structure that is destroyed by fire, accident or natural causes to the extent of more than fifty percent (50%) of its valuation must be rebuilt to comply with current code provisions and conforming uses. If the destruction is less than fifty percent (50%), however, the building may be rebuilt to comply with current code provisions and any pre-existing nonconforming use shall be subject to approval of the Planning Commission.
- (g) Alterations and/or extensions to nonconforming building. No building or use that is nonconforming as of the effective date of the ordinance codified in this Article shall be structurally altered or expanded in any way that would increase the degree or area of nonconformance. The following changes or alterations may be made to a nonconforming building:
 - (1) Repair to a building or structure that is ordered by any public official to make it safe.
 - (2) Maintenance repairs that are needed to keep the building in good condition.
 - (3) Any structural alteration that would not increase the degree of nonconformance or would change the use to a conforming one.
- (h) Enlargement of a nonconforming use. A nonconforming use, when in a building, may be extended throughout the same building devoted to such use at the time of the adoption of the ordinance causing such use to become nonconforming, provided that any structural alteration conforms to the requirements of this Land Use Code. A nonconforming use of land shall not be extended or enlarged.
- (i) Conforming and nonconforming lots.
 - (1) Some nonconforming lots on record at the time of the passage of the ordinance codified in this Article may be built upon or used after the passage of the ordinance codified in this Article, but only after recommendation of the Planning Commission and approval of the Board of Trustees.
 - (2) No lot that is conforming in size at the time of the passage of the ordinance codified in this Article may be subdivided or reduced in size in such a way that it would become nonconforming, nor cause any building, space or use to become nonconforming.
- (j) Registration of nonconforming uses. A certificate of occupancy shall be applied for where any land or building is made nonconforming as to use by the passage of the ordinance codified in this Article. Such certificate shall be applied for and issued within one (1) year after the effective date and passage of the ordinance codified in this

Article. Failure to apply for the certificate within this period constitutes a violation of this Article and appropriate action will then be taken under the provisions of this Land Use Code relating to violations.

- (k) Unsafe buildings. Any building or other structure containing a nonconforming use or any nonconforming building or portion thereof declared unsafe by the Regional Building Department may be strengthened or restored to a safe condition.
- (l) Default of title. If the title to any property shall change by reason of tax delinquency and if such property is not redeemed as provided by law, the future use of such property shall be in conformity with the then provisions of the zoning regulations of the Town or with any amendment of such regulations.



To: Planning Commission
From: GMF Land Use & Planning
Date: September 4, 2020
Re: Plan Review PR2020-17, Garage and Bedroom Addition, 10330 El Paso Avenue

Background

The Applicant submitted a Land Use Approval application for Architectural and Zoning Plan Review, application fee, and site plans (Attachment 1) for a single-family home addition, July 9, 2020. Staff noted that the site plans would require a Zoning Variance Application for side setback, 5' where 10' is required for R-1 10,000. Staff also noted that a Grading Permit with Erosion Control Plan and Driveway Permit may be required, in addition to consideration for the driveway work that may encroach the public ROW.

After a misunderstanding regarding procedure, Staff sent an application status report requesting additional information, August 13, 2020 (Attachment 2).

The Applicant, a licensed architect, contends that archive documents from 2002 and 2009 (Attachment 3), signed by Green Mountain Falls Town Clerk and Regional Building, prove the R-1 10,000 Zoning Designation is incorrect. After expressing schedule constraints and frustration with delays, the Applicant decided not to pursue a zoning variance and asked to have the item on the PC agenda. The Applicant also declined to submit a grading permit, erosion control plan, or driveway permit until the PC decided on the Plan Review. Therefore, the scope of the Commission's review is for the garage and master bedroom addition. Planning Commission Recommended Actions:

- Public hearing
- Review proposed project application for compliance with GMF Zoning and Land Use Code
- Approve, approve subject to conditions, or disapprove

Discussion

Zoning Review

Sec. 16-306. - R-1 10,000 Single-Family Residential District.

(d) *Development requirements:*

- (1) *Minimum lot area: ten thousand (10,000) square feet.*
- (2) *Minimum frontage: one hundred (100) feet.*
- (3) *Minimum lot width: one hundred (100) feet at front building setback line.*
- (4) *Setback requirements:*
 - a. *front, fifteen (15) feet;*
 - b. *side, ten (10) feet; and*
 - c. *rear, ten (10) feet.*

- (5) *Maximum building height: thirty-five (35) 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) *All buildings, structures and uses shall conform to the requirements of Section 16-705.*
(Ord. 97-01; Ord. 02-2002, §1)

The electronic file maintained by Town Hall, *Official Town Zoning Map 2007*, and the El Paso County Assessor's Office show the property, owned by Cord William Smith Revocable Trust, as a 13,801 SF lot zoned R-1 10,000 Single-Family Residential.

The Applicant's site plan footprint shows the proposed project meets front and rear setbacks but does not meet the required side setback of ten (10) feet. The Applicant maintains that the property has always been zoned R-1 5,000 and submitted two documents from PPRBD archives: August 8, 2002 approval from Town Clerk and subsequent approval from 2009. Town Clerk was able to find PC meeting minutes from 2009 for the Commission's review.

Of note is the 2002 site plans showing lots 20-23 as 10,443 SF compared with the same legal description in 2020, stating the lot size as 13,801. A professional licensed survey would provide staff and the Commission with better information. Nevertheless, it is the staff's understanding that current zoning has been related to lot size for decades- since 1997. Without the Planning Commission's 2002 minutes, when Craig Sumner presented plans for an addition, covered carport, and deck that were sited 5' from property line, staff is working in a vacuum of information. It is possible that Mr. Sumner received a variance that was never recorded, and the existing structures are now considered nonconforming, a circumstance that isn't unusual in GMF and the reason Staff is available for early consultation prior-to costly consultants and engineers being hired. A nonconforming structure does not expressly imply that the zoning is R-1 5,000. Staff requested the Applicant provide any further information that could help with PC review.

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.*

The complete language is provided for Commissioner's consideration, highlighting the Code's particular direction for Building Design and Function and Site and Neighborhood Compatibility, which is at the heart of the Architectural Review. Staff believes the site plans achieve site and neighborhood compatibility and create viable solutions for extra living space, vehicular access, and parking. The design avoids areas of slope where the hillside overlay discourages development. The garage and addition, a second story, does add significant bulk just 5' from the property line. Adjacent property to the southeast is an R-1 5,000 residential lot, which could reasonably request to build within 5' from the adjoining property line; adjacent property to the northwest is R-1 10,000; adjacent property to the rear is R-1 20,000; Public Facilities, R-2, and Business Zoning is also in the nearby subdivisions. Staff has reviewed the proposed project for consistency with this section and believes it meets the intent of architectural compatibility and neighborhood compatibility.

Additional issues that the Commission would need to consider is whether the proposed project extends a nonconforming building. Without additional information from the Applicant and landowner, the existing garage and living area would be deemed a non-conforming structure, a topic that would reasonably be addressed during a Zoning Variance procedure to permit the proposed structure 5' from the property line.

Conclusion

Staff has reviewed the materials- including the historical documents- and appreciates the confusion and frustration the Applicant may have with GMF Zoning maps, rules, and procedures. Staff concurs with the designer that the design aims to meet the Architectural Review standards in §16-705; however, Staff cannot recommend approval for construction given the current understanding of the property. Unless information is presented that shows the property is R-1 5,000 (5,000 SF- 9,999 SF) as the architect insists, a Zoning Variance is necessary.

Furthermore, the Applicant is not prohibited from conducting the proposed project in stages, allowing for grading (ECP if necessary) and driveway to follow at another time. However, Staff cautions the Commission from approving a garage without seeking approval for a driveway that meets the standards of the Code. Unless the driveway proposed on the site plans was already permitted and graded, these items would be a reasonable condition for approval.

As a result, Staff can recommend the Commission approve PR2020-17 for Architectural Review but cannot recommend approval for GMF Zoning unless the Applicant redesigns the building to meet the 10' side setback requirement or obtains a Zoning Variance from this Advisory Body and the Board of Trustees or Board of Adjustment.



To: Planning Commission
From: GMF Land Use & Planning
Date: September 6, 2020
Re: Plan Review PR2020-17, Garage and Bedroom Addition, 10330 El Paso Avenue

Update

Staff received a phone report alerting Town Hall to grading activities and retaining wall construction at 10330 El Paso Avenue.

Regional Building Department's Paul McCoy responded to the concern on September 2, 2020 and sent the following email on 9/3/20:

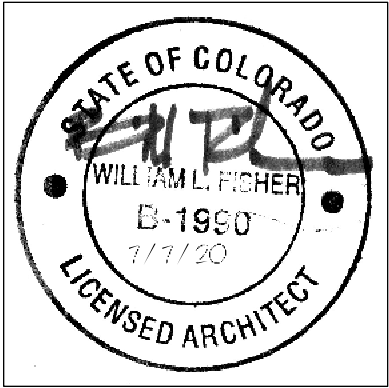
Hey Julia. Just wanted to give up an update on 10330 El Paso Ave. At this time no permits are required due to them having a permit for the addition on the garage and electrical being permitted as well. The retaining wall is under 4ft so no permit needed for that as well. If the retaining goes over 4 ft then a permit will be required.

Town Planner sent an email to the architect and homeowner requesting all site work cease and desist until Tuesday's meeting with the Planning Commission and asked for a grading plan. This was followed-up with a phone call on 9/4 restating the same.

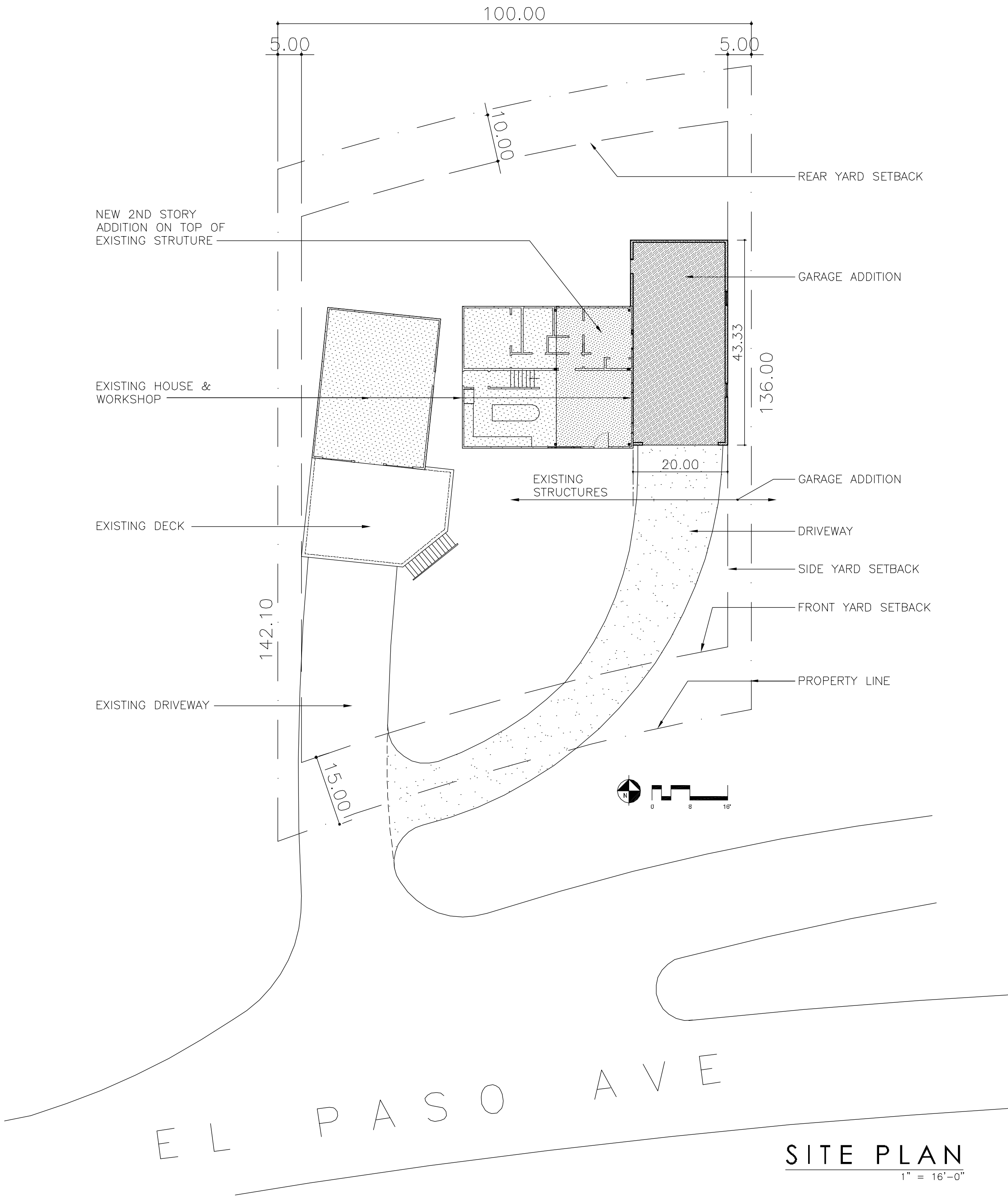
Town Marshal, Virgil Hodges, conducted a site visit on September 5, 2020 and spoke to the owner, who was grading a driveway in-preparation for pouring concrete and building retaining walls for erosion control. The homeowner, who is conducting the work himself, said he was unaware what he was doing was prohibited and will cease all earth-disturbing activities.

Smith Residence Addition & Remodel

10330 El Paso Ave, Green Mountain Falls, CO 80919



fisher architecture
palmer lake, co 719 660 4356



VICINITY MAP



INDEX TO DRAWINGS:

TS1	TITLE SHEET, SITE PLAN, GENERAL PROPERTY INFORMATION
A1	MAIN LEVEL FLOOR PLAN
A2	UPPER LEVEL FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	BUILDING SECTIONS & DETAILS
S1	FOUNDATION DIMENSION PLAN, FLOOR & ROOF FRAMING PLANS
SOILS REPORT & FOUNDATION DESIGN	
A GEOTECHNICAL INVESTIGATION & FOUNDATION DESIGN & SPECS (STAMPED BY COLORADO REGISTERED STRUCTURAL ENGINEER) SHALL BE PROVIDED AT FIRST INSPECTION)	

GENERAL NOTES

- ALL WORK PER 2017 PPRBC
- NOTIFY ARCHITECT IMMEDIATELY IF ACTUAL CONDITIONS DO NOT REFLECT THOSE SHOWN ON THE DRAWINGS.
- FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO ORDERING OR FABRICATING MATERIALS OR OTHERWISE COMMENCING THE WORK.
- G.C. COORD. ALL MECHANICAL, PLUMBING, & ELECTRICAL WORK AND THE WORK OF ALL OTHER TRADES AND PERFORM ALL NECESSARY COORDINATION TO ASSURE ALL COMPONENTS OF CONSTRUCTION ARE PROPERLY ASSEMBLED, PROFESSIONALLY INSTALLED, FULLY FUNCTIONAL & IN WORKING ORDER, AND FREE OF DEFECTS.
- PERFORM ALL WORK IN STRICT ACCORDANCE W/ ALL APPLICABLE CODES AND STATUTES.
- VERIFY THE EXISTENCE AND LOCATION OF ALL MECH, ELECT, & UTILITIES PRIOR TO PERFORMING ANY DEMO WORK AND PROTECT SAME FROM HARM.
- ALL FINAL MATERIAL, FINISH & COLOR SELECTIONS PER OWNER.
- ARCHITECT: WILLIAM L. FISHER
PO BOX 1395
PALMER LAKE, CO 80133
719-660-4356
- STRUCTURAL ENGINEER: RALPH LOCACIO
GREEN MOUNTAIN FALLS, CO

ZONING & PROPERTY DATA

PROPERTY ADDRESS:	10330 EL PASO AVE GREEN MOUNTAIN FALLS, CO 80819
PROPERTY OWNER'S NAME:	CRAIG A SUMNER ESTATE CORD SMITH PERSONAL REPRESENTATIVE
EPCO PROPERTY TAX NO.	8308401083
LEGAL DESCRIPTION:	LOTS 20-23 BLK 17 GREEN MOUNTAIN FALLS ADD NO 2
ZONING:	R1 5000
DETAILED PROJECT DESCRIPTION:	GARAGE ADDITION (NEW FOOTPRINT) AND UPPER LEVEL MBR ADDITION (NO NEW FOOTPRINT)
ADJACENT ZONING & LAND USE:	R1 RESIDENTIAL

