



## Town of Green Mountain Falls

Regular Board of Trustees Meeting Agenda

P.O. Box 524; 10615 Green Mountain Falls Road

Green Mountain Falls, CO 80819

Tuesday, April 6, 2021 at 7:00 p.m.

**Online Meeting ONLY\*\***

Join the Zoom Meeting by clicking on the following link:

<https://us02web.zoom.us/j/82018509045?pwd=K1RzVmZjV3BoVkNTN3FCZVNTbTF5UT09>

**Meeting ID: 820 1850 9045      Passcode: 335717**

To make a **public comment** please **pre-register** by 4pm on the day of the meeting via email: [clerk@gmfco.us](mailto:clerk@gmfco.us)

### REGULAR MEETING:

TIME*		ITEM	DESIRED OUTCOME
7:00	1.	CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE	
7:00	2.	ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA	
7:00	3.	PERSONS PRESENT NOT ON THE AGENDA: 3 MINUTES PER SPEAKER	
7:05	4.	CONSENT AGENDA a. Accounts Payable for March 2021 b. BOT Meeting Minutes from 3/2/2021 c. 2021 Fee Schedule	<b>BOT Action Desired</b>
7:10	5.	Consideration of Resolution 2021-09, A Resolution of the Board of Trustees of the Town of Green Mountain Falls, Colorado Adopting a Memorial Bench and Brick Policy	<b>BOT Action Desired</b>
7:20	6.	Consideration of Resolution 2021-10, A Resolution of the Planning Commission of the Town of Green Mountain Falls, Colorado Recommending Approval of a Donation Agreement for a Granite Bench in Lake Park	<b>BOT Action Desired</b>
7:30	7.	Consideration of Architectural Plan Review 2021-01 for Skyspace Art Installation at 10325 W. US Hwy 24	<b>BOT Action Desired</b>
7:40	8.	Consideration of Grading/Erosion Control Plan GRA2021-03 at 10400 El Paso Avenue and Architectural Plan Review APR2021-02 for the Skyspace art installation at 10325 W. US Hwy 24	<b>BOT Action Desired</b>
7:50	9.	Approval of Officers elected by the Fire Mitigation Committee: Vice Chair: Nathan Scott	<b>BOT Action Desired</b>
7:55	10.	Temporary Trails Map	<b>BOT Action Desired</b>
8:10	11.	CORRESPONDENCE a. FMC Meeting Minutes since January 2021 b. PRT Meeting Minutes since January 2021 c. Thank you from the Census Bureau d. PPRBD Notice of Adoption of the Colorado State Electrical Code/Colorado State Plumbing Code	Information Only
8:20	12.	REPORTS a. Trustee Reports b. Committee Reports a. Collaborative Discussion regarding GMF Committee goals c. Staff Reports	Information Only
8:40	13.	ADJOURN	

\*Please note: Times are approximate.

\*\*The Town shall provide reasonable accommodation for those with disabilities on a case by case basis. Please send accommodation requests to [clerk@gmfco.us](mailto:clerk@gmfco.us) by 4pm on the date of the meeting.



Town of Green Mountain Falls  
Vendor Invoices Journal  
March 13, 2021

Date	Reference	Entity Number	Name	Acct Number	Acct Name	Amount
1-00-00-2000 General-Accounts Pa						
02/01/2021	January Charge:	UMBcardsvcs	UMB Card Services	1-00-00-2005	General-Accounts Payable - To Be Recorded	3,836.41
02/05/2021	82313	FlairData	Flair Data Systems DBA	1-10-03-5202	General-Administration-Utilities-Utilities - Telephone/Internet	193.85
02/05/2021	82314	FlairData	Flair Data Systems DBA	1-10-03-5202	General-Administration-Utilities-Utilities - Telephone/Internet	10.00
02/05/2021	P39C0361610	wagnercat	Wagner CAT	1-70-02-5136	General-Public Works-Operations-Equipment - Repair and Service	44.32
02/12/2021	82356	FlairData	Flair Data Systems DBA	1-20-02-5104	General-Interdepartmental-Operations-Fees - Software	80.00
02/23/2021	5200166935	COSpringUtil	Colorado Springs Utilities	1-10-03-5200	General-Administration-Utilities-Utilities - Electric	155.84
02/23/2021	5872676037	COSpringUtil	Colorado Springs Utilities	1-60-03-5200	General-Pool-Utilities-Utilities - Electric	17.05
02/23/2021	6357261325	COSpringUtil	Colorado Springs Utilities	1-70-03-5200	General-Public Works-Utilities-Utilities - Electric	295.79
02/23/2021	7990482304	COSpringUtil	Colorado Springs Utilities	1-50-03-5204	General-Parks and Recreation-Utilities-Utilities - Electric - Gazebo	126.52
02/23/2021	9364097282	COSpringUtil	Colorado Springs Utilities	1-70-03-5206	General-Public Works-Utilities-Utilities - Electric - Street Lights	399.53
02/23/2021	9827690757	COSpringUtil	Colorado Springs Utilities	1-50-03-5203	General-Parks and Recreation-Utilities-Utilities - Electric - Fountain	28.32
02/23/2021	9995234678	COSpringUtil	Colorado Springs Utilities	1-40-03-5200	General-Public Safety-Utilities-Utilities - Electric	31.09
02/24/2021	PS1384531	aisspecialt0000	AIS Specialty Products, Inc.	1-70-02-5122	General-Public Works-Operations-Maintenance - Building	865.00
02/26/2021	6900033557	COSpringUtil	Colorado Springs Utilities	1-50-03-5203	General-Parks and Recreation-Utilities-Utilities - Electric - Fountain	461.64
02/28/2021	1	Hoffman	Hoffman, Parker, Wilson & Carberry	1-20-02-5114	General-Interdepartmental-Operations-Services - Town Attorney	4,524.00
02/28/2021	50	Hoffman	Hoffman, Parker, Wilson & Carberry	1-20-02-5114	General-Interdepartmental-Operations-Services - Town Attorney	1,092.00
02/28/2021	7	Hoffman	Hoffman, Parker, Wilson & Carberry	1-20-02-5114	General-Interdepartmental-Operations-Services - Town Attorney	97.50
03/01/2021	February Chare:	UMBcardsvcs	UMB Card Services	1-00-00-2005	General-Accounts Payable - To Be Recorded	3,816.99
03/03/2021	16504	murraydahlb0000	Murray Dahl Beery & Renaud LLP	1-20-02-5114	General-Interdepartmental-Operations-Services - Town Attorney	1,496.60
03/03/2021	188	fountaincreekwa	Fountain Creek Watershed	1-20-02-5101	General-Interdepartmental-Operations-Fees - Annual Dues, Licenses,	144.00
03/13/2021	03132021	brianbundy0000	Brian Bundy	1-10-01-5002	General-Administration-Labor-Labor - Part Time	680.00
05/03/2021	63636938	cnasurety	CNA Surety	1-40-02-5116	General-Public Safety-Operations-Insurance - Surety Bond	100.00
Total For 1-00-00-2000 General-Accounts Payable						18,496.45

\_\_\_\_\_  
Jane Newberry, Mayor

\_\_\_\_\_  
Angie Sprang, Town Manager



Town of Green Mountain Falls  
Vendor Invoices Journal  
April 4, 2021

Date	Reference	Entity Number	Name	Acct Number	Acct Name	Amount
1-00-00-2000 General-Accounts Payable						
09/17/2020	92629	wilsoncompany	Wilson & Company	1-20-02-5113	General-Interdepartmental-Operations-Services - Professional	623.00
10/14/2020	93373	wilsoncompany	Wilson & Company	1-20-02-5113	General-Interdepartmental-Operations-Services - Professional	1,173.45
12/31/2020	12057	COSpringGaz	Colorado Springs Gazette, LLC	1-10-02-5118	General-Administration-Operations-Publications - Legal Notices	639.35
01/15/2021	0040393	CEBT	CEBT	1-20-02-5107	General-Interdepartmental-Operations-Insurance - Property/Casualty Liability Premiums	4,720.00
01/31/2021	12057-01	COSpringGaz	Colorado Springs Gazette, LLC	1-10-02-5118	General-Administration-Operations-Publications - Legal Notices	113.20
03/05/2021	82508	FlairData	Flair Data Systems DBA	1-20-02-5104	General-Interdepartmental-Operations-Fees - Software	80.00
03/06/2021	0041290	CEBT	CEBT	1-20-02-5107	General-Interdepartmental-Operations-Insurance - Property/Casualty Liability Premiums	625.00
03/10/2021	20389686	Pinnacol	Pinnacol Assurance	1-00-00-1300	General-Prepaid Expenses	679.00
03/11/2021	Ammo Purchase	woodlandpar0000	Woodland Park Police Dept	1-40-02-5120	General-Public Safety-Operations-Training - Professional Development, Per Diem	250.00
03/12/2021	82592	FlairData	Flair Data Systems DBA	1-10-03-5202	General-Administration-Utilities-Utilities - Telephone/Internet	193.85
03/25/2021	17837	springsit	Springs IT	1-20-02-5110	General-Interdepartmental-Operations-Services - IT	240.00
03/25/2021	424631528612844	chasecardservic	Chase Card Services	1-10-00-4620	General-Administration-Interest	5.80
03/27/2021	03272021	brianbundy0000	Brian Bundy	1-10-01-5002	General-Administration-Labor-Labor - Part Time	680.00
04/01/2021	96669	wilsoncompany	Wilson & Company	2-10-00-4030	Capital Improvement-Administration-Grants - State - DOLA 2 (Flood Recovery)	5,130.93
Total For 1-00-00-2000 General-Accounts Payable						15,153.58

\_\_\_\_\_  
Jane Newberry, Mayor

\_\_\_\_\_  
Angie Sprang, Town Manager



**TOWN OF GREEN MOUNTAIN FALLS**  
**Regular Board of Trustee Meeting**  
**March 2, 2020 – 7:00 P.M.**  
**MEETING MINUTES**

**Board Members Present**

Mayor Jane Newberry  
Trustee Margaret Peterson  
Trustee Katharine Guthrie  
Trustee Dyani Loo

**Board Members Absent**

Trustee Chris Quinn

**Town Attorney**

Not present

**Town Manager**

Angie Sprang

**Public Works**

Not present

**Town Clerk**

Matt Gordon

**Marshal's Dept.**

Virgil Hodges

**Administrative Assistant**

Not present

**Planning Director**

Julia Simmons

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**1. Call to Order/Roll Call/Pledge of Allegiance**

Mayor Newberry called the meeting to order at 7:00 pm. The Pledge of Allegiance was recited. Mayor Newberry shared kind words and held a moment of silence for Resident Dick Bratton who had recently passed away.

**2. Additions, Deletions, or Corrections to the Agenda**

Resident Ives shared public comment. Mayor Newberry moved to move the Manitou Springs School District 14 Presentation from Agenda Item 12 to Item 5. Seconded by Trustee Loo. Motion passed unanimously.

**3. Persons Not Present on the Agenda**

(3 minutes given per speaker)

Resident Ives shared public comment regarding holding in person meetings and paid parking in GMF. Resident Mathews shared public comment regarding paid parking in GMF and its ranking in the Town's Comprehensive Plan.

**4. Consent Agenda**

- a. Bring into record Accounts Payable February 1 to February 12, 2021**
- b. Board of Trustees Meeting Minutes February 16, 2021**
- c. Approval of an Attorney Engagement Agreement between the Town of Green Mountain Falls and Wilson Williams LLP**

Trustee Peterson moved to approve. Seconded by Mayor Newberry. Motion passed unanimously.

**5. Manitou Springs School District 14 Presentation to the BOT**

Manitou Springs School District 14 Superintendent Elizabeth Domangue and Ute Pass Elementary School Principal Chris Briggs-Hale shared a presentation regarding the District's cores values, goals, dealing with COVID-19 and its impacts, recruiting and professional development, experiential and environmental learning, and a Facilities Master Plan.



## **6. Consideration of Managed Parking Request for Proposal**

Town Manager Sprang provided a brief overview of the RFP in discussion as well as a rough timeline of the next steps if approved.

Resident Dixon provided commentary on the RFP sharing concerns related to multiple sections of the document.

Mayor Newberry requested that Town Manager go over the memo provided for this agenda item. Town Manager Sprang provided brief overview of the memo to the BOT highlighting Consultant Cain's recommendations.

Trustee Loo asked questions regarding the length of the pilot paid parking program and what paid parking would look like without meters. Consultant Cain provided responses to the questions and recommended two summers and shared some options on what paid parking would look like without meters.

Trustee Guthrie asked a question on how the parking spaces would be marked. Consultant Cain shared that parking companies would use GPS to determine where parking spaces are placed and the plan to have Trail Ambassadors provide additional info to people parking.

Trustee Peterson asked how the Town would find vendors and where RFP's are posted. Town Manager Sprang shared that it would be posted on Bidnet Direct, a government project bidding website.

Trustee Guthrie asked how long the pilot program was listed for on the RFP. Town Manager Sprang shared that the RFP lists 24 months but it will be set in stone during negotiations with a potential vendor.

Mayor Newberry moved to approve the RFP. Seconded by Trustee Guthrie. Motion passed unanimously.

## **7. Consideration of Revocable Permit Rev2021-01/Resolution 2021-09 for grading and construction of a retaining wall in the Right-of-Way, south of 10330 El Paso Avenue**

Planning Director Simmons provided a brief background on the revocable permit and resolution. Mayor Newberry asked if the Town Engineer had reviewed the permit. Planning Director Simmons explained that they had not and requested guidance from the BOT on steps for approval or provisional approval.

Resident Smith shared additional info about the reason for pursuing the revocable permit.

Trustee Peterson asked why the fee scale had such a large scale. Town Manager Sprang explained that processing applications demands different time requirements. Planning Director Simmons recommended an initial licensing fee of \$250.

Trustee Guthrie moved to approve Revocable Permit 2021-01. Seconded by Trustee Loo. Motion passed unanimously.

Trustee Peterson moved to approve Resolution 2021-09 and the fee of \$250 with the condition that the Town Engineer must review and approve plans. Seconded by Trustee Loo. Motion passed unanimously.

## **8. Consideration of Grading Permit GR2021-02 for Retaining Wall and Erosion Control at 10860 Ora Street**



Mayor Newberry moved to approve with the condition that the Town Engineer review and approve. Seconded by Trustee Loo. Motion passed unanimously.

**9. Recommendation to approve a new member to the PRT Committee: Jay Kita**

Mayor Newberry moved to approve. Seconded by Trustee Loo. Motion passed unanimously.

**10. Recommendation of approval of Officers elected by the PRT Committee Chair: Jesse Stroope and Vice Chair: Jay Kita**

Mayor Newberry moved to approve. Seconded by Trustee Guthrie. Motion passed unanimously.

**11. Recommendation to approve a new alternate to the FMC: Nathan Scott**

Mayor Newberry moved to approve Nathan Scott as a full member to the FMC. Seconded by Trustee Guthrie. Motion passed unanimously.

**12. Consideration of a Special Event Permit: Bronc Day**

Trustee and Applicant Peterson shared a brief overview of the Bronc Day Special Event Permit application.

Mayor Newberry moved to approve the Special Event Permit and fees at \$500 for the event and \$200 for traffic control. Seconded by Trustee Loo. Motion passed unanimously.

**13. Correspondence**

- a. Letter from Murray Dahl Beery & Renaud LLP
- b. El Paso-Teller County Authority Board Meeting Agenda

**14. REPORTS**

**a. Trustee Reports**

Trustee Guthrie thanked everyone in the community for their support of the CDBG grant application. Trustee Loo thanked PRT members for their work.

**b. Committee Reports**

**i. FMC Annual Plan and Priorities**

Mayor Newberry asked a question regarding funding earmarked for work on Belvedere. Town Clerk/Treasurer Gordon stated he would investigate it and report back.

**c. Staff Reports**

Town Manager Sprang shared a short report about her work with Jesse Stroope and Trustee Loo regarding the Town's Wayfinding Signage Taskforce and shared a response to Resident Ives on work on Olathe being cleaned up.

Town Clerk/Treasurer Gordon shared a short report about the process for dog licensing in Town.

Town Marshal Hodges shared a short report about his frustrations with media sources misrepresenting paid parking in GMF.

**15. ADJOURNMENT**

Mayor Newberry adjourned the meeting at 8:56 PM.



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Matt Gordon, Town Clerk/Treasurer

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Jane Newberry, Town Mayor



	<b>Town of Green Mountain Falls 2021 Fee Schedule</b>	
<b>Code Authority</b>	<b>Description</b>	<b>2021 Fees</b>
	<b>Publications, Hard Copy</b>	<b>Publications, Hard Copy</b>
1-50	Comprehensive Plan	cost
1-50	Municipal Code Book	cost
1-50	Zoning Code section of Code Book	\$0.50/page
	<b>Administrative</b>	<b>Administrative</b>
state law	Notary Public services	\$5.00/document
state law	Open Records fees	See Open Records Request
	<b>Law enforcement fees</b>	<b>Law enforcement fees</b>
	Personal service of documents	\$50.00
	<b>Court fees:</b>	
8-9(e)	Court costs	\$30.00 per appearance
2-138	Subpoena issue fee	\$30.00
8-9(e)	Surcharge	\$25.00 per offense
	<b>License fees</b>	
6-6	Business license	\$75.00
10-294	Fireworks sales license	\$100.00
6-53	Liquor Licenses	see State fee schedule
Ord. 2018-02	Mobile Food Vendor license	\$50.00
6-103	Peddler and solicitor	\$50.00
6-122	Restaurant fee	\$200.00
	<b>Animals</b>	
7-132	Dog license fee	\$25.00
7-135	Dog license - Duplicate	\$10.00
7-142	Dog redemption fee	\$15.00
7-164	Horse permit	\$30.00
	<b>Planning/Land Use Administrative</b>	
11-114	Easement fee	\$50.00/year
11-41	Sidewalk/Curb permit	\$125.00
11-71	Address number fee	\$100.00
	Annexation fee	\$750 + <b>Legal Retainer</b> + \$50/acre for 1-5 acres; + \$25/each acre over 5
15		
18-61	Revocable permit - Initial Permit	\$400.00/year
18-64	Relicense Fee	\$200.00/year
18-65	Late Fee for Revocable Permit	\$50.00/year
	<b>Zoning and Architectural Review</b>	



16-601, 16-705	Building - Architectural Plan and Review	\$350.00
16-601, 16-705	Building - Architectural Plan and Review < 200 sq ft	\$125.00
16-601, 16-705	Building - Architectural Plan and Review > 200 sq ft	\$250.00
16-601, 16-705	Architectural Plan and Review	\$300.00
16-705	Building - Deck	\$125.00
16-706	Sign permits	\$100.00
16-707(c)	Building - Fence permit	\$100.00
16-709	Variance - Subdivision	\$500.00
16-709	Variance - Zoning	\$500.00
16-711	Special Use Permit	\$350.00
16-711	Zoning Amendment	\$500.00
16-713	Planned Use Development (0-1 acre)	\$1000 + \$75 (1+ to 5 acres) + \$25 per acre (over 5 acres)
16-714	Waiver - Hillside Overlay	\$100.00
16-813	Development in Flood Hazard Zone	\$200.00/lot
	<b>Subdivisions</b>	
17-22	Plat Review - Preliminary	\$400.00 + \$50.00/lot
17-23	Plat Review - Final Plat	\$450.00 + \$50.00/lot
17-83	Grading Permit	\$100.00
17-83, 17-96	Grading Permit < 300 sq ft or 50 yd <sup>3</sup>	\$250 + engineer review
17-92	Engineering Review	Actual Cost Pass-Through + Administrative fee (\$150.00)
17-101	Road Cut/Driveway - Gravel	\$200 + engineer review
17-101	Road Cut/Driveway - Paved	\$300 + engineer review
17-131	Plat Review - Vacation by Plat	\$500.00
17-133	Plat Review - Minor Subdivision	\$500.00 + \$50.00/lot
17-136	Vacation - Road Right of Way	\$500.00
17-135	Vacation - Lot Line With Easement	\$200.00 + Attorney passthrough
17-135	Vacation - Lot Line without Easement	\$200 + Legal Review Pass- through cost
	<b>Short Term Rental</b>	
6-155	Initial License	\$500.00
6-156	Renewal	\$250.00
6-156	STR Paper Processing	\$50.00
6-156	Lodging Tax Remit Late Fee	15%
6-156	Admin Processing Fee	\$20.00
	<b>Facilities Use</b>	
11-95	Gazebo Rental Permit	\$100.00/hr (2 hr minimum) plus hourly increments thereafter



18-74(12)	Special Event Fee for use of public property or rights of way	\$500.00/day or \$150.00/hour (2 hr minimum) + \$100.00 deposit
18-74(12)	Traffic control fee (Accounts for the placement of barricades only; applicant is responsible for preparing traffic control plan and is responsible for supporting personnel costs)	\$100.00/hr (2 hour minimum)
	**See separate schedule for pool pricing	



**RESOLUTION NO. 2021-09**

**TITLE: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO ADOPTING A MEMORIAL BENCH AND BRICK POLICY**

**WHEREAS**, the Town has received requests for memorial benches and memorial bricks from individuals desiring to have such benches and bricks placed on Town property to commemorate loved ones in the Town;

**WHEREAS**, the Board of Trustees has identified a need to create a memorial bench and brick policy so memorial benches and bricks can be purchased to memorialize a loved one on Town property; and

**WHEREAS**, the Board of Trustees, together with Town staff, has established rules governing the purchase and location of memorial benches and bricks on Town property.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO, THAT:**

Section 1. The Memorial Bench and Memorial Brick Policy, attached hereto as **Exhibit A**, is hereby adopted as the memorial bench and brick policy for the Town.

INTRODUCED, READ and PASSED this \_\_\_\_ day of March, 2021.

TOWN OF GREEN MOUNTAIN FALLS,  
COLORADO

\_\_\_\_\_  
Jane Newberry, Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
Nathan Scott, Town Clerk





## Town of Green Mountain Falls

### **Memorial Bench and Memorial Brick Policy**

Members of the public may apply to the Town for placement of a memorial bench or memorial brick at several locations throughout the Town, including the Gazebo Lake Park. Anyone wishing to donate a memorial bench or brick must submit a completed and signed application to the Town Clerk on a form provided by the Town. Following receipt of an application, the Town will contact the applicant to discuss potential locations, and whether the applicant wishes to move forward with the donation based on this discussion. The following conditions apply:

1. The cost of a memorial bench or brick shall be set by the Board of Trustees by resolution, and shall be included on the Town's fee schedule. Cost of a memorial bench shall include the bench, a 4" x 6" bronze plaque with up to a maximum of three lines of text, a concrete pad, and installation. Costs of a memorial brick shall include a standard brick approximately 3-5/8" x 2-1/4" x 8" and up to a maximum of two lines of engraved text, and installation. Only the Town or an approved contractor of the Town may install memorial benches or bricks. The Town may provide for several bench or brick styles or materials when setting the fee for a memorial bench or brick.
2. Applicants may request a specific location for a memorial bench or brick in the Town, but ultimate placement shall be at the sole discretion of the Town Public Works Department, in consultation with the Town Manager.
3. No application will be finally approved until payment for the memorial bench or memorial brick is received by the Town. The Town reserves the right to accept or decline any application without stated reason.
4. Once a memorial bench or brick has been ordered for a particular approved application, the payment is nonrefundable.
5. All memorial bench and brick donations are subject to park rules established by the Town.
6. Memorial benches and bricks are owned and maintained by the Town. Memorial benches or bricks will not be replaced at the Town's expense in event of total loss due to vandalism, natural events, or accidents. In such event, donors of a memorial bench or bricks, or family of those commemorated by the memorial bench or brick, may arrange with the Town for repair or replacement at the donor or family's expense.
7. The Town reserves the right to move or remove a memorial bench or brick at its sole discretion in the event of design modifications made to Town property, or if the Town determines if a bench or brick is no longer usable or has reached the end of its useful life. In the event of removal, the Town may make reasonable efforts to return the memorial bench, plaque, or brick to the donor or family of the person commemorated by the bench or brick but shall be under no obligation to do so.
8. Submittal of a memorial bench or brick application is an acknowledgement of this policy.



**RESOLUTION NO. 2021-10**

**TITLE: A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO RECOMMENDING APPROVAL OF A DONATION AGREEMENT FOR A GRANITE BENCH IN LAKE PARK**

**WHEREAS**, the Town has received a request for acceptance of a memorial bench to be donated and placed on Town property, specifically in Lake Park, to commemorate a loved one;

**WHEREAS**, the proposed donated bench is a quality piece which would enhance Lake Park and provide a public benefit for users of the Park; and

**WHEREAS**, the Planning Commission desires the Town to accept the memorial bench upon the terms and conditions stated in the Donation Agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO, THAT:**

Section 1. The Planning Commission hereby recommends that the Board of Trustees approve the Donation Agreement, attached hereto as **Exhibit A**.

INTRODUCED, READ and PASSED this 9<sup>th</sup> day of March, 2021.

TOWN OF GREEN MOUNTAIN FALLS,  
COLORADO PLANNING COMMISSION

\_\_\_\_\_  
\_\_\_\_\_, Chair

(SEAL)

ATTEST:

\_\_\_\_\_  
Matt Gordon, Town Clerk





# Green Mountain Falls

COLORADO  
OFFICE OF PLANNING & LAND USE

10516 Green Mountain Falls Road  
PO Box 524  
Green Mountain Falls, CO 80819  
[www.gmfco.us](http://www.gmfco.us)

To: Board of Trustees  
From: Planning  
CC: Town Clerk  
Date: 25 March 2021  
Re: Resolution 2021-10 Fox Memorial Bench Donation at Gazebo Lake Park – PC Recommendation

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## **Background/Discussion**

Planning Commission reviewed the attached staff memo and proposal for a memorial bench, presented by the Fox family. The advisory body expressed full support of this and any future initiatives for community outdoor seating. They unanimously recommended approval to the Board.

## **Conclusion**

Staff recommends the Board approve the draft Resolution 2021-10 for a granite memorial bench, to be donated by the Fox family.





**To: GMF Planning Commission**  
**From: Julia Simmons**  
**Date: March 3, 2021**  
**Re: Resolution 2021-10, Donation of a Memorial Bench in Gazebo Lake Park**

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### **Background/Discussion**

Town Clerk received the attached proposal as an item of business for the Parks, Recreation, and Trails Committee January regular meeting. The applicant, Ms. Lana Fox, on behalf of the Fox family, is asking to donate a granite bench and its installation in memory of her late son, Chad. The advisory committee unanimously voted to recommend approval of the project.

The applicant, a longtime resident and former Town Hall volunteer, took her request to PRT because the project would be sited in Gazebo Lake Park. Town Clerk forwarded the project to Planning and Town Manager to find a mechanism for the donation. The Board would consider recommendations at its April regular meeting.

GMF Zoning Code doesn't adequately address this scenario. Benches are specifically addressed in Section 18-74(e)(3) for Revocable Permit licenses, but that is incongruent with the purpose and intent of this project: surface public use in a public park, indefinitely. A revocable license would be granted initially and require annual reissue with a set fee; insurance and maintenance would be the applicant's responsibility and the license could be revoked at any time, requiring the bench to be removed.

The style and nature of this granite structure, anchored in slab concrete, is designed to be low maintenance. The stone structure, created to endure the elements, should not cost the Town. Staff believes any cost associated would be balanced with the benefit of public art and outdoor seating. The exact physical location would be determined by the Applicant and Public Works, to consider mowing, snow removal, and public safety. There is always the chance of vandalism. Additionally, the existing park setting could change over the years. At that time, Town Manager/Board would request Public Works to relocate the bench. The purpose of establishing a resolution is to convey the intent of permanency and guide future decision-making. Further, Town Manager has requested a bench and brick memorial program be reestablished to create more opportunities for public memorials and donated outdoor seating.

### **Conclusion**

Staff has reviewed the proposed project and recommends Planning Commission forward Resolution 2021-10, accepting the donation of a memorial bench and its installation from the Fox family.

Staff is also requesting feedback on a related, but not identical, public bench program.



Met and John,  
Please find enclosed below an approximate picture of our proposed memorial bench for our son Chad. I say approximate because we've changed the size of the bench and bench feet so they are not so "chunky" looking. The exact measurements are listed with the quote.

Thank you for your prompt attention to our proposal.

Respectfully,

Larry Fox

Larry Fox

237 South Avenue  
Grand Junction, CO 81501  
East of Amtrak Station / Downtown Grand Junction  
Phone: 970.242.7264  
[engraving@carlsonmemorials.com](mailto:engraving@carlsonmemorials.com)  
[www.carlsonmemorials.com](http://www.carlsonmemorials.com)

**CARLSON**  
**MEMORIALS, INC.**  
*Life's Stories Set in Stone*



### Colorado Rose Red

Pillar 1-4 x 1-0 x 4-0  
Bench seat 5-0 x 1-4 x 0-10  
Supports 1-6 x 1-0 x 1-0  
Granite foundation  
8-0 x 2-4 x 0-4

Aspen 07.31.18





# CARLSON MEMORIALS, INC.

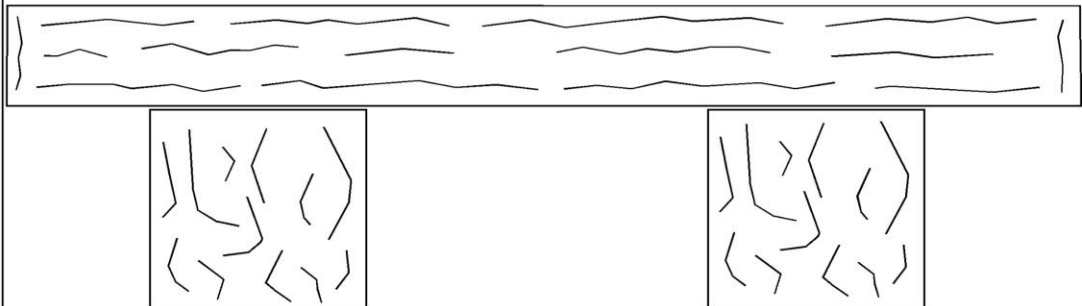
*Life's Stories Set in Stone*

237 South Avenue  
Grand Junction, CO 81501  
East of Amtrak Station / Downtown Grand Junction

Phone: 970.242.7264  
engraving@carlsonmemorials.com  
www.carlsonmemorials.com

Proposal		Feb. 24, 2021	Terms of Proposal
Lana & Larry Fox 719.330.7008		Bench - Public Park	50 % Down, Balance on Completion
		Green Mountain Falls	
<a href="mailto:zehrwest@icloud.com">zehrwest@icloud.com</a>		<a href="mailto:larryfoxywoods@gmail.com">larryfoxywoods@gmail.com</a>	Weeks From Order Date
Qty	Description - Colorado Rose Red Granite		Quote
1	1'-4" x 1'-0" x 4'-0" - Main Pillar - Polish Front w/ Balance Rock Pitch		
1	5'-0" x 1'-4" x 0'-6" - Bench Seat - Polish Top w/ Balance Rock Pitch		
2	1'-0" x 1'-2" x 1'-0" - Bench Support - Sawn Joints w/ Balance Rock Pitch		
1	8'-0" x 3'-0" x 0'-4" - Granite Foundation		
1	Engrave and Shadow - Provide Layout for Approval		
1	Install on site - Green Mountain Falls - Public Park		
		Sub-Total	\$ 16,340.00
		8.13% - Sales Tax	\$ 1,328.44
		Total	\$ 17,668.44
		Payment/Credits	50 % Down Payment
		Balance Due	\$ -

## *Colorado Rose Red Granite*





## **DONATION AGREEMENT**

THIS AGREEMENT is made and entered into this \_\_\_ day of \_\_\_\_\_, 2021, by and between the Town of Green Mountain Falls, a Colorado municipal corporation having an address of 10615 Unit B, Green Mountain Falls Road, Green Mountain Falls, Colorado, 80819 (the "Town"), and Lana and Larry Fox, individuals with an address of \_\_\_\_\_ (the "Donors") (collectively the "Parties").

WHEREAS, Donors intend to donate a granite bench, pillar, and foundation to the Town for the purpose of siting and constructing a memorial on the grounds of the Lake Park, in the memory of Chad Alan Fox and for the benefit of the public (the "Donation"); and

WHEREAS, the Town desires to accept the intended Donation.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Donation. Donors intend to donate to the Town a granite bench, pillar, and foundation, as more particularly described herein and shown in **Exhibit A**, attached hereto and incorporated herein by this reference, for use by the public. The Donation will occur when the Bench and Pillar are installed on Town property, at which point the Town shall take ownership of the Donation.

2. Donation Design. The Donation shall consist of a granite bench, pillar, and foundation of approximate dimensions as listed in **Exhibit B**, attached hereto and incorporated herein by this reference.

3. Donation Location. The Donation shall be placed at a site within the Lake Park, designated as "Bench" on **Exhibit C**, attached hereto and incorporated herein by this reference. Prior to installation, Donors shall notify the Town of the date and time for such installation and shall verify with the Town that the site is ready for Donation installation.

4. Engraving. Donor shall engrave the memorial to Chad Alan Fox on the Donation, with language as described in **Exhibit D**.

5. Maintenance. The Town shall put forth its best efforts to appropriate funds for the maintenance of the Donation, subject to the limitations in Paragraph 7(H) herein. Nothing in this Agreement shall require the Town to replace the Donation upon the Donation being partially or full destroyed.

6. Tax Implications. The Town makes no representations regarding the tax implication of such a donation to Donors or the value of the donation.

7. Miscellaneous.

A. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in El Paso County, Colorado.



B. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

C. Integration. This Agreement and any attached exhibits constitute the entire Agreement between the Town and Donor, superseding all prior oral or written communications.

D. Third Parties. There are no intended third-party beneficiaries to this Agreement.

E. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

F. Modification. This Agreement may only be modified upon written agreement of the Parties.

G. Governmental Immunity. The Town, its officers, and its employees, is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers or employees.

H. Subject to Annual Appropriations. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligations of the Town not performed during the current fiscal year are subject to annual appropriation, and thus any obligations of the Town hereunder shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date first set forth above.

**TOWN OF GREEN MOUNTAIN FALLS,  
COLORADO**

\_\_\_\_\_  
Angie Sprang, Town Administrator

ATTEST:

\_\_\_\_\_  
Matt Gordon, Town Clerk



**DONOR**

By: \_\_\_\_\_

**DONOR**

By: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing Agreement for Services was subscribed, sworn to and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_.

My commission expires:

(S E A L)

Notary Public



## **EXHIBIT A**

### **Pictures of Granite Bench, Pilar, and Foundation**



## **EXHIBIT B**

### **Approximate Dimensions of Donation**



## **EXHIBIT C**

### **Donation Location**



## **EXHIBIT D**

### **Donation Engraving**





**To: GMF Planning Commission**  
**From: Julia Simmons**  
**Date: March 3, 2021**  
**Re: Architectural Plan Review and Grading, Skyspace Art Installation**

---

### **Background/Discussion**

In January 2021, the Planning Commission and Board of Trustees finalized annexation of the Red Devil Mountain Parcel, zoned as Public Lands for a trails system and art installation, among other uses. An Annexation Agreement, a contractual document between the Applicant, Historic Green Mountain Falls Foundation, and GMF was approved by Resolution 2021-03. The contract (attached) establishes additional standards and ongoing Board oversight for the public space. Specifically, how and by whom the art installation, trails, roads, and utilities will be maintained.

The Land Use Approval still requires the Commission review the proposed project for conformity with GMF Code and that the standards in the Architectural Plan Review process, Section 16-705, are met:

*(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.*

Staff believes that through the annexation process, including concept plan and annexation agreement (attached) public hearings, there has been adequate opportunity for comment on siting, design, and the architectural details of the proposed project. The artist and engineers have worked to ensure that the building is consistent with the natural setting and the siting maintains scenic viewsheds. Staff believes the proposed Skyspace is consistent with the purpose and intent of Section 16, Zoning, and that the site plans meet the standards in GMF Zoning Code. Grading for the installation will be reviewed by Town Engineer, for minimizing erosion and off-site drainage by implementing best practices.

### **Conclusion**

Staff has reviewed the proposed project and recommends Planning Commission approve the Architectural Plan Review 2021-01 for Skyspace Art Installation at 10325 W. US Hwy 24.

As an additional item, staff has reviewed the grading plans and believes that the Commission will be best served by forwarding a recommendation of approval to the Board with the condition that the Town Engineer review for compliance with Section 17, Grading and Erosion Control.





## Land Use Approval Application

This application form must be submitted with each land use approval request. Please refer to the appropriate Checklist of Supplemental Materials for a complete list of all documents that must accompany this form.

More information is available on the [Land Use & Planning](#) webpage.

### PART I – APPLICANT INFORMATION

<b>Applicant:</b> Jesse Stroope
<b>Address:</b> 10770 Florence Ave
<b>E-Mail:</b> jessestroope@yahoo.com
<b>Phone:</b> 405-760-1094
<b>Owner(s):</b> Historic Green Mountain Falls Foundation
<b>Address:</b> 1001 W. Wilshire Blvd, 4th Floor. OKC, OK 73116
<b>E-mail:</b> l.eichman@occf.com
<b>Phone:</b> 405-767-3702

### PART II- PROPERTY INFORMATION

<b>Address:</b> 10325 W. US Hwy 24	
<b>Zoning Designation:</b> PL	<b>Lot Size:</b> 30 Acres
<b>Hillside Overlay zone?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Land Survey Included:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>


### PART III- LAND USE

<b>Brief Project Description:</b> Skyspace Art Installation
<b>Type of Land Use Approval:</b>

### PART IV- CERTIFICATION & SIGNATURE

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. I certify that I understand that the proposed development will be in accordance with all provisions of the Town of Green Mountain Falls Municipal Code and other applicable regulations.

Applicant Signature  Date 3/4/21

Owner Signature  Date 3-4-2021

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_



Town of Green Mountain Falls

March 1, 2021

Please find attached a submittal for the Skyspace art installation. The installation site is located at 10325 W. US Highway 24 in Green Mountain Falls. Building plans, Site Plan and Grading Plan are included here your architectural and set back review.

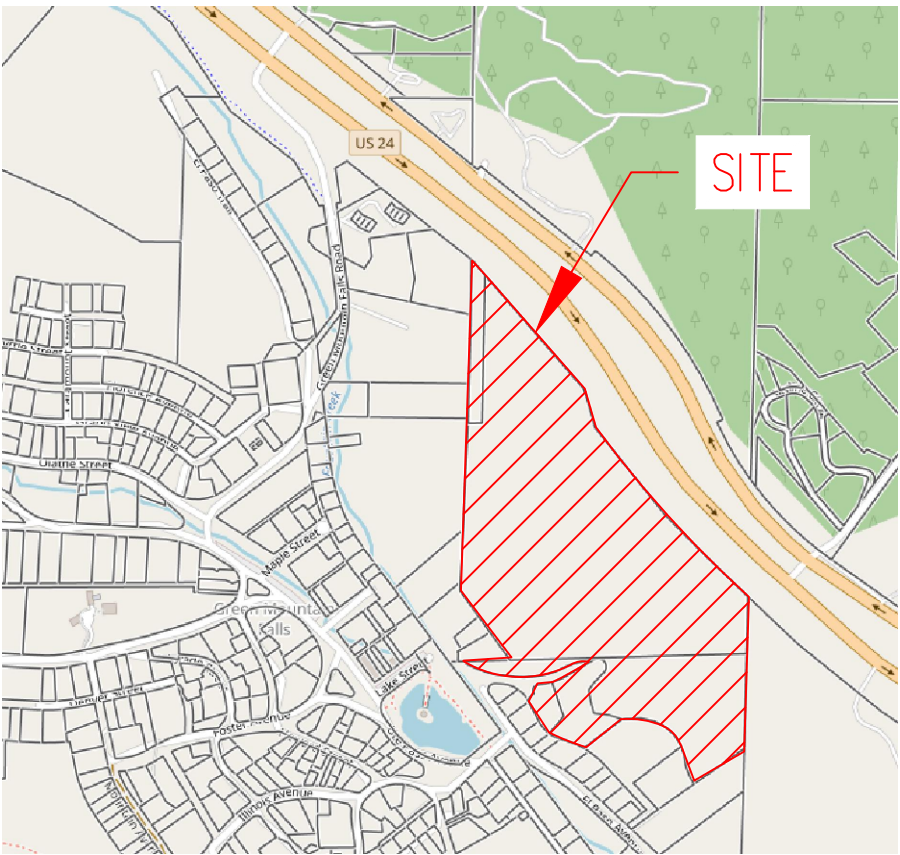
Thank you in advance for your consideration,

A handwritten signature in green ink that reads "Jesse Stroope". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jesse Stroope

Project Planner





VICINITY MAP  
N.T.S.

Owners

Historic Green Mountain Falls Foundation, LLC  
1001 W. Wilshire Blvd, Fourth Floor  
Oklahoma City, OK 73116

Christian Keesee, Sole Member  
Green Mountain Road, LLC  
1001 W. Wilshire Blvd, Fourth Floor  
Oklahoma City, OK 73116

Legal Descriptions

Watson Parcel:  
Lots 28, 29, 30, 31, 32, 33 and 34, and vacated Cheyenne Street adjacent thereto, in Block 18, Addition Number 2 to the Town of Green Mountain Falls, Excepting therefrom That portion of Lots 31 and 32, Block 18, Addition No. 2 to the Town of Green Mountain Falls, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book B at Page 28 of the records of said county, described as follows: Beginning at the Westerly end of vacated Cheyenne Street; Thence along the Westerly line of said Lot 32, being the Easterly line of High Street, for the following two (2) courses; (1) Thence on a curve to the right having a central angle of 104°11'15", a radius of 25.00', a length of 45.46', and whose chord bears N26°26'13"E; (2) Thence on a curve to the left having a central angle of 09°33'06", a radius of 339.47', a length of 56.59', and whose chord bears N73°45'18"E; Thence S19°07'14"E, 66.65'; Thence S19°06'13"E, 64.98'; Thence S22°32'23"E, 34.82'; Thence S39°24'08"W, 104.03'; Thence along the South and West lines of vacated Cheyenne Street for the following three (3) courses; (1) Thence on a curve to the right having a central angle of 25°02'45", a radius of 166.63', and a length of 72.84'; Thence N25°39'24"W tangent to said curve, 110.42'; Thence N45°45'58"E, 42.20' to the Point of Beginning, County of El Paso, State of Colorado And containing 1.588 acres

Johnson Parcel A:  
That unplatted portion of the Southeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., County of El Paso, State of Colorado, lying Northerly of Block 17 and Northerly and Northeasterly of Block 18, Green Mountain Falls Addition No. 2 and lying Northwesterly of that parcel conveyed by Deed recorded January 9, 1974 in Book 2649 at Page 12.  
Johnson Parcel B:  
A non-exclusive easement for ingress, egress and utilities over a portion of Lots 31, 32, 33 and 34 in Block 18 in Addition No. 2 to Green Mountain Falls, as described on Shared Driveway and Utility Easement Agreement recorded June 27, 2008 at Reception No. 208073542.  
And containing 5.77 acres

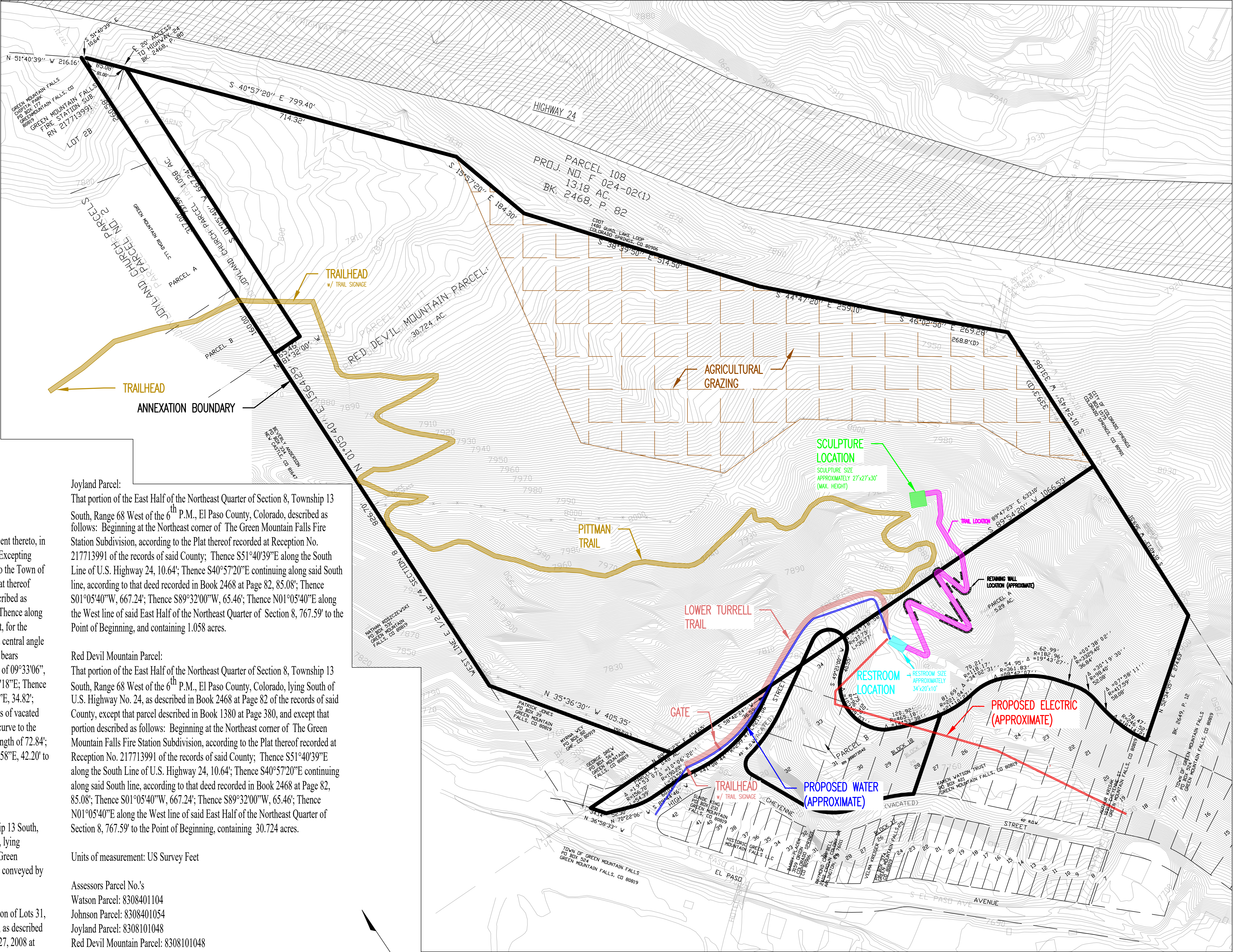
Joyland Parcel:  
That portion of the East Half of the Northeast Quarter of Section 8, Township 13 South, Range 68 West of the 6<sup>th</sup> P.M., El Paso County, Colorado, described as follows: Beginning at the Northeast corner of The Green Mountain Falls Fire Station Subdivision, according to the Plat thereof recorded at Reception No. 217713991 of the records of said County; Thence S51°40'39"E along the South Line of U.S. Highway 24, 10.64'; Thence S40°57'20"E continuing along said South line, according to that deed recorded in Book 2468 at Page 82, 85.08'; Thence S01°05'40"W, 667.24'; Thence S89°32'00"W, 65.46'; Thence N01°05'40"E along the West line of said East Half of the Northeast Quarter of Section 8, 767.59' to the Point of Beginning, and containing 1.058 acres.

