



**Town of Green Mountain Falls
Planning Commission Regular Meeting
Agenda
July 13, 2021 • 6:30 PM • In-person Meeting**

Zoom Link

<https://us02web.zoom.us/j/87929001374?pwd=MFdQbHRUSS9SdFBzc044SU1MNXB6dz09&from=addon>

TIME		ITEM	DESIRED OUTCOME
6:30	1.	CALL TO ORDER	
	2.	ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA	
	3.	APPROVAL OF MINUTES May 25, 2021 Regular Meeting Minutes	Action Recommended
	4.	Proposal for Nancy Dixon to act as temporary Secretary for Planning Commission Meetings.	Action Recommended
	5.	PUBLIC COMMENT**	
	6.	NEW BUSINESS	
	7.	Concept Proposal to Purchase Town of Green Mountain Falls Land at 7035 Oak Street. Clay Gafford, Owner 7045 Oak Street.	Action Recommended
	8.	APR2021-03- 6725 Park Ave Architectural Plan Review Application. Dr. Trent, Applicant.	Action Recommended
	9.	APR2021-04 - Enlarge approved deck at 11145 Hondo Ave. David Douglas & Lamar Mathews, Owners. Kimber Janney, Applicant.	Action Recommended
	10.	JUN2021-01 11070 Belvidere Architectural Plan Review Application. Steve Tabor, Owner. Nicholas Rohman, Applicant.	Action Recommended
	11.	JUL2021-01 6875 Hotel Street Fence Permit. Kathleen Wilson and Gerald Stuhlsatz, Applicants and owners.	Action Recommended
	12.	Proposal to change Planning Commission Regular Meeting Start Time. Angie Sprang, Town Manager.	Action Recommended
	13.	OTHER BUSINESS	
	14.	Housekeeping Announcements Next Regular Meeting August 10 th . Presentation and discussion of first installment of Land Use Code re-write.	Information
	15.	Adjournment	

**Register for public comment by 4:00 PM the day of the meeting: staff@gmfco.us; planner@gmfco.us

Planning Commission Members:

Todd Dixon, Chair

Lamar Matthews, Commissioner

Sean Ives, Commissioner

Gregory Williamson, Vice Chair

Paul Yingling, Commissioner

Agenda Item	Motion/Discussion	M/S	TD	SI	LM	GW	PY	JN
6. Land Use Code Rewrite Project - Annotated Outline Presentation. Nina Williams, Wilson and Williams LLP and Zachary Trainor, GMF Project Staff.								
7. Proposal to change Planning Commission Regular Meeting Start Time to 3:00 PM. Angie Sprang, Town Manager.	Staff presented memo from Town Manager thanking Julia for her hard work and professionalism. The request was made for the Planning Commission to consider changing the commission meeting time. Motion was made to table the item for next meeting. All Aye, motion passed. Commissioners took time to express thanks to Julia.	GW/LM	Y	-	Y	Y	-	-
OTHER BUSINESS								
8. Housekeeping Announcements	Next Regular Meeting June 8, 2021. The next meeting will be at Town Hall. Mayor commented and said the next meeting will be hybrid with Zoom and in person. Commissioner Yingling asked the question that if he calls into a hybrid meeting, does it count toward quorum? Mayor Newberry nodded. Staff recommended checking with Mayor, Town Attorney and bylaws.							
9. Adjournment	Chair Dixon adjourned the meeting at 7.58 PM.							

I'd like to comment on the proposal made to the Planning Commission regarding sale of a parcel along Maple Street (item 5 in the May 25th packet)

5. Concept Proposal to Purchase Town of Green Mountain Falls Land at 7035 Oak Street. Clay Gafford, Applicant. Action Recommended

I would view the sale of this property to be an extremely inappropriate way to raise revenue. The gain from the sale and the additional tax revenue would be small compared to GMF budget issues, and the loss of the land would limit the flexibility of the town's parking and traffic arrangements. We cannot envision what we will need 10 or 20 years down the line, and swapping our long term options for the small monetary gain seems to me to be very bad management.

Similar exchanges in the past (I think of the Quit Claim exchange of Falls Road above Belvedere as an example) present significant problems, and we should not add to those issues.

Please pass my thoughts on to the Planning Commission as suggested in the town web page.

Respectfully;

Jay Kita

10640 Illinois Ave, GMF

I am including Todd and Lamar in this correspondence related to the June 8th PC meeting. I will be unable to attend in person and ask that this comment be provided to all PC members prior to making their recommendation affecting the proposed land purchase at 7035 Oak St.

Dear Planning Commissioners,

I believe it would be a disservice to our community to sell the Town land at 7035 Oak St. This valuable parcel is in the downtown core, behind the business area. Employees of the businesses regularly use the dirt parking strip to park their vehicles while they work, freeing up more parking room for business patrons along Lake St. and Ute Pass Ave.

Given all the parking pressure experienced in our Town over the last year, removing this area from the parking inventory could add another undesired dimension to the parking equation.

Town Code Section 11-116 lists factors to consider in the sale of public land. I believe any perceived benefit of the proposed sale is outweighed by an "adverse effect to the Town if property is sold" as stated in paragraph 2 of that section.

As for any money the Town might gain from a property sale, the town manager's presentation at the June 1st Trustees meeting highlights the Town administration's concern with "hyper inflation" (p 13). Given that concern and the future premium vacant land values may command due to paid parking, I feel the current timing of any Town land sales is not in the best interest for our community.

With respect,

Rocco Blasi

10955 Belvidere Ave



To: Planning Commission

From: GMF Staff

Date: Jun 8, 2021

Re: 7035 Oak St Concept Proposal

The town has no planned or anticipated use for the lot at 7035 Oak Street (8308101030) in the foreseeable future. Staff requested an updated valuation from El Paso County and the attached document confirms a value of \$9,975. The sale of this land does not require an open bidding process per Town Code and advice from Town Attorney. Sections 11-116 through 11-120 of the code address the sale of land and some factors the Town should weigh when selling land. As the size of the lot is under 5,000 square feet, it would not currently meet minimum requirements for development. The applicant has provided pictures to support the concept proposal, which includes an image of a storage shed.

Sec. 11-116. - Factors to be considered in sale of public land.

The following factors shall be considered in review by the Planning Commission and Board of Trustees of any request to purchase public lands. Said factors shall not be exclusive, however:

- (1) Confirmation with the Town Comprehensive Plan;*
- (2) Adverse effects to the Town if property is sold;*
- (3) Benefits to the Town if property is sold.*

(Ord. 92-04 §1)

Sec. 11-117. - Reasons for sale.

The following reasons for sale of public land shall be deemed sufficient justification for such sale;

- (1) Reduction in Town liability;*
- (2) Increase in tax base;*
- (3) Assistance to property owners who do not have clear title to their land due to an encroachment of their property upon public land.*

(Ord. 92-04 §1)

Sec. 11-118. - Presentations required to purchase public land.



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

Appeals will be held April 30, 2021 through June 1, 2021
LOCATION: 1675 W. Garden of the Gods Road Suite 2300
OFFICE HOURS: 8:00 A.M.-5:00 P.M. Monday - Friday
TELEPHONE #: (719)520-6600
FAX #: (719)520-6665, (719)520-6635

DATE: 2021-04-30

SCHEDULE / PARCEL NUMBER	TAX YEAR	TAX DISTRICT CODE	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
83081-01-030	2021	HBG	LOT 12 BLK 4 GREEN MOUNTAIN FALLS
GREEN MOUNTAIN FALLS TOWN OF 7035 OAK ST			

REAL PROPERTY NOTICE OF VALUATION

THIS IS NOT A TAX BILL

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. **The appraisal data used to establish value is from the 24-month period ending June 30, 2020** § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 24-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2020) may be utilized, § 39-1-104(10.2)(d), C.R.S.

The residential assessment rate for tax year 2021 is 7.15%, § 39-1-104.2(3), C.R.S. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1) C.R.S. The tax notice you receive next January will be based on the current year actual value.

TYPE OF PROPERTY	ASSESSMENT RATE	PRIOR YEAR ACTUAL VALUE	+ OR - CHANGE	CURRENT YEAR ACTUAL VALUE
Exempt Land		8400	1575	9975
TOTALS		8400	1575	9975
You have the right to Appeal your Real Property Value or its Classification				

If you wish to appeal your property, or examine comparable sales data, visit our website at:

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

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

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

EXAMPLE: By applying this formula, an **ESTIMATION** of your taxes is calculated below. The tax amount is merely an estimate based upon the best information available. You have the right to protest the adjustment in valuation, but not the estimate of taxes 39-5-121(1), C.R.S.

TAX YEAR	ACTUAL VALUE	ASSESSED VALUE	X	MILL LEVY	=	ESTIMATED TAXES
2020	8400	0	X	0	=	0.00
2021	9975	0	X	0.099762	=	0.00

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

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

2021 REAL PROPERTY APPEAL FORM

YOU MAY COMPLETE THIS FORM TO APPEAL YOUR PROPERTY VALUATION OR CLASSIFICATION

THE APPRAISAL DATA USED BY THE ASSESSOR TO ESTABLISH
REAL PROPERTY VALUES IS FROM THE 24-MONTH PERIOD
BEGINNING JULY 1, 2018 AND ENDING JUNE 30, 2020.
39-1-104 (10.2)(a)(b)(c), C.R.S.

IF DATA IS INSUFFICIENT DURING THIS TIME PERIOD, THE
FIVE-YEAR PERIOD ENDING JUNE 30, 2020.
DATA SHOULD BE GATHERED IN SIX-MONTH INTERVALS FROM
JUNE 30, 2020 UNTIL SUFFICIENT DATA IS GATHERED.

REAL PROPERTY VALUATION APPEALS:

If you disagree with the "current year actual value" or the classification
determination for your property, you may file an appeal with the County
Assessor.

Completing the Real Property Questionnaire below may help you
determine an estimate of value for your property that can then be
compared to the value determined by the Assessor.

**Colorado law requires application of ONLY the market approach
to value residential properties (this includes apartments).**

The Market, Cost, and Income approaches are used to value vacant
land, commercial, and industrial properties.

REAL PROPERTY APPEAL PROCEDURES

Land and Improvements

Colorado Statutes define "Improvement" as: "all structures, buildings,
fixtures, fences, and water rights erected upon or affixed to land,
whether or not title to such land has been acquired."
39-1-102(7), C.R.S.

SUBMIT APPEALS ON-LINE:

<https://property.spatialest.com/co/elpaso/#/>
Search for your property record, then click the "On-Line Appeals Link"

SUBMIT APPEALS BY MAIL, TELEPHONE OR FAX: CONTACT US BELOW FOR AN IN-PERSON APPOINTMENT

The Office of the El Paso County Assessor
1675 W. Garden of the Gods Road Suite 2300
Colorado Springs, CO 80907
assessor.elpasoco.com
(719)520-6665 Fax
(719)520-6600

FILING DEADLINE - JUNE 1, 2021

ASSESSOR'S DETERMINATION:

The Assessor must make a decision on your appeal and mail a Notice of
Determination (NOD) to you by the last regular working day in June.

APPEALING THE ASSESSOR'S DECISION:

If you are not satisfied with the Assessor's determination, or if you do not
receive a Notice of Determination (NOD) from the Assessor, you must file a
written appeal with the County Board of Equalization on or before July 15 if
you wish to preserve your right to pursue the issue further.

**If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday or legal holiday,
it shall be deemed timely filed on the next business day. 39-1-120(3), C.R.S.**

TO PRESERVE YOUR APPEAL RIGHTS, YOU MUST PROVE YOU HAVE FILED A TIMELY APPEAL. WE RECOMMEND THAT CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.

REAL PROPERTY QUESTIONNAIRE - Attach Additional Documents as Necessary

PARCEL / SCHEDULE NUMBER: 8308101030 PROPERTY LOCATION: _____

DOCUMENTATION (reason for requesting a review): _____

MARKET APPROACH TO VALUE: (Residential property owners note:
*Colorado law requires consideration of the Market approach only to value
residential properties; this includes apartments.)* The Market approach to value
uses sales from the appropriate data-gathering time frame (24-month period
beginning July 1, 2018 and ending June 30, 2020; also referred to as the "base
period") to determine the actual value of the property. The following items, if
known, may help you estimate the Market Value of your property.

If available, attach a copy of any appraisal or written estimate of value.

Have similar properties in your immediate neighborhood sold within the
24-month period beginning July 1, 2018 and ending June 30, 2020?

DATE SOLD	PROPERTY ADDRESS	SELLING PRICE
_____	_____	_____
_____	_____	_____
_____	_____	_____

Based on these sales and accounting for differences between sold properties
and your property, please indicate:

FINAL ESTIMATE OF VALUE (BY MARKET APPROACH) \$ _____.

Please use the space below for any information you would like the Assessor to
consider when reviewing your property: (Attach additional pages, if necessary.)

COST APPROACH TO VALUE: (Non-residential properties ONLY.)
The Cost approach to value uses replacement construction costs from the
appropriate 24-month period to determine the value of your property. The
following items, if known, may help you estimate the replacement cost of
your property.

Year Built: _____ Original Construction Cost \$ _____

List all changes made to the property, prior to January 1 of this year, e.g.,
remodeling of storefront, expansions / additions of storage, parking service,
manufacturing areas.

DATE	DESCRIPTION OF CHANGE	COST
_____	_____	_____
_____	_____	_____
_____	_____	_____

Is your structure in typical condition for its age? ☐ YES ☐ NO

If "no" - Why? _____

FINAL ESTIMATE OF VALUE (BY COST APPROACH) \$ _____

INCOME APPROACH TO VALUE: (Non-Residential properties ONLY.)
The Income approach to value converts economic net income from the appropriate
24-month period into present worth. If your property was rented or leased: 1)
Attach operating statements showing rental and expense amounts for this
property; 2) Indicate square foot rental rate for all tenants who negotiated leases
(attach rent schedule); 3) If known, list rents of comparable properties; 4) If
available, attach operating statements showing rental and expense amounts for
comparable properties; 5) If an appraisal using the Income approach was
conducted, please attach a copy.

FINAL ESTIMATE OF VALUE (BY INCOME APPROACH) \$ _____

ASSIGNMENT OF AGENT

I authorize the below-named agent to act on my behalf regarding the *ad valorem* value of the property described herein for tax year _____.

Agent's Name: (please print) _____ Phone: _____

Owner's Signature: _____ Date: _____

Please mail all correspondence regarding this appeal to the above-named agent at the following address: _____

Please indicate the name and telephone number of a contact person, should the Assessor find an on-site inspection is necessary:

Name: _____ Phone: _____

VERIFICATION

I, THE UNDERSIGNED OWNER OR AGENT OF THIS PROPERTY, STATE THAT THE INFORMATION AND FACTS CONTAINED HEREIN AND ON ANY ATTACHMENT
CONSTITUTE TRUE AND COMPLETE STATEMENTS CONCERNING THIS DESCRIBED PROPERTY.

OWNER'S SIGNATURE: _____

DATE: _____

DAYTIME PHONE: _____

Anyone wishing to purchase public land owned by the Town will be required to make two (2) presentations to the Planning Commission, as further described below, as a precondition to seeking the Board of Trustees' agreement to said sale:

- (1) The first presentation shall include clear identification of the land to be purchased and a discussion of the feasibility of the proposed easement (Step #1 - Concept Approval).*
- (2) The second presentation shall include the formal submittal requirements (Step #2 - Formal Submittal).*
- (3) After the required presentations, the Planning Commission will then make its recommendation to the Board of Trustees, which has final authority for approval or denial. Any decision to sell public land shall be by Ordinance passed by the Board of Trustees.*
- (4) The procedure for the first and second presentation to the Planning Commission shall be determined by the Planning Commission, which shall set forth guidelines in the form of check lists for preparation for said proceedings. Said guidelines shall be available to the public, and may be provided at the office of the Town Clerk.*
- (5) No second presentation will be scheduled before the Planning Commission until the guidelines for presentation as set forth in the document available to the public have been met. Review of said guidelines shall be made by the Town Clerk as a prerequisite to scheduling said presentation before the Planning Commission.*

(Ord. 92-04 §1)

Sec. 11-119. - Determination of fair market value for purchase.

The fair market value for public land may be determined by the Board of Trustees on an annual basis. Said value shall be based upon the average square footage price of undeveloped but developable lots located within the boundaries of the Town. Said fair market value shall be applied to the sale of any public land, unless the Board of Trustees determines, after hearing evidence from the petitioning party, that said value is not appropriate in the case of a specific proposed purchase. If the petitioning party wishes the application of any other square footage price petitioning party shall bear any costs incurred in determining said applicable price.

(Ord. 92-04 §1)

Sec. 11-120. - Decision not binding on future requests for purchase.

No decision by the Board of Trustees to sell any public land shall be controlling on any subsequent request for sale of public land.

(Ord. 92-04 §1)



To: Planning Commission
From: GMF Staff
Date: May 5, 2021
Re: Concept Proposal for Purchase of GMF Property at 7035 Oak Street

Background

The Applicant, Clay Gafford, is requesting the Planning Commission's consideration of the attached proposal to purchase town property on Oak Street. Per GMF Municipal Code §11-116 – 11-120, a procedure must be established prior to the "second presentation" or formal proposal.

Planning Commission Recommended Actions:

- Public testimony
- Review Applicant proposal and supplemental materials
- Consider the requirement for PC to establish an application checklist, §11-118
- Consideration of the feasibility of the proposal to purchase land from GMF

Discussion

Sec. 11-116. - Factors to be considered in sale of public land.

The following factors shall be considered in review by the Planning Commission and Board of Trustees of any request to purchase public lands. Said factors shall not be exclusive, however:

- (1) *Conformation with the Town Comprehensive Plan;*
- (2) *Adverse effects to the Town if property is sold;*
- (3) *Benefits to the Town if property is sold.*

Sec. 11-117. - Reasons for sale.

The following reasons for sale of public land shall be deemed sufficient justification for such sale;

- (1) *Reduction in Town liability;*
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- (3) *Assistance to property owners who do not have clear title to their land due to an encroachment of their property upon public land.*

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- (2) *The second presentation shall include the formal submittal requirements (Step #2 - Formal Submittal).*
- (3) *After the required presentations, the Planning Commission will then make its recommendation to the Board of Trustees, which has final authority for approval or denial. Any decision to sell public land shall be by Ordinance passed by the Board of Trustees.*

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Sec. 11-120. - Decision not binding on future requests for purchase.

No decision by the Board of Trustees to sell any public land shall be controlling on any subsequent request for sale of public land.

(Ord. 92-04 §1)

Town Clerk received the attached supplemental materials and request to purchase town property. The practice for two years has been for Planning, Clerk, and/or Town Manager to publish application checklists in lieu of the PC doing so. Town Staff forwarded the following basic checklist to the Applicant:

1. Letter of intent and explanation
2. Survey of the property
3. Site plan with existing/proposed structures, use, ingress/egress, zoning, and floodplain

Conclusion

The request is an item of business for the Commission to establish the procedure for first and second presentations, Concept Approval and Formal Submittal (§11-118) and a checklist of supplemental materials the PC deems appropriate to request from each applicant seeking to purchase town property.

Town Staff believes the three items, above, are a reasonable starting point and recommends the Commission adopt a similar checklist.