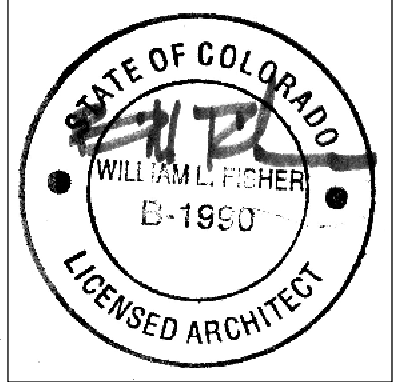
TITLE SHEET & SITE PLAN

Smith Residence
Addition & Remodel

10330 El Paso Ave, Green Mountain Falls, CO 80919

PROJECT 20.4.2	
DATE 07/07/20	
PHASE Permit Docs	
DRAWN WLF	
CHECKED WLF	
REV'D	

TS
1



fisher architecture
palmer lake, co 719 660 4356

Smith Residence Addition & Remodel

10330 El Paso Ave, Green Mountain Falls, CO 80819

PROJECT	20.4.2
DATE	08/19/20
PHASE	Permit Docs
DRAWN	WLF
CHECKED	WLF
REV'D	

A
1

LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

KEY NOTES:

- REMOVE EXG WDW & WALL BELOW. PROVIDE NEW 20 MIN. INSUL. HOLLOW MTL DOOR
- REMOVE EXISTING WINDOW. FILL IN OPENING W/ NEW STUDS, R15 INSULATION, & DRYWALL EA. SIDE.
- NEW BRIDGE ABOVE
- CENTER NEW INSULATED HOLLOW METAL DOOR OPENING ON EXISTING RAFTERS
- REMOVE PORTION OF EXISTING WALL AND PROVIDE NEW HEADER ABOVE. NEW BRIDGE FLOOR FLUSH W/ EXG BOTH SIDES W/ VINYL TRANSITION STRIP @ FLOORING CHANGE
- CLOSET RODS, SHELVES, DRAWER UNITS, RACKS, ETC. CONFIG PER OWNER
- EXTEND NEW BRIDGE WALLS TO EXISTING SLOPED GAMBREL ROOF DECK. PROVIDE NEW ROOF FLASHING.
- NEW METAL ROOFING TO MATCH EXISTING
- REMOVE EXG WDW & WALL BELOW. NEW TRIM HEAD & JAMBS.
- REMOVED EXG EXT SIDING, CLEAN SHEATHING & OVERLAY W/ NEW DRYWALL
- DEMO. EXG ROOF. RETAIN EXG CEILING STRUCTURE AND DRYWALL BELOW. SISTER NEW FLOOR JOISTS - SEE STRUCT. DRAWINGS.
- DEMO EXG STUD WALL AS REQ'D TO PROVIDE NEW GANG STUD COLUMNS AND GROUT CELLS SOLID IN EXG CMU FOUNDATION WALL. SEE STRUTURAL DRAWINGS.
- WOOD TRIM ON NEW DROPPED BEAM ABOVE.
- EXISTING METAL ROOFING BELOW
- REMOVE EXISTING AND PROVIDE NEW FIREPLACE: ICBO/UL APPROVED (TAGS TO BE VISIBLE AT TIME OF INSPECTION). GC VERIFY & PROVIDE ALL REQ'D FRAMING AND VENTING LOCATIONS & CLEARANCES

R VALUE DATA (ZONE 5):

	IECC req'd	PROVIDED	TYPE	THICKNESS (NOM)
FLOORS ABOVE UNCONDITIONED SPACE	R30	R38	BATTS	12"
EXTERIOR STUD WALLS	R20	R21	HIGH R BATTS	5.5"
ROOF CAVITY (VAULTED)	R49	R49	CLOSED CELL FOAM	±7"
ROOF CAVITY (NRG HEEL)	R38	R38	BATTS W/ BAFFLES	±12"
DOORS & WINDOWS	U0.32	0.29	LOW E CLAD WD	-

FLOOR PLAN LEGEND

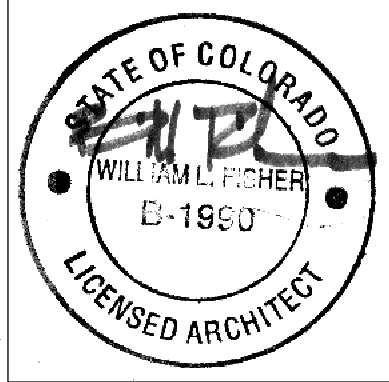
- ROOM FINISH KEY:
- FLOOR MATERIAL
- RM FINISH REMARKS
- DOOR SIZE (ACTUAL) WxHT (30=3'-0", 68=6'-8", etc)
- EXG DOORS TO REMAIN
- DEMO EXG WALLS, FIXTURES, ETC.
- EXG WALLS TO REMAIN
- NEW GYP BD STUD WALLS: 2x6's W/ R21 BATTS EXT - 2x4's INT
- SMOKE DETECTOR / CO ALARM
- FROST PROOF HOSE BIB
- WINDOW W, HT, & TYPE (26=2'-6", 40=4'-0" etc)
- BATHROOM EXH. FAN (REPLACE EXG)
- CARPET
- HARDWOOD FLOORING
- CASEMENT WINDOW
- AWNING WINDOW
- FIXED / PICTURE WINDOW
- UNLESS OTHERWISE NOTED
- EXISTING
- TEMPERED GLASS
- WINDOW
- OPENING
- CPT
- HW
- CAS
- AWN
- FIX
- UON
- EXG
- TEMP
- WDW
- OPG
- 2640 CAS
- 1 A6

GENERAL NOTES:

- ALL NEW & EXG WALLS & CEIL'S ARE PAINTED GYP. BD. TEXTURED TO MATCH EXG. FLUSH NEW & EXG SURFACES.
- PAINT ALL EXG DRYWALL THROUGHOUT UON.
- NEW & EXG DOORS, TRIM, & BASE PROFILES & FINISHES SHALL MATCH
- WINDOWS ARE LOW E INSUL GLASS IN VINYL FRAMES. VERIFY ALL R.O. SIZES.

ROOM FINISH REMARKS

- NEW INT. FINISHES, CAB'S, & MINOR MECH & ELECT REV'S. ONLY IN THIS AREA
- NEW DRYWALL CEILING ABOVE WHERE EXISTING ROOF DEMO OCCURS.
- CUSTOM BUILT-IN CAB'S BY OWNER
- VAULTED DRYWALL CEILING IN THIS ROOM



fisher architecture
palmer lake, co 719 660 4356

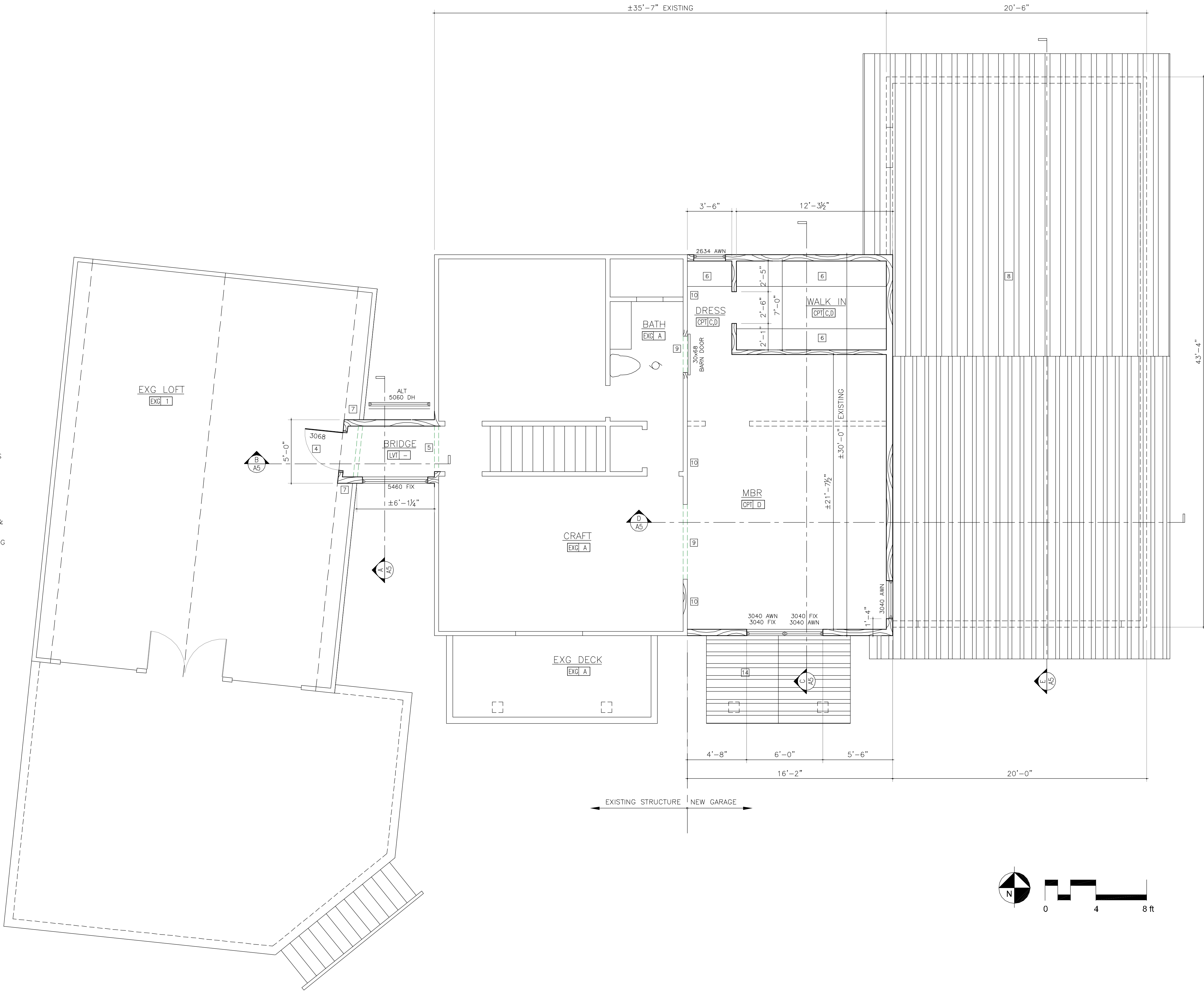
Smith Residence
Addition & Remodel
10330 El Paso Ave, Green Mountain Falls, CO 80819

PROJECT 20.4.2
DATE 08/19/20
PHASE Permit Dwg
DRAWN WLF
CHECKED WLF
REV'D

A
2

UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"



KEY NOTES:

- REMOVE EXG. WDW & WALL BELOW. PROVIDE NEW 20 MIN. INSUL. HOLLOW MTL DOOR
- REMOVE EXISTING WINDOW. FILL IN OPENING W/ NEW STUDS, R15 INSULATION, & DRYWALL EA. SIDE.
- NEW BRIDGE ABOVE
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- CLOSET RODS, SHELVES, DRAWER UNITS, RACKS, ETC. CONFIG PER OWNER
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- NEW METAL ROOFING TO MATCH EXISTING
- REMOVE EXG. WDW & WALL BELOW. NEW TRIM HEAD & JAMBS.
- REMOVED EXG EXT SIDING, CLEAN SHEATHING & OVERLAY W/ NEW DRYWALL
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- DEMO EXG STUD WALL AS REQ'D TO PROVIDE NEW GANG STUD COLUMNS AND GROUT CELLS SOLID IN EXG CMU FOUNDATION WALL. SEE STRUTURAL DRAWINGS.
- WOOD TRIM ON NEW DROPPED BEAM ABOVE.
- EXISTING METAL ROOFING BELOW
- REMOVE EXISTING AND PROVIDE NEW FIREPLACE: ICBO/UL APPROVED (TAGS TO BE VISIBLE AT TIME OF INSPECTION). GC VERIFY & PROVIDE ALL REQ'D FRAMING AND VENTING LOCATIONS & CLEARANCES

FLOOR PLAN LEGEND

ROOM FINISH KEY:

- FLOOR MATERIAL
- DOOR SIZE (ACTUAL) WxHT
(30=3'-0", 68=6'-8", etc)
- EXG DOORS TO REMAIN
- DEMO EXG WALLS, FIXTURES, ETC.
- EXG WALLS TO REMAIN
- NEW GYP BD STUD WALLS: 2x6's W/ R21 BATTS EXT - 2x4's INT
- SMOKE DETECTOR / CO ALARM
- FROST PROOF HOSE BIB
- WINDOW W, HT, & TYPE
(26=2'-6", 40=4'-0" etc)
- BATHROOM EXH. FAN
(REPLACE EXG)
- CARPET
- HARDWOOD FLOORING
- CASEMENT WINDOW
- AWNING WINDOW
- FIXED / PICTURE WINDOW
- UNLESS OTHERWISE NOTED
- EXISTING
- TEMPERED GLASS
- WINDOW
- OPENING

GENERAL NOTES:

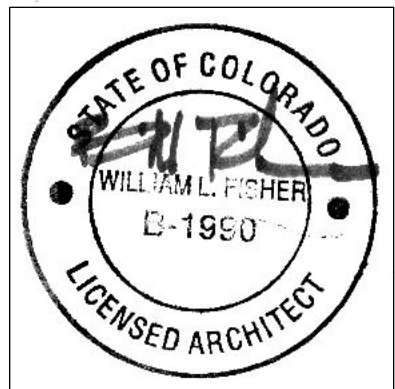
- ALL NEW & EXG WALLS & CEIL'S ARE PAINTED GYP. BD. TEXTURED TO MATCH EXG. FLUSH NEW & EXG SURFACES.
- PAINT ALL EXG DRYWALL THROUGHOUT UON.
- NEW & EXG DOORS, TRIM, & BASE PROFILES & FINISHES SHALL MATCH
- WINDOWS ARE LOW E INSUL GLASS IN VINYL FRAMES. VERIFY ALL R.O. SIZES.

ROOM FINISH REMARKS

- NEW INT. FINISHES, CAB'S, & MINOR MECH & ELECT REV'S. ONLY IN THIS AREA
- NEW DRYWALL CEILING ABOVE WHERE EXISTING ROOF DEMO OCCURS.
- CUSTOM BUILT-IN CAB'S BY OWNER
- VAULTED DRYWALL CEILING IN THIS ROOM

R VALUE DATA (ZONE 5):

	IECC req'd	PROVIDED	TYPE	THICKNESS (NOM)
FLOORS ABOVE UNCONDITIONED SPACE	R30	R38	BATTS	12"
EXTERIOR STUD WALLS	R20	R21	HIGH R BATTS	5.5"
ROOF CAVITY (VAULTED)	R49	R49	CLOSED CELL FOAM	±7"
ROOF CAVITY (NRG HEEL)	R38	R38	BATTS W/ BAFFLES	±12"
DOORS & WINDOWS	U0.32	0.29	LOW E CLAD WD	-



fisher architecture
palmer lake, co 719 660 4356

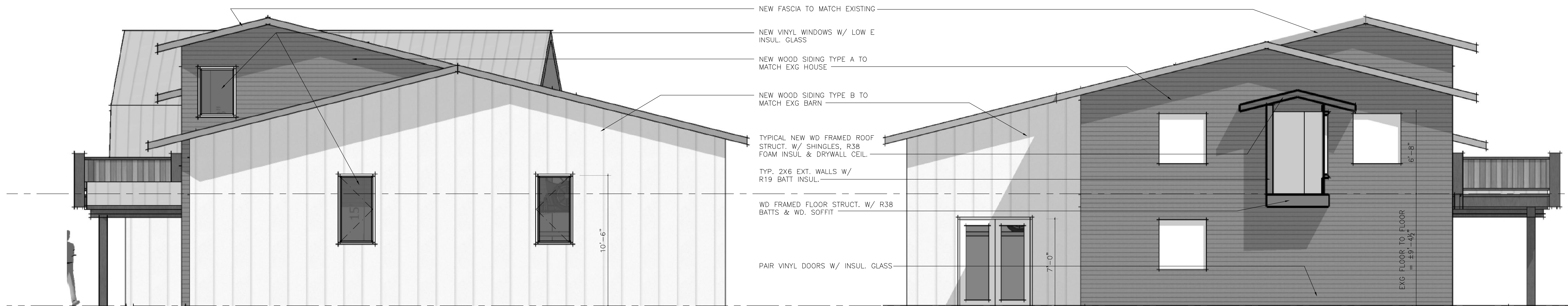
Smith Residence
Addition & Remodel
10330 El Paso Ave, Green Mountain Falls, CO 80819

PROJECT	20.4.2
DATE	08/19/20
PHASE	Permit Dwg
DRAWN	WLF
CHECKED	WLF
REV'D	

A
3



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

EXTERIOR ELEVATIONS

1/4" = 1'-0"



10330 El Paso Ave, Green Mountain Falls, CO 80819

10330 El Paso Ave, Green Mountain Falls, CO 80819

A4


$$\overline{1/4''} = 1'-0''$$

© FISHER ARCHITECTURE

Attachment 2

From: [Julia Simmons](#)
To: [cordsmith11](#) [REDACTED]; [William Fisher](#)
Cc: [Angie Sprang](#)
Subject: Application status
Date: Friday, August 14, 2020 2:06:00 PM
Attachments: [2020-08-13_V2020-02_App Status.docx](#)

Please see attached application status.

