



**MEETING AGENDA**  
**Planning Commission**  
**June 9, 2020**  
**6:30 p.m. Zoom Virtual Meeting**

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[Zoom Meeting Link](#)

Phone Number: 1-346-248-7799

Meeting ID: 873 2493 9991

Password: 892206

- 1. CALL TO ORDER**
- 2. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA**
- 3. APPROVAL OF MINUTES**
  - a. May 26, 2020 Special Meeting
- 4. PUBLIC COMMENT**
- 5. UNFINISHED BUSINESS**
- 6. NEW BUSINESS**
  - a. PR2020-07 SFH Addition and New Deck – Plan Review for Single-Family Home Addition and New Deck at 11145 Hondo Avenue. Kimber Janney of Kiva Construction, Applicant, on Behalf of David Douglas and Lamar Matthews, Owners.
  - b. PR2020-08 SFH Addition – Plan Review for Single-Family Home Addition at 10775 Mountain Avenue. Ian Willis and Carolyn Lucchetta, Owners.
  - c. PR2020-09 Accessory Structure Rehabilitation – Plan Review of Improvements to Existing Garage at 6992 Colorado Street. Cara M. Bennett and Timothy L. McPherson, Owners.
- 7. OTHER BUSINESS**
  - a. Planning Commission Vacancies – Volunteer Interviews for Permanent and Alternate Members - Discussion and Recommendation to Board of Directors on the Following Applications: Todd Dixon, Nancy Entenza, Sean Ives, Adam Peters, Donald Vsetecka
- 8. ADJOURNMENT**



**Town of Green Mountain Falls  
Planning Commission Meeting Minutes  
Zoom Virtual Meeting  
Tuesday, April 14, 2020 at 6:30 p.m.**

Commissioners Present: Dick Bratton, Rocco Blasi, Paul Yingling; Mayor Jane Newberry

Commissioners Absent: None

Board of Trustees Liaison and Recorder: Katharine Guthrie

GMF Staff: Julia Simmons

Agenda Item	Motion/Discussion	M/S	Vote			
			RB	DB	JN	PY
1. CALL TO ORDER / ROLL CALL	Chair Bratton called the meeting at 19:00 (7:00 PM)					
2. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Commissioner Blasi notes that the agenda packet does not contain docs for 5b. Staff requests this item be removed from the agenda and will present Code solutions at another meeting. Move to accept the agenda with the deletion of 5b. Motion carries. All aye.	RB/PY	Aye	Aye		Aye
3. APPROVAL OF MINUTES 3a. April 14, 2020	Move to accept the minutes as submitted. Motion carries. All aye.	RB/PY	Aye	Aye		Aye
4. PUBLIC COMMENT	The Chair asked whether members of the public would like to give comment. No persons asked to be recognized.					
5. UNFINISHED BUSINESS						
5a. Concept Proposal - Presentation and Discussion on Landscaping, Sidewalk, and Drainage Improvements in Right-of-Way at 10550 Ute Pass Avenue. Mr. Mike Frey, Applicant and Owner, The Painted Bear.	Staff: at the April 14, 2020 meeting the PC asked the Applicant to provide greater detailed plans. Moved to defer this item to the next regular meeting. The Applicant submitted site plans for Revocable Permit Rev2020-04; since the agenda posting, the Applicant has withdrawn the proposal indefinitely.					
5b. Discussion and Recommendation – Updates to Green Mountain Zoning Code Hillside Overlay Zone	Removed from agenda					
6. NEW BUSINESS						
6a. PR2020-05 Fence Permit – Plan Review for a Fence Permit at 10550 Ute Pass Avenue. Mike and Margaret Frey, Owners of The Painted Bear	Discussion- Chair Bratton states that the report and submittal is thorough and asks for questions. Commissioner Blasi concurs and points out the Regional Floodplain Administrator did not have any issues with the fence proposal; he visited the site and notes that the fence will be	RB/PY	Aye	Aye		Aye



**Town of Green Mountain Falls  
Planning Commission Meeting Minutes  
Zoom Virtual Meeting  
Tuesday, April 14, 2020 at 6:30 p.m.**

Agenda Item	Motion/Discussion	M/S	Vote			
			RB	DB	JN	PY
	higher than the creek and culvert, which is mislabeled on the ILC and should be Catamount Creek. Chair Bratton states the submittal meets the requirements for a fence permit. Commissioner Yingling doesn't have any questions. Move to approve PR2020-05 Fence Permit at 10550 Ute Pass Avenue. Motion carries. All aye.					
6b. Rev2020-04 Revocable Permit – Grading, Parking Paving, and Drainage Improvements to the Ute Pass Right-of-Way at 10550 Ute Pass Avenue. Mike and Margaret Frey, Owners of The Painted Bear	Move to remove Item 6b. from the agenda. Motion carries. All aye.	RB/PY	Aye	Aye		Aye
6c. PR2020-06 New Deck Permit – Plan Review for a New Deck at 10725 Florence Street. Max and Brandice Johnson, Owners	Applicant is present. Commissioner Blasi asks if the deck will extend beyond the house footprint. Petitioner confirms that the deck will be the same length of the foundation. Move to approve PR2020-06 New Deck Permit Plan at 10725 Florence Street. Motion carries. All aye.	PY/RB	Aye	Aye		Aye
<b>7. OTHER BUSINESS</b>						
7a. Planning Commission Vacancy and Appointments	Staff gives update: Town Manager is accepting volunteer applications until June 5, 2020, at which point the PC can interview candidates and make a recommendation. Chair Bratton states that having only three members not ideal for completing an increased workload; appeals to the Board to fill the vacancies. Mayor Newberry states that the Commission must conduct business in public meetings and after the application window closes can review applications and make a recommendation- publicly noticed and in a public meeting.					
<b>8. ADJOURNMENT</b>	Chair Bratton adjourned the meeting at 19:34 (7:34 PM)					



**Town of Green Mountain Falls  
10615 Green Mountain Falls Road  
Green Mountain Falls, CO 80863**

Tuesday, June 2, 2020

Town of Green Mountain Falls, Advisory Board Members

**Re: Open Meeting Requirements of Colorado's Sunshine Law**

Dear Advisory Board Members:

The Town Board of Trustees is thankful for the volunteer base in Green Mountain Falls that works on our Advisory Boards, such as the Planning Commission. Please know that your volunteer time is appreciated. We understand that dedicating your free time to our Community is a big decision, and we want to recognize your considerable contributions.

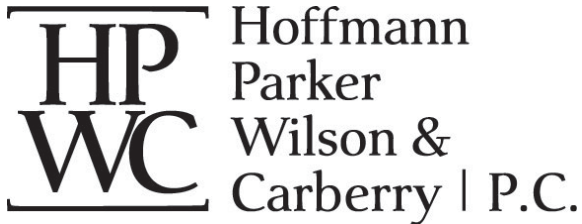
At the same time, it is our job as the Town's elected body to ensure that laws are followed by our dedicated Advisory Board members. The Town Board takes Open Meeting Requirements of Colorado's Sunshine Laws very seriously, as violations could open the Town up to considerable liability. Open meetings violations can render action taken void and can create liability for the Town in quasi-judicial matters. In addition, the Town could be compelled to pay the attorney fees and costs of a person who prevails on a claim against the Town. As good stewards of the Town Budget, it is our responsibility to reiterate the importance of following the rule(s) of law.

Membership on a Town Advisory Board is conditionally granted to each member at the pleasure of the Board of Trustees, with the requirement that Open Meeting Requirements of Colorado's Sunshine Law be strictly followed. Members are also provided with annual training from CIRSA regarding what constitutes ex parte communications and goes into detail about the Open Meeting Requirements of Colorado's Sunshine Law.

This letter serves as a reminder that your membership on a Town Advisory Board may be rescinded if there are potential or perceived violations of the Open Meeting Requirements of Colorado's Sunshine Law(s). At the heart of the Sunshine Law is the opportunity for all members of our Community to be afforded an opportunity to participate. We cannot reiterate enough the importance of respecting the requirements of Colorado's Open laws and the special opportunity those laws give to each member of our Community to participate during the public process. It's fair to give all of our neighbors and fellow Community Members the opportunity to volunteer, and the opportunity to participate in what we are working toward as a Community through the public process; and, furthermore, it's the law.

Thank you again for your many contributions, and for working together as a Community to reach our common goals.

Sincerely,  
The Board of Trustees  
Town of Green Mountain Falls



Corey Y. Hoffmann  
Kendra L. Carberry  
Jefferson H. Parker  
M. Patrick Wilson

Of Counsel  
J. Matthew Mire  
Hilary M. Graham  
Kathryn M. Sellars

**Denver Office**  
511 16<sup>th</sup> Street, Suite 610  
Denver, CO 80202-4260  
(303) 825-6444

**Vail Office**  
P.O. Box 2616  
Vail, CO 81658  
(970) 390-4941

Daniel P. Harvey  
Ruthanne H. Goff  
Evin B. King  
Alexandra N. Slaten

**TOWN OF GREEN MOUNTAIN FALLS**  
**MEMORANDUM**

**TO: MAYOR AND BOARD OF TRUSTEES  
ANGIE SPRANG, TOWN MANAGER**

**FROM: JEFFERSON H. PARKER, TOWN ATTORNEY** JHP

**DATE: MAY 8, 2020**

**RE: OPEN MEETINGS, ELECTRONIC COMMUNICATIONS, AND QUASI-  
JUDICIAL ACTION**

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This memorandum provides a summary of legal issues that members of Town boards, committees and commissions face related to open meetings, email, text and other electronic communications and particular concerns related to quasi-judicial actions. As with most legal matters, there are often exceptions to the general rule, and the facts of any particular situation can greatly influence what is permissible. Our office is always available to discuss specific matters if any member has any questions or concerns.

**Open Meetings Law**

Colorado's Open Meetings Law, C.R.S. §§ 24-6-401 through 402 ("OML"), was enacted with the purpose of affording the public access to meetings at which public business is considered. The OML applies to local public bodies, including the Town's advisory boards, committees, and commissions. C.R.S. § 24-6-402(1)(a). The statute requires that "public meetings" must be open to the public at all times. Public meetings are meetings in which a quorum or three members of a local public body (whichever is fewer) discuss any public business or at which formal action may be taken by the local public body. C.R.S. § 24-6-402(2)(b). A "meeting" is "any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication." C.R.S. § 24-6-402(1)(b). It does not include chance meetings or social gatherings at which public business is not the main topic of conversation.

In the case of all of the Town's current boards, committees, and commissions, a “meeting” of three or more members will trigger the OML’s requirement that the meeting occur in public after proper notice. Accordingly, determining whether a particular meeting is subject to the OML requires determining: (1) whether three or more members will be holding a gathering; and (2) whether any public business will be discussed at the gathering or any formal action may be taken at the gathering.

What constitutes a “gathering”?

In some instances, a gathering of three or more members of a local public body may be obvious, such as in-person meetings or telephone conferences, where conversation is happening in real time. However, gatherings under the OML extend beyond the traditional idea of regular and special meetings scheduled by the public body, and may include email exchanges. As discussed in more detail herein, the courts have held that if members of a local public body use email to discuss public business among themselves, the email is subject to the OML. Even though the email conversation is not happening in real time, it is still considered an ongoing conversation and therefore a gathering under the OML. The same reasoning will apply to other forms of electronic communication such as texts and possibly other forms of social media.

What constitutes “public business” and “formal action”?

If it is determined that the anticipated communication will occur during a “gathering,” the next step is to determine whether public business will be discussed. A gathering does not constitute a public meeting unless it is a gathering at which public business is discussed or formal action may be taken.

The OML does not define “public business.” Courts have determined that discussion of public business essentially involves a public body’s exercise of its policy-making functions. A meeting is part of a public body’s policy-making process when the meeting is held for the purpose of discussing or undertaking a proposed policy, rule, regulation or other formal action within the scope of the public body’s authority. *Bd. of County Comm’rs, Costilla County v. Costilla County Conservancy District*, 88 P.3d 1188, 1193 (Colo. 2004). If a rational connection exists between the public body’s discussion and the policy-making powers of the public body, the meeting is subject to the OML. *Id.* Thus, the OML prevents a local public body from discussing and debating a measure in a closed conversation and then “rubber stamping” the same measure in an open session. *Id.* at 1194.

Discussion of administrative matters, such as scheduling, attendance or procedure at meetings, may not be subject to the OML, so long as the discussion of such matters is clearly “incidental to” any actual pending public business or formal action items to be determined by the local public body. *See Intermountain Rural Elec. Assoc. v. Colo. Pub. Util. Comm’n*, 298 P.3d 1033 (Colo. App. 2012) (for the OML to apply, a “meaningful connection” must be demonstrated between the policy-making powers of the public body and the particular gathering in question).

Accordingly, a local public body's discussion of administrative matters that are incidental to any actual pending business or action items, and that potentially impact future functions of the body in a general way, are not subject to the OML under current case law. Nevertheless, the line between administrative matters and other matters that are subject to the OML is far from clear. Therefore, we recommend keeping such discussions to a minimum outside of duly noticed public meetings.

#### Rule of thumb

A good rule of thumb is for members to not engage in discussions of pending or future agenda items outside of a public meeting if three or more members are involved in any way. With a few possible exceptions, pending and future agenda items which come before a board, committee or commission (for example, open space acquisitions, dedications, trail alignments and management plans) constitute public business. Therefore, conversations between three or more members about pending or future agenda items generally must occur in an open meeting.

#### Staff communications

The OML only applies to meetings between members of a local public body. The OML does not apply to communications between a local public body and staff. Accordingly, members are free to request information, ask questions or seek clarification from Town staff regarding pending or upcoming agenda items, and staff may respond to such questions by disseminating information to all members, provided the direct conversations do not involve three or more members. Further, one member may unilaterally disseminate background information to the other members relevant to Town business. However, members should avoid back-and-forth discussion or debate of this information until a public meeting and full discussion or debate can occur on the public record.

#### **Electronic mail**

Email conversations between members of a local public body constitute a meeting under the OML. C.R.S. § 24-6-402(1)(b); *Intermountain Rural Elec. Assoc.*, 298 P.3d 1027. Accordingly, email should not be used to discuss public business among members. It is understood that members may receive emails from the public on various Town matters. Depending on the nature of the subject matter, members may communicate with the public via email. Care should be taken, however, not to make promises on behalf of the Town or indicate that you are individually authorized to represent the Town's position.

If the matter is administrative or legislative in nature, members are free to discuss the matter with the public and provide their own personal opinions. If the matter is quasi-judicial in nature, members may not discuss the matter with the public, and should inform any individual who attempts to discuss the matter with them that the member may not discuss the matter and that the individual should attend the public hearing to voice his or her opinion to the entire. What constitutes a quasi-judicial matter is discussed in more detail herein.

As far as discussing Town business among members is concerned, the most cautious approach is to limit all discussions of Town business to a public meeting. Because the OML specifies that email correspondence can constitute a meeting, any email discussions between three or more members may constitute a meeting subject to the OML.

Town staff may send the entire membership emails regarding Town matters. One member should be able to send the other board members emails regarding a matter of public concern (provided it is not quasi-judicial in nature). The problem arises when a discussion involving three or more members occurs. A discussion occurs when a response to an email is sent by a member that includes more than one other member, such as when the "Reply All" button is used for an email. If the "Reply All" button is not used, and members only email one-on-one to each other, there is some risk that such "serial communications" could constitute a meeting. However, no Colorado court has addressed this issue.

#### Due process concerns

Even if email correspondence does not violate the OML, there are other laws at issue. For example, a communication via email between two members does not involve the OML, because the OML only applies to meetings involving three or more members. However, if even though it would not violate the OML, it could violate the due process rights of the applicant or the public if the matter is quasi-judicial in nature. This is because under the Due Process Clause, a quasi-judicial matter must be decided based on the evidence provided during a public hearing. Side communications outside of the public hearing can violate due process requirements regardless of whether it implicates the OML. Quasi-judicial matters are more of a concern for certain Planning Commission or Board of Adjustment matters when deciding a land use application or a specific appeal. There are not a concern for purely advisor boards, committees, or commissions such as the Parks and Recreation Advisory Board or the Trails Committee, because they do not exercise quasi-judicial authority.

#### Open records concerns

Finally, even if the email communications do not constitute a meeting for purposes of the OML, they are likely a public record for purposes of Colorado Open Records Act (CORA), so it pays to be extremely careful about email communication. The following basic rules can be helpful in using email to communicate:

- Never email about quasi-judicial matters regardless of the number of recipients.
- Never hit "Reply All" when other members are recipients of a communication.
- Direct questions, clarifications and information-seeking communications about pending or future agenda items to Town staff.



- Avoid discussing public matters that may come before your board, committee or commission with other members outside of public meetings in most situations, but if you do, make sure the discussion only occurs between two of you.

### **Quasi-judicial action**

Generally, the operations of governing bodies can be divided into three distinct roles: legislative, quasi-judicial, and administrative categories. “Legislative” action usually relates to public policy matters of a general character, is usually prospective in nature, and is not normally restricted to identifiable persons or groups. *Condiotti v. Board of County Commissioners of County of La Plata*, 983 P.2d 184, 186 (Colo. App. 1999). Legislative matters are generally addressed by the Town Board of Trustees.