8308101030

7035 OAK ST

Total Market Value

\$9,975

No Photo Available



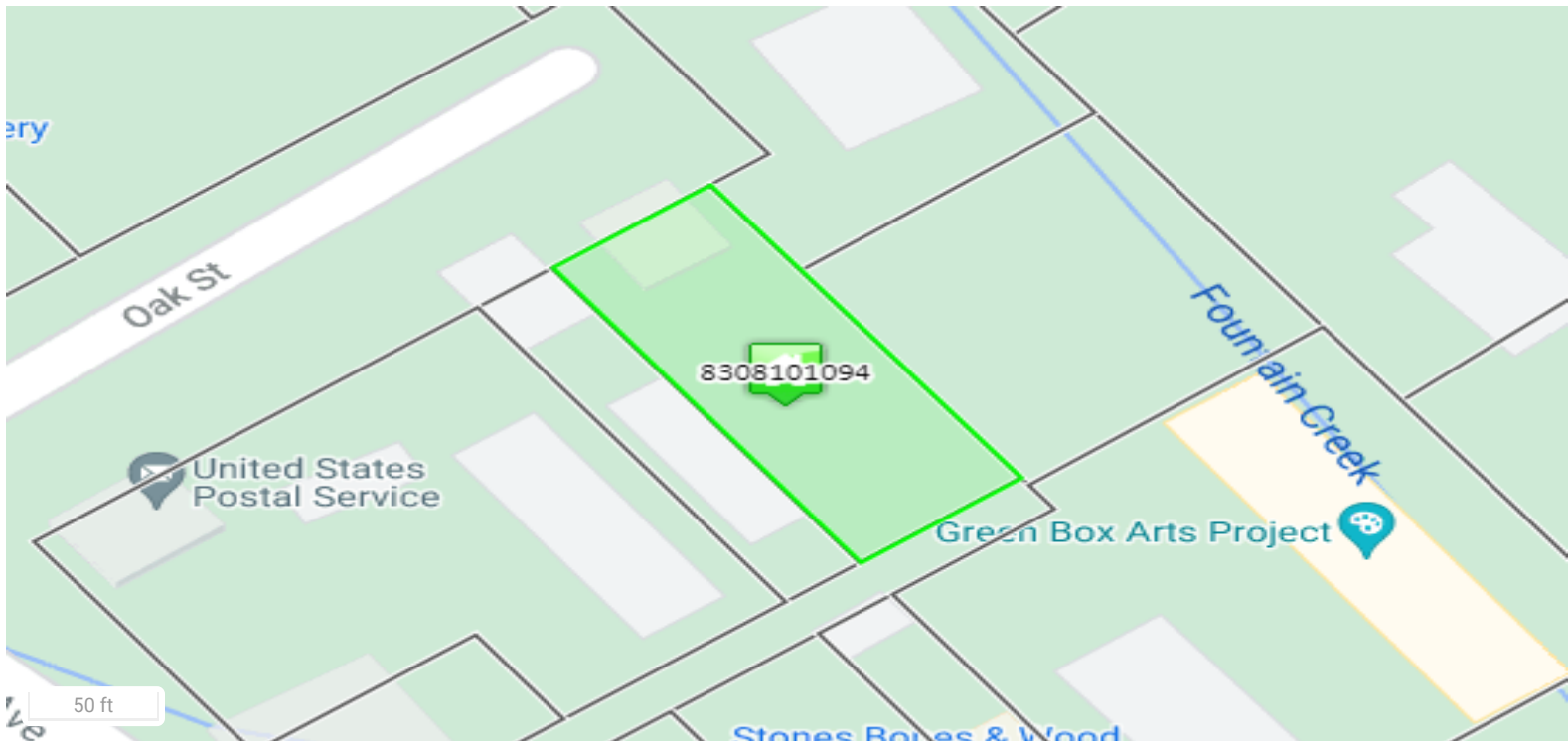
8308101094

7045 OAK ST

Total Market Value

\$216,065

No Photo Available



Town of GMF Planning Commission

RE: 7035 and 7045 Oak St.

Planning Commission Members

I am inquiring about the possibility to purchase a 20' x 50' section of Oak St along the front property line. My home at 7045 Oak St is one of the oldest buildings in GMF you can see it in any old photo showing the down town area. I believe the main part of the house has been here since the late 1880's. The front of the original structure was built on the front property line along Oak St. Then a later addition of 8' by 20' was built on the Oak St ROW. I believe this was constructed in 1920. I can not get a clear title due to this encroachment. My mother purchased the property in 1975 and my sisters and I inherited it when she passed.

I would also like to buy the old town hall lot 7035 Oak St. It is a small lot 25' x 140' 3,500 sq ft. It is also in the flood plain. The lot is too small to build any thing on per building codes (minimum 5000 sq ft lot) and would have to deal with flood plain regulations. I would like to purchase the property to have off street parking and add privacy. The vacant lot is not maintained by the town and it collects junk, cars have been abandoned and left for months before being towed. The history sign about the old town hall and the garden area in the front of the lot is not maintained and I have taken it on myself since the fire destroyed the old Hall. I would continue to maintain old sign commemorating the old Town Hall.

I will be addressing "factors and reasons for sale of public land" listed in Chapter 11 of the municipal code sections 11-116 and 11-117

11-116. Factors to be considered in sale of public land.

- (1) Conformation with the town Comprehensive Plan. (all property purchased will remain R-1 and be combined into one lot.)
- (2) Adverse effects to the town if property is sold. (Property has no practical use for the town lot is too small and in flood plain.)
- (3) Benefits to the town if property is sold. (revenue from sale of property along with new property taxes.

11-117 Reasons for sale.

- (1) Reduction in towns liability. (There are numerous possible liabilities with the property. The septic system is still in place it was never removed. There are (2) manhole covers for the septic tank readily accessible on the front of the Lot. (3) seepages pits 7' by 3' abandoned in middle of lot. Gas pipe stubbed up and abandoned. Old woodshed with most of the roofing blown off and rotting away. Lot was never cleaned up properly

when old TH burned. Major pieces were hauled away and 6 to 10 inches of fill spread over site covering over any hazardous materials left from burnt building)

(2) Increase in tax base. (there are no taxes being collected on property now if property is sold a new tax base will be created.

(3) Assistance to property owners who do not have clear title to their property due to encroachment of their property upon public land. (As I mentioned earlier the front of my house is located in the ROW of Maple St.. I can not get clear title unless I can buy a 50' by 20' section of Maple St.

I have attached the following:

El Paso County Assessors information on fore mentioned properties.

Septic permit information.

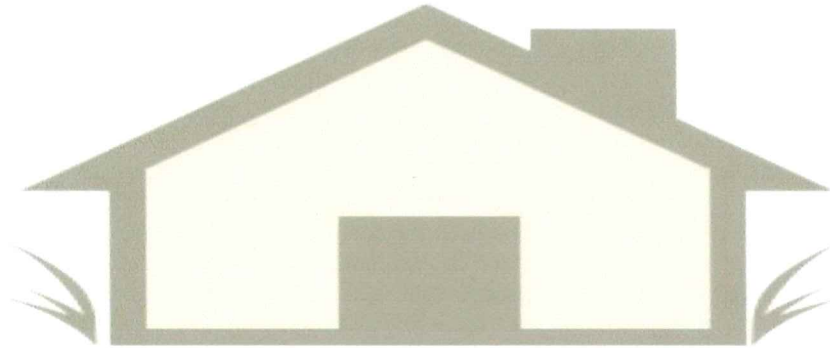
Town of GMF Land use approval application

Old photo showing house at 7045 Oak st. and town hall 7035 Oak st.

8308101030
7035 OAK ST

Total Market Value
\$8,400

No Photo Available



OVERVIEW

Owner:	GREEN MOUNTAIN FALLS TOWN OF
Mailing Address:	PO BOX 524 GREEN MTN FLS CO, 80819-0524
Location:	7035 OAK ST
Tax Status:	Exempt
Zoning:	-
Plat No:	287
Legal Description:	LOT 12 BLK 4 GREEN MOUNTAIN FALLS

MARKET & ASSESSMENT DETAILS ?

	Market Value	Assessed Value
Land	\$8,400	\$0
Improvement	\$0	\$0
Total	\$8,400	\$0

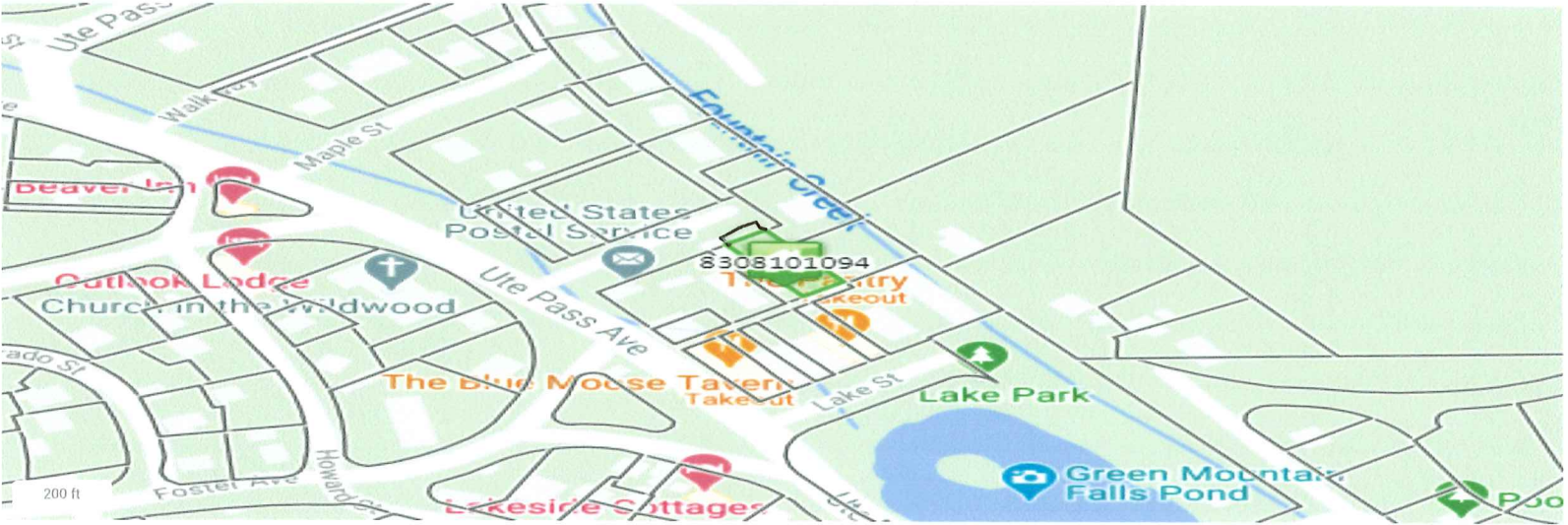
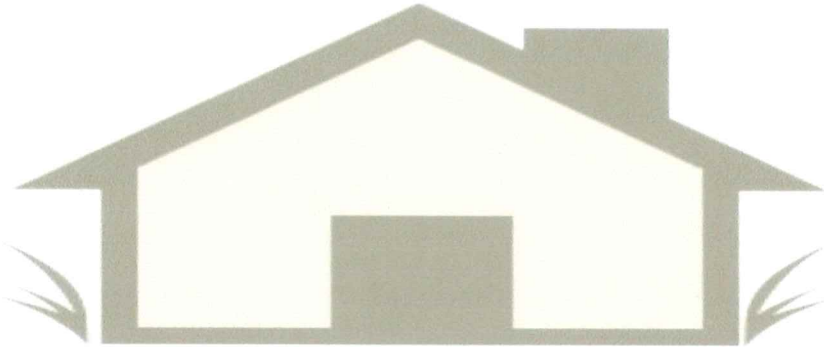
LAND DETAILS

SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
1	POLITICAL SUBDIVISION	29.000	3500 SQFT	\$8,400

8308101094
7045 OAK ST

Total Market Value
\$180,959

No Photo Available



OVERVIEW

Owner:	MCCAMAN KAREN ANN
Mailing Address:	PO BOX 534 GREEN MTN FLS CO, 80819-0534
Location:	7045 OAK ST
Tax Status:	Taxable
Zoning:	-
Plat No:	207
Legal Description:	LOT 13R BLOCK 4 GREEN MOUNTAIN FALLS AS VACATED BY REC# 208097939

MARKET & ASSESSMENT DETAILS ?

	Market Value	Assessed Value
Land	\$34,700	\$2,480
Improvement	\$146,259	\$10,460
Total	\$180,959	\$12,940

LAND DETAILS

SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
1	SINGLE FAMILY RES.	7.150	7534 SQFT	\$34,700

BUILDINGS DETAILS

▼ Residential - RANCH (1)

Market Value \$146,259

Assessment Rate	7.15	Above Grade Area	930
Bldg #	1	First Floor Area	930
Style Description	RANCH	Above First Floor Area	0
Property Description	FRAME AVERAGE QUALITY	Lower Level Living Area	0
Year Built	1920	Total Basement Area	180
Dwelling Units	1	Finished Basement Area	
Number of Rooms	4	Garage Description	-
Number of Bedrooms	2	Garage Area	-
Number of Baths	1.00	Carport Area	-

SALES HISTORY

	SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
+	06/12/2018	\$61,700	Family/In-House transfer; Partial interest conveye	218066933
+	04/18/2017	\$0	-	217044205
+	04/07/2009	\$0	-	209035108

TAX ENTITY AND LEVY INFORMATION

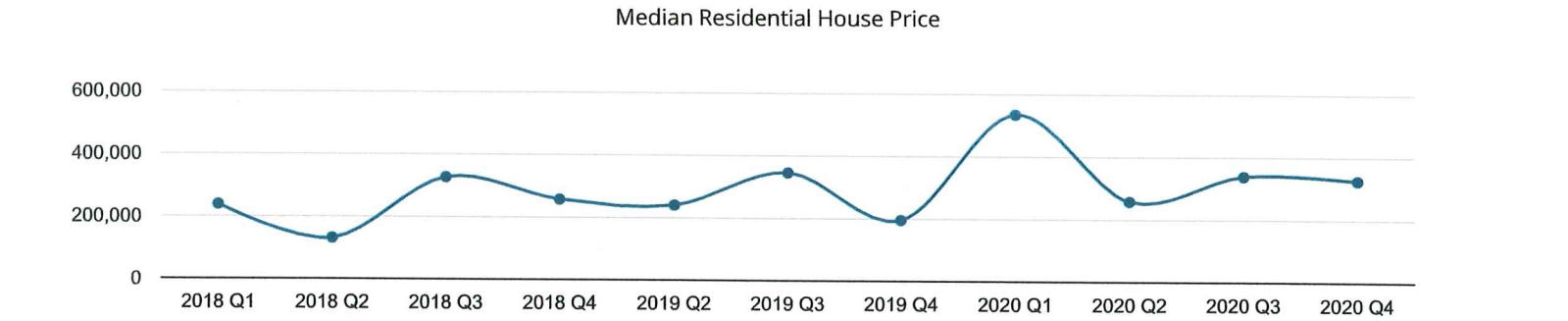
County Treasurer Tax Information

Tax Area Code: HBG Levy Year: 2020 Mill Levy: 99.762

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	7.755	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF GREEN MOUNTAIN FALLS	17.588	LAURA KOTEWA	(719) 684-9414
EPC-GREEN MTN FALLS ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
MANITOU SPRINGS SCHOOL NO 14	53.144	SUZI THOMPSON	(719) 685-2011
PIKES PEAK LIBRARY	3.855	MIKE VARNET	(719) 531-6333
GREEN MTN FALLS/CHIPITA PARK FIRE	17.090	JEFF IDLEMAN	(719) 684-2293

MAP SHEET

- Click to view Map Sheet 1
- Click to view Map Sheet 2



EL PASO CITY-COUNTY HEALTH DEPARTMENT
501 NORTH FOOTE AVENUE
COLORADO SPRINGS, COLORADO
475-8240 EXT. 220

Application for permit to construct, Remodel, or Install a Sewage Disposal System

Name of Owner Gran Mtn Falls Town Hall Phone _____

Address of Property 7035 Oak St, GME

Legal Description of Property Lot # 12 Block 4, Gran Mtn Falls

Owner's Address (if different) _____ Phone _____

Systems Contractor _____ Address _____

Type of Construction _____ Source and Type
of Water Supply Municipal

Size of Lot _____

The construction of the Sewage Disposal System will comply with all applicable Laws, Ordinances, Standards or Resolutions.

HEALTH DEPARTMENT USE ONLY

Permit Number _____ Receipt Number _____

Number of Bedrooms — Tank Capacity 750 gallons Absorption area 198 ~~250~~ Sq. Ft.

REMARKS Three dry wells 7' x 3'

APPLICATION IS ☒ APPROVED ☐ DENIED

ENVIRONMENTALIST Steve B. Rose DATE 9-28 19 77

PLOT PLAN WILL INCLUDE THE FOLLOWING

Plot plan may be drawn on the back of this sheet or on a separate sheet.

1. Streams, Lakes, Ponds, Irrigation Ditches and other Water Courses
2. North Direction
3. Location of Property Line
4. Buildings
5. Wells
6. Location of Proposed Septic System
7. Location of percolation test
8. Geographical features
9. Other Information as required

EL PASO COUNTY HEALTH DEPARTMENT
COLORADO SPRINGS, COLORADO

SEWAGE DISPOSAL INSPECTION FORM

APPROVAL:

YES ☒ NO ☐

#8308101030

ENVIRONMENTALIST

DATE

1-31-78

Steve R. Rose

LOCATION (street :

7035 Oak St

Green Mtn Falls

OCCUPANT

Town Hall

LEGAL DESCRIPTION

TYPE OF CONSTRUCTION

Town Meeting Hall & Office

NO. OF BEDROOMS

SYSTEM INSTALLED BY

Town & Rusty Handlin

COMMERCIAL MFG.

El Paso Rec-Cast

SIZE

750

TYPE OF MATERIAL

Concrete

NO. COMPARTMENTS

2

WIDTH

LENGTH

DEPTH (total)

LIQ. CAP.

750

DISPOSAL FIELD: BED OR TRENCH DEPTH

WIDTH

LENGTH

SQ. FT.

DISTANCE BETWEEN LINES

ROCK

DEPTH

UNDER

OVER

LEACHING PITS (NO.)

2

LINING MATERIAL

Rock

CAPACITY SQ. FT.

198

NORTH

88
2
176

See Attached Drawing

1009

Acres 1.0
Water Supply Municipal

EL PASO COUNTY CITY-COUNTY HEALTH DEPARTMENT
501 North Foote Avenue Colorado Springs, Colorado - 475-8240

N 04985

Receipt No. _____

PERMIT - No Fee

TO CONSTRUCT, ALTER, REPAIR OR MODIFY AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

Issued To Green Mtn Falls Town Hall Date 9-27-77

Address of Property 7035 Oak St, GMF
(Permit valid at this address only)

Builder - Contractor - Owner Address _____ Phone _____

Sewage-Disposal System work to be performed by City of Green Mtn Falls Phone _____

This Permit is issued in accordance with Regulation XII and Article 2 of Chapter 66, Colorado Revised Statutes 1963, as amended by the addition of a new Section 66-2-16. (H.B. 1205, 7-1-65). PERMIT EXPIRES upon completion-installation of sewage-disposal system or at the end of six (6) months from date of issue, whichever occurs first - (unless work is in progress).

This Permit does not denote approval of zoning and acreage requirements.