Red Devil Mountain Parcel:  
That portion of the East Half of the Northeast Quarter of Section 8, Township 13 South, Range 68 West of the 6<sup>th</sup> P.M., El Paso County, Colorado, lying South of U.S. Highway No. 24, as described in Book 2468 at Page 82 of the records of said County, except that parcel described in Book 1380 at Page 380, and except that portion described as follows: Beginning at the Northeast corner of The Green Mountain Falls Fire Station Subdivision, according to the Plat thereof recorded at Reception No. 217713991 of the records of said County; Thence S51°40'39"E along the South Line of U.S. Highway 24, 10.64'; Thence S40°57'20"E continuing along said South line, according to that deed recorded in Book 2468 at Page 82, 85.08'; Thence S01°05'40"W, 667.24'; Thence S89°32'00"W, 65.46'; Thence N01°05'40"E along the West line of said East Half of the Northeast Quarter of Section 8, 767.59' to the Point of Beginning, containing 30.724 acres.

Units of measurement: US Survey Feet

Assessors Parcel No.'s  
Watson Parcel: 8308401104  
Johnson Parcel: 8308401054  
Joyland Parcel: 8308101048  
Red Devil Mountain Parcel: 8308101048

Proposed Zone: PUD  
Red Devil Mountain - Public Land  
Joyland Parcel - Business



SCALE: 1" = 100'

REVISIONS	BY

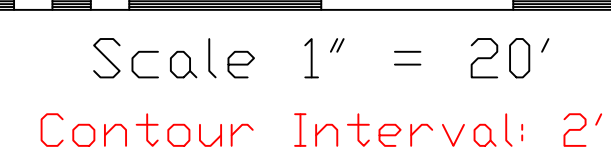
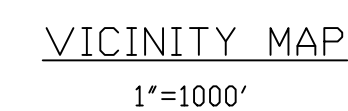
ENTECH  
ENGINEERING, INC.  
505 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
(719) 531-5599

+

DEVELOPMENT PLAN  
RED DEVIL MOUNTAIN DEVELOPMENT  
GREEN MOUNTAIN FALLS, CO  
FOR: GREEN MOUNTAIN ROAD, LLC

DRAWN BY: AMN
DESIGNED BY:
CHECKED BY:
DATE: 01/26/2021
SCALE: AS SHOWN
JOB NO.: 201280
SHEET NO.: 2 OF 2 SHEETS





NGVD 1929 ADJUSTMENT  
COMBINED CITY FIMS AND FIELD WORK DATA

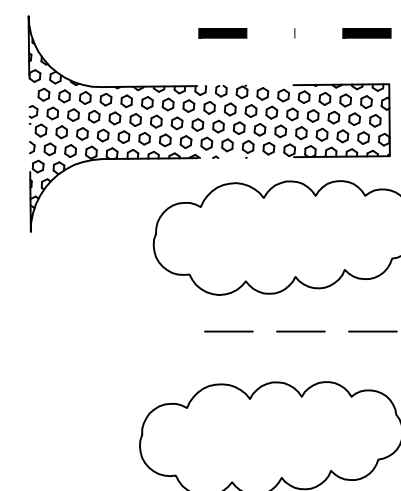
LEGEND:

- FOUND YELLOW #9853 CAP ON #4 REBAR  
◇ FOUND #4 REBAR

CONTOUR LEGEND:

- ORIGINAL CONTOURS:  
2'  
10'
- FINISH CONTOURS:  
2'  
10'

EROSION CONTROL LEGEND:



SILT FENCE      (SF)

VEHICLE TRACKING CONTROL 

STOCK PILE PROTECTION (SP)

LIMIT OF DISTURBANCE 0.627 AC

STABILIZED STAGING AREA (SSA)



DRAWN BY: D.E. WATTS

DATE: 1-4-21

DWG. NO.: 20-5462-05

CONTOURS PER CITY FIRMS AND FIELD DATA  
SURVEYED BY: DEW, ESW, DEW V THRU 9-21-20

APPROVED BY:

PROJ. NO.	
-----------	--

	DWG.
--	------

REVISIONS 3-3-21 REVISED PER TOWN REVIEW COMMENTS

DEW

OLIVER E. WATTS  
CONSULTING ENGINEER  
COLORADO SPRINGS

PROJECT	
---------	--

10400 EL PASO AVE.  
ADD. NO. 2 TO GREEN MOUNTAIN FALLS  
EL PASO COUNTY, COLORADO

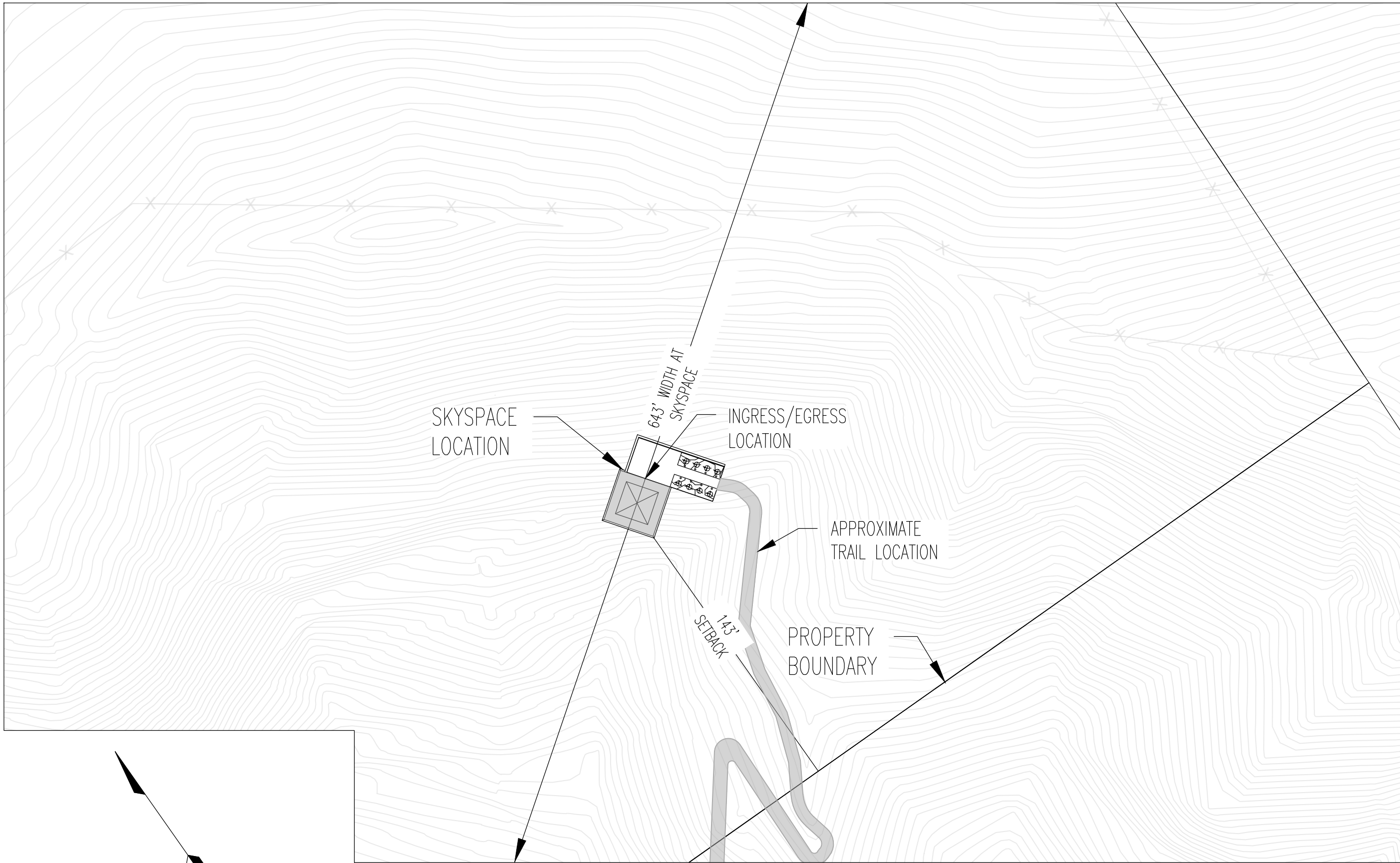
SHT. NAME
-----------

## GRADING AND EROSION CONTROL PLAN

SHT. NO.	
----------	--

102





S I T E P L A N  
1/4" = 1'-0"

REVISIONS	BY



**ENTECH**  
ENGINEERING, INC.  
505 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907 (719) 531-5599

SITE PLAN  
RED DEVIL MOUNTAIN SKYSPACE  
GREEN MOUNTAIN FALLS, CO  
FOR: JESSE STROOPE

DRAWN BY: AMN
DESIGNED BY: AMN
CHECKED BY:
DATE: 03/04/2021
SCALE: AS SHOWN
JOB NO.: 201280
SHEET NO.: 1 OF SHEETS



3/4/2021 10:53:05 AM Z:\HSE PROJECTS\2019 PROJECTS\1950 James Turrell\Revit\1950 - RDM Skyspace.rvt RED DEVIL MOUNTAIN SKYSPACE

RED DEVIL MOUNTAIN SKYSPACE

# RED DEVIL MOUNTAIN SKYSPACE

## GREEN MOUNTAIN FALLS, COLORADO



NOTE: THESE PLANS ARE PREPARED WITH CARE; HOWEVER, ANY ERRORS OR AMBIGUITIES THAT ARE DISCOVERED BY THE CONTRACTOR MUST BE REPORTED TO THE ARCHITECT BEFORE WORK IS STARTED. THE CONTRACTOR AND THE CONTRACTOR'S SUBCONTRACTORS' WORK SHALL CONFORM TO FIELD AND BUILT CONDITIONS SO AS TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAWS, CODES, ORDINANCES, STANDARDS, RULES AND REGULATIONS INCLUDING WITHOUT LIMITATION LIFE SAFETY CODES AND AMERICANS WITH DISABILITIES ACT, THE SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS SHALL BE OBSERVED IN USE OF THESE PLANS.

### PROJECT DATA

#### PROJECT LOCATION

GREEN MOUNTAIN FALLS, COLORADO

#### PROJECT DESCRIPTION

SKYSPACE EXHIBIT CONSTRUCTED WITH CAST-IN PLACE CONCRETE AND BUILT IN PRECAST CONCRETE BENCHES. STRUCTURE WILL HAVE A STONE VENEER AND AN OPERABLE STANDING SEAM ROOF

#### OCCUPANCY CLASS

U

#### CONSTRUCTION TYPE

TYPE VB

#### MAX STORIES ABV GRADE

1

#### APPLICABLE BUILDING CODES

2017 Pikes Peak Regional Building Code (PPRBC)  
2015 International Building Code (IBC)  
2015 International Energy Conservation Code (IECC)  
2015 International Mechanical Code (IMC)  
2015 International Fuel Gas Code (IFGC)  
2015 International Plumbing Code (IPC)  
2017 National Electrical Code (NEC)  
2009 ICC/ANSI A117.1 Accessibility Standard ASME A17.1, 2013 Edition

#### AUTOMATIC FIRE SUPPRESSION SYSTEM

NO

#### ENCLOSED SPACE SQUARE FOOTAGE

719 SQ. FT.

#### EXTERIOR SPACE UNDER ROOF SQUARE FOOTAGE

334 SQ. FT.

### MATERIAL LEGEND

	EARTH
	POROUS
	CONCRETE
	RIGID
	BOARDFORM
	CAST
	LIMESTONE
	WOOD BLOCKING OR END
	EIFS
	PLYWOOD
	BATT

### SHEET INDEX

GENERAL	COVER SHEET
1G01	ABBREVIATIONS & SYMBOL LEGEND
1G02	
STRUCTURAL	
1S1	FOUNDATION PLAN
1S2	FOUNDATION DETAILS
1S3	FOUNDATION DETAILS
ARCHITECTURAL	
1A01.1	SITE PLAN - SKYSPACE
1A10.1	FLOOR PLAN & ROOF PLAN
1A14.1	RCP & FINISHED FLOOR PLAN
1A20.1	ELEVATIONS
1A30.1	BUILDING SECTIONS
1A31.1	WALL SECTIONS
1A50.1	SECTION DETAILS
1A50.2	SECTION DETAILS
1A50.3	DETAILS & SCHEDULES
2A50.2	DOOR, ROOM FINISH, & PRODUCT SCHEDULE
ELECTRICAL	
1E1.1	ELECTRICAL LEGEND, SPECIFICATIONS, AND ONE-LINE
1E2.1	SITE PLAN
1E3.1	SKYSPACE ELECTRICAL PLAN

### PROJECT TEAM

#### PROJECT MANAGER

Jesse Stroope  
1001 West Wilshire Boulevard  
OKLAHOMA CITY, OK 73116  
(405)767-3703

#### ARCHITECT

HSEarchitects  
914 N. Broadway Avenue  
OKLAHOMA CITY, OK 73102  
(405) 526-1300

#### CIVIL & STRUCTURAL ENGINEER:

ENTECH ENGINEERING INC.  
505 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
(719) 531 - 5599

#### CONTRACTOR

MIKE PENMAN CONSTRUCTION  
PENMANCONSTRUCTION@MSN.COM  
(719) 492-3342

ARCHITECTURE  
+  
PLANNING  
+  
INTERIORS  
914 N. BROADWAY  
SUITE 200  
OKLAHOMA CITY, OK 73102  
phone: 405.526.1300  
fax: 405.526.1305  
www.HSEarchitects.com



RED DEVIL MOUNTAIN SKYSPACE  
Green Mountain Falls, Colorado  
COVER SHEET

NOT FOR CONSTRUCTION

Revisions	
No.	Date

PROJ. NO.  
1950  
DATE  
03.04.2021

SHEET NO.  
1G01

HSE architects



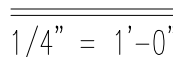
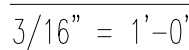
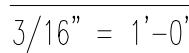




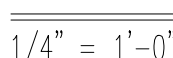
- Use dimensions from the architectural plans, except for foundation components.
- All miscellaneous details shall be in accordance with instructions from manufacturer or designer.
- Reinforcing should be continuous around the building, as shown.
- Minimum lap of reinforcing should be 30 bar diameters.
- All foundation pads must be formed to the proper dimension.
- Floor slabs must be separated from all structural portions of building with an expansion joint a minimum of 1/2" thickness. All nonbearing partitions above floor slabs must be constructed with a minimum 2" gap at the bottom to permit vertical movement of floor slabs.
- Door jambs should not be built tight to slabs on grade.
- Mechanically compact all interior backfill to 90% maximum Modified Proctor Dry Density, ASTM D-1557. All exterior backfill should be mechanically compacted to 90% of maximum Modified Proctor Dry Density, ASTM D-1557.
- Walls having backfill on both the interior and exterior faces should have the backfill on either side brought up approximately together. Otherwise, where possible, no exterior backfill should be placed until the floor slab and floor joists are in place or the wall is otherwise properly braced.
- Minimum recommended design strength of foundation concrete shall be 4500 psi. See soils report for site specific concrete strength recommendations.
- Foundation forms should remain in place a minimum of three (3) days.
- A gravel pad beneath floor slabs is not recommended.
- Planters, if any, should be well sealed and drained.
- Slope backfill away from the building a minimum of 5% for the first 10 feet. Carry roof drains across the backfilled areas. Do not allow water to stand or pond near the building. Do not flood the backfill.
- This design has been completed in accordance with pertinent standards, recommended design soil parameters, and accepted engineering design procedures and is based on the best information available at the time of completion. The design is intended to minimize differential movement resulting from the heaving of expansive soil induced by seasonal moisture changes. It must be recognized that foundation components, and in particular, floor slabs and other flatwork, will undergo movement. Adherence to those details isolating floor slabs from columns, walls, partitions, or other structural components is extremely important if damage to the superstructure is to be minimized. Any subsequent owners should be apprised of the expansive soil condition, if any, and advised to maintain good practices in the future with regard to surface and subsurface drainage, framing of partitions above floor slabs, drywall and finish work above floor slabs, etc.
- All reinforcing bars are to consist of #4, grade 60 steel unless otherwise noted.
- #5, grade 40 reinforcing bars may be used in place of #4, grade 60 reinforcing bars, if desired.

- Reinforcing must remain continuous above all windows and doors, bundle bars as necessary.
- Verify top of foundation elevations and top of wall steps with Builder prior to placing concrete.
- Verify foundation dimension and pad locations with architectural plans prior to setting forms or placing concrete.
- Verify mudsill locations with architectural plans prior to setting forms or placing concrete.
- Step foundation walls per grade per step details xxx.
- Euer ground to be located and installed by others as required by local codes.
- Design loads:

- The foundation excavation must be observed by Entech Engineering, Inc. prior to placing forms or concrete to verify that the design is appropriate for the site.
- The foundation was designed using a minimum soil bearing capacity of 3,000 psf.
- The foundation was designed according to the building plans by HSE architects, Project No. 1950.

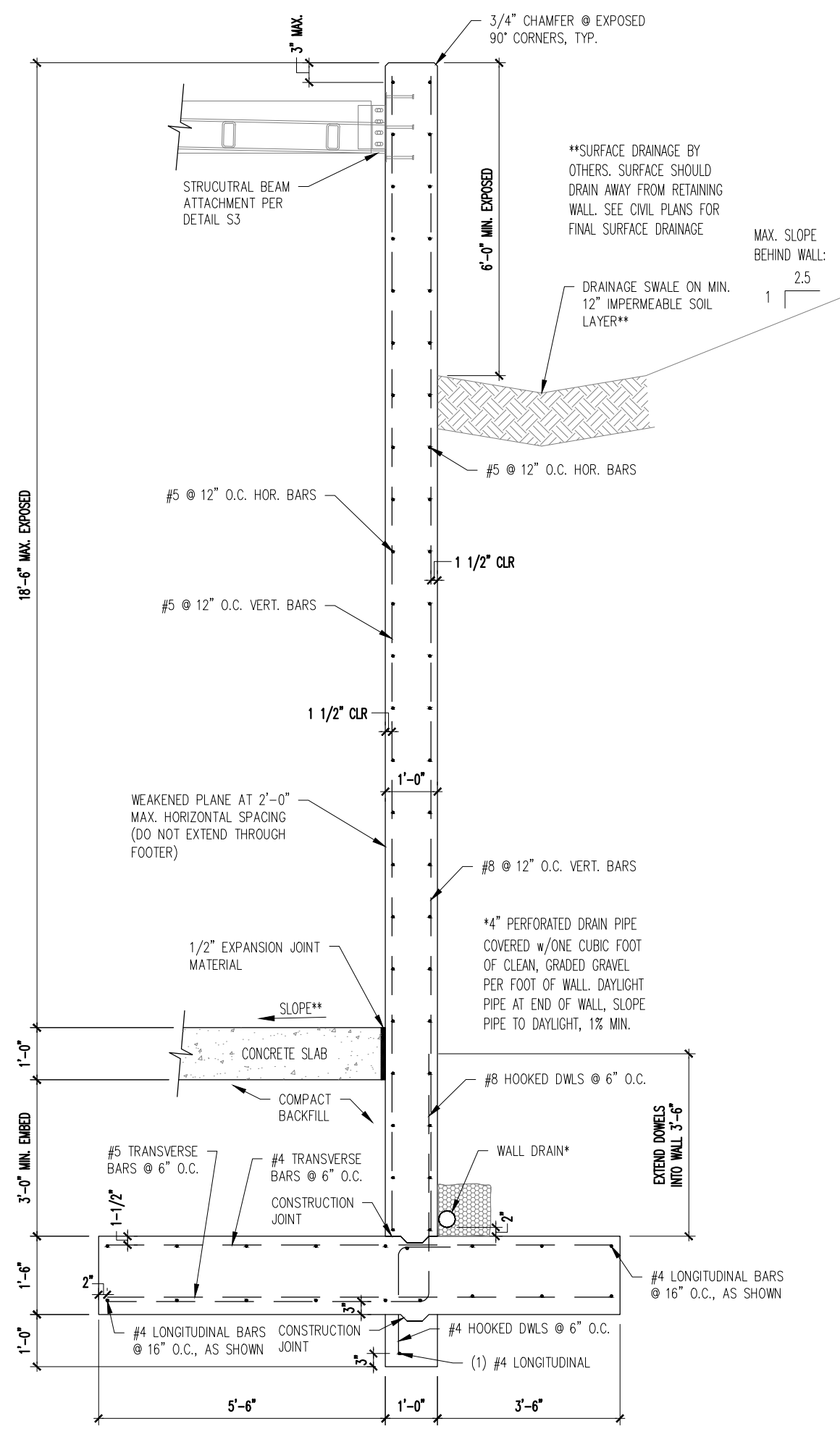


MODIFICATIONS TO THIS  
DESIGN MAY BE REQUIRED.

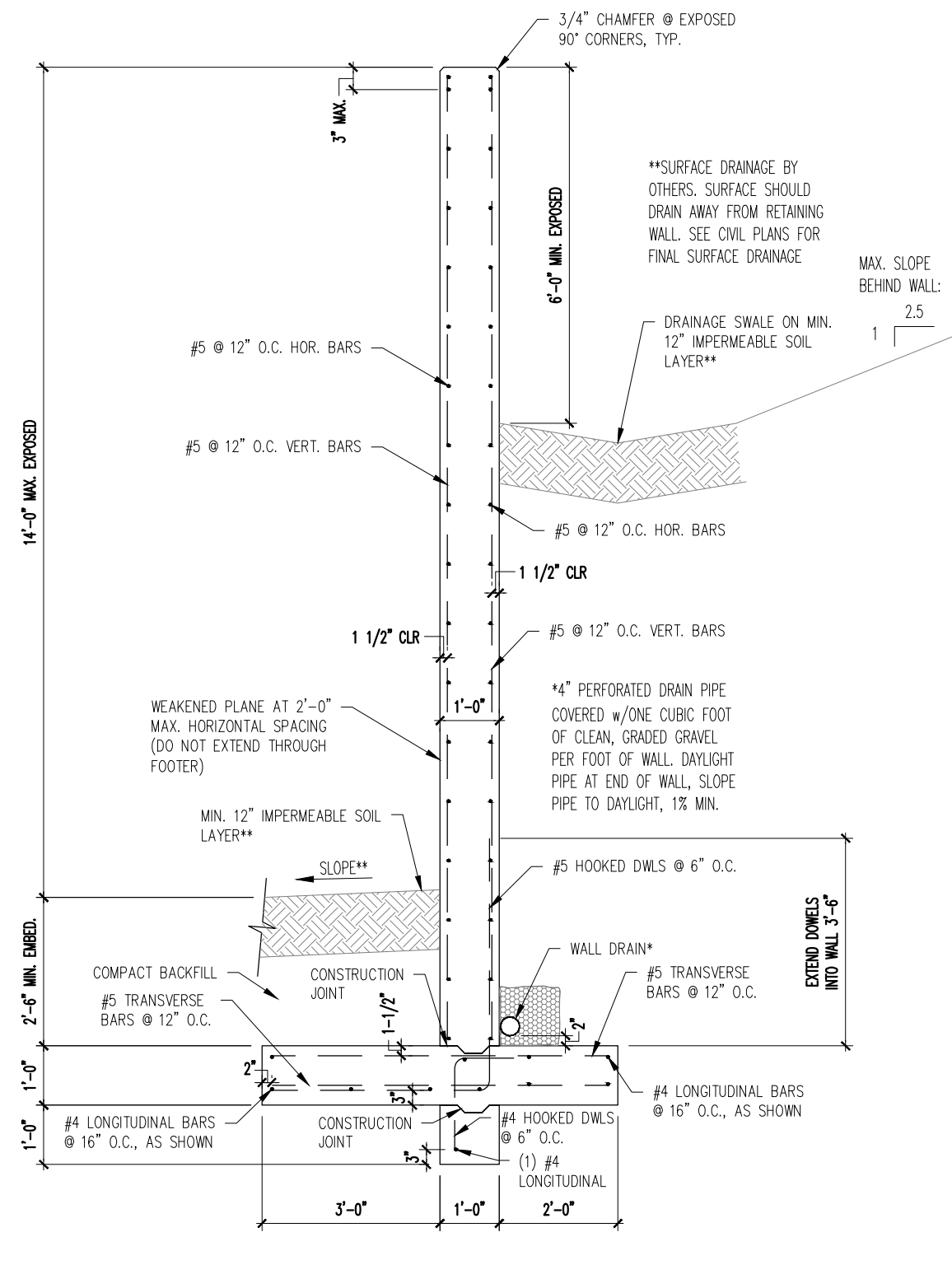


DRAWN BY: SDJ/AMN	
DESIGNED BY: AMN	
CHECKED BY: AMN	
DATE: 01/18/2021	
SCALE: AS SHOWN	
JOB NO.: 201280	
SHEET NO.:	
1	3
OF	SHEETS

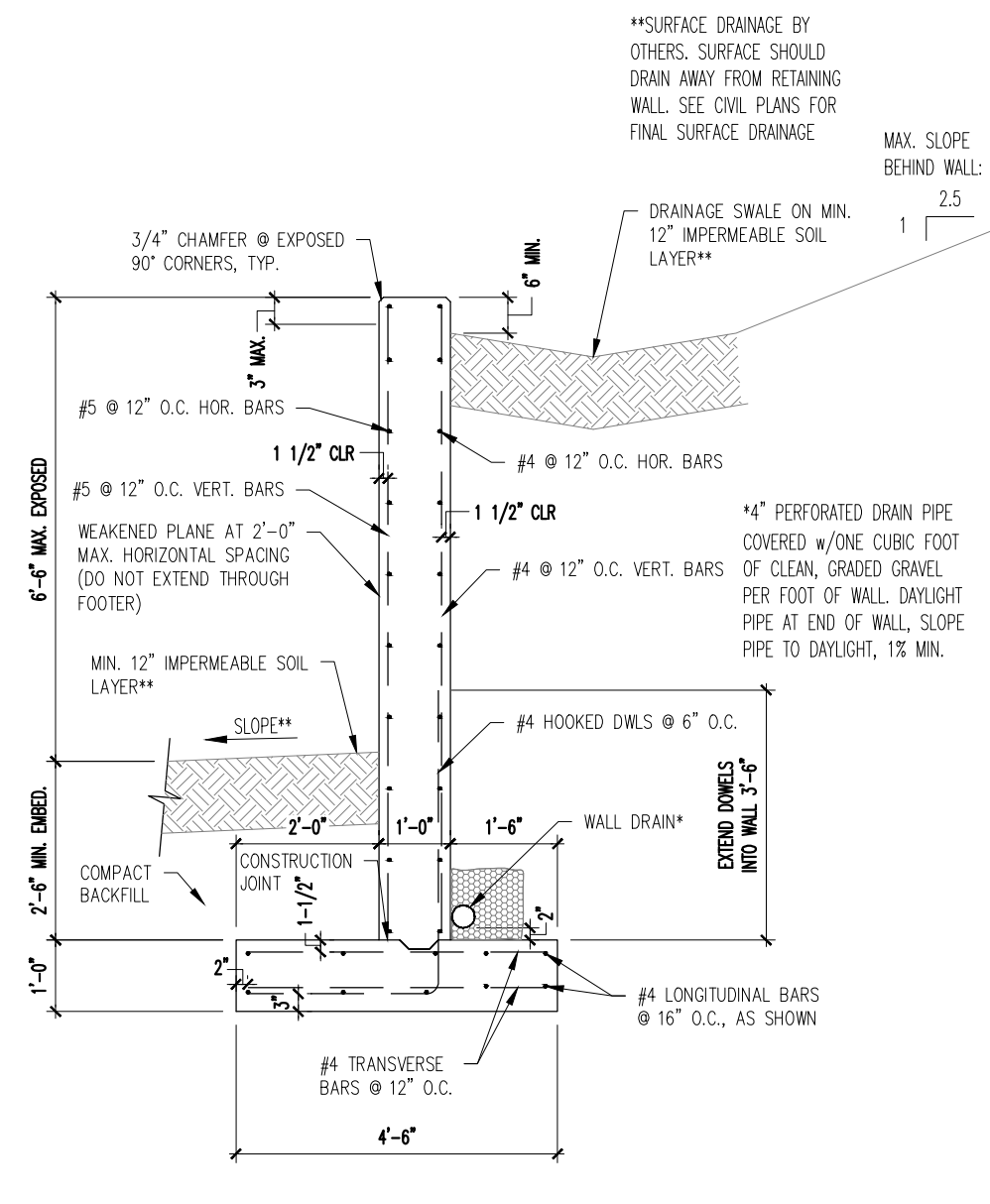




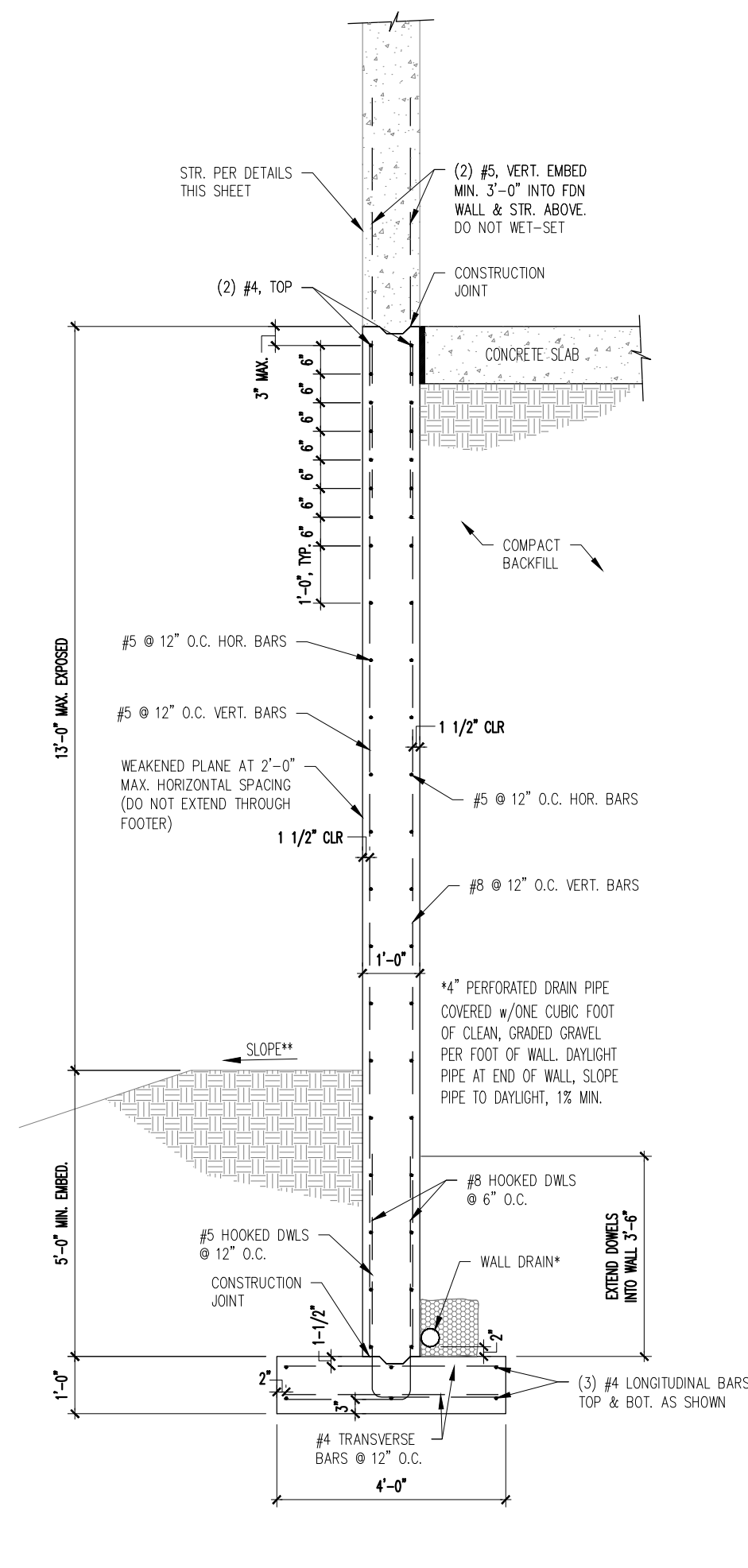
1 CONCRETE RETAINING WALL  
15'-6" MAX. EXPOSED HEIGHT



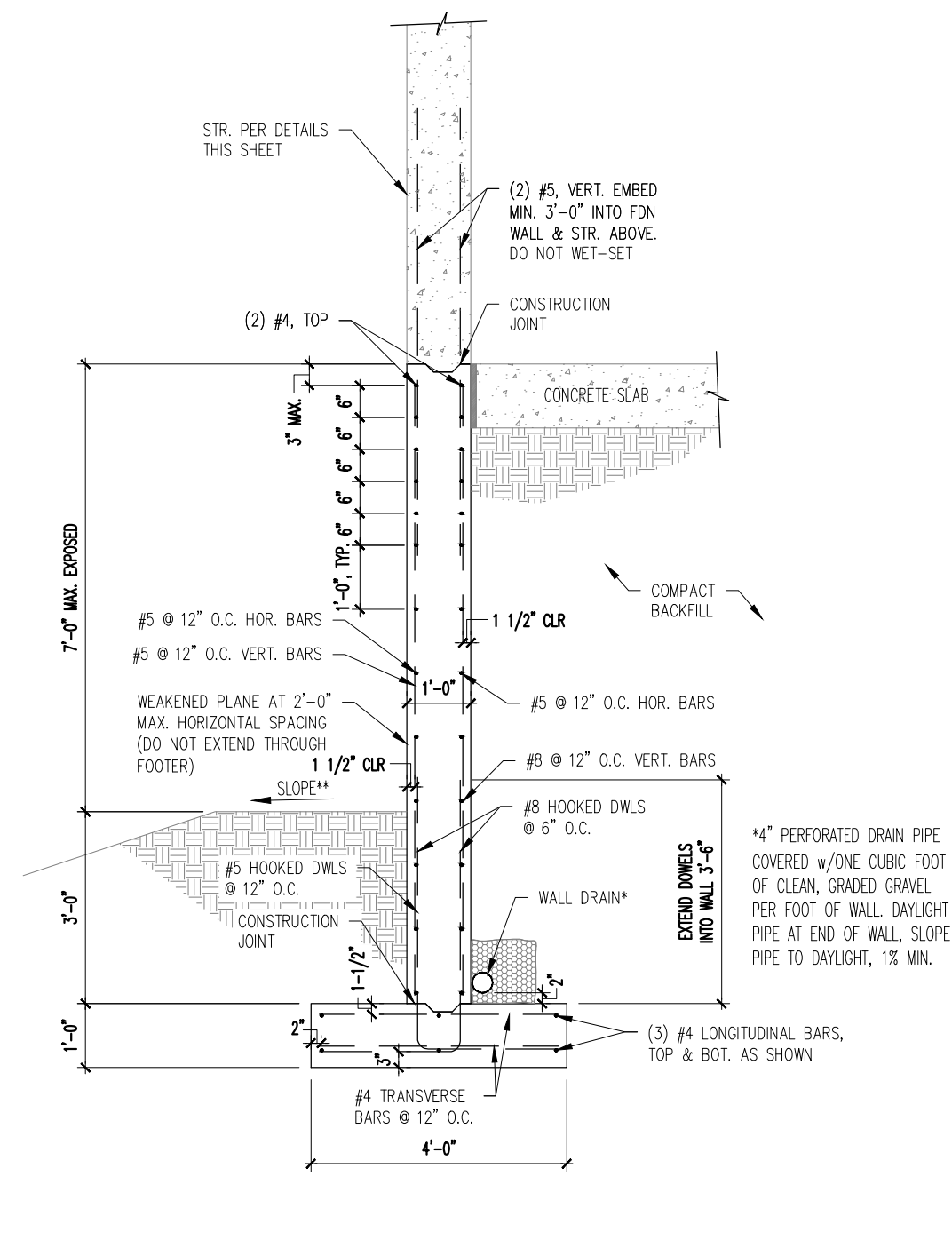
2 CONCRETE RETAINING WALL  
14'-0" MAX. EXPOSED HEIGHT



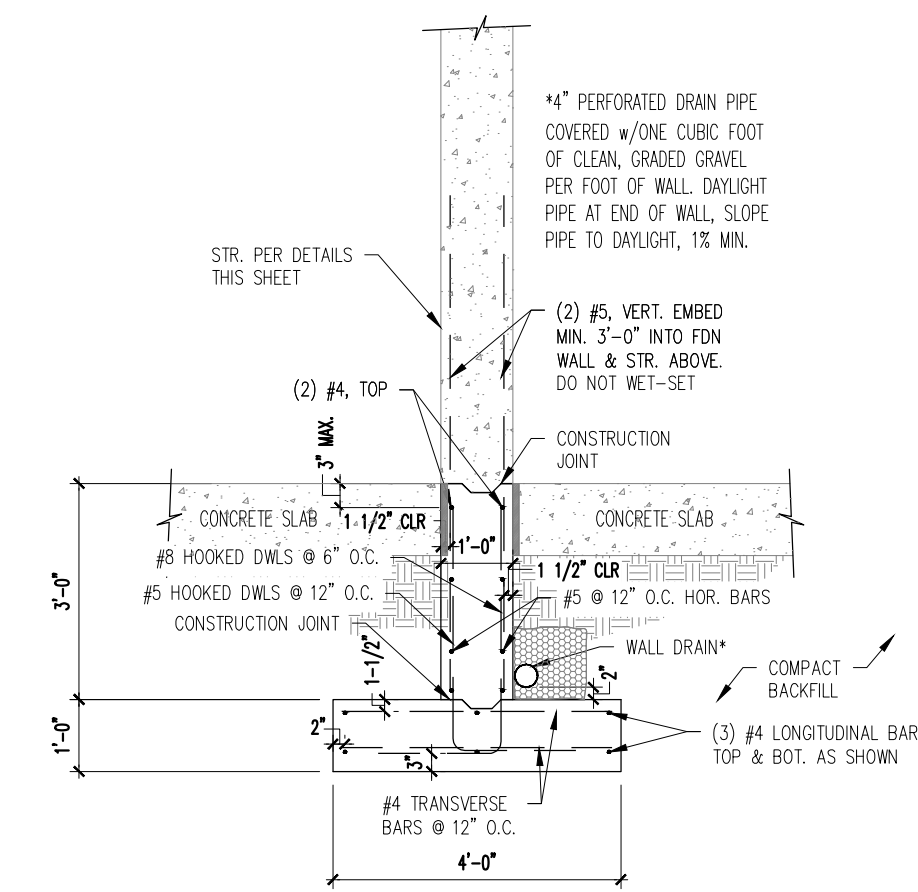
3 CONCRETE RETAINING WALL  
6'-6" MAX. EXPOSED HEIGHT



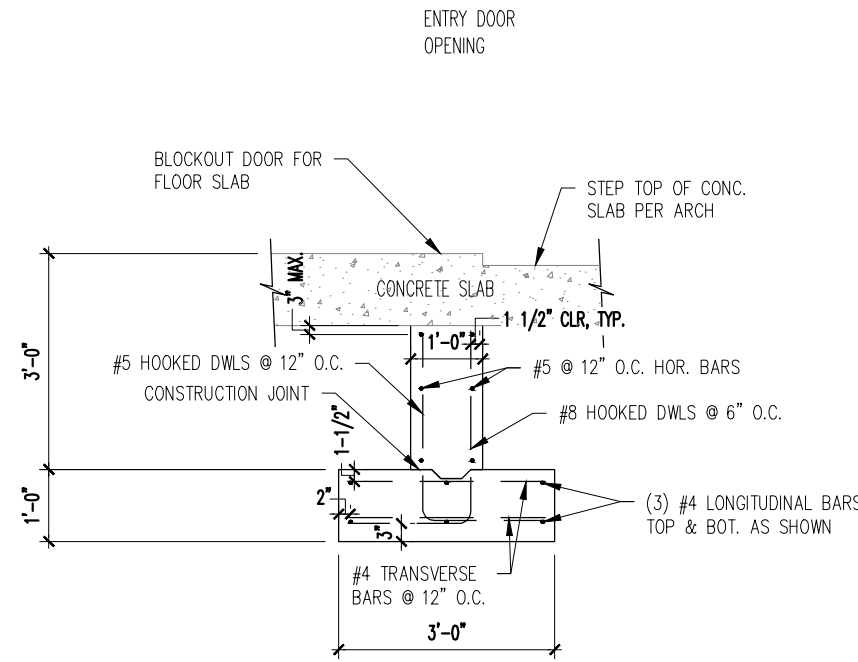
4 FOUNDATION WALL  
13'-0" MAX. EXPOSED HEIGHT



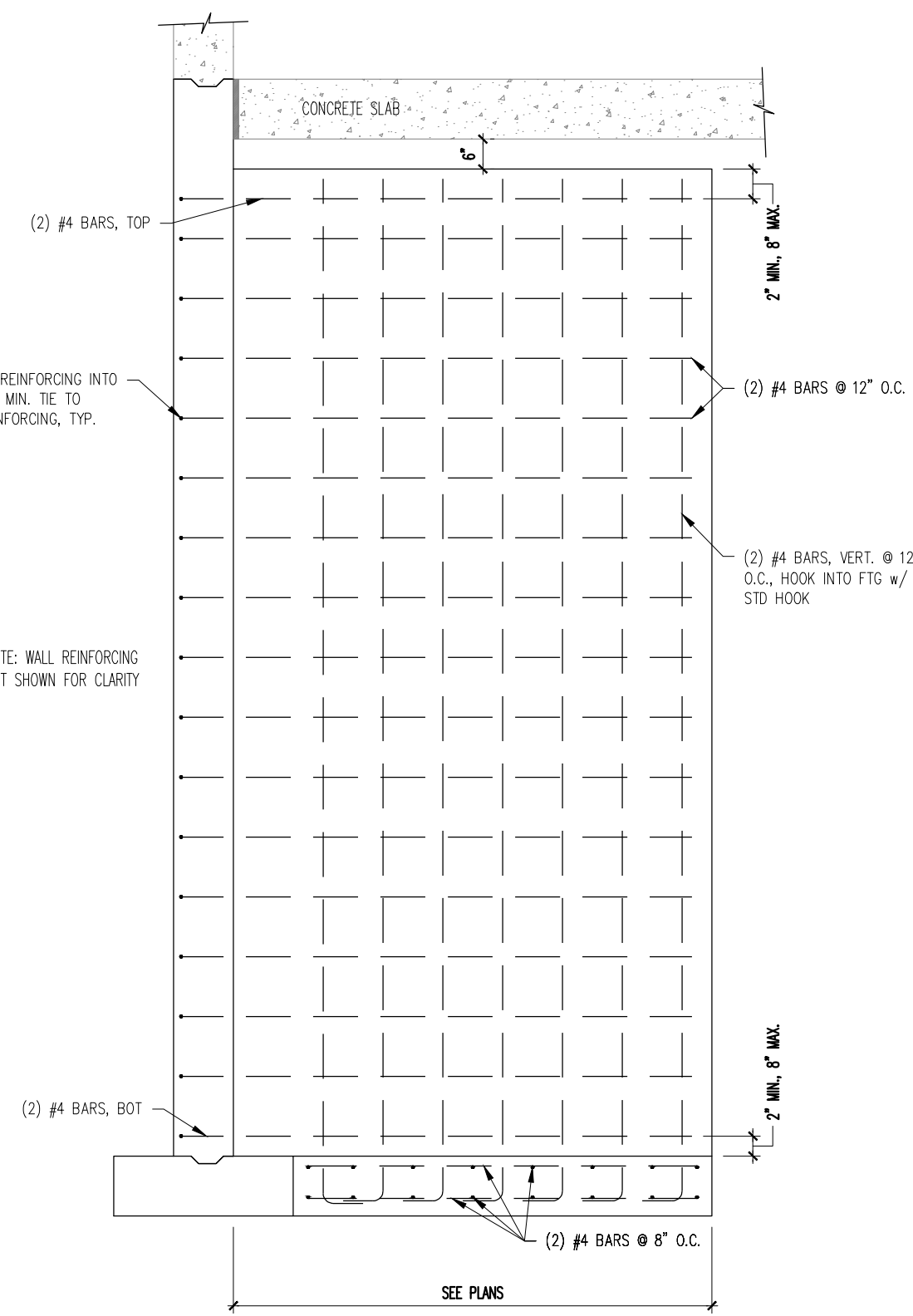
5 FOUNDATION WALL  
7'-0" MAX. EXPOSED HEIGHT