The Planning Commission acts in a quasi-judicial capacity when, for example, it considers and makes recommendations upon land use applications or approves certain building permits. The Board of Adjustment acts in a quasi-judicial capacity when it considers appeals. Quasi-judicial matters are more of a concern for certain Planning Commission or Board of Adjustment matters when deciding a land use application or a specific appeal. There are not a concern for purely advisory boards, committees, or commissions such as the Parks and Recreation Advisory Board or the Trails Committee, because they do not exercise quasi-judicial authority.

When a general rule is applied to specific individuals, interests, or situations, there is an exercise of quasi-judicial authority. *Id.* An action will be deemed quasi-judicial if:

- (1) A state or local law requires that the body give adequate notice to the community before acting;
- (2) A state or local law requires that the body conduct a public hearing pursuant to notice, at which time concerned citizens must be given an opportunity to be heard and present evidence; and
- (3) A state or local law requires the body to make a determination by applying the facts of a specific case to certain criteria established by law.

*Snyder v. Lakewood*, 542 P.2d 371, 375 (Colo. 1975); *see also Cherry Hills Resort Development Co. v. City of Cherry Hills Village*, 757 P.2d 622, 626-28 (Colo. 1988).

It is important to distinguish quasi-judicial functions, because the exercise of quasi-judicial authority, unlike legislative authority, is conditioned upon the observance of traditional procedural safeguards against arbitrary governmental action. These safeguards basically consist of providing adequate notice to those individuals whose protected interests are likely to be affected by the

May 8, 2020  
Page 6

governmental action, and giving such persons a fair opportunity to be heard prior to the governmental decision.

This memorandum is intended to summarize some of the routine matters that are encountered by members of boards, committees, or commissions. As always, please do not hesitate to contact our office if you have any questions or concerns.



To: Planning Commission  
From: GMF Land Use & Planning  
Date: June 2, 2020  
Re: Plan Review PR2020-07, SFH Addition and Deck at 11145 Hondo Avenue

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### **Background**

The Applicant is requesting the Planning Commission's consideration for an addition and deck at 11145 Hondo Avenue. The Applicant, Kimber Janney of Kiva Construction, Inc., submitted a Letter of Explanation and Site Plan (**Attachments A, B**) May 8, 2020 and a signed Land Use Approval Application and Application fee of \$250 on May 21, 2020. Mr. Janney is representing the homeowners, David Douglas and Lamar Mathews, owners.

The Applicant is proposing a scope of work outlined in Attachment A: demolition of existing enclosed porch to create a larger space for new kitchen and master bathroom, which will span the rear of the house (38' x 10') and can be accessed by the proposed new deck (15' x 11'2") and staircase. Other exterior improvements proposed: new windows, fireplace, flooring, and roofing.

### **Discussion**

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

*Setback requirements §16-307(d)(4):*

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

The electronic file maintained by Town Hall, *Official Town Zoning Map 2007*, and the El Paso County Assessor's Office (**Attachment C**) show parcel ID 8308305013 as a 21,713 SF property zoned R-1 20,000 Single-Family Residential, within the designated Hillside Overlay Zone.

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

#### **Sec. 16-705. - Building permits; architectural review (attached)**

The Zoning Code §16-705(d)(2) – *at a minimum, the following specific criteria shall be considered by the Planning Commission*

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

*e. Relation to existing and future open space.*

The language for architectural review is couched as policy recommendation with vague standards; nevertheless, it does state the advisory body *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.*

Section 16-705(b)(1)b. *All additions should relate to the existing building in design, details, colors and materials.*

The Applicant's job description states the siding and roof will match existing house. The Commission can ask for further detail on architectural character, as illustrations were not included as part of the site plans. From a policy standpoint, staff believes the proposed project meets the intent and purpose of the Building Permit and Architectural Review section.

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

The subject property on Hondo Avenue is in the designated Hillside Overlay Zone (HO): *characterized by significant natural features that include ridgelines, bluffs, slope...* Hillside is defined §16-110 as *any area with a degree of slope exceeding fifteen percent (15%) as depicted on the Degree of Slope map prepared for the Town in September 1980.* However, the Code does not specify whether the methodology for creating the HO Zone was the 15% standard, making enforcement and compliance a challenge. Objectives of HO include conserving natural features, minimizing runoff and erosion, providing safe access to hillsides, and preventing taxpayer burden from hillside development.

Damage to public and private property due to irresponsible development can be avoided by proper review and permitting and by using the grading and erosion control standards in the Code. While slope, natural drainage features, and other geologic hazards are not indicated on the site plans, they are considered during engineering design and review. The existing retaining wall indicated on the site plans will be reinforced with the proposed addition's foundation.

Nearly all land use proposals trigger the land suitability analysis required in §16-714 due to Zoning Code and not necessarily because of steep slopes, unstable soil, density increases, or earth disturbing activities. Grade and fill activities are not proposed for this project and staff does not recommend the Commission require the additional layers placed on all Applicants required in §16-714 unless the discussion provides compelling reasons specific to this property and scope of work.

**Conclusion**

Staff has reviewed the Applicant's materials and recommends approval of PR2020-07 with the following conditions:

1. The Applicant show proof of a current GMF Business License



**Job Description  
Remodel & Addition**

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

May 22, 2020

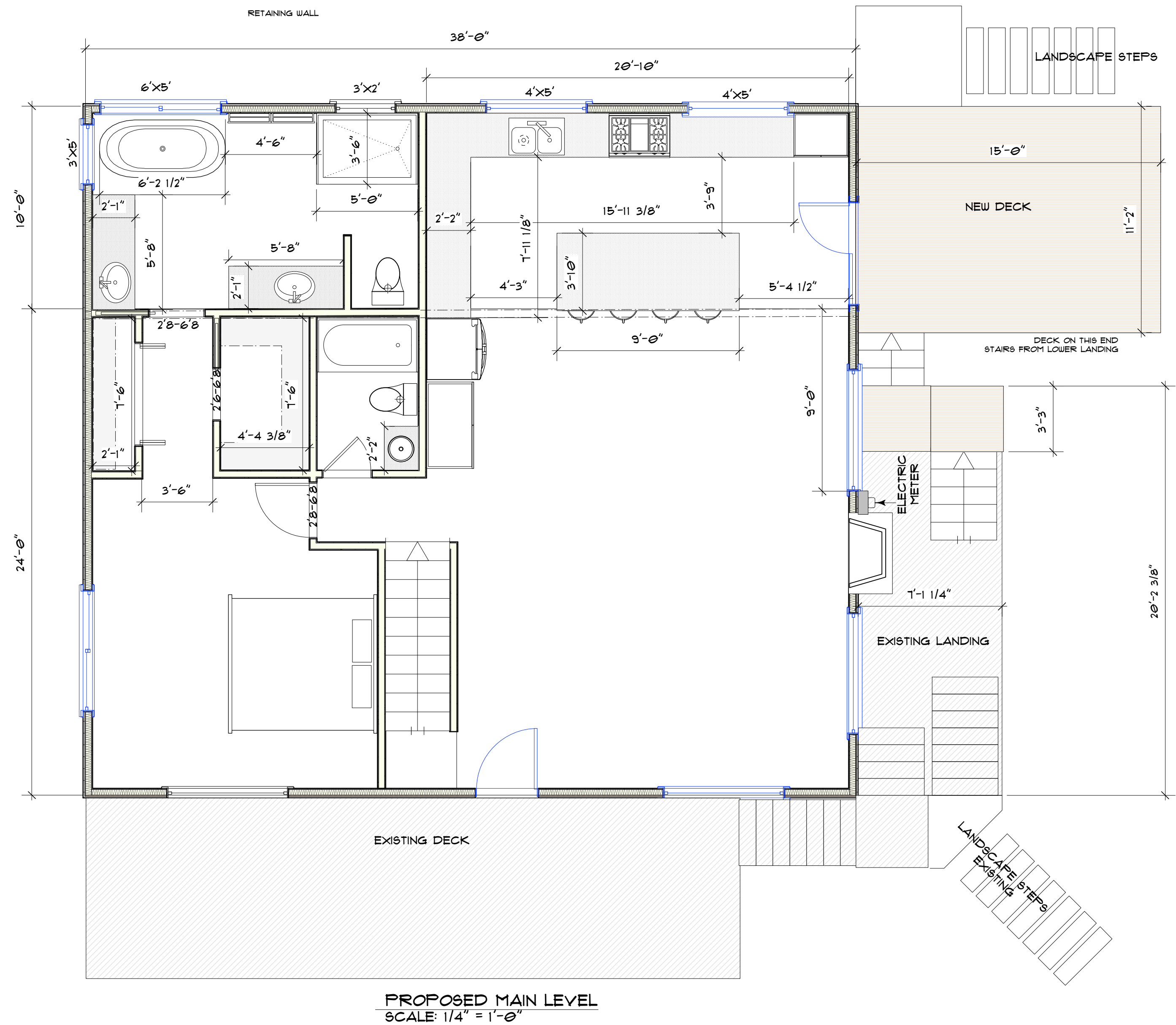
**Scope of Work:**

Remove existing enclosed rear porch.

Construct addition across rear of house with concrete foundation, wood framing. Siding and roofing to match existing house. Addition will include kitchen and master bathroom.

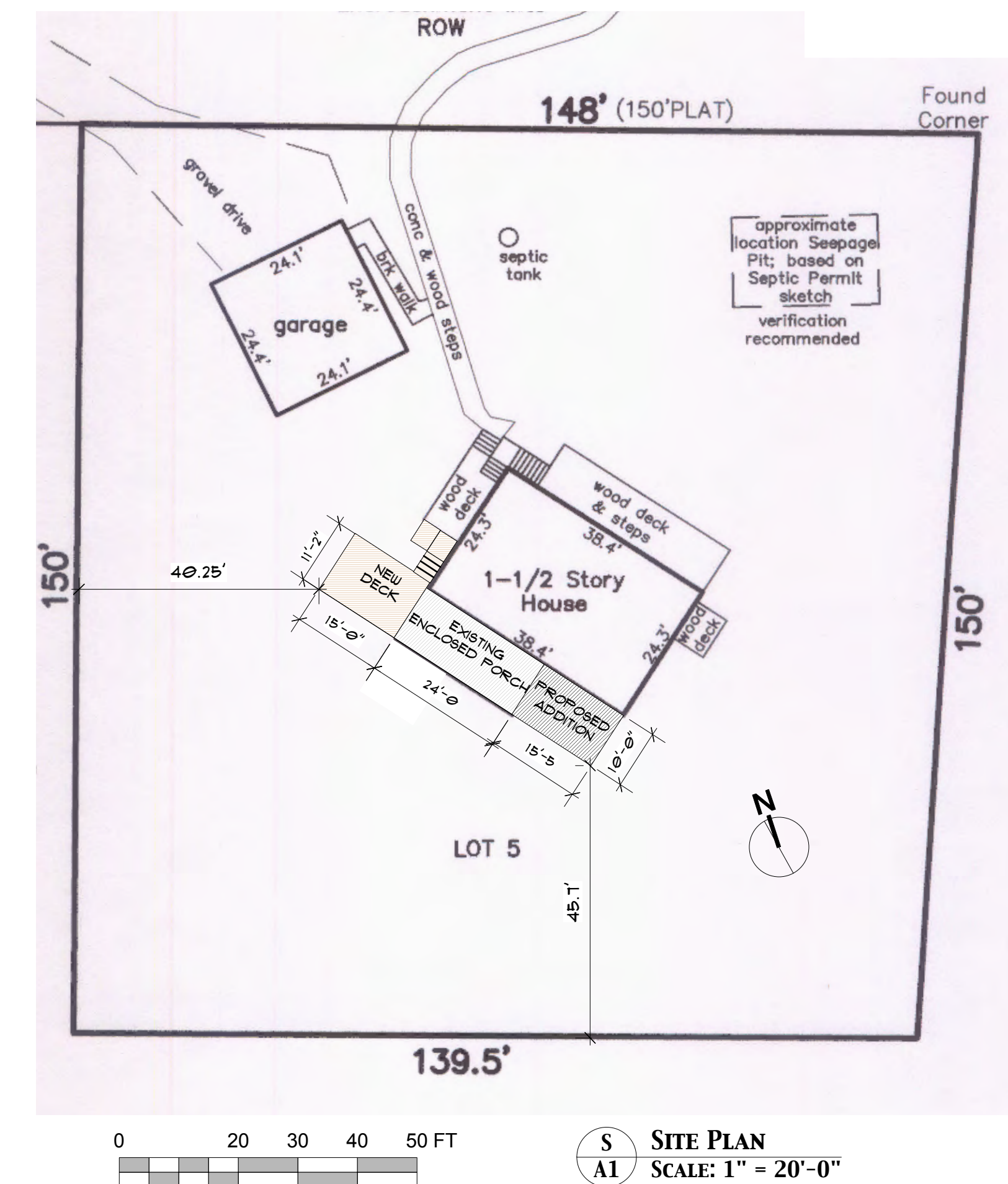
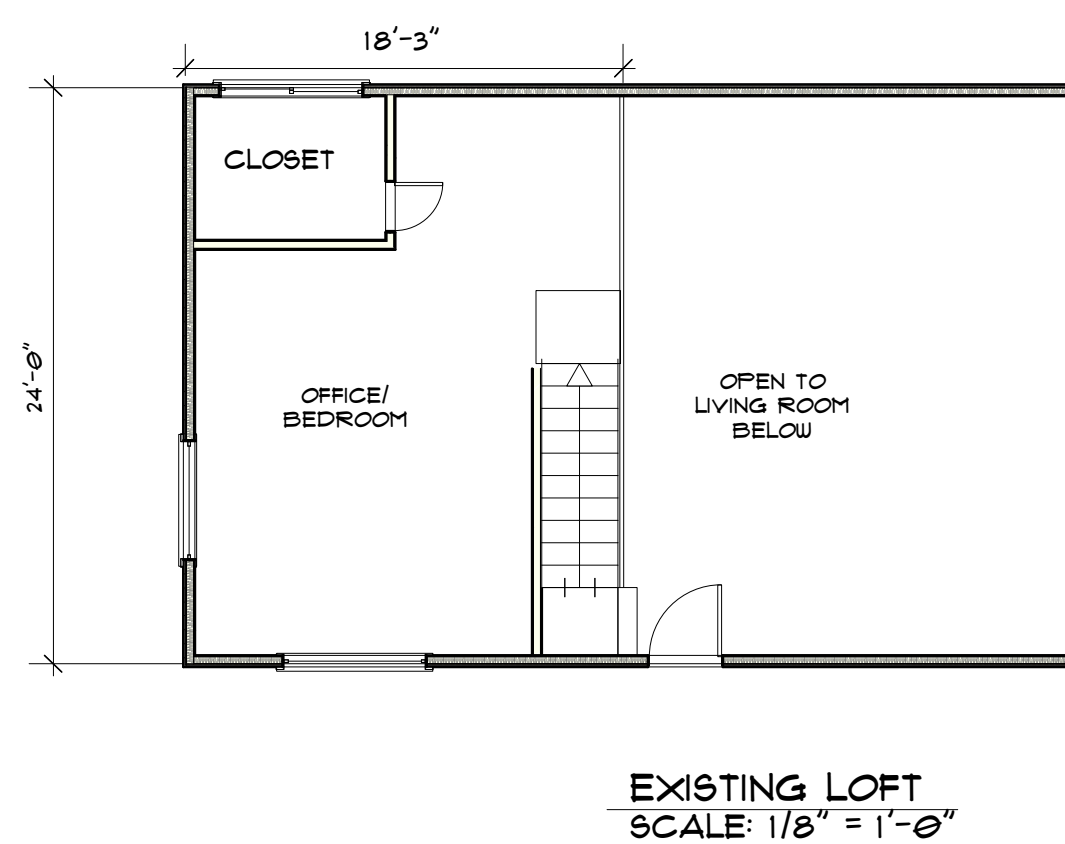
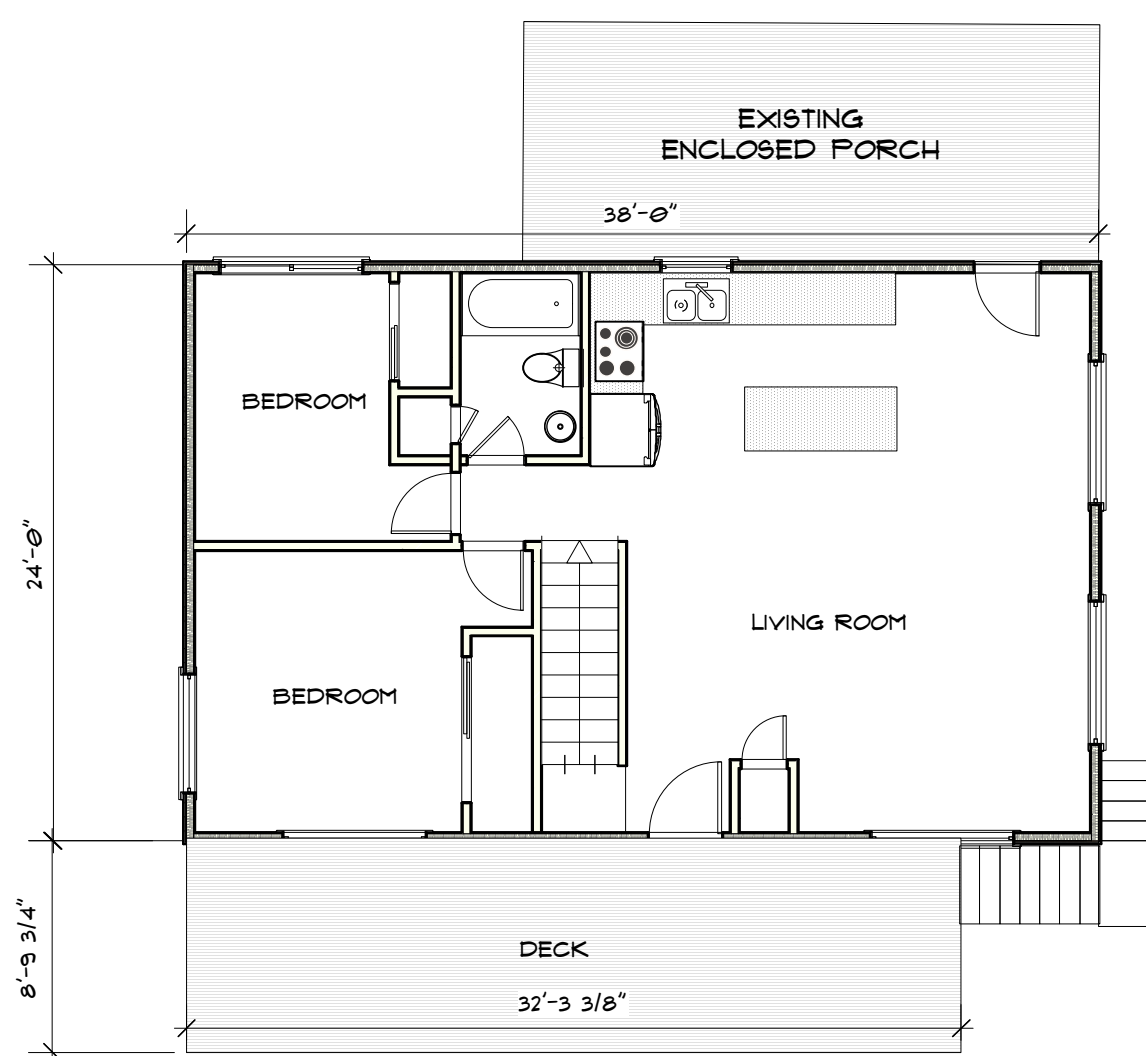
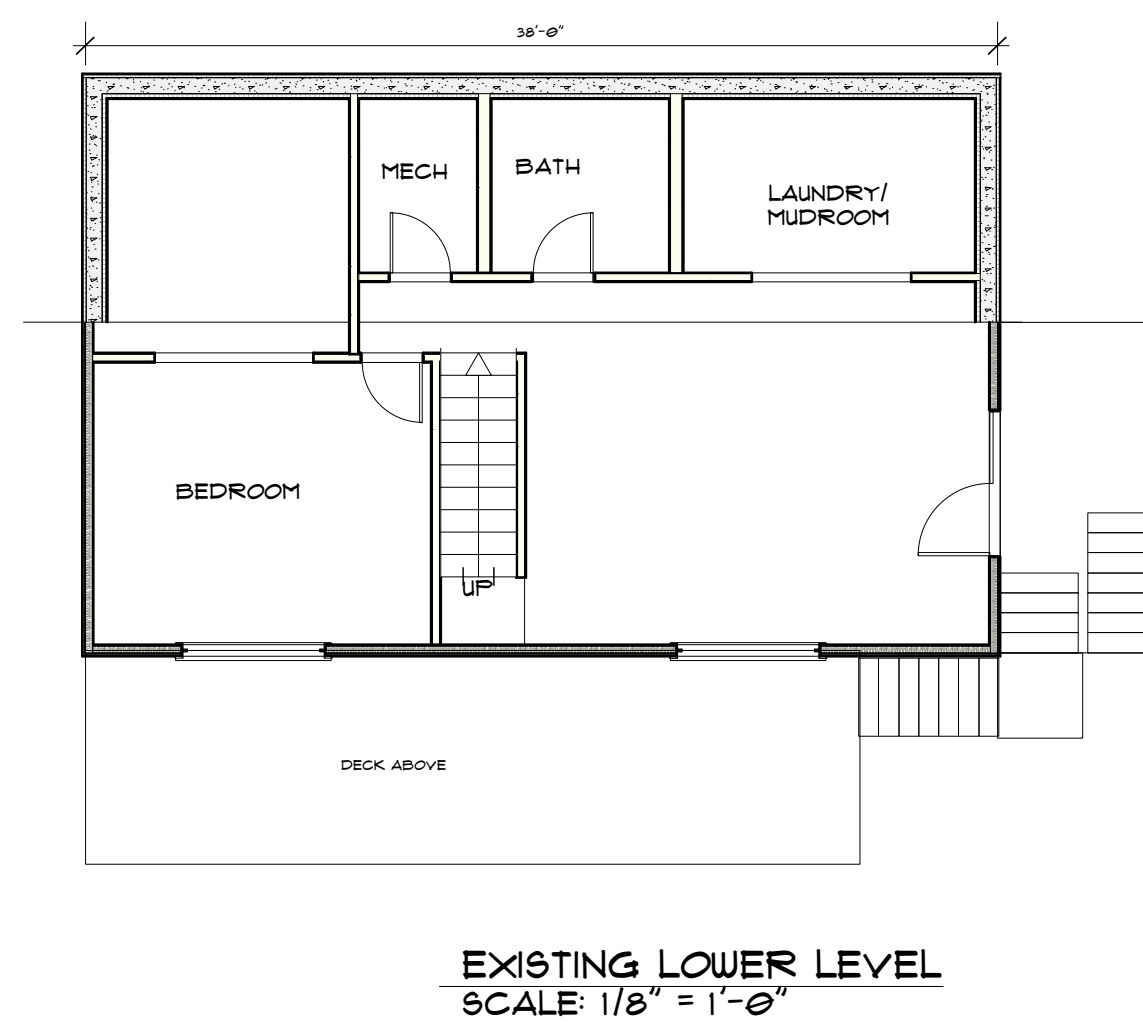
Construct a new deck and rework stairs to provide access and egress from new kitchen area.