Permit Fee \$50.00
Date of Expiration 3-29-78
Environmentalist Shawn B. Rosen
Charles Dowling MD. MPH.
Director, City-County Health Department

NOTE: LEAVE ENTIRE SEWAGE-DISPOSAL SYSTEM UNCOVERED FOR FINAL INSPECTION.

24-HOUR ADVANCE NOTICE REQUIRED

Septic tank 750 gals. Field _____ OR _____
Seepage bed _____ ft. long _____ ft. wide. Seepage pit 3 Seepage pits 7' dia by 3 ft deep
Feet of trench 198 Total sq. ft. _____ diam. _____ inches wide _____ inches wide _____ w/d

The Health Officer shall assume no responsibility in case of failure or inadequacy of a sewage-disposal system, beyond consulting in good faith with the property owner or representative. Free access to the property shall be authorized at reasonable times for the purpose of making such inspections as are necessary to determine compliance with requirements of this regulation.

Sec. 11-115. - Decision not binding on future requests for easements.

Municipal Code



No decision by the Board of Trustees to grant any said easement shall be controlling on any subsequent request for similar grants of public land.

(Ord. 92-04 §1)

Sec. 11-116. - Factors to be considered in sale of public land.



The following factors shall be considered in review by the Planning Commission and Board of Trustees of any request to purchase public lands. Said factors shall not be exclusive, however:

- (1) Conformation with the Town Comprehensive Plan;
- (2) Adverse effects to the Town if property is sold;
- (3) Benefits to the Town if property is sold.

(Ord. 92-04 §1)

Sec. 11-117. - Reasons for sale.



The following reasons for sale of public land shall be deemed sufficient justification for such sale;

- (1) Reduction in Town liability;
- (2) Increase in tax base;
- (3) Assistance to property owners who do not have clear title to their land due to an encroachment of their property upon public land.

(Ord. 92-04 §1)

Sec. 11-118. - Presentations required to purchase public land.



Anyone wishing to purchase public land owned by the Town will be required to make two (2) presentations to the Planning Commission, as further described below, as a precondition to seeking the Board of Trustees' agreement to said sale:

- (1) The first presentation shall include clear identification of the land to be purchased and a discussion of the feasibility of the proposed easement (Step #1 - Concept Approval).
- (2) The second presentation shall include the formal submittal requirements (Step #2 - Formal Submittal).
- (3) After the required presentations, the Planning Commission will then make its recommendation to the Board of Trustees, which has final authority for approval or denial. Any decision to sell public land shall be by Ordinance passed by the Board of Trustees.
- (4) The procedure for the first and second presentation to the Planning Commission shall be

Municipal Code

determined by the Planning Commission, which shall set forth guidelines in the form of check lists for preparation for said proceedings. Said guidelines shall be available to the public, and may be provided at the office of the Town Clerk.

- (5) No second presentation will be scheduled before the Planning Commission until the guidelines for presentation as set forth in the document available to the public have been met. Review of said guidelines shall be made by the Town Clerk as a prerequisite to scheduling said presentation before the Planning Commission.

(Ord. 92-04 §1)

Sec. 11-119. - Determination of fair market value for purchase.

The fair market value for public land may be determined by the Board of Trustees on an annual basis. Said value shall be based upon the average square footage price of undeveloped but developable lots located within the boundaries of the Town. Said fair market value shall be applied to the sale of any public land, unless the Board of Trustees determines, after hearing evidence from the petitioning party, that said value is not appropriate in the case of a specific proposed purchase. If the petitioning party wishes the application of any other square footage price petitioning party shall bear any costs incurred in determining said applicable price.

(Ord. 92-04 §1)

Sec. 11-120. - Decision not binding on future requests for purchase.

No decision by the Board of Trustees to sell any public land shall be controlling on any subsequent request for sale of public land.

(Ord. 92-04 §1)

Sec. 11-121—11-140. - Reserved.

< Secs. 10-336—10-340. - Reserved.

CHAPTER 15 - Annexation >

id lived on a
raveled on the
to the Santa
Terminal Railway.

which he had
a vacation time

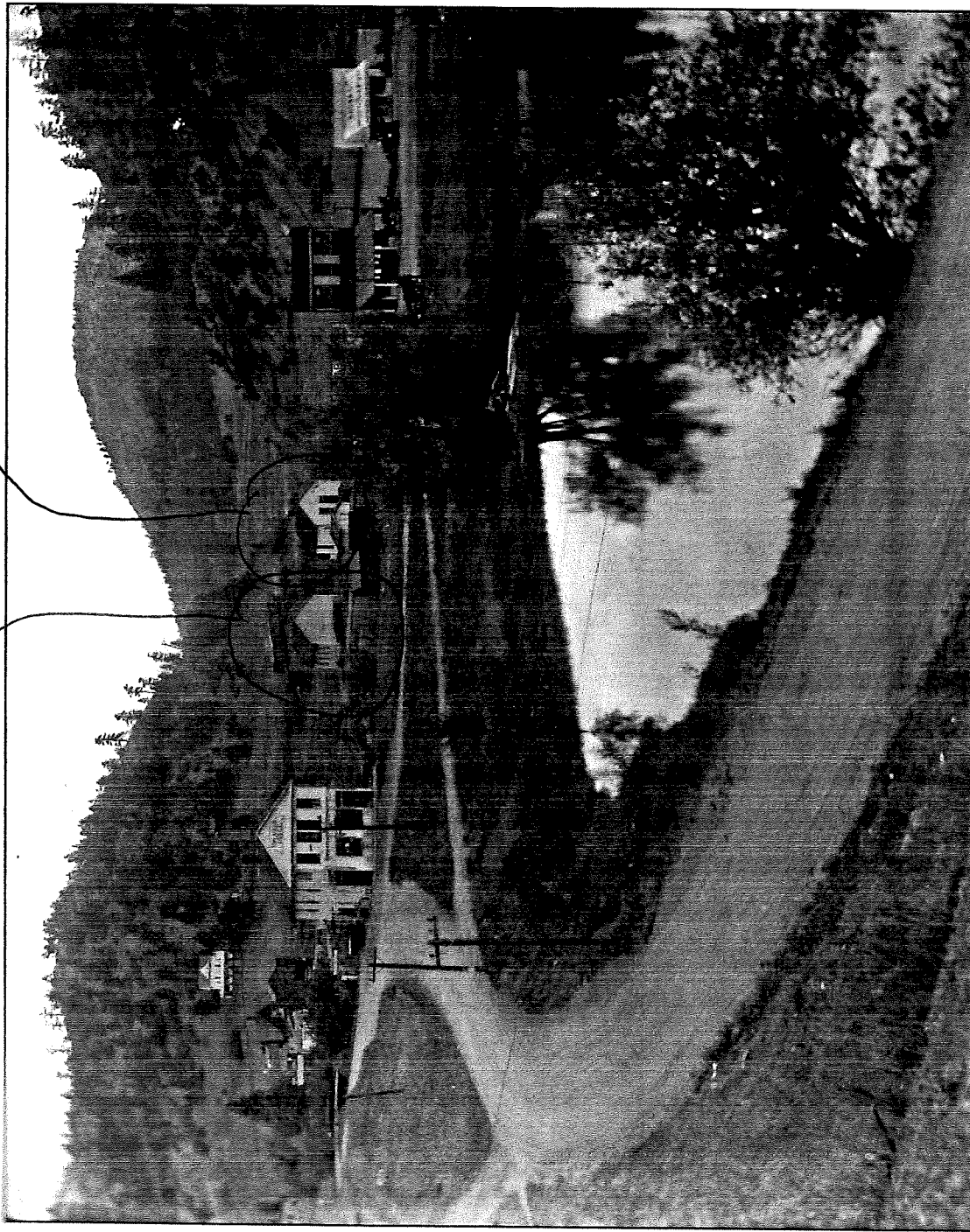
often Mr Trotter
enjoyed and fresh
things as the Dodge

the out house. The
as he about hiking up
train from Newton
it was called

ing is still standing.
very memory of

Jack Kieffinger

7035 OLD TOWN HALL 7045 OAK ST



Lake street about 1910. In later years Trotter's Store would have been on the far right, closest to the R.R. Tracks. Imposing building just left of center became El Pueblo.

Morrow Photo

(UPHS)



To: Planning Commission

From: GMF Staff

Date: June 9, 2021

Re: Shed Permit APR2021-03 at 6725 Park Avenue

Background

The Applicant, Dr. Trent, is requesting the Planning Commission's consideration for a small 7X7 foot accessory structure for the purpose of storage. The applicant's plan shows the placement of the storage shed to be 50 ft from Park Avenue and will be barely visual from the road, as two boulders will conceal the structure according to the application and diagram. The property is zoned R-1 Residential with roughly half of the property in the Hillside Overlay zone.

Planning Commission Recommended Actions:

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

EL PASO COUNTY - COLORADO

8308410008
6725 PARK AVE

Total Market Value
\$328,837

OVERVIEW

Owner:	HILL MILA M LIVING TRUST, C/O INVESTRUST
Mailing Address:	5100 N CLASSEN BLVD STE 620 OKLAHOMA CITY OK, 73118-5263
Location:	6725 PARK AVE
Tax Status:	Taxable
Zoning:	-
Plat No:	285
Legal Description:	ALL BLK H GREEN MTN FALLS ADD 7

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$96,300	\$6,890
Improvement	\$232,537	\$16,630
Total	\$328,837	\$23,520

RESIDENTIAL - SPLIT LEVEL (1)

Market Value \$232,537

Assessment Rate	7.15	Above Grade Area	990
Bldg #	1	First Floor Area	990
Style Description	SPLIT LEVEL	Above First Floor Area	0
Property Description	FRAME AVERAGE QUALITY	Lower Level Living Area	0
Year Built	1942	Total Basement Area	718
Dwelling Units	1	Finished Basement Area	
Number of Rooms	6	Garage Description	-
Number of Bedrooms	2	Garage Area	-
Number of Baths	3.00	Carport Area	390

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RES.	7.150	2.01 Acres	\$96,300

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	10/19/2001	\$0	-	201152428

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **HBG** Levy Year: **2020** Mill Levy: **99.762**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.755	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF GREEN MOUNTAIN FALLS	17.588	LAURA KOTOWA	(719) 684-9414
EPC-GREEN MTN FALLS ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
MANITOU SPRINGS SCHOOL NO 14	53.144	SUZI THOMPSON	(719) 685-2011
PIKES PEAK LIBRARY	3.855	MIKE VARNET	(719) 531-6333
GREEN MTN FALLS/CHIPITA PARK FIRE	17.090	JEFF IDLEMAN	(719) 684-2293



No Photo Available



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.

Discussion

Sec. 16-601. - Definition.

- (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; or
 - (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.
- (c) A home occupation shall be allowed as a permitted accessory use.

(Ord. 97-01)

Sec. 16-602. - Home occupations.

An accessory use, deemed to be customary and clearly incidental and secondary to the principal use of the dwelling for residence purposes; conducted entirely within a dwelling; carried on by the inhabitants living in the principal dwelling and not others; and does not change the character of the residence; is allowed to operate as a home occupation subject to the following provisions:

- (1) The total area used for such purposes shall not exceed twenty percent (20%) of the floor area nor more than three hundred (300) square feet of the user's dwelling unit.
- (2) There shall be no exterior advertising other than identification of the home occupation; such sign shall not be larger than two (2) square feet and shall not be illuminated; and such sign shall be subject to other portions of this Land Use Code relating to signs.
- (3) There shall be only incidental sale of stocks, supplies or products conducted on the premises.
- (4) There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.
- (5) A home occupation shall provide additional off-street parking adequate to accommodate all needs created by the home occupation.
- (6) No mechanical equipment is operated except such as normally used for purely domestic or household purposes; and in the pursuit of such home occupation, no equipment shall be used which creates noise, vibration, glare, fume, odors or electrical interference and no equipment or process shall be used which creates visual or audible interferences in any radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
- (7) In particular, a home occupation includes but is not limited to the following, provided that all requirements contained herein are met:
 - a. Art studio;
 - b. Dressmaking or millinery work;
 - c. Office for professional services;
 - d. Office for insurance or real estate sales; and
 - e. Beauty shops.
- (8) A home occupation shall not be interpreted to include the following:

- a. Nursing home;
- b. Animal hospital;
- c. Restaurant;
- d. Automobile garage; or
- e. Paint shop.

(Ord. 97-01)

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

- (a) The R-1 5,000 Single-Family Residential District is the basic residential zoning category for the existing platted lots in the Town where the principal use of land is for single-family dwellings. The specific intent of this Section is to:
 - (1) Encourage the development and continued use of the existing and/or surrounding residential uses without inducing undue hazards to public health or safety; and
 - (2) Prohibit any uses which would substantially interfere with the use and enjoyment of existing and/or future residential use within the Town.
- (b) Permitted principal uses: single-family dwellings.
- (c) Uses requiring special approval (special uses):
 - (1) Educational institutions;
 - (2) Religious institutions;
 - (3) Public buildings; and
 - (4) Parks and playgrounds.
- (d) 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:
 - a. Front, fifteen (15) feet;
 - b. Side, five (5) 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)

Conclusion

The proposed structure appears to meet development requirements. Staff recommends approval of the project.



**Town of Green Mountain Falls
Land Use Approval Application
Architectural Plan Review**

General Information

- This checklist serves as a guideline for submitting a Zoning & Architectural Plan Review Land Use Approval application, per Section 16-705 GMF Zoning Code.
- Applicants are responsible for reviewing and understanding the Code.
- Complete applications are subject to staff review time of **two weeks (14 days)**.

Applicant

Applicant:	DL Trent MD
Address:	6725 Park Ave
E-Mail:	dltrent@yahoo.com
Phone:	719 684 9885
Owner:	Same
Address:	Same
E-mail:	Same
Phone:	Same

Property

Physical Property Address:	6725 Park Ave		
Type of Project:	7ft x 7ft Bldg	Zoning/Lot Size:	10ft x 10ft
Hillside Overlay zone? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Land Survey/ILC Included: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Storage Building 7x7 Line Drawing Included

Certification & Signature

APPLICANT'S STATEMENT: I understand the procedures and requirements (pages 1 and 2 of this application) that apply to my request and acknowledge an incomplete application will not be scheduled for public hearing. GMF Staff's acceptance of the application, payment of fees, and submittal of accompanying materials does not constitute completeness. I further agree to reimburse the city for technical and professional consulting expenses that may be incurred during the review of my request. Failure to reimburse the Town for invoiced expenses constitutes an incomplete application.

Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

By checking this box, I agree to the certification statement and am typing my full name as an electronic signature.

Applicant Signature DL Trent MD Date 10 May 21
Owner Signature DL Trent MD Date _____
Owner Signature _____ Date _____

This document can be signed electronically using [Adobe Reader DC for free](#).

Plan Review Checklist

This checklist serves as a guideline for submitting a Zoning & Architectural Plan Review (APR) Land Use Approval application and is not a substitute for the provisions in Green Mountain Falls Municipal Code or any other rules that may apply.

Applicants are expected to review, at a minimum, [§16, Zoning](#), [§17, Subdivision](#), [§18, Building Regulations](#).

APR is a general term for the review by the Planning Commission/Board of Trustees for zoning compliance and the evaluation of architectural compatibility, as outlined in §16-705.

1. Application & Petition

- a. Application, signed and dated by the applicant and property owner(s)
- b. [Application fee](#)
- c. Letter of explanation
 - i. Describe the purpose of the project (e.g., deck, SFH addition, accessory structure, exterior renovation, etc.) and describe project details, referring to site plans and drawings as necessary

2. Development Plan

- a. Vicinity Map with streets and access points to the property
- b. Existing and proposed structures with zoning setbacks, property boundaries and dimensions
- c. The location of all drainage to, from and across the site, the location of intermittent and permanent springs, culverts and other drainage structure

3. Procedure:

- a. Electronic submittal of signed application and checklist materials: planner@gmfco.us
- b. Payment of fees to Town Clerk for receipt
- c. Upon determining an application is complete, staff will schedule for PC and/or BoT public hearing

GMF Town Staff:

- ☒ Application
- ☒ Letter of Explanation
- ☒ Development Plan
- ☐ Application fee (Town Clerk)
 - Date_____ Amount_____ ☐ Check #_____ ☐ Credit Card

Park Ave

Mount Esther Road

Steep Incline

Park Ave

Line Drawing Property
Building Application
6725 Park Ave

Steep Incline

Boulder

Boulder

Proposed Building 7ft

7ft

Car Port

6725 Park Ave
Log Home

Building is 50' from Road
in the street aspect (Park Ave)
approx 100' from road
road is 100' from (Park Ave)
beyond the curve - See Attached
photo for details. Building
will be barely visible from
the road.

Line Drawing Property
Building Application
6725 Park Ave

Mount Esther Road

Park Ave

Park Ave

Steep Incline

Steep Incline

Boulders

Boulder

Proposed Building 17ft

17ft

Car Port

6725 Park Ave
Log Home

Building is 50' from Road
on the street aspect (Park Ave)
of several hundred feet from
roadway to street (Park Ave)
beyond the curve - See Attached
Photo for details. Building
will be barely visible from
the road.



To: Planning Commission
From: GMF Land Use & Planning
Date: Updated 7.6.2021
Re: 11145 Hondo Avenue Deck Project

Background

The Applicant is requesting the Planning Commission's consideration for an addition to a deck at 11145 Hondo Avenue. The project was previously reviewed and permitted by the Planning Commission last year during the June 9th 2020 meeting. Kimber Janney is representing the homeowners, David Douglas and Lamar Mathews, owners. The deck review fee has been paid.

Applicant wants to increase the size of the new deck area along with rebuilding the original deck, from 168 square feet to 256 square feet and plans on rebuilding the existing steps which are deteriorating. According to the applicant, the revised deck fits the site better and will let the residents step directly from the deck to the hillside, no additional vegetation will be disturbed and the decking will be composite.

An updated application was submitted on 7.6.2021 for review. The updated plan describes increasing the existing stair and landing area by 150 square feet.

Discussion

Sec. 16-307. - R-1 20,000 Single-Family Residential District.

Setback requirements §16-307(d)(4):

- a. front, fifteen (15) feet*
- b. side, ten (10) feet*
- c. rear, ten (10) feet*

. §16-312. - HO Hillside Overlay Zone; §16-714. - Hillside Overlay Zone requirements; §17-83. Grading Permit and Erosion Control Plan; when required

The subject property on Hondo Avenue is in the designated Hillside Overlay Zone (HO): characterized by significant natural features that include ridgelines, bluffs, slope... Hillside is defined §16-110 as any area with a degree of slope exceeding fifteen percent (15%) as depicted

on the Degree of Slope map prepared for the Town in September 1980. However, the Code does not specify whether the methodology for creating the HO Zone was the 15% standard, making enforcement and compliance a challenge. Objectives of HO include conserving natural features, minimizing runoff and erosion, providing safe access to hillsides, and preventing taxpayer burden from hillside development.

Damage to public and private property due to irresponsible development can be avoided by proper review and permitting and by using the grading and erosion control standards in the Code. While slope, natural drainage features, and other geologic hazards are not indicated on the site plans, they are considered during engineering design and review. The existing retaining wall indicated on the site plans will be reinforced with the proposed addition's foundation. Nearly all land use proposals trigger the land suitability analysis required in §16-714 due to Zoning Code and not necessarily because of steep slopes, unstable soil, density increases, or earth disturbing activities. Grade and fill activities are not proposed for this project and staff does not recommend the Commission require the additional layers placed on all Applicants required in §16-714 unless the discussion provides compelling reasons specific to this property and scope of work.