August 1, 2020: Staff is working remotely until further notice and will accommodate phone consults by appointment. A 100% paperless office allows social distancing and convenience: [Land Use Applications and Checklists](#).



Julia C. Simmons
GMF Land Use
www.gmfco.us
719-684-9414 x2

Attachment 2



GMF Town Hall staff is doing their best to serve you while remote work is required. We appreciate your patience as we acquire the technology and equipment to manage electronic requests. This email is intended to provide clear communication with our Applicants.

- You recently submitted Land Use Approval application(s) for **10330 El Paso Avenue:**
 - **PR2020-17, Architectural and Zoning Plan Review, Addition**
 - **V2020-02, Zoning Variance, Side Yard Setback of 5' where 10' is required**
- Your application has been evaluated for completeness per [GMF Zoning Code](#).
- Documents submitted for **PR2020-17** need additional information to avoid postponed action at public hearing:
 - Sheet TS1 lists incorrect zoning designation
 - Site Plan should reflect zoning setbacks for R-1 10,000
 - a. front, fifteen (15) feet
 - b. side, ten (10) feet
 - c. rear, ten (10) feet
 - Architectural details
 - Site plan sheets A1-A4 are not included and may provide information to meet the minimum requirements for submitting development plan proposals
 - Brief explanation of how the proposed project would not expand nor increase the degree of nonconformance [§16-708](#) for the existing garage/deck/residence that does not meet GMF Zoning setbacks for R-1 10,000
- Documents submitted for **V2020-02** need additional information/clarification to avoid postponed action at public hearing:
 - Variance application fee
 - List of all adjacent property owners, physical address, and legal mailing address
 - Indicate whether a driveway permit and grading plan will be submitted for consideration during this project proposal or under separate review. Note: the driveway, grading, and work in ROW *may* trigger requirements for ECP [§17-83](#) depending on scope
- Once complete, your item will be scheduled for a public hearing. If your proposal addresses an emergency, where life and property could be at risk, please include justification for an expedited review time

Staff can accommodate phone and video appointments during regular business hours. Some staff maintain flexible, non-traditional workdays to meet the demands of night and weekend meetings. Thank you for your understanding. Email is the most efficient way to receive a response:

Manager: Angie Sprang manager@gmfco.us

Clerk: Victor Matthews clerk@gmfco.us

Marshal: Virgil Hodges marshal@gmfco.us

Planner: Julia Simmons planner@gmfco.us

APPROVED FOR ISSUANCE
Glen Mountain Planning Commission
Date: 8/8/02
Signature: [Handwritten Signature]

Address: 10330 EL PASO AV
Plan Track #: 1883
Due Date: 21-aug-2002
Received: 07-aug-2002

(JOHNJ)
Required Departments (2)

Description:
ADDITION TO GARAGE {WALKING}

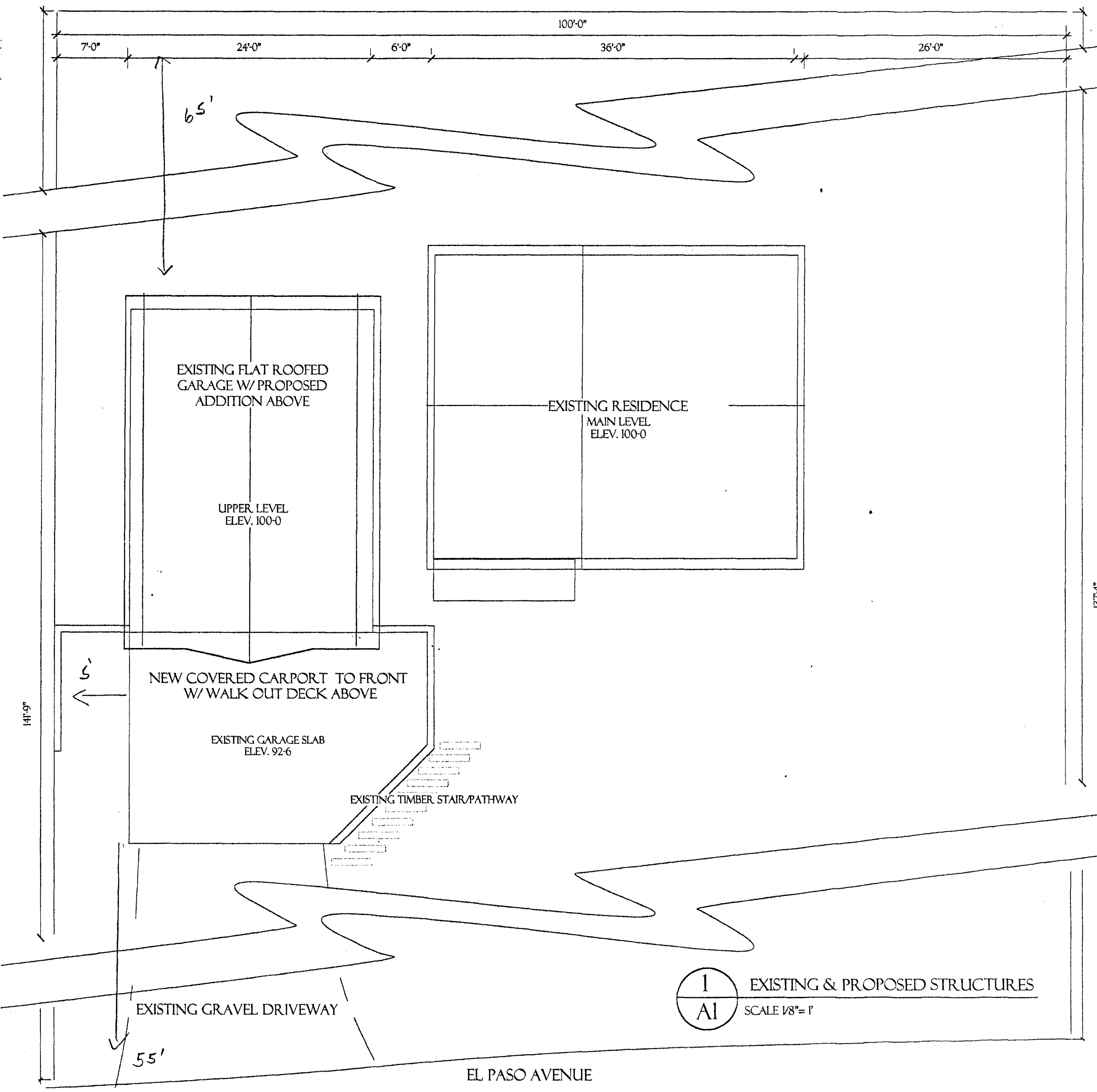
App Dis Cor By

Contractor: HOMEOWNER
Sets of Plans: 2
Permit # 845654 Zone _____ City / County _____

Zoning/Planning ☒ [] [] 7-9-02 GMF
Construction [] [X] [X] 8-8-02 RL
SEE OTHER SET.
RL 8-8-02

APPROVED FOR CONSTRUCTION
Date 8.8.02 By [Signature]
Type of Unit: _____

0 Total Square Feet
Permit Fee: 96.90
Plan-Check Fee: 24.25
(NOT COLLECTED YET!)



GENERAL NOTES:

1. MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH "THE UNIFORM BUILDING CODE", 1997 EDITION.
2. IT IS THE RESPONSIBILITY OF THE OWNER/ CONTRACTOR TO COMPLY WITH ALL APPLICABLE REQUIREMENTS.

DRAWING INDEX

- A1 SITE PLAN/TITLE & DATA SHEET
- A2 MAIN & UPPER FLOOR PLAN
- A3 FOUNDATION & MAIN FRAMING PLAN
- A4 UPPER FRAMING & ROOF PLAN
- A5 ELEVATIONS
- A6 BUILDING SECTIONS

SITE ADDRESS: 10330 EL PASO AVE,
GREEN MOUNTAIN FALLS, CO 80819
OWNER(S): CRAIG SUMNER, 719.684.2587
ZONING DISTRICT CLASSIFICATION: R1

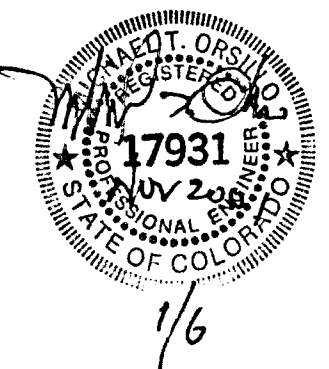
LEGAL DESCRIPTION:

LOT 20-23, BLOCK 17, GREEN MOUNTAIN FALLS, ADDITION #2

TOTAL SQUARE FOOTAGE OF ALL EXISTING STRUCTURE'S FOOTPRINTS: 1848 SQ.FT.
TOTAL SQUARE FOOTAGE OF ALL WITH PROPOSED STRUCTURE'S FOOTPRINTS: 2352 SQ.FT.
TOTAL SQUARE FOOTAGE OF LOT: 10,443 SQ.FT.
% ALLOWABLE LOT COVERAGE: 30%
% PROPOSED LOT COVERAGE: <23%

TS# 83084-01-083

Loads LL
Snow - 40#/ft²
Deck - 60#/ft²
Wind - 39 mph exp C
Res - 40#/ft²



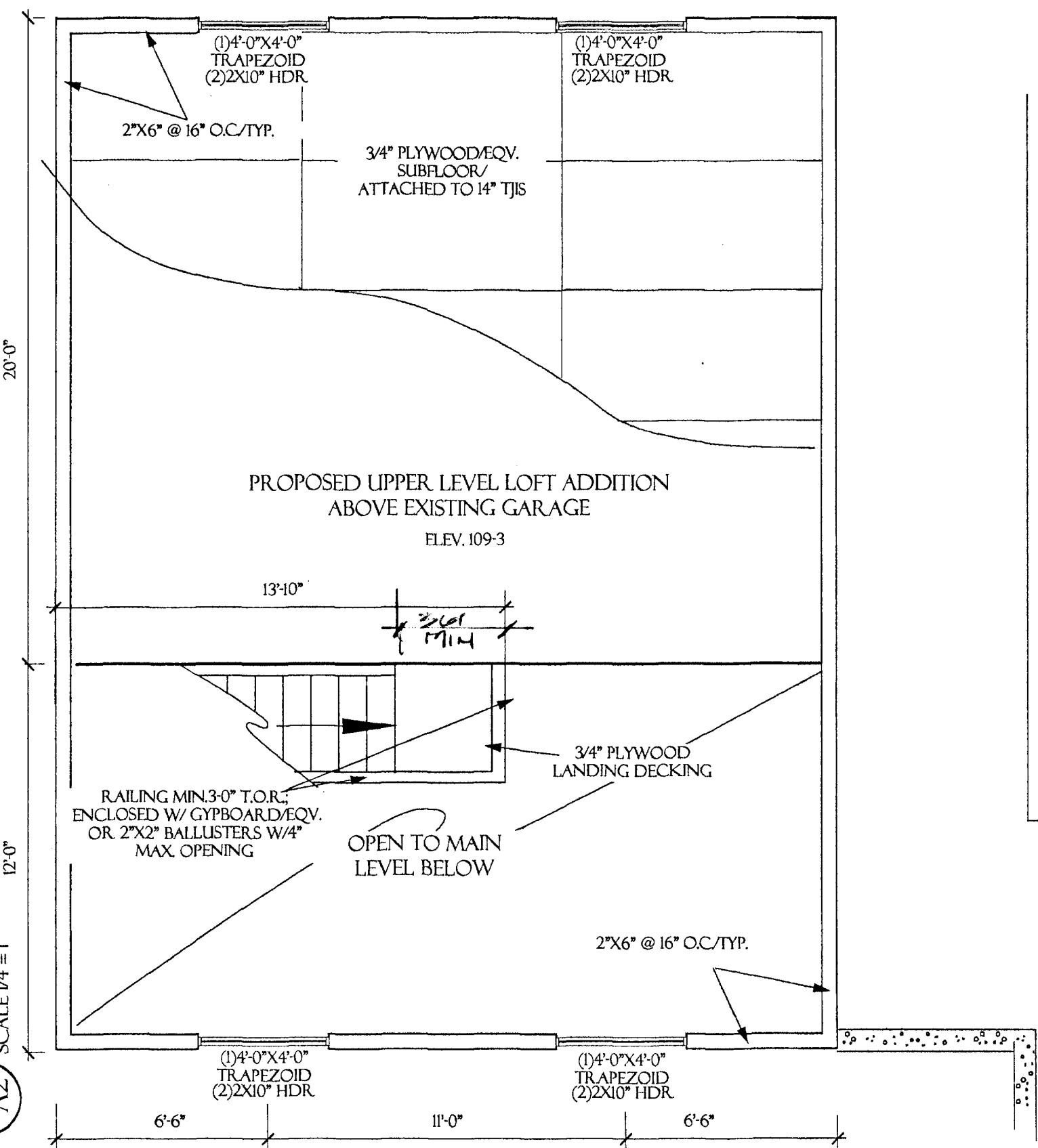
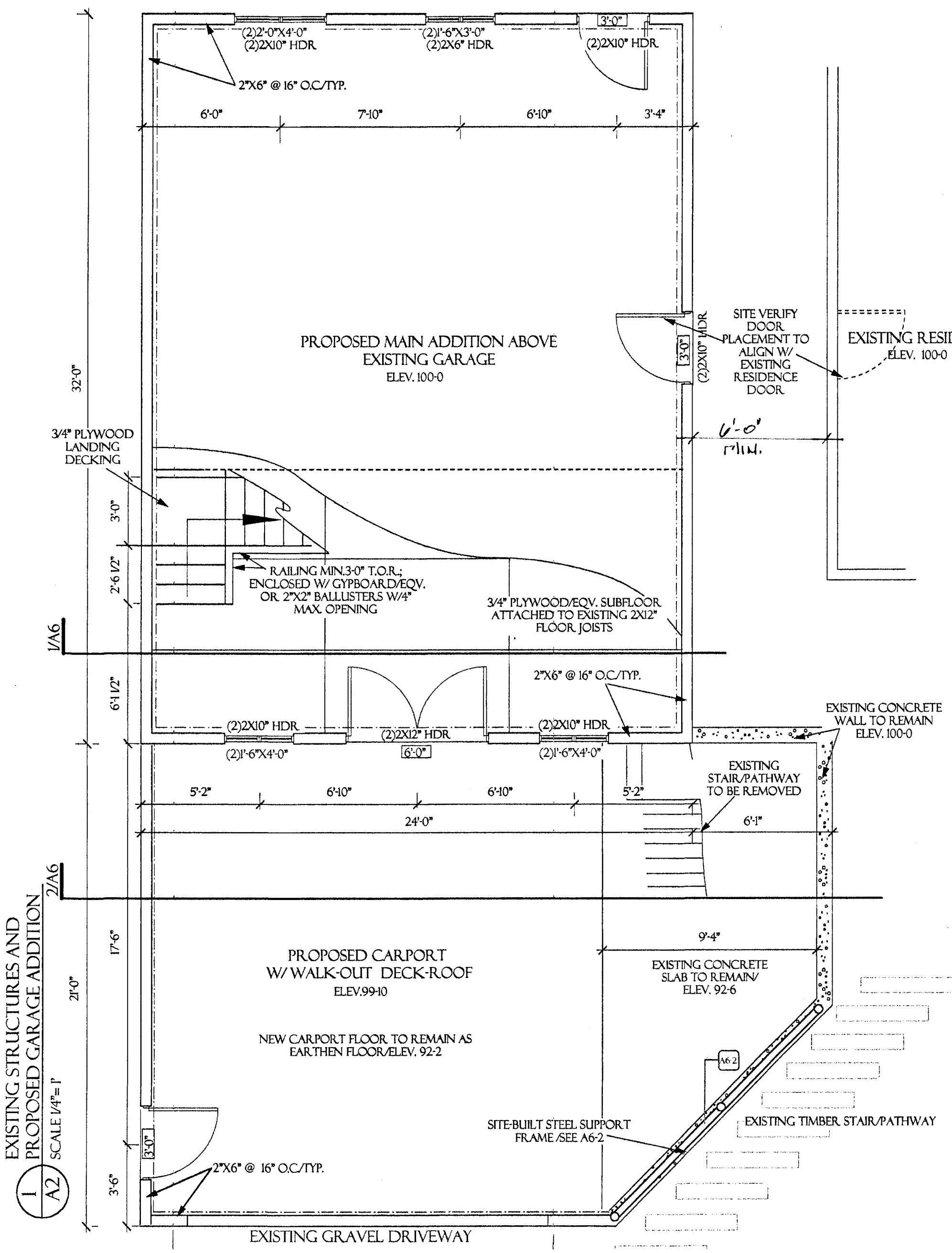
DETACHED GARAGE/CARPORT ADDITION
CRAIG SUMNER
10330 El Paso Ave.
Green Mountain Falls, CO 80819