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



**Scope of Work:**

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



<b>Applicant:</b>	Kimber Janney Kiva Construction, Inc. 2721 W. Kiowa Street, CS, CO 80904 460-7433
<b>Owner:</b>	David Douglas (218) 610-1280 Lamar Mathews (713) 851-1304 1623 HARVARD ST HOUSTON TX, 77008
<b>Property Address:</b>	11145 Hondo Ave, GMF, CO 80819
<b>Lot Size:</b>	21713 SF (.498 acre)
<b>Square Footage of Structures:</b>	
Existing House & Porch:	1560 SF
Existing Garage:	576 SF
Proposed Addition:	155 SF
Proposed Additional Deck:	168 SF
<b>Lot Coverage of Structures:</b>	
Existing House & Porch:	7.2%
Existing Garage:	2.7%
Proposed Addition:	1.49%
<b>Total Proposed Lot Coverage:</b>	<b>11.4%</b>
<b>Schedule No:</b>	8308305013
<b>Legal Description</b>	LOT 5 BLK 41 GREEN MOUNTAIN FALLS ADD 5 AS REVISED BY LOT LN VAC IN REC #97023618

**EL PASO COUNTY - COLORADO**8308305013  
11145 HONDO AVETotal Market Value  
\$349,132**OVERVIEW**

Owner:	<b>DOUGLAS DAVID W, MATHEWS LAMAR D</b>
Mailing Address:	<b>1623 HARVARD ST HOUSTON TX, 77008-4337</b>
Location:	<b>11145 HONDO AVE</b>
Tax Status:	<b>Taxable</b>
Zoning:	<b>-</b>
Plat No:	<b>380</b>
Legal Description:	<b>LOT 5 BLK 41 GREEN MOUNTAIN FALLS ADD 5 AS REVISED BY LOT LN VAC IN REC #97023618</b>

**MARKET & ASSESSMENT DETAILS**

	Market Value	Assessed Value
Land	<b>\$46,200</b>	<b>\$3,300</b>
Improvement	<b>\$302,932</b>	<b>\$21,660</b>
Total	<b>\$349,132</b>	<b>\$24,960</b>

**RESIDENTIAL - 1.5 STORY (1)**Market Value **\$302,932**

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

**LAND DETAILS**

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RES.	7.150	21713 SQFT	\$46,200

**SALES HISTORY**

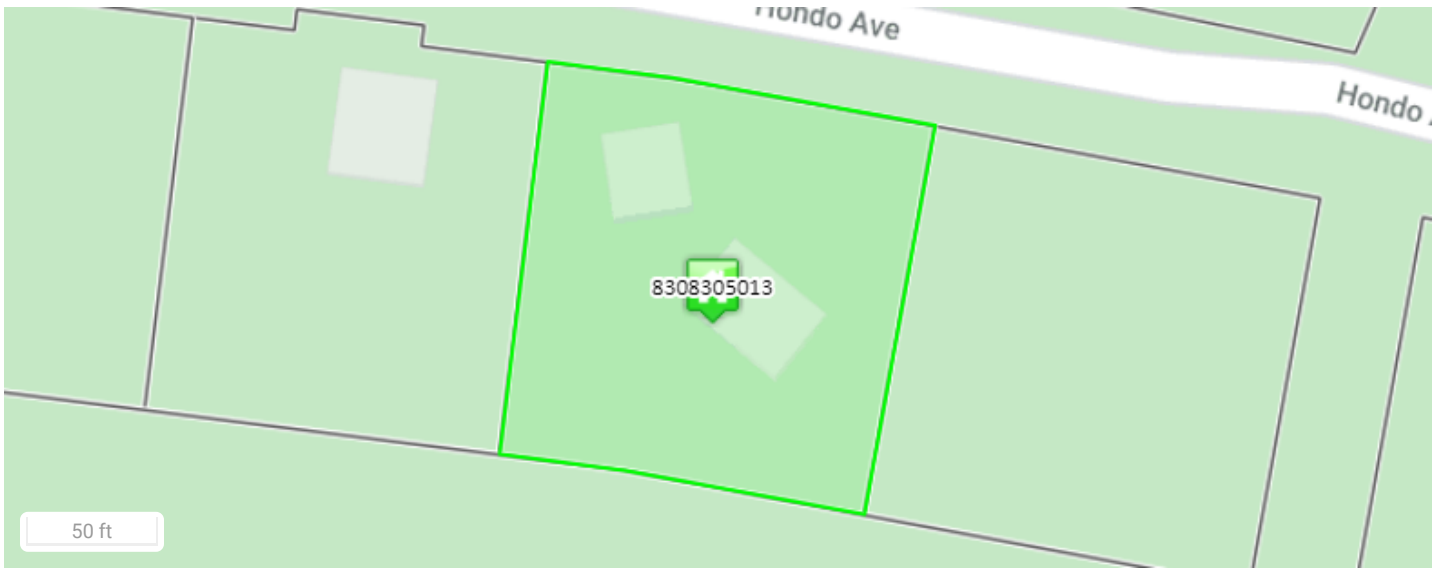
	Sale Date	Sale Price	Sale Type	Reception
+	09/25/2018	\$360,000	Good sale	218111696
+	07/31/2017	\$285,000	Good sale	217090029
+	09/01/2000	\$215,000	Good sale	200104914
+	11/23/1998	\$0	Cannot Verify; no TD1000	98171612

**TAX ENTITY AND LEVY INFORMATION**

County Treasurer Tax Information

Tax Area Code: **HBG** Levy Year: **2019** Mill Levy: **104.303**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.222	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF GREEN MOUNTAIN FALLS	17.588	LAURA KOTOWA	(719) 684-9414
EPC-GREEN MTN FALLS ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
MANITOU SPRINGS SCHOOL NO 14	58.817	SUZI THOMPSON	(719) 685-2011
PIKES PEAK LIBRARY	3.731	MIKE VARNET	(719) 531-6333
GREEN MTN FALLS/CHIPITA PARK FIRE	16.615	JEFF IDLEMAN	(719) 684-2293



No Photo Available



Disclaimer

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





To: Planning Commission  
From: GMF Land Use & Planning  
Date: June 4, 2020  
Re: Plan Review PR2020-08, SFH Addition at 10775 Mountain Avenue

---

### **Background**

The Applicant is requesting the Planning Commission's consideration for an addition to the single-family home at 10775 Mountain Avenue. The Applicant, Ian Willis, submitted a Letter of Explanation and Site Plans (**Attachments A, B**) and a signed Land Use Approval Application and application fee. The Applicant proposes the following scope of work: construction of a 576 SF living space and loft. Other exterior improvements proposed: new windows, roof, siding.

### **Discussion**

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

*Setback requirements §16-306(d)(4):*

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

The electronic file maintained by Town Hall, *Official Town Zoning Map 2007*, and the El Paso County Assessor's Office (**Attachment C**) show parcel ID 8308307047 as a 16,700 SF property zoned R-1 10,000 Single-Family Residential, within the designated Hillside Overlay Zone. Plot plan A1 clearly shows setbacks on the final home to meet the minimum setback requirements: 18.0' front (east); 80.8' rear (west); 15.0' side (south); 55.0' side (north). Maximum building height for this zoning designation is 35', which is not indicated on the site plan drawings.

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

*Section 16-705(d)(2): at a minimum, the following specific criteria shall be considered by the Planning Commission*

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

The language for architectural review is couched as policy recommendations with vague standards for determining appropriate development; nevertheless, it does establish the advisory body 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. Relevant to the review of this project, Section 16-705(b)(1)b.: All additions should relate to the existing building in design, details, colors and materials.*

The elevation shows the roofing and Masonite siding will match the existing structure. The existing driveway and parking will not be altered. The Applicant can address any concerns to changes in the viewshed for neighboring properties. The addition of 576 SF will result in a total living area of 1200 SF. Staff believes the intent of the architectural review section of the Zoning Code is being met with this proposal.

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

The subject property on Mountain Avenue is in the designated Hillside Overlay Zone (HO): *characterized by significant natural features that include ridgelines, bluffs, slope, vegetation, drainage, rock outcroppings, geologic conditions and other physical factors and which, if disturbed for purposes of development, can cause physical damage to public or private property or both.*

**Hillside** is defined §16-110 as any area with a degree of slope exceeding fifteen percent (15%) as depicted on the Degree of Slope map prepared for the Town in September 1980; however, the Code does not state the methodology for creating the HO Zone or whether 15% was the standard for designation. Objectives include conserving natural features, minimizing runoff and erosion, providing safe access to hillsides, and preventing taxpayer burden from hillside development. The intent is to prevent damage to public and private property and avoiding irresponsible development. Many proposals trigger the land suitability analysis required in §16-714 due to location, and not necessarily because of steep slopes, density increase, or earth disturbing activities.

Slope and natural drainage are not included on the site plans. The Applicant's 2019 replat of this property included slope and drainage but didn't raise Staff or PC concerns for potential erosion issues. The Applicant has indicated that the project will not require any grade or fill activities. The proposal does nearly double the square footage of the home. However, Staff does not recommend the Commission require the additional layers of engineering and geological reports required in §16-714 unless there is a compelling reason involving this specific lot and project.