The El Paso County Assessor's Office shows parcel ID 8308305013 as a 21,713 SF property zoned R-1 20,000 Single-Family Residential, within the designated Hillside Overlay Zone.

Site plans show the finish construction setbacks to be 38' instead of the original 40.25' to the west, 45.7' to the south; setbacks proposed addition to east lot line appear to be about 50 feet. These distances still meet the minimum setback requirements.

Conclusion

Staff has reviewed the applicant's materials and recommends approval of the modified plan. The expansion is a simple modification of the original approved plan that adds 88 square feet to the deck project and expands stair landing area 150 sq. feet for easier accessibility.

EL PASO COUNTY - COLORADO8308305013
11145 HONDO AVETotal Market Value
\$416,864**OVERVIEW**

Owner:	PELICAN ENTERPRISES LLC
Mailing Address:	448 W 19THST #445 HOUSTON TX, 77008
Location:	11145 HONDO AVE
Tax Status:	Taxable
Zoning:	-
Plat No:	380
Legal Description:	LOT 5 BLK 41 GREEN MOUNTAIN FALLS ADD 5 AS REVISED BY LOT LN VAC IN REC #97023618

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$55,000	\$3,930
Improvement	\$361,864	\$25,870
Total	\$416,864	\$29,800

RESIDENTIAL - 1.5 STORY (1)

Market Value \$361,864

Assessment Rate	7.15	Above Grade Area	1,344
Bldg #	1	First Floor Area	912
Style Description	1.5 STORY	Above First Floor Area	432
Property Description	FRAME GOOD QUALITY	Lower Level Living Area	0
Year Built	1995	Total Basement Area	912
Dwelling Units	1	Finished Basement Area	849
Number of Rooms	8	Garage Description	Detached
Number of Bedrooms	4	Garage Area	576
Number of Baths	1.50	Carport Area	-

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RES.	7.150	21713 SQFT	\$55,000

SALES HISTORY

	Sale Date	Sale Price	Sale Type	Reception
+	10/14/2020	\$0	-	220163791
+	10/14/2020	\$0	-	220163793
+	09/25/2018	\$360,000	Good sale	218111696
+	07/31/2017	\$285,000	Good sale	217090029
+	09/01/2000	\$215,000	Good sale	200104914
+	11/23/1998	\$0	Cannot Verify; no TD1000	98171612

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: HBG Levy Year: 2020 Mill Levy: 99.762

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EPC-GREEN MTN FALLS ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
MANITOU SPRINGS SCHOOL NO 14	53.144	SUZI THOMPSON	(719) 685-2011
PIKES PEAK LIBRARY	3.855	MIKE VARNET	(719) 531-6333
GREEN MTN FALLS/CHIPITA PARK FIRE	17.090	JEFF IDLEMAN	(719) 684-2293



No Photo Available



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**Town of Green Mountain Falls
Land Use Approval Application
Architectural Plan Review**

General Information

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- Applicants are responsible for reviewing and understanding the Code.
- Complete applications are subject to staff review time of **two weeks (14 days)**.

Applicant

Applicant:	Kimber Janney
Address:	2721 West Kiowa Street, CSCO, 80904 Colorado Springs, CO, 80904
E-Mail:	kimber@kivaconstruction.com
Phone:	719-460-7433
Owner:	David Douglas & Lamar Mathews
Address:	1623 HARVARD ST HOUSTON TX, 77008
E-mail:	david@falconpartnersltd.com lamar@falconpartnersltd.com
Phone:	(281) 610-1280 (713) 851-1304

Property

Physical Property Address: 11145 Hondo Ave, GMF, CO	
Type of Project: Enlarge approved Deck 168-256 Sq Ft & Stairs/Landings Additional 150 sqft	Zoning/Lot Size: R1- 21713 Sq Ft
Hillside Overlay zone? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Land Survey/ILC Included: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Certification & Signature

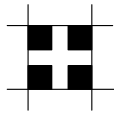
APPLICANT'S STATEMENT: I understand the procedures and requirements (pages 1 and 2 of this application) that apply to my request and acknowledge an incomplete application will not be scheduled for public hearing. GMF Staff's acceptance of the application, payment of fees, and submittal of accompanying materials does not constitute completeness. I further agree to reimburse the city for technical and professional consulting expenses that may be incurred during the review of my request. Failure to reimburse the Town for invoiced expenses constitutes an incomplete application.

Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

By checking this box, I agree to the certification statement and am typing my full name as an electronic signature.

Applicant Signature Kimber Janney Kiva Construction, Inc. Date 7/06/2021
Owner Signature David W. Mathews Date 7/06/2021
Owner Signature _____ Date _____

This document can be signed electronically using [Adobe Reader DC](#) for free.



KIVA CONSTRUCTION, INC.

2721 WEST KIOWA STREET® COLORADO SPRINGS® CO® 80904

Job Description **Deck and Exterior Stairways**

11145 Hondo Ave., Green Mountain Falls, CO. 80819

Jul 6, 2021

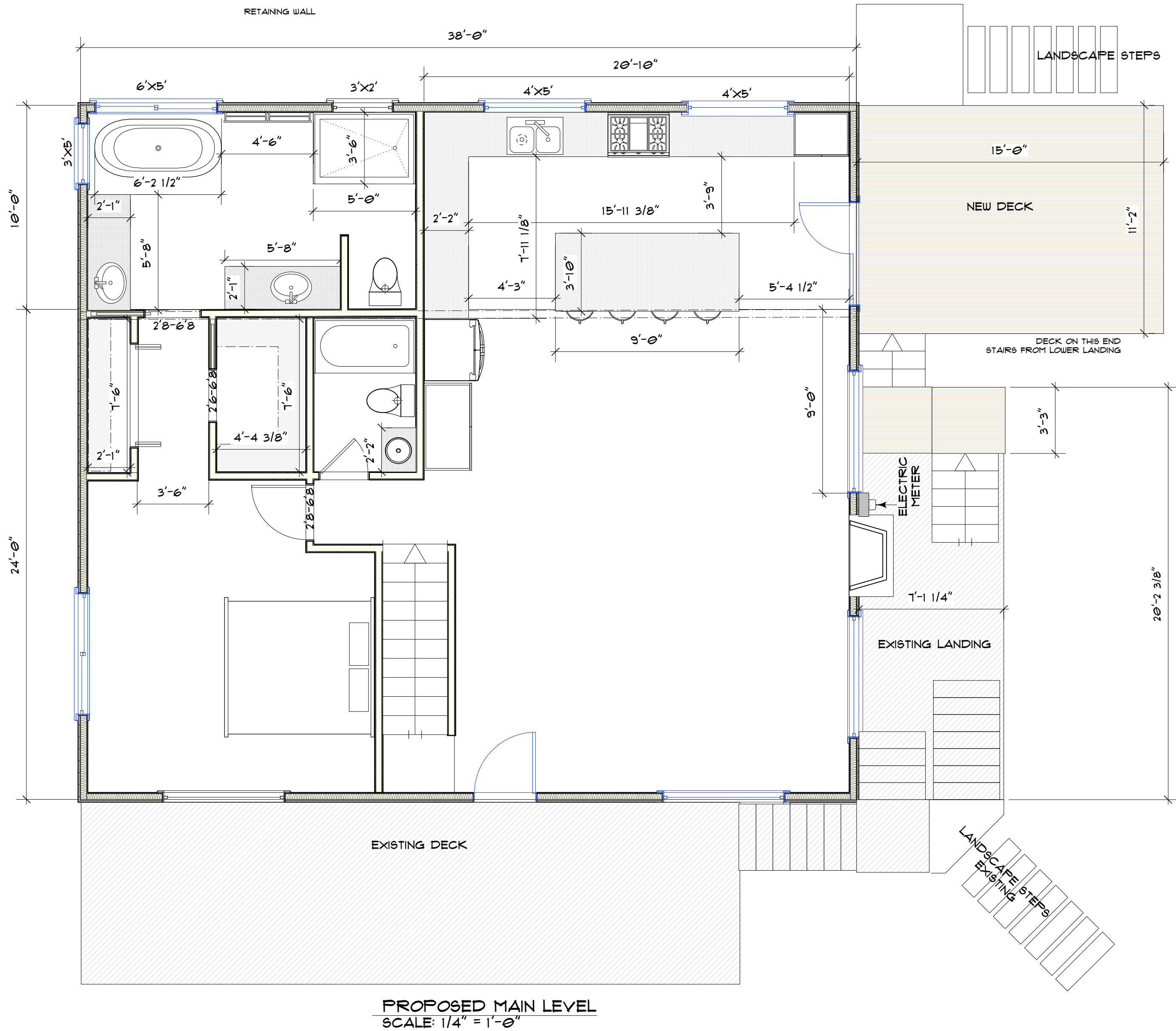
Scope of Work:

New deck from original plans will be extended toward the West to increase usable area and make access to the uphill slope more accessible.

Stairs will be widened and landings added to make access from street and garage easier.

Decking, Landings and Stair Treads to be Dekorator's composite decking.

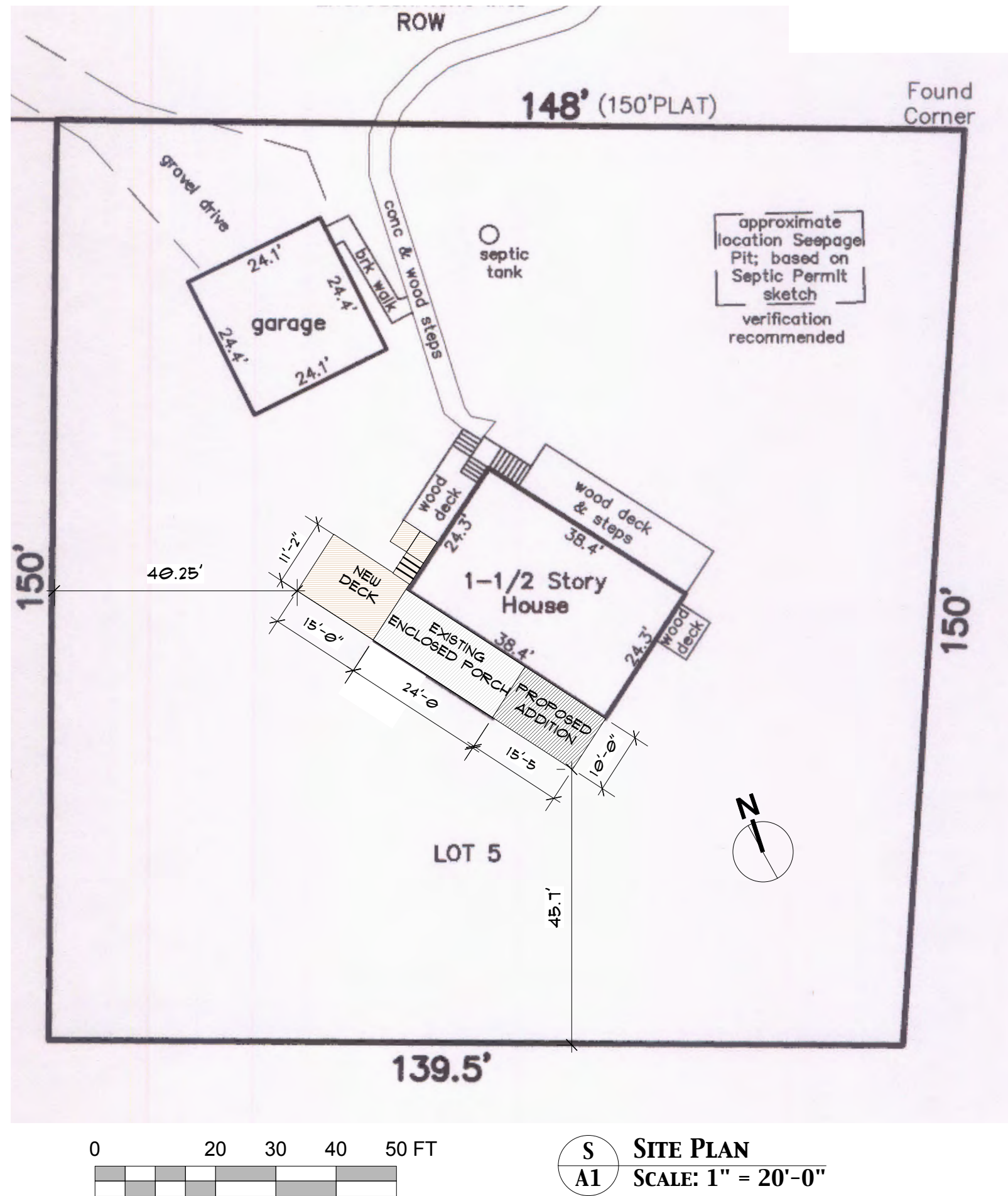
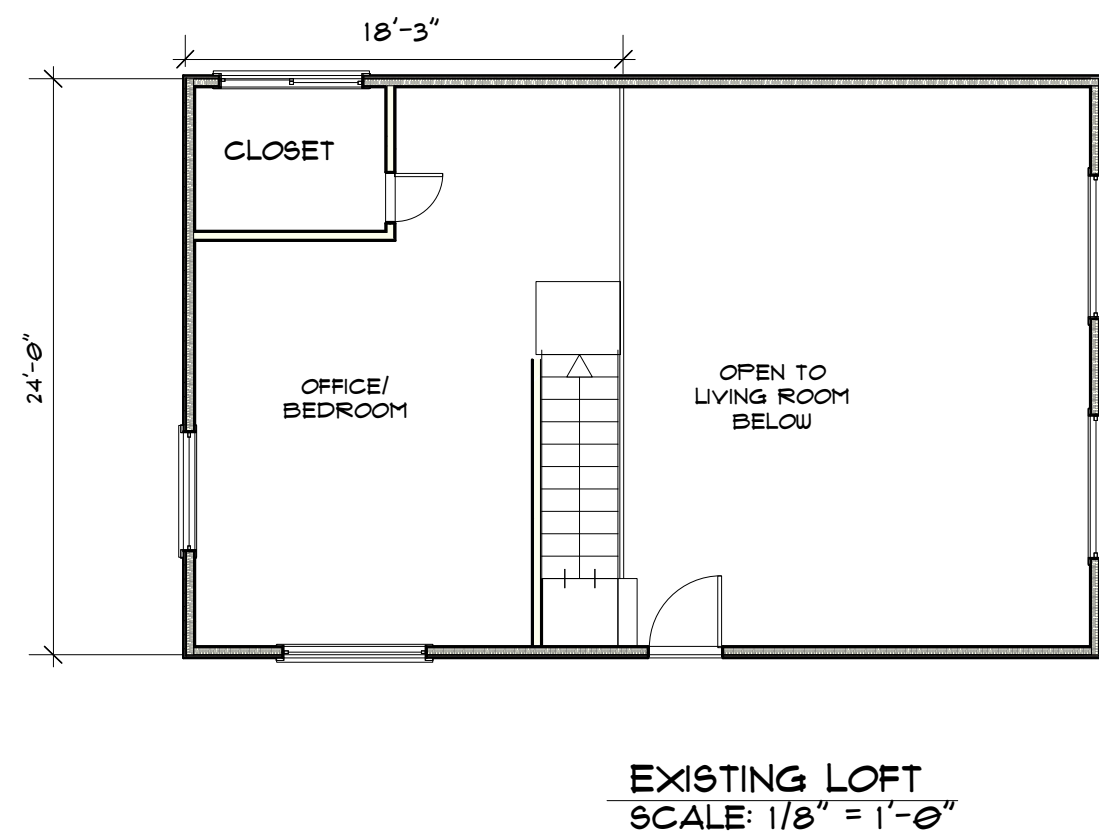
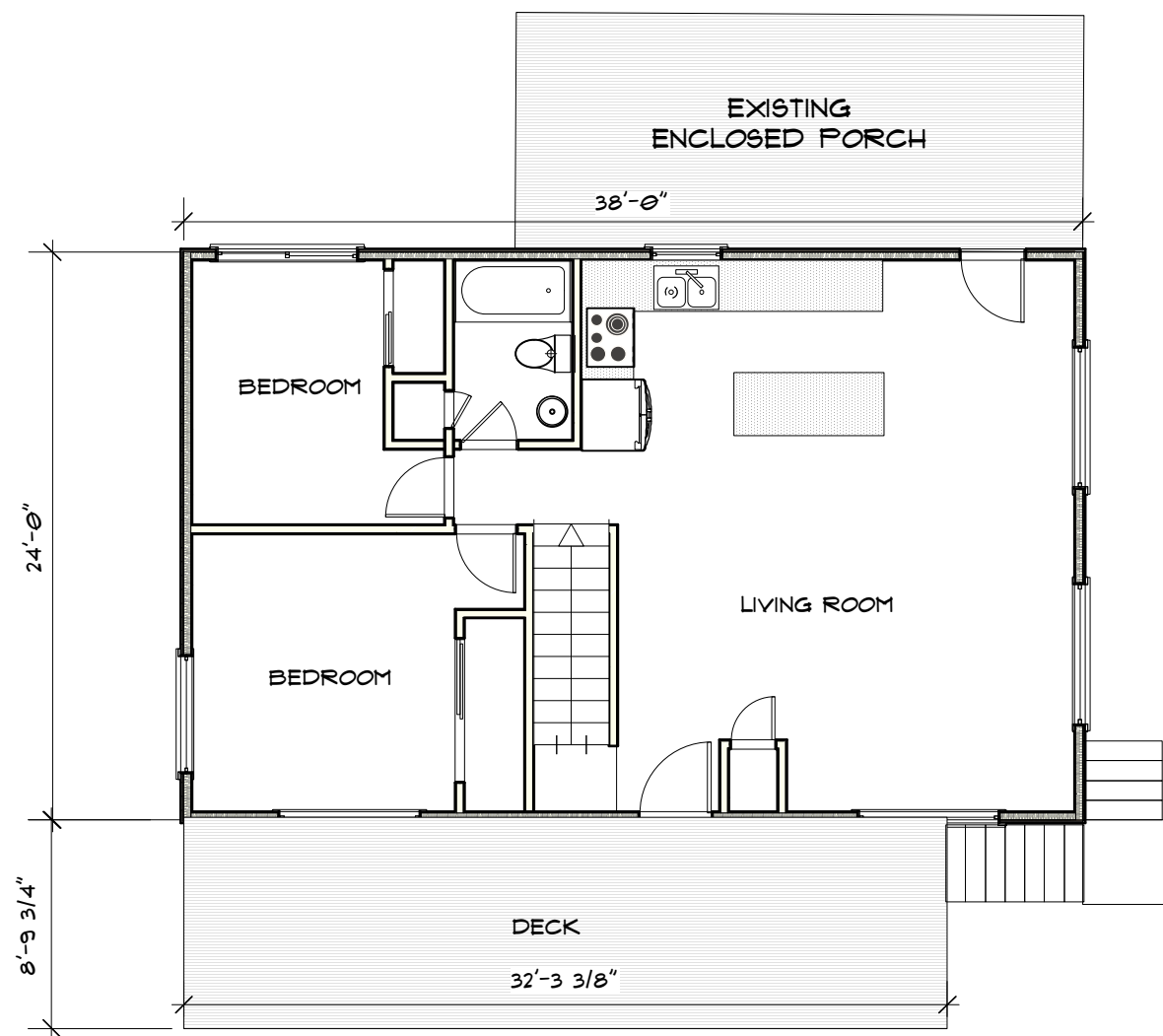
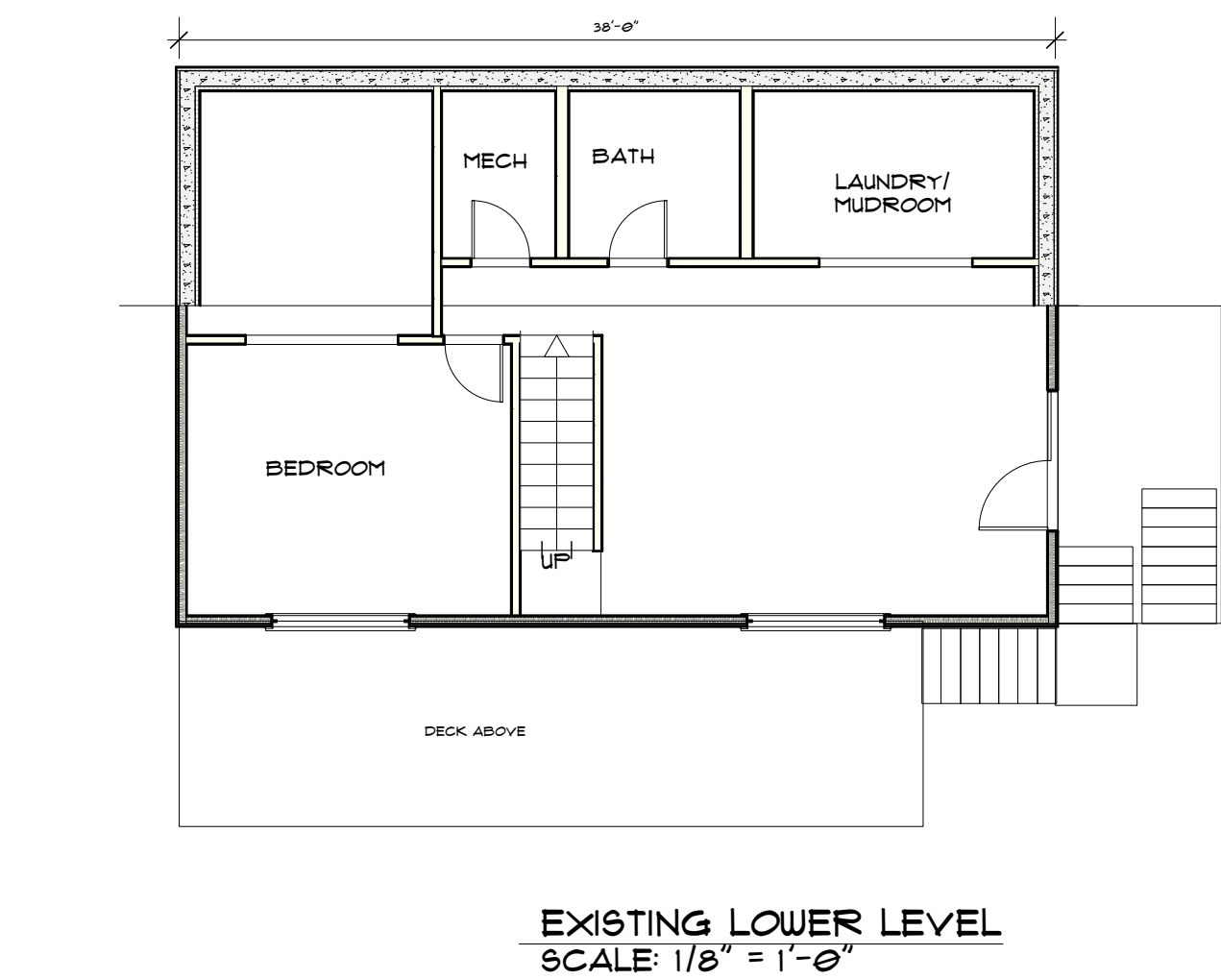
Railings to be RDI Black Steel.