DATE: 08/15/01
REVISED: 04/21/01

JOB #/BY: DAG
DAG

SITE PLAN

A1
1 of 6



OUTLINE SPECIFICATIONS	
FOUNDATION	EXISTING 8" CONCRETE STEM WALL / MIN. 48" BELOW GRADE / SEE PLAN NOTES
INTERIOR FLOOR	3/4" PLYWOOD/EQV.
ROOF FRAMING	2X8" SITE-BUILT GAMBREL TRUSSES @ 16" O.C.
ROOF SHEATHING	30# FELT / 7/16" PLYWOOD/EQV.
ROOFING	METAL PANELIZED ROOFING
SIDING	T-111 SIDING
SOFFITS/TRIM	WOOD PAINT TO MATCH EXISTING RESIDENCE
CARPENTRY	STEEL BAR JOISTS "VULCRAFT" DECK
DECKING	LIGHTWEIGHT REINFORCED CONCRETE

PLAN NOTES:

- EXISTING GARAGE FOUNDATION = REINFORCED CONCRETE, SPREAD FOOTERS, > 1'-4" WX 1'-0" D @ 4'-0" BELOW GRADE
- EXISTING STEM WALLS = 8" REINFORCED CONCRETE @ 4'-0" BELOW GRADE
- EXISTING GARAGE WALLS = 8" REINFORCED CONCRETE, EARTH-BERMED ON NORTH AND EAST SIDES, PARTIALLY BERMED ON WEST SIDE
- EXISTING FLAT ROOF FRAMEWORK = 2X12" #2 FIR @ 16" O.C., SUPPORTED @ NORTH-SOUTH CENTER BY (3) 2X12" BEAM W/ 5" STEEL POST @ 12' CENTER OF SPAN/REINFORCED FOOTER BELOW
- EXISTING ROOF DECK TO BE REMOVED W/ EXISTING FRAMEWORK TO REMAIN
- 3/4" PLYWOOD/EQV. DECKING TO BE ATTACHED TO EXISTING ROOF FRAMEWORK AS NEW FLOORING FOR PROPOSED GARAGE ADDITION



REGIONAL BLDG. DEPT.
AUG 08 201
APPROVED BY RNL

MDB
2/6

DETACHED GARAGE/CARPENT ADDITION
CRAIG SUMNER
10330 El Paso Ave.
Green Mountain Falls, CO 80819

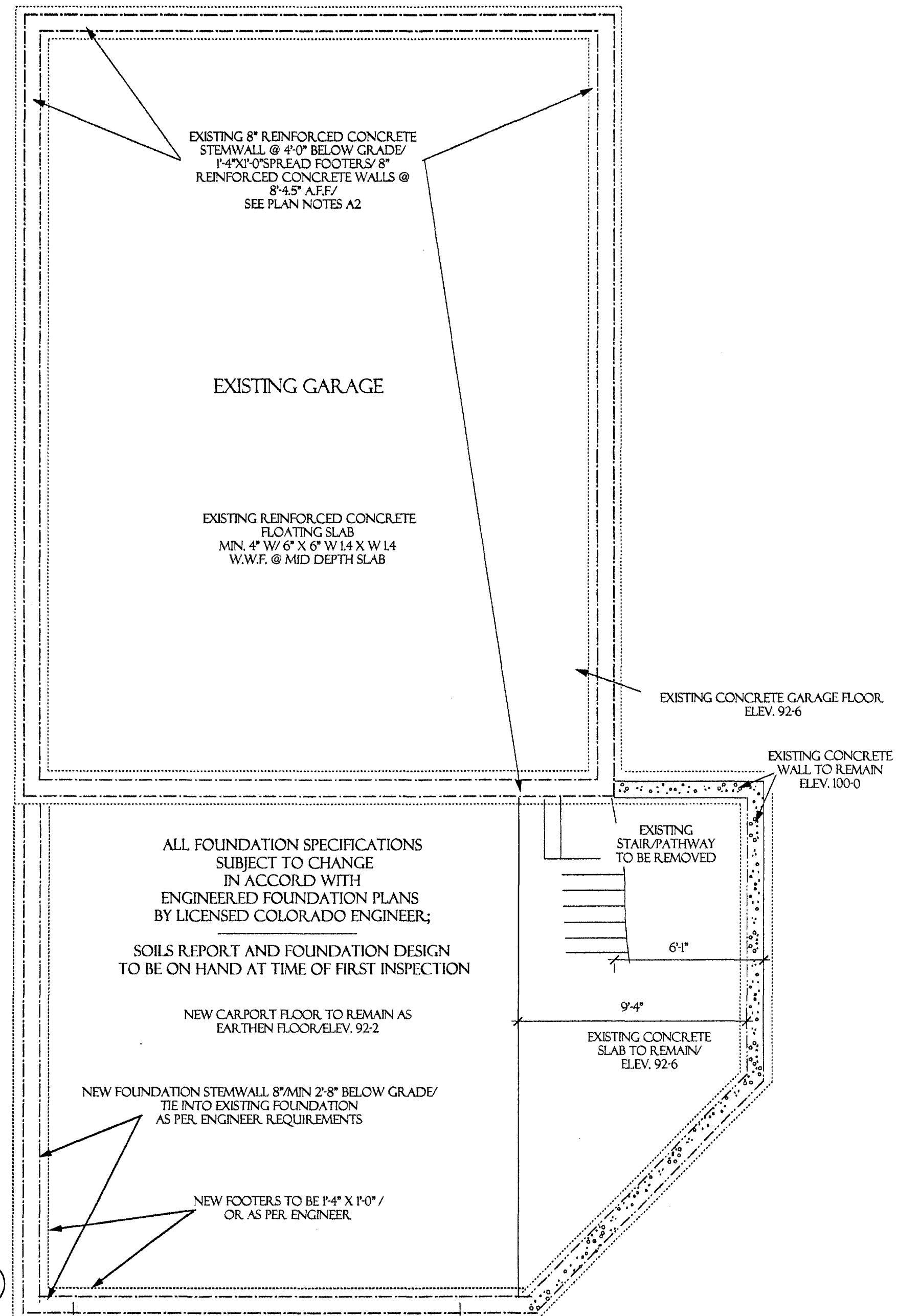
DATE
08/15/01
REVISED
04/21/01

JOB # BY
DAG

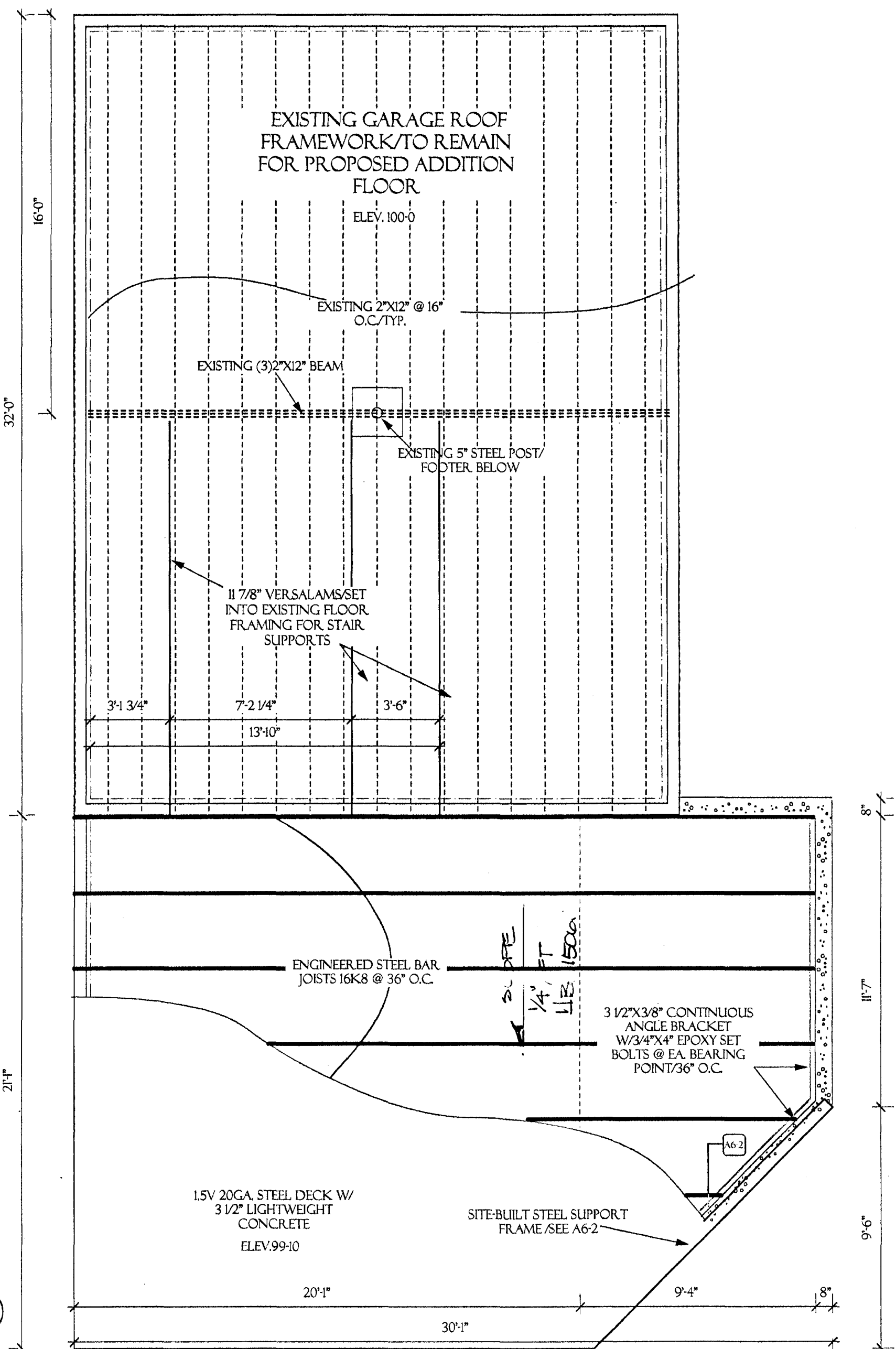
MAIN & UPPER FLOOR PLAN

A2
2 of 6

EXISTING FOUNDATION TO EXISTING
GARAGE/C. GARAGE
SCALE 1/4" = 1'
A3



EXISTING GARAGE ROOF FRAMEWORK/
PROPOSED ADDITION FLOOR /
CARPORT ROOF-DECK FRAMING
SCALE 1/4" = 1'
A3



DETACHED GARAGE/CARPORT ADDITION
CRAIG SUMNER
10330 El Paso Ave.
Green Mountain Falls, CO 80819