**Conclusion**

Staff has reviewed the Applicant's materials and recommends approval of PR2020-08 with the following conditions:

1. The Applicant show proof of GMF Business License from all contractor's conducting work in GMF Town.

## Letter of EXPLANATION - THE PLAN

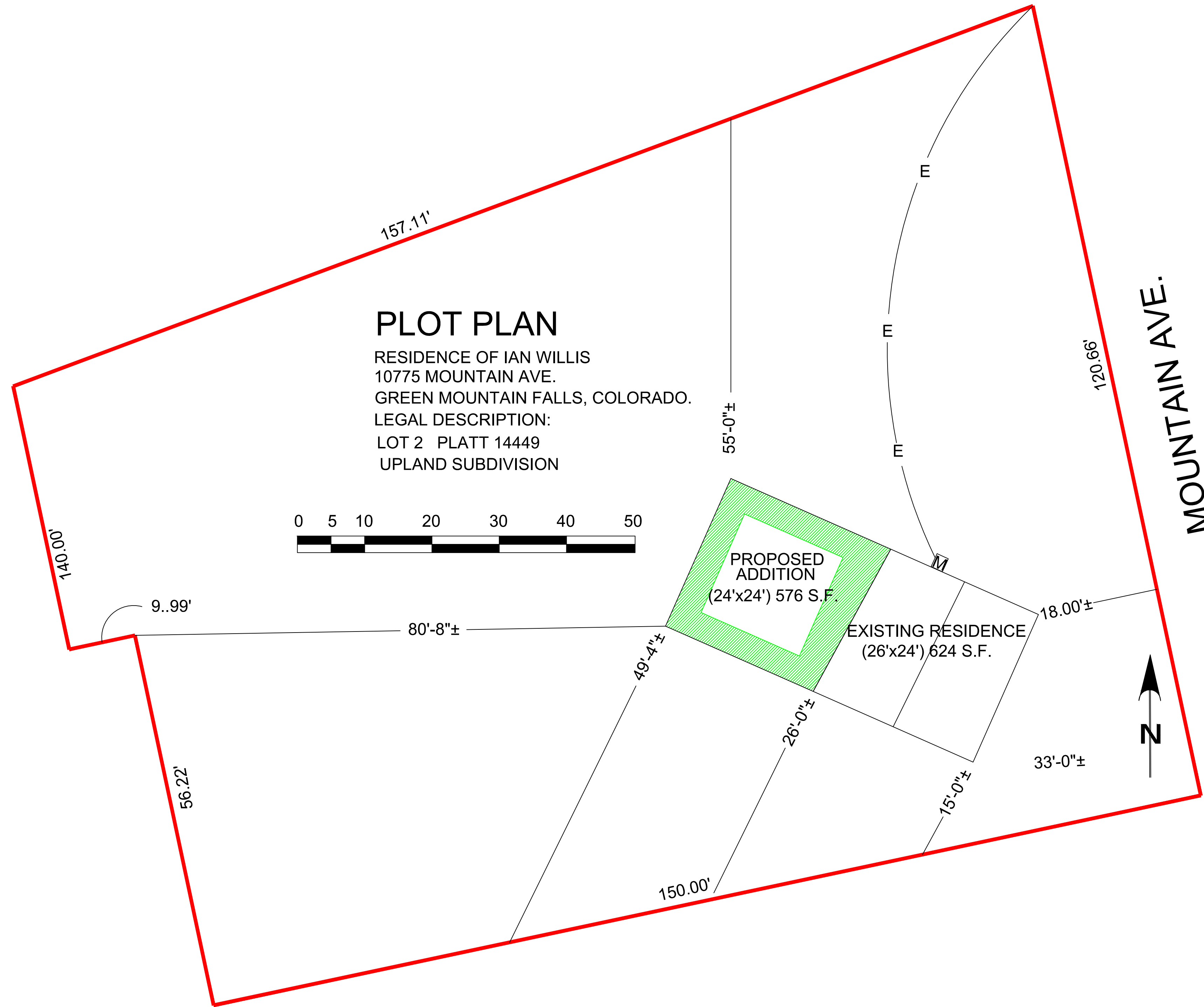
IAN Willis

10915 MOUNTAIN Ave

GMF, CO 80819

(719) 432-8736

- ① KNOCK DOWN 2 SMALL BEDROOMS TO  
EXTEND LIVING ROOM.
- ② BUILD ADDITION ADDING BACK THE TWO  
SMALL BEDROOMS, WITH A STORAGE LOFT.
- ③ ADDING APPROX. 600 SQ. FT.  
NO PLUMBING - JUST HEAT.
- ④ CABIN STAYS 2 BEDROOMS -  
JUST MOVING THEM.
- ⑤ SIMPLE.



GENE'S DRAFTING AND DESIGN  
 4 DOVER LANE  
 PUEBLO, COLORADO 81001  
 (719) 225-0794 genemares64@gmail.com

ADDITION FOR:  
 IAN WILLIS  
 10775 MOUNTAIN AVE.  
 GREEN MOUNTAIN FALLS, COLORADO

SEAL

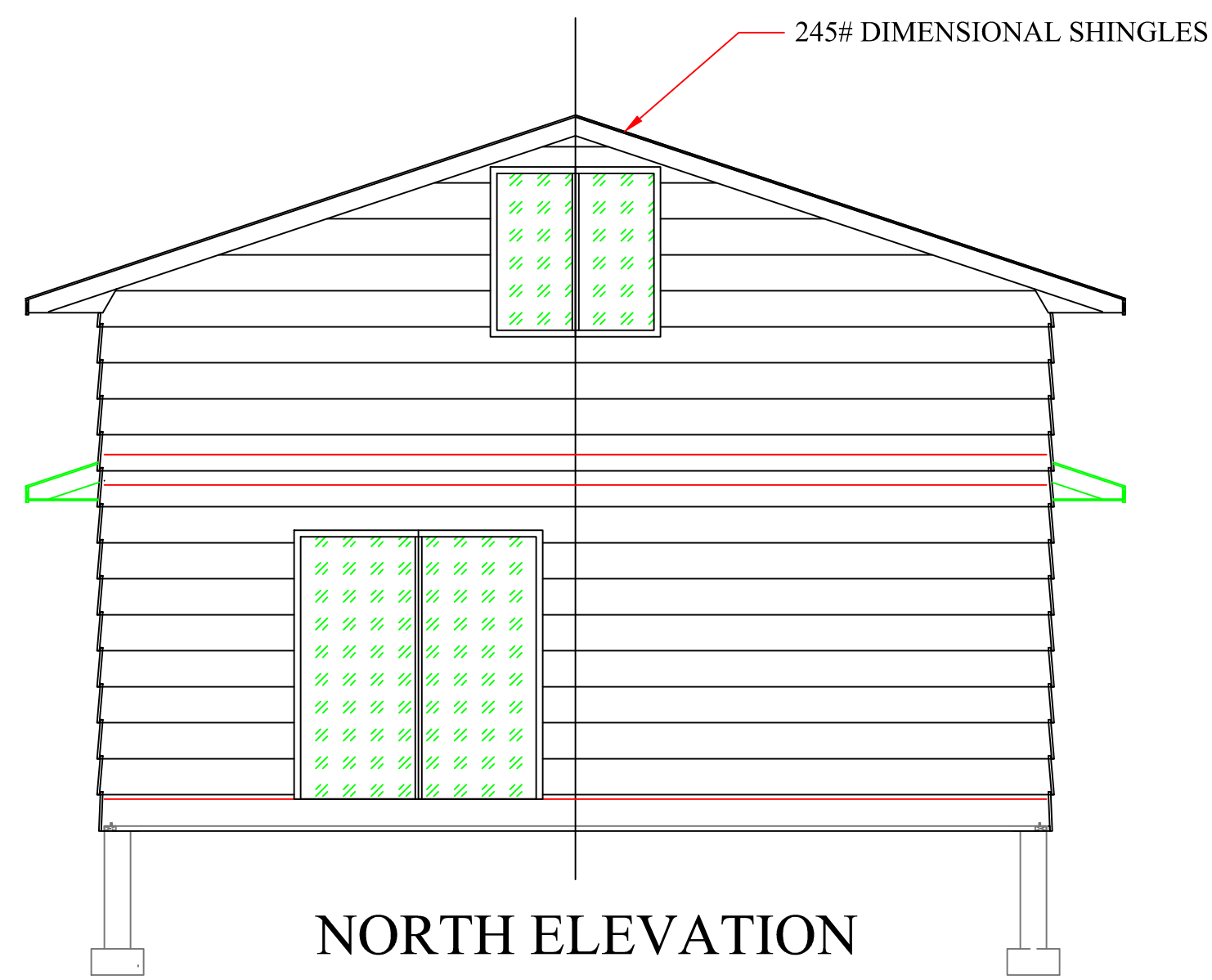
Date: MARCH 14, 2019

Drawn:EM

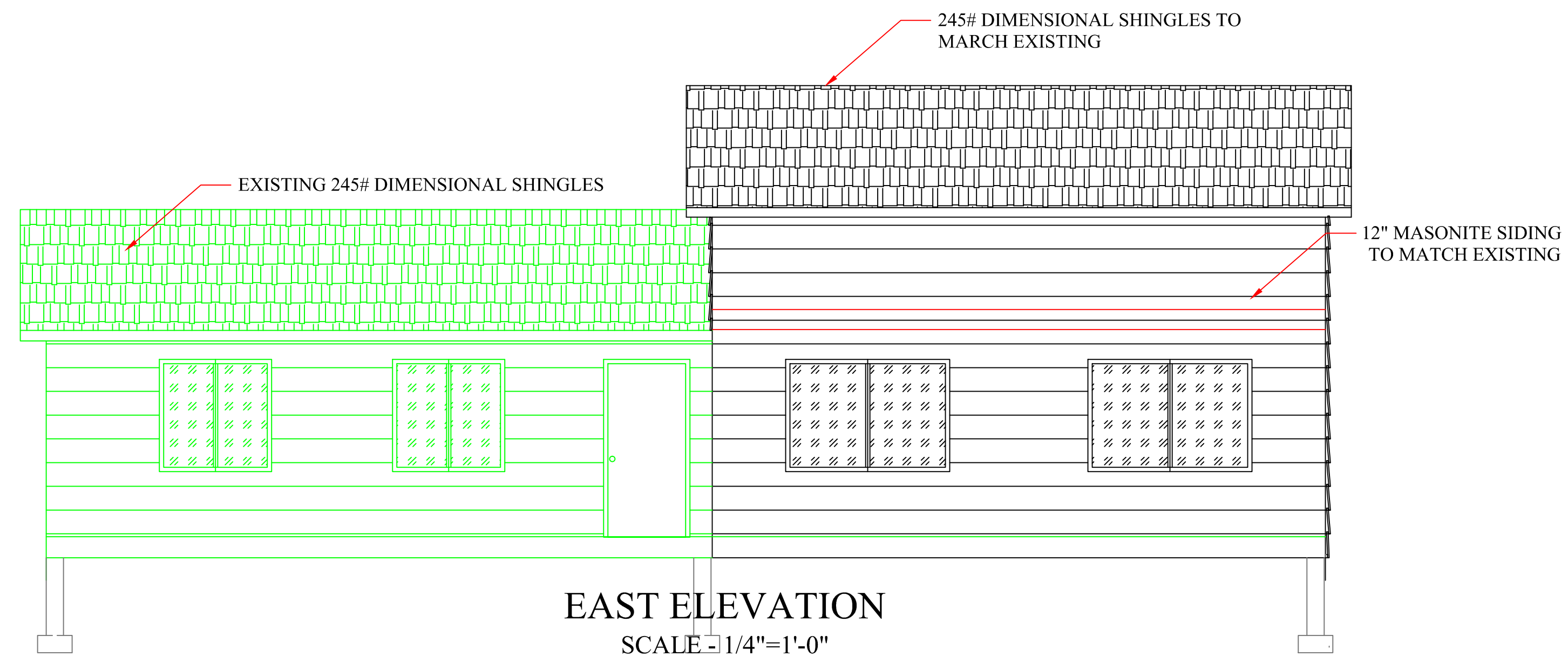
PLOT PLAN

SHEET  
 A1

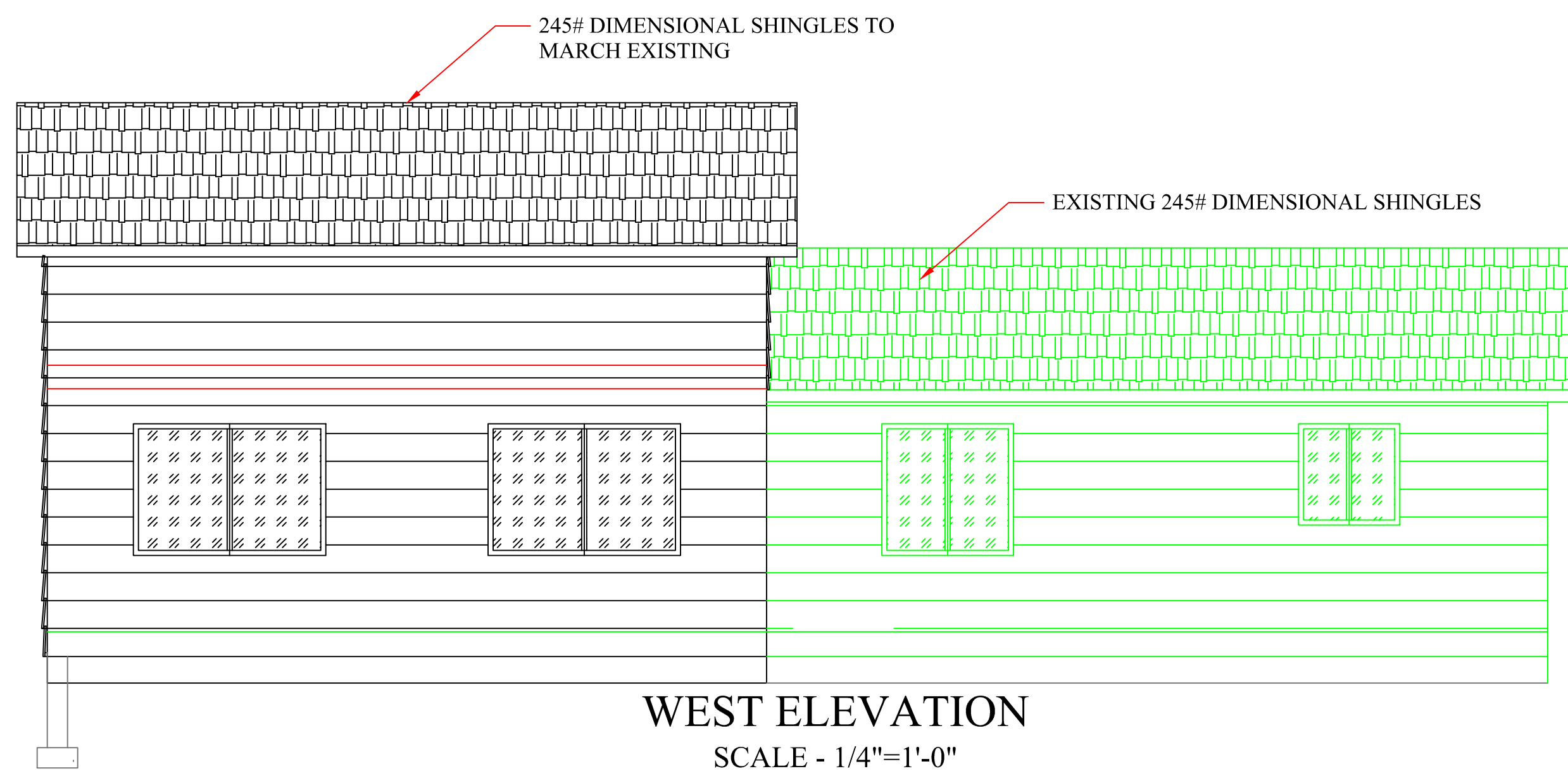
OF  
 4



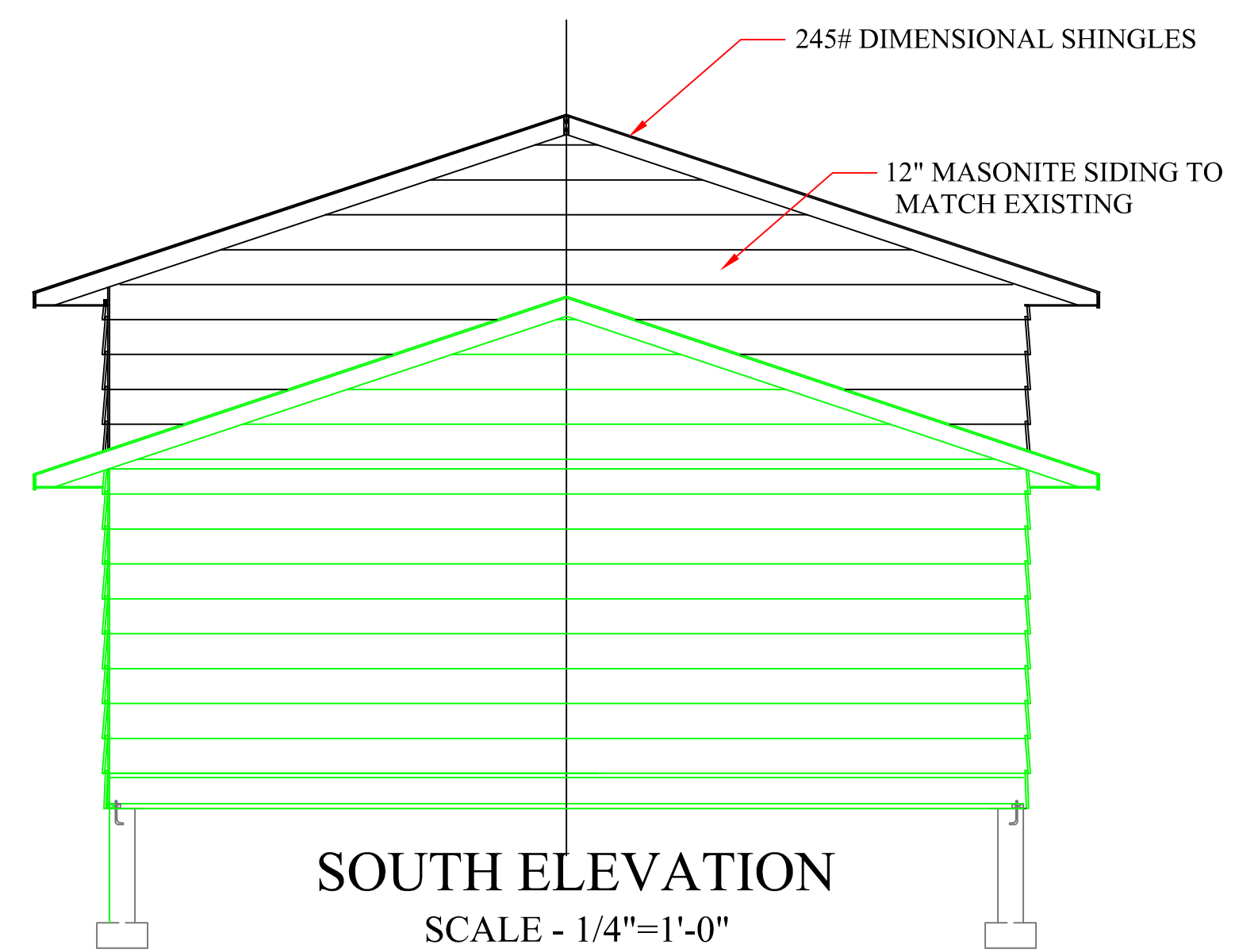
NORTH ELEVATION  
SCALE - 1/4"=1'-0"