Scope of Work:

Remove existing enclosed rear porch.
Construct addition across rear of house with concrete foundation, wood framing. Siding and roofing to match existing house. Addition will include kitchen and master bathroom.
Construct a new deck and rework stairs to provide access and egress from new kitchen area.
Other remodeling includes new windows, new fireplace, flooring and painting.

ORIGINAL PLAN SUBMITTAL
May 22, 2020



Applicant: Kimber Janney
Kiva Construction, Inc.
2721 W. Kiowa Street, CS, CO 80904
460-7433

Owner: David Douglas (218) 610-1280
Lamar Mathews (713) 851-1304
1623 HARVARD ST HOUSTON TX, 77008

Property Address: 11145 Hondo Ave, GMF, CO 80819
Lot Size: 21713 SF (.498 acre)

Square Footage of Structures:

Existing House & Porch:	1560 SF
Existing Garage:	576 SF
Proposed Addition	155 SF
Proposed Additional Deck	168 SF

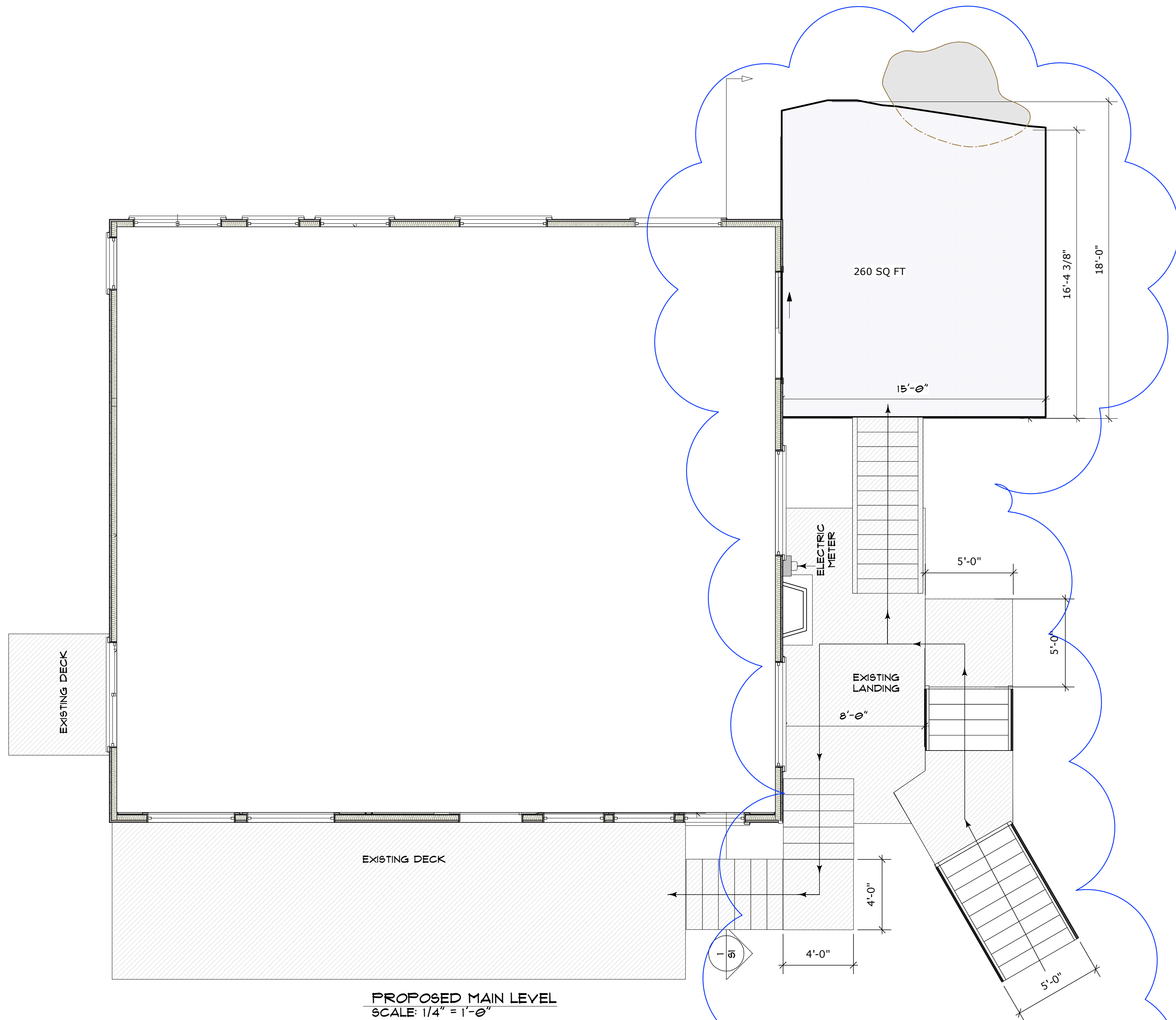
Lot Coverage of Structures:

Existing House & Porch:	7.2%
Existing Garage:	2.7%
Proposed Addition	1.49%

Total Proposed Lot Coverage: 11.4%

Schedule No: 8308305013

Legal Description
LOT 5 BLK 41 GREEN MOUNTAIN FALLS ADD 5
AS REVISED BY LOT LN VAC IN REC #97023618



Scope of Work:

Remove existing enclosed rear porch.
Construct addition across rear of house w/
concrete foundation, wood framing.
Siding and roofing to match existing house.
Addition will include kitchen and master bathroom.
Construct a new deck, reframe existing decks, and
rework exterior stairs to provide access and egress
from new kitchen area.

Other remodeling includes
new windows, new fireplace, flooring and painting.

Applicant: Kimber Janney
Kiva Construction, Inc.
2721 W. Kiowa Street, CS, CO 80904
460-7433

Owner: David Douglas (218) 610-1280
Lamar Mathews (713) 851-1304
1623 HARVARD ST HOUSTON TX, 77008

Property Address: 11145 Hondo Ave, GMF, CO 80819
Lot Size: 21713 SF (.498 acre)

Square Footage of Structures:

Existing House & Porch:	1560 SF
Existing Garage:	576 SF
Proposed Addition	384 SF
Proposed Additional Deck	260 SF
Additional Landing & Stairs	150 SF

Lot Coverage of Structures:

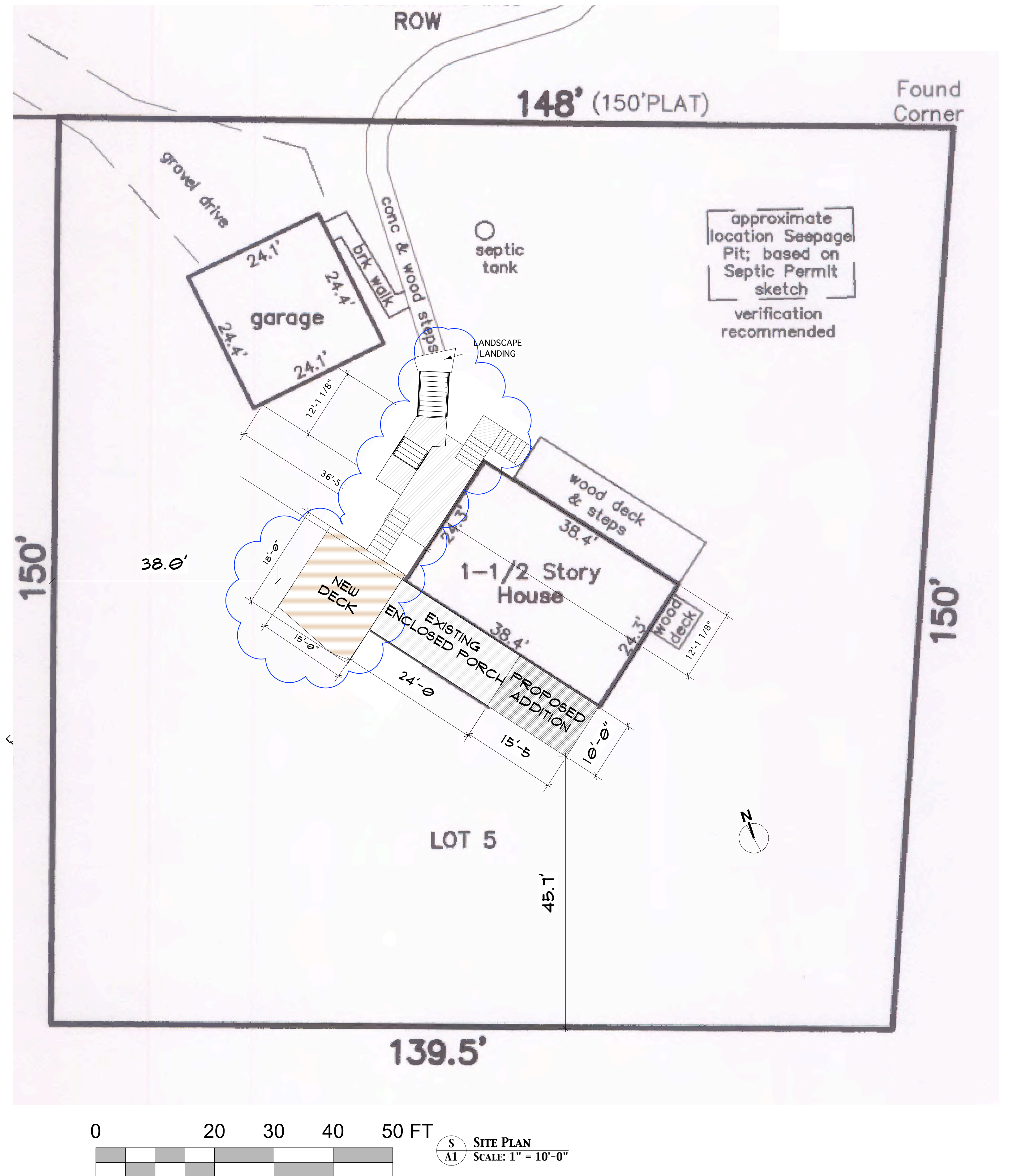
Existing House & Porch:	7.2%
Existing Garage:	2.7%
Proposed Additional	3.6%

Total Proposed Lot Coverage: 13.5%

Schedule No: 8308305013

Legal Description

LOT 5 BLK 41 GREEN MOUNTAIN FALLS ADD 5
AS REVISED BY LOT LN VAC IN REC #97023618



DECK FRAMING REPAIR, STAIRWAY RECONFIGURE & NEW DECK EXPANSION

SITE SPLICE 2



To: Planning Commission

From: GMF Staff

Date: June 9, 2021

Re: Tabor Remodel JUN2021-01 at 11070 Belvidere

Background

The applicant, Basecamp Construction, is requesting the Planning Commission's consideration for a remodel project at 11070 Belvidere. The owner of the property is Steve Tabor. The remodel project includes building up a level on an existing home and plans have also been submitted to Pikes Peak Regional Building Department (PPRBD) for review and approval. The applicant explained that heavy equipment will not be used in this project, but there will be large deliveries of materials to the job site. The height of the structure after the remodel will be just under 33 feet.

Zoning Designation: Residential R1 and Hillside Overlay Zone.

Planning Commission Recommended Actions:

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

EL PASO COUNTY - COLORADO

8308201025
11070 BELVIDERE AVE

Total Market Value
\$217,761

OVERVIEW

Owner:	TABOR STEVEN &, TABOR BRENDA IRREVOCABLE TRUST, BURDUE FORREST JR TRUSTEE
Mailing Address:	1209 CENTRAL DODGE CITY KS, 67801-4702
Location:	11070 BELVIDERE AVE
Tax Status:	Taxable
Zoning:	-
Plat No:	789
Legal Description:	LOT 9 BLK 58 GREEN MOUNTAIN FALLS ADD 8

MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$41,300	\$2,950
Improvement	\$176,461	\$12,620
Total	\$217,761	\$15,570

RESIDENTIAL - DUPLEX (1)

Market Value **\$176,461**

Assessment Rate	7.15	Above Grade Area	823
Bldg #	1	First Floor Area	823
Style Description	DUPLEX	Above First Floor Area	0
Property Description	DUPLEXES-TRIPLEXES	Lower Level Living Area	0
Year Built	1920	Total Basement Area	453
Dwelling Units	2	Finished Basement Area	453
Number of Rooms	8	Garage Description	-
Number of Bedrooms	3	Garage Area	-
Number of Baths	2.75	Carport Area	-

LAND DETAILS

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	DUPLEXES & TRIPLEXES	7.150	7500 SQFT	\$41,300

SALES HISTORY

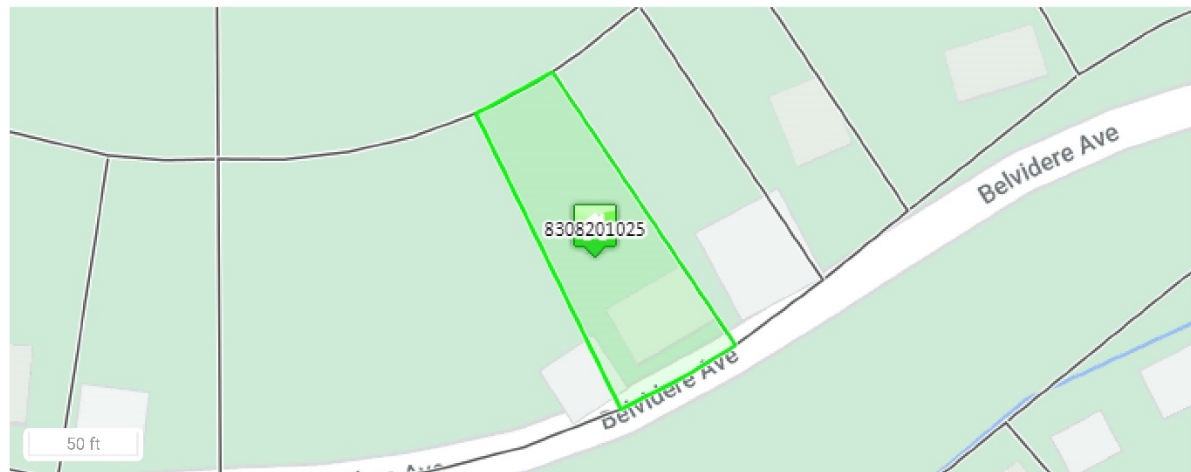
	Sale Date	Sale Price	Sale Type	Reception
+	10/13/2015	\$0	-	215111583
+	08/10/2010	\$0	-	210076654
+	08/10/2010	\$135,000	Good sale; Estate Sale	210076655
+	04/20/1983	\$0	-	968609
+	06/06/1968	\$0	-	605823
+	02/25/1966	\$0	-	465646
+	02/25/1966	\$0	-	465647
+	07/19/1963	\$0	-	298444

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: **HBG** Levy Year: **2020** Mill Levy: **99.762**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.755	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF GREEN MOUNTAIN FALLS	17.588	LAURA KOTOWA	(719) 684-9414
EPC-GREEN MTN FALLS ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
MANITOU SPRINGS SCHOOL NO 14	53.144	SUZI THOMPSON	(719) 685-2011
PIKES PEAK LIBRARY	3.855	MIKE VARNET	(719) 531-6333
GREEN MTN FALLS/CHIPITA PARK FIRE	17.090	JEFF IDLEMAN	(719) 684-2293



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.