DATE
08/15/01

REVISED
04/21/01

JOB #/BY
DAG



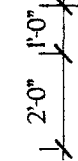
FOUNDATION/
FLOOR FRAMING
PLAN

A3
3 OF 6

REGIONAL BLDG. DEPT.
AUG 08 2002
APPROVED BY RNL



①/A3

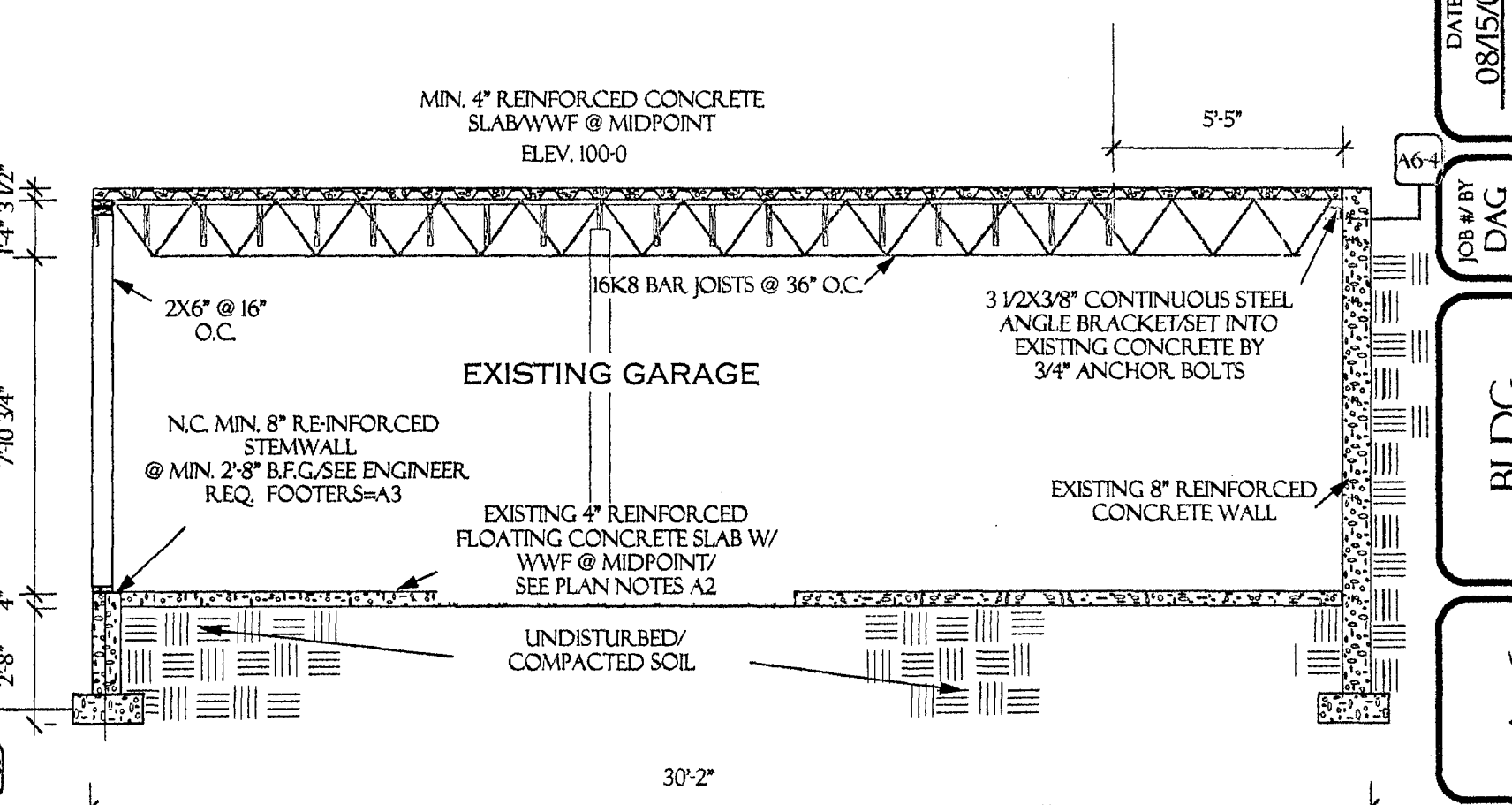
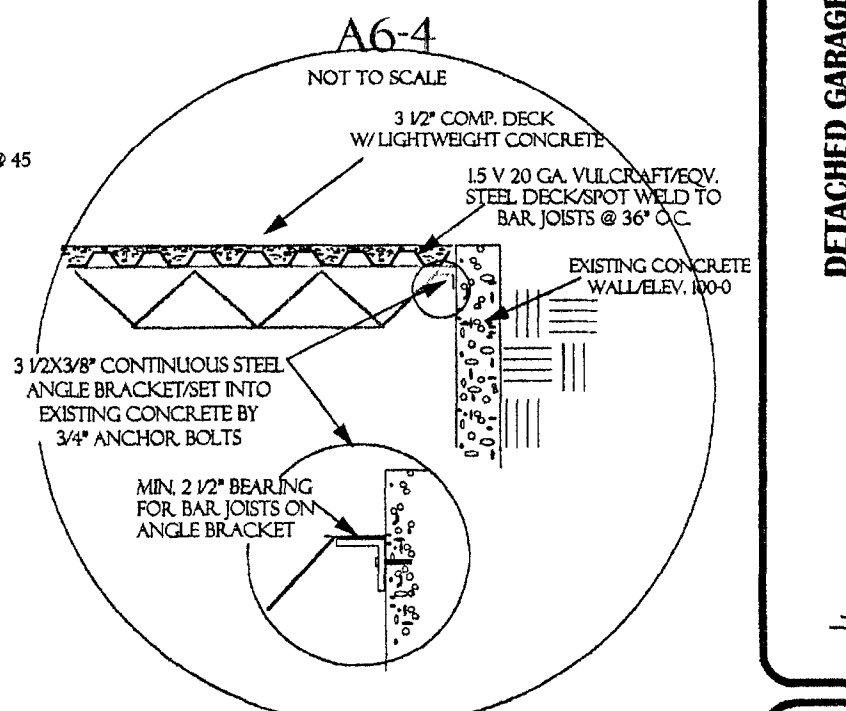
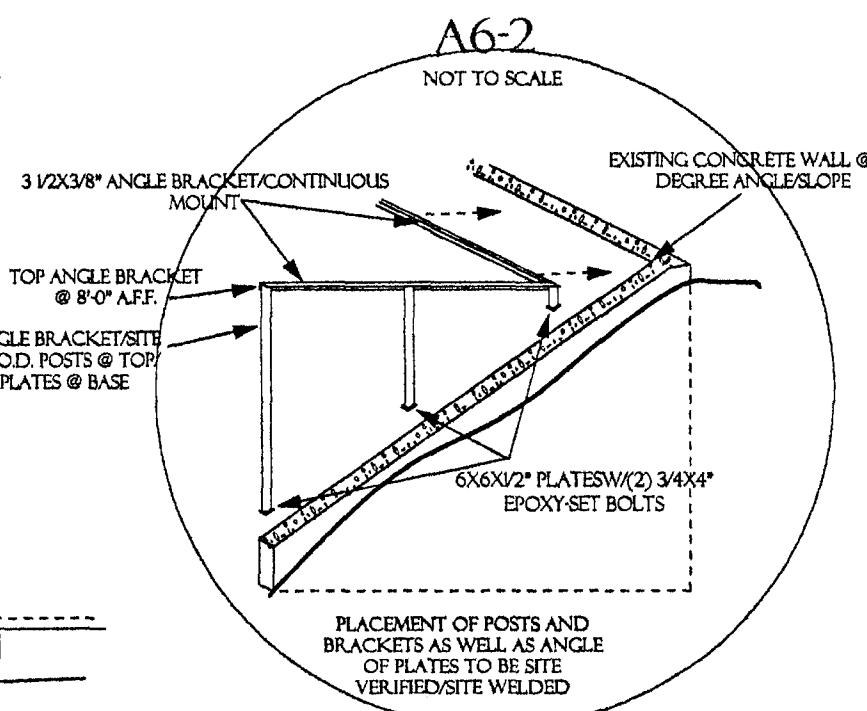
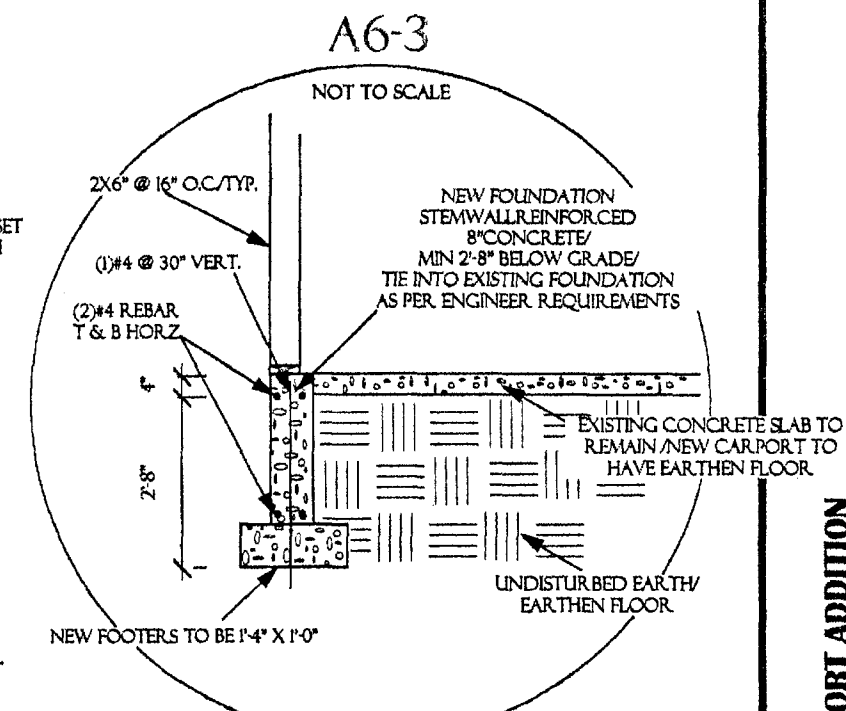
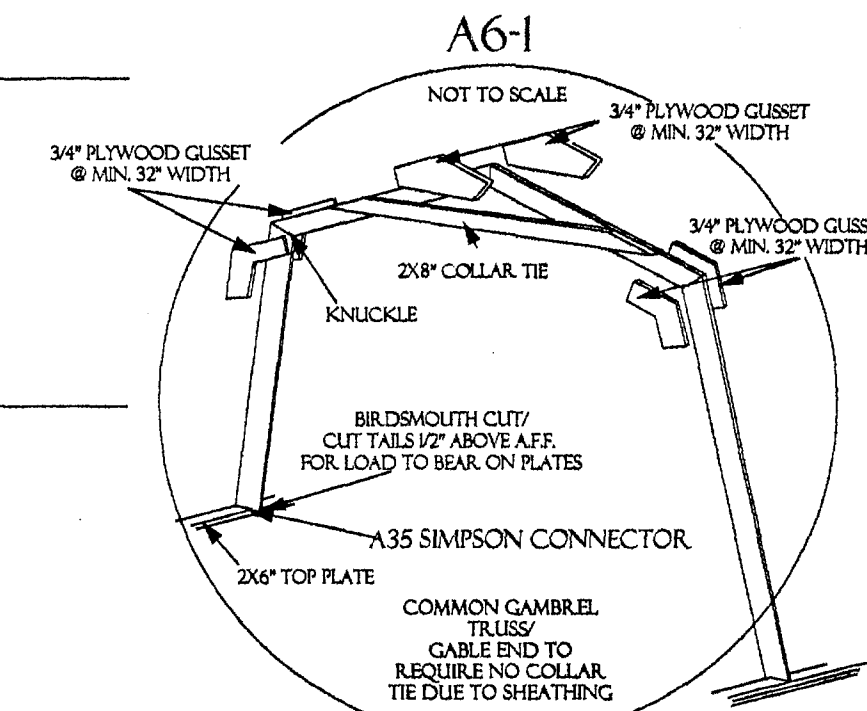
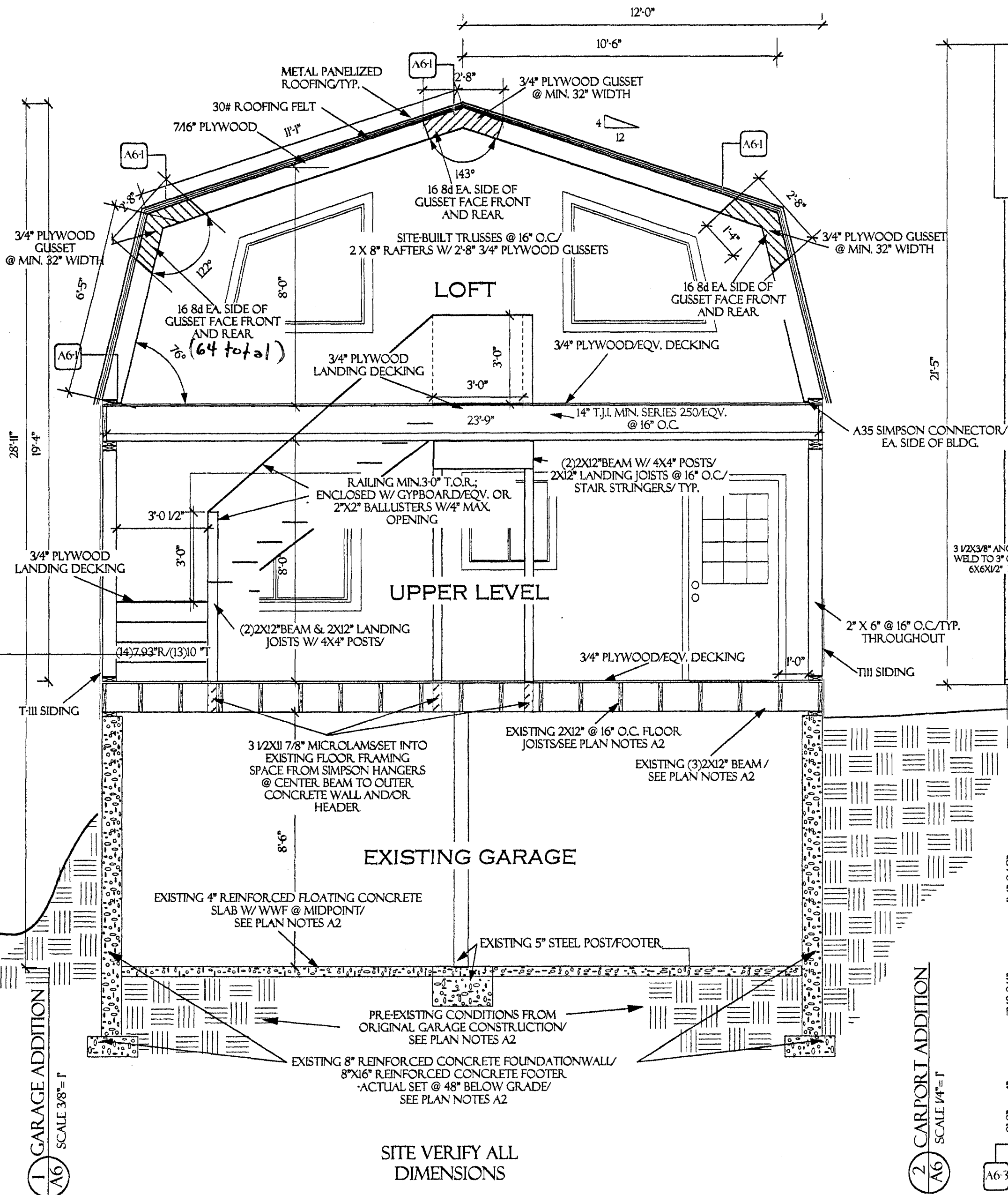

$$\frac{2}{A3}$$


SEE A

MS
4/6

4 of 6





DETACHED GARAGE/CARPORT ADDITION
CRAIG SUMNER
10330 El Paso Ave.
Green Mountain Falls, CO 80819

DATE	08/15/01
REVISED	04/21/01
JOB #/BY	DAG
BLDG. SECTIONS/DETAILS	
A6	6 OF 6

REGIONAL BLDG. DEPT.
AUG 08 2002
APPROVED BY RNI



1/10 6/6

October 26, 2001

P.O. Box 1351
Monument, CO 80132
719 481-4560
Fax 481-9204

Craig Sumner
10330 El Paso Avenue
Green Mountain Falls
Colorado 80819

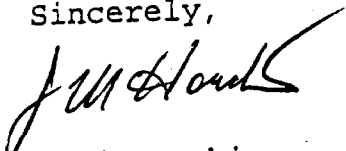
Re: Soil Investigation
for an Addition to the existing
10330 El Paso Avenue,
Green Mountain Falls,
El Paso County, Colorado

Dear Sir,

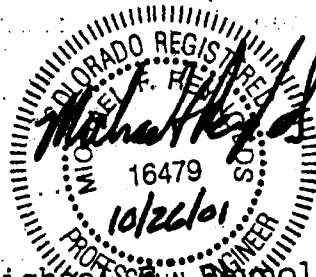
Pursuant to your request we performed an On Site Investigation at the above referenced site on October 23, 2001. This observation revealed that the soil in which the foundation for the structure is resting upon consists predominately of medium grained sand. This material consists of decomposed granite and gravel, sand and fines. Cohesion of the gravel, sand and fines is low and plasticity is low. The material is rust-brown in color. A maximum allowable bearing capacity for the soil on this site is not greater than 1500 pounds per square foot. Expansion potential is low due to granular composition and low clay content of the soil.

The foundation beneath this structure is suitable for future expansion. These foundation components are placed a minimum depth of 30 inches below the final grade elevation for frost protection. A positive slope of 6 inches in the first 10 feet away from the location of the foundation components shall be maintained, to allow drainage to flow away from the foundation members.

Sincerely,



Jeff Houchin
Professional Geologist



Michael L. Reynolds, P.E.
Civil Engineer

REGIONAL BLDG. DEPT.

AUG 08 2002

APPROVED BY RNL

Resubmitals: 1st _____ 2nd _____ 3rd _____

Parcel: 8308401083

Received: 17-Sep-2009

(MARY)

Required Departments (3)

GARAGE ADDITION

App Dis N/A By

Contractor: HOMEOWNER

Permit # 407646 Zone R-1 5,000 City Chillicothe County Green
APPROVED FOR CONSTRUCTION

APPROVED FOR CONSTRUCTION

Date 9/30/09 By [Signature] Chris Spindler
Type of Unit: _____
Plan-check Fee: \$14.00 (0)

Floodplain

[X] [] []

FC 9209

Zoning/Planning

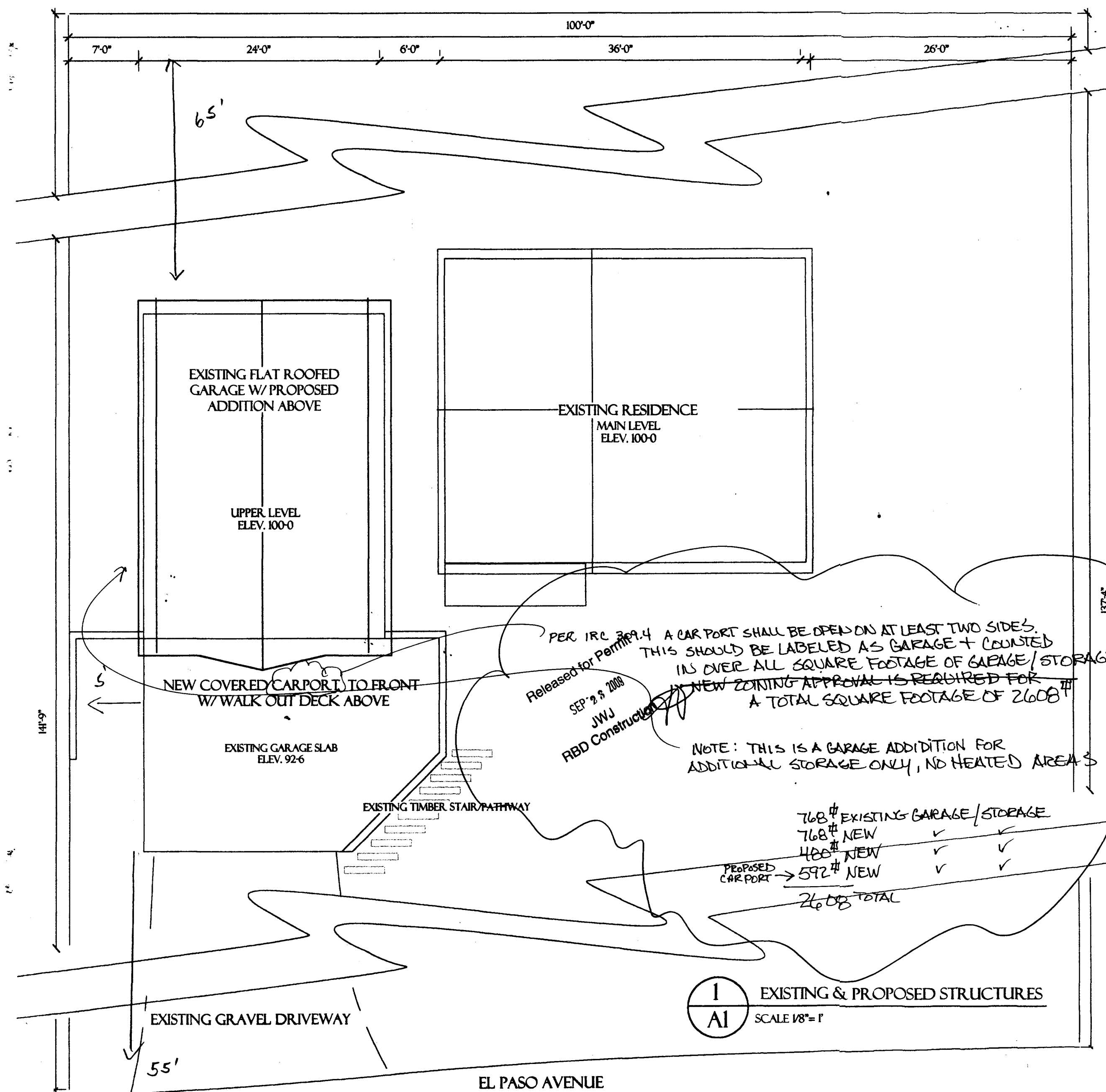
[] [] []

Construction

[X] [X] []

9/23/09 9/24/09 NO WALK THRU

(0)



GENERAL NOTES:

1. MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE IBC 2003.
2. IT IS THE RESPONSIBILITY OF THE OWNER/ CONTRACTOR TO COMPLY WITH ALL APPLICABLE REQUIREMENTS.