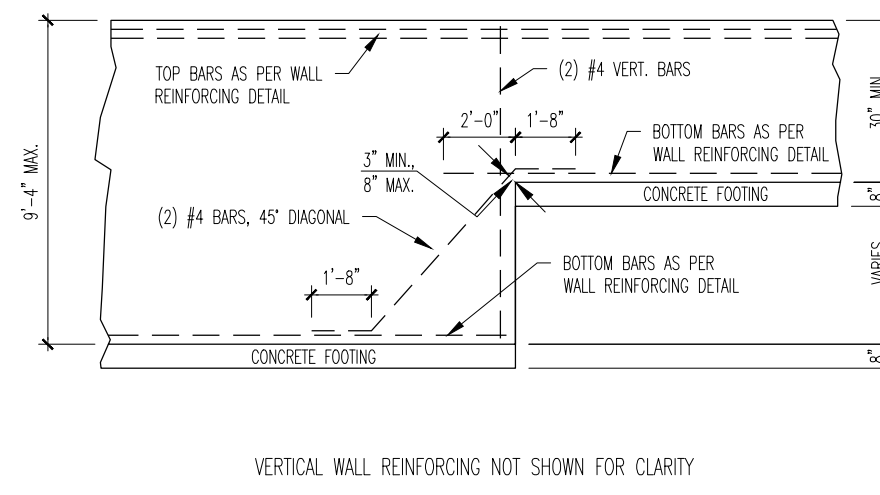
6 FOUNDATION WALL  
0'-0" MAX. EXPOSED HEIGHT



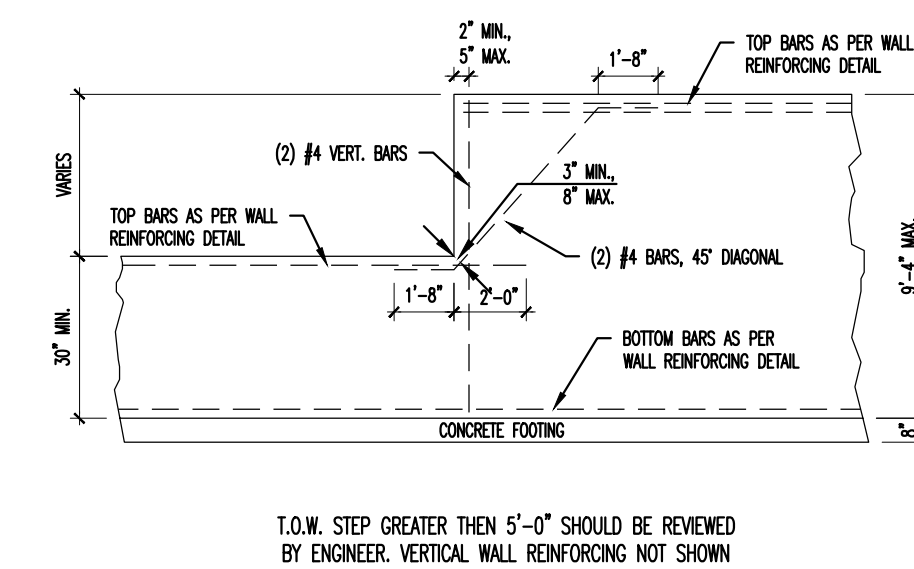
7 FOUNDATION WALL  
0'-0" MAX. EXPOSED HEIGHT



8 BUTTRESS



9 FOUNDATION STEP AT BOTTOM

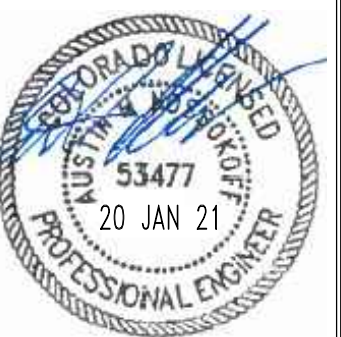


10 FOUNDATION STEP AT TOP

REVISIONS	BY:

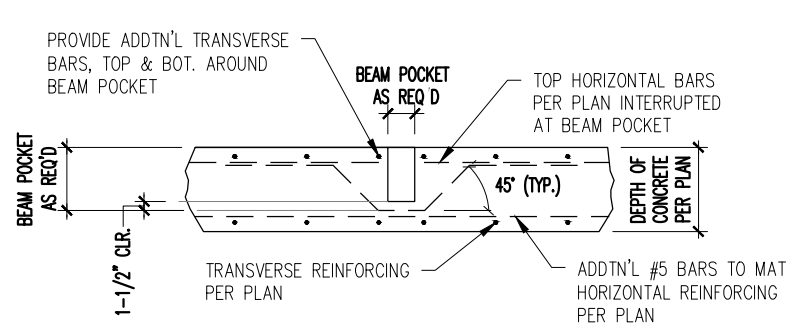
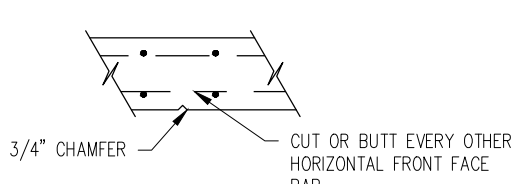
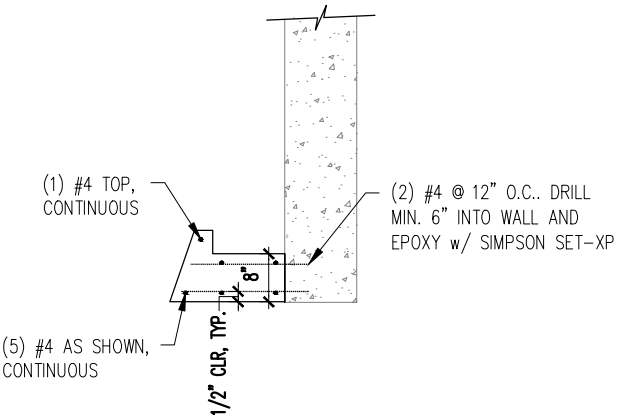
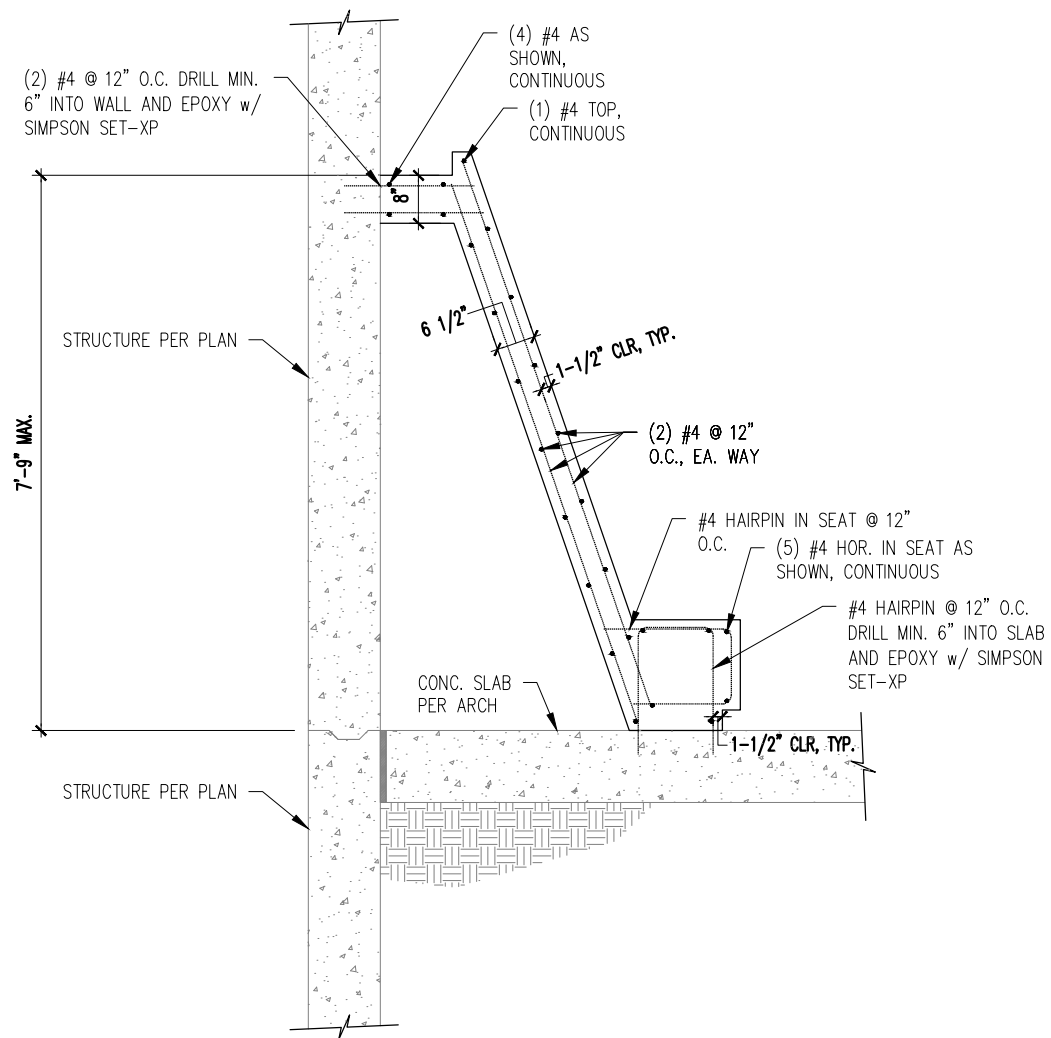
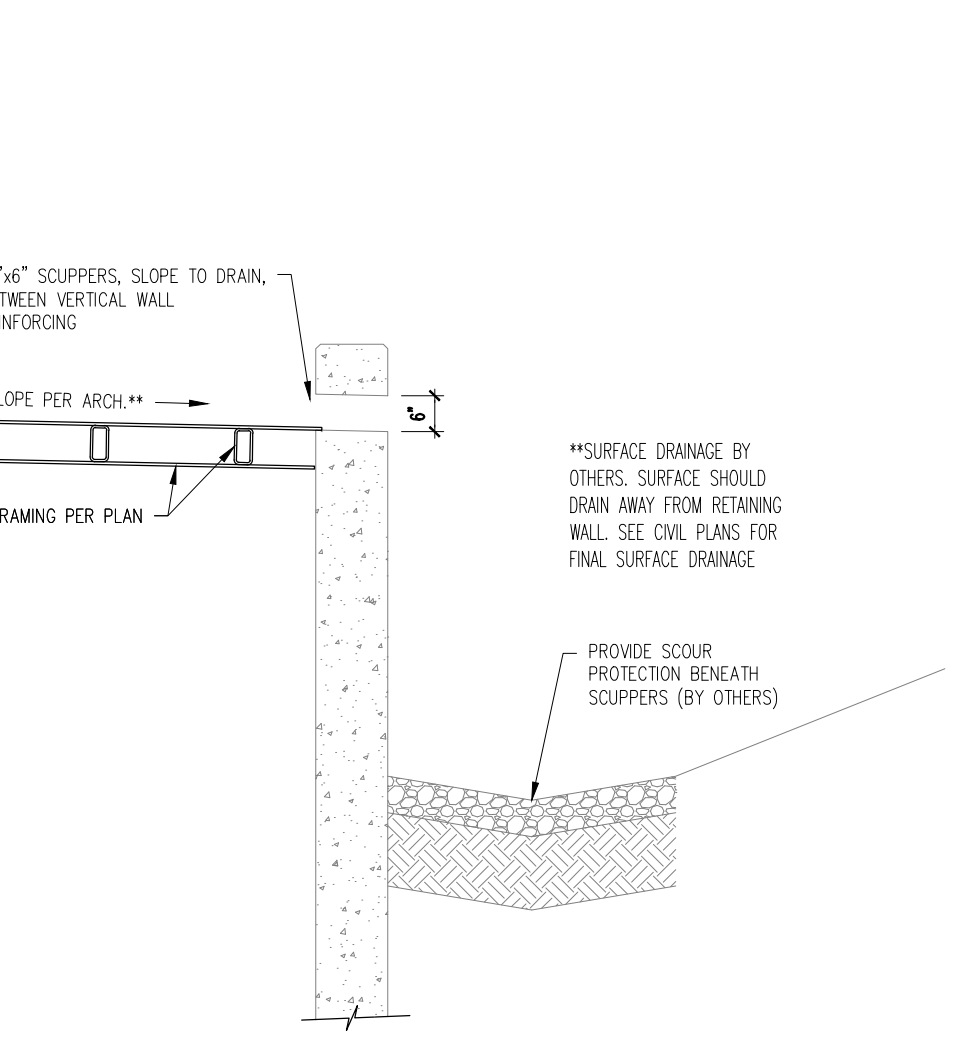
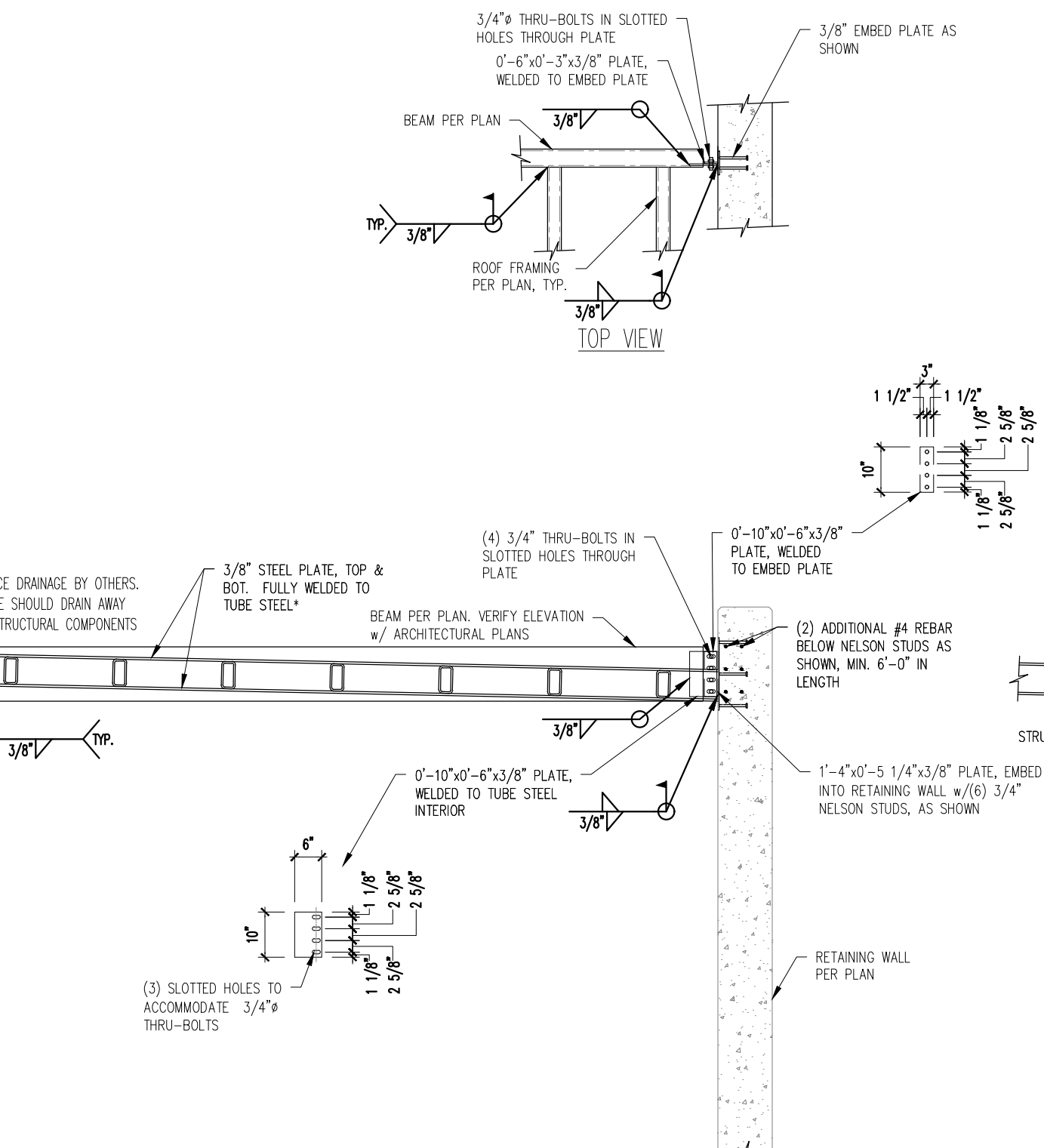
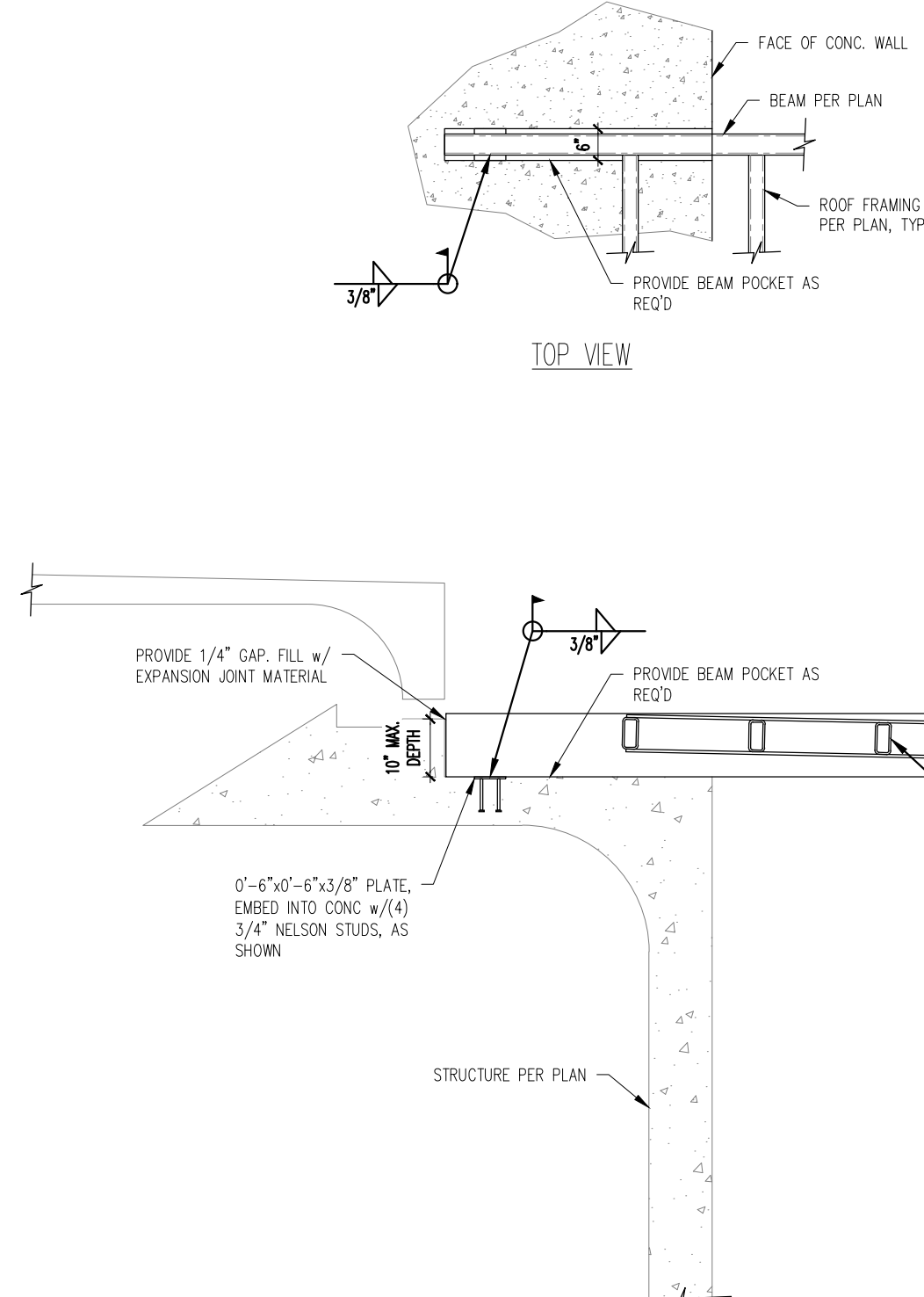
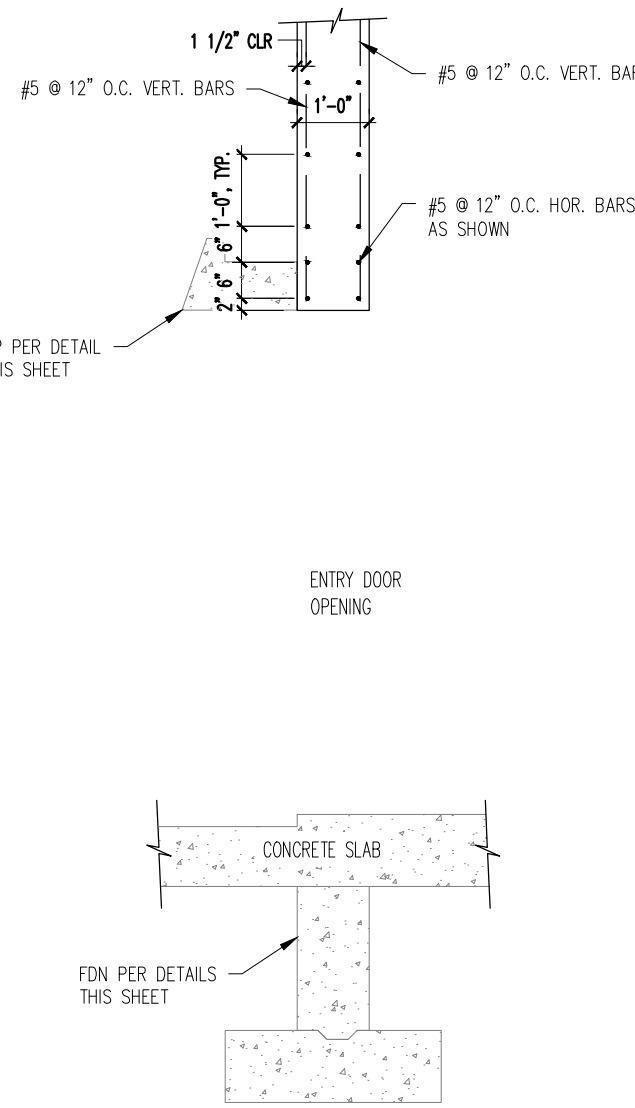
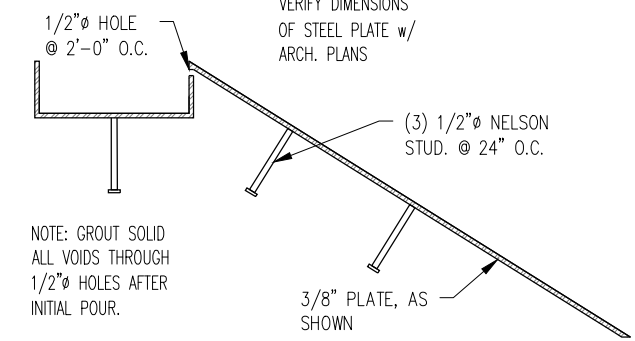
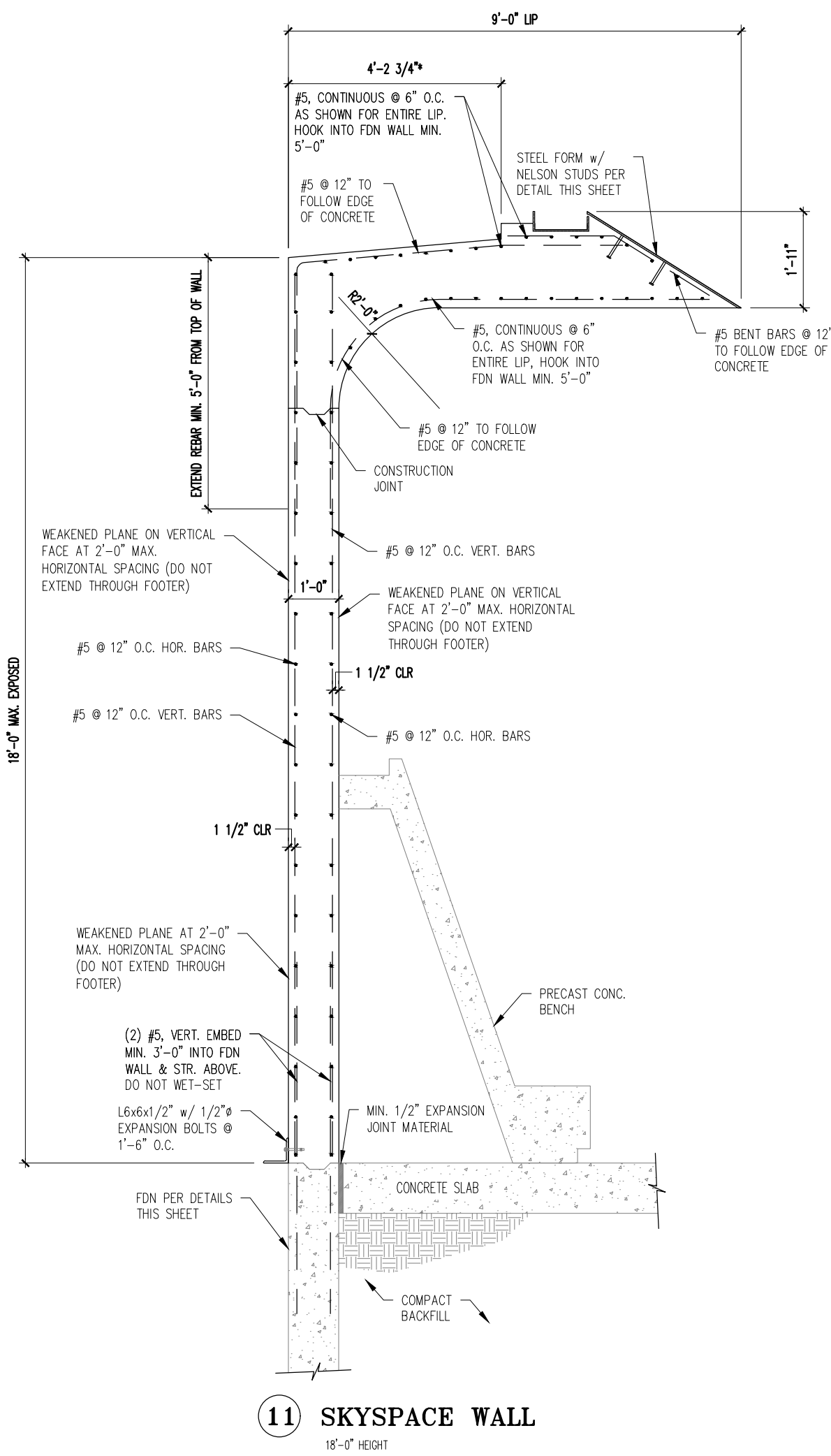
**ENTECH**  
ENGINEERING, INC.  
505 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907  
(719) 531-5599

FOUNDATION DETAILS  
JAMES TURRELL PVN-GREEN BOX ARTS 2021  
GREEN MOUNTAIN FALLS, CO  
FOR: JESSE STROOPE



DRAWN BY: SDJ/AMN  
DESIGNED BY: AMN  
CHECKED BY: AMN  
DATE: 01/18/2021  
SCALE: AS SHOWN  
JOB NO.: 201280  
SHEET NO.: 2 OF 3 SHEETS





REVISIONS	BY:

ENTECH  
ENGINEERING, INC.  
505 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907 (719) 531-5599

FOUNDATION DETAILS  
JAMES TURRELL PVN-GREEN BOX ARTS 2021  
GREEN MOUNTAIN FALLS, CO  
FOR: JESSE STROOPE



DRAWN BY: SDJ/AMN
DESIGNED BY: AMN
CHECKED BY: AMN
DATE: 01/18/2021
SCALE: AS SHOWN
JOB NO.: 201280
SHEET NO.: 3 OF 3



RED DEVIL MOUNTAIN SKYSPACE 3/4/2021 10:52:30 AM Z:\HSE PROJECTS\2019 PROJECTS\1950 James Turrell\Revit\1950 - RDM Skyspace.rvt



 **1 SITE PLAN**  
SCALE: 1" = 100'-0"

ARCHITECTURE  
+  
PLANNING  
+  
INTERIORS  
914 N. BROADWAY  
SUITE 200  
OKLAHOMA CITY, OK 73102  
phone: 405.526.1300  
fax: 405.526.1305  
www.HSEarchitects.com



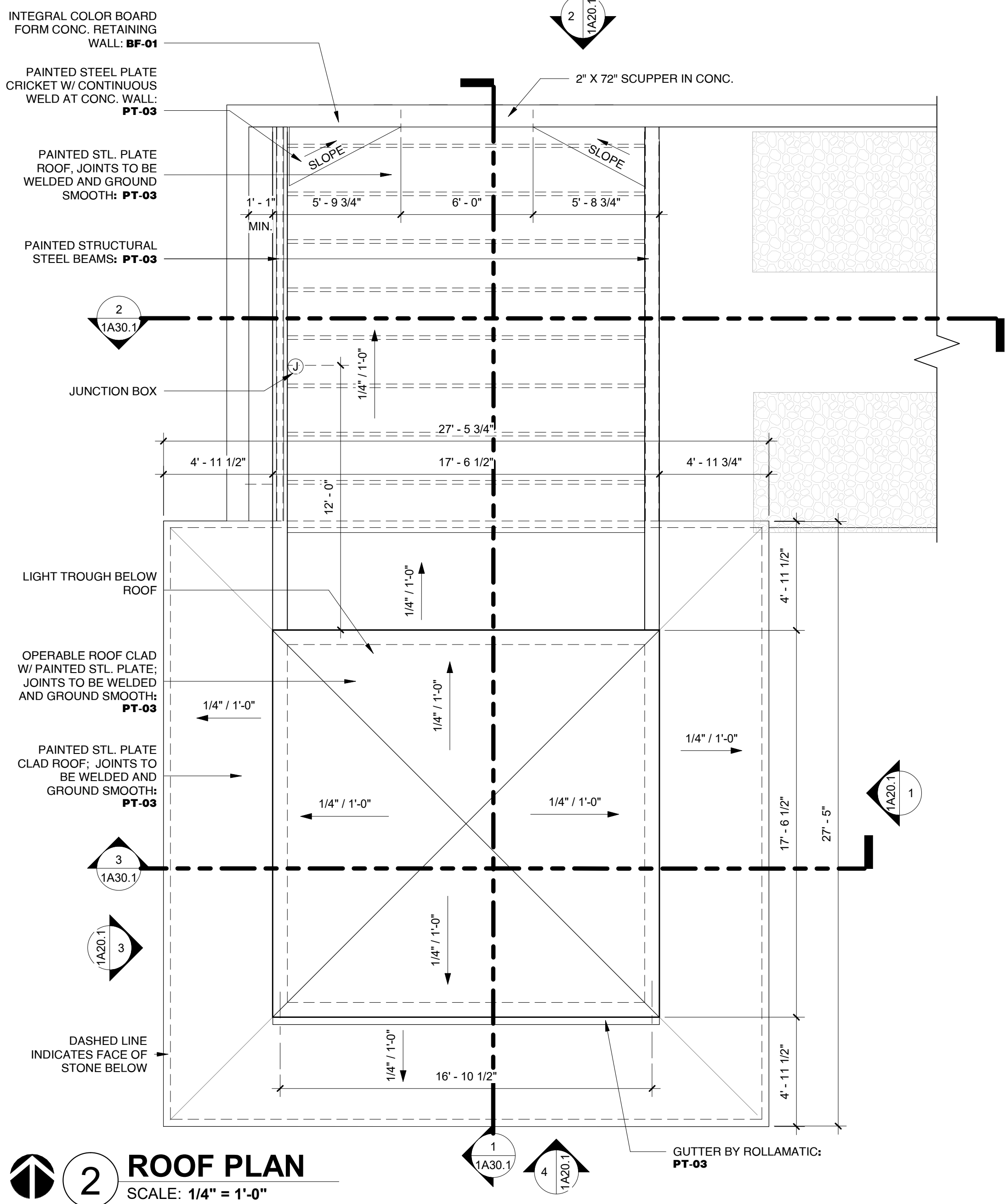
**RED DEVIL MOUNTAIN SKYSPACE**  
Green Mountain Falls, Colorado  
**SITE PLAN - SKYSPACE**

Revisions	
No.	Date

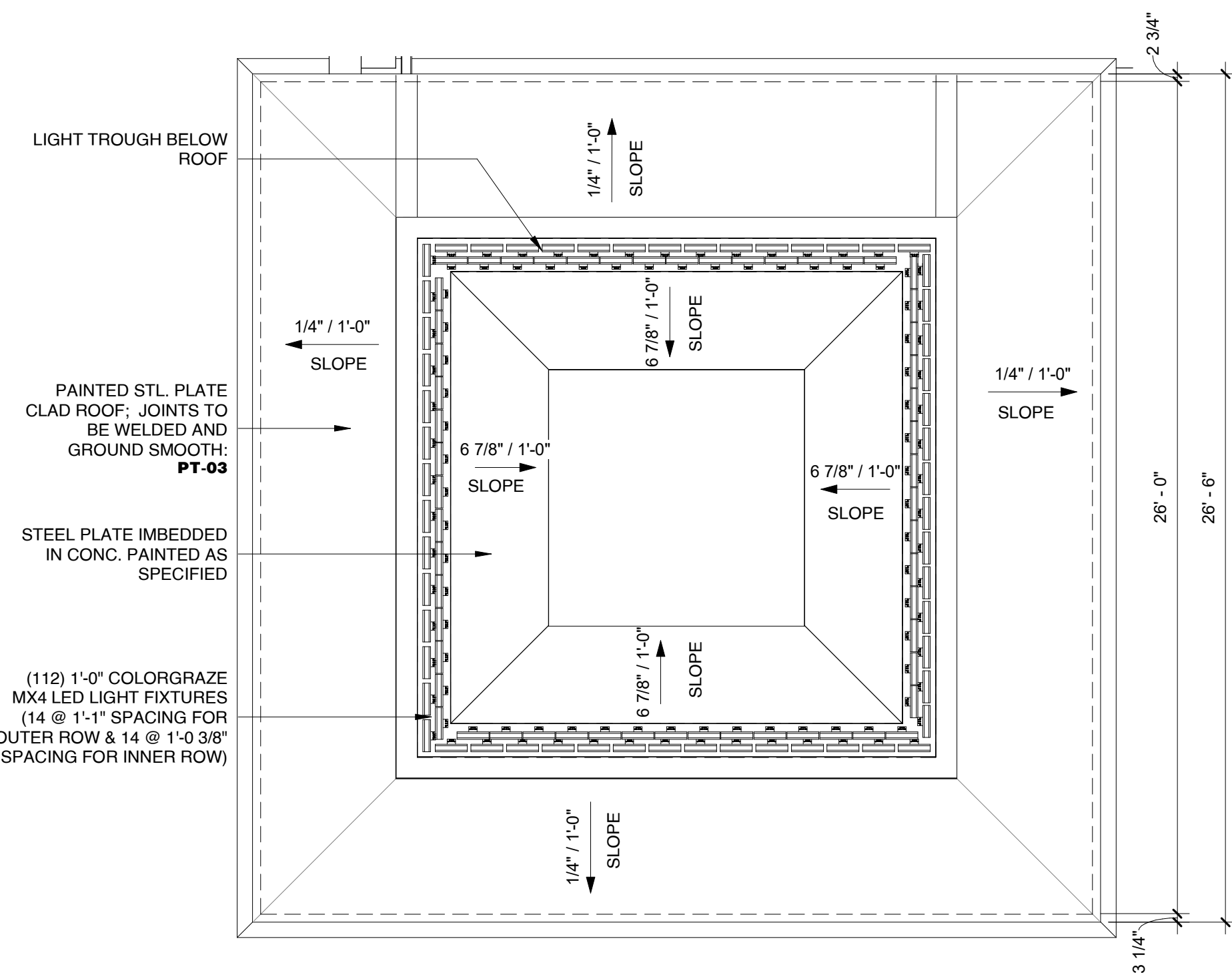
PROJ. NO.  
1950  
DATE  
03.04.2021  
SHEET NO.  
**1A01.1**

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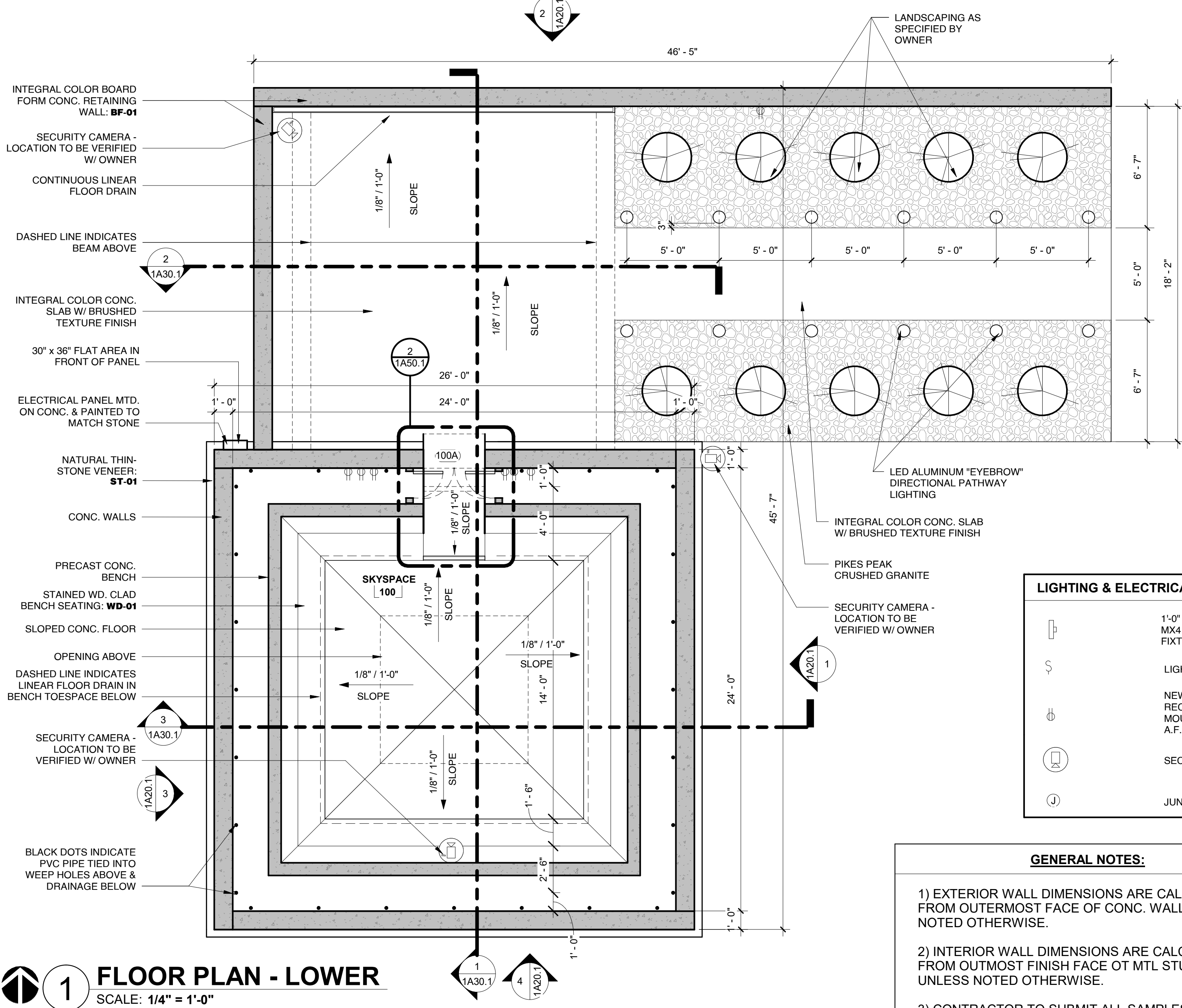




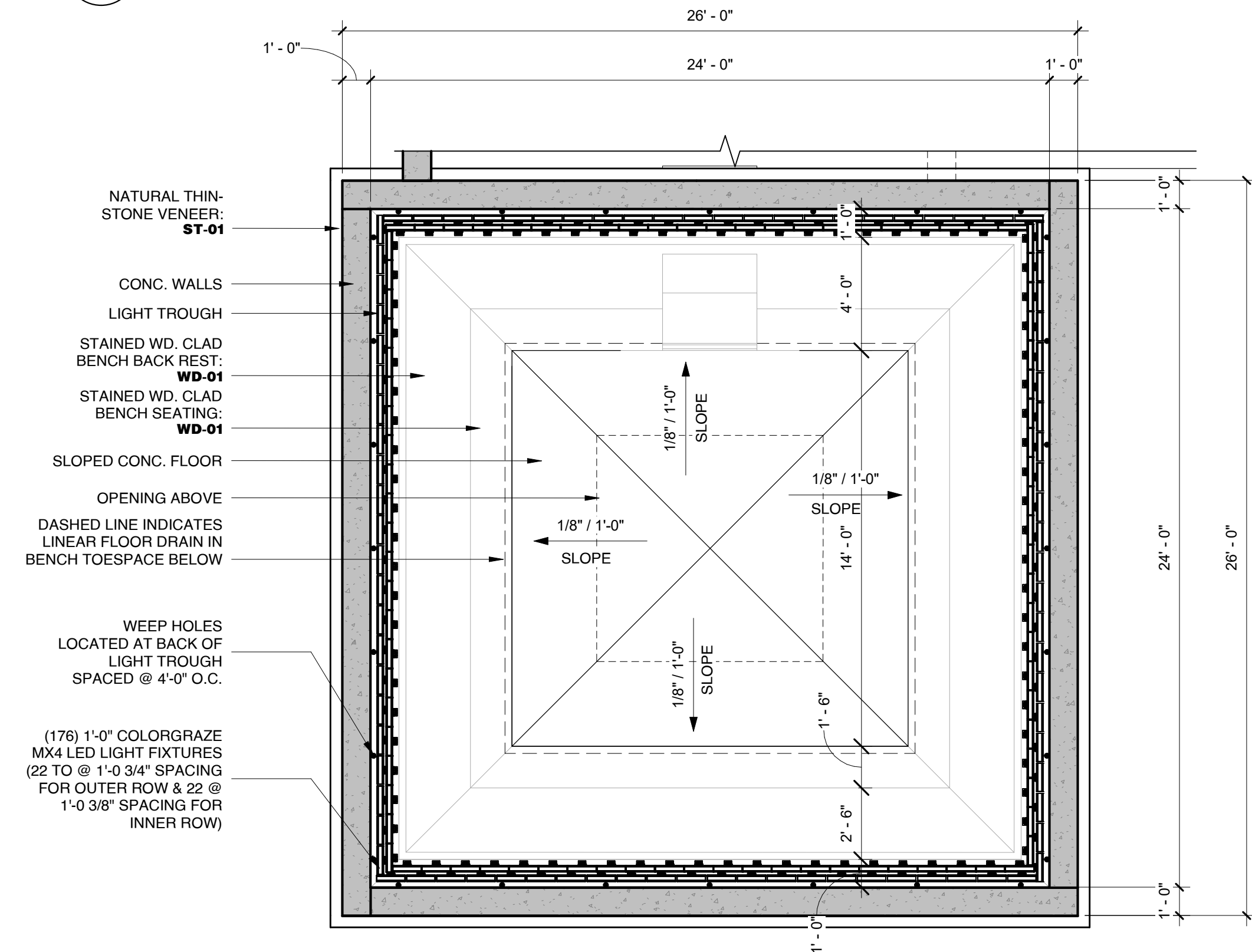
**2 ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**4 UPPER LIGHT TROUGH LAYOUT**  
SCALE: 1/4" = 1'-0"



**1 FLOOR PLAN - LOWER**  
SCALE: 1/4" = 1'-0"



**3 FLOOR PLAN - UPPER**  
SCALE: 1/4" = 1'-0"

**LIGHTING & ELECTRICAL LEGEND**

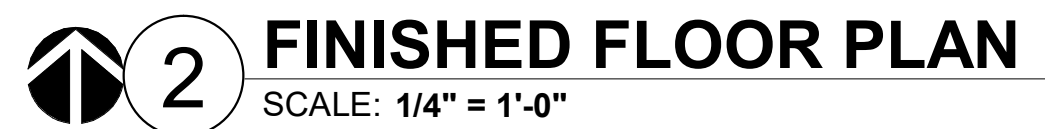
	1'-0" COLORGRAZE MX4 LED LIGHT FIXTURES
	LIGHT SWITCH
	NEW DUPLEX RECEPTACLE - MOUNTED AT 15" A.F.F. U.N.O.
	SECURITY CAMERA
	JUNCTION BOX

**GENERAL NOTES:**

- 1) EXTERIOR WALL DIMENSIONS ARE CALCULATED FROM OUTERMOST FACE OF CONC. WALLS UNLESS NOTED OTHERWISE.
- 2) INTERIOR WALL DIMENSIONS ARE CALCULATED FROM OUTMOST FINISH FACE OF MTL STUD WALL, UNLESS NOTED OTHERWISE.
- 3) CONTRACTOR TO SUBMIT ALL SAMPLES AND / OR SPECIFICATIONS FOR FINISHES, HARDWARE, AND FIXTURES FOR ARCHITECT APPROVAL
- 4) EQUIPMENT & APPLIANCES TO BE SELECTED BY OWNER UNLESS NOTED OTHERWISE, AND INSTALLED WITH PLUMBING & ELECTRICAL CONNECTIONS BY THE CONTRACTOR
- 5) CONTRACTOR TO SUBMIT MILLWORK SHOP DRAWINGS FOR ARCHITECT APPROVAL
- 6) ALL INTERIOR WALLS TO HAVE 2 COATS OF "ROSCO WHITE TOUGH PRIME" AND 4 COATS OF ROSCO SUPER SATURATED WHITE PAINT #6002 SPRAY APPLIED.
- 6) ALL STEEL TO BE CLEANED OF ALL OIL, GREASE, DIRT, OXIDE AND OTHER FOREIGN MATERIAL PER SSPC SP1. PRIME THE AREA THE SAME DAY AS CLEANED.
- 7) ALL STEEL TO BE PRIMED WITH PRO-CRYL UNIVERSAL PRIMER BY SHERWIN WILLIAM OR APPROVED EQUAL. CONTACT ARCHITECT FOR SPECIFICATIONS.
- 8) ALL STEEL TO BE COATED WITH WATER BASED ACROLON 100 (WATERBASED URETHANE) BY SHERWIN WILLIAMS. CONTACT ARCHITECT FOR SPECIFICATIONS.
- 9) ALL EXPOSED CONDUIT AND ELEC BOXES TO BE PAINTED TO MATCH COLOR OF ADJACENT WALL

Revisions	
No.	Date






FINISH FLOOR PLAN NOTES:	




**REFLECTED CEILING PLAN NOTES:**

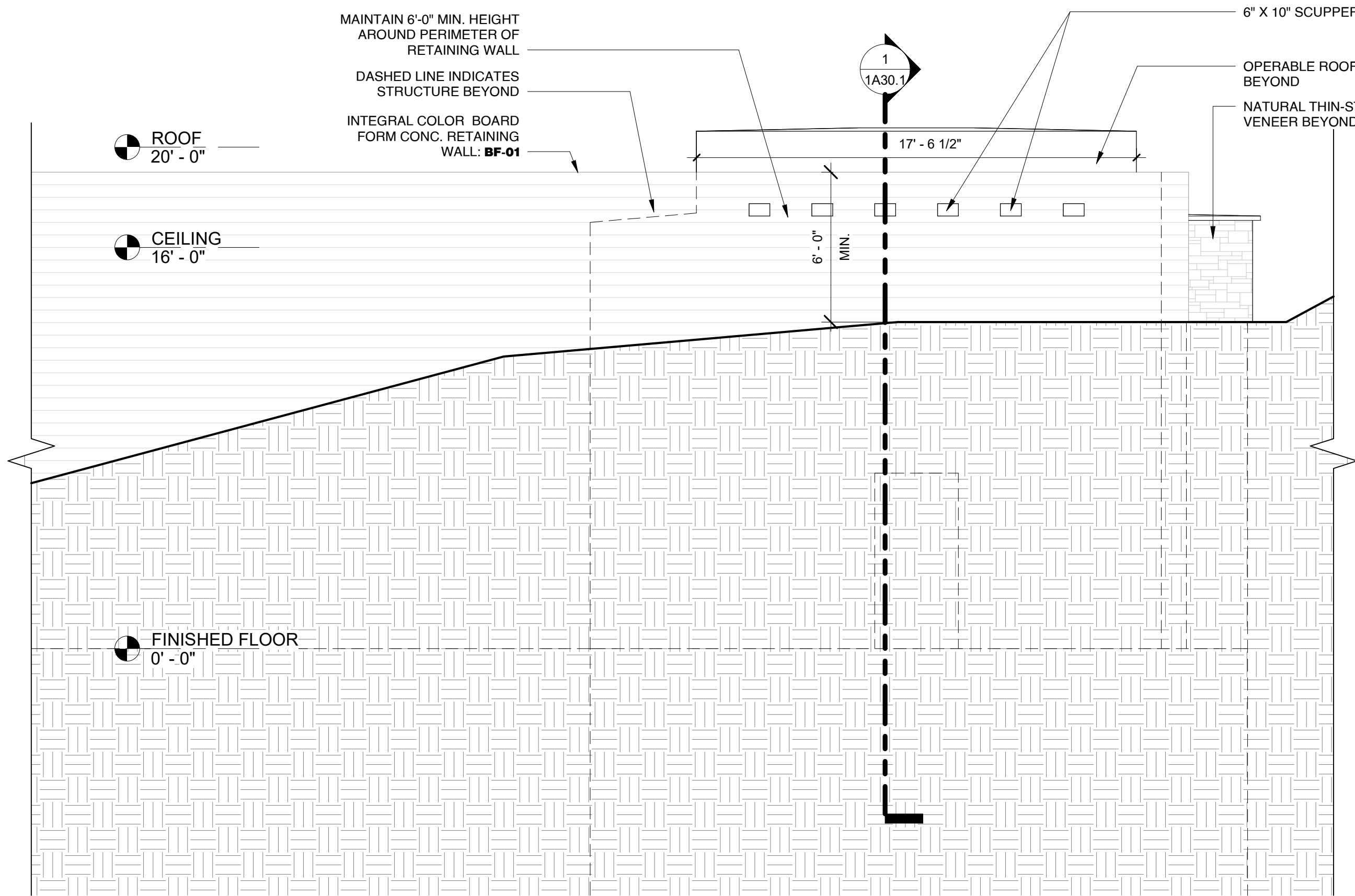
1) ALL CEILINGS TO HAVE A LEVEL 5 PLASTER FINISH W/ 2 COATS OF "ROSCO WHITE TOUGH PRIME" AND 4 COATS OF ROSCO SUPER SATURATED WHITE PAINT #6002 SPRAY APPLIED.