Discussion

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

- (a) The R-1 5,000 Single-Family Residential District is the basic residential zoning category for the existing platted lots in the Town where the principal use of land is for single-family dwellings. The specific intent of this Section is to:
 - (1) Encourage the development and continued use of the existing and/or surrounding residential uses without inducing undue hazards to public health or safety; and
 - (2) Prohibit any uses which would substantially interfere with the use and enjoyment of existing and/or future residential use within the Town.
 - (b) Permitted principal uses: single-family dwellings.
 - (c) Uses requiring special approval (special uses):
 - (1) Educational institutions;
 - (2) Religious institutions;
 - (3) Public buildings; and
 - (4) Parks and playgrounds.
 - (d) 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:
 - a. Front, fifteen (15) feet;
 - b. Side, five (5) 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)

Conclusion

The project seems to meet development standards with the building height at slightly less than 33 feet. Staff recommends the Planning Commission approve the project and suggests that the applicant coordinate with Town Staff if deliveries of construction materials will block the public right of way.



Town of Green Mountain Falls Land Use Approval Application Architectural Plan Review

General Information

- This checklist serves as a guideline for submitting a Zoning & Architectural Plan Review Land Use Approval application, per Section 16-705 GMF Zoning Code.
- Applicants are responsible for reviewing and understanding the Code.
- Complete applications are subject to staff review time of **two weeks (14 days)**.

Applicant

Applicant:
Address:
E-Mail:
Phone:
Owner:
Address:
E-mail:
Phone:

Property

Physical Property Address:	
Type of Project:	Zoning/Lot Size:
Hillside Overlay zone? Yes <input type="checkbox"/> No <input type="checkbox"/>	Land Survey/ILC Included: Yes <input type="checkbox"/> No <input type="checkbox"/>

Certification & Signature

APPLICANT'S STATEMENT: I understand the procedures and requirements (pages 1 and 2 of this application) that apply to my request and acknowledge an incomplete application will not be scheduled for public hearing. GMF Staff's acceptance of the application, payment of fees, and submittal of accompanying materials does not constitute completeness. I further agree to reimburse the city for technical and professional consulting expenses that may be incurred during the review of my request. Failure to reimburse the Town for invoiced expenses constitutes an incomplete application.

Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

By checking this box, I agree to the certification statement and am typing my full name as an electronic signature.

Applicant Signature _____ Date _____
Owner Signature _____ Date 6/4/2021
Owner Signature _____ Date _____

This document can be signed electronically using [Adobe Reader DC for free](#).

Plan Review Checklist

This checklist serves as a guideline for submitting a Zoning & Architectural Plan Review (APR) Land Use Approval application and is not a substitute for the provisions in Green Mountain Falls Municipal Code or any other rules that may apply.

Applicants are expected to review, at a minimum, [§16, Zoning](#), [§17, Subdivision](#), [§18, Building Regulations](#).

APR is a general term for the review by the Planning Commission/Board of Trustees for zoning compliance and the evaluation of architectural compatibility, as outlined in §16-705.

1. Application & Petition

- a. Application, signed and dated by the applicant and property owner(s)
- b. [Application fee](#)
- c. Letter of explanation
 - i. Describe the purpose of the project (e.g., deck, SFH addition, accessory structure, exterior renovation, etc.) and describe project details, referring to site plans and drawings as necessary

2. Development Plan

- a. Vicinity Map with streets and access points to the property
- b. Existing and proposed structures with zoning setbacks, property boundaries and dimensions
- c. The location of all drainage to, from and across the site, the location of intermittent and permanent springs, culverts and other drainage structure

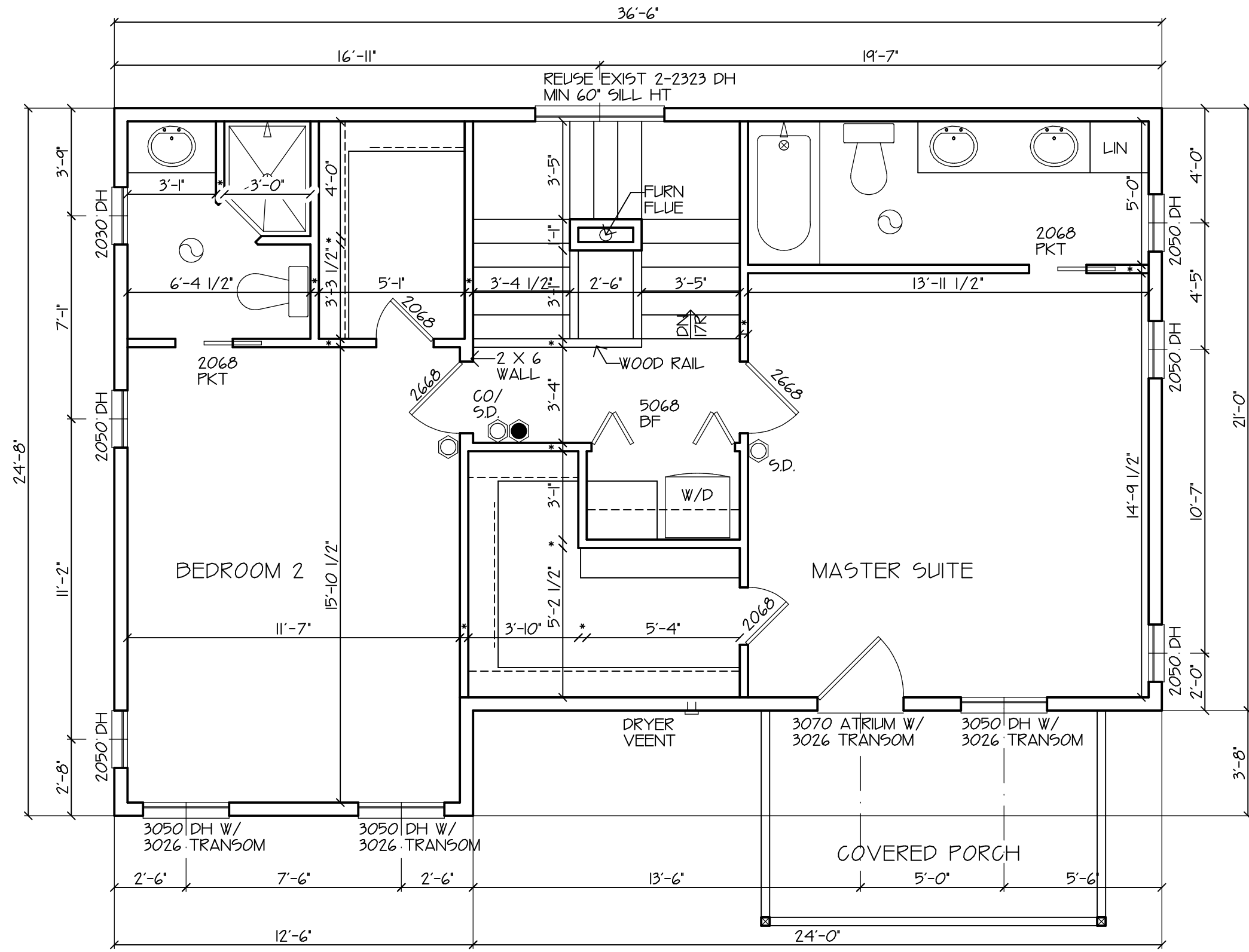
3. Procedure:

- a. Electronic submittal of signed application and checklist materials: planner@gmfco.us
- b. Payment of fees to Town Clerk for receipt
- c. Upon determining an application is complete, staff will schedule for PC and/or BoT public hearing

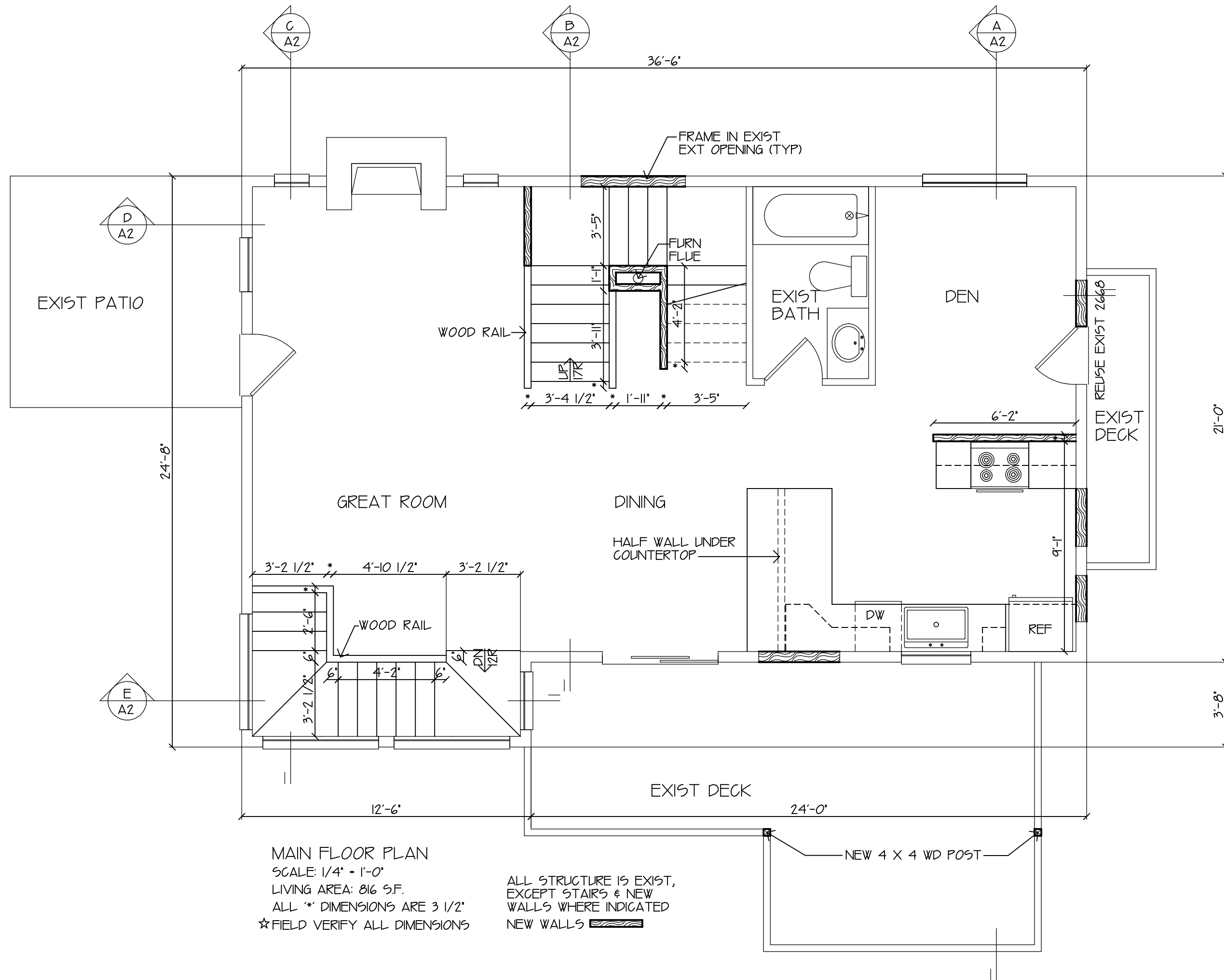
GMF Town Staff:

- ☐ Application
- ☐ Letter of Explanation
- ☐ Development Plan
- ☐ Application fee (Town Clerk)
Date_____ Amount_____ ☐ Check #_____ ☐ Credit Card



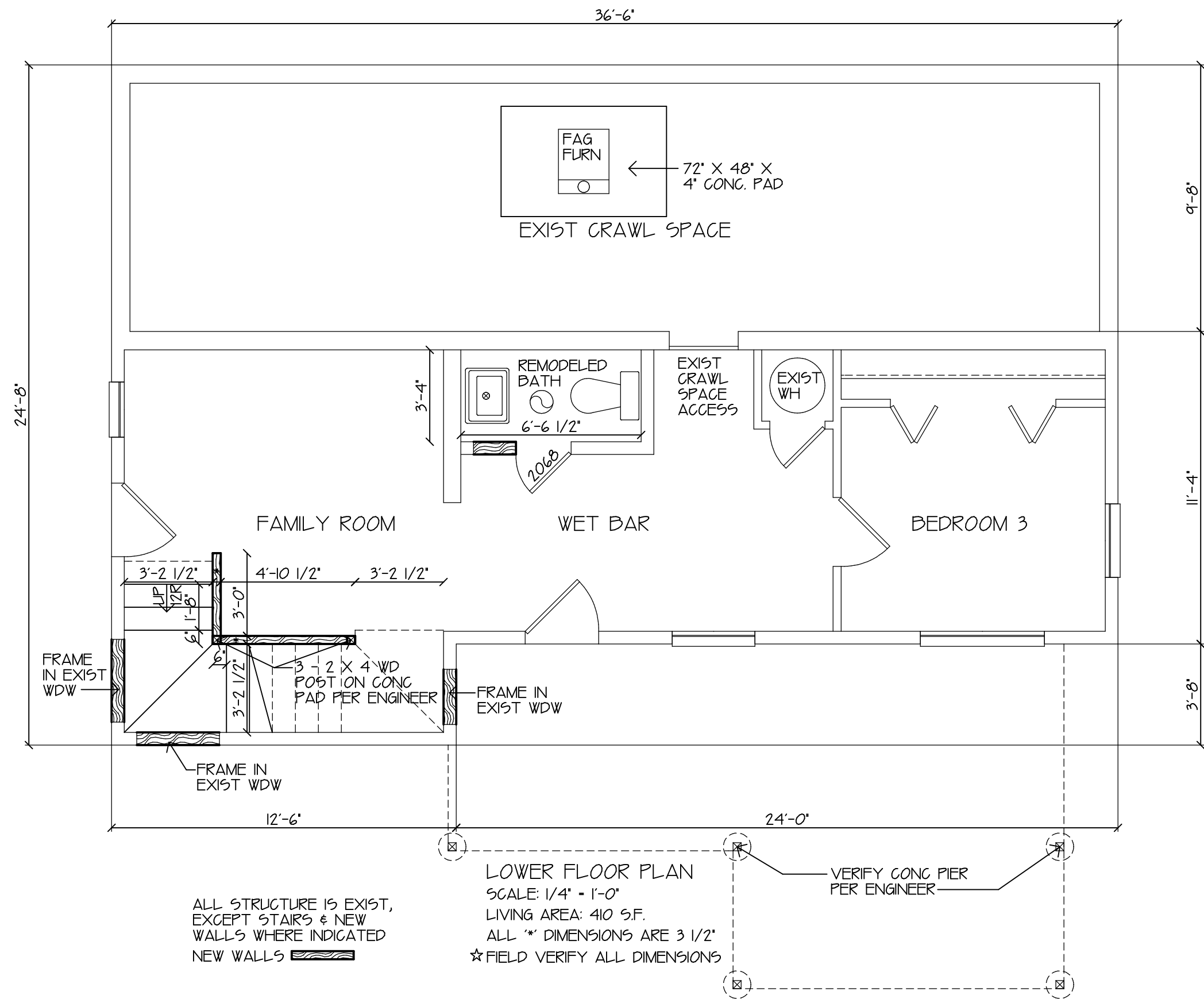


UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 LIVING AREA: 816 SF.
 ALL * DIMENSIONS ARE 3 1/2"



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 LIVING AREA: 816 SF.
 ALL * DIMENSIONS ARE 3 1/2"
 *FIELD VERIFY ALL DIMENSIONS

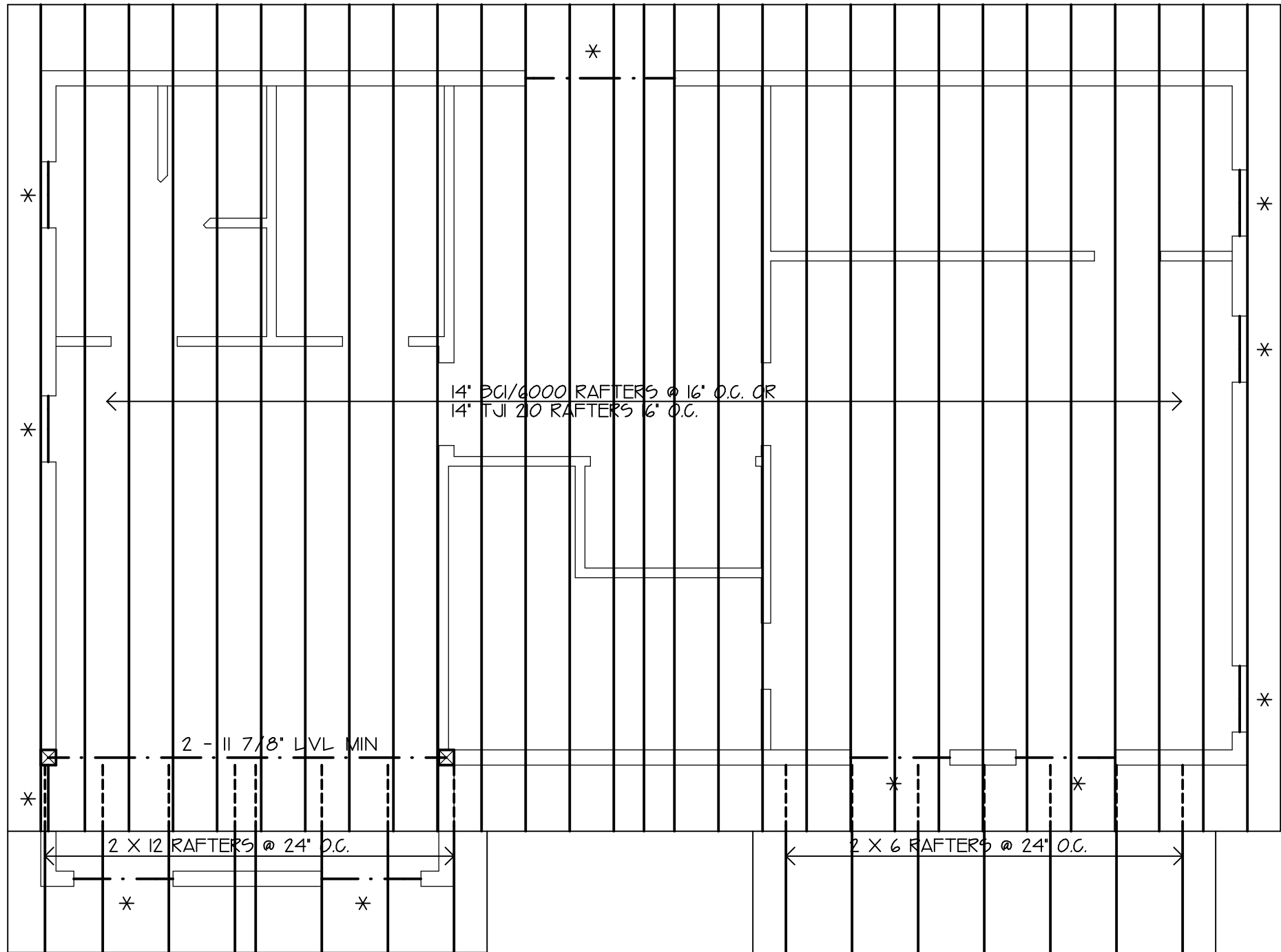
ALL STRUCTURE IS EXIST, EXCEPT STAIRS & NEW WALLS WHERE INDICATED
 NEW WALLS



LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 LIVING AREA: 410 SF.
 ALL * DIMENSIONS ARE 3 1/2"
 *FIELD VERIFY ALL DIMENSIONS