DRAWING INDEX

- | | |
|----|--------------------------------|
| A1 | SITE PLAN/TITLE & DATA SHEET |
| A2 | MAIN & UPPER FLOOR PLAN |
| A3 | FOUNDATION & MAIN FRAMING PLAN |
| A4 | UPPER FRAMING & ROOF PLAN |
| A5 | ELEVATIONS |
| A6 | BUILDING SECTIONS |

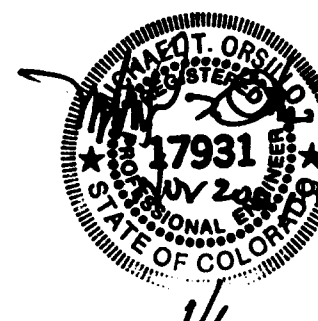
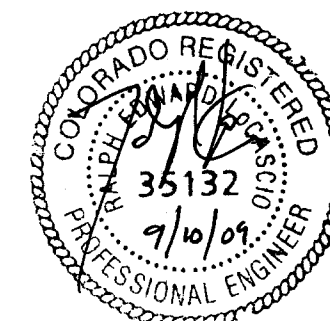
SITE ADDRESS: 10330 EL PASO AVE,
GREEN MOUNTAIN FALLS, CO 80819
OWNER(S): CRAIG SUMNER, 719.684.2587
ZONING DISTRICT CLASSIFICATION: R1

LEGAL DESCRIPTION:

LOT 20-23, BLOCK 17, GREEN MOUNTAIN FALLS, ADDITION #2

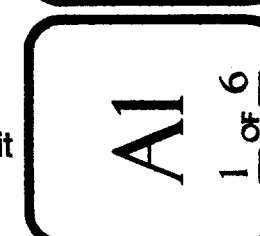
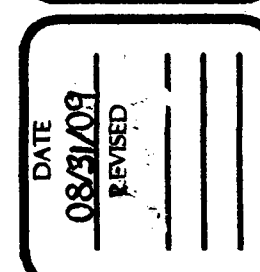
TOTAL SQUARE FOOTAGE OF ALL EXISTING STRUCTURES FOOTPRINTS:	1848 SQ.FT.
TOTAL SQUARE FOOTAGE OF ALL WITH PROPOSED STRUCTURES FOOTPRINTS:	2352 SQ.FT.
TOTAL SQUARE FOOTAGE OF LOT:	10,443 SQ.FT.
% ALLOWABLE LOT COVERAGE:	30%
% PROPOSED LOT COVERAGE:	<23%

TS # 83084-01-083



Released for Permit
SEP 23 2009
JWJ
RBD Construction

DETACHED GARAGE/CARPORT ADDITION
CRAIG SUMNER
10330 EL PASO AVE.
Green Mountain Falls, CO 80819



**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, AUGUST 25, 2009**

The meeting was called to order by Chairman Kosley at 6:00 p.m.

ATTENDANCE: Turnbull - present Lowndes, John - present
 Lowndes, Patty - present
 (alternate)

APPROVE MINUTES FROM AUGUST 11, 2009 M/S Turnbull/Lowndes, John to approve the minutes as submitted. All yea

RESUBMITTAL OF PLANS FROM 7/9/02 - Addition to Existing Garage: Second Level, Carport - 10330 El Paso Street - Property owner, Craig Sumner was present and stated that there were no changes to the plans as he presented to the commissioners in 2002. No work on the project took place after the plans were approved by Planning Commission. Engineer, Ralph LoCascio is performing a new soils test. LoCascio will put current dates and certification stamps on the plans that will go forward to Regional Building. Sumner will bring those plans into the town clerk for signature. The commissioners did ask that the project be completed three months from the start date. Sumner would need to request an extension from the commissioners should he need a longer period of time.

M/S Turnbull/Lowndes, John to approve the construction project as presented by property owner, Craig Sumner. All yea

DISPLAY OF 3' X 15' FUND RAISING BANNER - Sallie Bush Community Building Association representative, Sunde King was present to seek direction on a banner placed on the front side of the Community Building. King apologized for the association displaying the banner which is prohibited in the Municipal Zoning Code. Chairman Kosley, while emphasizing with the organization's need to advertise the financial need and with the Commission's desire to support projects that benefit the community, was reluctant to endorse the precedence that would be set. The commissioners noted that there are and have been several banners installed by businesses this spring and summer. They did express an interest in reviewing the sign ordinance during the zoning code update and adding a time period for the displaying of these types of banners. Until that time, the commissioners discussed recommending a 60 day time period for displaying the banner to the Board of Trustees.

M/S Turnbull/Lowndes, Patty to recommend that the Board of Trustees allow the banner at the Sallie Bush Community Building to be displayed for a 60 day period. All yea

CORRESPONDENCE - A letter from Hondo resident, Dan Masias was received stating that he will remove the kiosk that was constructed without a planning submittal. The Commission will send a letter thanking Masias for his cooperation and encouraging him in the future to make a submittal for any code applicable improvements to his residence or for the construction of retaining walls on his property.

No other correspondence was received that required discussion or action from the commissioners.

NEW BUSINESS - Olathe resident Jamie Krall was present to express an interest in joining the Planning Commission. Chairman Kosley requested a letter of intent outlining Krall's background and interest in the community. He discussed Krall coming on the commission initially as an alternate member. **No other new** business requiring Planning Commission discussion or action was received.

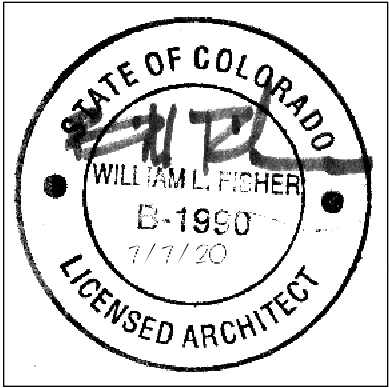
The meeting was adjourned at 6:43 p.m.

Chairman David Kosley

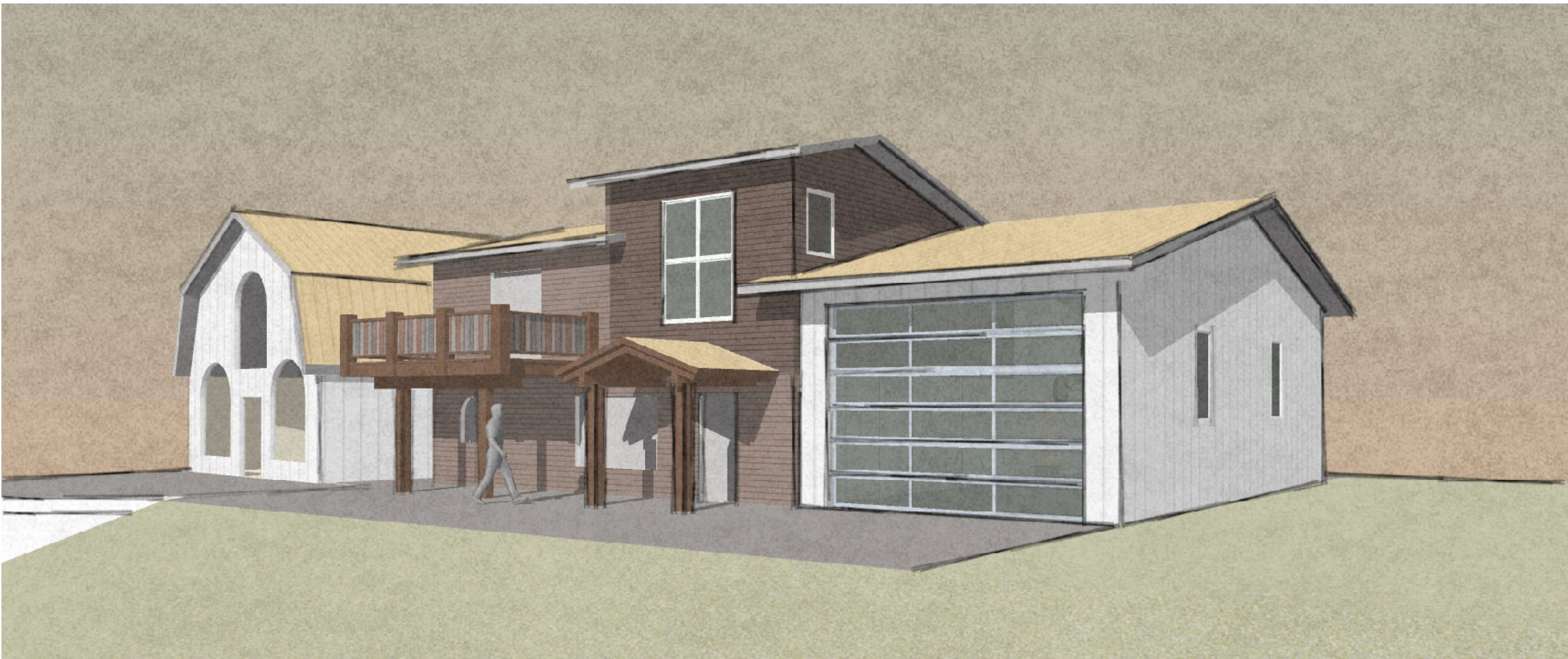
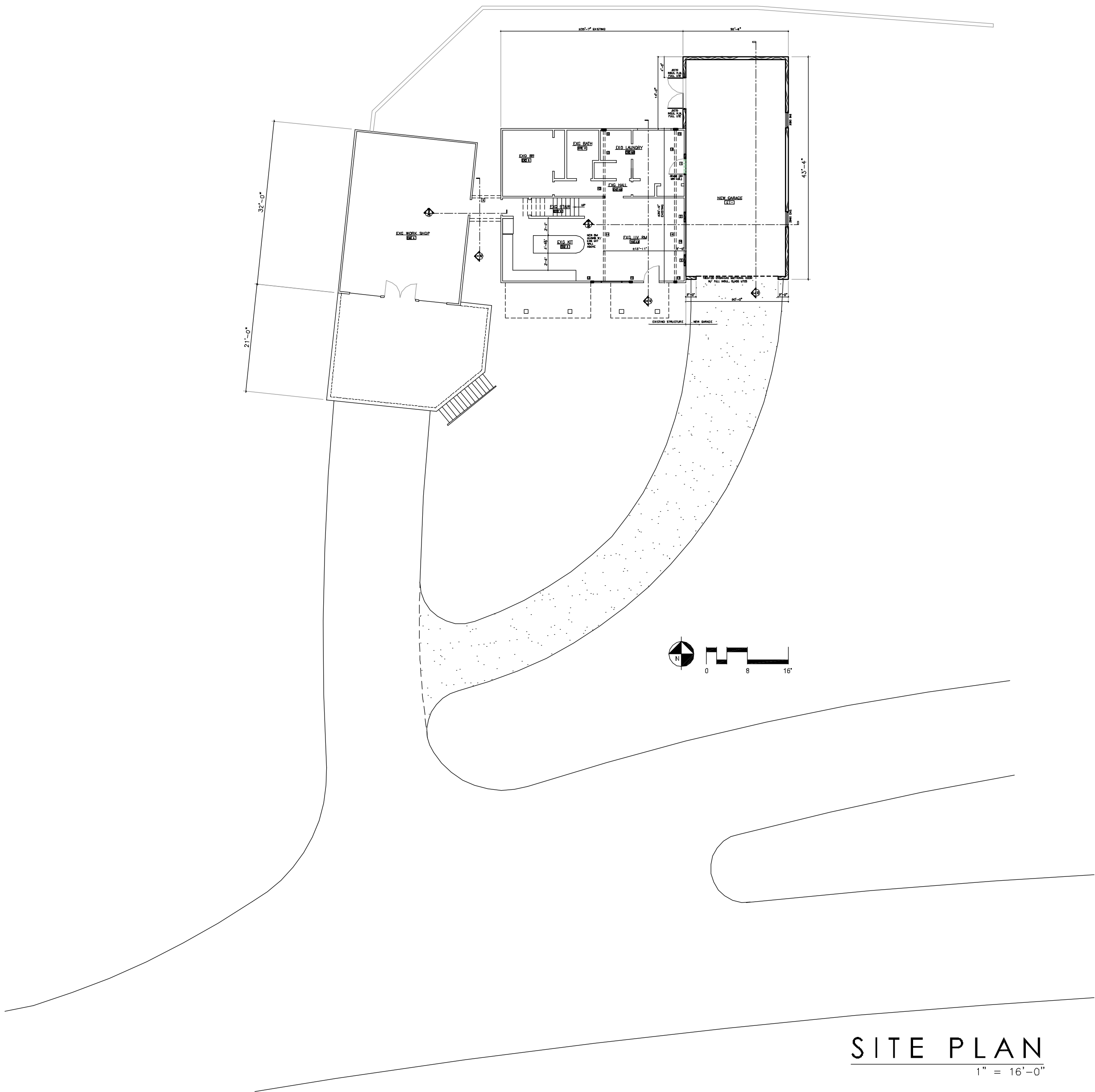
ATTEST: _____
Chris Frandina, Municipal Clerk/Treasurer

Smith Residence Addition & Remodel

10330 El Paso Ave, Green Mountain Falls, CO 80919



fisher architecture
palmer lake, co 719 660 4356



VICINITY MAP



GENERAL NOTES

- ALL WORK PER 2017 PPRBC
- NOTIFY ARCHITECT IMMEDIATELY IF ACTUAL CONDITIONS DO NOT REFLECT THOSE SHOWN ON THE DRAWINGS.
- FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO ORDERING OR FABRICATING MATERIALS OR OTHERWISE COMMENCING THE WORK.
- G.C. COORD. ALL MECHANICAL, PLUMBING, & ELECTRICAL WORK AND THE WORK OF ALL OTHER TRADES AND PERFORM ALL NECESSARY COORDINATION TO ASSURE ALL COMPONENTS OF CONSTRUCTION ARE PROPERLY ASSEMBLED, PROFESSIONALLY INSTALLED, FULLY FUNCTIONAL & IN WORKING ORDER, AND FREE OF DEFECTS.
- PERFORM ALL WORK IN STRICT ACCORDANCE W/ ALL APPLICABLE CODES AND STATUTES.
- VERIFY THE EXISTENCE AND LOCATION OF ALL MECH, ELECT, & UTILITIES PRIOR TO PERFORMING ANY DEMO WORK AND PROTECT SAME FROM HARM.
- ALL FINAL MATERIAL, FINISH & COLOR SELECTIONS PER OWNER.
- ARCHITECT: WILLIAM L. FISHER
PO BOX 1395
PALMER LAKE, CO 80133
719-660-4356
- STRUCTURAL ENGINEER: RALPH LOCACIO
GREEN MOUNTAIN FALLS, CO

INDEX TO DRAWINGS:

TS1	TITLE SHEET, SITE PLAN, GENERAL PROPERTY INFORMATION
A1	MAIN LEVEL FLOOR PLAN
A2	UPPER LEVEL FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	BUILDING SECTIONS & DETAILS
S1	FOUNDATION DIMENSION PLAN, FLOOR & ROOF FRAMING PLANS
SOILS REPORT & FOUNDATION DESIGN	
A GEOTECHNICAL INVESTIGATION & FOUNDATION DESIGN & SPECS (STAMPED BY COLORADO REGISTERED STRUCTURAL ENGINEER) SHALL BE PROVIDED AT FIRST INSPECTION)	

ZONING & PROPERTY DATA

PROPERTY ADDRESS:	10330 EL PASO AVE GREEN MOUNTAIN FALLS, CO 80819
PROPERTY OWNER'S NAME:	CRAIG A SUMNER ESTATE CORD SMITH PERSONAL REPRESENTATIVE
EPCO PROPERTY TAX NO.	8308401083
LEGAL DESCRIPTION:	LOTS 20-23 BLK 17 GREEN MOUNTAIN FALLS ADD NO 2
ZONING:	R1 10,000
DETAILED PROJECT DESCRIPTION:	GARAGE ADDITION (NEW FOOTPRINT) AND UPPER LEVEL MBR ADDITION (NO NEW FOOTPRINT)
ADJACENT ZONING & LAND USE:	R1 RESIDENTIAL

Smith Residence Addition & Remodel

10330 El Paso Ave, Green Mountain Falls, CO 80819

PROJECT 20.4.2	
DATE 08/19/20	
PHASE Permit Docs	
DRAWN WLF	
CHECKED WLF	
REV'D	

TS
1

TITLE SHEET & SITE PLAN



To: Planning Commission
From: GMF Land Use & Planning
Date: September 6, 2020
Re: Plan Review PR2020-06, New Deck at 7265 Catamount Street

Background

The Applicant is requesting the Planning Commission's consideration for a 380 SF deck and pergola.

Planning Commission Recommended Actions:

- Public hearing
- Review proposed project application for compliance with GMF Zoning and Land Use Code
- Approve, approve subject to conditions, or disapprove

Discussion

Zoning Review

Sec. 16-306. - R-1 10,000 Single-Family Residential District.

(d) Development requirements:

- (1) Minimum lot area: ten thousand (10,000) square feet.*
- (2) Minimum frontage: one hundred (100) feet.*
- (3) Minimum lot width: one hundred (100) feet at front building setback line.*
- (4) Setback requirements:*
 - a. front, fifteen (15) feet;*
 - b. side, ten (10) feet; and*
 - c. rear, ten (10) feet.*

(5) Maximum building height: thirty-five (35) 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) All buildings, structures and uses shall conform to the requirements of Section 16-705.