REFLECTED CEILING PLAN LEGEND

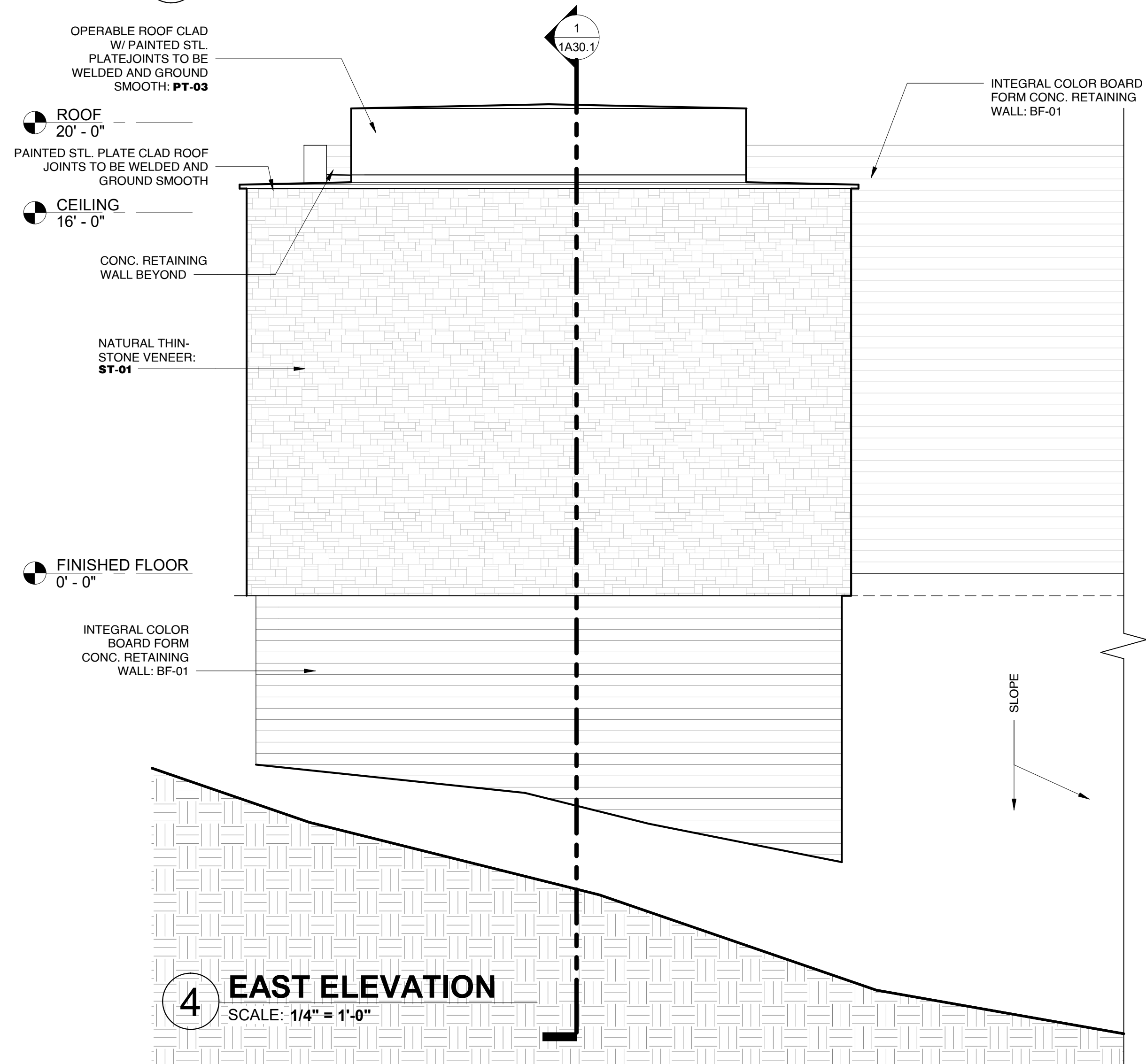
 L EXTERIOR RATED LINEAR LED SURFACE MOUNTED: **PINNACLE ARCHITECTURAL LIGHTING / EDGE EX3WET / SURFACE MTD / BLACK FINISH / 2'**

 L EXTERIOR RATED LINEAR LED SURFACE MOUNTED: **PINNACLE ARCHITECTURAL LIGHTING / EDGE EX3WET / SURFACE MTD / BLACK FINISH / 3'**





**2 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



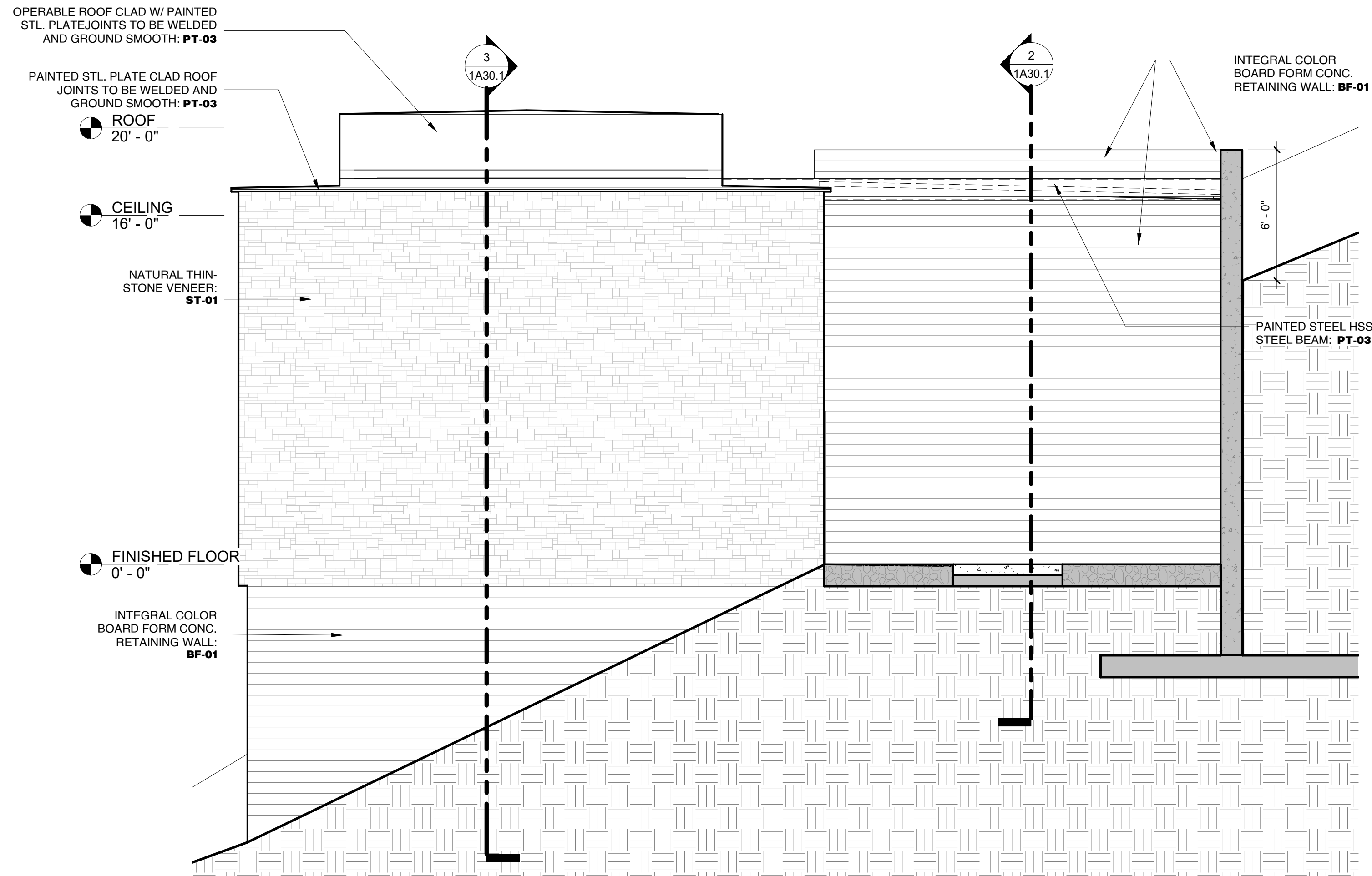
**4 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**BOARDFORM CONC. NOTES:**

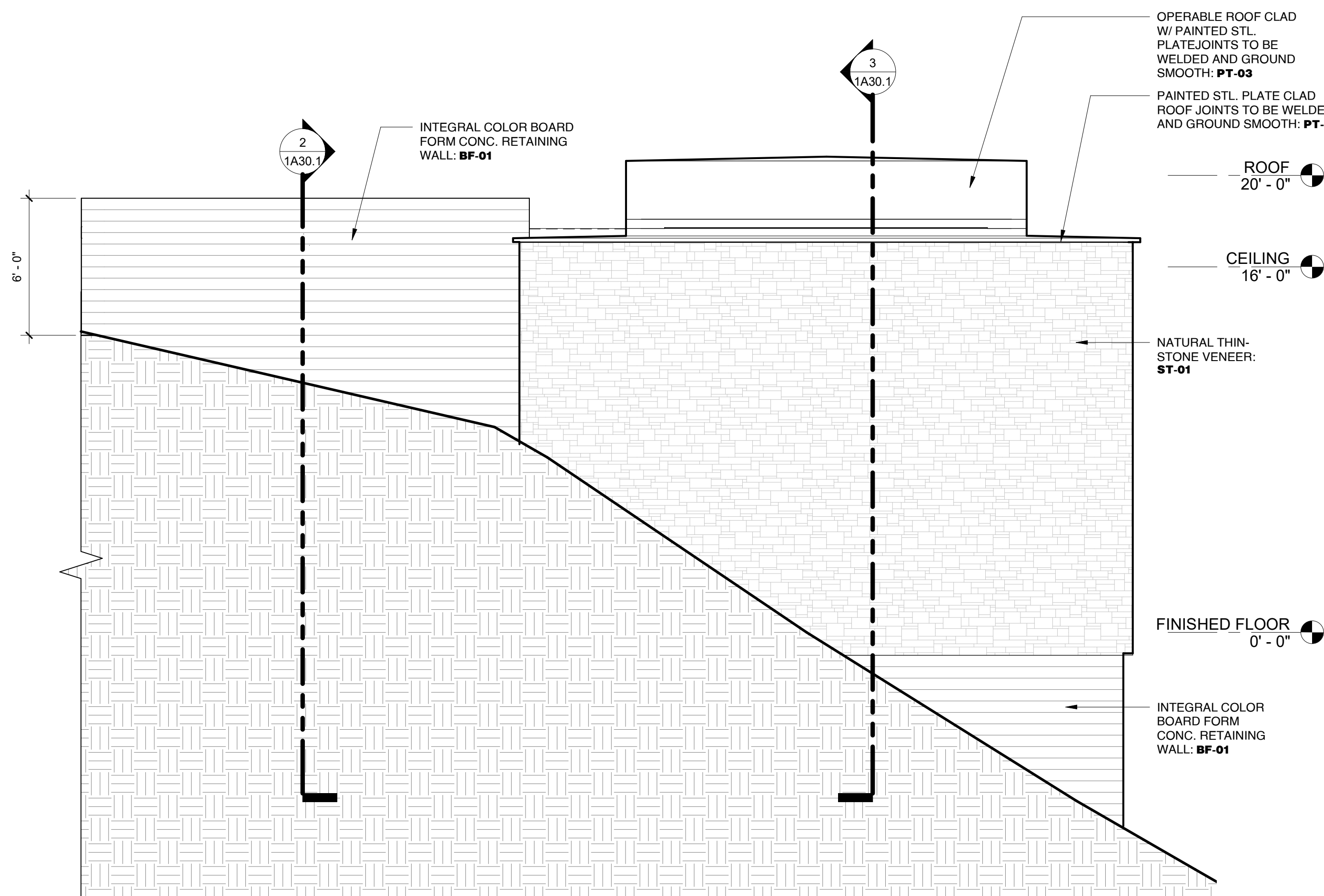
- 1) ALL BOARD FORM CONCRETE TO HAVE INTEGRAL CHARCOAL PIGMENT
- 2) ALL BOARD FORMWORK USED FOR RETAINING WALLS TO HAVE SURFACES SANDBLASTED PRIOR TO INSTALLTION
- 3) ALL BOARD FORMWORK TO BE 2X SPRUCE PINE FIR RIPPED INTO 3/4" THICKNESS

**STONE VENEER NOTES:**

- 1) ALL STONE TO HAVE METAL LATH BACKING TO COMPLY WITH ASTM 1063
- 2) MORTAR FOR SETTING STONE AND POINTING STONE TO BE TYPE N AND COMPLY WITH ASTM C 270.
- 3) ALL EXPOSED CONC. THAT RECEIVES STONE TO HAVE W.R. MEADOWS LIQUID MEMBRANE AIR / VAPOR AND LIQUID MOISTURE BARRIER APPLIED PRIOR TO APPLYING LATH, MORTAR, AND STONE



**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

Revisions	
No.	Date

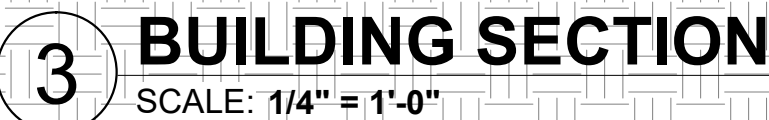
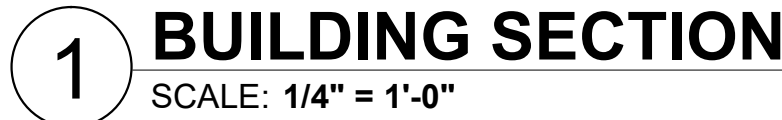
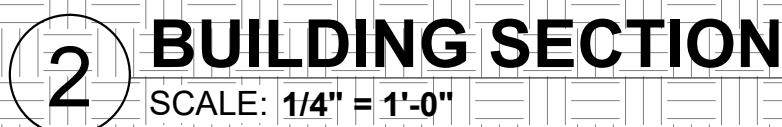




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1950

DATE  
03.04.2021

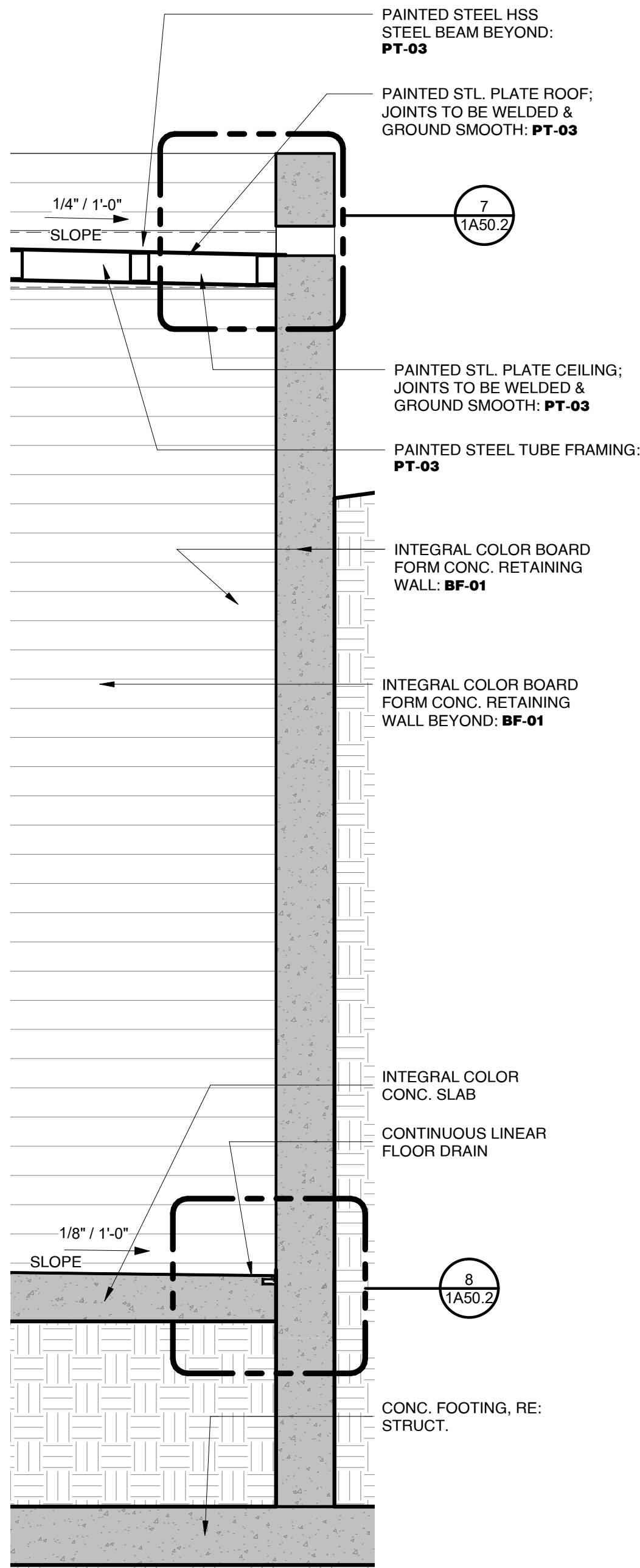
SHEET NO.  
**1A30.1**



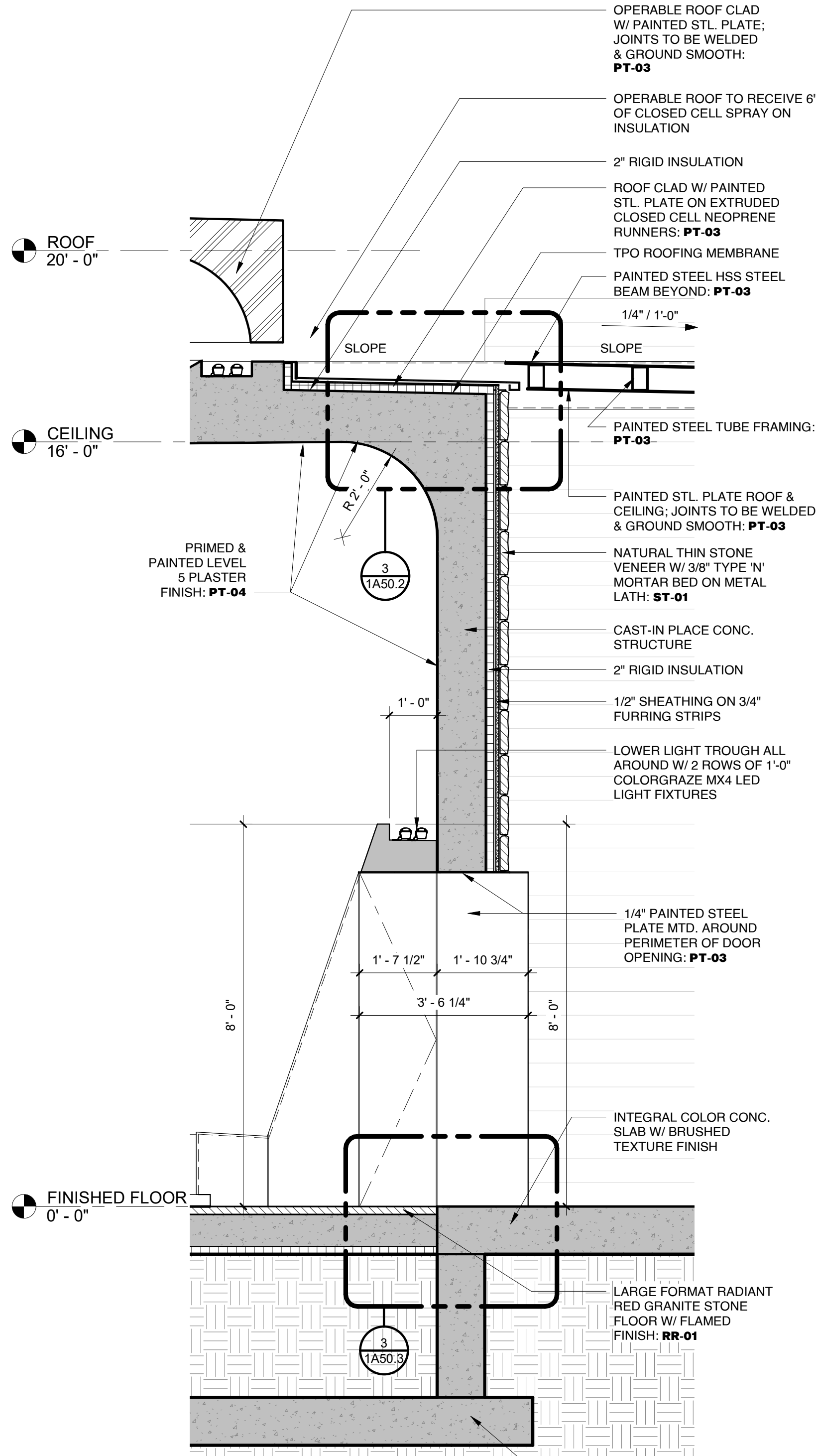


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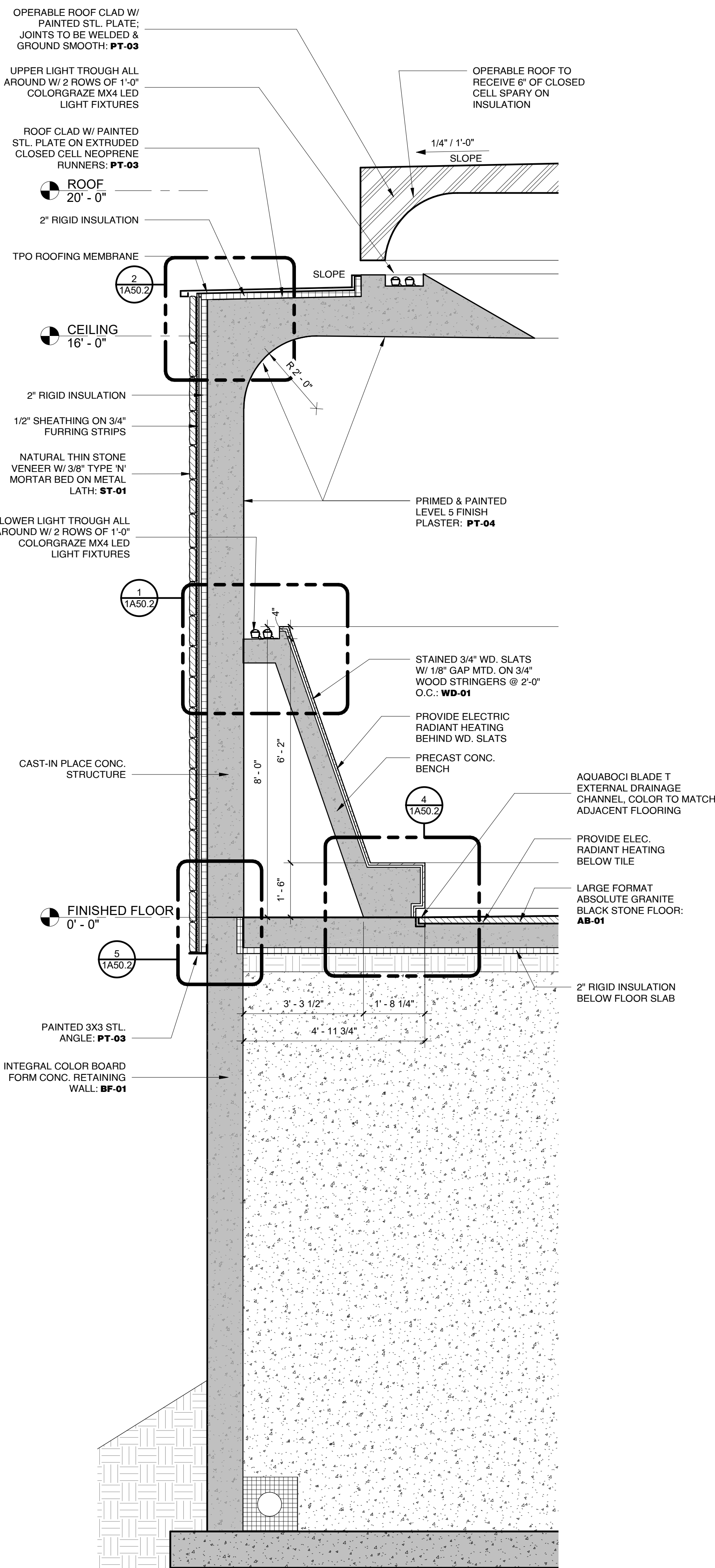
RED DEVIL MOUNTAIN SKYSPACE



3 WALL SECTION  
SCALE: 1/2" = 1'-0"



2 WALL SECTION  
SCALE: 1/2" = 1'-0"



1 WALL SECTION  
SCALE: 1/2" = 1'-0"

ARCHITECTURE  
+  
PLANNING  
+  
INTERIORS  
914 N. BROADWAY  
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STATE OF COLORADO  
Dan Mitchell  
Skaggs  
2/24/2021  
ARC 00400705  
LICENSED ARCHITECT

RED DEVIL MOUNTAIN SKYSPACE  
Green Mountain Falls, Colorado  
WALL SECTIONS

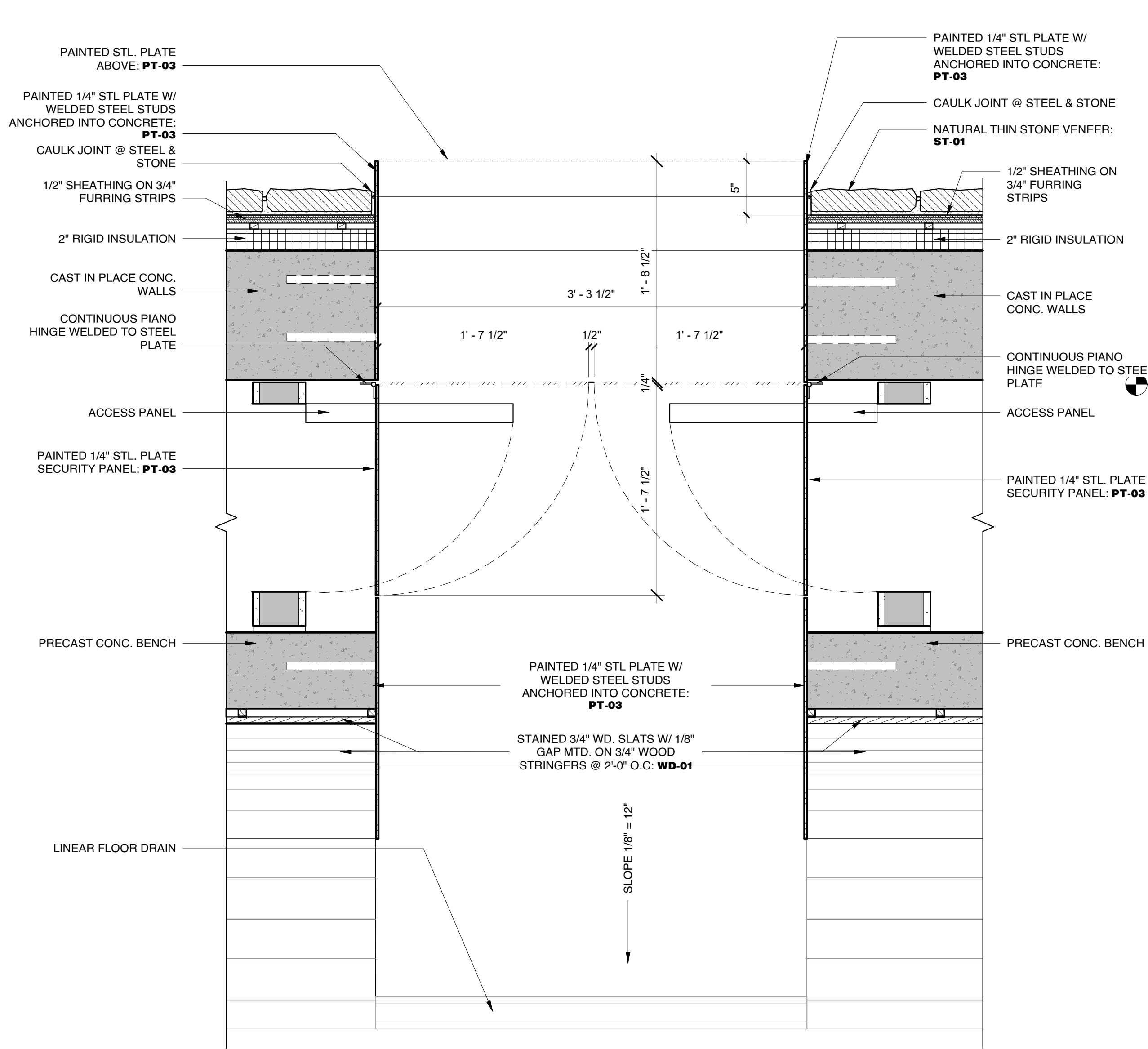
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No.	Date

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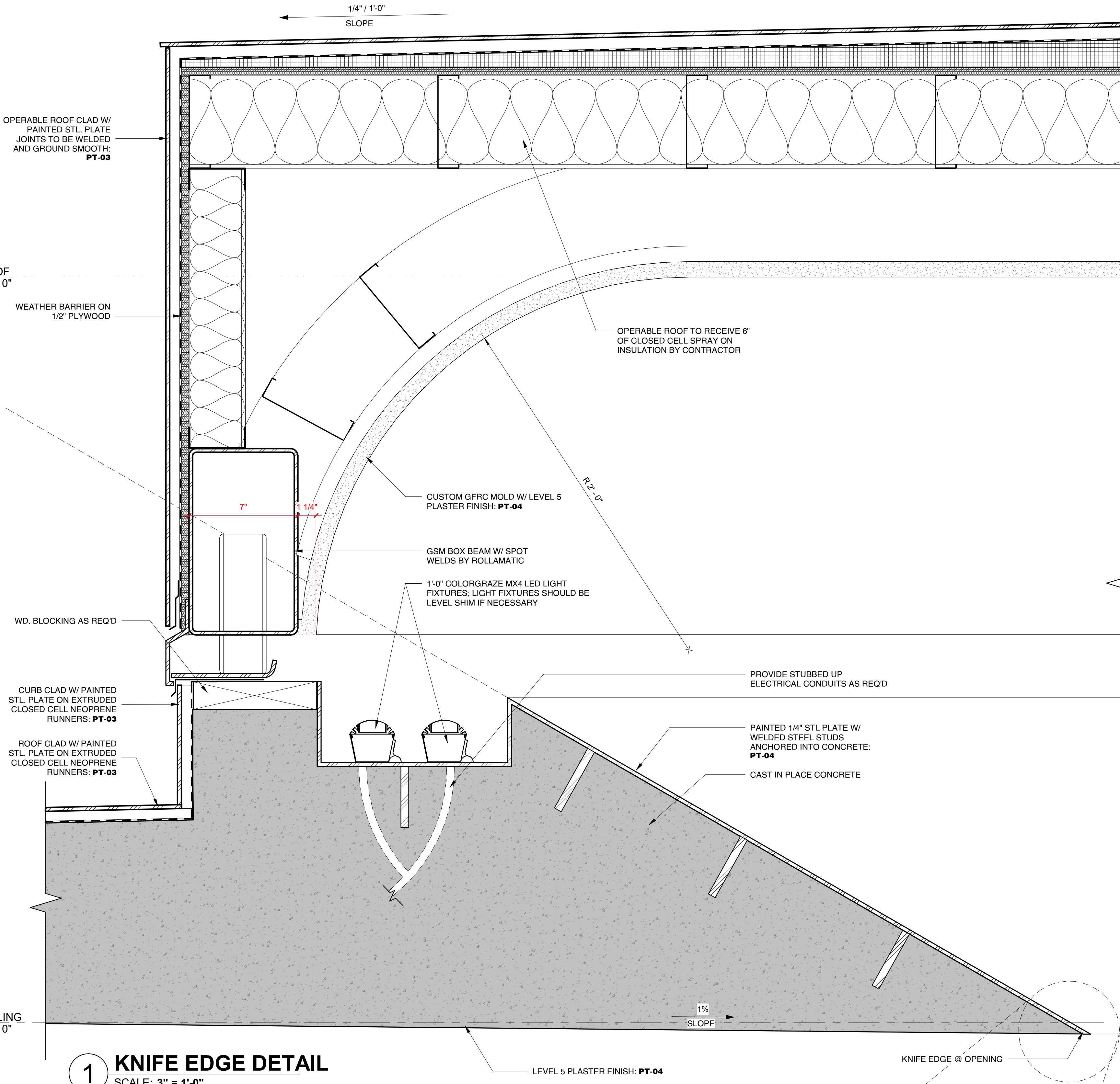
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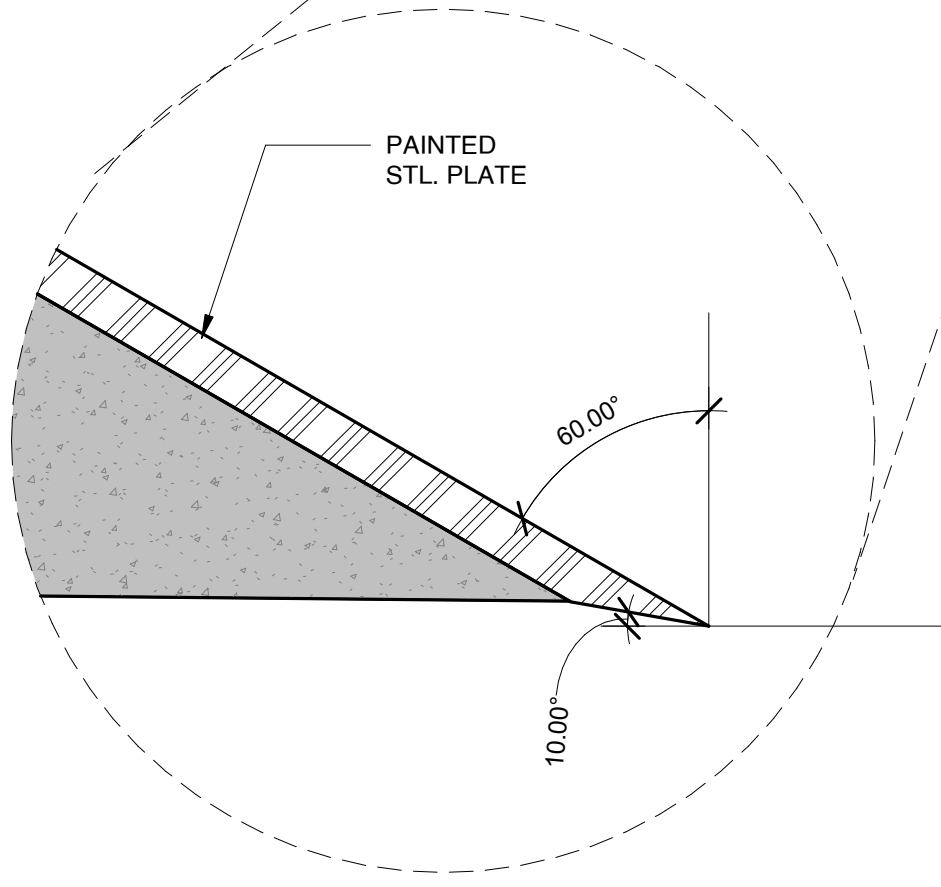
RED DEVIL MOUNTAIN SKYSPACE  
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2 SKYSPACE DOOR PLAN DETAIL  
SCALE: 1 1/2" = 1'-0"



1 KNIFE EDGE DETAIL  
SCALE: 3" = 1'-0"



NOT FOR CONSTRUCTION

ARCHITECTURE  
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+  
INTERIORS

914 N. BROADWAY  
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**HSE** architects

STATE OF COLORADO  
Dan Mitchell  
Skaggs  
3/24/2021  
ARC 00400705  
LICENSED ARCHITECT

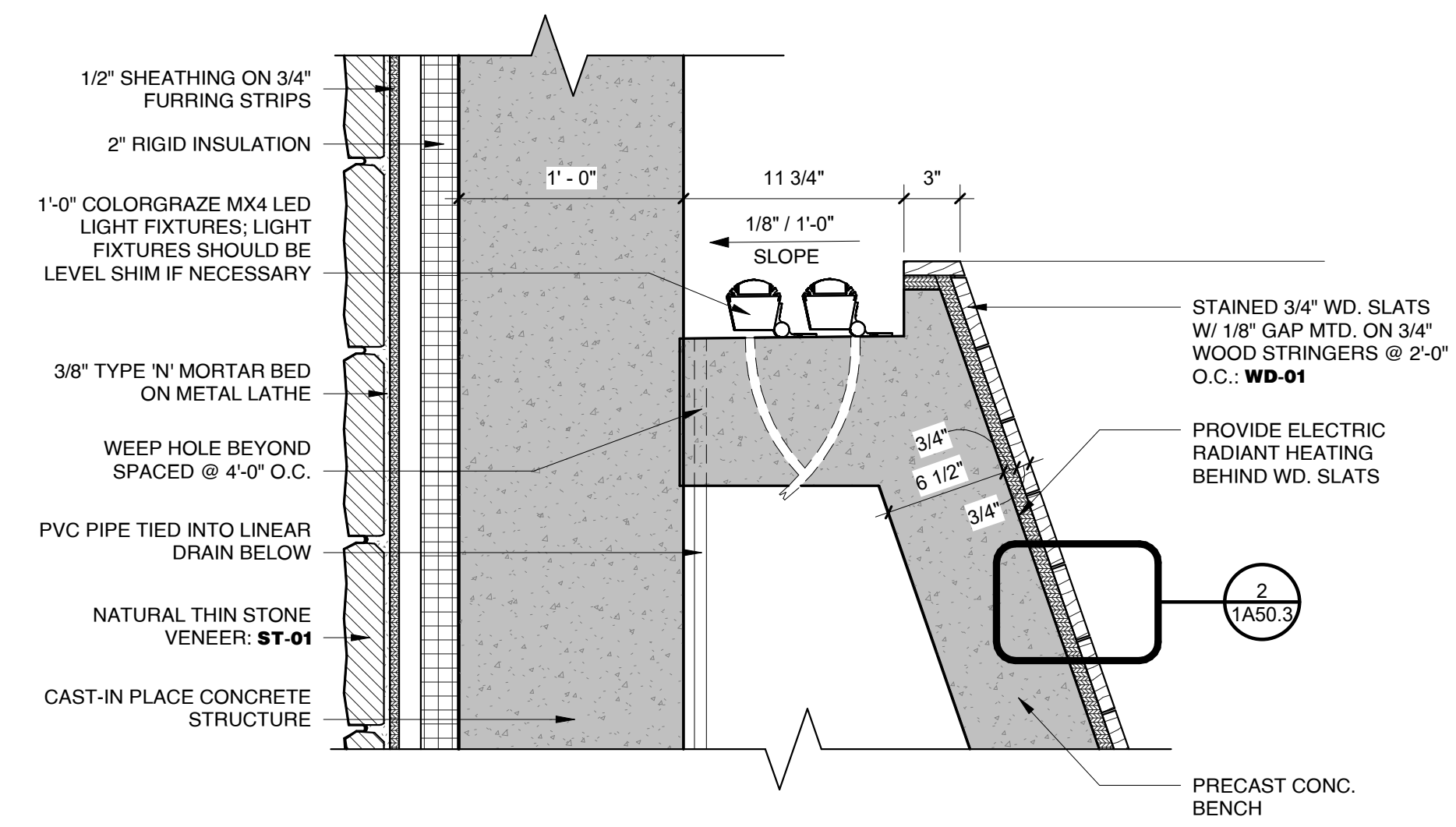
**RED DEVIL MOUNTAIN SKYSPACE**  
Green Mountain Falls, Colorado  
**SECTION DETAILS**