VERIFY CONC. PIER PER ENGINEER





ROOF FRAMING

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

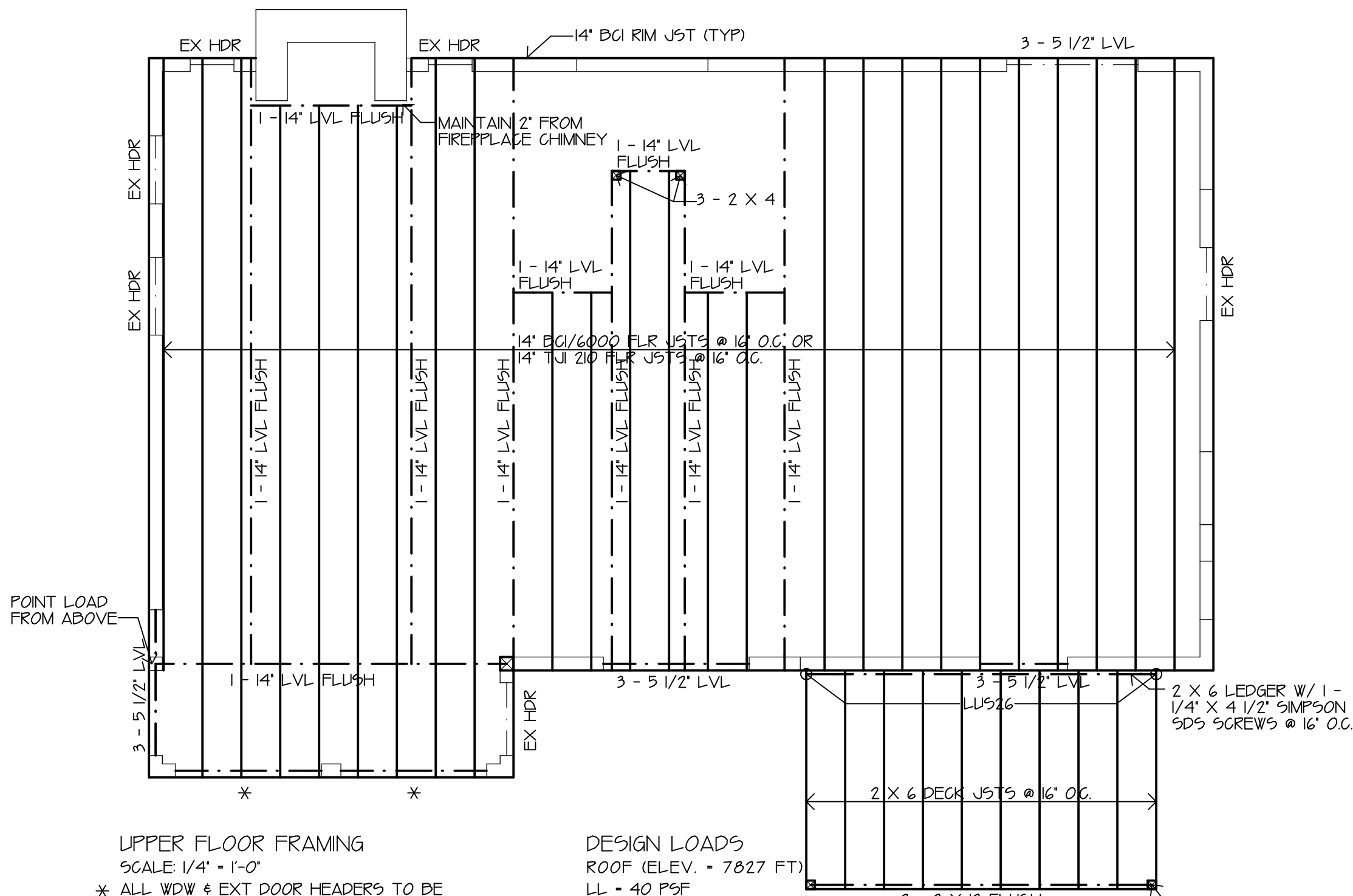
- * ALL WDW & EXT DOOR HEADERS TO BE 3 - 2 X 6, UNLESS NOTED OTHERWISE
- ☐ ALL EXT. COLUMNS TO BE 3 - 2 X 6, UNLESS NOTED OTHERWISE
- USE 1 T / 1 K @ OPENINGS LESS THAN 3', UNLESS NOTED OTHERWISE
- USE 2 T / 2 K @ OPENINGS 3' OR MORE, UNLESS NOTED OTHERWISE
- USE 1 H25T @ ALL RAFTER BEARINGS, UNLESS NOTED OTHERWISE
- WHEN 2 H25T'S ARE USED ON ONE END OF RAFTER, THEY MUST BE INSTALLED ON OPPOSITE SIDES OF THE TOP PLATE.
- HGR'S NOTED ARE SIMPSON, USP

DESIGN LOADS

ROOF (ELEV. - 7827 FT)

LL - 40 PSF
DL - 15 PSF
WIND LOAD
130 MPH
EXP C

4 X 4 WD POST W/
ADW44Z POST BASE
& AC/ACE4 POST CAP
(TYP OF 2)



UPPER FLOOR FRAMING

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

- * ALL WDW & EXT DOOR HEADERS TO BE 3 - 2 X 6, UNLESS NOTED OTHERWISE
- ☐ ALL EXT. COLUMNS TO BE 3 - 2 X 6, UNLESS NOTED OTHERWISE
- USE 1 T / 1 K @ OPENINGS LESS THAN 3', UNLESS NOTED OTHERWISE
- USE 2 T / 2 K @ OPENINGS 3' OR MORE, UNLESS NOTED OTHERWISE
- USE 1 H25T @ ALL RAFTER BEARINGS, UNLESS NOTED OTHERWISE
- WHEN 2 H25T'S ARE USED ON ONE END OF RAFTER, THEY MUST BE INSTALLED ON OPPOSITE SIDES OF THE TOP PLATE.
- USE 1U520G/14 JOIST TO LVL & 1U518/14 TO HANG LVL TO LVL
- 1U535G/14 AT ALL DOUBLE LVL TO LVL FLUSH MOUNT LOCATIONS
- HGR'S NOTED ARE SIMPSON, USP

DESIGN LOADS

ROOF (ELEV. - 7827 FT)

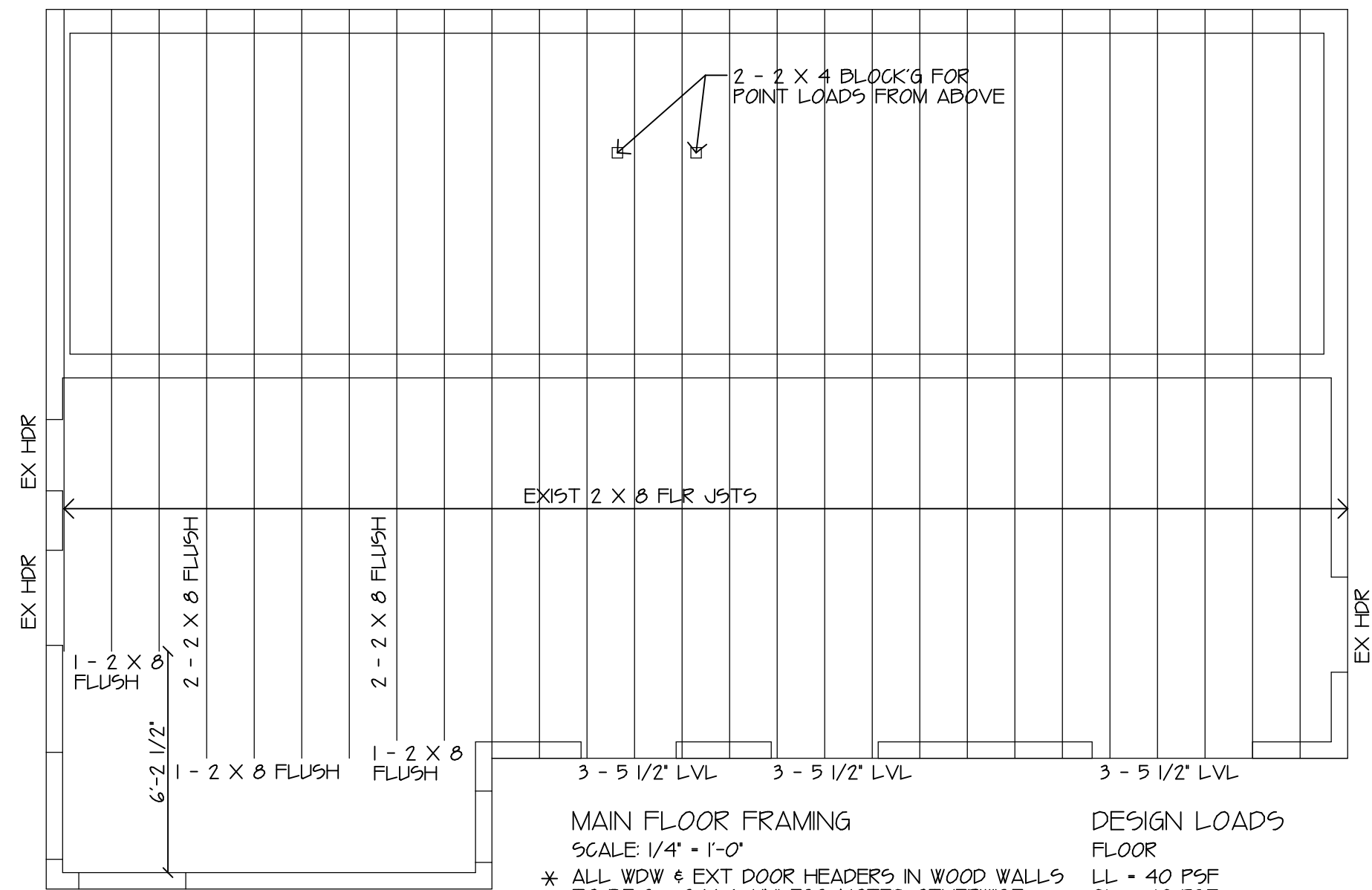
LL - 40 PSF
DL - 15 PSF
WIND LOAD
130 MPH
EXP C

FLOOR
LL - 40 PSF
DL - 10 PSF

DECK
LL - 40 PSF
DL - 15 PSF

NOTE: NO CONCRETE/NO HOT TUB
FIGURED FOR DECK

4 X 4 WD POST W/
ADW44Z POST BASE
& AC/ACE4 POST CAP
(TYP OF 2)



MAIN FLOOR FRAMING

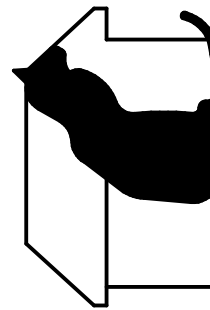
SCALE: 1/4" = 1'-0"