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



WEST ELEVATION  
SCALE - 1/4"=1'-0"



SOUTH ELEVATION  
SCALE - 1/4"=1'-0"

GENE'S DRAFTING AND DESIGN  
4 DOVER LANE  
PUEBLO, COLORADO 81001  
(719) 225-0794 genemares64@gmail.com

ADDITION FOR:  
IAN WILLIS  
10775 MOUNTAIN AVE.  
GREEN MOUNTAIN FALLS, COLORADO

SEAL

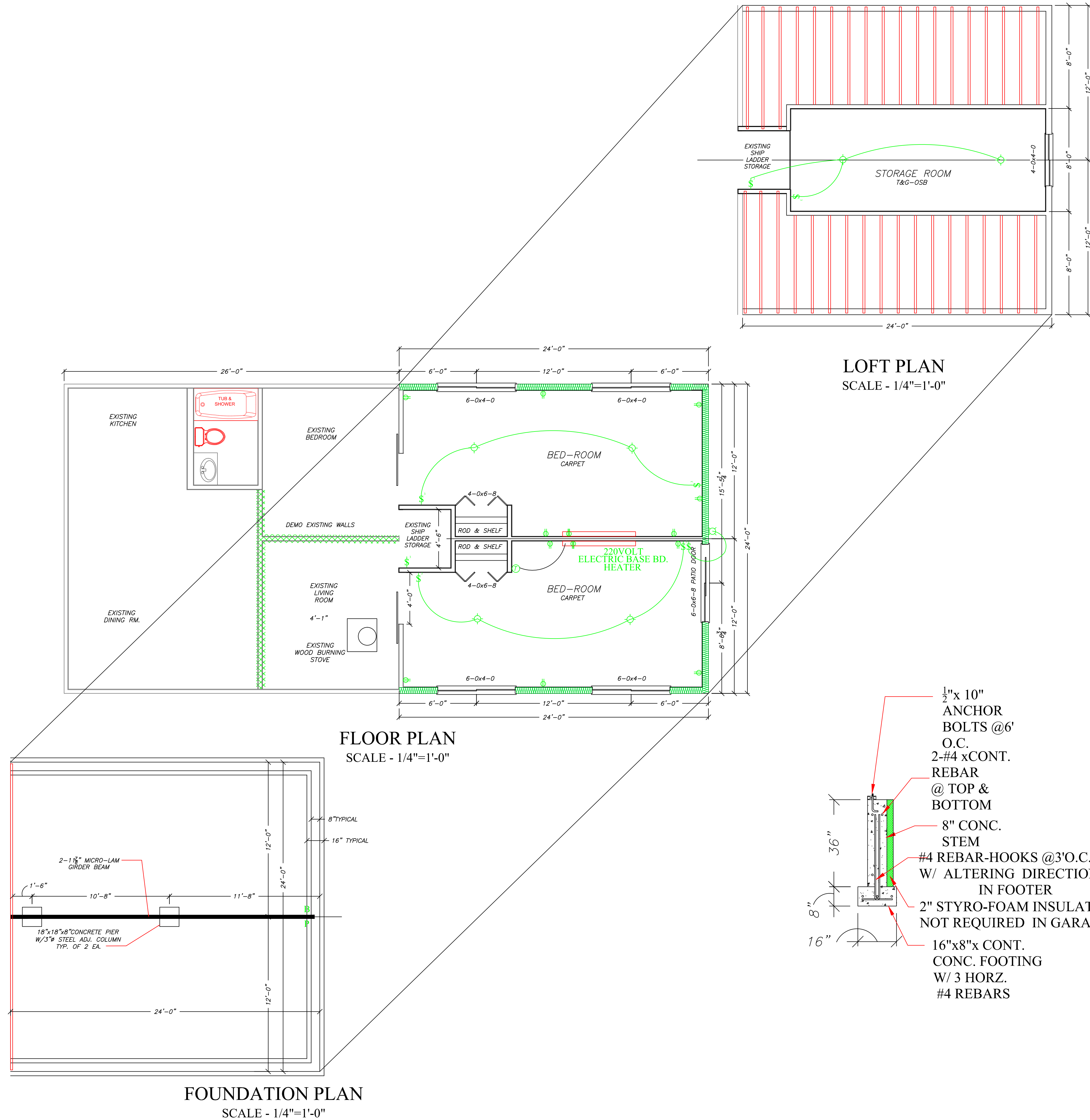
Date: MARCH 14, 2020

Drawn: EM

ELEVATIONS

SHEET  
A4

OF  
4



FLOOR PLAN  
SCALE - 1/4"=1'-0"

LOFT PLAN  
SCALE - 1/4"=1'-0"

FOUNDATION PLAN  
SCALE - 1/4"=1'-0"

- 1/2" x 10" ANCHOR BOLTS @6' O.C.
- 2-#4 xCONT. REBAR @ TOP & BOTTOM
- 8" CONC. STEM
- #4 REBAR-HOOKS @3'O.C. W/ ALTERING DIRECTION IN FOOTER
- 2" STYRO-FOAM INSULATION NOT REQUIRED IN GARAGE
- 16"x8"x CONT. CONC. FOOTING W/ 3 HORZ. #4 REBARS

GENE'S DRAFTING AND DESIGN  
4 DOVER LANE  
PUEBLO, COLORADO 81001  
(719) 225-0794 genemares64@gmail.com

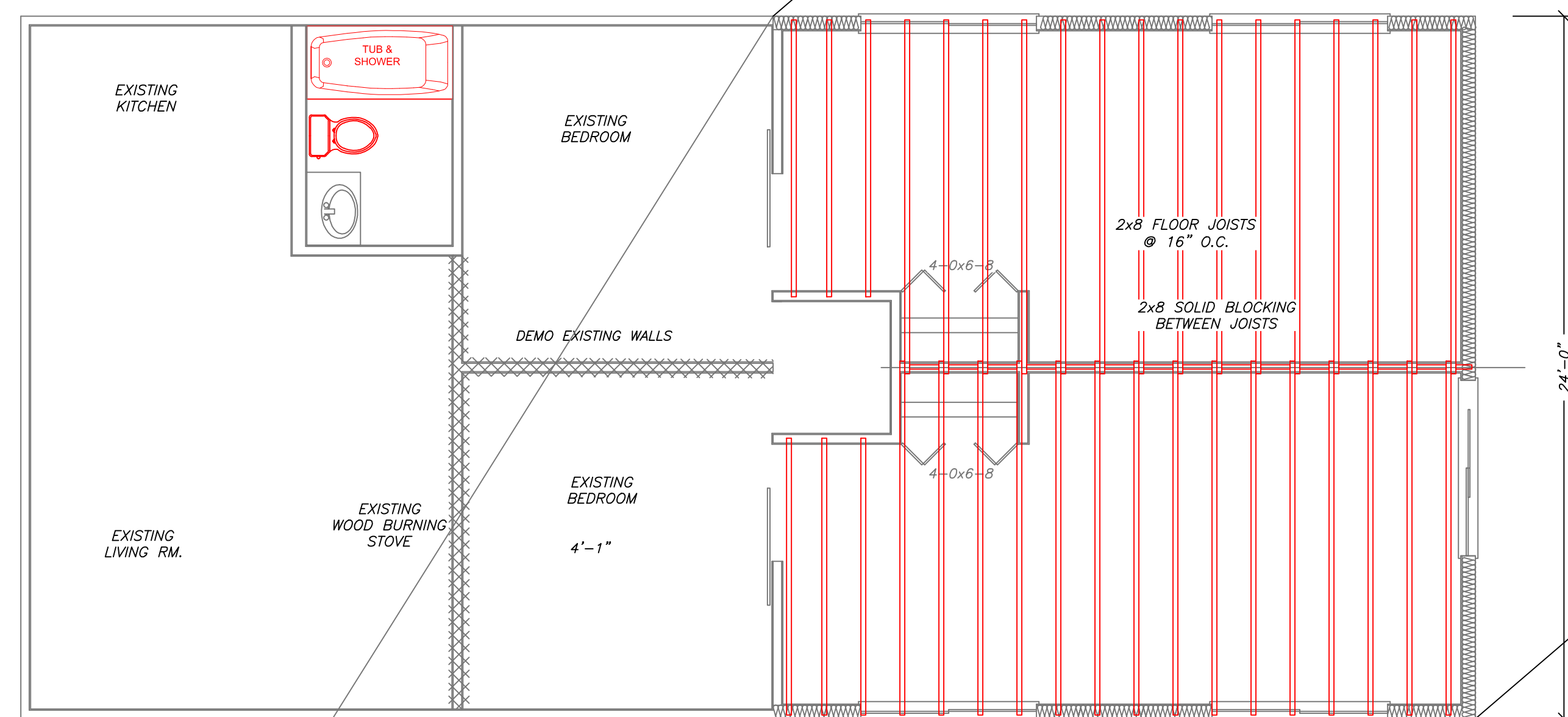
ADDITION FOR:  
IAN WILLIS  
10775 MOUNTAIN AVE.  
GREEN MOUNTAIN FALLS, COLORADO