(Ord. 97-01; Ord. 02-2002, §1)

The electronic file maintained by Town Hall, *Official Town Zoning Map 2007*, and the El Paso County Assessor's Office show the property, owned by Jason Morgan, as a 12,394 SF lot zoned R-1 10,000 Single-Family Residential.

The Applicant's site plan footprint shows the proposed deck's distances to the side and rear property line, which meet minimum setback requirements: 29.0' side; 55.0' rear. It appears the front property setback is met. The Applicant can clarify the pergola height in public hearing.

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

The Zoning Code §16-705(d)(2) – Procedure

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.*

Staff believes the proposed project is consistent with the policies in §16-705.

Conclusion

Staff received the Applicant's materials during posting of the PC agenda and therefore recommends conditions for approval of PR2020-19 for a new deck at 7265 Catamount Street:

1. A signed land use approval application be received at Town Hall with application fee for New Deck, \$125
2. The Applicant show proof of current GMF Business License
3. The Applicant confirm the dimensions of the proposed pergola

8/18/2020

Utility Mapping



Utility Mapping



Provided by Asset Management

Search...



I want to...



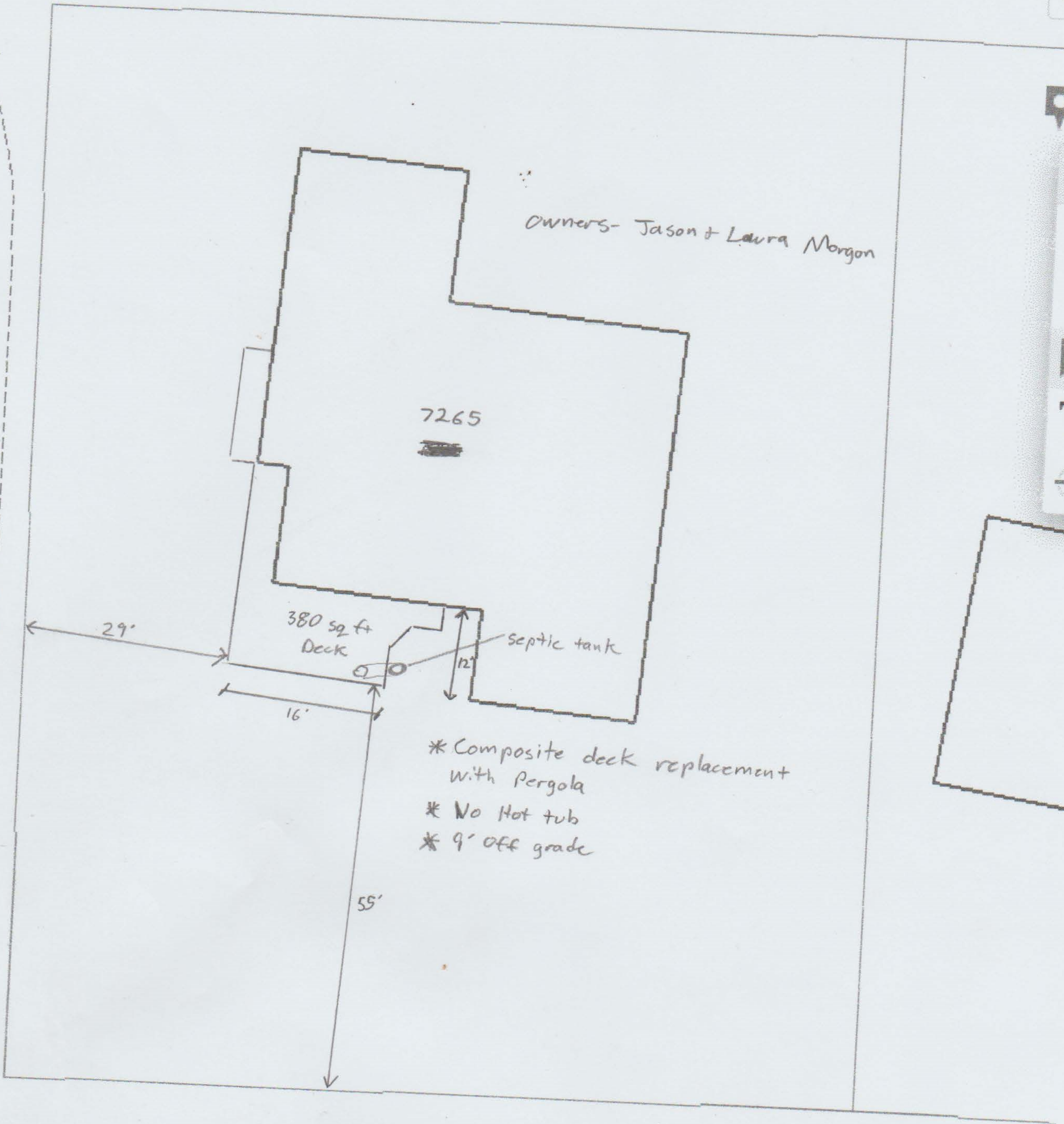
CATAMOUNT ST



Lat
Lon



T



- * Composite deck replacement with Pergola
- * No Hot tub
- * 9' off grade



World To...



0 10 20ft

existing
Covered Porch

Pergola

4x4 Brace/supports attached to house

Soffit

2'6"

2x8

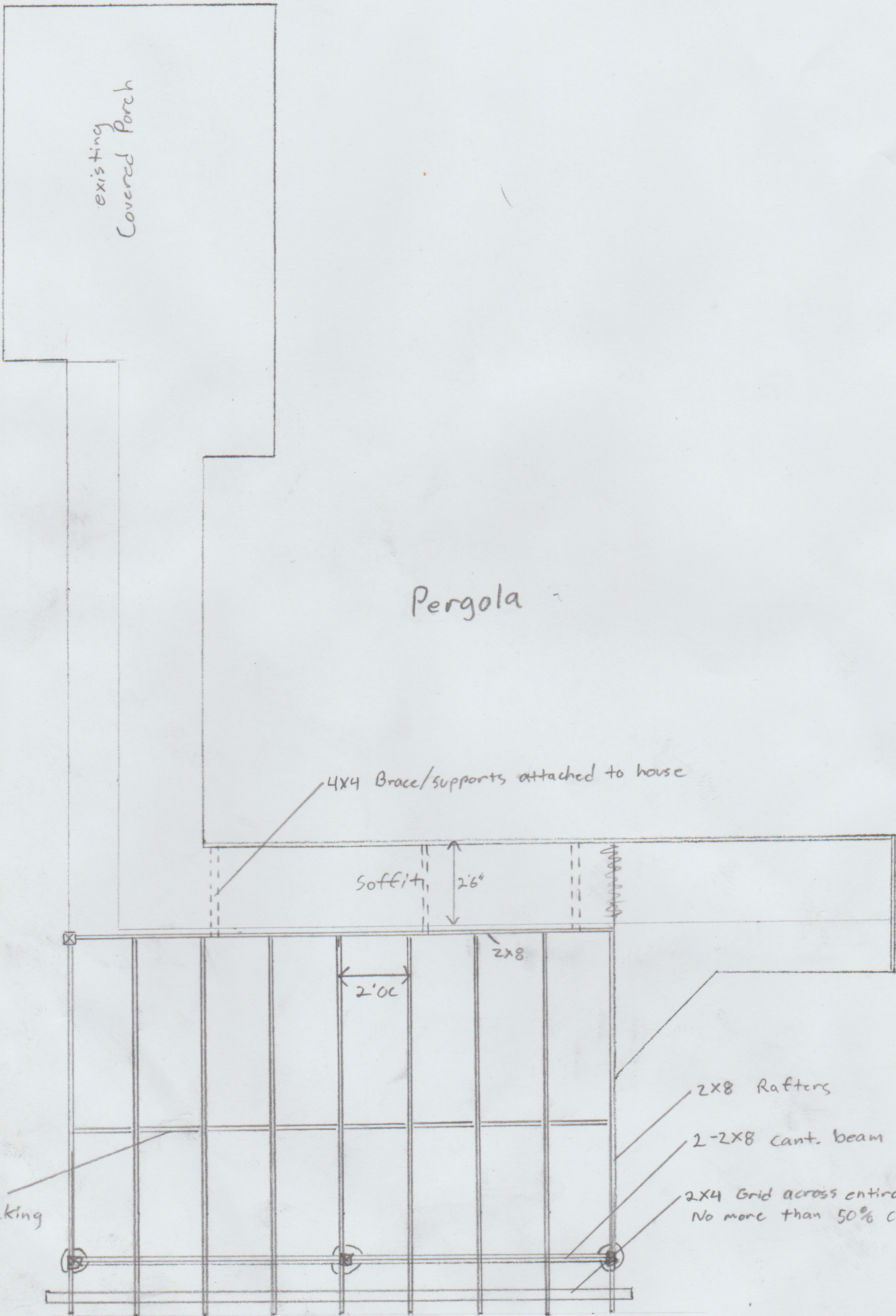
2'0"

2x8 Rafter

2-2x8 cant. beam

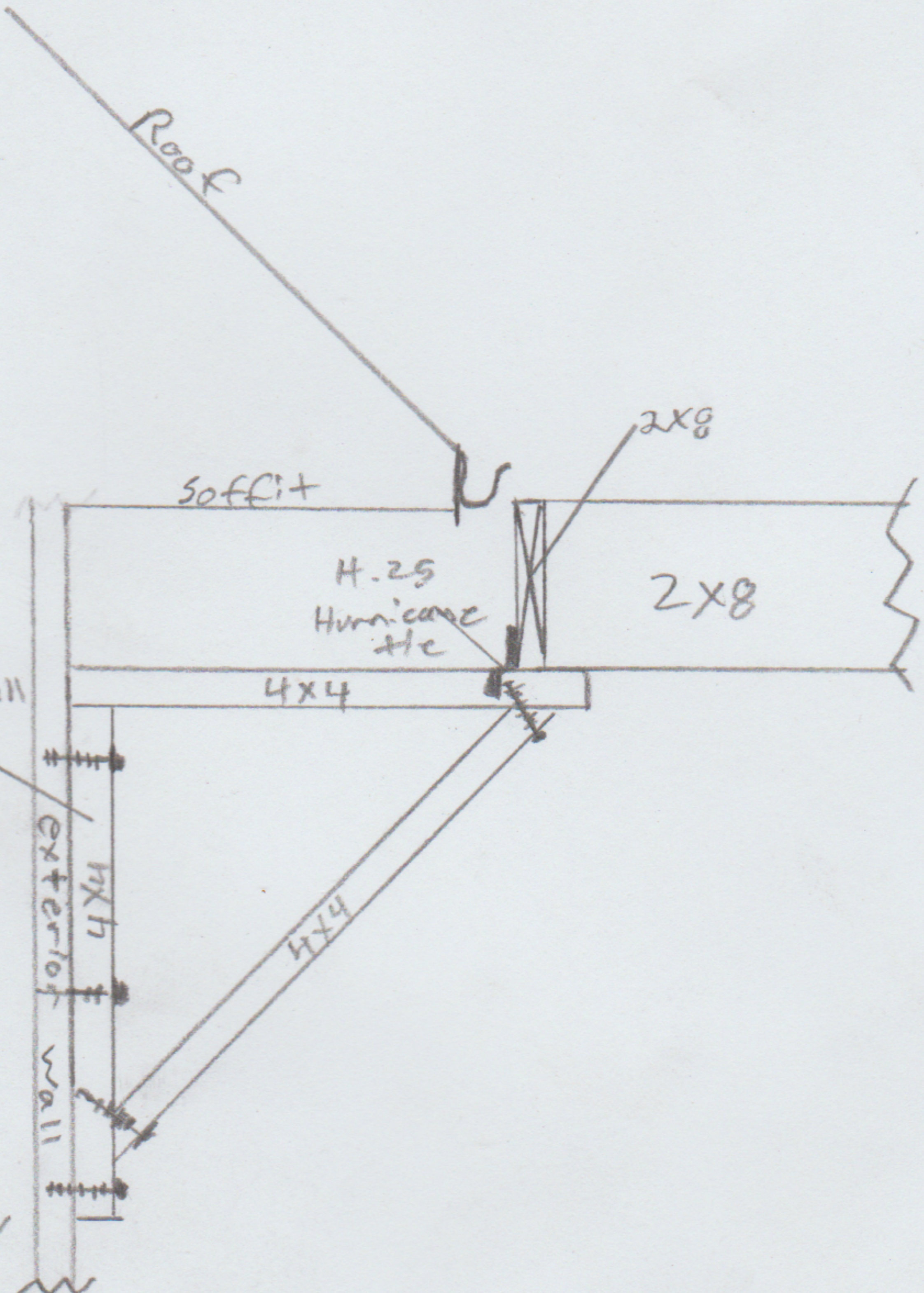
2x4 Grid across entire frame
No more than 50% coverage

2x8 blocking



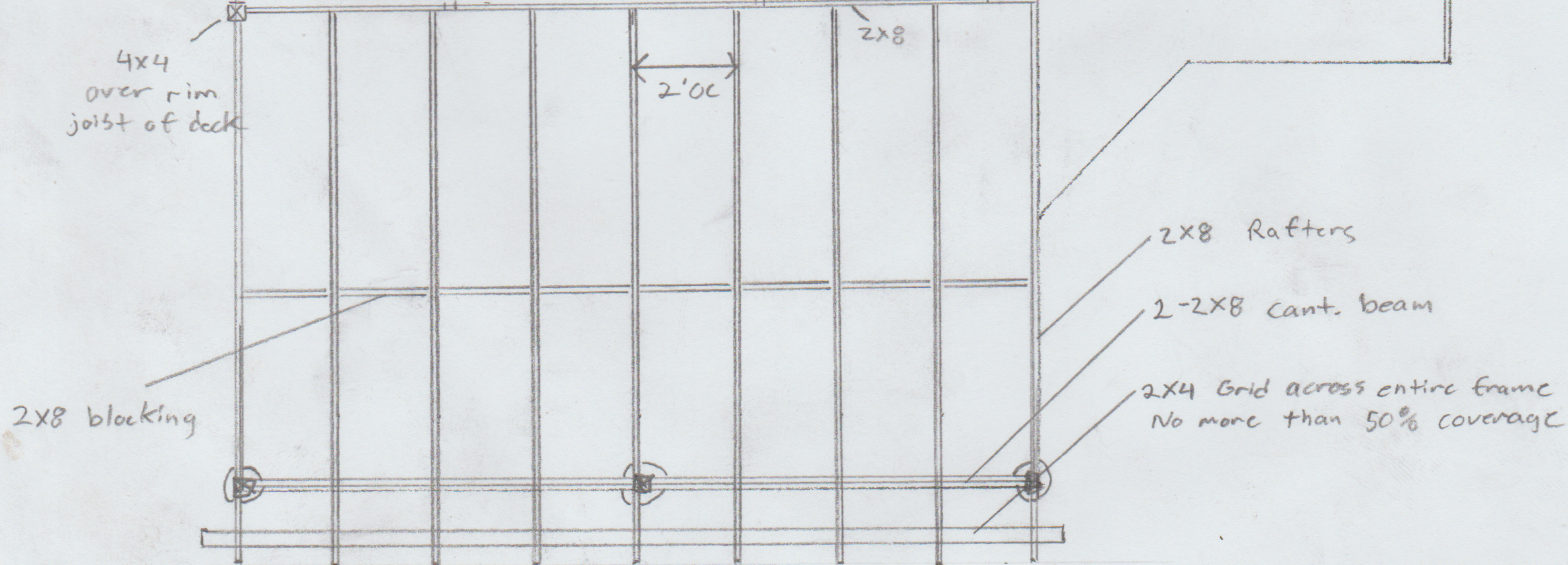
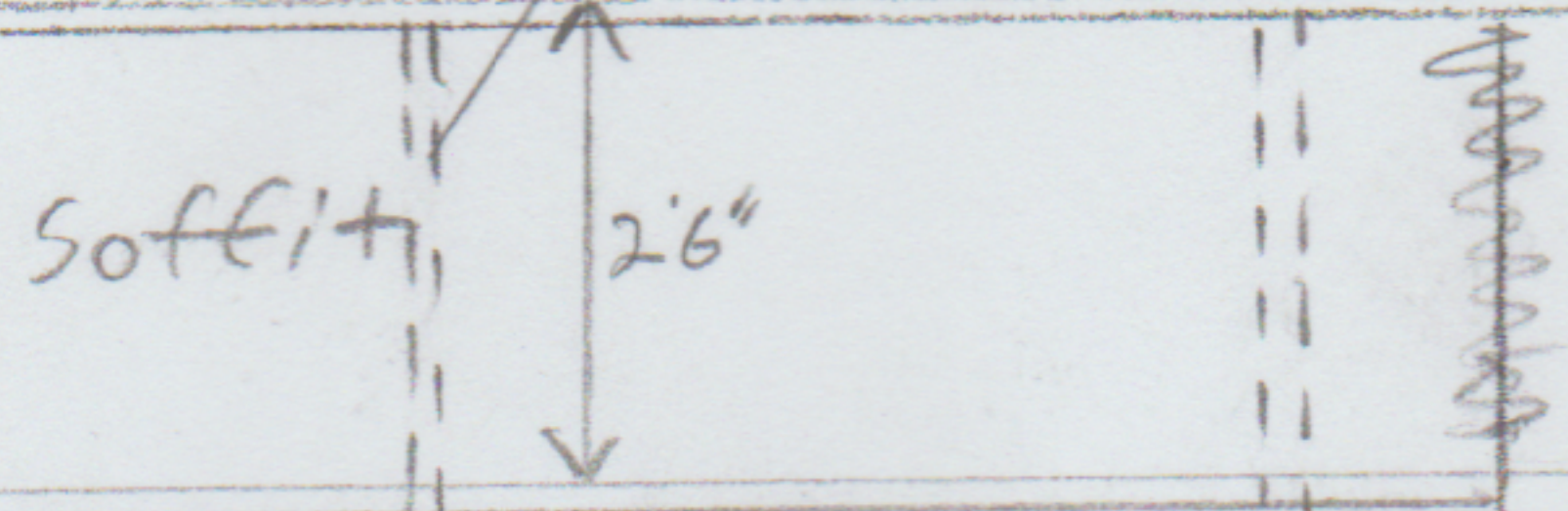


4x4 Brace
will attach to stud
backs in exterior wall
with 5" Ledger Loe



Pergola

4x4 Brace/supports attached to house





To: Planning Commission
From: GMF Land Use & Planning
Date: September 6, 2020
Re: Plan Review PR2020-20, Accessory Building at 10975 Falls/Cottage Street

Background

The Applicant is requesting the Planning Commission's consideration for a 96 SF accessory building- gardening and storage shed. The Applicant mailed the site plan designs and application with fees on Thursday September 3, 2020. Since they were not received by Friday, Staff agreed to include on the PC upcoming agenda but will not stamp approval until they are received.