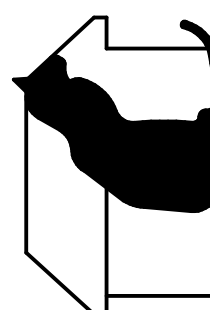
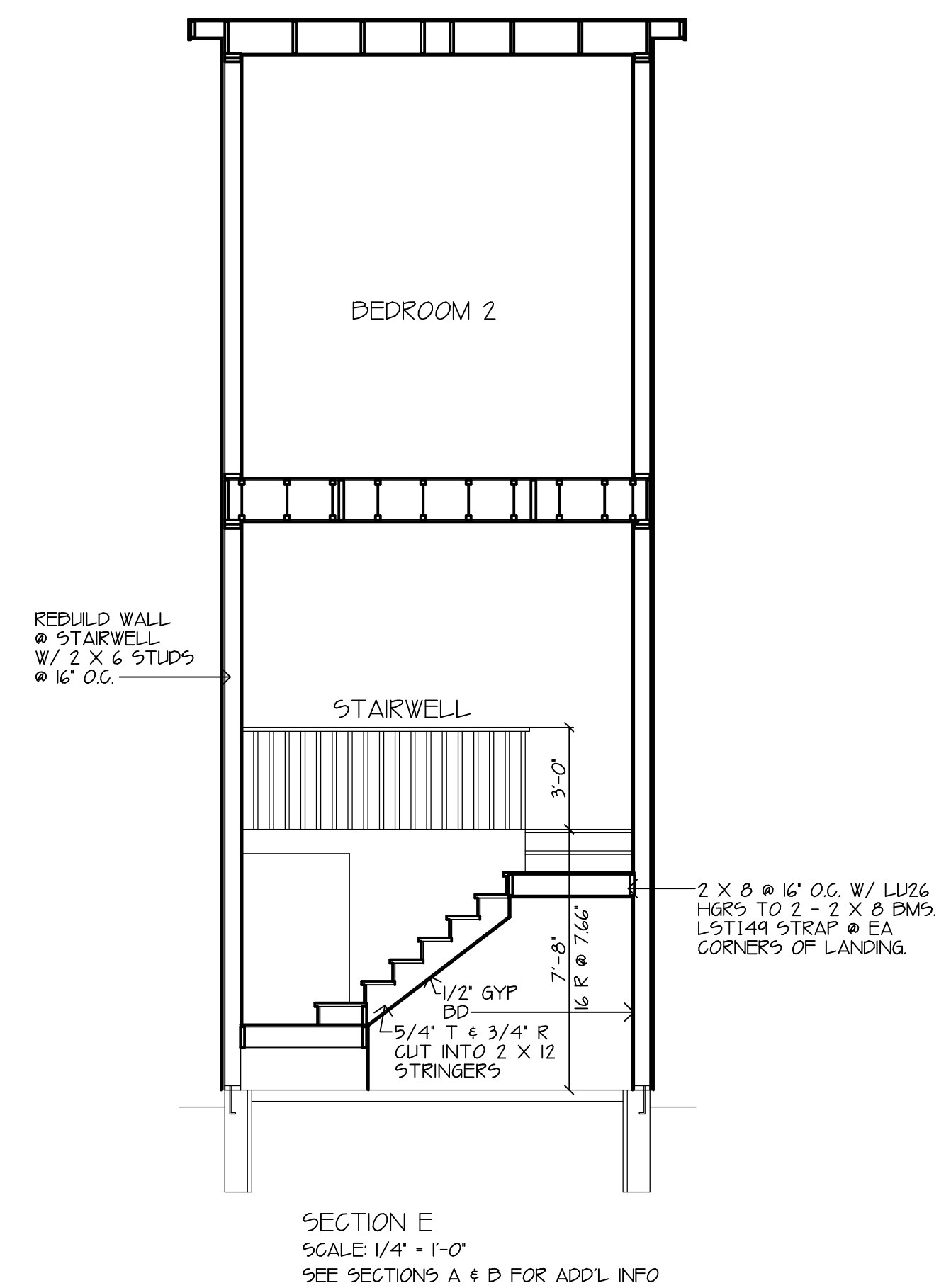
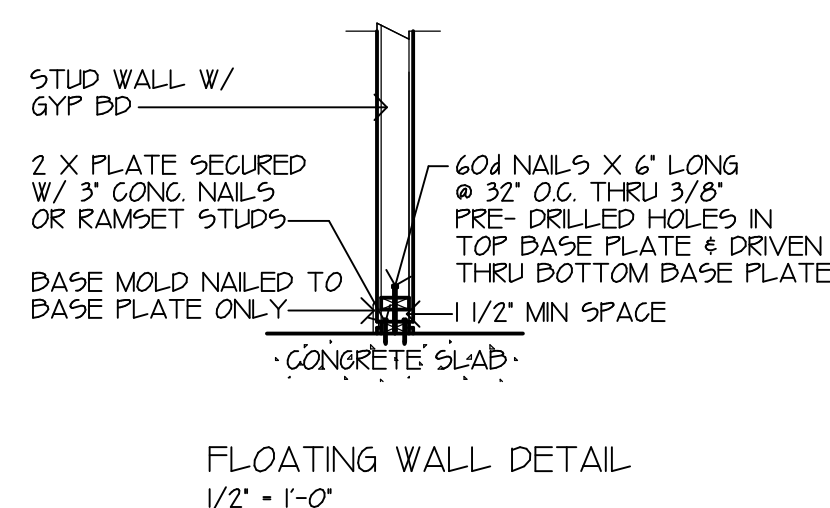
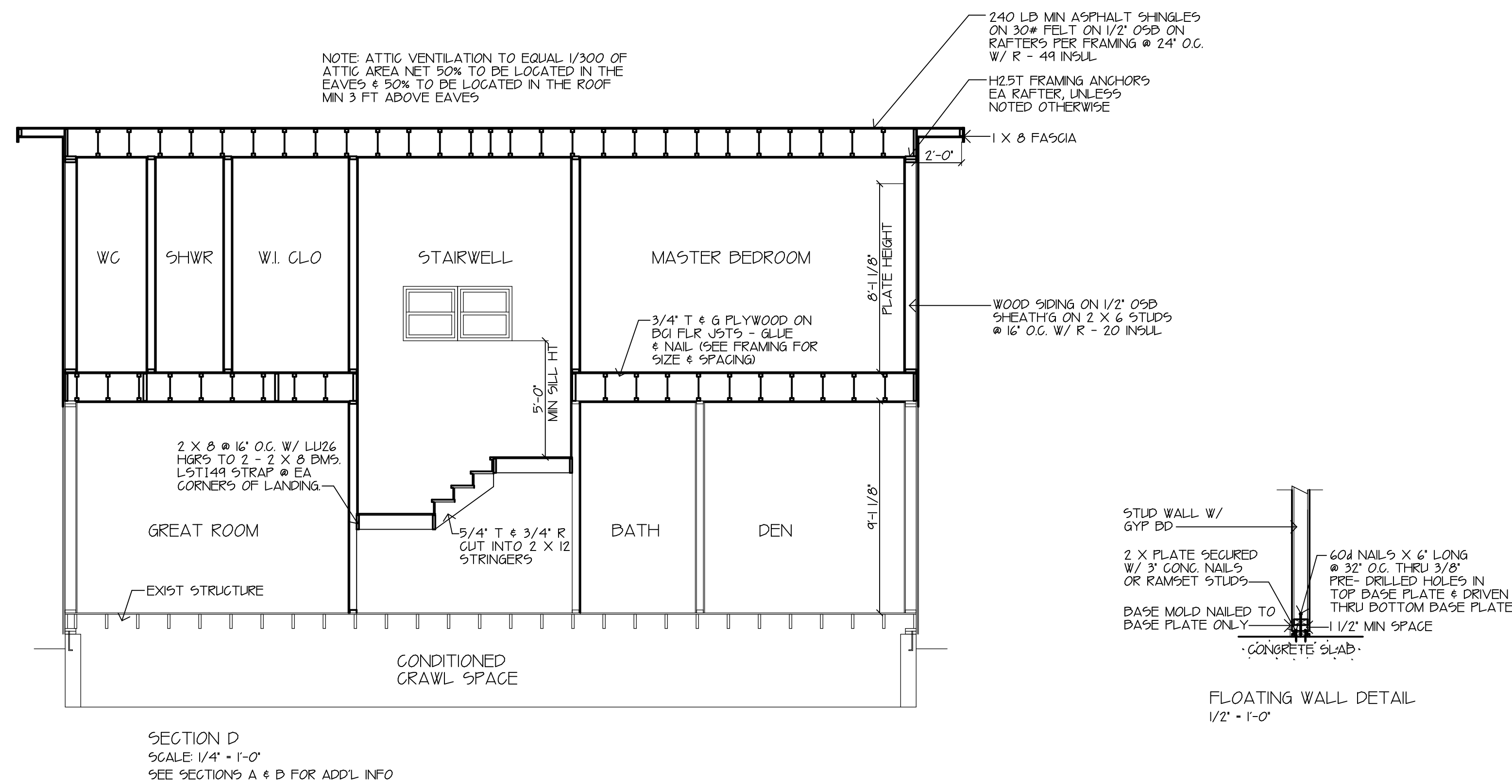
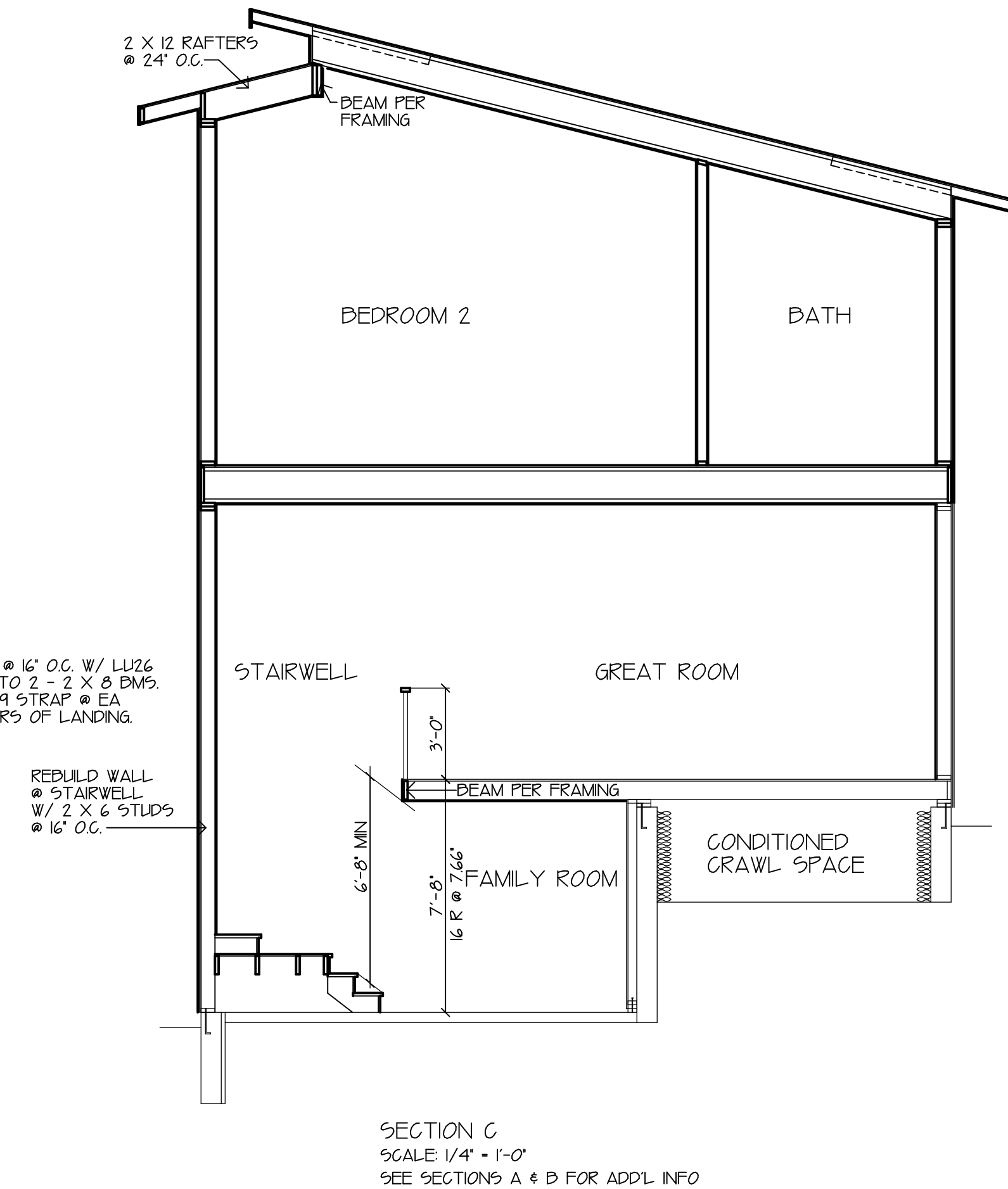
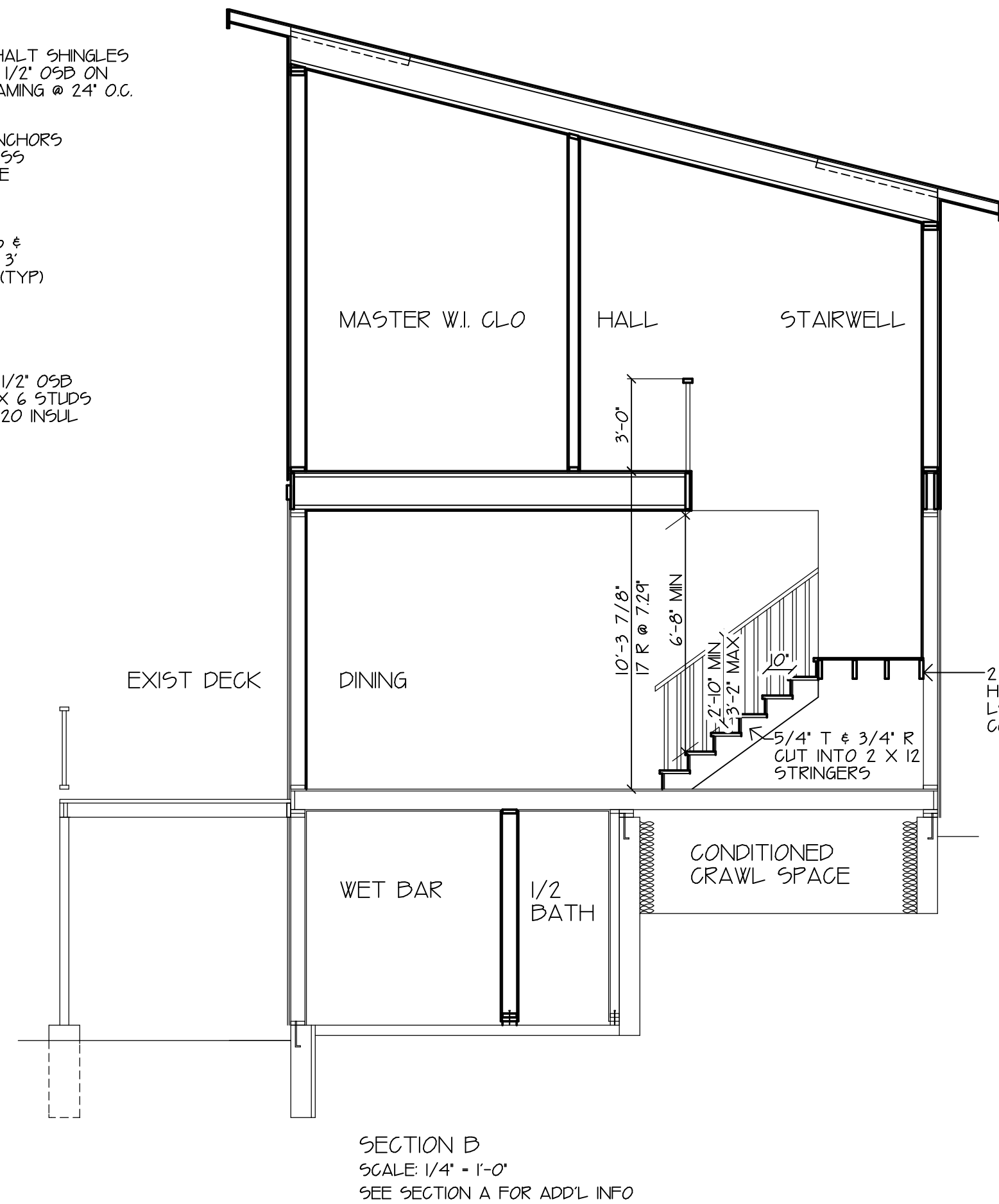
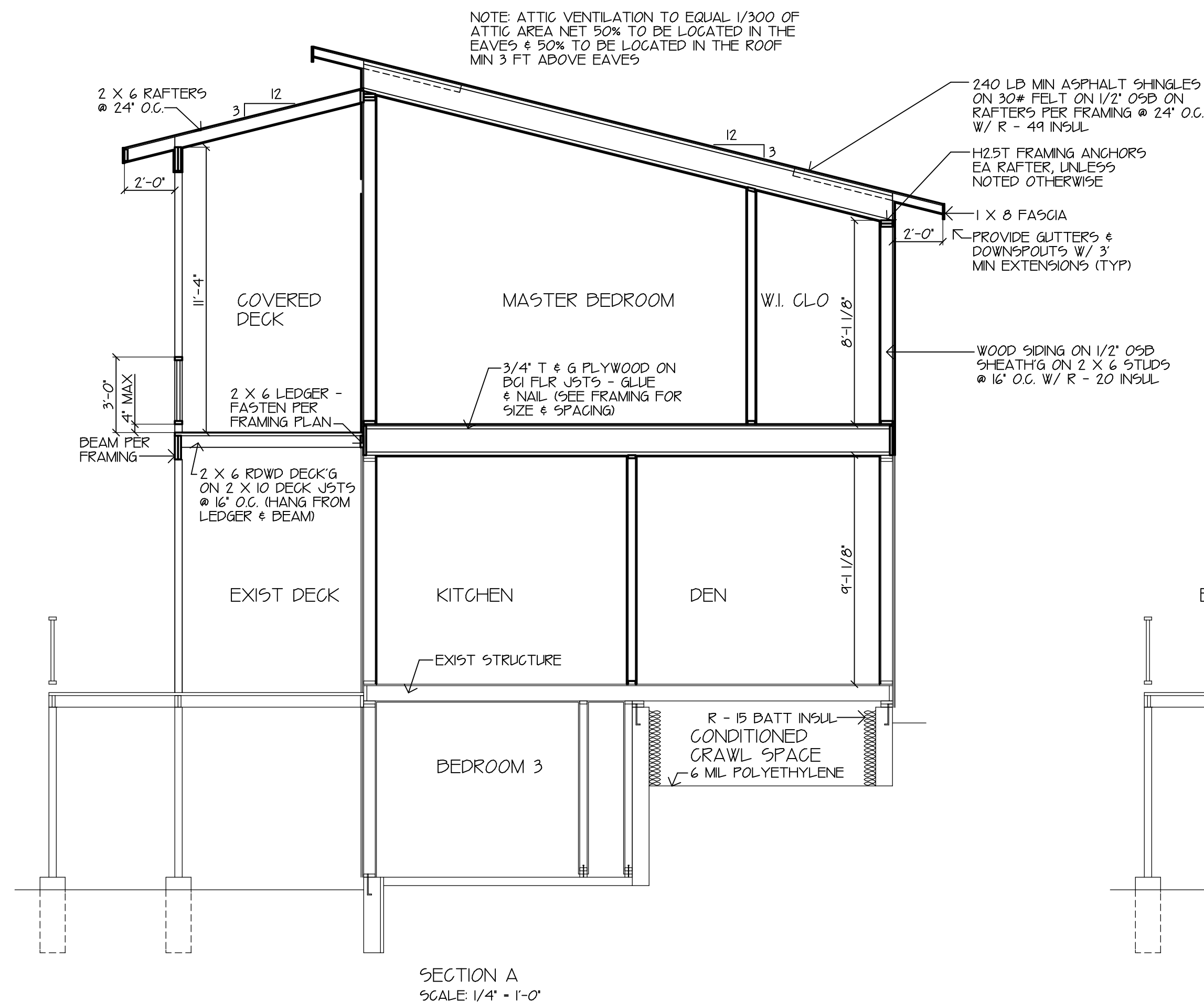
- * ALL WDW & EXT DOOR HEADERS IN WOOD WALLS TO BE 3 - 2 X 6, UNLESS NOTED OTHERWISE
- USE 1 T / 1 K @ OPENINGS LESS THAN 4', UNLESS NOTED OTHERWISE
- USE 2 T / 2 K @ OPENINGS 4' OR MORE, UNLESS NOTED OTHERWISE
- HGR'S NOTED ARE SIMPSON, USP
- CONNECTIONS ARE ACCEPTABLE

DESIGN LOADS

FLOOR

LL - 40 PSF
DL - 10 PSF







To: Planning Commission

From: GMF Staff

Date: July 12, 2021

Re: Fence Permit for 6875 Hotel Street

Background

The Applicants, Kathleen Wilson and Gerald Stuhlsatz, are requesting the Planning Commission's consideration for a fence permit at the 6875 Hotel Street.

Planning Commission Recommended Actions:

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

Discussion

Section 16-501 Purpose

The purpose of this Article is to establish the necessary criteria, standards and limits on all forms of fencing and to preserve the natural beauty of the Town. It is intended, by the provisions of this Article, to accomplish the following:

- (1) To promote attractive residential and commercial areas by regulating types of fences;*
- (2) To reduce inappropriate fences and the hazards which may be attributed to them; and*
- (3) To blend fences harmoniously with the Town's natural and historic assets. Sec. 16-305. - R-1 5,000*

Sec. 16-504. - Construction standards and maintenance.

(a) Setback. Setbacks are not required for fences.

(b) Height.

(1) Front yard. Any solid or lattice fence shall have a maximum height of forty-eight (48) inches. Any open fence shall have a maximum height of seventy-two (72) inches, with the exception of barbed wire fences in commercial and industrial areas.

(2) Side or back yard. Maximum height of any fence shall be seventy-two (72) inches, with the exception of barbed wire fences in commercial and industrial areas.

(c) Materials.

(1) Fencing materials may include masonry, wood or metal. Corrugated metal is specifically prohibited.

(2) Natural fencing may include hedge rows, rock, adobe or tree lines.

(d) Vision at corners. On corner lots, no fence, retaining wall, shrub, tree or similar obstruction shall be erected or maintained which obstructs the traffic vision.

(e) Maintenance. All fences shall be properly maintained at all times to the satisfaction of the Board of

Trustees. The Board of Trustees has the authority to order the painting, repair, rebuilding or removal of a fence and accompanying landscaping which constitutes a hazard to safety, health or welfare by reason of inadequate maintenance, construction or dilapidation. Notification shall be by certified mail. If, within thirty (30) days, the maintenance orders are not complied with, the Board of Trustees may order the fence removed at the owner's expense under the provisions of Subparagraph 16-708(n)(5)b. These maintenance standards refer to all fences, new as well as those in existence at the time of enactment of the ordinance codified in this Article.

The proposed fence construction details are outlined in the Applicant's letter of explanation (attached) and survey. The plans call for a Two rail split cedar fence with a height of 36 inches and a length of 150 feet. The subject property is zoned Business. At the time of this report, no public testimony has been received. Application requirements (§16-707) appear to have been met once the Clerk/Treasurer receives permit payment.

Conclusion

Staff believes the proposed fence meets development standards and recommends the Commission approve Fence Permit JUL2021-01 without any conditions.



**Town of Green Mountain Falls
Land Use Approval Application
Fence Permit**

General Information

- This checklist serves as a guideline for submitting a request for Planning Commission review of a Fence Permit, per Section 16-707 GMF Zoning Code.
- Applicants are responsible for reviewing and understanding the Code.
- Complete applications are subject to staff review time of two weeks (14 days).

Applicant

Applicant:	Kathleen Wilson & Gerald Stuhlsatz
Address:	6875 Hotel St Bx566 GMF, CO 80819
E-Mail:	muckyduck22008@yahoo.com
Phone:	719 286-8575
Owner:	SAME
Address:	SAME
E-mail:	SAME
Phone:	SAME

Property

Physical Property Address: 6875 Hotel St GMF CO 80819	
Type of Project: Split Rail Fence	Zoning/Lot Size: 150' x 100'
Hillside Overlay zone? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Land Survey/ILC Included: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Certification & Signature

APPLICANT'S STATEMENT: I understand the procedures and requirements (pages 1 and 2 of this application) that apply to my request and acknowledge an incomplete application will not be scheduled for public hearing. GMF Staff's acceptance of the application, payment of fees, and submittal of accompanying materials does not constitute completeness. I further agree to reimburse the city for technical and professional consulting expenses that may be incurred during the review of my request. Failure to reimburse the Town for invoiced expenses constitutes an incomplete application.

Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

By checking this box, I agree to the certification statement and am typing my full name as an electronic signature.

Applicant Signature	<i>Kathleen Wilson</i>	Date	7.6.21
Owner Signature	<i>Kathleen Wilson</i>	Date	7.6.21
Owner Signature	<i>Gerald Stuhlsatz</i>	Date	

This document can be signed electronically using [Adobe Reader DC for free](#).

Fence 2021

Letter of Explanation

Construction schedule # Depends on approval

Zoning designation # Business district

Fence height # 36” material # wood and open design Two rail
split cedar
Same as the fence around Gazebo Lake

No potential traffic vision obstruction

1 foot setback to property line

From 15 to 30 foot from existing structure

Not in Fema Flood Zone

Survey attached

PROPOSAL

MOUNTAIN FENCE COMPANY, LLC

P.O. Box 662
Cascade, CO. 80809
Phone 684-2055 • Cell 651-6003

Proposal Submitted To:

Name Terry & Cathy Wilson
Street 6875 9th St
City Green MP Ark Zip Code _____
Phone 719-209-5469

Work To Be Performed At:

Name Sam
Street _____
City _____ Zip Code _____
Date of Plans 6/23/21

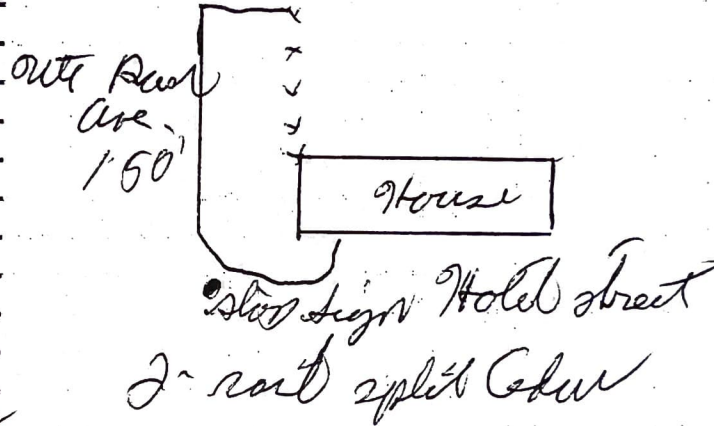
We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Type:

Chain Link _____ Wood ☒ Other _____

Specification:

Chain Link	
To be level with Grade	
Split Grade	<input checked="" type="checkbox"/>
Knuckle up	
Diameter of Terminal post	
Diameter of Line post	
Diameter of top rail	
Gauge of wire	
Wood	
Size of Post	6"
Size of Rail	10"
Type of Wood	Cedar
Style of Fence	



Overall Height 36" Overall Length 150' Walk Gate _____ Drive Gate _____

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner

for the sum of: Fifteen Thousand Dollars (\$ 15000)

With payments to be made as follows: Check on completion of job

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate.

Mountain Fence Company is fully licensed and insured.

Respectfully submitted Mountain Fence Co

Per Tom M Hagan

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: 6/23/21 Signature _____
Signature _____