SEAL

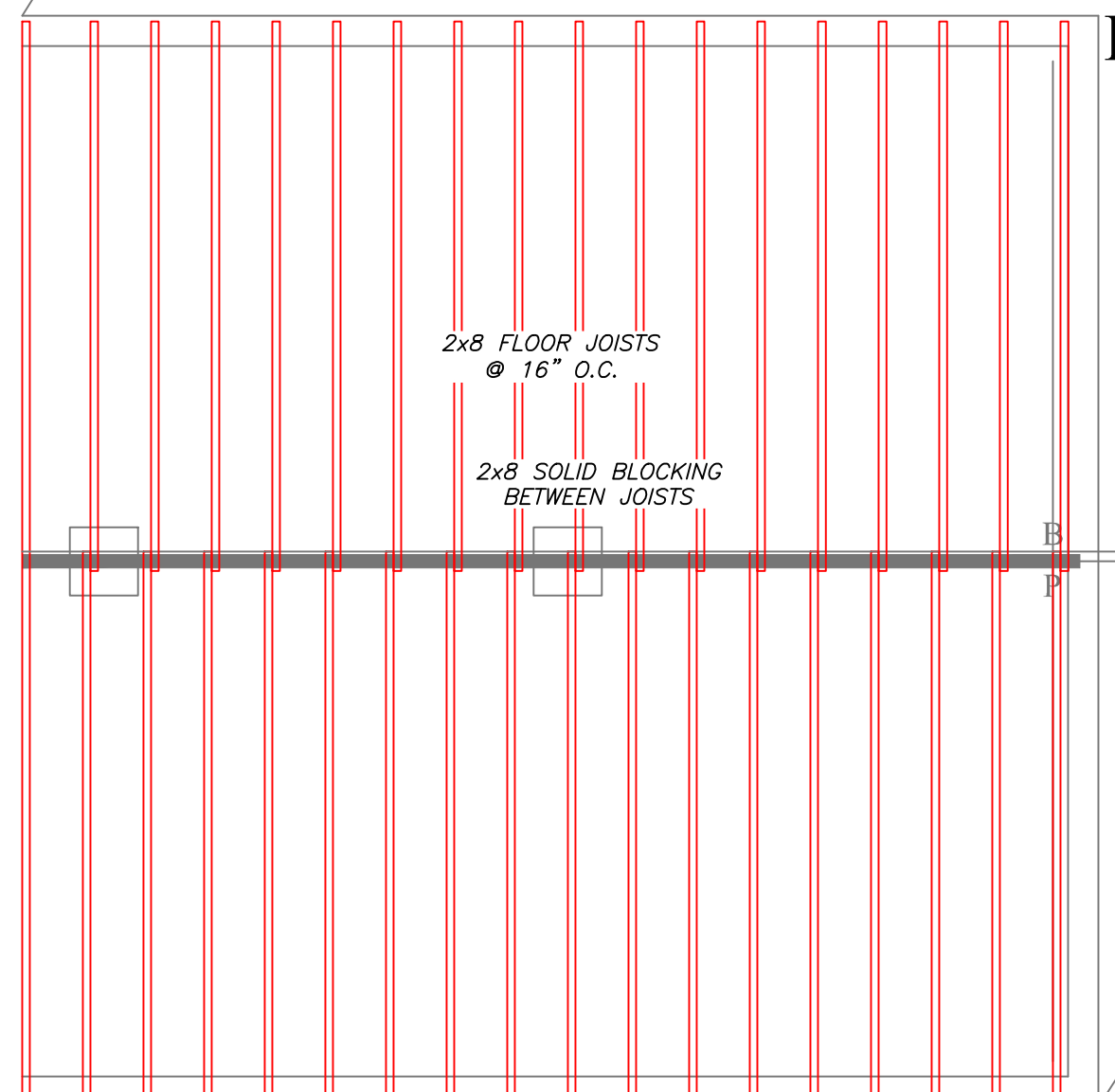
Date: MARCH 14, 2019  
Drawn:EM

FOUNDATION PLAN  
FLOOR PLAN  
STORAGE LOFT PLAN

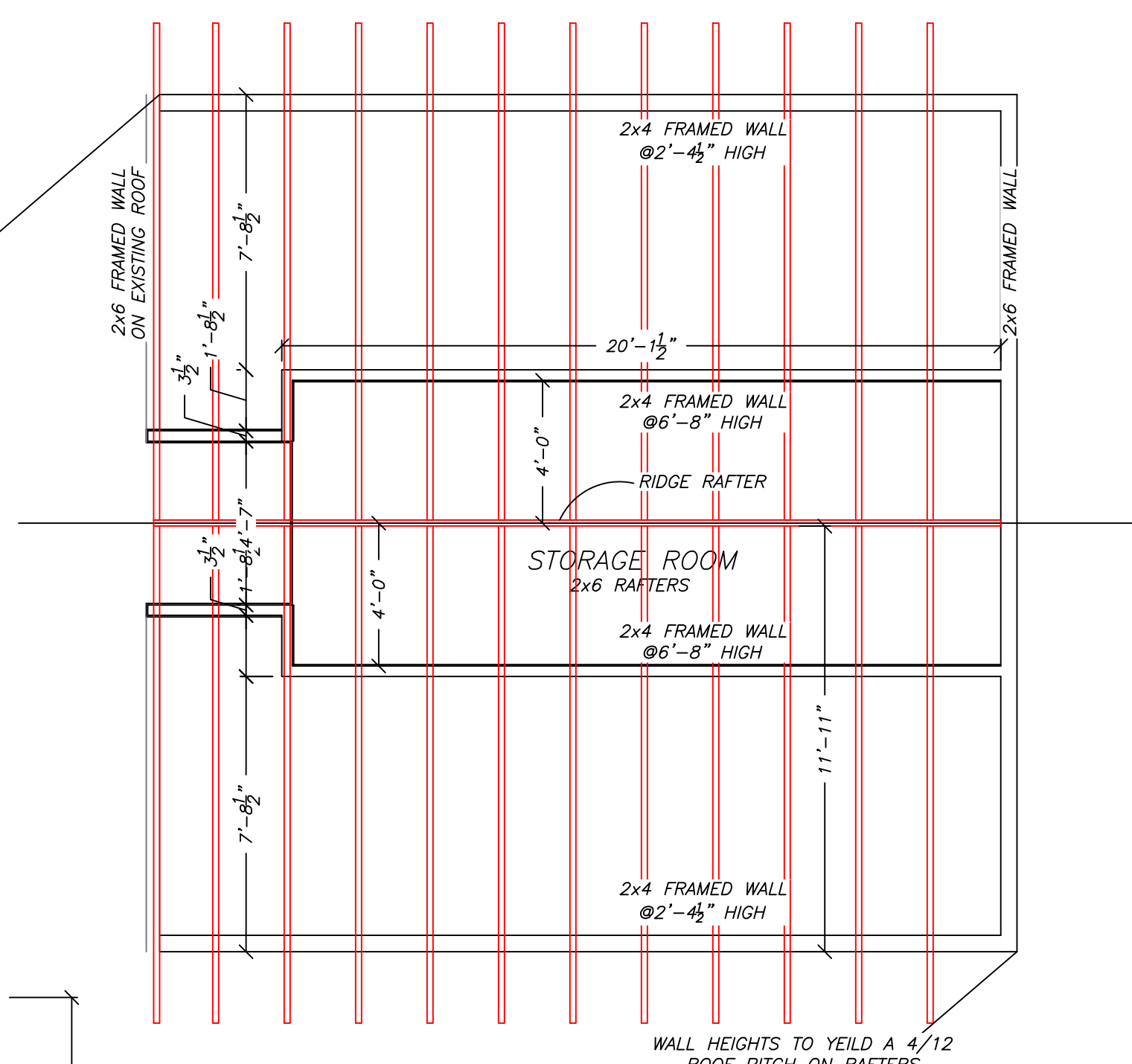
SHEET A2 OF 4



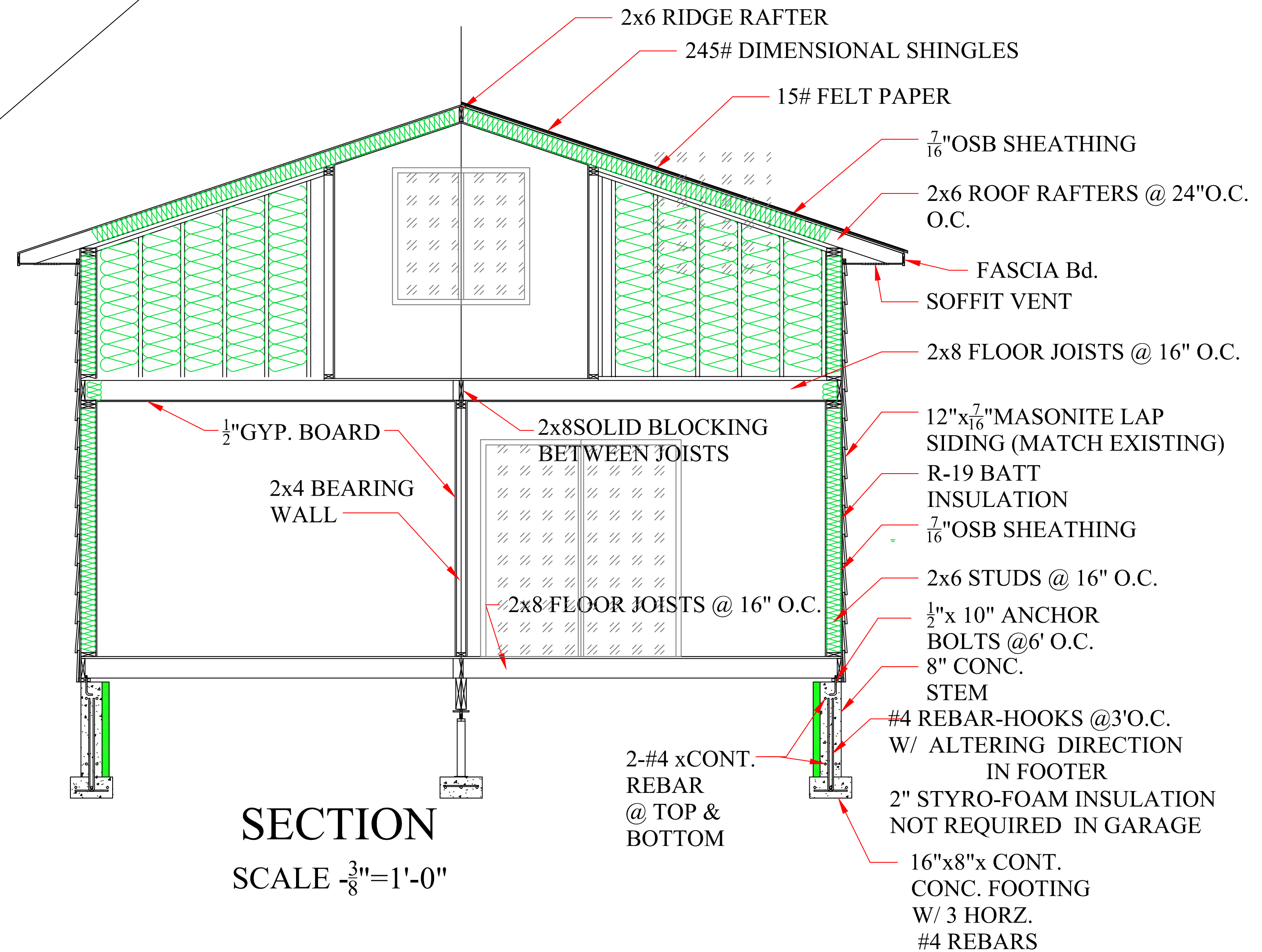
**LOFT FLOOR FRAMING PLAN**  
SCALE - 1/4"=1'-0"



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



**ROOF FRAMING RAFTER PLAN**  
SCALE - 1/4"=1'-0"



**SECTION**  
SCALE - 3/8"=1'-0"

**GENE'S DRAFTING AND DESIGN**  
4 DOVER LANE  
PUEBLO, COLORADO 81001  
(719) 225-0794 genemates64@gmail.com

**ADDITION FOR:**  
IAN WILLIS  
10775 MOUNTAIN AVE.  
GREEN MOUNTAIN FALLS, COLORADO

SEAL

Date: MARCH 14, 2020  
Drawn: EM

FLOOR FRAMING PLANS  
RAFTER FRAMING PLANS  
SECTION DRAWING

SHEET **A3** OF **4**

**EL PASO COUNTY - COLORADO**8308307047  
10775 MOUNTAIN AVETotal Market Value  
\$146,795**OVERVIEW**

Owner:	LUCCHETTA-MILLER CAROLYN L I, WILLIS IAN RUSSELL
Mailing Address:	830 E RIO GRANDE ST COLORADO SPRINGS CO, 80903-4559
Location:	10775 MOUNTAIN AVE
Tax Status:	Taxable
Zoning:	-
Plat No:	14449
Legal Description:	LOT 2 UPLAND SUBDIVISION

**MARKET & ASSESSMENT DETAILS**

	Market Value	Assessed Value
Land	\$48,900	\$3,500
Improvement	\$97,895	\$7,000
Total	\$146,795	\$10,500

**RESIDENTIAL - N/A (1)**

Market Value \$97,895

Assessment Rate	7.15	Above Grade Area	-
Bldg #	1	First Floor Area	-
Style Description	N/A	Above First Floor Area	0
Property Description	FRAME AVERAGE QUALITY	Lower Level Living Area	0
Year Built	1975	Total Basement Area	-
Dwelling Units	1	Finished Basement Area	-
Number of Rooms	-	Garage Description	-
Number of Bedrooms	-	Garage Area	-
Number of Baths	-	Carport Area	-

**LAND DETAILS**

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RES.	7.150	16700 SQFT	\$48,900

**SALES HISTORY**

	Sale Date	Sale Price	Sale Type	Reception
+	01/13/2020	\$0	-	220714449

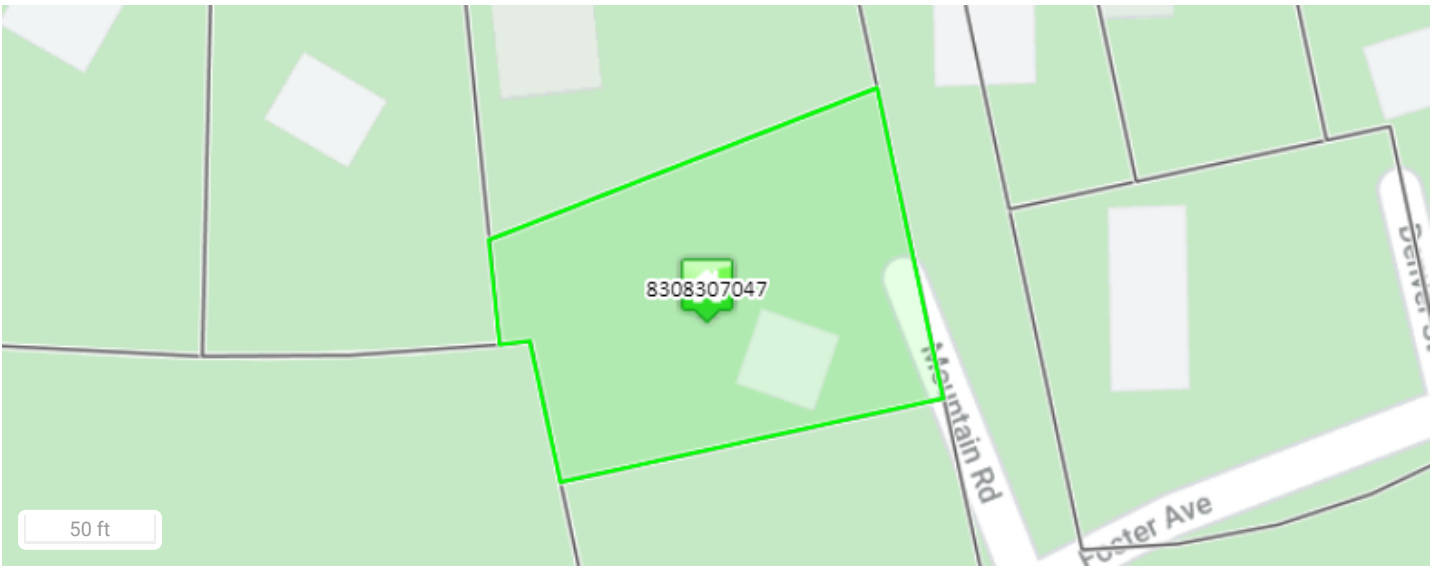
**TAX ENTITY AND LEVY INFORMATION**

County Treasurer Tax Information

Tax Area Code: **HBG** Levy Year: **2019** Mill Levy: **104.303**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.222	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF GREEN MOUNTAIN FALLS	17.588	LAURA KOTAWA	(719) 684-9414
EPC-GREEN MTN FALLS ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
MANITOU SPRINGS SCHOOL NO 14	58.817	SUZI THOMPSON	(719) 685-2011
PIKES PEAK LIBRARY	3.731	MIKE VARNET	(719) 531-6333
GREEN MTN FALLS/CHIPITA PARK FIRE	16.615	JEFF IDLEMAN	(719) 684-2293





No Photo Available



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To: Planning Commission  
From: GMF Land Use & Planning  
Date: June 4, 2020  
Re: Plan Review PR2020-09, Garage Rehabilitation at 6992 Colorado Street

---

### **Background**

The Applicant is requesting the Planning Commission's consideration for improvements on an existing 256 SF garage at 6992 Colorado Street. The owner/applicant submitted numerous illustrations, letter of explanation, Land Use Approval Application, Site Plans, and the Application fee. The letter outlines the scope of work: demolition of the upper structure- leaving the existing 6.42' stone wall- then constructing pony walls, finished with cedar plank siding and a metal roof with tubular skylights.

### **Discussion**

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

*Setback requirements §16-305(d)(4):*

- a. front, fifteen (15) feet*
- b. side, five (5) feet*
- c. rear, ten (10) feet*

The electronic file maintained by Town Hall, *Official Town Zoning Map 2007*, and the El Paso County Assessor's Office (**Attachment C**) show parcel ID 8308301004 as a 7,500 SF property zoned R-1 5,000 Single-Family Residential within the designated Hillside Overlay Zone.

The Applicant's site plan footprint shows the existing structure's distances to the lot line, which meet minimum setback requirements: 18.0' front (north); 5.0' side (west).

Comparing the Assessor's plat with the Google aerial view illustrates one of the unique challenges with land use in GMF: the subject lot stretches to the Hondo ROW; however, at some point in history, Colorado Street was cut through the owners' property.

#### **Sec 16-601 Accessory Building and Uses**

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

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

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

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

- a. Architectural compatibility;*
- b. Bulk of the proposed building or structure in relation to surrounding buildings and land;*
- c. Vehicular access and parking;*

- d. Pedestrian access; and*
- e. Relation to existing and future open space.*

The Applicant is conducting a rehabilitation project to make the existing structure functional and safe for parking and storage. By leaving the stone wall they maintain some of the rustic character of the cabin. The issue of vehicular access will likely be improved by having a functioning garage; as it stands, the owners must park off-street on their lot- which is being used as Colorado Street. The height of the garage will be increased by 4.5' to 14.5' above final grade. No comments have been received from neighbors regarding viewshed obstruction. The Applicant can speak to any changes in views for upslope or downslope homes. Staff believes the proposed project is consistent with the policies in §16-705.

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

The subject property on Hondo Avenue is in the designated Hillside Overlay Zone (HO). Objectives of HO include conserving natural features, minimizing runoff and erosion, providing safe access to hillsides, and preventing taxpayer burden from hillside development.

There will be some minor cutting to clear debris that has accumulated over years of plowing and road maintenance, but the trigger for a grading permit (§17-83) will not be met. The proposed project is partly a mitigation effort to stop the erosion caused by upslope development and the unplatted gravel road being cut arbitrarily through their lot. Staff did not receive any written public comment, but the Applicant reported she consulted with her next-door neighbor, a license professional engineer, who did not object to any portion of the project.

Staff's only concern is whether the project, which is not formally being reviewed by a professional engineer for erosion control, may experience future issues from road grading/plowing and heavy monsoon rains. However, given that the proposed project will not trigger any additional permit requirements, staff believes the proposed improvements meet the intent of the Code.

**Conclusion**

Staff has reviewed the Applicant's materials and recommends approval of PR2020-09 with the following conditions:

1. The Applicant show proof of GMF Business License from any licensed contractor's conducting work in GMF Town.

Green Mountain Falls  
Planning Commission  
P.O. Box 524  
10615 Unit B - Green Mountain Falls Rd  
Green Mountain Falls, CO 80819

Cara M Bennett  
PO Box 836  
6992 Colorado ST  
GMF, CO 80819

Project Address:  
6992 Colorado Street  
Green Mountain Falls, CO 80819

LETTER OF EXPLANATION

To Whom It May Concern:

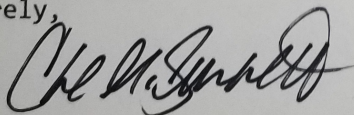
5/26/2020

Our property is located at the corner of Hondo Ave and Colorado Street. Unfortunately, many years of runoff from Hondo Ave and the neighboring property to the west, as well as routine road maintenance (plowing/grading), has deposited an exceptional amount of dirt and gravel in front of, and also inside of, the entry to our garage. The resulting accumulation has reduced our garage opening to less than five and a half feet tall, making it too short to pull a vehicle into and too small of an opening to accommodate a garage door needed to secure personal property. This is not an application for new construction, rather an application to improve the existing structure in order to restore it's functionality.

The existing garage is built into the hillside, constructed of stone foundation walls with a wood, shingled roof sitting directly atop of that, secured with bolts into the stone foundation walls. Our plan is to add height to the garage while using the existing stone foundation.

First, we would remove and dispose of the current roof. Then, to correct future water/runoff issues, we'd fill the inside of the garage floor to raise the grade up to be slightly higher than the grade of the road. After that, we'd add pony walls (approx 4ft in height, dependent on the final grade) by bolting them into the existing stone foundation. Then we'd add the roof trusses and complete the framing of the garage door opening. Lastly, the exterior walls will be covered in natural cedar siding, with a green metal roof (non-corrugated) and a brown garage door; consistent with many other homes in the area. Color scheme example attached. Note: The garage does not have electricity, so lighting will be addressed using two tubular skylights.