Revisions	
No.	Date

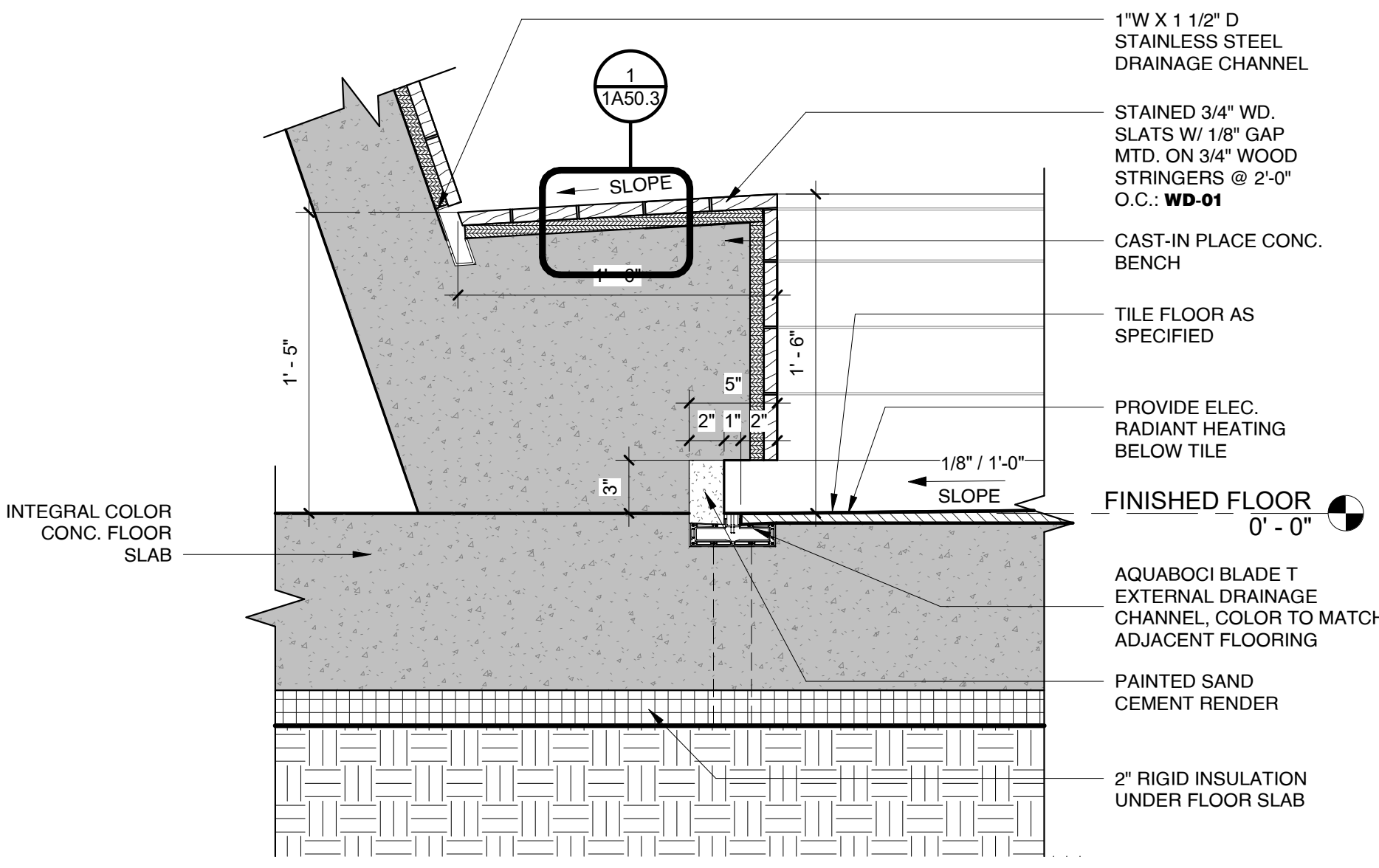
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03.04.2021  
SHEET NO.  
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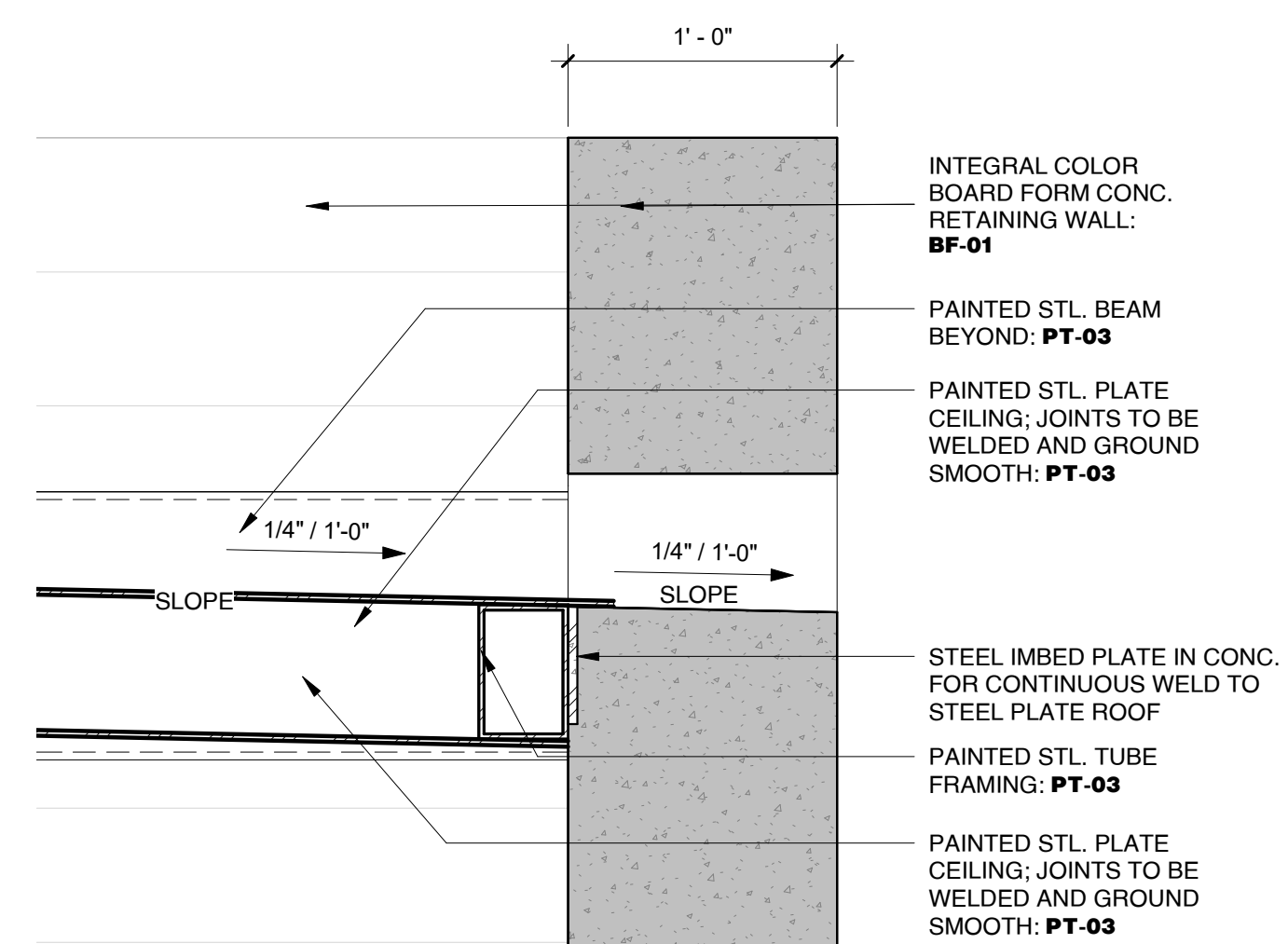
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No.	Date



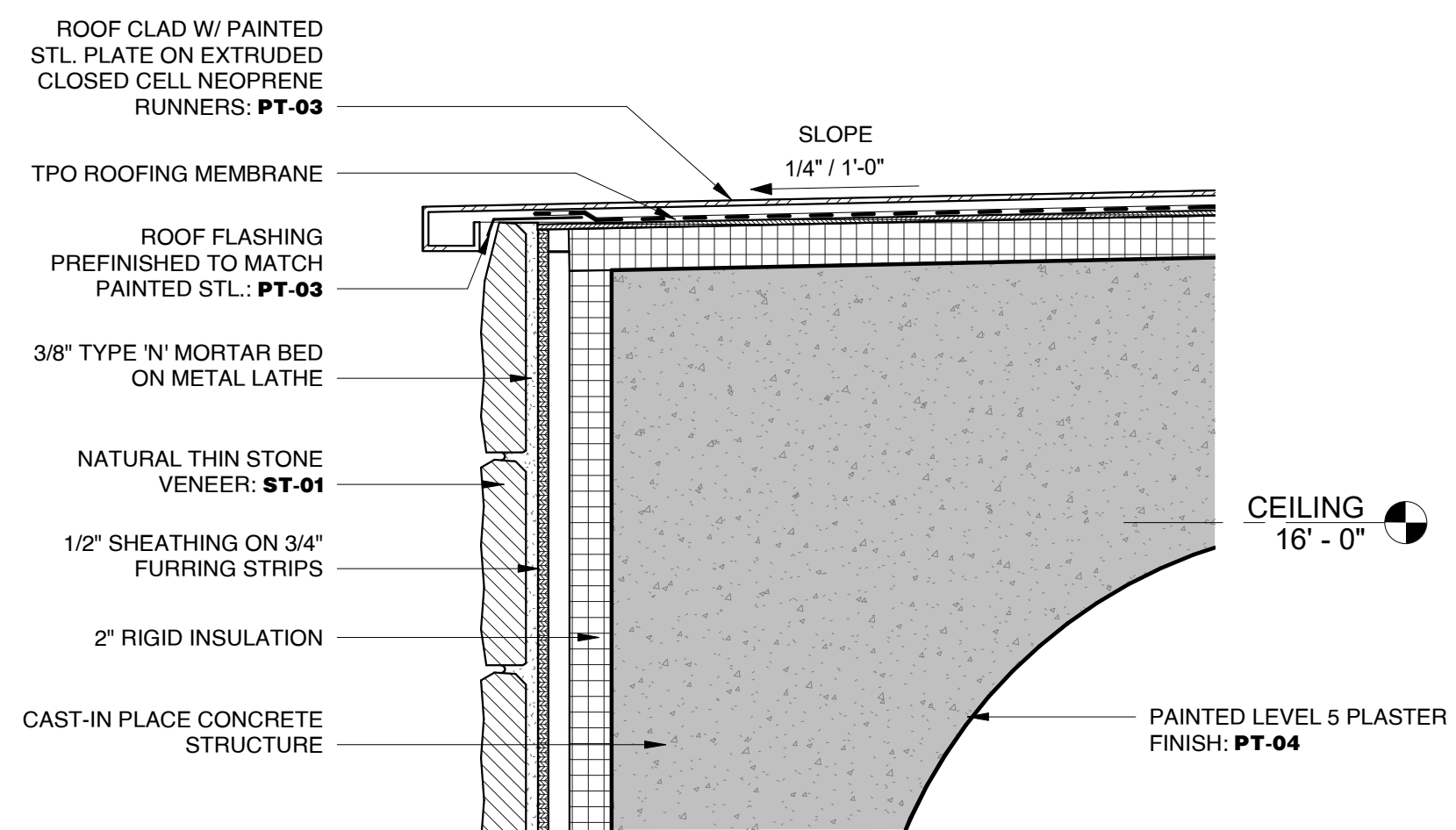
1 SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



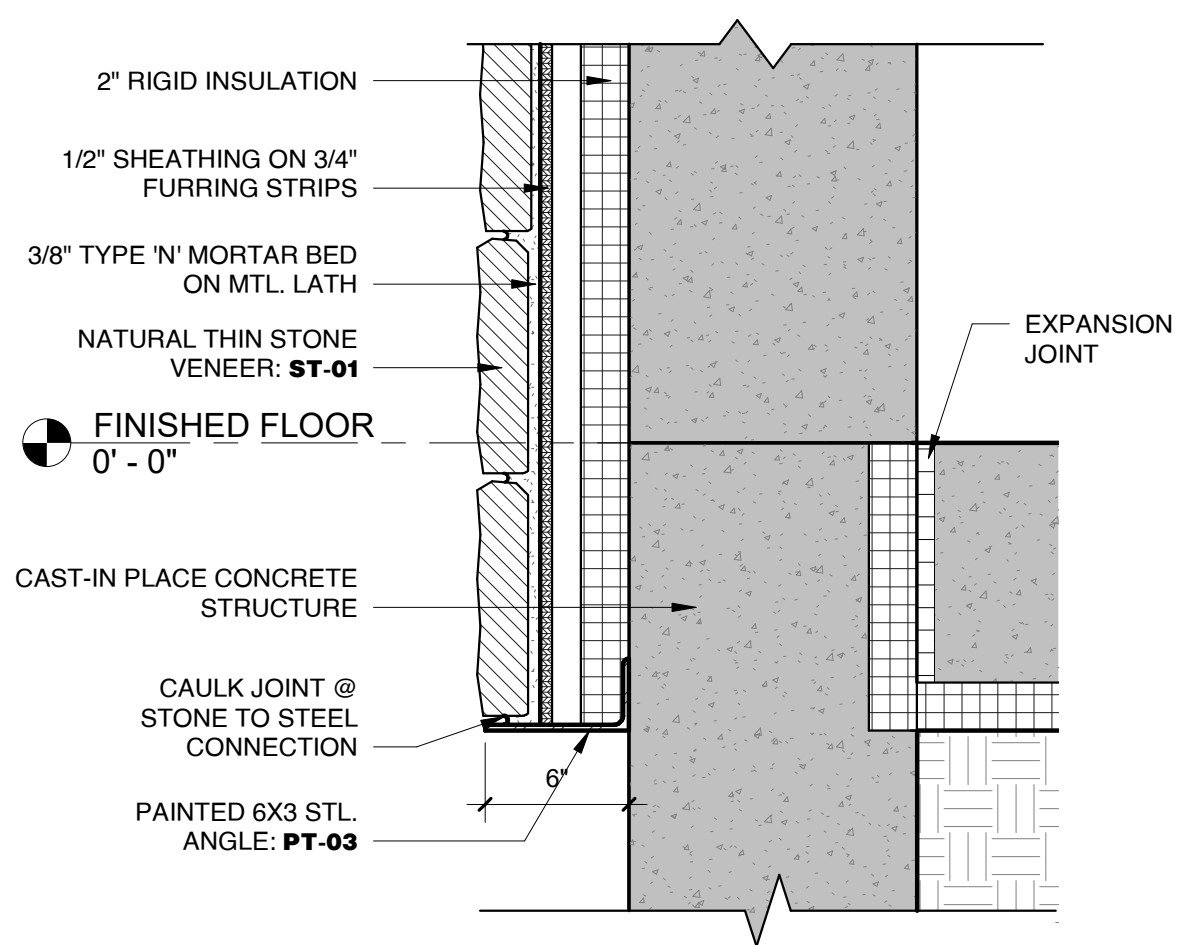
4 SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



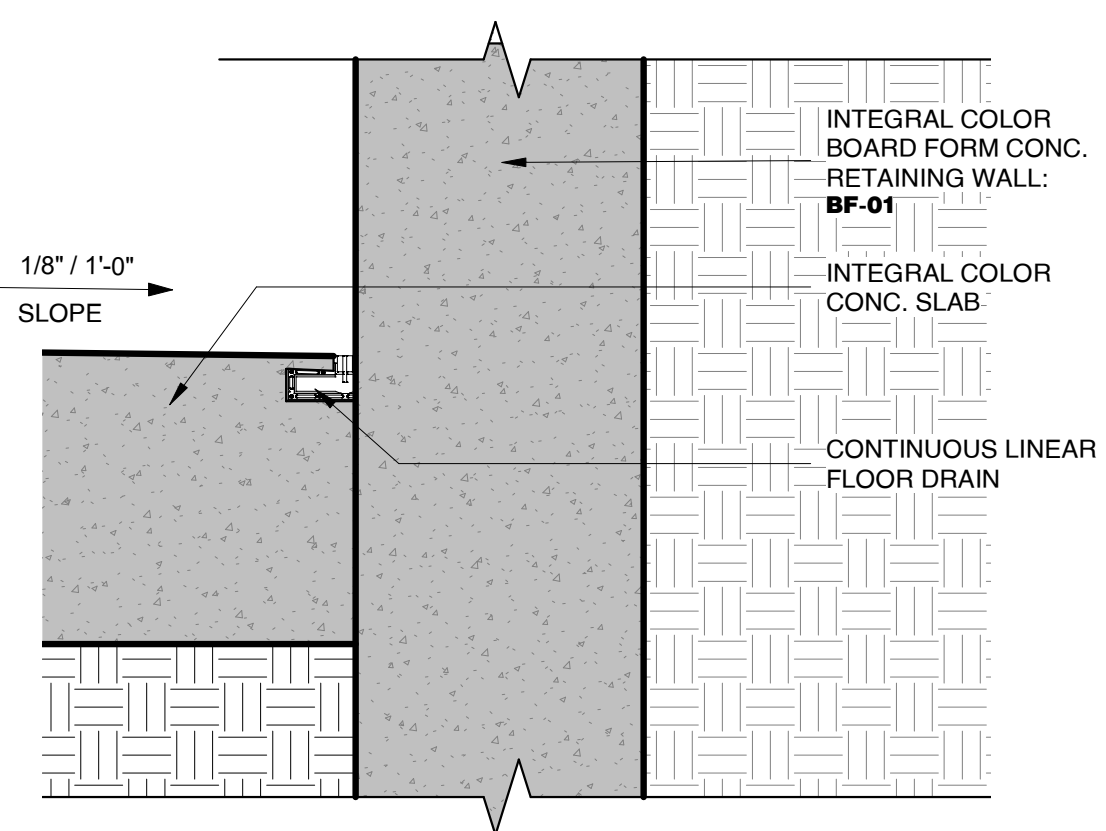
7 SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



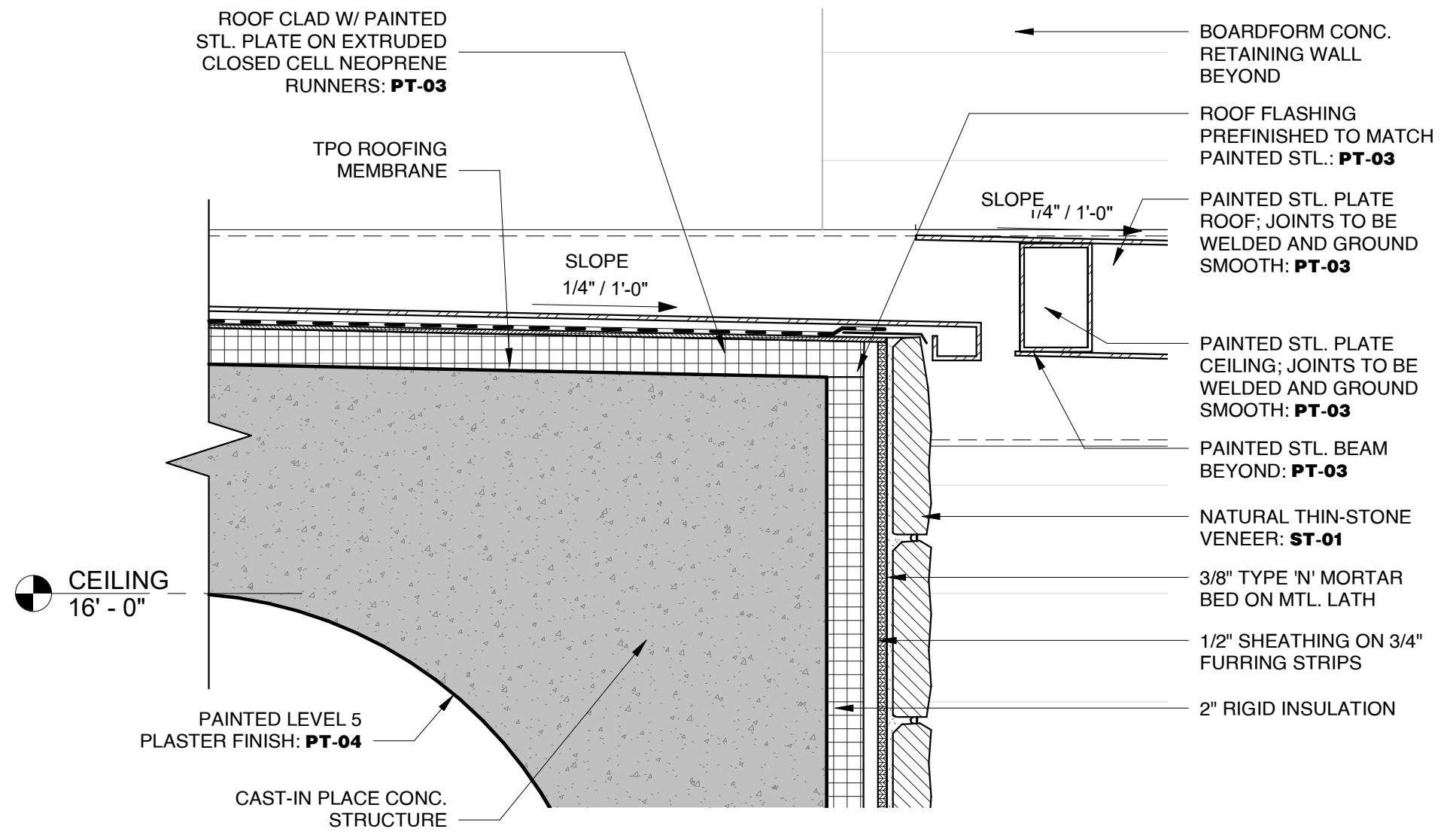
2 SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



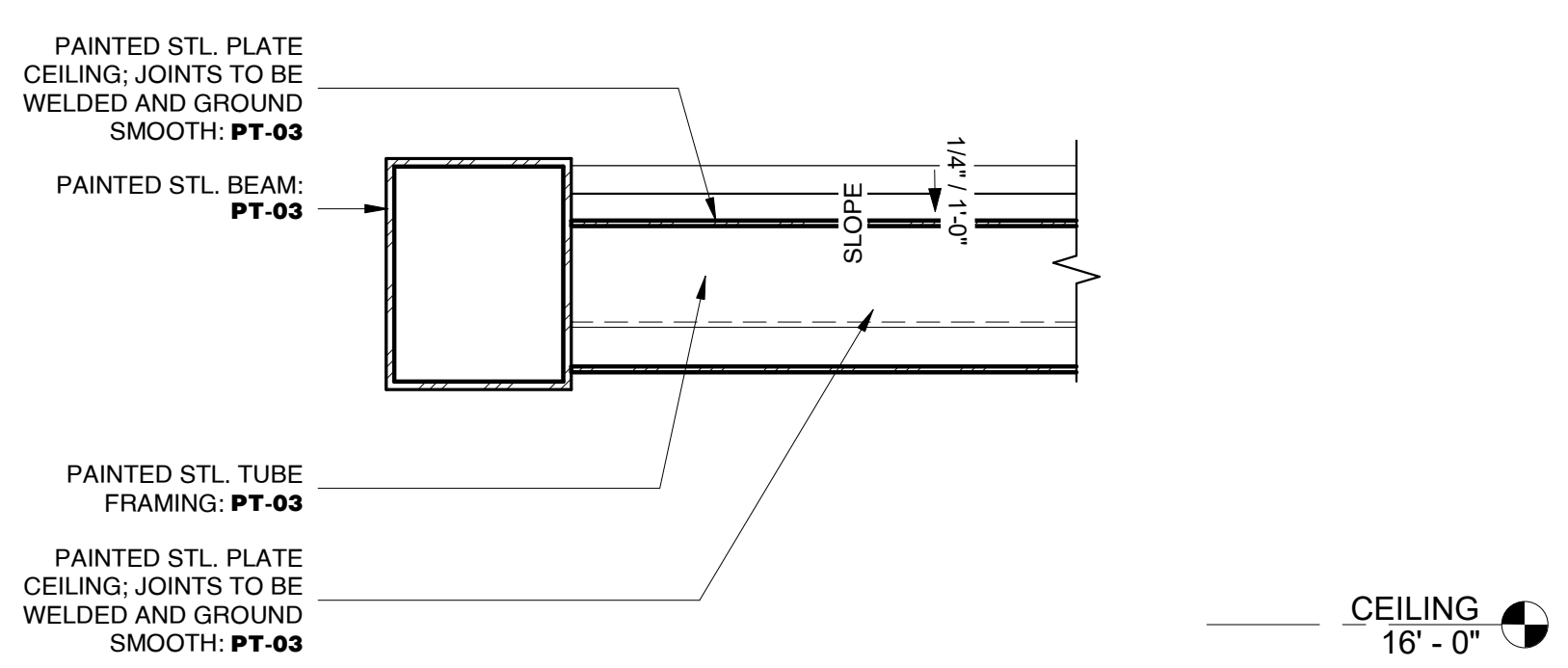
5 SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



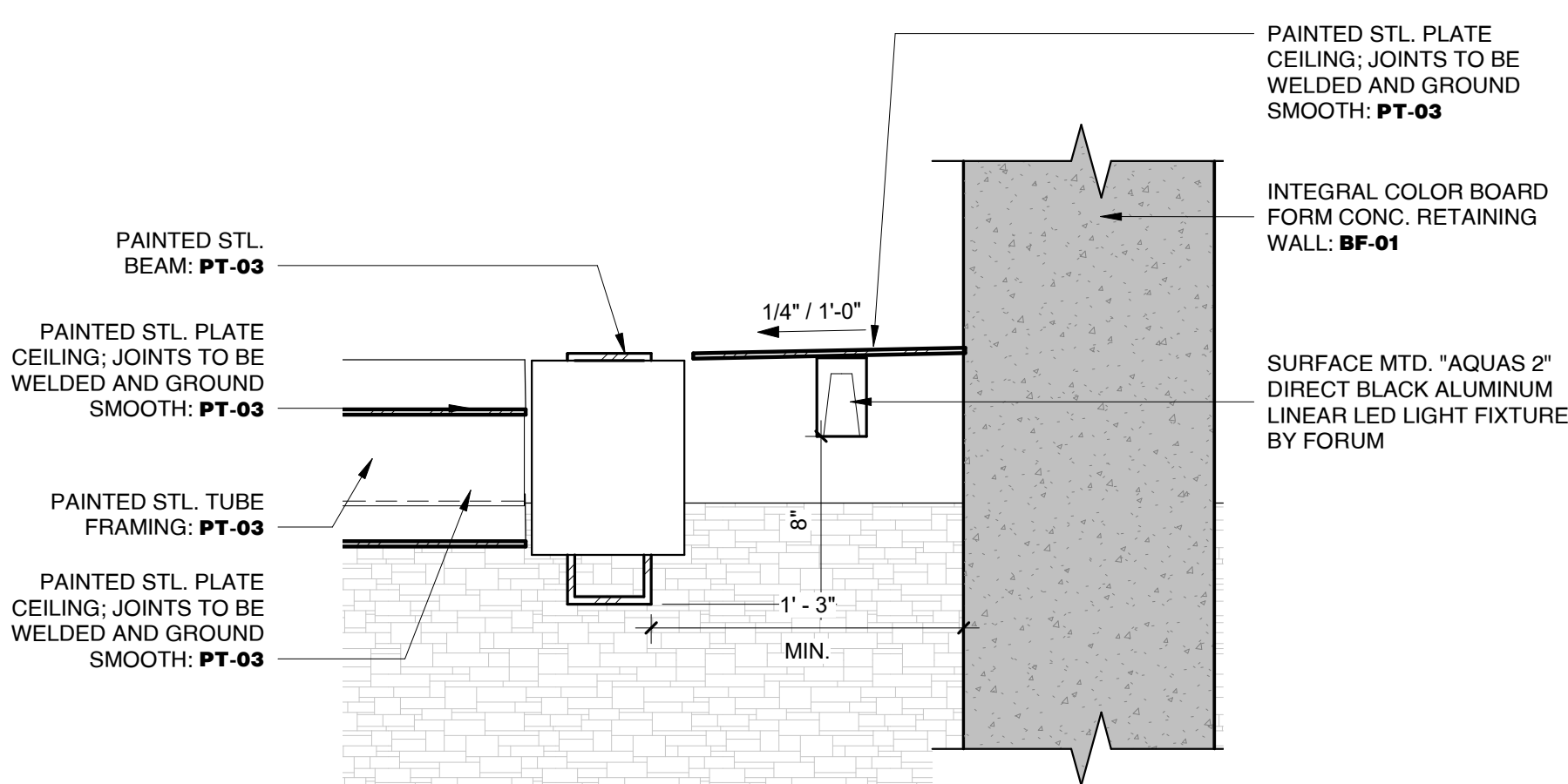
8 SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



3 SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



6 SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



9 SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



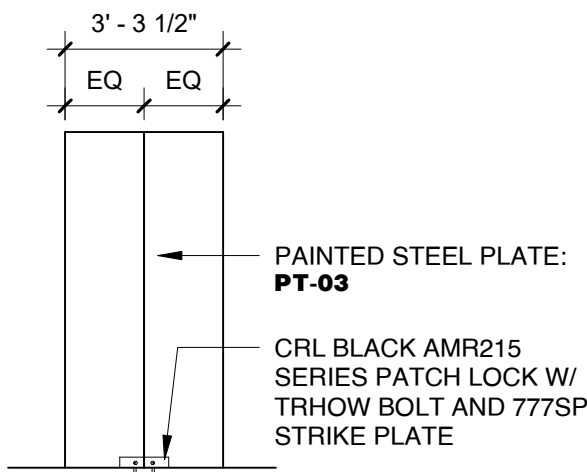
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RED DEVIL MOUNTAIN  
SKYSPACE

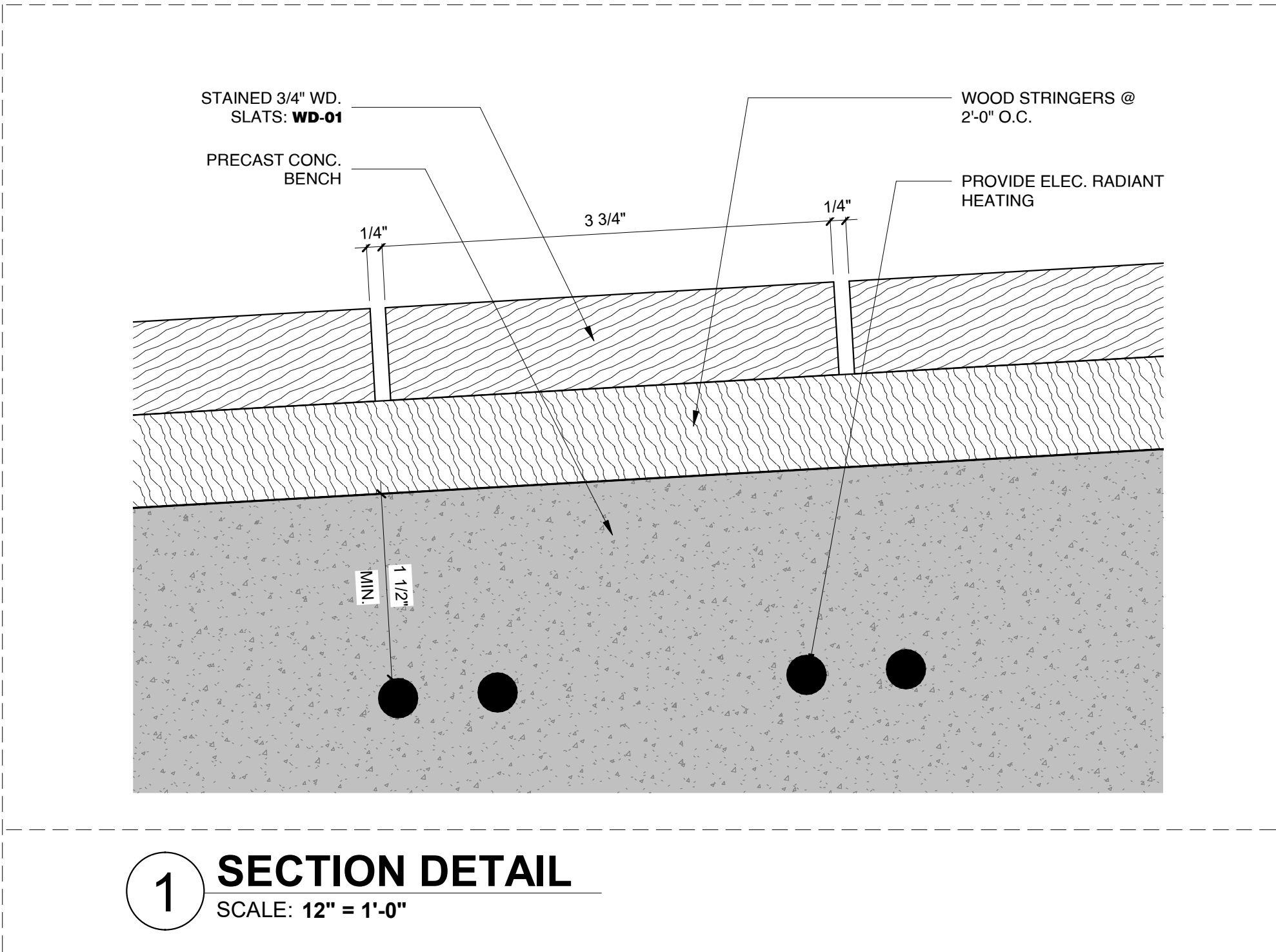
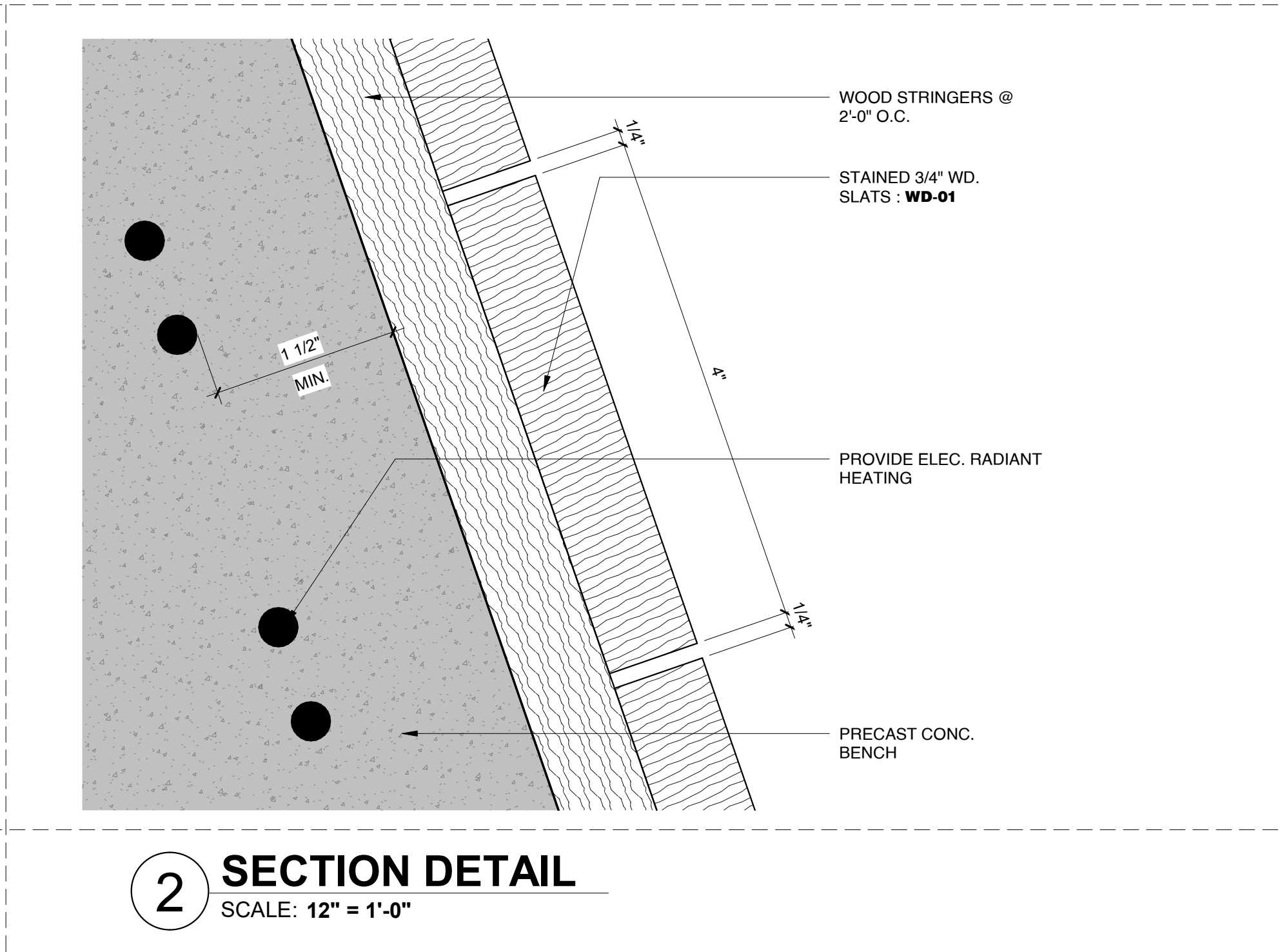
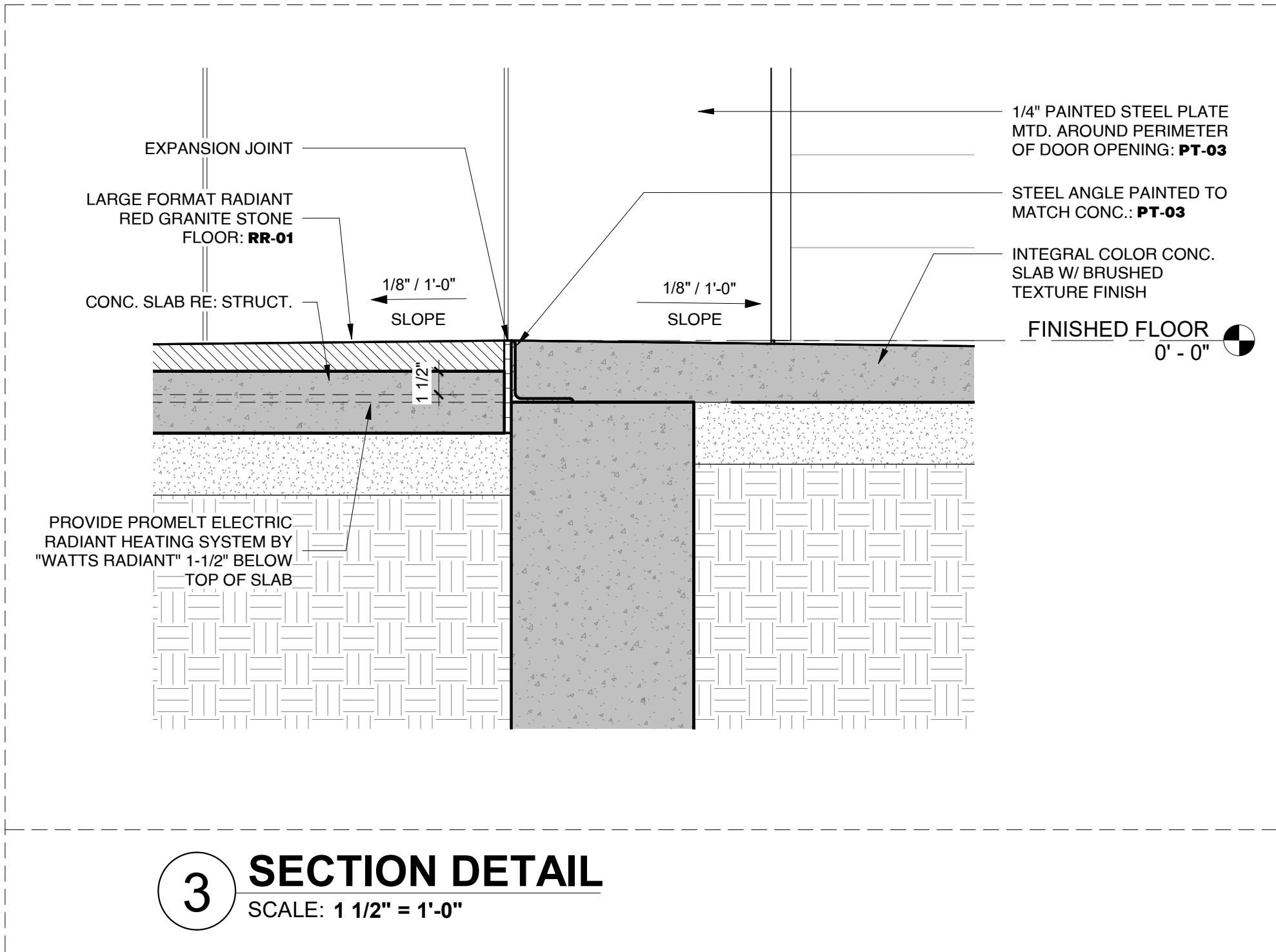
ROOM FINISH SCHEDULE									
NUMBER	NAME	FLOOR FINISH	BASE FINISH	N WALL FINISH	S WALL FINISH	E WALL FINISH	W WALL FINISH	CEILING FINISH	CEILING HEIGHT
100	SKYSPACE	RR-01 / AB-01	N/A	PT-04	PT-04	PT-04	PT-04	PT-04	16'-0"

PRODUCT CODE SCHEDULE						
P/C	MATERIAL/ DESCRIPTION	MANUFACTURER	ITEM / STYLE / FINISH	COLOR NO.	HT. / SIZE/ THK.	REMARKS
CEILING						
CLG-01	GYPSUM BOARD	--	--	PT-02		
CLG-02	TONGUE & GROOVE W/ V JOINTS	--	--	SEALED & STAINED TO MATCH WILSONART / RIVER CHERRY 7937-38		
CONCRETE						
BF-01	BOARDFORM CONCRETE	--	--	COLOR TO MATCH "REAL CAST - BOARD-FORM - CHARCOAL BY WALL THEORY"		--
FLOOR						
AB-01	BLACK GRANITE	COLDSRING	POLISHED FINISH	RAVEN NOIR	--	CONTACT "BRYCE KOCK" W/ COLDSRING (PHONE: 320-685-3621)
PC-01	POLISHED CONCRETE	--	--	--	--	--
RR-01	RED GRANITE	COLDSRING	FLAMED / THERMAL FINISH	RADIANT RED	--	CONTACT "BRYCE KOCK" W/ COLDSRING (PHONE: 320-685-3621)
SC-01	SEALED CONCRETE	--	--	--	--	--
PAINT						
PT-01	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW 7066 GRAY MATTERS	--	
PT-02	PAINT	SHERWIN WILLIAMS	FLAT	SW 7757 HIGH REFLECTIVE WHITE	--	SHEETROCK CEILINGS UNLESS NOTED OTHERWISE
PT-03	PAINT	SHERWIN WILLIAMS	SATIN	SW 7069 IRON ORE	--	APPLICABLE TO ALL STEEL PLATE, DOORS, & DOOR FRAMES
ROOF & FASICA						
RF-01	STANDING SEAM METAL	BERRIDGE	ZEE-LOCK PANEL SYSTEM	MATTE BLACK		
STONE						
ST-01	STONE	TELLURIDE	NATURAL THIN STONE VENEER	SILVERLEAF (ALL GRAY / OFF WHITE)	VARIES	CONTACT "ROSS SCHUSTEDT" W/ C&C SAND & STONE COMPANY IN COLORADO SPRINGS (PHONE: 719-644-0460)
TILE						
T-01	PORCELAIN TILE	CAESAR CERAMICS	CLASH	SPIRIT NATURAL / MATT	12X24	CONTACT "TY SANDOVAL" W/ VIRGINIA TILE COMPANY (PHONE: 405-443-6114)
WOOD						
WD-01	BEEBLE KILL PINE	--		SEALED & STAINED TO MATCH WILSONART / RIVER CHERRY 7937-38		SUBMIT SAMPLE FOR ARCHITECT & OWNER APPROVAL

## SECURITY PANEL ELEVATION



**CC**  
CUSTOM PAINTED  
STEEL SECURITY PANEL



ARCHITECTURE  
+  
PLANNING  
+  
INTERIORS

914 N. BROADWAY  
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OKLAHOMA CITY, OK 73102  
phone: 405.526.1300  
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www.HSEarchitects.com

HSEarchitects

STATE OF COLORADO  
Dan Mitchell  
Skaggs  
1/24/2021  
ARC 00400705  
LICENSED ARCHITECT

RED DEVIL MOUNTAIN SKYSPACE  
Green Mountain Falls, Colorado  
DETAILS & SCHEDULES

NOT FOR CONSTRUCTION

Revisions

No.	Date

PROJ. NO.  
1950  
DATE  
03.04.2021  
SHEET NO.  
1A50.3



SYMBOL	DESCRIPTION
<u>LIGHT FIXTURES</u>	
SEE LIGHT FIXTURE TAG ON PLAN AND REFER TO LIGHT FIXTURE SCHEDULE.	
<u>SWITCHES</u>	
S	TOGGLE SWITCH, 20A, SINGLE POLE, VOLTAGE AS REQUIRED, MOUNTED AT 48" ABOVE FINISHED FLOOR.
OS	OCCUPANCY SENSOR, WALL MTD, 48" AFF, SENSOR SWITCH WSD PDT, OR EQUAL.
CS	OCCUPANCY SENSOR, CEILING MTD, SENSOR SWITCH CMB PDT OR EQUAL.
PS	PHOTOCELL SWITCH, MOUNT ON NORTH FACING EXTERIOR WALL, UNO.
<u>SUBSCRIPTS FOR SWITCHES</u>	
3	THREE-WAY TOGGLE SWITCH
4	FOUR-WAY TOGGLE SWITCH
D	LOW VOLTAGE DIMMER
M	MANUAL MOTOR STARTER WITH THERMAL OVERLOAD
T	ELECTRONIC DIGITAL 24/7 ASTRONOMICAL TIME CLOCK SWITCH
L	LOW VOLTAGE SWITCH
<u>RECEPTACLES</u>	
Φ	DUPLEX RECEPTACLE, 20A, 120V, 3 WIRE GROUNDED, NEMA 5-20R, UNO., MOUNT 18" AFF.
Φ	QUAD RECEPTACLE, 20A, 120V, 3 WIRE GROUNDED, NEMA 5-20R, UNO., MOUNT 18" AFF.
Φ	SIMPLEX RECEPTACLE, 20A, 120V, 3 WIRE GROUNDED, NEMA 5-20R, UNO., MOUNT 18" AFF.
Φ	SPECIAL RECEPTACLE, 220V, TYPE AS INDICATED OR MATCH EQUIPMENT CAP., MOUNT AT HEIGHT AS REQUIRED PER EQUIPMENT.
Φ	DUPLEX RECEPTACLE, 20A, 120V, 3 WIRE GROUNDED, NEMA 5-20R, UNO., WITH TIE-BAR REMOVED FOR SWITCHING, MOUNT 18" AFF.
Φ	SPECIAL PURPOSE RECEPTACLE, NEMA TYPE AS INDICATED, MOUNT AT HEIGHT AS REQUIRED PER EQUIPMENT.
Φ	DOUBLE GANG, TOMBSTONE STYLE, STAINLESS STEEL, FLOOR BOX WITH DEVICE AS INDICATED.
<u>SUBSCRIPTS FOR RECEPTACLES</u>	
C	CLOCK RECEPTACLE
CE	CEILING FLUSH MOUNTED
IG	ISOLATED GROUND
GFI	GROUND FAULT INTERRUPTER
WR	WEATHER RESISTANT WITH GROUND FAULT INTERRUPTER IN WEATHER PROOF BOX
OC	OVER COUNTER, MOUNT RECEPTACLE MOUNTED 6" ABOVE BACKPLASH.
UC	UNDER COUNTER
USB	DUPLEX RECEPTACLE WITH TWO USB CHARGER PORTS (HUBBELL USB20X2W OR EQUAL)
<u>POWER SYMBOLS</u>	
○ □	JUNCTION BOX, FLUSH/SURFACE MTD.
□	POWER POLE WITH COMM AND POWER.
○	MOTOR
□	NON FUSIBLE DISCONNECT SWITCH, RATING AS INDICATED.
□	FUSIBLE DISCONNECT SWITCH, RATING AS INDICATED.
■	PANELBOARD/LOADCENTER.
✿	CEILING MOUNTED PAD FAN.
NOTE: NOT ALL SYMBOLS ARE USED. VERIFY ALL CONNECTIONS AND RECEPTACLE TYPES FOR EQUIPMENT FROM APPROVED MECHANICAL AND EQUIPMENT SUBMITTALS PRIOR TO INSTALLATION.	