Planning Commission Recommended Actions:

- Public hearing
- Review proposed project application for compliance with Green Mountain Falls Zoning and Land Use Code
- Approve, approve subject to conditions, or disapprove

Discussion

Sec. 16-305. - R-1 5,000 Single-Family Residential District.

Development requirements:

- (1) Minimum lot area: five thousand (5,000) square feet.*
- (2) Minimum frontage: fifty (50) feet.*
- (3) Minimum lot width: fifty (50) feet at front building setback line.*
- (4) Setback requirements §16-305(d)(4):*
 - a. front, fifteen (15) feet*
 - b. side, five (5) feet*
 - c. rear, ten (10) feet*
- 5) Maximum building height: thirty-five (35) 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. All buildings, structures and uses shall conform to the requirements of Section 16-705.*

The electronic file maintained by Town Hall, *Official Town Zoning Map 2007*, and the El Paso County Assessor's Office show the property, owned by Gary and Marilyn Brown, as a 7,500 SF lot zoned Single-Family Residential, R-1 5,000 on Cottage Street- also known as Falls Avenue. The Applicant outlines the setback distances on the site plan, showing the meet the minimum requirements.

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

The Zoning Code §16-705(d)(2) – Procedure

As a minimum, the following specific criteria shall be considered by the Planning Commission

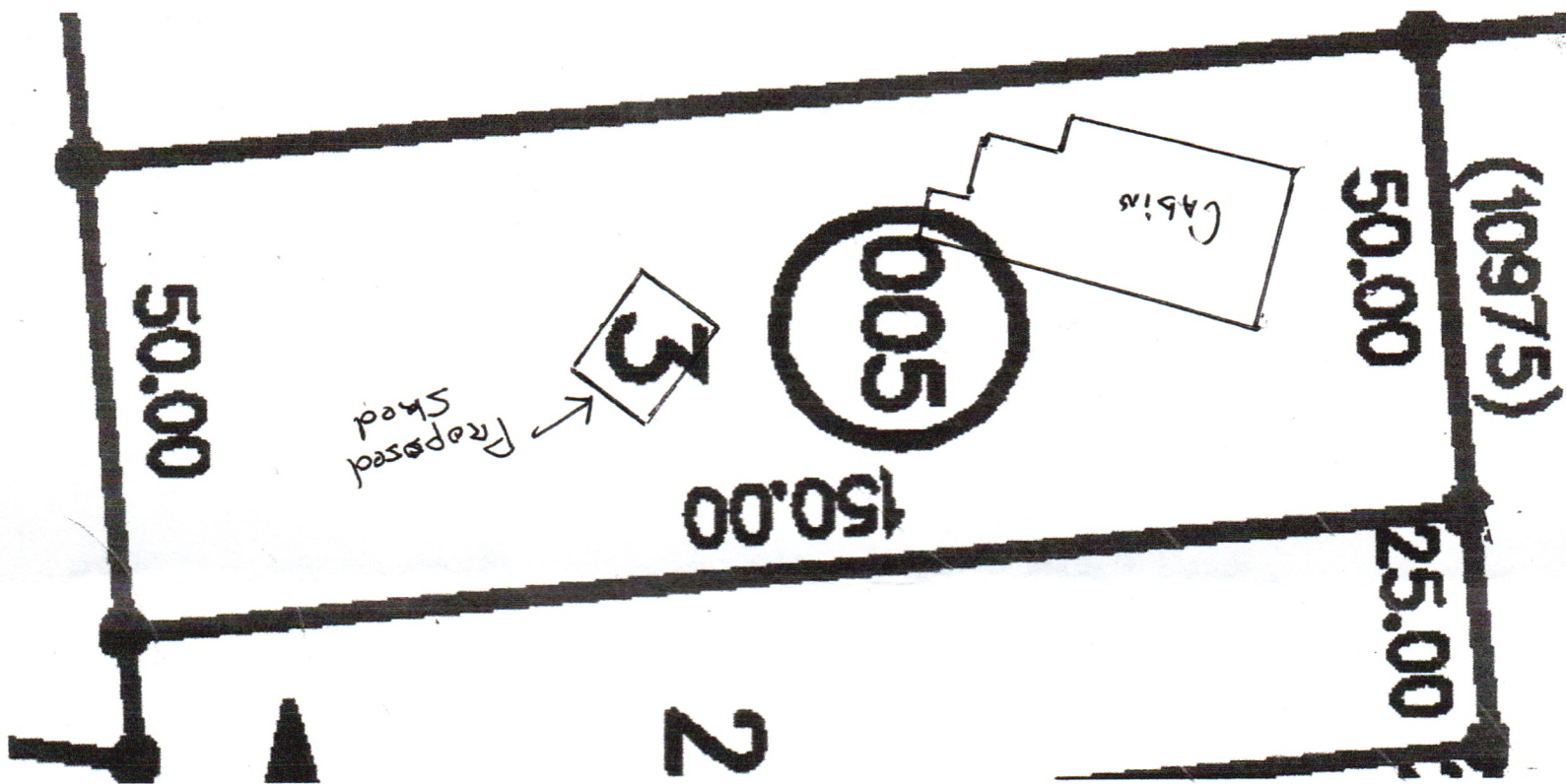
- a. Architectural compatibility;*
- b. Bulk of the proposed building or structure in relation to surrounding buildings and land;*
- c. Vehicular access and parking;*
- d. Pedestrian access; and*
- e. Relation to existing and future open space.*

The Applicant may want to address how this accessory structure will not obstruct neighbor views and will be sited to conform with slope on Cottage Street. Staff believes a small accessory shed structure is consistent with the policies and standards in §16-705.

Conclusion

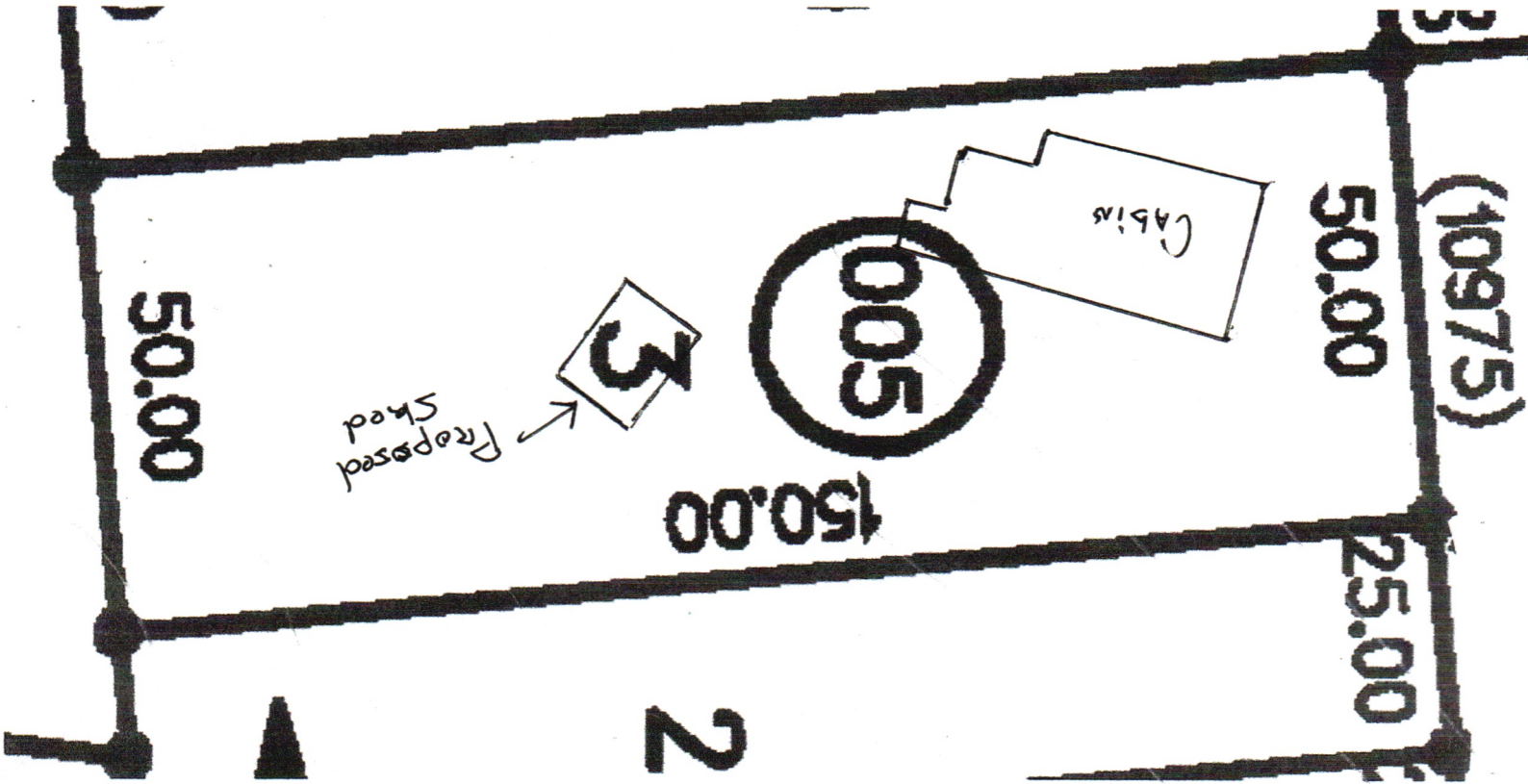
Staff recommends approval of PR2020-20 with the following conditions:

1. Town Clerk receives signed application with fees
2. The contractor installing the shed shows proof of current GMF Business License



Shed distances from lot lines

- 60 Feet from rear line
- 75 Feet from front line
- 22 Feet from West line
- 12 Feet from East line



Shed location is

- 75' From Front property line
- ~~60~~ 60' From Rear property line
- 10' From East property line
- 22' From West property line

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Minda Manzanarez
351 S 74th St
Colorado Springs, CO 80904

719-227-1234
sunsetshedsales@gmail.com
www.sunsetsheds.com

Date	Estimate
7/27/2020	12030

Brown, Gary
10975 Falls Ave
Green Mountain Falls, CO 80819
9136340442

Ship To

Terms	Rep
Estimate valid for 3...	MM

Item	Description	Qty	Cost	Total
8x12 G6B	8x12 Garden 6 Barn Includes WSI door T1-11 50 year siding, 3/4" engineered advanced OSB flooring, 7/16 engineered OSB roof decking, 3 studded corners and lag bolted walls, Owens Corning 3 tab composition shingles. 7 year warranty		2,399.00	2,399.00T
Architectural Shin...	Upgrade to Lifetime, Architectural shingles (\$1 per sq. ft. of building)	48	0.50	24.00T
window 12"x12"	Window WHITE 12" x 12"	2	40.00	80.00T
vent 8" x 16"	Vent 8" x 16"	2	17.00	34.00T
floor gray	Apply Polyurethane Floor Treatment / gray	96	0.75	72.00T
	County of Teller/CO w/ Ute pass HS Sales Tax		114.80	114.80
W/ Paint. \$3089.20				

Total does not include cost of blocks used for leveling if needed. Thank you for your business.

Total

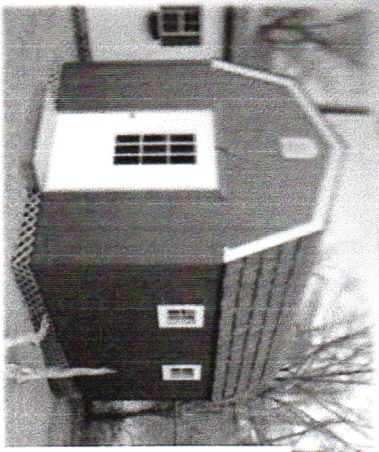
\$2,723.80

Phone #	E-mail	Web Site
719-227-1234	sunsetshedsales@gmail.com	www.sunsetsheds.com

6 Barn

SUNSET RATING
VERY GOOD

6 BARN SPECS



Building shown with options 6' Sidewall 4'x6' WSI Door

The 6 BARN is entry level priced but should not be compared to other's entry level barns. Competitors' garden barns have a very short roof truss giving them a much shorter overall height. Within its class it features more headroom, bigger fascia, a superior foundation, better warranty and the industry's best shed door.

SIZE	RENT TO OWN (est)	KIT	BUILT ON SITE
8' x 8'	\$88	\$1,399	\$1,899
8' x 10'	\$101	\$1,549	\$2,169
8' x 12'	\$112	\$1,799	\$2,399
8' x 16'	\$137	\$2,149	\$2,949
10' x 10'	\$107	\$1,999	\$2,699
10' x 12'	\$142	\$2,299	\$3,049
10' x 20'	\$218	\$3,899	\$4,699
12' x 16'	NA	\$3,899	\$4,799

SUNSET KITS are much more complete than the big box stores. SUNSET kits include all materials such as flooring, tar paper, drip edge, shingles, etc. These items are sold separately by competitors.

★ **WARRANTY:** 7 years
TYPICAL: 1 - 5 Years

★ **FOUNDATION:** 2x6 Joists Spaced Only 16 Inches, Cross Mounted Above 4x4 Skids, Designed for Ground Contact
TYPICAL: 2x6 Joist Spaced 24 Inches, No Skids, 40% Less Material

★ **DOOR:** Industry's Best (WSI), (Double Weather Sealed, 6ft. Continuous Steel Hinge Mounted Inside the Shed for Real Security; Insulated; Satin Nickel, Premium Home Handle)
TYPICAL: Shed Door, (No Weather Seal; Outside Mounted Hinges that may be Unscrewed Easily; Non Insulated)

SIDING: Factory Primed Premium T1-11, 50 Year Manufacturer's Warranty
TYPICAL: Varies from Low Grade Unfinished T1-11 to our Same/Similar Material

FLOOR DECKING: ¾" Engineered Advanced OSB w/ Chip Resistant Smooth Surface
TYPICAL: Similar to Much Less Quality that may be Prone to Chipping

ROOF DECKING: 7/16 Engineered OSB
TYPICAL: Same to less Quality

★ **ROOF TRUSSES:** Engineered and Built in a Local Truss Factory
TYPICAL: Built in House, About 1/2 as Tall (Providing much less headroom)

★ **SHED CORNERS:** 3 Studs in Each Corner Reinforced w/ Lag Bolts, Built Like a Home
TYPICAL: Only 1 Stud in Each Corner

SHINGLES: Owens Corning 3-Tab Composition
TYPICAL: Same or Similar

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FORT CARSON, 100+ sheds

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COLORADO SPRINGS UTILITIES

CHEYENNE MOUNTAIN ZOO

LOOKHEED MARTIN

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"Sunset is by far the best building company in Colorado with the added benefits of being affordable and locally owned!"