Sincerely,



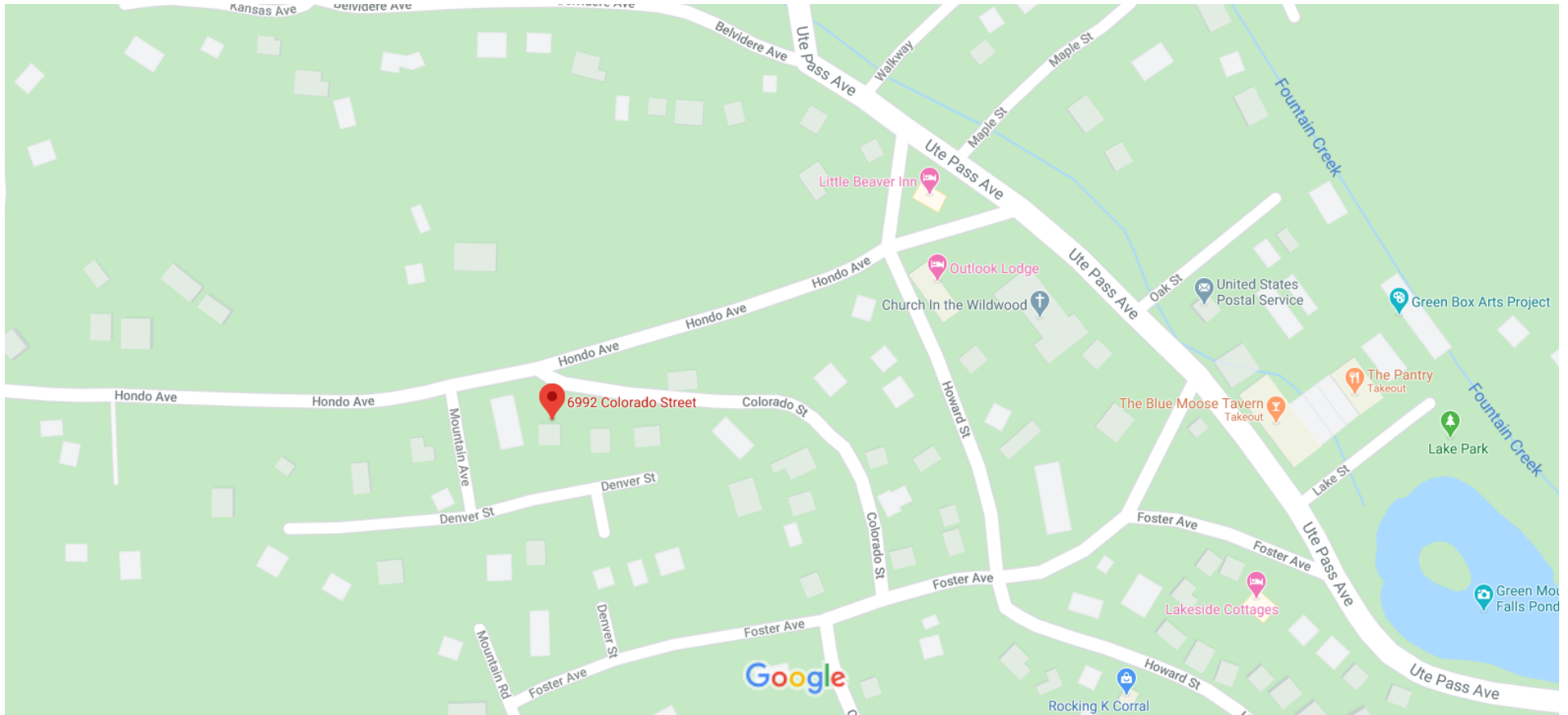
5/26/2020

Cara M Bennett  
Applicant/Property Owner  
785-727-9769



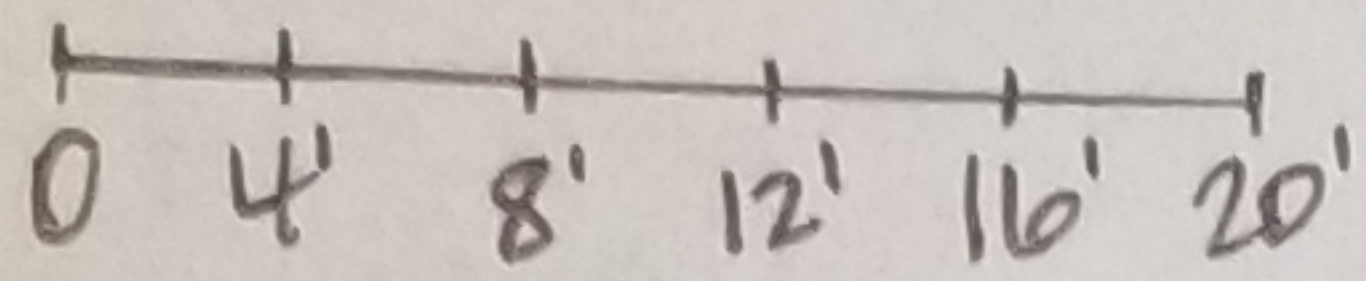
# 6992 Colorado St

Vicinity Map

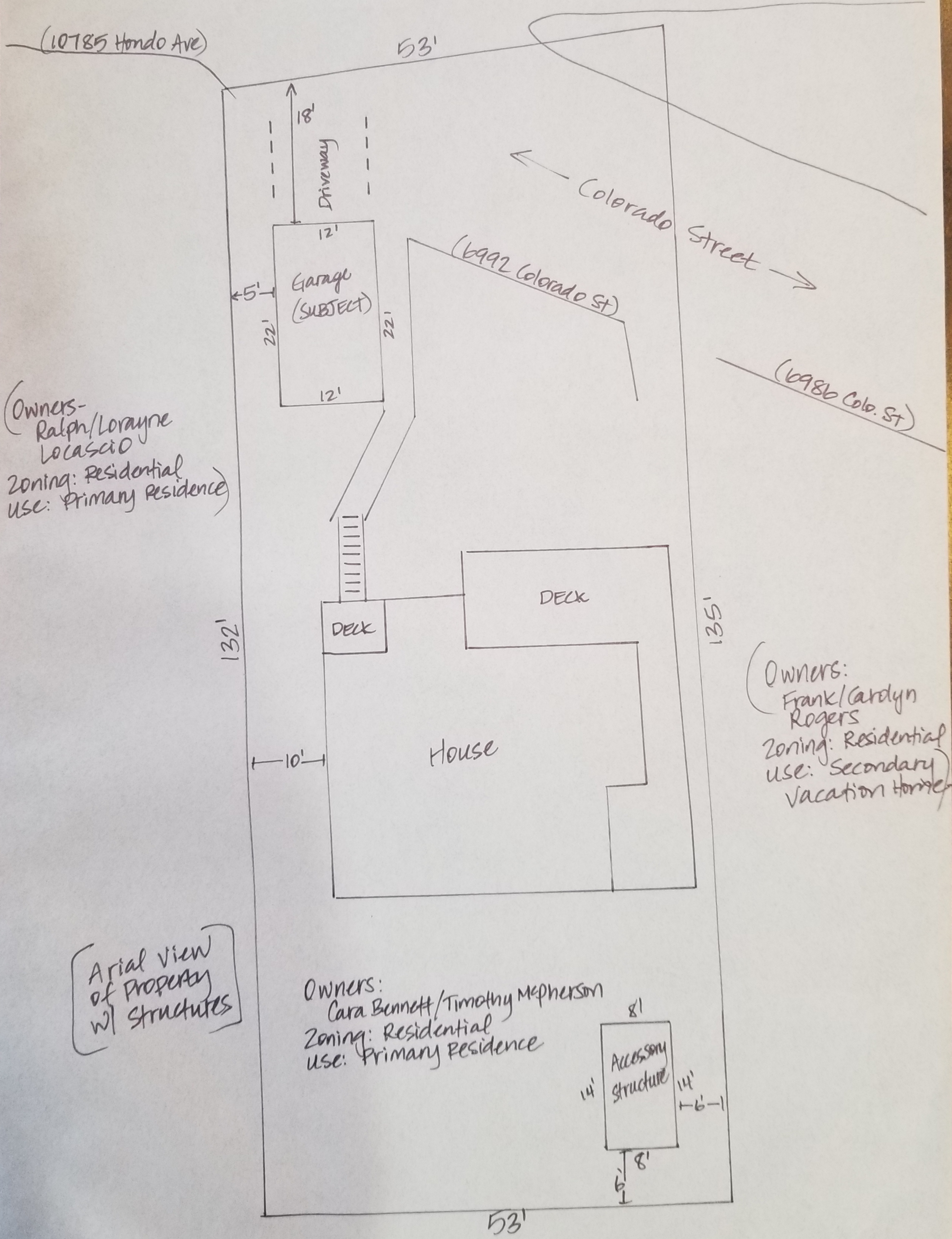
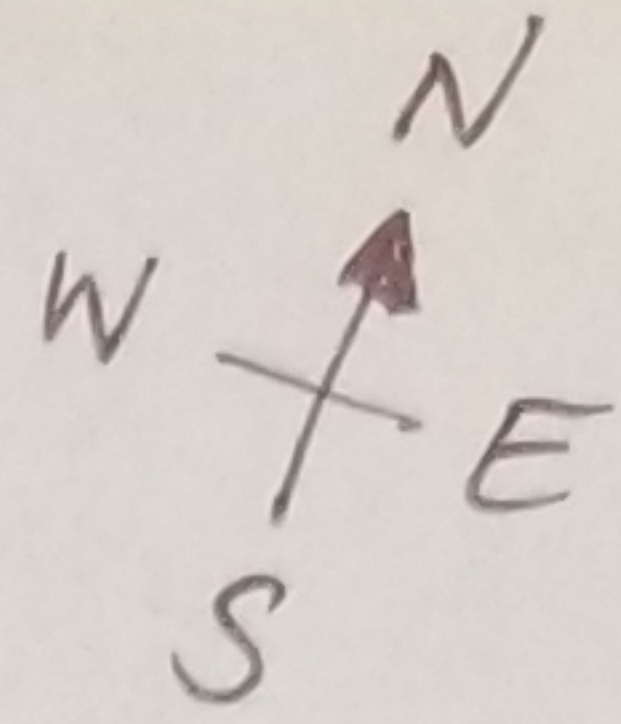


Map data ©2020 100 ft

Scale (1cm = 4 feet)



Hondo Ave

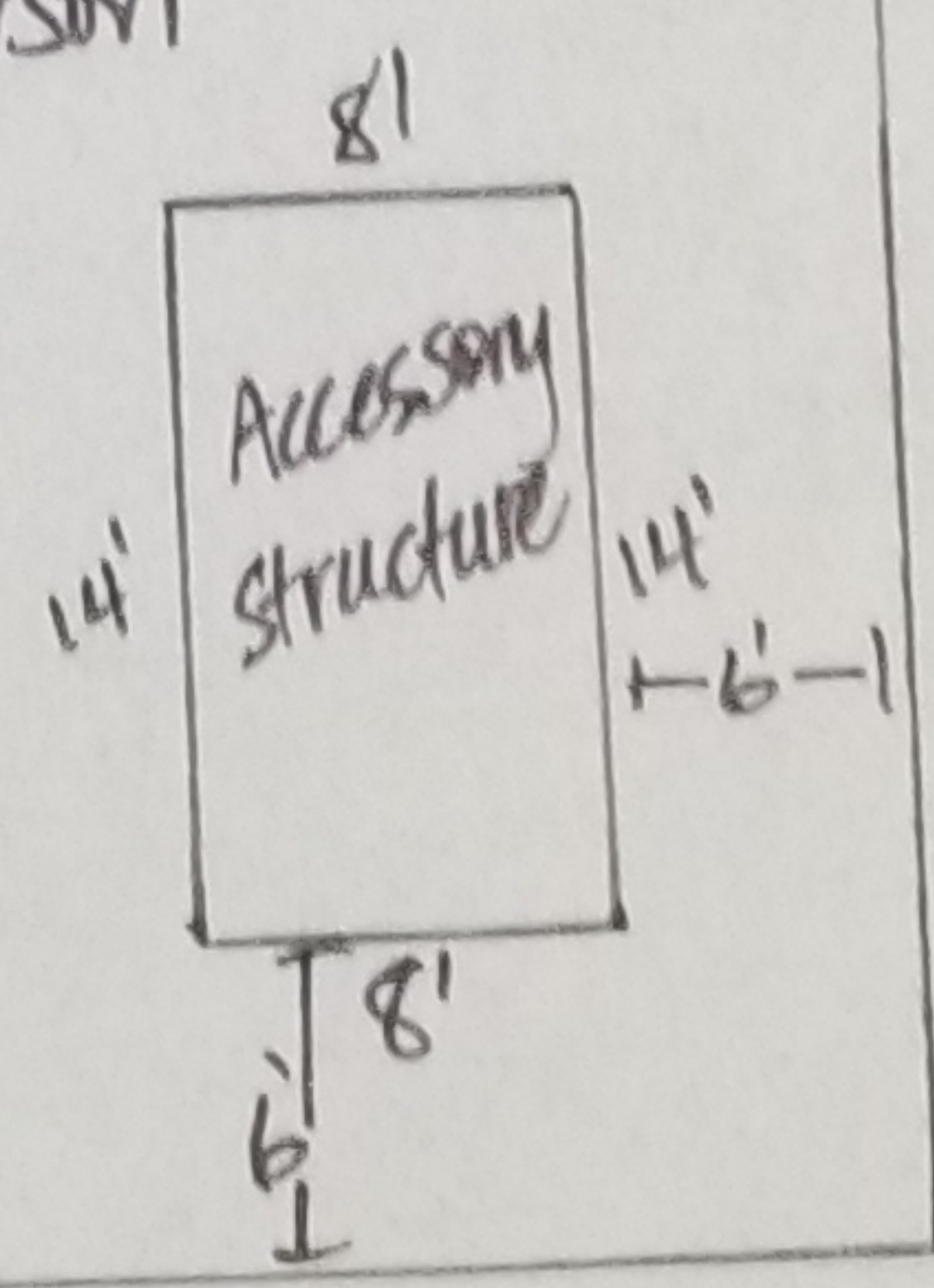


Owners -  
Ralph/Lorayne  
Locascio  
Zoning: Residential  
Use: Primary Residence

Owners:  
Frank/Carolyn  
Rogers  
Zoning: Residential  
Use: Secondary  
Vacation Home

Arial view  
of property  
w/ structures

Owners:  
Cara Bennett/Timothy McPherson  
Zoning: Residential  
Use: Primary Residence

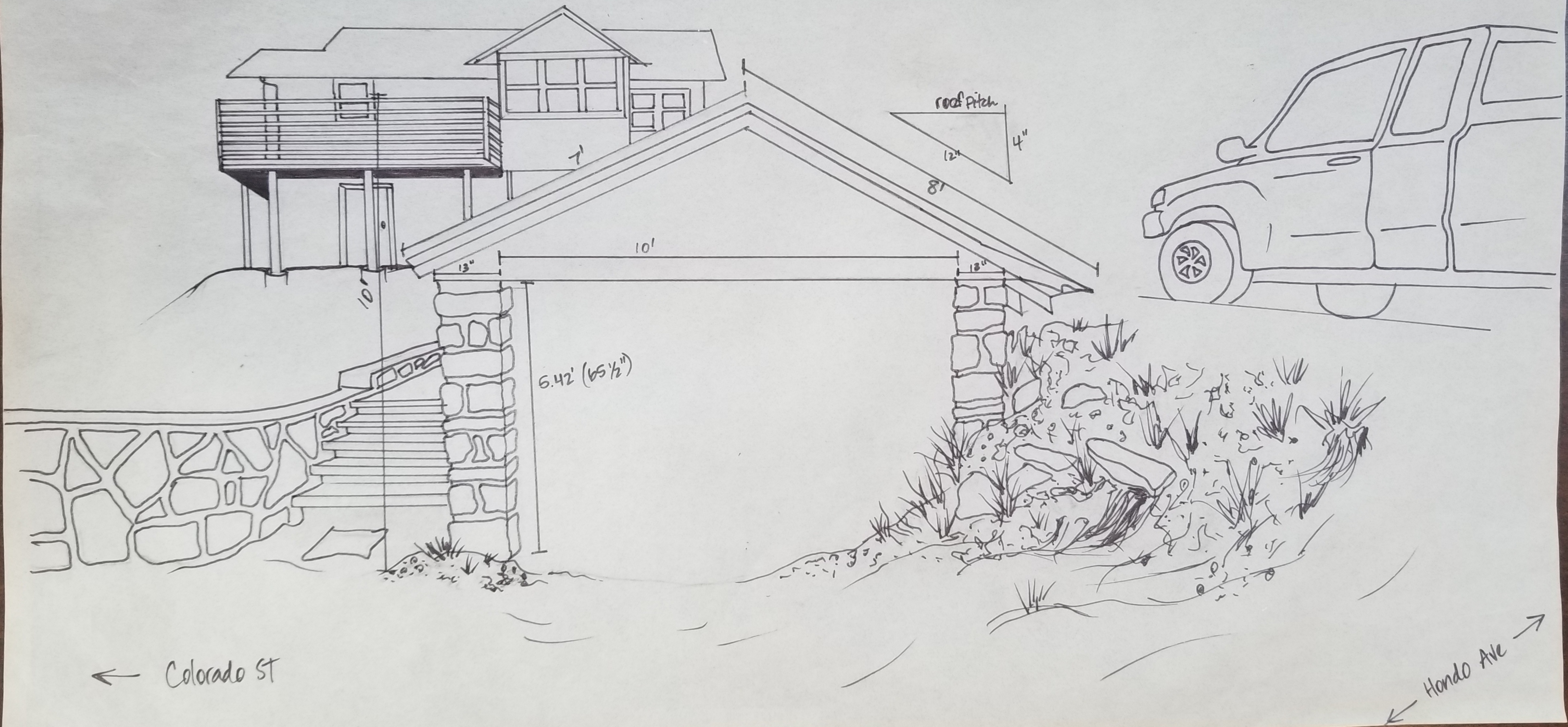
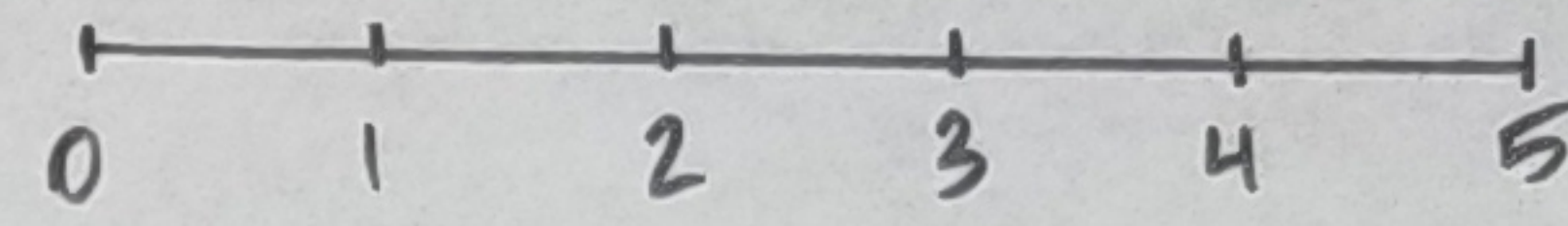
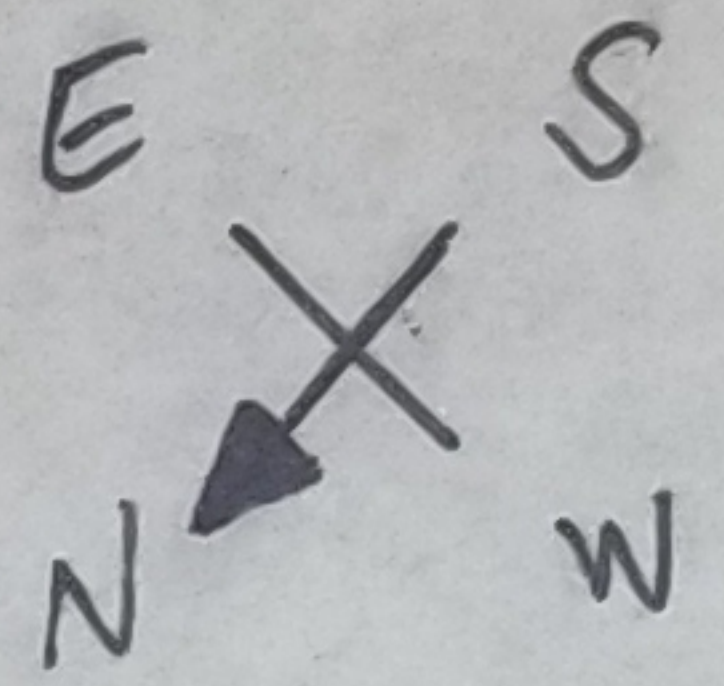