## GENERAL NOTES

GENERAL: THESE DRAWINGS REMAIN THE SOLE PROPERTY OF CHAVEZ, TIFFANY AND AYERS ENGINEERING CORPORATION AND MAY BE USED ONLY FOR THE PROJECT AS INDICATED BY NAME AND LOCATION. ANY OTHER USE REQUIRES PRIOR, WRITTEN PERMISSION. THE CONTRACTOR WILL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, LICENSES, FEES, PERMITS, ETC. TO COMPLETE THE ELECTRICAL WORK DESCRIBED ON THE DRAWINGS. THE CONTRACTOR WILL WARRANT EQUIPMENT, MATERIAL AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. WARRANTY SHALL INCLUDE REPLACEMENTS OR REPAIRS WITHOUT COST TO THE OWNER DURING THE WARRANTY PERIOD. ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) 2017 AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

USE OF DRAWINGS: DO NOT SCALE FROM THE ELECTRICAL DRAWINGS. FOR EXACT LOCATIONS USE ARCHITECT'S DIMENSIONED DRAWINGS, SHOP DRAWINGS AND FIELD MEASUREMENTS. VERIFY ALL LOCATIONS WITH THE ARCHITECT PRIOR TO ELECTRICAL ROUGH-IN.

WIRING METHODS: ALL WIRING FOR LIGHTING AND POWER SYSTEMS WILL BE IN CONDUIT OR CABLE ASSEMBLIES APPROVED BY THE GOVERNING AUTHORITIES. ALL EXPOSED CABLING SHALL BE IN CONDUIT. CONDUCTOR SIZES SHOWN ARE BASED ON AMPACITIES FOR COPPER CONDUCTORS, UNLESS OTHERWISE NOTED. WHEN APPROVED BY ENGINEER, FEEDERS MAY BE ALUMINUM. CONDUCTORS OF EQUIVALENT AMPACITIES. GROUNDING CONDUCTORS SHALL BE PROVIDED FOR ALL CIRCUITS SHOWN ON THE DRAWINGS. PROVIDE BLOCKING AND OTHER NECESSARY SUPPORTS IN WALLS AND CEILINGS FOR MATERIAL AND EQUIPMENT TO BE PROVIDED. BRANCH CIRCUIT NUMBERS SHOWN ON THE DRAWINGS MAY BE REARRANGED WITHIN A GIVEN PANELBOARD TO SUIT THE NEEDS OF THE INSTALLATION. ELECTRICAL BRANCH CIRCUITS SHALL BE BALANCED BETWEEN LINES AND PHASES. MULTIWIRE BRANCH CIRCUITS SHALL HAVE A MEANS TO SIMULTANEOUSLY DISCONNECT ALL UNDERGROUND CONDUCTORS AT THE POINT WHERE BRANCH CIRCUITS ORIGINATE (HANDLE TIES ARE AN APPROVED MEANS). THE GROUNDED AND UNDERGROUND CONDUCTOR OF EACH MULTIWIRE BRANCH CIRCUIT SHALL BE GROUPED BY WIRE TIES AT ONE LOCATION IN PANELBOARD. ALL PATIENT CARE AREAS SHALL COMPLY WITH NEC 517.13(A)(8) TO INCLUDE LUMINAIRES AND NEC 250.118, CAN NOT BE IN PVC.

UTILITY COORDINATION: PROVIDE ALL COORDINATION WITH THE UTILITY INCLUDING LOAD DATA FORMS AND APPLICATION FOR SERVICE AS APPLICABLE. INSTALLATION OF SERVICE, PRIMARY OR SECONDARY FEEDERS AND METERING SHALL BE PERFORMED IN ACCORDANCE WITH THE UTILITY REQUIREMENTS.

CIRCUIT BREAKER SELECTIVE COORDINATION: CONTRACTOR SHALL HAVE A MANUFACTURERS COORDINATION STUDY TO INCLUDE SHORT-CIRCUIT ANALYSIS PER NEC 240.87 AND ARC FLASH ANALYSIS PER OSHA ARC FLASH HAZARD REQUIREMENTS TO DERIVE COORDINATED PROTECTION SETTINGS ON ALL ADJUSTABLE CIRCUIT BREAKERS 1200A OR HIGHER.

GROUNDING: PROVIDE A COMPLETE GROUNDING SYSTEM AS REQUIRED BY THE NEC AND LOCAL AUTHORITIES HAVING JURISDICTION. ALL BRANCH CIRCUITS SHALL INCLUDE A GROUND CONDUCTOR. USE OF RACEWAY FOR GROUNDING IS NOT PERMITTED. GALVANIZED GROUND RODS ARE NOT PERMITTED.

PANELBOARDS: PROVIDE MINIMUM INTEGRATED EQUIPMENT SHORT CIRCUIT RATING AS INDICATED ON PANEL SCHEDULES. PROVIDE BOLT-ON BREAKERS UNLESS OTHERWISE NOTED. PROVIDE CIRCUIT BREAKERS SHOWN ON THE PANELBOARD SCHEDULES. ALL TERMINATIONS AND LUGS SHALL BE RATED FOR 75-DEGREE CONDUCTORS. PROVIDE TYPEWRITTEN CIRCUIT SCHEDULES TO IDENTIFY PANELBOARD AND EACH BRANCH BREAKER. ACCEPTABLE MANUFACTURERS ARE SQUARE D, SIEMENS AND Eaton.

WIRING DEVICES: PROVIDE SPECIFICATION GRADE 15 AND 20- AMPERE SWITCH AND RECEPTACLE DEVICES AS APPLICABLE. OTHER DEVICES SHALL BE PROVIDED AS INDICATED AND SHALL MATCH PLUS CONNECTED EQUIPMENT FURNISHED FOR THE PROJECT. DEVICE WALL PLATES SHALL BE SMOOTH, NYLON TYPE AND SHALL BE OFFICE WHITE IN COLOR OR AS OTHERWISE SPECIFIED. DEVICE COLOR SHALL MATCH WALL PLATES. RECEPTACLES IN PATIENT CARE AREAS MUST BE HOSPITAL GRADE.

DISCONNECT SWITCHES: HEAVY DUTY QUICK-MAKE, QUICK-BREAK TYPE, NON-FUSED UNLESS OTHERWISE NOTED. PROVIDE MEANS TO LOCK SWITCH IN OFF POSITION WITH PAD-LOCK. ENCLOSURES SHALL BE NEMA TYPE 1 OR NEMA TYPE 3R FOR OUTDOOR INSTALLATION. PROVIDE PERMANENT LABELS FOR DISCONNECTS TO INDICATE EQUIPMENT SERVED.

LIGHTING FIXTURES: SEE LIGHT FIXTURE SCHEDULE. PROVIDE ALL FIXTURES WITH LAMPS AS INDICATED. WHERE REQUIRED, FIXTURES SHALL BE WET OR DAMP LOCATION LABELED. VERIFY MOUNTING HEIGHTS PRIOR TO ELECTRICAL ROUGH-IN. PROVIDE ALL REQUIRED MOUNTING ACCESSORIES REQUIRED FOR PROPER MOUNTING TO SURFACES. SUCH ACCESSORIES TO INCLUDE BUT NOT LIMITED TO SLOPE ADAPTORS, CANOPIES, AND WAILED CEILING CANOPIES, ETC. PROVIDE DISCONNECTING MEANS FOR LUMINAIRES THAT UTILIZE DOUBLE-ENDED LAMPS AND BALLASTS(S) IN ACCORDANCE WITH NEC 410.130(G)(1). ALTERNATES NOT ACCEPTABLE UNLESS NOTED AS "OR EQUAL" ON LIGHT FIXTURE SCHEDULE.

VOICE/DATA: RACEWAY SYSTEM BY CONTRACTOR. ALL RACEWAYS SHALL BE PROVIDED WITH PULLSTRINGS OF MINIMUM OF 400-LB. TEST STRENGTH. ALL EQUIPMENT, RECEPTACLES AND CABLING BY OTHERS. PROVIDE BLANK COVERS OVER ALL UNUSED OUTLETS. CABLES, DEVICES AND CABLE TERMINATION IS BY OTHERS.

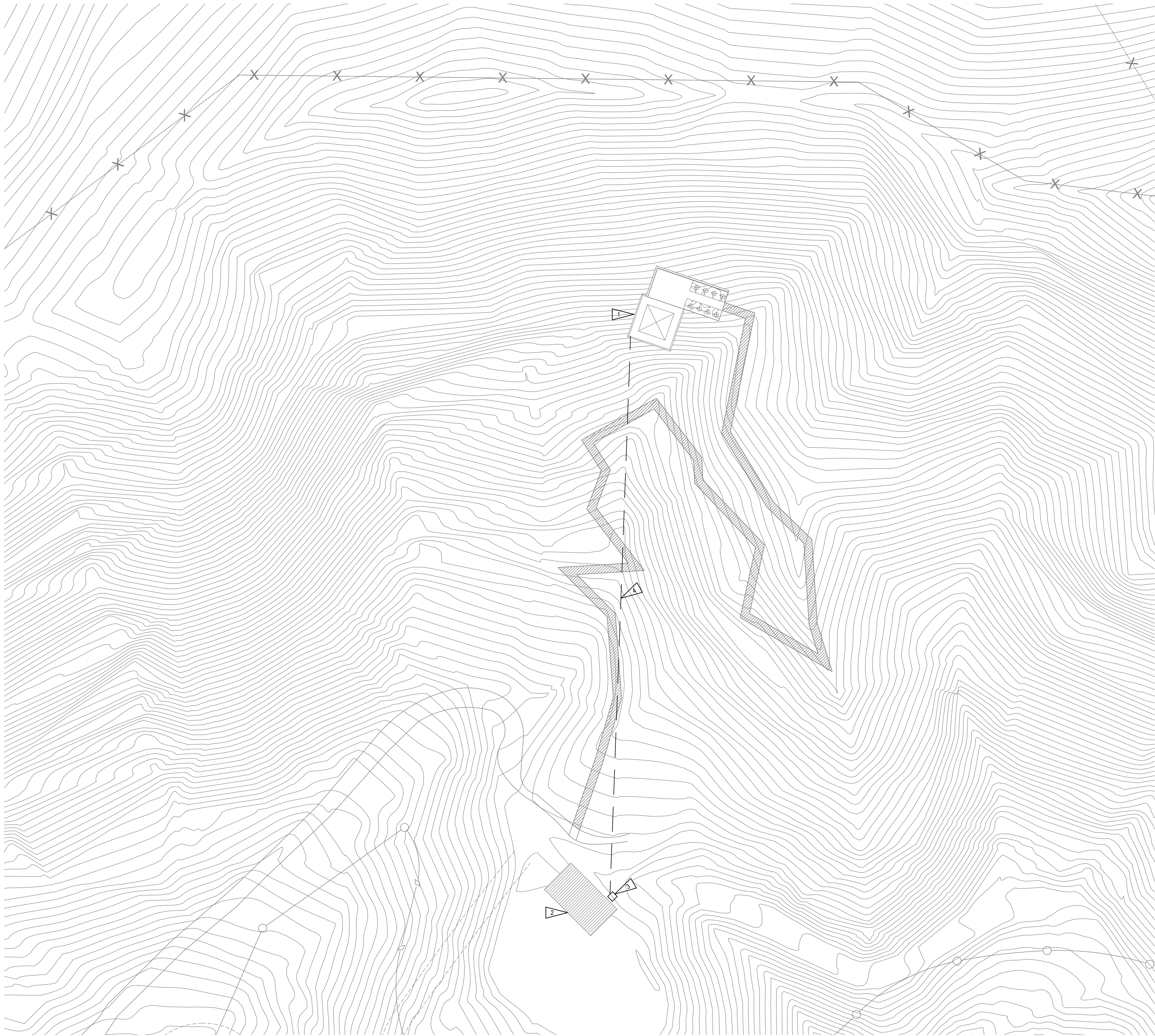
FIRE ALARM: DESIGN BUILD CONTRACTOR TO PROVIDE AS REQUIRED PER FIRE AND LOCAL CODES.

SYMBOL	DESCRIPTION
<u>COMMUNICATION SYSTEM SYMBOLS</u>	
▼	TELEPHONE OUTLET, WIRING BY OTHERS, UNO, MOUNT 18" AFF.
▼	TELEPHONE OUTLET, WIRING BY OTHERS, UNO., WALL PHONE, MOUNT 48" AFF.
▼	DATA OUTLET, WIRING BY OTHERS, UNO, MOUNT 18" AFF.
▼	DATA/TELEPHONE OUTLET, WIRING BY OTHERS UNO, MOUNT 18" AFF.
TV	AV/DATA OUTLET FOR TV/MONITOR CONNECTION, WIRING BY OTHERS, UNO, MOUNT 18" AFF.
○	LINE VOLTAGE THERMOSTAT, PROVIDED BY MECHANICAL., INSTALLED BY ELECTRICIAN.
<u>ONE-LINE SYMBOLS</u>	
○	CIRCUIT BREAKER, FRAME AND TRIP AS INDICATED.
≡	POWER TRANSFORMER, RATING AS INDICATED.
⊥	GROUND ELECTRODE
⌋	CURRENT TRANSFORMER (CT)
⌋	NON-FUSIBLE SWITCH, RATING AS INDICATED.
⌋	FUSIBLE SWITCH, RATING AND FUSE SIZE AS INDICATED.
⊗	FEEDER SCHEDULE KEY TAG
⌋	UTILITY TRANSFORMER
⌋	UTILITY ELECTRIC METER
⌋	MOTOR WITH DISCONNECT
⌋	MOTOR WITH CONTROLLER AND DISCONNECT
⌋	GENERATOR
⌋	TRANSFER SWITCH
⌋	WEATHERHEAD
⌋	PANELBOARD OR LOADCENTER, IDENTIFICATION, AMPERES AND VOLTAGE.
<u>ABBREVIATIONS</u>	
UNO	UNLESS NOTED OTHERWISE.
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
EWC	ELECTRIC WATER COOLER, PROVIDE GFI PROTECTION
E	EXISTING DEVICE TO REMAIN.
N	NEW DEVICE TO BE INSTALLED
H	MOUNT DEVICE 6" AFF, HORIZONTALLY.
TP	TAMPER-PROOF
SWD	SWITCH RATED BREAKERS
NL	NIGHTLIGHT WIRED FIXTURE

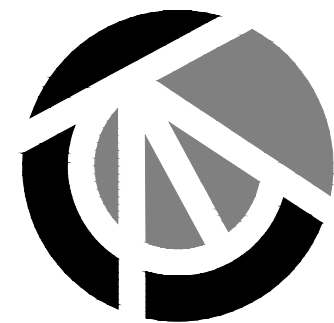
## ADA MOUNTING HEIGHT REQUIREMENTS

LIGHT FIXTURE SCHEDULE									
TYPE	MFGR	CATALOG NO.	LAMPS		MTG	DESCRIPTION	NOTES	VOLTS	TOTAL WATTS
			LUMENS	COLOR TEMP					
A	PHILIPS	423-00000*-0*	600	COLOR CHANGING	SURFACE	COLORGRAZE MX4 POWERCORE COLOR CHANGING FIXTURE		120	18.5
L2	PINNACLE	EX3-WET-N-830HO-2*IND-S-U-OL2-1-0*	1576	3000K	SURFACE	2' LINEAR FIXTURE		120	17.4
L3	PINNACLE	EX3-WET-N-830HO-3*IND-S-U-OL2-1-0*	2364	3000K	SURFACE	3' LINEAR FIXTURE		120	26.1
S	COLUMBIA	MPS-4-35-ML-FW-EDU	4625	3500K	SURFACE	4' STRIP LIGHT		120	37.8
BB	HOLM LIGHTING	aRDL6-3LED-24-**	113	N/A	IN GRADE	2' LOW VOLTAGE BOLLARD		10-15V	4.2
CC	LIGMAN LIGHTING	UGI-31641-10W-M-W30-**-120/277V	982	3000K	WALL MOUNTED @ 10'-0"	WALL PACK		120	10





- FLAG NOTES:
1. LOCATION OF SKYSPACE
  2. LOCATION OF RESTROOM
  3. LOCATION OF EXISTING PAD MOUNTED TRANSFORMER. SEE ONE-LINE DIAGRAM FOR MORE INFORMATION.
  4. FEEDER FROM PAD MOUNTED TRANSFORMER TO METER. FEEDER UPSIZED FOR VOLTAGE DROP. SEE ONE-LINE DIAGRAM FOR MORE INFORMATION.



Chavez Tiffany & Ayers  
Engineering Corporation

611 North Nevada Avenue  
Colorado Springs, Colorado 80903  
P (719)636-0021



01/20/21

# RED DEVIL MOUNTAIN SKYSPACE

NEW CONSTRUCTION

GREEN MOUNTAIN FALLS, COLORADO

## ISSUE HISTORY:

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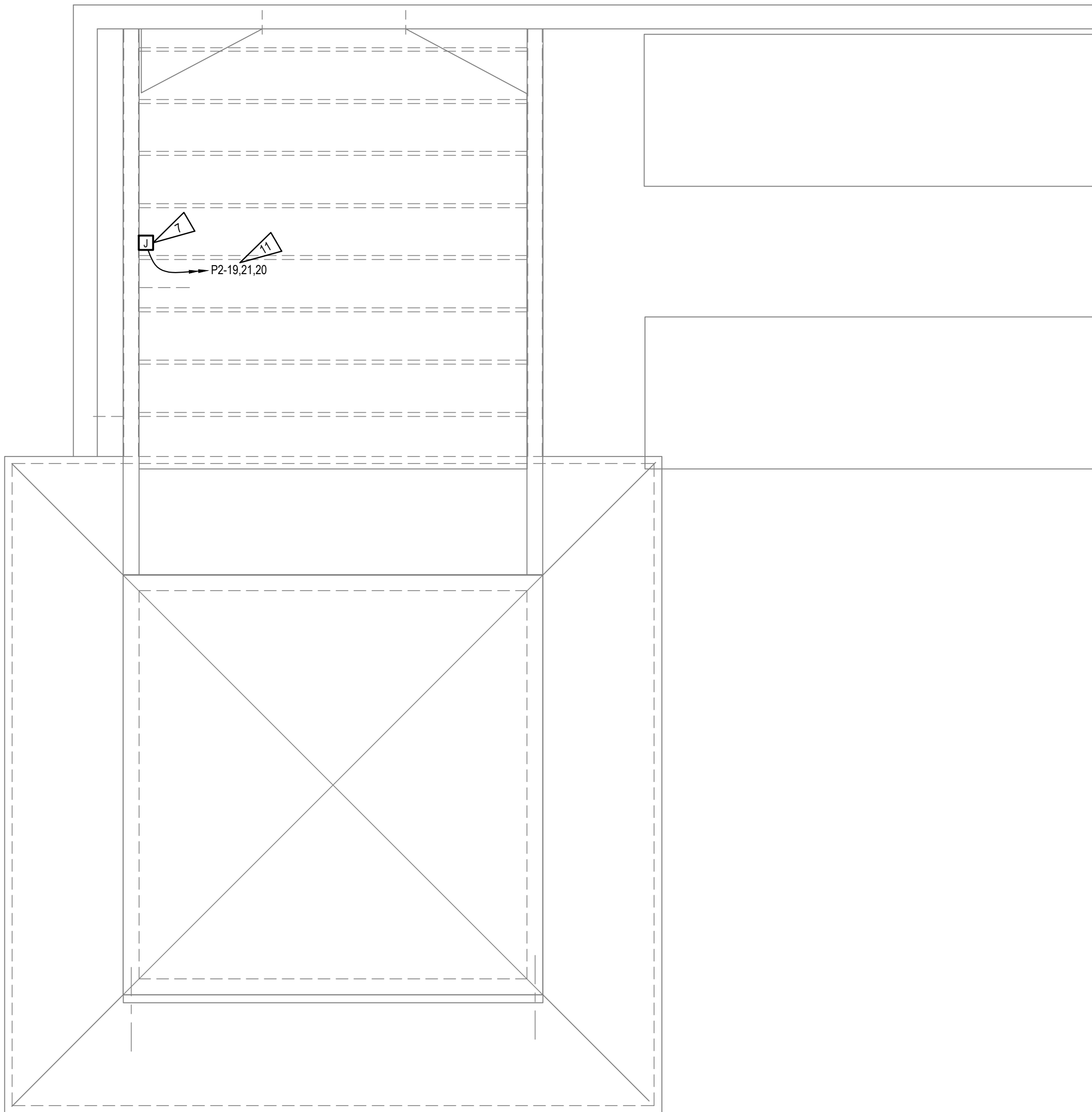
DRAWN BY MTC  
CHECKED BY JJA  
DATE 01/20/21

DRAWING TITLE  
SITE PLAN

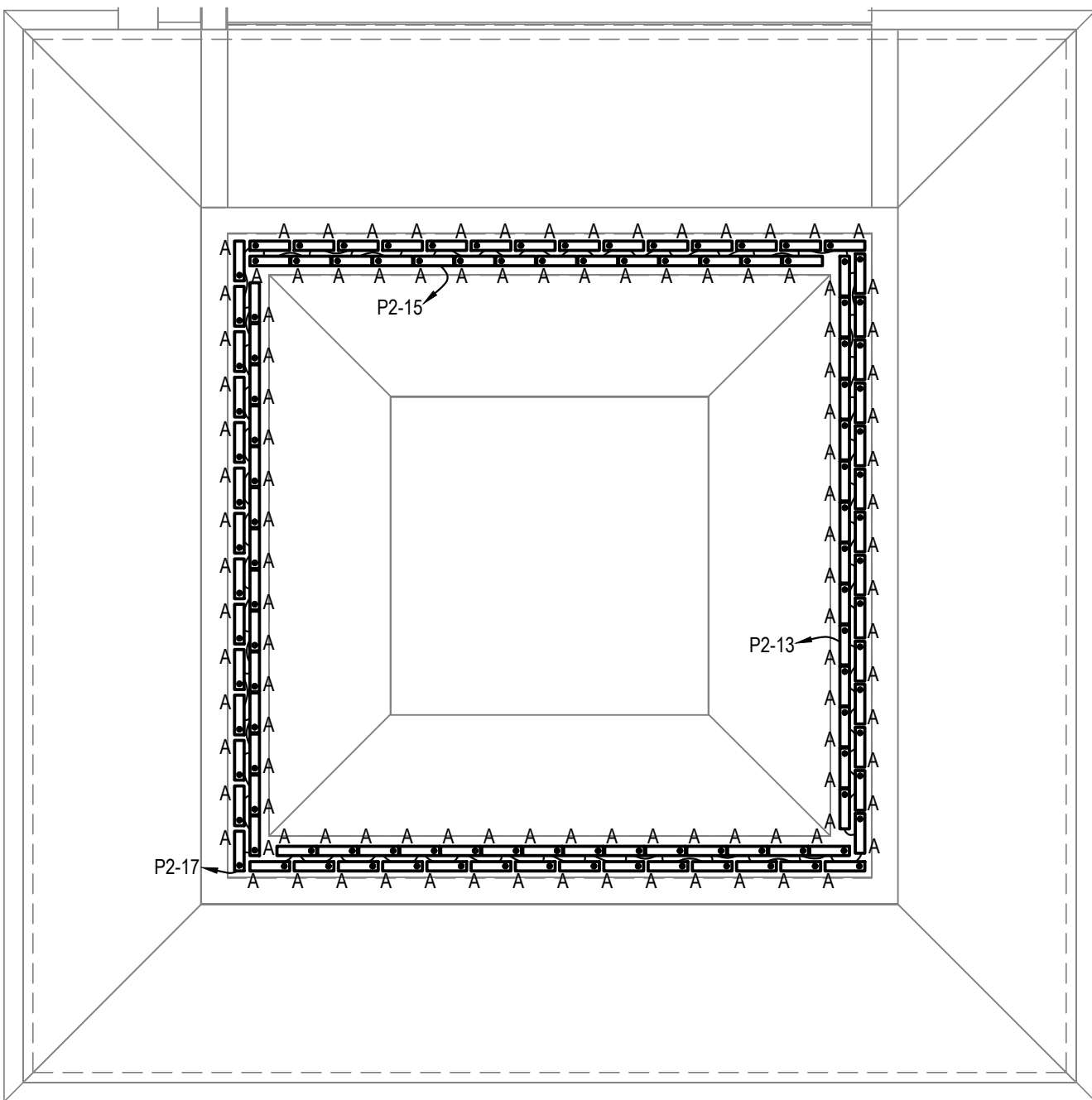
DRAWING NO.  
**1E2.1**

**1E2.1** **ELECTRICAL FLOOR PLAN - LOWER**  
SCALE: 1"=30'-0"

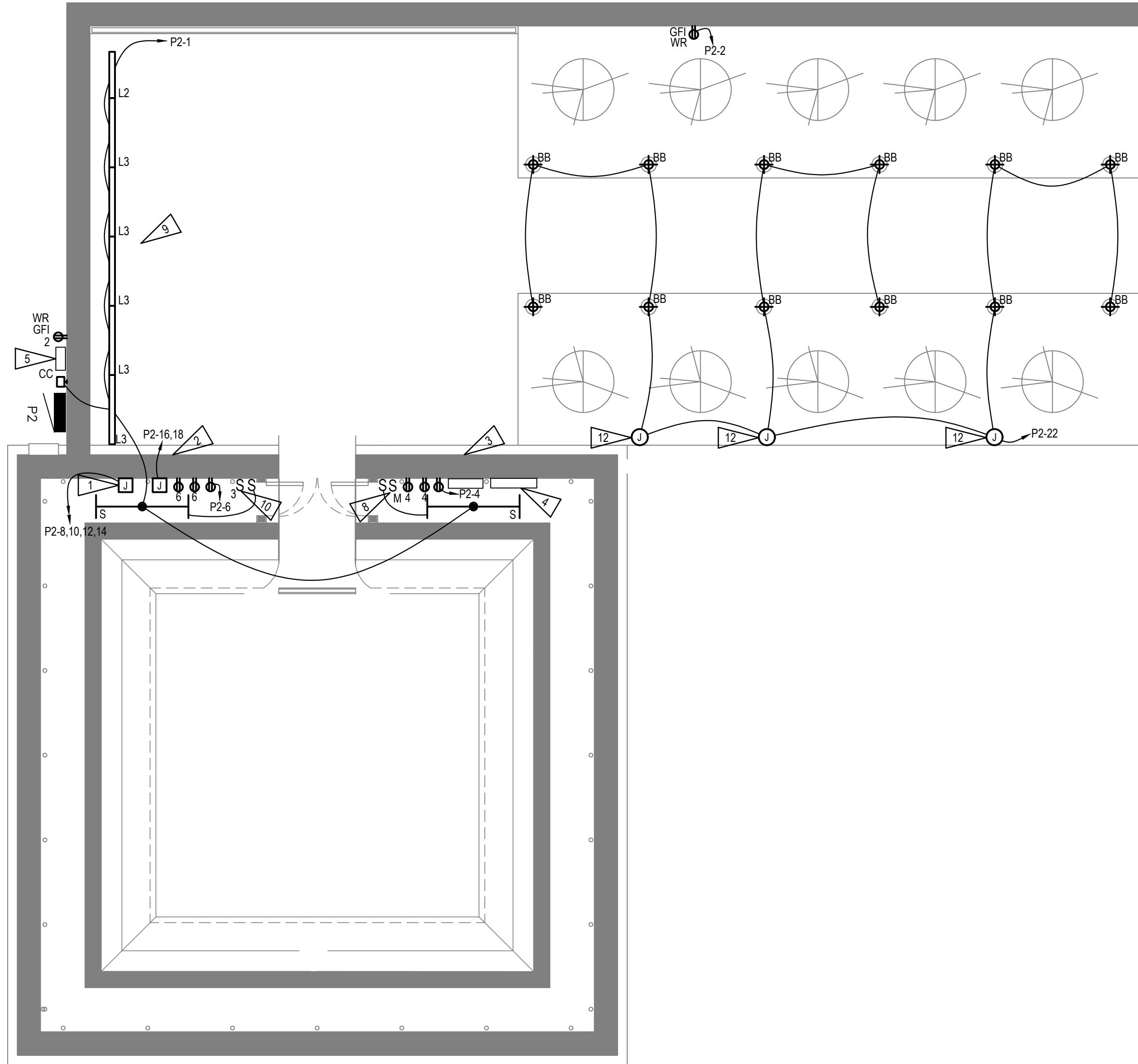




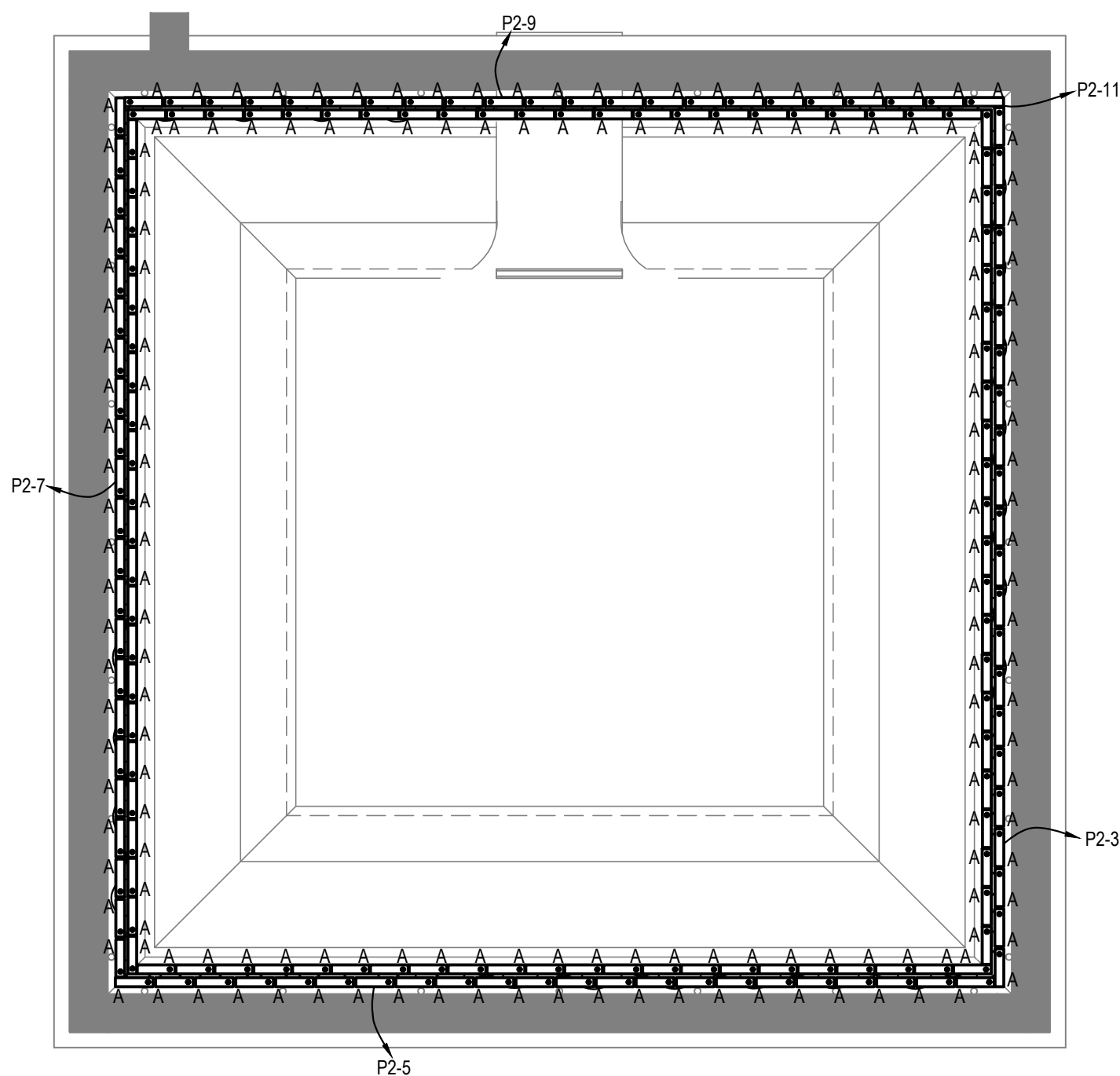
2 ELECTRICAL ROOF PLAN  
1E3.1 SCALE: 1/4" = 1'-0"



4 ELECTRICAL UPPER LIGHT TROUGH LAYOUT  
1E3.1 SCALE: 1/4" = 1'-0"



1 ELECTRICAL FLOOR PLAN - LOWER  
1E3.1 SCALE: 1/4" = 1'-0"



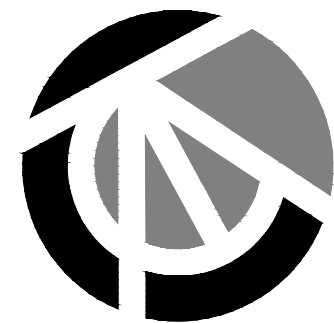
3 ELECTRICAL FLOOR PLAN - UPPER  
1E3.1 SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- FOR INSTALLATION OF COLORGRAZE MX4 POWERCORE FIXTURE, DOWNLOAD THE CONFIGURATION CALCULATOR FROM WWW.PHILIPSCOLORKINETICS.COM/SUPPORT/INSTALL\_TOOL/, OR CONSULT APPLICATION ENGINEERING SERVICES AT SUPPORT@COLORKINETICS.COM.
- FOR INSTALLATION OF RETRACTABLE ROOF COORDINATE WITH ROLLAMATIC SHOP DRAWINGS.
- COORDINATE WITH OWNER ON CONTROL OF FIXTURE A LIGHTS. AT MINIMUM PROVIDE COLOR TUNABILITY WITH PHOTOCELL CONTROL ON AND ASTRONOMICAL TIMECLOCK CONTROL OFF. PROVIDE ADD ALTERNATE PRICING FOR RF REMOTE CONNECTION. PROVIDE 2-3 HOURS OF OWNER TRAINING UPON COMPLETION OF SYSTEM.
- COORDINATE WITH ARCHITECT AND CIVIL ENGINEER FOR THE ELECTRICAL EQUIPMENT CLEARANCES TO BE MET AT THE METER AND PANEL LOCATION.

FLAG NOTES:

- PROVIDE CONTACTOR PRO RELAY PANEL, PROMELT CP-100. WILL CONNECT THE 45 SQ. FT. PROMELT CABLE AND THE TWO 105 SQ. FT. PRO MELT CABLE. REFER TO SHOP DRAWINGS FOR LAYOUT. ELECTRICIAN TO INSTALL.
- PROVIDE CONTACTOR PRO RELAY PANEL, PROMELT CP-50. WILL CONNECT THE TWO 55 SQ. FT. PROMELT CABLE. REFER TO SHOP DRAWINGS FOR LAYOUT. ELECTRICIAN TO INSTALL.
- PROVIDE EIGHT DATA ENABLER PRO DEVICES FOR FIXTURE A. MAXIMUM NUMBER OF FIXTURES THAT CAN BE CONNECTED TOGETHER IS 38 BASED OFF CONFIGURATION CALCULATOR DOWNLOADED FROM WWW.PHILIPSCOLORKINETICS.COM/SUPPORT/INSTALL\_TOOL.
- PROVIDE PHILIPS CONTROLLER FOR FIXTURE A. COORDINATE WITH PHILIPS SUPPLIER OF COLORGRAZE MX4 POWERCORE FIXTURE.
- PROVIDE 3 CHANNEL TIMECLOCK WITH PHOTOCELL TO CONTROL LINEAR LIGHTS (FIXTURES L2 AND L3), PANEL LIGHT (FIXTURE CC), AND EYEBROW LIGHTS (FIXTURE BB). ENCLOSURE TO BE NEMA 3R.
- NOT USED.
- PROVIDE WATER TIGHT, DOUBLE GANG, BLANK COVER JUNCTION BOX ON BEAM FOR RETRACTABLE ROOF. COORDINATE WITH ROLLAMATIC SHOP DRAWINGS.
- PROVIDE BOX FOR SWITCH. COORDINATE WITH ROLLAMATIC.
- FIXTURES L2 AND L3 TO BE SURFACE MOUNTED TO ROOF STRUCTURE.
- PROVIDE THREE WAY SWITCH TO CONTROL EXISTING PATH LIGHTS DONE IN ANOTHER SCOPE OF WORK.
- PROVIDE 240V/1Ø DEDICATED CONNECTION AND 120V DEDICATED CONNECTION TO ROOF JUNCTION BOX. ROLLAMATIC TO CONNECT ELECTRICAL CONNECTIONS TO MOTOR AND FAN. COORDINATE WITH ROLLAMATIC SHOP DRAWINGS.
- PROVIDE HOLM ST-UV 12V 30W TRANSFORMER FOR FIXTURES BB. PROVIDE NEMA 3R ENCLOSURE FOR TRANSFORMER. CONNECT UP TO 5 ON A TRANSFORMER.



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Colorado Springs, Colorado 80903  
P (719)636-0021



01/20/21

RED DEVIL MOUNTAIN SKYSPACE  
NEW CONSTRUCTION  
GREEN MOUNTAIN FALLS, COLORADO

ISSUE HISTORY:

NO.	DESCRIPTION	DATE

DRAWN BY MTC  
CHECKED BY JJA  
DATE 01/20/21

DRAWING TITLE  
SKYSPACE ELECTRICAL  
PLAN

DRAWING NO.  
1E3.1





MONUMENT\_CREEK\_SEED\_MIX

AREA DISTURBED BY THE EARTHWORK SHALL BE PERMANENTLY RE-VEGETATED WITH NATIVE GRASSES. NATIVE SEED MIX FOR THIS PROJECT SHALL BE AS FOLLOWS:

40% WESTERN WHEAT GRASS, SOWN AT 15.0 PLS PER ACRE  
25% SIDEDATS GRAMA, SOWN AT 9.0 PLS PER ACRE.  
25% BLUE GRAMA, SOWN AT 3.0 PLS PER ACRE  
10% STRAWBERRY CLOVER, SOWN AT 6.0 PLS PER ACRE

### Description of construction activities

Anticipated starting and completion time period of site grading: January, 2021 - June  
Expected date on which the final stabilization will be completed: June 1, 2021  
Areas - Total area of the site to be cleared, excavated, or graded: 0.627 AC.  
Receiving Waters - Name of receiving waters: Fountain Creek  
Soils information: Sphinx series, hydrologic group 'D'

### Signature Blocks

Engineer's Statement

This Erosion and Stormwater Quality Control/Grading Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. If such work is performed in accordance with the grading and erosion control plan, the work will not become a hazard to life and limb, endanger property, or adversely affect the safety, use, or stability of a public way, drainage channel, or other property.

Signature: \_\_\_\_\_ Seal \_\_\_\_\_ Date: \_\_\_\_\_

Oliver E. Watts, Colorado PELS#9853  
For and on behalf of  
Oliver E Watts Consulting Engineer, inc  
614 Elkton Drive Colorado Springs, CO 80907  
719-593-0173  
olliewatts@aol.com

Developer's/Owner's Statement

The owner will comply with the requirements of the Erosion and Stormwater Quality Control Plan including temporary BMP inspection requirements and final stabilization requirements. I acknowledge the responsibility to determine whether the construction activities on these plans require Colorado Discharge Permit System (CDPS) permitting for Stormwater discharges associated with Construction Activity.

Developer/Owner Signature:

Name of Developer/Owner: Jesse Stroope Date: \_\_\_\_\_

DBA: Green Mountain Falls Foundation Phone: (719) 465-3065

Title: Project Manager Email: JesseStroope@yahoo.com

Address: 1001 West Willshire Blvd., Oklahoma City, OK 73116

grading plan will have to be reviewed and approved.

DRAWN BY: D.E. WATTS DATE: 1-4-21 DWG. NO.: 20-5462-02 SURVEYED BY: DEW, ESJ, DEW V THRU 9-21-20	APPROVED BY: PROJ. NO. DWG.	REVISIONS 3-3-21 REVISED PER TOWN REVIEW COMMENTS DEW     	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	10400 EL PASO AVE. ADD. NO. 2 TO GREEN MOUNTAIN FALLS EL PASO COUNTY, COLORADO	SHT. NAME GRADING AND EROSION CONTROL PLAN	2 OF 2
---	-----------------------------------	---	--	--	---	--------









To: Board of Trustees  
From: Planning  
CC: Town Clerk  
Date: 25 March 2021  
Re: Skyspace and Upper Turrell Trail GECP at Red Devil Mountain

---

### **Background/Discussion**

Planning Commission considered two development projects at its 9 March 2021 regular meeting. Both are components of the Red Devil Mountain Annexation. The PC took the following action:

- Recommend approval of Grading/Erosion Control Plan (GRA2021-03) for the development of Upper Turrell Trail at 10400 El Paso Avenue with the condition of Town Engineer approval.
- The PC approved the Architectural Plan Review (APR2021-02) and recommended approval of Grading/Erosion Control (GRA2021-04) for the Skyspace art installation at 10325 W. US Hwy 24 with the condition of Town Engineer approval.

### **Conclusion**

Staff has reviewed all application materials and site plans and recommends the following:

1. Motion to approve GRA2021-03 for the development of Upper Turrell Trail; condition of approval for Town Engineer review for compliance with Section 17.
2. Motion to approve GRA2021-04 for the development of Skyspace Art Installation; condition of approval for Town Engineer review for compliance with Section 17.

Staff would also like to recommend the Board remind the applicant that GMF business licenses are required for all contractors working on the proposed project. Business licenses can be obtained using the MuniRevs online payment processing site.





To: Planning Commission  
From: GMF Land Use & Planning  
Date: March 4, 2021  
Re: GRA2021-03, Upper Turrell Trail and Skyspace Grading and Erosion Control Plan

---

### **Background**

The Applicant is requesting the Planning Commission's consideration for the construction of a trail that crosses Parcel A, which is zoned as 5-A into the newly annexed Red Devil Mountain Parcel. The Red Devil Mountain parcel was recently zoned as PL, public land.

In order to promote best practices, the following are Planning Commission Recommended Actions:

- Forward attached site plans to Town Engineer for review to preserve the integrity of the area and to minimize erosion and drainage issues.
- Review proposed project application for compliance with Green Mountain Falls Zoning and Land Use Code.
- Recommend to the Board of Trustees: approval, approval subject to conditions, or disapprove. Staff is recommending approval subject to conditions.

### **Discussion**

#### **Sec. 16-308. - R-1 5-Acre Hillside Single-Family Residential District.**

- (1) *Minimum lot area: five (5) acres.*
- (2) *Minimum frontage: two hundred (200) feet.*
- (3) *Minimum lot width: two hundred (200) feet at front building setback line.*
- (4) *Setback requirements:*
  - a. *Front, fifty (50) feet;*
  - b. *Side, twenty-five (25) feet; and*
  - c. *Rear, fifty (50) feet.*
- (5) *Maximum building height*
  - a. *For building lots with an average slope of less than fifteen percent (15%), thirty-five (35) feet; and*
  - b. *For building lots with an average slope of fifteen percent (15%) or greater, twenty-five (25) feet.*
- (6) *Accessory uses and buildings: refer to Article VI of this Land Use Code.*
- (7) *Off-street parking: refer to Section 16-604.*
- (8) *Permitted signs: refer to Article IV of this Land Use Code.*
- (9) *All buildings, structures, and uses shall conform to the requirements of Section 16-705*



**Sec. 16-314. - PL Public Lands District.**

The electronic file maintained by Town Hall, *Official Town Zoning Map 2007*, and the El Paso County Assessor's Office show the parcels, as zoned as 5-A. The recently annexed Red Devil Mountain Parcel is zoned as PL.

**Sec. 17-92. - Erosion control plan.**

*An erosion control plan shall be prepared for all land-disturbing activities of three hundred (300) square feet or fifty (50) cubic yards or more, whichever is applicable, or if construction of a road, either temporary or permanent, is part of the land-disturbing activity.*

Review by on-call engineer for compliance with Grading, Section 17-81 et al.

**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.

**Annexation Agreement, Red Devil Mountain Parcel**

**Section 4 Drainage.** *Owner is responsible for all erosion control and management of drainage from the Property. Individual drainage plans shall be prepared and submitted by Owner to the Town and approved by the Town Engineer prior to approval of any building permit. The area addressed*

*2by each individual drainage plan shall be established by the Town Engineer at the time of building permit application and shall be sufficient to cover the impacts to drainage and erosion, both on and off-site, if applicable, caused by the development to which the building permit is issued. If determined by the Town Engineer to be necessary, such drainage plans shall include the construction of facilities for the safe discharge of all surface and subsurface water into a drainage conveyance facility. Owner shall be solely responsible for the construction, designs, and costs of all drainage improvements included in the drainage plans. Construction of all drainage improvements in each drainage plan shall be completed as set forth in a separate improvements agreement, which shall be entered into by the Parties prior to issuance of a building permit for any development on the Property. Owner shall incorporate each individual drainage plan into a Master Development Drainage Plan which shall be prepared and submitted by Owner to the Town and approved by the Town Engineer prior to Prior to Owner performing any road mitigation work.*

**Section 5 Trail Easement and Improvements.** *Owner shall construct and grant a 25-year public trail easement at least 30 feet in width, to the Town, in a form acceptable to the Town in its*



sole judgment, for a new trail to be known as the Pittman Trail (the "Pittman Trail") to cross the Property from an access point near Gazebo Lake, over Red Devil Mountain, and down to the site of the former Joyland Church. Owner shall consult with the Town Parks, Recreation, and Trails Advisory Committee for the design, layout, and signage of the Pittman Trail prior to dedication of the easement. b. Owner shall construct and grant a 25-year public trail easement at least 30 feet in width, to the Town, in a form acceptable to the Town in its sole judgment, for a new access trail (the "access trail") to cross the Property from an access point near El Paso Street to the site of Owner's proposed art installation. Owner shall consult with the Town Parks, Recreation, and Trails Advisory Committee for the design, layout, and signage of the access trail prior to dedication of the easement. c. Owner shall be solely responsible for maintenance of the Pittman Trail and the access trail. On or before June 1, 2021, Owner shall prepare and submit to the Town, and the Town shall approve, a comprehensive and professionally reviewed Trail Management Plan for all public trails, including without limitation the Pittman Trail and access trail. At a minimum, the Trail Management Plan shall specify the maintenance and construction standards and schedules for the trails, trail use policies and safety standards for public users, and policies for reducing the environmental impact of the trails on and near sensitive resources, habitats, riparian areas, and native and special-status plant and animal species. The Trail Management Plan shall also include provisions for parking planning, impacts, and traffic management. The Trail Management Plan shall be updated annually, with Owner providing the Town with qualitative and quantitative user information sufficient to evaluate impacts on the Town caused by the development of the Property. Such information shall be provided to the Town by Owner by January 30 of each year, beginning in 2022. Thereafter, the Trail Management Plan shall be updated to address and mitigate these impacts and any required improvements or management steps under the Plan shall be implemented by June 1 of that same year. 3d. The Pittman Trail and access trail shall be open to the public at no charge, and shall remain open to the public during hours established in the Trails Management Plan. Owner may temporarily close the trails for maintenance, unsafe conditions, or for publicly noticed and scheduled private events, with notice provided for closures as established in the Trails Management Plan

**Section 9 Maintenance Plan.** As part of the Trail Management Plan, on or before June 1, 2021, Owner shall prepare and submit to the Town, and the Town shall approve, a comprehensive and professionally reviewed Maintenance Plan for all public trails, art installations, restrooms, and other public improvements. The Maintenance Plan shall consider the need for public safety and the impacts of the public on the Property for matters such as trash and debris removal and preservation and conservation of open space. The Maintenance Plan shall provide a clear narrative of how Owner shall maintain the Property and the publicly accessible improvements to best serve the public and meet the continuing goals of the Public Lands District for the Red Devil Mountain Parcel. Once approved, the Maintenance Plan shall be binding upon Owner and shall be enforceable by the Town. The Maintenance Plan is in addition to any other required plan under this Agreement, including without limitation, the Trail Management Plan.



## **Conclusion**

Staff has reviewed the Applicant's materials and believes that with Town Engineer review they meet the intent and standards in the Zoning Code as well as the January 2021 Annexation Agreement. Staff recommends the Commission forward a recommendation of approval to the Board of Trustees with the following conditions:

- Signed application with GECP (Grading Erosion Control Plan) fee and letter of intent.
- Review by on-call engineer for compliance with Grading, Section 17-81 et al.
- Established hours of construction and quiet hours, compliant with GMF Code
- Revised construction schedule dates.
- Construction vehicle routes and types, to be reviewed by Town Engineer for appropriate vehicle loads





Christian Keesee, Sole Member  
Green Mountain Road, LLC  
1001 W. Wilshire Blvd, Fourth Floor  
Oklahoma City, OK 73116

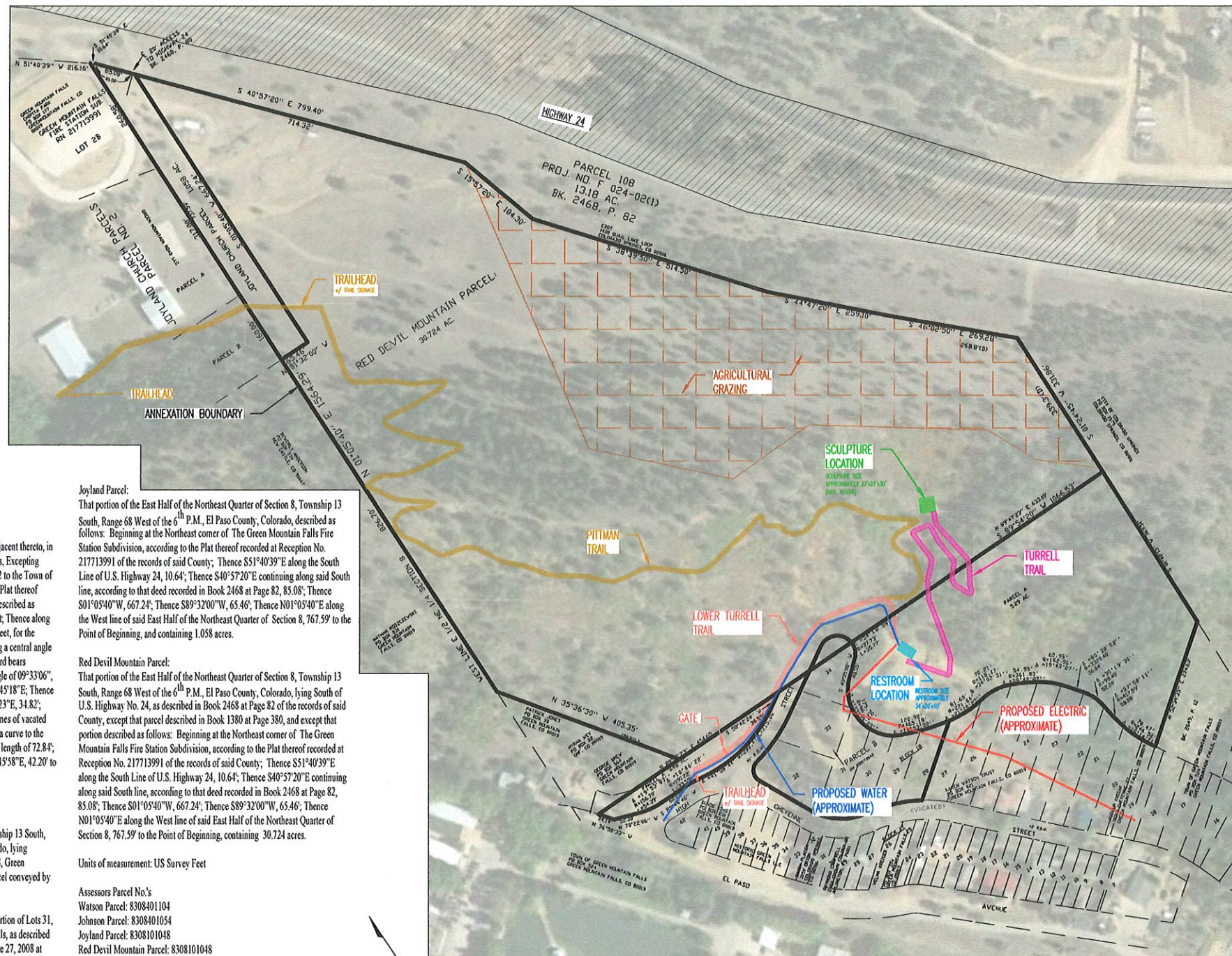
Watson Parcel:

Johnson Parcel A:  
That unplatted portion of the Southeast Quarter of Section 8, Township 13 South,  
Range 68 West of the 6th P.M., County of El Paso, State of Colorado, lying  
Northerly of Block 17 and Northerly and Northeasterly of Block 18, Green  
Mountain Falls Addition No. 2 and lying Northwesternly of that parcel conveyed by  
Deed recorded January 9, 1974 in Book 2649 at Page 12.

That portion of the East Half of the Northeast Quarter of Section 8, Township 13 South, Range 68 West of the 1<sup>st</sup> P.M. El Paso County, Colorado, described as follows: Beginning at the Northeast corner of The Green Mountain Falls Fire Station Subdivision, according to the Plat thereof recorded at Reception No. 217713991 of the records of said County; Thence S51°40'39"E along the South Line of U.S. Highway 24, 10.64'; Thence S48°57'20"E continuing along said South line, according to that deed recorded in Book 2468 at Page 82, 85.08'; Thence S01°05'40"W, 667.24'; Thence S89°32'00"W, 65.46'; Thence N01°05'40"E along the West line of said East Half of the Northeast Quarter of Section 8, 767.59' to the Point of Beginning, and containing 1.058 acres.

Units of measurement: US Survey Feet

Proposed Zone: PUD  
Red Devil Mountain - Public Land  
Joyland Parcel - Business


$$1'' = 100'$$
[illegible]

DEVELOPMENT PLAN  
RED DEVIL MOUNTAIN DEVELOPMENT  
GREEN MOUNTAIN FALLS, CO  
FOR: GREEN MOUNTAIN ROAD, LLC

DRAWN BY:	AMN
DESIGNED BY:	
CHECKED BY:	
DATE:	12/10/2020
SCALE:	AS SHOWN
JOB NO.:	201280
SHEET NO.:	
1	1
OF	SHEETS





## VICINITY MAP

N.T.S.

### Owners

Historic Green Mountain Falls Foundation, LLC  
1001 W. Wilshire Blvd, Fourth Floor  
Oklahoma City, OK 73116

Christian Keesee, Sole Member  
Green Mountain Road, LLC  
1001 W. Wilshire Blvd, Fourth Floor  
Oklahoma City, OK 73116

### Legal Descriptions

#### Watson Parcel:

Lots 28, 29, 30, 31, 32, 33 and 34, and vacated Cheyenne Street adjacent thereto, in Block 18, Addition Number 2 to the Town of Green Mountain Falls, Excepting therefrom That portion of Lots 31 and 32, Block 18, Addition No. 2 to the Town of Green Mountain Falls, El Paso County, Colorado, according to the Plat thereof recorded in Plat Book B at Page 28 of the records of said county, described as follows: Beginning at the Westerly end of vacated Cheyenne Street; Thence along the Westerly line of said Lot 32, being the Easterly line of High Street, for the following two (2) courses; (1) Thence on a curve to the right having a central angle of 104°11'15", a radius of 25.00', a length of 45.46', and whose chord bears N26°26'13"E; (2) Thence on a curve to the left having a central angle of 09°33'06", a radius of 339.47', a length of 56.59', and whose chord bears N73°45'18"E; Thence S19°07'14"E, 66.65'; Thence S19°06'13"E, 64.98'; Thence S22°32'23"E, 34.82'; Thence S39°24'08"W, 104.03'; Thence along the South and West lines of vacated Cheyenne Street for the following three (3) courses; (1) Thence on a curve to the right having a central angle of 25°02'45", a radius of 166.63', and a length of 72.84'; Thence N25°39'24"W tangent to said curve, 110.42'; Thence N45°45'58"E, 42.20' to the Point of Beginning, County of El Paso, State of Colorado And containing 1.588 acres

#### Johnson Parcel A:

That unplatted portion of the Southeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., County of El Paso, State of Colorado, lying Northerly of Block 17 and Northerly and Northeasterly of Block 18, Green Mountain Falls Addition No. 2 and lying Northwesterly of that parcel conveyed by Deed recorded January 9, 1974 in Book 2649 at Page 12.

#### Johnson Parcel B:

A non-exclusive easement for ingress, egress and utilities over a portion of Lots 31, 32, 33 and 34 in Block 18 in Addition No. 2 to Green Mountain Falls, as described on Shared Driveway and Utility Easement Agreement recorded June 27, 2008 at Reception No. 208073542. And containing 5.77 acres

#### Joyland Parcel:

That portion of the East Half of the Northeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., El Paso County, Colorado, described as follows: Beginning at the Northeast corner of The Green Mountain Falls Fire Station Subdivision, according to the Plat thereof recorded at Reception No. 217713991 of the records of said County; Thence S51°40'39"E along the South Line of U.S. Highway 24, 10.64'; Thence S40°57'20"E continuing along said South line, according to that deed recorded in Book 2468 at Page 82, 85.08'; Thence S01°05'40"W, 667.24'; Thence S89°32'00"W, 65.46'; Thence N01°05'40"E along the West line of said East Half of the Northeast Quarter of Section 8, 767.59' to the Point of Beginning, and containing 1.058 acres.

#### Red Devil Mountain Parcel:

That portion of the East Half of the Northeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., El Paso County, Colorado, lying South of U.S. Highway No. 24, as described in Book 2468 at Page 82 of the records of said County, except that parcel described in Book 1380 at Page 380, and except that portion described as follows: Beginning at the Northeast corner of The Green Mountain Falls Fire Station Subdivision, according to the Plat thereof recorded at Reception No. 217713991 of the records of said County; Thence S51°40'39"E along the South Line of U.S. Highway 24, 10.64'; Thence S40°57'20"E continuing along said South line, according to that deed recorded in Book 2468 at Page 82, 85.08'; Thence S01°05'40"W, 667.24'; Thence S89°32'00"W, 65.46'; Thence N01°05'40"E along the West line of said East Half of the Northeast Quarter of Section 8, 767.59' to the Point of Beginning, containing 30.724 acres.

Units of measurement: US Survey Feet

#### Assessors Parcel No.'s

Watson Parcel: 8308401104

Johnson Parcel: 8308401054

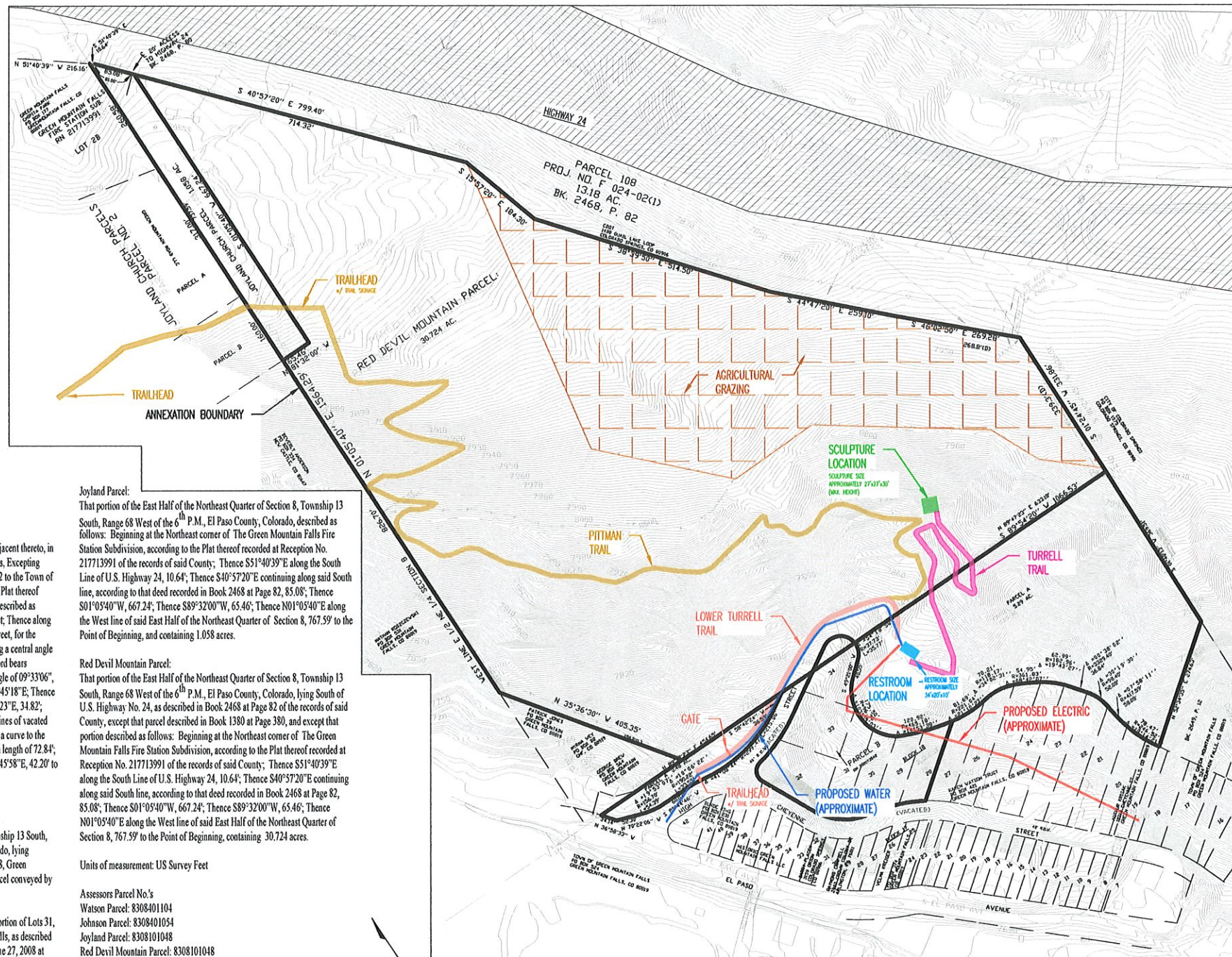
Joyland Parcel: 8308101048

Red Devil Mountain Parcel: 8308101048

#### Proposed Zone: PUD

Red Devil Mountain - Public Land

Joyland Parcel - Business



SCALE: 1" = 100'

REVISIONS BY

**ENTECH**  
ENGINEERING, INC.

505 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907 (719) 531-5599



DEVELOPMENT PLAN  
RED DEVIL MOUNTAIN DEVELOPMENT  
GREEN MOUNTAIN FALLS, CO  
FOR: GREEN MOUNTAIN ROAD, LLC

DRAWN BY: AMW

DESIGNED BY:

CHECKED BY:

DATE: 12/23/2020

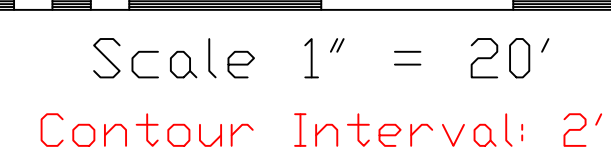
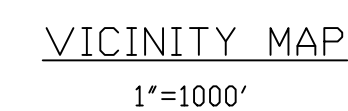
SCALE: AS SHOWN

JOB NO.: 201280

SHEET NO.:

2 OF 2 SHEETS





NGVD 1929 ADJUSTMENT  
COMBINED CITY FIMS AND FIELD WORK DATA

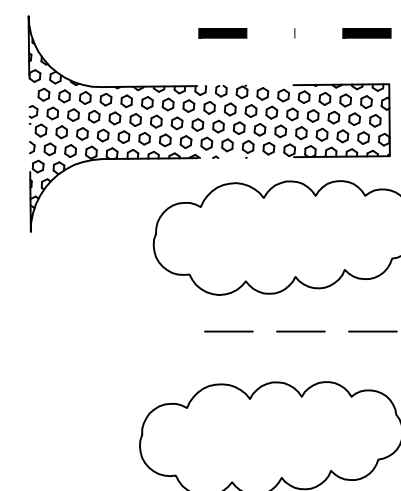
LEGEND:

- FOUND YELLOW #9853 CAP ON #4 REBAR  
◇ FOUND #4 REBAR

CONTOUR LEGEND:

- ORIGINAL CONTOURS:  
2'  
10'
- FINISH CONTOURS:  
2'  
10'

EROSION CONTROL LEGEND:



- SILT FENCE (SF)
- VEHICLE TRACKING CONTROL (VTC)
- STOCK PILE PROTECTION (SP)
- LIMIT OF DISTURBANCE 0.627 AC
- STABILIZED STAGING AREA (SSA)



DRAWN BY: D.E. WATTS

DATE: 1-4-21

DWG. NO.: 20-5462-05

CONTOURS PER CITY FIRMS AND FIELD DATA  
SURVEYED BY: DEW, ESW, DEW V THRU 9-21-20

APPROVED BY:

PROJ. NO.	
-----------	--

DWG.

REVISIONS 3-3-21 REVISED PER TOWN REVIEW COMMENTS

DEW

OLIVER E. WATTS  
CONSULTING ENGINEER  
COLORADO SPRINGS

	PROJECT
--	---------

10400 EL PASO AVE.  
ADD. NO. 2 TO GREEN MOUNTAIN FALLS  
EL PASO COUNTY, COLORADO

SHT. NAME
-----------

## GRADING AND EROSION CONTROL PLAN

SHT. NO.	
----------	--

102





MONUMENT CREEK SEED MIX

AREA DISTURBED BY THE EARTHWORK SHALL BE PERMANENTLY RE-VEGETATED WITH NATIVE GRASSES. NATIVE SEED MIX FOR THIS PROJECT SHALL BE AS FOLLOWS:

40% WESTERN WHEAT GRASS, SOWN AT 15.0 PLS PER ACRE  
25% SIDEDATS GRAMA, SOWN AT 9.0 PLS PER ACRE.  
25% BLUE GRAMA, SOWN AT 3.0 PLS PER ACRE  
10% STRAWBERRY CLOVER, SOWN AT 6.0 PLS PER ACRE

### Description of construction activities

Anticipated starting and completion time period of site grading: January, 2021 - June  
Expected date on which the final stabilization will be completed: June 1, 2021  
Areas - Total area of the site to be cleared, excavated, or graded: 0.627 AC.  
Receiving Waters - Name of receiving waters: Fountain Creek  
Soils information: Sphinx series, hydrologic group 'D'

### Signature Blocks

Engineer's Statement

This Erosion and Stormwater Quality Control/Grading Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. If such work is performed in accordance with the grading and erosion control plan, the work will not become a hazard to life and limb, endanger property, or adversely affect the safety, use, or stability of a public way, drainage channel, or other property.

Signature: \_\_\_\_\_ Seal \_\_\_\_\_ Date: \_\_\_\_\_

Oliver E. Watts, Colorado PELS#9853  
For and on behalf of  
Oliver E Watts Consulting Engineer, inc  
614 Elkton Drive Colorado Springs, CO 80907  
719-593-0173  
olliewatts@aol.com

Developer's/Owner's Statement

The owner will comply with the requirements of the Erosion and Stormwater Quality Control Plan including temporary BMP inspection requirements and final stabilization requirements. I acknowledge the responsibility to determine whether the construction activities on these plans require Colorado Discharge Permit System (CDPS) permitting for Stormwater discharges associated with Construction Activity.

Developer/Owner Signature:

Name of Developer/Owner: Jesse Stroope Date: \_\_\_\_\_

DBA: Green Mountain Falls Foundation Phone: (719) 465-3065

Title: Project Manager Email: JesseStroope@yahoo.com

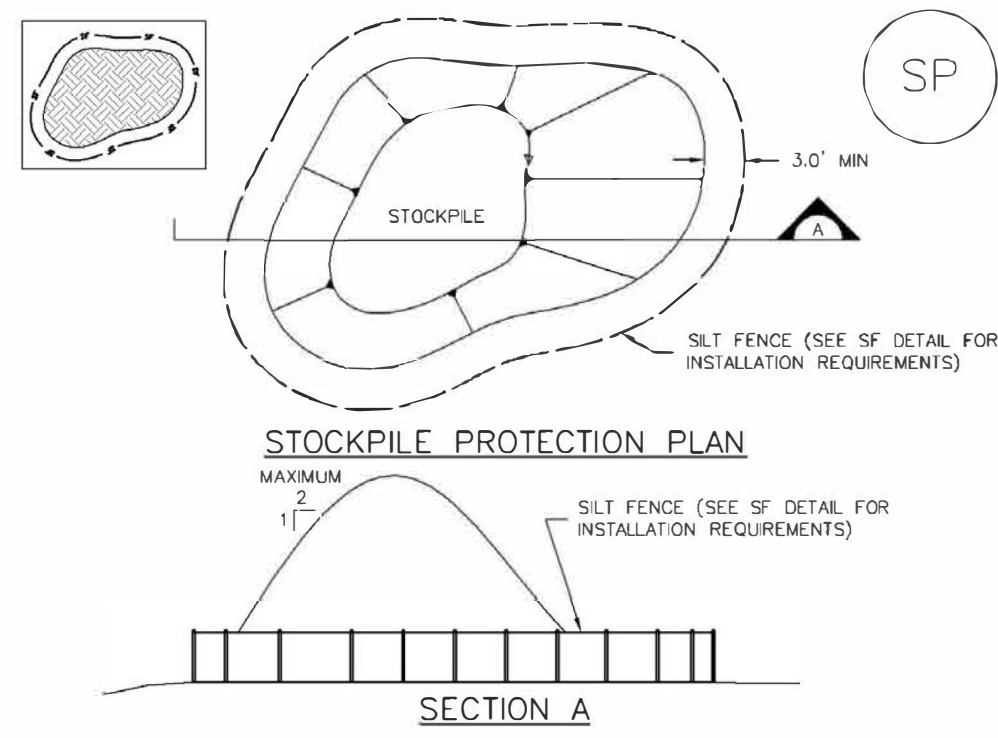
Address: 1001 West Willshire Blvd., Oklahoma City, OK 73116

grading plan will have to be reviewed and approved.

DRAWN BY: D.E. WATTS DATE: 1-4-21 DWG. NO.: 20-5462-02 SURVEYED BY: DEW, ESW, DEW V THRU 9-21-20	APPROVED BY: PROJ. NO. DWG.	REVISIONS 3-3-21 REVISED PER TOWN REVIEW COMMENTS DEW     	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	10400 EL PASO AVE. ADD. NO. 2 TO GREEN MOUNTAIN FALLS EL PASO COUNTY, COLORADO	SHT. NAME GRADING AND EROSION CONTROL PLAN	2 OF 2
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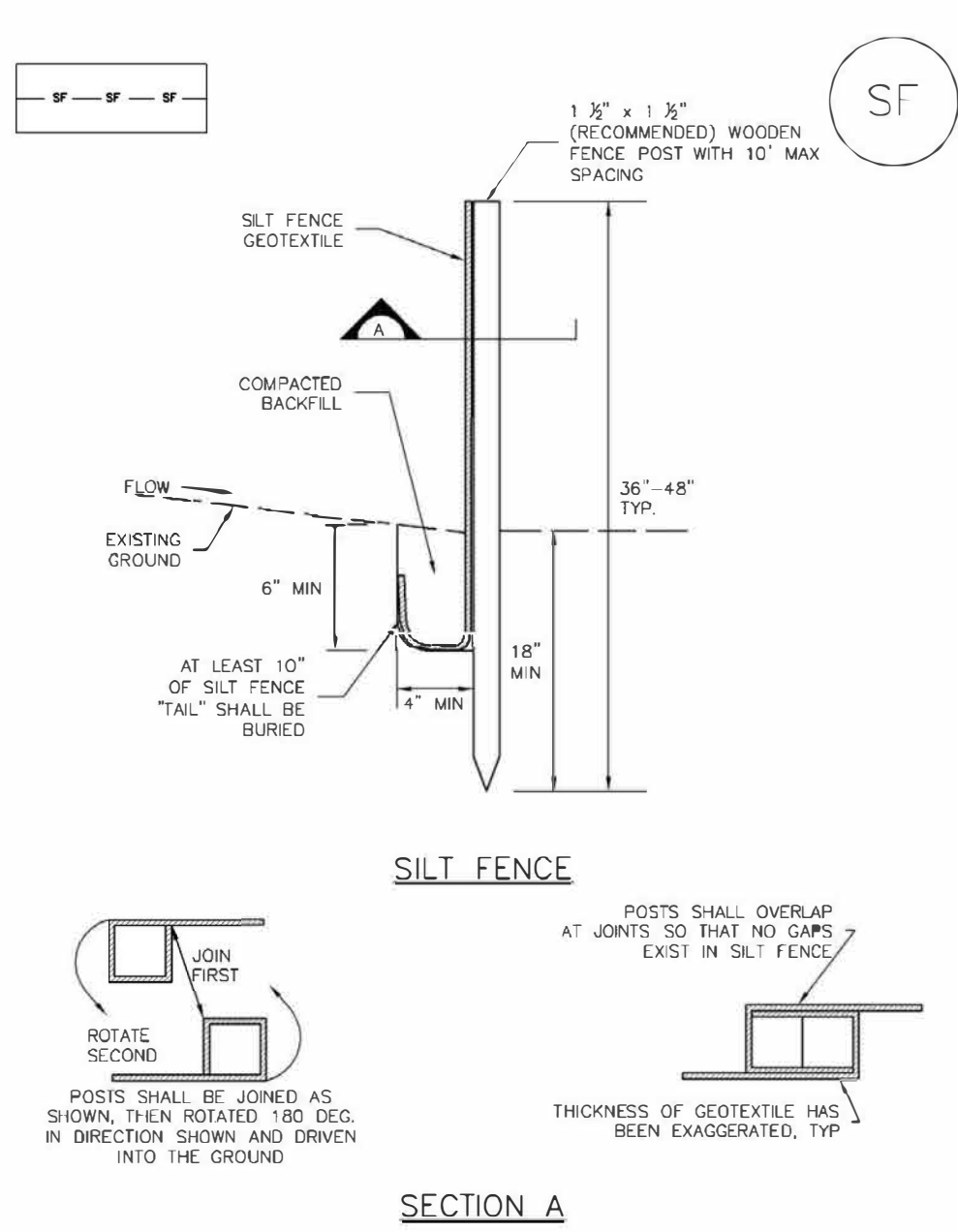
Stockpile Management (SP)MM-2



- SP-1. STOCKPILE PROTECTION**
- STOCKPILE PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:  
-LOCATION OF STOCKPILES.  
-TYPE OF STOCKPILE PROTECTION.
  - INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS, HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
  - STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUNDING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
  - FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 SP-3

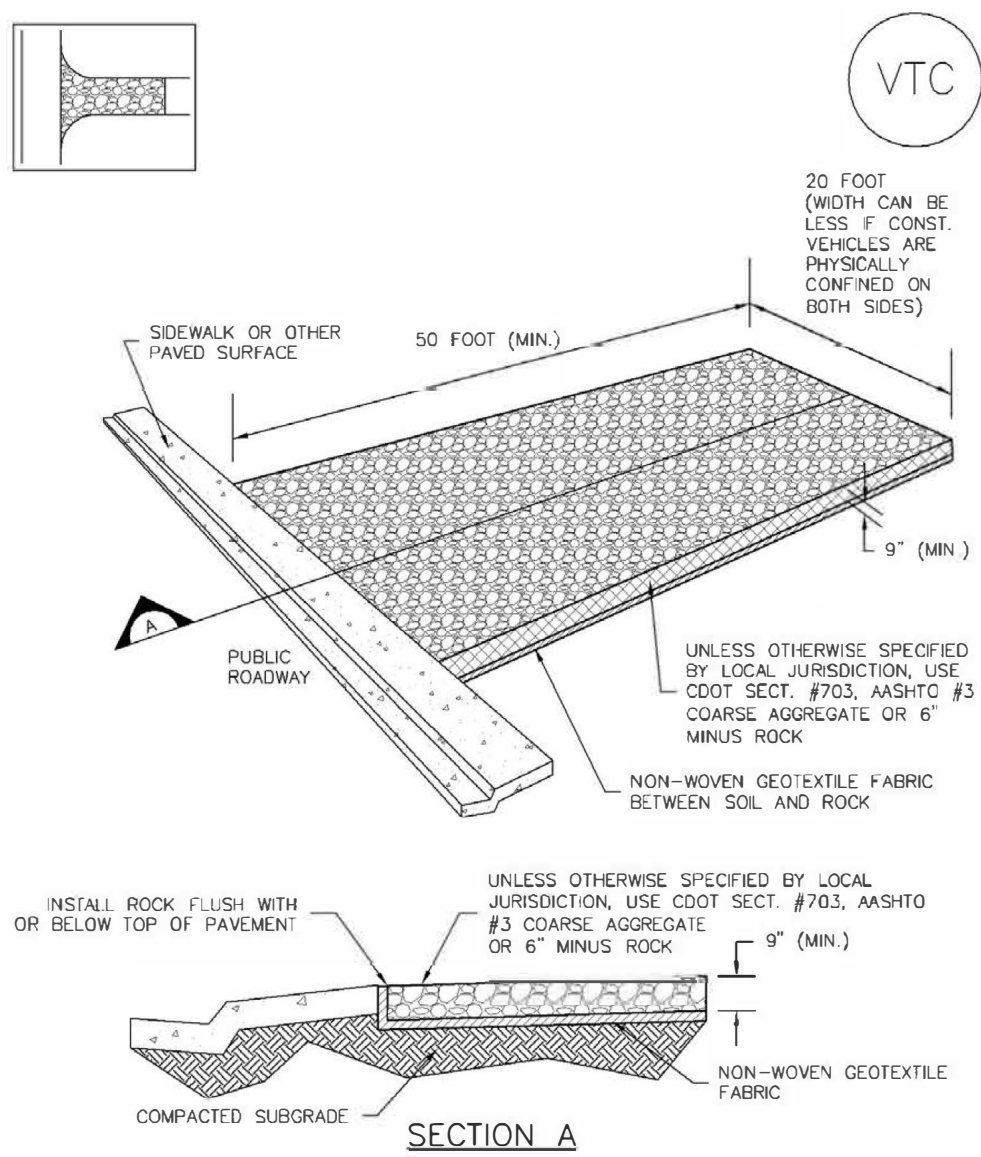
Silt Fence (SF)SC-1



SF-1. SILT FENCE

November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 SF-3

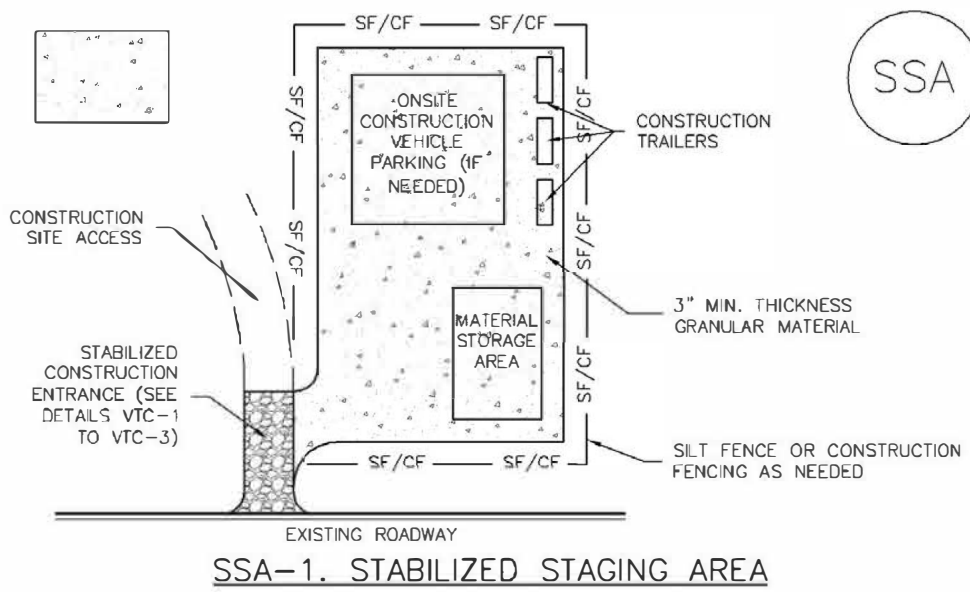
Vehicle Tracking Control (VTC)SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 VTC-3

Stabilized Staging Area (SSA)SM-6



SSA-1. STABILIZED STAGING AREA

- STABILIZED STAGING AREA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:  
-LOCATION OF STAGING AREA(S).  
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
  - STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
  - STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
  - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
  - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
  - ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 SSA-3

MM-2 Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
- STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SP-4 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
- A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF ALBUQUERQUE, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SF-4 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR:  
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).  
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TBM).
- CONSTRUCTION MAT OR TBM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

VTC-6 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
  - THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

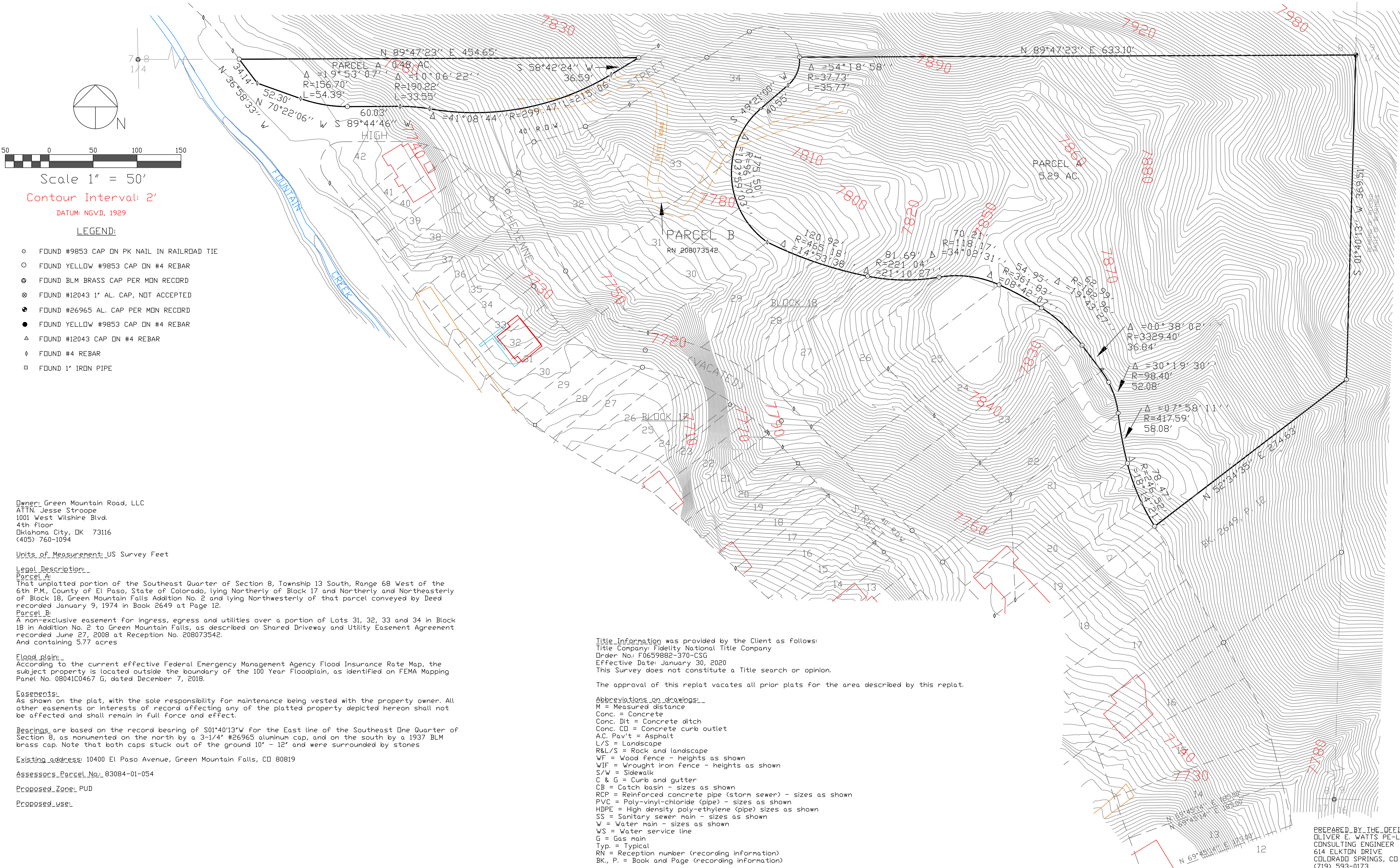
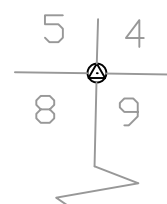
SSA-4 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

DRAWN BY: D.E. WATTS	APPROVED BY:	REVISIONS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT	SHT. NAME EROSION CONTROL DETAILS	SHT. NO. 2 OF 2
DATE: 2-7-19	PROJ. NO.					
DWG. NO.: 18-5278-03	DWG.					
SURVEYED BY: DEW, ESV, 1-4-19						



SITE PLAN

PART OF SECTION 8, T.13S., R.68W., 6TH P.M.  
TO THE TOWN OF GREEN MOUNTAIN FALLS  
EL PASO COUNTY, COLORADO



Owner: Green Mountain Road, LLC  
ATTN: Jesse Stroope  
1001 West Wilshire Blvd.  
4th floor  
Oklahoma City, OK 73116  
(405) 760-1094

Units of Measurement: US Survey Feet

Legal Description:

Parcel A:  
That unplatted portion of the Southeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., County of El Paso, State of Colorado, lying Northerly of Block 17 and Northerly and Northeasterly of Block 18, Green Mountain Falls Addition No. 2 and lying Northwesterly of that parcel conveyed by Deed recorded January 9, 1974 in Book 2649 at Page 12.  
Parcel B:  
A non-exclusive easement for ingress, egress and utilities over a portion of Lots 31, 32, 33 and 34 in Block 18 in Addition No. 2 to Green Mountain Falls, as described on Shared Driveway and Utility Easement Agreement recorded June 27, 2008 at Reception No. 208073542.  
And containing 5.77 acres

Flood plain:

According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0467 G, dated December 7, 2018.

Easements:

As shown on the plat, with the sole responsibility for maintenance being vested with the property owner. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

Bearings are based on the record bearing of S01°40'13"W for the East line of the Southeast One Quarter of Section 8, as monumented on the north by a 3-1/4" #26965 aluminum cap, and on the south by a 1937 BLM brass cap. Note that both caps stuck out of the ground 10" - 12" and were surrounded by stones

Existing address: 10400 El Paso Avenue, Green Mountain Falls, CO 80819

Assessors Parcel No.: 83084-01-054

Proposed Zone: PUD

Proposed use:

Title Information was provided by the Client as follows:  
Title Company: Fidelity National Title Company  
Order No: F0659882-370-CSG  
Effective Date: January 30, 2020  
This Survey does not constitute a Title search or opinion.

The approval of this replat vacates all prior plats for the area described by this replat.

Abbreviations on drawings:

M = Measured distance  
Conc. = Concrete  
Conc. Dlt = Concrete ditch  
Conc. CO = Concrete curb outlet  
A.C. Pav't = Asphalt  
L/S = Landscape  
R&L/S = Rock and landscape  
WF = Wood fence - heights as shown  
WIF = Wrought iron fence - heights as shown  
S/W = Sidewalk  
C & G = Curb and gutter  
CB = Catch basin - sizes as shown  
RCP = Reinforced concrete pipe (storm sewer) - sizes as shown  
PVC = Poly-vinyl-chloride (pipe) - sizes as shown  
HDPE = High density poly-ethylene (pipe) sizes as shown  
SS = Sanitary sewer main - sizes as shown  
W = Water main - sizes as shown  
WS = Water service line  
G = Gas main  
Typ. = Typical  
RN = Reception number (recording information)  
BK., P. = Book and Page (recording information)

PREPARED BY THE OFFICE OF:  
OLIVER E. WATTS PE-LS  
CONSULTING ENGINEER  
614 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
(719) 593-0173  
oliewatts@aol.com  
Celebrating over 41 years in business



**ANNEXATION AGREEMENT**  
Red Devil Mountain Parcel

THIS ANNEXATION AGREEMENT (the "Agreement") is made and entered into this \_\_\_\_ day of January, 2021 (the "Effective Date") by and between the Town of Green Mountain Falls, a Colorado municipality with an address of 10615 Unit B, Green Mountain Falls Road, Green Mountain Falls, Colorado, 80819 (the "Town"), and Historic Green Mountain Falls Foundation, LLC of the Kirkpatrick Family Fund, an affiliated fund of the Oklahoma City Community Foundation, with an address of 1001 North Broadway, Oklahoma City, Oklahoma 73102 ("Owner") (each a "Party" and collectively the "Parties").

WHEREAS, Historic Green Mountain Falls Foundation, LLC is the owner of certain real property known as the Red Devil Mountain Parcel located in unincorporated El Paso County and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, Owner desires to have the Property annexed to the Town; and

WHEREAS, the Town wishes to annex the Property into the Town upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants, and promises set forth below, the receipt and sufficiency of which are mutually acknowledged, the Parties hereby agree as follows:

1. Annexation. The annexation of the Property shall be in accordance with the Colorado Municipal Annexation Act of 1965, as amended.
2. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by Owner upon annexation and initial development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Green Mountain Falls Municipal Code, as amended, and other applicable law.
3. Water and Sewer Service. The Town does not currently provide water or wastewater services within the Town. If at the time of development of the Property, the Town provides water or wastewater services capable of serving the Property, the Property shall connect to such services in accordance with the Town's regulations in effect at the time at the sole expense of Owner and the construction and extension of any such necessary lines and associated infrastructure shall be constructed in accordance with Town standards and specifications. Owner shall further be required to acquire at its own expense and dedicate to the Town, in a form acceptable to the Town in the Town's sole judgment, easements necessary to provide for the location of water and wastewater distribution, collection and transmission lines and related facilities serving the planned development on the Property.
4. Drainage. Owner is responsible for all erosion control and management of drainage from the Property. Individual drainage plans shall be prepared and submitted by Owner to the Town and approved by the Town Engineer prior to approval of any building permit. The area addressed



by each individual drainage plan shall be established by the Town Engineer at the time of building permit application and shall be sufficient to cover the impacts to drainage and erosion, both on and off-site, if applicable, caused by the development to which the building permit is issued. If determined by the Town Engineer to be necessary, such drainage plans shall include the construction of facilities for the safe discharge of all surface and subsurface water into a drainage conveyance facility. Owner shall be solely responsible for the construction, designs, and costs of all drainage improvements included in the drainage plans. Construction of all drainage improvements in each drainage plan shall be completed as set forth in a separate improvements agreement, which shall be entered into by the Parties prior to issuance of a building permit for any development on the Property. Owner shall incorporate each individual drainage plan into a Master Development Drainage Plan which shall be prepared and submitted by Owner to the Town and approved by the Town Engineer prior to Owner performing any road mitigation work.

5. Trail Easement and Improvements.

a. Owner shall construct and grant a 25-year public trail easement at least 30 feet in width, to the Town, in a form acceptable to the Town in its sole judgment, for a new trail to be known as the Pittman Trail (the "Pittman Trail") to cross the Property from an access point near Gazebo Lake, over Red Devil Mountain, and down to the site of the former Joyland Church. Owner shall consult with the Town Parks, Recreation, and Trails Advisory Committee for the design, layout, and signage of the Pittman Trail prior to dedication of the easement.

b. Owner shall construct and grant a 25-year public trail easement at least 30 feet in width, to the Town, in a form acceptable to the Town in its sole judgment, for a new access trail (the "access trail") to cross the Property from an access point near El Paso Street to the site of Owner's proposed art installation. Owner shall consult with the Town Parks, Recreation, and Trails Advisory Committee for the design, layout, and signage of the access trail prior to dedication of the easement.

c. Owner shall be solely responsible for maintenance of the Pittman Trail and the access trail. On or before June 1, 2021, Owner shall prepare and submit to the Town, and the Town shall approve, a comprehensive and professionally reviewed Trail Management Plan for all public trails, including without limitation the Pittman Trail and access trail. At a minimum, the Trail Management Plan shall specify the maintenance and construction standards and schedules for the trails, trail use policies and safety standards for public users, and policies for reducing the environmental impact of the trails on and near sensitive resources, habitats, riparian areas, and native and special-status plant and animal species. The Trail Management Plan shall also include provisions for parking planning, impacts, and traffic management. The Trail Management Plan shall be updated annually, with Owner providing the Town with qualitative and quantitative user information sufficient to evaluate impacts on the Town caused by the development of the Property. Such information shall be provided to the Town by Owner by January 30 of each year, beginning in 2022. Thereafter, the Trail Management Plan shall be updated to address and mitigate these impacts and any required improvements or management steps under the Plan shall be implemented by June 1 of that same year.



d. The Pittman Trail and access trail shall be open to the public at no charge, and shall remain open to the public during hours established in the Trails Management Plan. Owner may temporarily close the trails for maintenance, unsafe conditions, or for publicly noticed and scheduled private events, with notice provided for closures as established in the Trails Management Plan.

6. Public Art Improvements. Owner shall be responsible for the cost of design and construction of all public art improvements on the Property. The public art improvements shall be open to the public at no charge.

7. Public Restroom Improvements. Owner shall be responsible for the cost of design and construction of all public restroom improvements on the Property, as deemed necessary to meet demand as set forth in the Trail Management Plan, as amended and updated. At a minimum, Owner shall be responsible for the design and construction of one permanent restrooms on the Property located near the public art installation. The number of stalls shall be suitable to serve the projected visitors to the Property unless additional restrooms are constructed, and the restroom shall comply with the accessibility and construction requirements of the Americans with Disabilities Act, 42 U.S.C. § 12101 (the "ADA") for required accessibility. A temporary restroom installation is acceptable until a permanent public restroom structure is built, however, a permanent public restroom shall be in place no later than May 30, 2022. Notwithstanding the foregoing, the permanent restroom must be functional prior to the public opening of the Pittman Trail or access trail. Unless otherwise provided by separate agreement of the Parties, restroom maintenance shall be the sole responsibility of Owner.

8. Parking Improvements. As part of the Trail Management Plan, on or before June 1, 2021, Owner shall prepare and submit to the Town, and the Town shall approve, a comprehensive and professionally reviewed Parking Plan to include without limitation maps, signage, and number of spaces at all dedicated locations. Owner shall be responsible for the cost of design and construction of all public and private parking improvements on the Property sufficient to meet demand for usage, as determined necessary by the Trails Management Plan, as amended and updated. All on-site parking shall be incorporated into the Town's paid parking program by a separate parking management agreement, which shall include terms regarding parking rates and revenue sharing. Owner shall not charge a fee for parking except in accordance with the Town's parking program and the applicable parking management agreement. Unless otherwise provided by separate agreement of the Parties, parking lot maintenance, snow removal, and trash removal shall be the responsibility of Owner.

9. Maintenance Plan. As part of the Trail Management Plan, on or before June 1, 2021, Owner shall prepare and submit to the Town, and the Town shall approve, a comprehensive and professionally reviewed Maintenance Plan for all public trails, art installations, restrooms, and other public improvements. The Maintenance Plan shall consider the need for public safety and the impacts of the public on the Property for matters such as trash and debris removal and preservation and conservation of open space. The Maintenance Plan shall provide a clear narrative of how Owner shall maintain the Property and the publicly accessible improvements to best serve the public and meet the continuing goals of the Public Lands District for the Red Devil Mountain Parcel. Once approved, the Maintenance Plan shall be binding upon Owner and shall be



enforceable by the Town. The Maintenance Plan is in addition to any other required plan under this Agreement, including without limitation, the Trail Management Plan.

10. Traffic Study. As part of the Trail Management Plan, on or before June 1, 2021, Owner shall prepare and submit to the Town a comprehensive and professionally prepared Traffic Study addressing the anticipated impacts of the proposed development of the Property to traffic safety, congestion, current and proposed levels of service, and access to and from downtown Green Mountain Falls. Owner shall mitigate the negative impacts on traffic congestion caused by development of the Property as identified in the Traffic Study, to the satisfaction of the Town as a condition of the Town's approval of Owner's development plan.

11. Road Improvements. Owner shall be responsible for the cost of design and construction of all public or private access improvements, including without limitation the construction and design of new or improved streets, roads, and driveways, to and from the Property as needed for any such road to comply with the Town's current standards and specifications. At the time any such new or improved public street, road, or driveway is requested by Owner or initiated by the Town to serve the Property, Owner shall reimburse the Town its proportional cost for the extension of such service and conferral of such benefit upon the Property within 90 days of written request from the Town made after the improvements are complete. The decision whether to extend or improve any such public access improvement shall be at the sole discretion of the Town. Any road improvements dedicated to and accepted by the Town shall be maintained by the Town at the Town's sole expense.

12. Wildfire Mitigation. Owner shall cooperate and consult with the Green Mountain Falls Marshal, the Green Mountain Falls/Chipeta Park Fire Protection District, and the Town Fire Mitigation Advisory Committee to form a Wildfire Mitigation and Prevention Plan for the Property and shall promptly comply with such wildfire mitigation and prevention measures, which shall include the management of vegetation and wildfire fuels on the Property.

13. Zoning and Development.

a. Owner hereby consents to the zoning of the Property as Public Lands District (PL), as defined by §16-314 of the Green Mountain Falls Municipal Code. Large animal grazing shall be allowed, which shall preserve open space viewsheds and provide an opportunity for education and rehabilitation.

b. Owner may only develop the Property in accordance with this Agreement, Town ordinances and regulations and other applicable law.

c. Rezoning shall conform to the Master Plan and the Town's Master Plan in existence at the time of application for rezoning. Rezoning may occur prior to actual development on the site.

14. Vested Rights. Upon annexation, Owner waives any prior vested property rights that may have been acquired in El Paso County and acknowledges that this Agreement creates no new vested rights.



15. Remedies. Owner's remedies against the Town for the Town's breach of this Agreement are limited to breach of contract claims. The Town's remedies under this Agreement include without limitation the following:

- a. The refusal to issue any building permit or certificate of occupancy.
- b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party.
- c. A demand that the security given for the completion of the public improvements be paid or honored.
- d. A demand for reimbursement of the cost of any maintenance work performed by the Town on any of the trails or improvements specified in this Agreement, so long as notice to cure was provided to Owner and Owner failed to cure any such maintenance obligation within 24 hours of receiving such notice.
- e. The initiation of an action for public nuisance.
- f. Any other remedy available at law.

16. Authority of the Town. Nothing in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances or as a waiver or abrogation of the Town's legislative, governmental, or police powers to promote and protect the health, safety and general welfare of the Town or its inhabitants.

a. Owner acknowledges that the annexation and subsequent zoning of the Property are subject to the legislative discretion of the Board of Trustees of the Town of Green Mountain Falls. No assurances of annexation or zoning have been made or relied upon by Owner.

b. In the event that the Town of Green Mountain Falls Board of Trustees, in the exercise of its legislative discretion, does not take any action with respect to the Property required herein, then the sole and exclusive remedy for the breach hereof accompanied by the exercise of such discretion shall be the withdrawal of the petition for annexation by Owner, or disconnection from the Town in accordance with state law, as may be appropriate.

17. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Owner, its successors in interest, or their legal representatives, including all developers, purchasers and subsequent owners of the Property, and shall constitute covenants running with the land. This Agreement shall be recorded with the County Clerk and Recorder of El Paso County, Colorado, at Owner's expense.

18. Indemnification. Owner agrees to indemnify and hold harmless the Town and the Town's officers, employees, agents, and contractors, from and against all liability, claims, and demands, including reasonable attorney's fees and court costs, which arise out of or are in any manner connected with the annexation of the Property, or with any other annexation or other action determined necessary or desirable by the Town in order to effectuate the annexation of the



Property, or which are in any manner connected with the Town's enforcement of this Agreement. Owner further agrees to investigate, handle, respond to, and to provide defense for and defend against or at the Town's option to pay the reasonable attorney's fees for defense counsel of the Town's choice for any such liability, claims, or demands, which arise out of or are in any manner connected with the annexation of the Property.

19. Termination. If the zoning as set forth herein is not approved by the Town, or if the annexation of the Property is not completed, then this Agreement shall be null and void and of no force and effect whatsoever.

20. Miscellaneous.

a. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in El Paso County, Colorado.

b. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

c. Integration. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

d. Third Parties. There are no intended third-party beneficiaries to this Agreement.

e. Notice. Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent prepaid, first-class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

f. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

g. Modification. This Agreement may only be modified upon written agreement of the Parties.

h. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

i. Governmental Immunity. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

j. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is



subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.



IN WITNESS WHEREOF the Parties have executed this Agreement as of the Effective Date.

**TOWN OF GREEN MOUNTAIN  
FALLS, COLORADO**

\_\_\_\_\_  
Jane Newberry, Mayor

ATTEST:

\_\_\_\_\_  
Matthew Gordon, Town Clerk

**HISTORIC GREEN MOUNTAIN  
FALLS FOUNDATION, LLC**

\_\_\_\_\_  
By: \_\_\_\_\_

STATE OF COLORADO                    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was subscribed, sworn to, and acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_ as \_\_\_\_\_ of Historic Green Mountain Falls Foundation, LLC.

My commission expires: \_\_\_\_\_

(SEAL)

\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**Red Devil Mountain Parcel**

That portion of the East Half of the Northeast Quarter of Section 8, Township 13 South, Range 68 West of the 6th P.M., El Paso County, Colorado, lying South of U.S. Highway No. 24, as described in Book 2468 at Page 82 of the records of said County, except that parcel described in Book 1380 at Page 380, and except that portion described as follows: Beginning at the Northeast corner of The Green Mountain Falls Fire Station Subdivision, according to the Plat thereof recorded at Reception No. 217713991 of the records of said County; Thence S51°40'39"E along the South Line of U.S. Highway 24, 10.64'; Thence S40°57'20"E continuing along said South line, according to that deed recorded in Book 2468 at Page 82, 85.08'; Thence S01°005'40"W, 667.24'; Thence S89°32'00"W, 65.46'; Thence N01°005'40"E along the West line of said East Half of the Northeast Quarter of Section 8, 767.59' to the Point of Beginning, containing 30.724 acres.





To: GMF BOT  
From: GMF Town Clerk/Treasurer/FMC Staff Liaison, Matt Gordon  
Date: April 6, 2021  
Re: Approval of Elected Officers

---

On 3/24/2021 at their regularly scheduled meeting, the Fire Mitigation Advisory Committee unanimously elected recently appointed member Nathan Scott to the role of Vice Chair.

On behalf of the FMC, Town Staff is recommending that the BOT approve the election of Nathan Scott to the officer position of Vice Chair on the FMC.





To: GMF BOT  
From: GMF Town Clerk/Treasurer/PRT Staff Liaison, Matt Gordon  
Date: April 6, 2021  
Re: Temporary Trail Maps

---

On 3/24/2021 at their regularly scheduled meeting, the Parks, Recreation, and Trails Committee began discussions regarding developing brochures for hikers and trail ambassadors to use to navigate GMF this summer as well as to train new trail ambassadors. Due to circumstances outside of the Committee's control including property disputes between the Town and private property owners and lack of quality maps to reflect these disputes, the PRT Committee is stuck in its development of adequate trail maps for the 2021 season.

Town Staff and the PRT Committee are requesting guidance from the BOT on how to proceed in developing temporary trail maps that are legal and can be used for training, informational, and navigational purposes.





**Town of Green Mountain Falls  
Regular Fire Mitigation Advisory Board Meeting Agenda  
10615 Green Mountain Falls Road  
January 28 2021 7:00 PM**

**Online Meeting ONLY\*\***

**Join the Zoom Meeting by clicking on the following link:**

<https://us02web.zoom.us/j/89507817185?pwd=Z2R4aDBVdkR2R1grTlhienB3S0lKZz09>

**Meeting ID: 895 0781 7185 Passcode: 635038**

To make a **public comment** please **pre-register** by 4pm on the day of the meeting via email:  
[clerk@gmfco.us](mailto:clerk@gmfco.us)

**REGULAR MEETING MINUTES**

**Board Members Present**

Ann Esch  
David Douglas  
Dick Bratton  
Dan Battin  
Rich Bowman

**Board Members Absent**

**Alternate**

**Secretary**

**Town Staff Present**

Matt Gordon, Town Clerk/Treasurer

---

**Regular Meeting:**

**1. Call to Order/Roll Call/Pledge of Allegiance**

Town Clerk Gordon called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

**2. Additions, Deletions, or Corrections to the Agenda**

Member Douglas recommended a reordering of the agenda items thusly, 5) Election of Officers, 6) FMC Bylaws, 7) New Member Application, 8) CIRSA Training Video, 9) Other and that future agendas must always reflect an agenda item for 'Other'. Member Bratton made a motion to accept the changes. Seconded by Member Battin. Roll call vote and motion passed unanimously.

**3. Election of Officers**

Member Battin moved to change the title of Secretary to Acting Secretary for the slate of officers. Seconded by Member Esch. Motion passed unanimously. Member Esch moved to approve the slate of officers, Chair: David Douglas, Vice Chair: Dick Bratton, and Acting Secretary: Matt Gordon. Seconded by Member Battin. Motion passed unanimously.

**4. FMC Bylaws**

Chair Douglas shared a concern regarding the number of members permitted to the FMC Committee. Vice Chair Bratton shared research he completed on various Town Ordinances that specified the total number of members permitted to the FMC as 5 with 3 Alternates. Discussion surrounding the total number of members continued. Member Esch expressed her desire to have more than 5 members on the



Committee. Vice Chair Bratton shared that the FMC Chair can appoint subcommittees to expand the membership of the FMC. Member Bowman arrived at the virtual meeting.

Chair Douglas requested an addition to the current FMC Bylaws to include that the attendance by FMC members via a virtual meeting software be an acceptable way for members to attend FMC meetings. Chair Douglas continued the discussion regarding the specific meeting date and time of FMC meetings. After brief discussion of various dates and times, Vice Chair Bratton shared the meeting dates and times of the other Town Committees. Chair Douglas asked for each member's preference for Wednesdays. Members shared their opinions that the 3rd Wednesday of each month is an acceptable day for meetings.

Member Battin recommended not to reference the software proprietor Zoom in the FMC bylaws but to instead use a generic term like virtual meeting software.

Chair Douglas brought up a concern regarding number of Committee meeting absences. Vice Chair Bratton shared that a previously passed Town ordinance stated that members may miss three meetings before consideration of dismissal. Member Esch shared her experience working on another Committee regarding the usefulness of Alternates in standing in for members who are absent.

Members then discussed possible locations for future meetings which included potentially having meetings held at the new Fire Hall.

Chair Douglas asked Town Clerk/Treasurer Gordon if he understood the requested changes to the FMC Bylaws. Town Clerk/Treasurer Gordon shared his notes and confirmed the changes discussed. Town Clerk/Treasurer Gordon stated that he would have the edited draft FMC Bylaws available for the next meeting.

#### **5. New Member Application**

Members considered Nathan Scott's Committee Volunteer Application. Discussion opened with a short overview by Mr. Scott regarding his unique experience in GMF, his expertise and skills relevant to the FMC, and his desire to serve the Committee. Chair Douglas, Member Esch, Vice Chair Bratton complimented Mr. Scott and his vast skillset.

Vice Chair Bratton moved to approve Nathan Scott's application and to recommend him to the BOT as an Alternate to the FMC. Seconded by Member Bowman. Motion passed unanimously.

#### **6. CIRSA Training Video**

Members enthusiastically watched the 1 hour and 30-minute-long CIRSA training video.

#### **7. Adjournment**

Chair Douglas shared concluding comments by providing a brief positive overview of the FMC's progress so far. Chair Douglas went on to briefly discuss a few potential agenda items for the next FMC meeting including a report made by Todd Dixon. Chair Douglas reminded the FMC that members should be familiarizing themselves with ordinances related to nuisance trees.

Member Esch asked a question regarding the FMC's role in its approach to an evacuation plan for the Town. Chair Douglas provided a response stating that the evacuation plan is multi-faceted and includes issues the Town faces with roads and rights of way. Chair Douglas went on to say that due to the long term nature of the evacuation plan, that the FMC should focus on projects that can be completed more immediately but to also work on the evacuation plan over time. Member Esch brought up that in years prior, the Fire Station had a siren to provide warnings to residents and that could be a potential project to pursue. Member Battin shared his perspective on the usage of sirens and he liked the idea of a siren



project to assist those residents who may not be connected technologically. Town Clerk/Treasurer shared his experience with installing sirens in Brush, CO.

Meeting adjourned at 9:38 PM.

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Secretary

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Chair





**Town of Green Mountain Falls  
Regular Fire Mitigation Advisory Board Meeting Agenda  
10615 Green Mountain Falls Road  
February 17, 2021 7:00 PM**

**REGULAR MEETING MINUTES**

**Board Members Present**

David Douglas  
Dick Bratton  
Dan Battin  
Rich Bowman

**Board Members Absent**

Ann Esch

**Alternate**

Nathan Scott

**Town Staff Present**

Matt Gordon

**Secretary**

Matt Gordon

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**Regular Meeting:**

**1. Call to Order/Roll Call/Pledge of Allegiance**

Chair Douglas called the meeting to order at 7:00 PM.

**2. Additions, Deletions, or Corrections to the Agenda**

**3. Persons Present Not on the Agenda, 3 Minutes per Speaker**

Adrian Knight provided public comment detailing the work done by the Coalition for the Upper South Platte (CUSP) in Green Mountain Falls.

**4. Consent Agenda**

Member Battin clarified his comments as described in the February meeting minutes regarding the usage of the term Zoom in the FMC Bylaws, providing context that he was not against Zoom but rather the specific use of the software proprietor Zoom in the FMC Bylaws for sections relevant to designated meeting places. Suggesting instead that a generic term be used like virtual meeting software. Town Clerk/Treasurer Gordon

Member Bowman moved to approve the minutes as discussed and corrected. Seconded by Member Battin. Motion passed unanimously.

**5. Final Review and approval of Committee Bylaws**

Member Bowman moved to approve the FMC Bylaws. Seconded by Member Battin. Motion passed unanimously.

**6. Discuss enforcement of Municipal Code Article VIII – Trees**

Chair Douglas opened discussion focusing on addressing nuisance trees on public and private property. Vice Chair Bratton shared a short historic background of the nuisance trees ordinance in Green Mountain Falls as well as plans the Town had previously made for addressing nuisance trees. Chair Douglas and Vice Chair Bratton suggested that the FMC form a subcommittee to address potential fire fuels in Town limits. Conversation between Members then shifted away



from nuisance trees and transitioned to the Town's evacuation plan and the Town's public alert siren.

#### **7. Discuss Todd Dixon's GMF Power Lines Report**

Chair Douglas opened discussion with a brief overview of Mr. Dixon's report, asked who could get in touch with Colorado Springs Utilities to address issues, and how important this priority is to the Committee. Members agreed that this was a lower priority and moved on to agenda item # 8.

#### **8. Establish FMC Priorities**

Town Clerk/Treasurer Gordon outlined what is required to be submitted to the BOT regarding the FMC Annual Plan as well as invited all Members to attend the next BOT meeting to collaborate with the BOT on the FMC's yearly goals.

Members then transitioned discussion to its annual priorities, focusing on the Comp Plan page 93. Vice Chair Bratton shared his recommendation based on Member conversations that evacuation and identification be the FMC's number one priority, members agreed and placed Notification and Evacuation as the FMC's number one priority. Vice Chair Bratton continued discussion and suggested that Enhanced Public Education and Outreach be the second priority. Members then discussed the similarities of Project's listed on page 93 of the Town's Comprehensive Plan.

Member Battin suggested that the priorities be broken down into three categories and in priority order, 1) Evacuation, 2) Education, 3) Fuels Mitigation. Members agreed and moved onto agenda item number 9 using these priorities as the basis for establishing Subcommittees.

#### **9. Establish Subcommittees**

Chair Douglas opened discussion regarding establishing Subcommittees by asking who was interested in leading the potential Subcommittees. Member Battin offered to lead the Fuels Mitigation Subcommittee and requested directives from the FMC in selecting projects. Member Bowman offered to head the Notification and Evacuation Subcommittee. Chair Douglas moved on to selecting a Chair for the Education Subcommittee. Alternate Member Scott offered to share his mapping and drone flight expertise with all Subcommittees and the FMC. Chair Douglas offered to Chair the Education Subcommittee. Vice Chair Bratton offered to assist all Subcommittees.

#### **10. Other Topics for Discussion**

Member Bowman asked about the Chipper agenda item. Mr. Adrian Knight from CUSP provided some background regarding a \$500 grant available for a chipper that could be made available for residents to use in the summertime. Chair Douglas expressed the importance for the FMC to maintain a list of grants available. Members volunteered Member Esch for the role and Chair Douglas offered to speak with her.

#### **11. Other Topics for Discussion**

Vice Chair Bratton asked about the standard meeting times for the FMC and requested to move the 2<sup>nd</sup> monthly FMC meeting to the 4<sup>th</sup> Wednesday. Members agreed and moved the 2<sup>nd</sup> meeting to the 4<sup>th</sup> Wednesday.



Vice Chair Bratton shared a heartfelt comment regarding the members appointed to the FMC and their work.

## **12. Adjournment**

Meeting adjourned at 8:42 PM.

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Secretary

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Chair





**Town of Green Mountain Falls  
Parks, Recreation, and Trails Meeting Minutes  
10615 Green Mountain Falls Road  
Wednesday, January 20, 2021 at 6:00 p.m.**

**REGULAR MEETING MINUTES**

**Board Members Present**

Rebecca Ochkie  
Clay Gafford  
Don Walker  
Jesse Stroope

**Town Staff Present**

Matt Gordon

**Board Members Absent**

Goody Goodwin

**Secretary**

**Trustees Present**

Dyani Loo

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**Regular Meeting:**

**1. Call to Order/Roll Call/Pledge of Allegiance**

Meeting called to order at 6:05pm.

**2. Additions, Deletions, or Corrections to the Agenda**

Vice Chair Ochkie asked members if they had any additions, deletions, or corrections to the Agenda. Member Stroope mentioned that Trustee Loo had sent in additions. Vice Chair Ochkie mentioned that she added them to the Agenda.

**3. Persons Present Not on the Agenda: 3 Minutes per Speaker**

Resident Bratton pointed out that despite the agenda discussing projects and goals for the PRT committee in 2021, the Town's Comprehensive Plan lists out goals and requested that the committee keep those projects in mind. Resident Bratton went on to share his stance on paid parking in GMF and stated that he was looking forward to Jon Cain's presentation on paid parking.

**4. Consent Agenda**

Member Walker moved to approve. Seconded by Member Stroope. Motion passed unanimously.

**5. New Business**

Due to Jon Cain running late for the PRT Committee meeting and his presentation on paid parking, Town Clerk/Treasurer Gordon provided a short report on the Memorial Park Bench Project Honoring former resident, Chad Fox. Town Clerk/Treasurer Gordon recommended that due to Municipal Code regarding benches and revocable permits, that the PRT Committee vote to support the project and forward the project on to the Planning Commission. PRT members engaged in discussion regarding the projects specifics and whether the project was within the PRT Committee's purview.



Vice Chair Ochkie moved to support the project and to forward the project to the Planning Commission. Seconded by Member Stroope. Motion passed unanimously.

#### **6. 2021 PRT Annual Goals and Prioritization of PRT Committee Projects**

Vice Chair Ochkie opened the discussion focusing on the overall list of projects included in the agenda packet. Projects listed included restrooms/port-o-johns, parking and signage, directives from the BOT and Town Manager to start. Member Stroope shared that he hoped that the committee could put dates out to the public regarding open restrooms. Vice Chair Ochkie agreed with Member Stroope that directives from the BOT are incredibly important for how the PRT should organize its project focus. Committee members then discussed their role as a committee, their duties, and how best to participate within the town government structure.

Resident Bratton shared a comment on how to best choose important projects for a board of committee to focus on.

Vice Chair Ochkie then dove into the names of parks within the community based on a request from Trustee Loo who is working on a grant request. The Committee then discussed and listed out the names which included, Gazebo Lake Park, Emmitt Peters Park, and Pool Park. Resident Bratton mentioned that Flagpole Park has an official name based on a memorialization at the park. Resident Olds stated that the park name in question is Emmitt Peters Park. Member Walker asked for clarification on what the PRT Committee is doing regarding the names of parks. Trustee Loo provided clarification to Member Walker stating that she was asking for the PRT Committee's recommendations for the names of parks within the community and suggested an additional park name, titled Morgan Park, be considered.

Vice Chair Ochkie offered to do additional research on the official names of parks within the community. Member Stroope asked Trustee Loo if it would be acceptable for her to use the names Gazebo Lake Park, Emmitt Peters Park, and Green Mountain Falls Pool Park in her grant application. Member Walker interjected jokingly that he was a little bit cold on Pool Park.

The PRT Committee made no formal motions but after discussion unanimously provided guidance to Trustee Loo that the names provided above would suffice for the grant request.

Vice Chair Ochkie then moved onto the Lake Revival Grant, which covers an ADA fishing deck and various repairs of the area and suggested that the PRT Committee defer discussing those items until the grant to pay for those things went through. Member Stroope and Member Walker shared their agreement.

Vice Chair Ochkie then discussed irrigation as a potential project. Member Stroope shared that the parks in our community don't have backflow preventers. Member Stroope offered to reach out for bids for irrigation to recommend to the BOT at Flagpole Park. Member Walker asked Member Stroope if these backflow preventers would be permanent installations and if they are required. Member Stroope clarified that they would indeed be permanent and that they are required despite not being required initially. Member Stroope went on to explain further that due to costs associated with running the systems, irrigation system usage by the GMF had been limited. Member Walker asked who regulates these systems daily. Member Stroope responded



Town Public Works. Member Walker reported that Gazebo Lake Park had not been properly regulated and experienced overwatering and expressed concern about waste of resources and park access for community members. Member Walker offered to research a watering schedule to address this issue. Vice Chair Ochkie and Trustee Loo expressed that this information would be valuable for the BOT and Town Administration. Member Stroope expressed that he would gather bids for an irrigation system at Town Parks and Member Walker expressed that he would like to have a conversation with the Public Works employees regarding the watering schedule at Town Parks. Member Walker also asked about lift stations and laterals near Flagpole Park. Member Stroope stated that there are septic rings and lateral lines near the park and Lake St that doesn't effect irrigation projects.

Vice Chair Ochkie continued the discussion focusing on the next project, dead tree removal. Member Walker expressed that there was a tree of concern at Gazebo Lake. Member Stroope offered to gather competitive bids to recommend to the BOT to remove the tree.

Vice Chair Ochkie moved on to the next project, rodent and goose control at Gazebo Lake. Member Stroope provided a brief historical background on the topic related to his work with Historic Green Mountain Falls Foundation. Member Stroope offered to pass along the information he learned about mitigating geese to Town Public Works. Member Walker expressed concern about leaving the geese alone and the issue of combining nature and public parks and made the recommendation to dedicate the use of the area as a public park instead of a nature preserve. Member Gafford signed onto the virtual meeting. Members went on to discuss various solutions to mitigating the geese problem and the value of geese to community members. Member Gafford also brought up an issue with gophers and that addressing the gophers should be a priority before working on grass. Member Gafford offered to put together a recommendation regarding a gopher control plan and offered to trap the gophers if the BOT approved it. Member Gafford shared that utilizing swans or swan decoys as a deterrent typically scares geese away. Vice Chair Ochkie recommended to Member Gafford to email this information to the Vice Chair for dissemination and that the goose discussion would continue at a future meeting.

Member Gafford requested to discuss park names again and recommended that Pool Park be named Gaylor Park or Old Gaylor's Park due to historical connections of a previous resident family, the Gaylors. Vice Chair Ochkie added that name to a list of park names for a future discussion.

Vice Chair Ochkie moved on to bear proof trash containers. Member Gafford provided background on the topic sharing details on the number of trash cans, their placement, and his desire to have more bear proof trash cans around the Town. Member Gafford recommended that the trash cans be placed where hikers would frequent.

The Committee placed this item on hold to hear a presentation by Town of GMF Consultant, Jon Cain.

## **7. Presentation by Jon Cain**



Consultant to GMF and Idaho Springs Assistant City Administrator Jon Cain began a presentation on the parking and signage project the Town had begun work on. Cain focused on the current parking and signage situation in GMF, his methods for studying the parking situation in GMF, a parking survey shared with the community, data related to that survey, results related to that data, alternatives to how the paid parking could be implemented in GMF, the need for a parking plan in GMF, and consistent and aesthetically pleasing signage. Consultant Cain went on to discuss the benefits of paid parking that include accessibility and revenue generation for the Town. Consultant Cain brought up additional questions of concern on the survey related to consolidating trail heads, the possibility of a visitor center for hikers, and issues surrounding parking and trails and addressed survey responses related to these. Consultant Cain opened the floor to questions and comments.

Member Stroope asked questions regarding confusion around the definition of what consolidation of the trailheads meant on the paid parking survey and if through the survey process the idea of a virtual trailhead was easily understood. Consultant Cain addressed these questions by stating that the idea of a virtual trailhead was not understood and that the question included on the survey was confusing to respondents. He went on to say that in one on one interviews, and with further explanation, the idea around virtual trailheads was better understood and accepted. Member Stroope asked a clarifying question on how the virtual trail process and system would work. Consultant Cain confirmed that Member Stroope's understanding was sound and went on to share the benefits and potential issues surrounding the virtual trailheads. Trustee Loo shared insight on the Trail Ambassadors who would interact with this virtual system and their desire to meet hikers on the trail instead of sitting in a meeting spot or station. Consultant Cain responded to Trustee Loo by sharing the value of having someone in a centralized location, how to enforce the parking, the possibilities around revenue for the Town, and how to create an experience for visitors to the Town. Consultant Cain stated that he will be sharing a detailed report with the Town regarding the parking and signage survey. Member Stroope appreciated Consultant Cain's understanding of the value of the Trail Ambassadors to the GMF community.

Resident Esch asked if there was a problem with having two entrances to the community and how that affects this plan. Consultant Cain responded that by designing an experience that funnels people to specific areas by placing maps and information on Town and stakeholder websites and by placing wayfinding signage throughout the community, this issue could be mitigated. Consultant Cain went on to share resources for paying for signage.

Consultant Cain expanded on the paid parking idea being suggested for GMF by sharing his perspective on the contextual nature of paid parking in other communities, the possible revenue generation benefits and what issues that revenue may address, and the rules for community members should a plan of this nature be implemented. Consultant Cain ended by sharing that he will be sharing a report with the Town and will plan to attend a future PRT Committee meeting.

## **8. Adjourn**

Vice Chair Ochkie asked Committee Members to adjourn and requested to meet in two weeks on Wednesday, 2/3/2021. Committee Members agreed. Resident Bratton expressed concern that the Mayor requested BOT meetings and other Committee's minimize overlap. Trustee Loo addressed this concern stating that by having the meeting on 1/20/2021, the PRT Committee



fulfilled this request. Vice Chair Ochkie requested agenda items from the Committee for the next meeting.

Meeting adjourned at 7:45 pm.

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Head Chair

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Secretary





**Town of Green Mountain Falls  
Parks, Recreation, and Trails Meeting Minutes  
10615 Green Mountain Falls Road  
Wednesday, February 3, 2021 at 7:00 p.m.**

**REGULAR MEETING MINUTES**

**Board Members Present**

Rebecca Ochkie  
Clay Gafford  
Jesse Stroope

**Town Staff Present**

Matt Gordon

**Board Members Absent**

Goody Goodwin  
Don Walker

**Secretary**

Matt Gordon

**Trustees Present**

Dyani Loo

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**Regular Meeting:**

**1. Call to Order/Roll Call/Pledge of Allegiance**

Meeting called to order at 7 pm.

**2. Additions, Deletions, or Corrections to the Agenda**

Vice Chair Ochkie requested additions that included, Member Gafford's recommended park names and dangerous ice flows on Catamount Trail.

Member Stroope moved to add the items to the agenda. Seconded by Member Gafford. Motion passed unanimously.

**3. Persons Present Not on the Agenda: 3 Minutes per Speaker**

Resident Bratton had requested to speak but was not available. Vice Chair Ochkie expressed that should Resident Bratton join the meeting later, that he could share his comments.

Member Gafford requested that Town Clerk/Treasurer Gordon complete and upload the meeting minutes a week before meetings.

**4. Consent Agenda**

Member Stroope moved to approve. Seconded by Member Gafford. Motion passed unanimously.

**5. Old Business**

Vice Chair Ochkie opened the discussion with a focus on setting consistent meeting dates and times. Member Stroope and Member Gafford expressed that they were open schedule wise. Member Stroope recommended moving the meetings from 7pm to 3pm and to hold 2<sup>nd</sup> meetings on the 3<sup>rd</sup> Wednesday of each month. Vice Chair Ochkie, Member Gafford, and Town Clerk/Treasurer Gordon expressed desire to change the meeting date. Motion to accept the new



meeting dates and times tabled for another meeting. Discussion continued and members agreed to hold their next meeting on the 3<sup>rd</sup> Wednesday at 3pm.

## **6. New Business**

Vice Chair Ochkie made a motion to elect Matt Gordon as Secretary. Seconded by Member Gafford. Motion passed unanimously.

Vice Chair Ochkie tabled the discussion on Bike Parts for Tots and Park names for the next meeting.

Vice Chair Ochkie went on to open the discussion regarding ice flows on Catamount Trail. Vice Chair Ochkie made recommendations to place ice flow awareness signage on the bottom of Hondo and Belvedere. Member Stroope shared agreement that the ice flows are a safety risk and recommended that the BOT place signage, potentially close that section of the trail, and to contact Colorado Springs Utilities.

Discussion continued regarding the ice flows on Catamount Trail. Vice Chair Ochkie shared that she communicated with Town Manager Sprang regarding the ice flows. Vice Chair Ochkie went on to ask how the PRT could make recommendations to the BOT. Town Clerk/Treasurer Gordon detailed the process for that.

Member Stroope moved to close sections of Catamount Trail and to contact Colorado Springs Utilities for mitigation and to make a formal recommendation to the BOT. Seconded by Member Gafford. Motion passed unanimously.

## **7. Correspondence**

None.

## **8. Reports**

Member Stroope reported on multiple estimates he gathered. Those estimates included goose repellent for \$309 for a 2.5-gallon container, a backflow preventer at Flagpole Park for \$1500 with the disclaimer that other costs may arise due to irrigation system issues, and lastly tree removal for a large tree by Gazebo Lake for \$1260.

Vice Chair Ochkie moved to support recommending to the Town Public Works to purchase goose repellent. Seconded by Member Gafford. Motion passed unanimously.

Vice Chair Ochkie moved to recommend a backflow preventer at Flagpole Park to the BOT. Seconded by Member Gafford. Motion passed unanimously.

Vice Chair Ochkie tabled the discussion, at Member Stroope's request, on tree removal for a future meeting.

Resident Bratton arrived at the meeting and shared public comment on agenda item 5.



Trustee Loo requested that future meeting agendas include discussion related to the Trail Ambassador Program. Vice Ochkie confirmed that that topic will be a focus in the future.

Town Clerk/Treasurer Gordon detailed the requirements related to attendance for PRT Committee members and that if members miss three meetings they can be removed from the Committee. Discussion continued on potential Chair's for the committee and well wishes for the current Chair, Chair Goodwin.

#### **9. CIRSA Annual Training Video**

Members intently watched the CIRSA Annual Training Video.

#### **10. Adjourn**

Meeting adjourned at 9:16 pm.

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Head Chair

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Secretary





**Town of Green Mountain Falls  
Parks, Recreation, and Trails Meeting Minutes  
10615 Green Mountain Falls Road  
Wednesday, February 24, 2021 at 3:00 p.m.**

**REGULAR MEETING MINUTES**

**Board Members Present**

Rebecca Ochkie  
Clay Gafford  
Jesse Stroope  
Don Walker

**Board Members Absent**

**Secretary**  
Matt Gordon

**Town Staff Present**

Matt Gordon

**Trustees Present**

Dyani Loo

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**Regular Meeting:**

**1. Call to Order/Roll Call/Pledge of Allegiance**

Meeting called to order at 3 pm.

**2. Additions, Deletions, or Corrections to the Agenda**

**3. Persons Present Not on the Agenda: 3 Minutes per Speaker**

**4. Consent Agenda**

Member Stroope moved to approve. Seconded by Member Gafford. Motion passed unanimously.

**5. In Memoriam for Dick Bratton**

Members acknowledged the passing of former PRT Vice Chair, Dick Bratton.

**6. New Member Application: Jay Kita**

Vice Chair Ochkie resigned her position as Vice Chair. Town Clerk/Treasurer Gordon suggested to flip agenda items 'New Member Application: Jay Kita' and 'Election of Officers: Chair and Vice Chair'. Member Gafford moved to flip these items. Seconded by Member Ochkie. Motion passed.

Member Gafford moved to approve Jay Kita's member application. Seconded by Member Stroope. Motion passed unanimously.

**7. Election of Officers: Chair and Vice Chair**

Member Ochkie motioned to elect Member Stroope to the position of Chair. Member Walker seconded. Motion passed unanimously.

Member Walker moved to elect Member Kita to the position of Vice Chair. Member Ochkie seconded. Motion passed unanimously.



## **8. Old Business**

Members continued their discussions for their annual plan and priorities. Members Gafford and Ochkie had previously submitted suggested projects for the annual plan for review by the PRT Committee. Members Gafford and Ochkie offered to draft the annual plan for the BOT based on the continued annual plan conversation. Topics included in the annual plan and priorities discussion were the budget for the PRT Committee, trail maps and surveys, dead tree removal, repair lake wall at Hotel Street, Landscaping for the new Town Hall building, rodent control in parks, bear proof trash containers, porta johns, create CAD drawings of Town, clean up Fountain Creek, paint and repair old Town Hall history sign, and to add rocks along creek and repair Conn Memorial trail.

Members then began conversations regarding the tree removal bid submitted by Member Stroope. Member Gafford suggested that when trees are cut to make the wood available for residents to take. Town Clerk/Treasurer Gordon suggested to give the BOT the option to choose whether firewood would be made accessible to residents. Member Gafford moved to approve the tree removal bid recommendation with the addition that firewood be made available to residents if possible and to seek a reduction in the bid amount for refuse disposal. Seconded by Member Walker. Motion passed unanimously.

After a short discussion, Member Gafford moved to approve the recommendation to purchase and apply Avian Migrate, a goose mitigation product. Member Ochkie seconded. Motion passed unanimously. Members Walker and Stroope requested that the recommendation to the BOT include specific instructions for the application of Avian Migrate to provide a better understanding of the time commitment for Town Staff related to the recommendation.

Discussion shifted to item D, Backflow Preventor Installation. After another quick discussion, Member Gafford moved to approve. Seconded by Member Ochkie. Motion passed unanimously.

## **9. Correspondence**

Member Stroope began discussion on the CDBG Grant Application. Members shared support for the application.

## **10. Reports**

Member Stroope highlighted that the Town Manager was planning to have a meeting with the Forest Service and Colorado Springs Utilities and requested that a member of the PRT Committee attend this meeting. Town Clerk/Treasurer Gordon offered to communicate the request to Town Manager Sprang. Members Gafford and Ochkie as well as Resident Jay Kita expressed interest in attending the meeting.

## **11. Adjourn**

Member Gafford comment that this was the best meeting the PRT Committee had had. Seconded by Member Ochkie. Thirded by Town Clerk/Treasurer Gordon.



Member Ochkie requested that the PRT Committee set their regular meeting times. The PRT Committee decided on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month at 3pm for regular meeting dates and times.

Member Walker moved to approve the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday at 3pm as the regular meeting date and time for the PRT Committee. Seconded by Member Ochkie. Motion passed unanimously.

Meeting adjourned at 4:32 pm.

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Head Chair

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Secretary





**Town of Green Mountain Falls  
Parks, Recreation, and Trails Meeting Minutes  
10615 Green Mountain Falls Road  
Wednesday, March 10, 2021 at 3:00 p.m.**

**REGULAR MEETING MINUTES**

**Board Members Present**

Chair Jesse Stroop  
Vice Chair Jay Kita  
Member Rebecca Ochkie  
Member Clay Gafford

**Board Members Absent**

Member Don Walker

**Secretary**

Matt Gordon

**Town Staff Present**

Matt Gordon  
Angie Sprang

**Trustees Present**

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**Regular Meeting:**

**1. Call to Order/Roll Call/Pledge of Allegiance**

Meeting called to order at 3:02 pm.

**2. Additions, Deletions, or Corrections to the Agenda**

Chair Stroope motioned to move Reports to item number 3 on the agenda. Seconded by Member Stroope. Motion passed unanimously.

**3. Reports**

Town Clerk/Treasurer Gordon provided a report on his plan to send out the Town's inventory of signs to the PRT Committee, the Town's discussion with Colorado Springs Utilities (CSU) and the Forest Service (USFS), and how recommendations made by the PRT Committee for the BOT are actioned and processed.

Town Manager Sprang provided further clarification on the separation of operations and policy when creating recommendations for the BOT.

Vice Chair Kita provided a short assessment of previous PRT recommendations and whether they fell within in the context of the Town's Comprehensive Plan and the PRT Committee's goals.

Town Manager Sprang shared details of a coordination call between her and USFS and CSU and their plan to address property line issues on trails within the community.

**4. Persons Present Not on the Agenda: 3 Minutes per Speaker**

**5. Consent Agenda**



Member Gafford moved to approve the meeting minutes from the meeting held on 2/24/2021. Seconded by Member Ochkie. Motioned passed unanimously.

## **6. Old Business**

Chair Stroope and members engaged in discussion on the organization and priority of goals for the Committee's 2021 Annual Plan. Members ultimately agreed upon 7 priorities for their annual plan that included establishing a new trail head and virtual head at Pool Park, a Trails Ambassador Schedule and program by May 15<sup>th</sup>, 2021, the creation of distribution of trail maps by May 15<sup>th</sup>, 2021, cultivating a working agreement between the PRT Committee and Friends of the Ute Pass Trails, the installation of bear proof trashcans at 3 locations in Town limits, hosting a Spring Workday, and hosting a Fall Workday. In addition to the primary goals outlined by the Committee, the PRT Committee also outlined a list of potential recommendations to be made to the BOT that included the naming of Town parks, a new sprinkler system and reseeding at Pool Park, new landscaping at Town Hall, gopher control at all parks, and installation of porta johns around Town.

Vice Chair Kita moved to accept the goals as discussed. Seconded by Member Ochkie. Motion passed unanimously.

## **7. Correspondence**

Town Clerk/Treasurer Gordon provided information regarding the Town Planning Department's newsletter to be released in the near future. Vice Chair Kita offered to write a call out for Trail Ambassador volunteers for the newsletter.

Member Gafford reported that we have nine geese in Town.

## **8. Adjourn**

Meeting adjourned at 3:54 pm.

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Head Chair

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Secretary





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Web address – [www.pprbd.org](http://www.pprbd.org)

March 9, 2021

**CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

The Honorable Jane Newberry  
Mayor, Town of Green Mountain Falls  
P.O. Box 524  
10615 Unit B Green Mountain Falls Rd  
Green Mountain Falls, Colorado 80819

RE: Notice of Adoption of the Colorado State Electrical Code / Colorado State Plumbing Code

Dear Mayor Newberry:

The purpose of this communication is to notify you that in accordance with Sections 12-20-204, 12-115-107(2)(a), and 24-4-103, Colorado Revised Statutes (C.R.S.), the State of Colorado Electrical Board formally adopted the 2020 edition of the National Electrical Code (NEC) as the State Electrical Code with an effective date of August 1, 2020. Further, the State of Colorado Plumbing Board adopted the 2018 edition of the International Plumbing Code (IPC), as amended, on June 14, 2020.

Under authority granted by the State of Colorado, local jurisdictions (and in this case, specifically Pikes Peak Regional Building Department) may and does administer the State Electrical Code and State Plumbing Code as an agent of the State.

C.R.S. §§ 12-115-107(2)(j) and (k) require an incorporated town, city, or county to adopt and enforce the State Electrical Code within twelve (12) months of adoption by the State Electrical Board. C.R.S. §§ 12-155-105(1)(l) and (m) require an incorporated town, city, or county to adopt and enforce the State Plumbing Code within twelve (12) months of adoption by the State Plumbing Board.

In accordance with State of Colorado requirements and the Pikes Peak Regional Building Code, 2017 Edition, as amended (RBC), Pikes Peak Regional Building Department will adopt and enforce:



- the State of Colorado Electrical Code effective as of July 31, 2021; and
- the State of Colorado Plumbing Code effective as of June 13, 2021.

No action in the form(s) of public appearance(s), public agenda(s), work session(s), posting(s), ordinance(s), resolution(s), or otherwise is required because of the adoption of the RBC, which specifically contains the following provision:

Each Jurisdiction has the final authority regarding proposed Code content prior to adoption. The Code becomes enforceable when each Jurisdiction legally adopts the Code by resolution or ordinance. Notwithstanding, amendments or revisions to any regulations, standards, codes, studies, Flood Insurance Rate Maps (FIRM), or Flood Insurance Study (FIS) reports, adopted in the Code by reference, as promulgated by the federal government or the State of Colorado, or by any agency of either of them, are adopted by reference, as if fully set forth herein, without further action by each Jurisdiction and declared to be a part of the adopting resolution or ordinance.

See, the Pikes Peak Regional Building Code, 2017 Edition, as amended, Preface, available at <https://www.pprbd.org/File/Resources/Downloads/Codes/2017%20PPRBC%20V1.0%202nd%20PrintingFINAL3protected.pdf>.

You may further inspect your jurisdiction's adopting resolution(s) or ordinance(s) of the RBC at <https://www.pprbd.org/Information/CodeChanges>.

As a result, this is an official notice of adoption of the above-referenced codes and their corresponding adoption dates. No action is required on your jurisdiction's part.

Should you have any questions or concerns, please do not hesitate to contact me.

Pikes Peak Regional Building Department



By:

Roger N. Lovell  
Building Official

Enclosures



The Honorable Jane Newberry

March 9, 2021

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cc: Angie Sprang  
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