5/26/2020



Existing Structure - Front

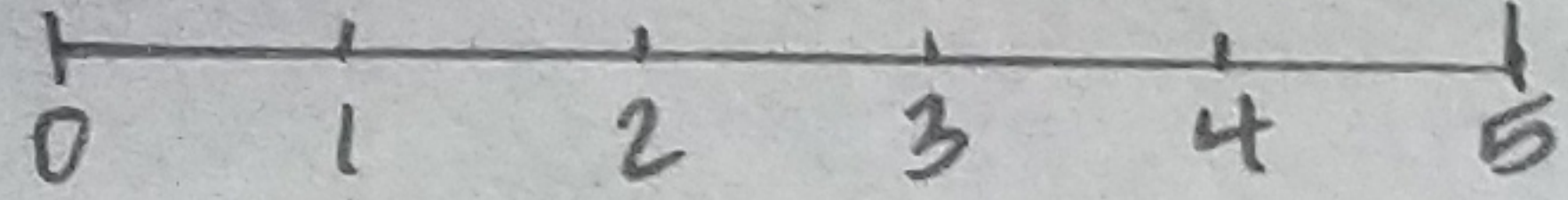
Scale: 1/2" = 1 foot



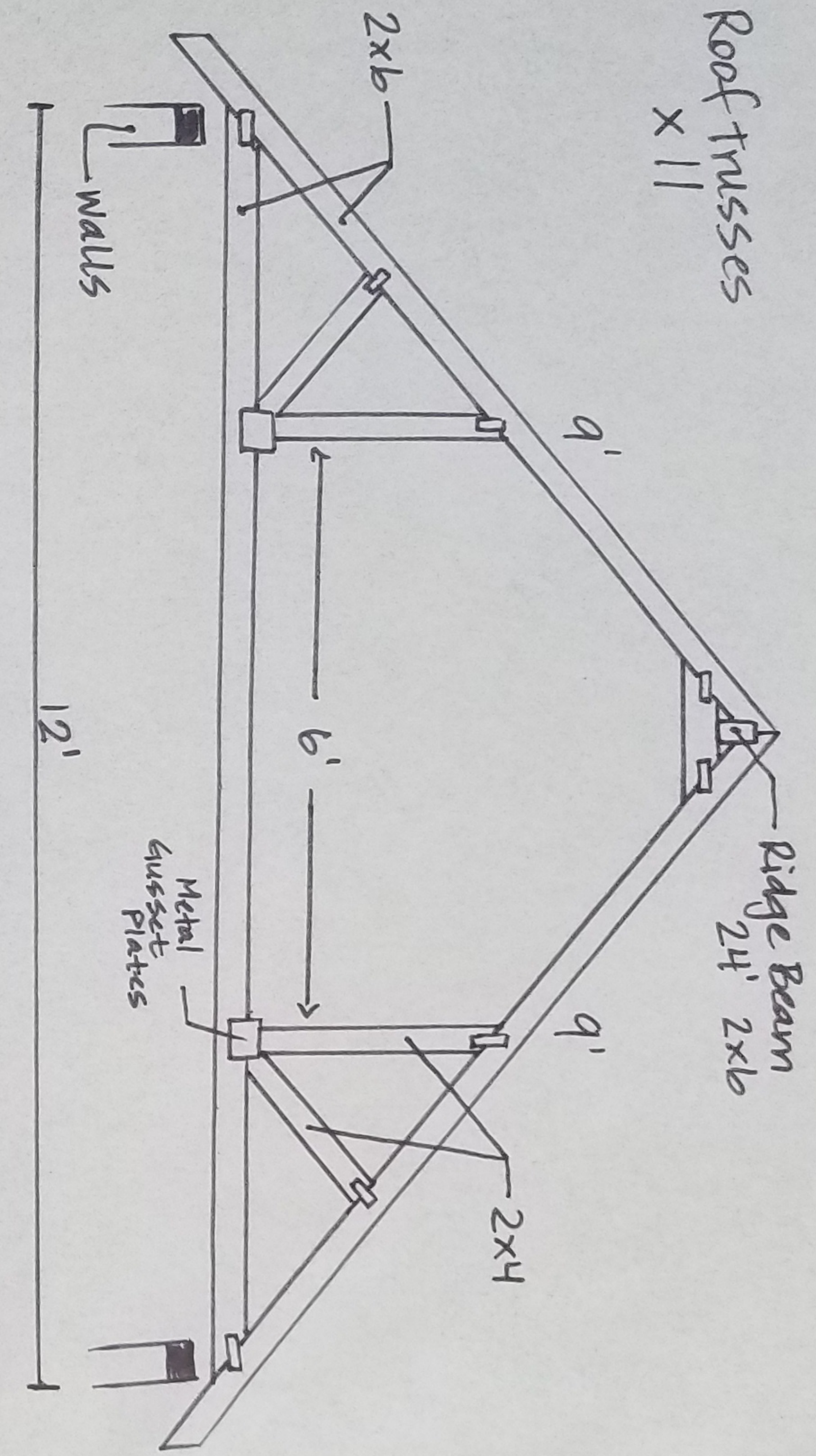
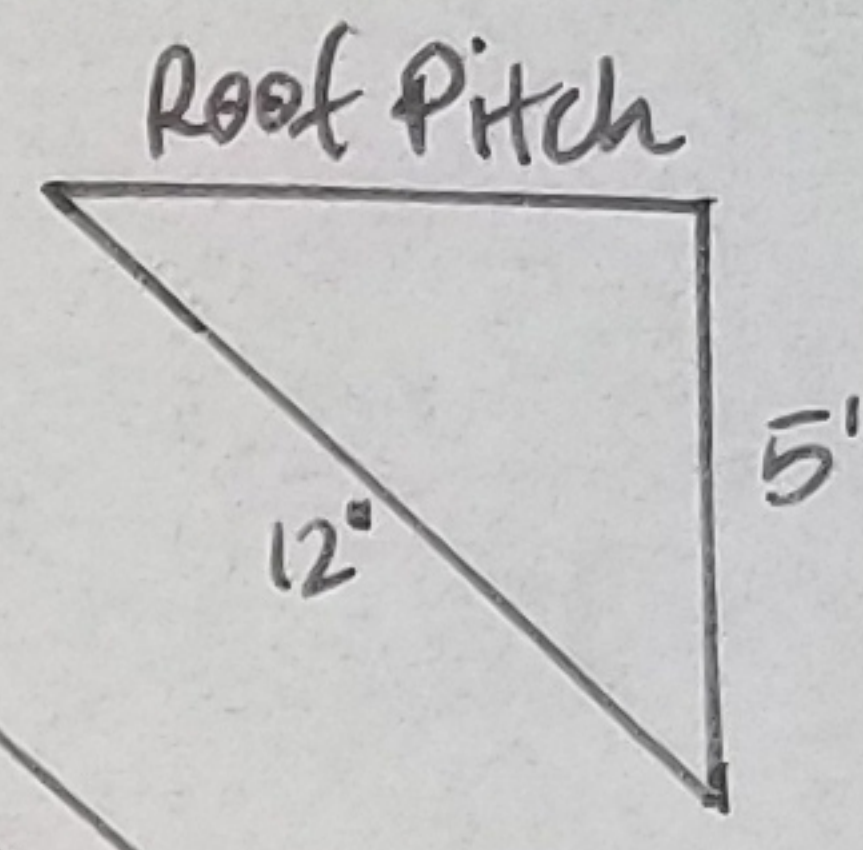
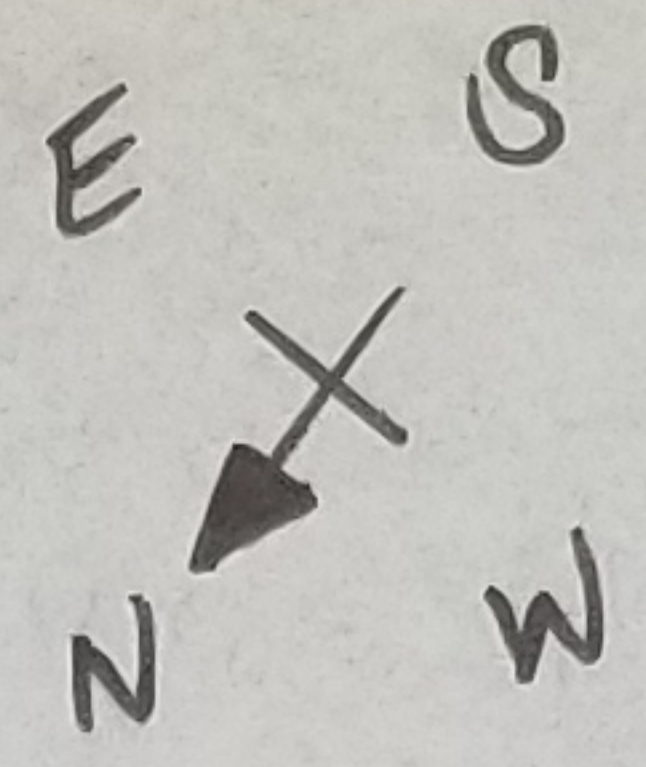
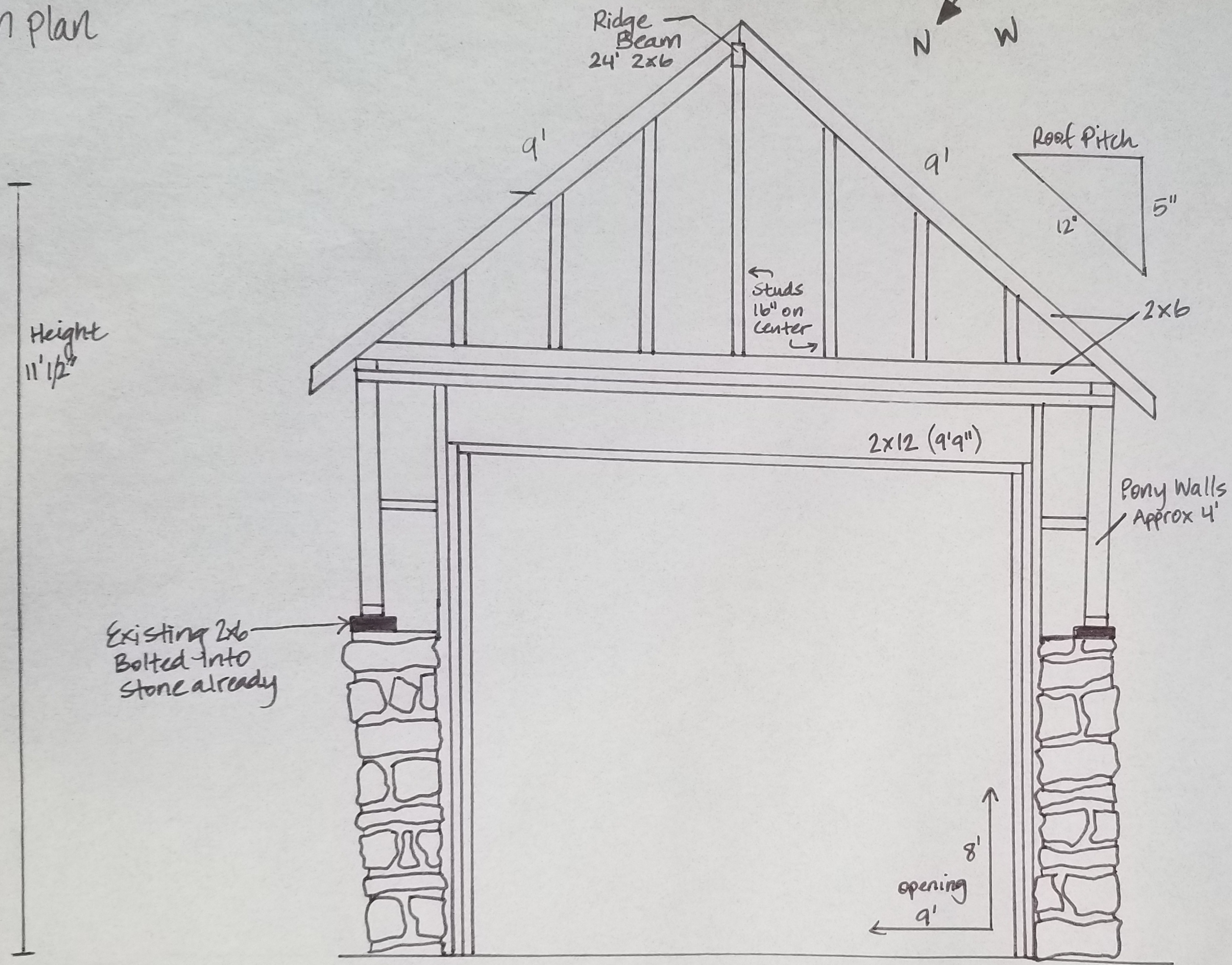
5/26/2020



Scale 1/2" = 1 foot



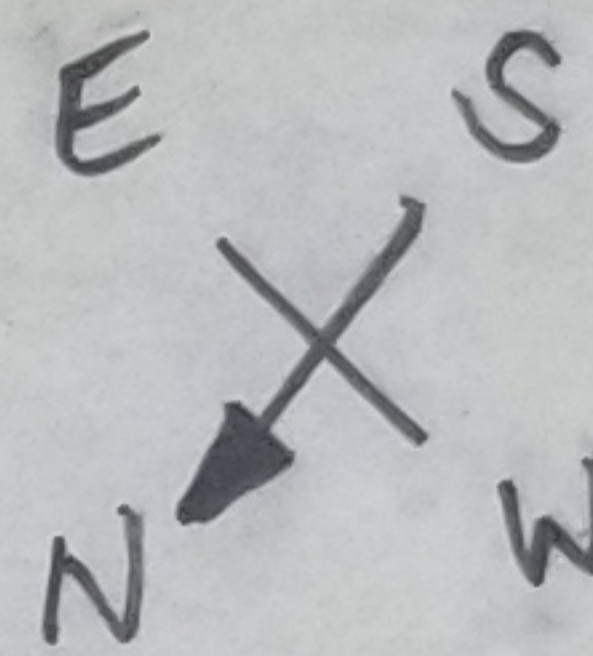
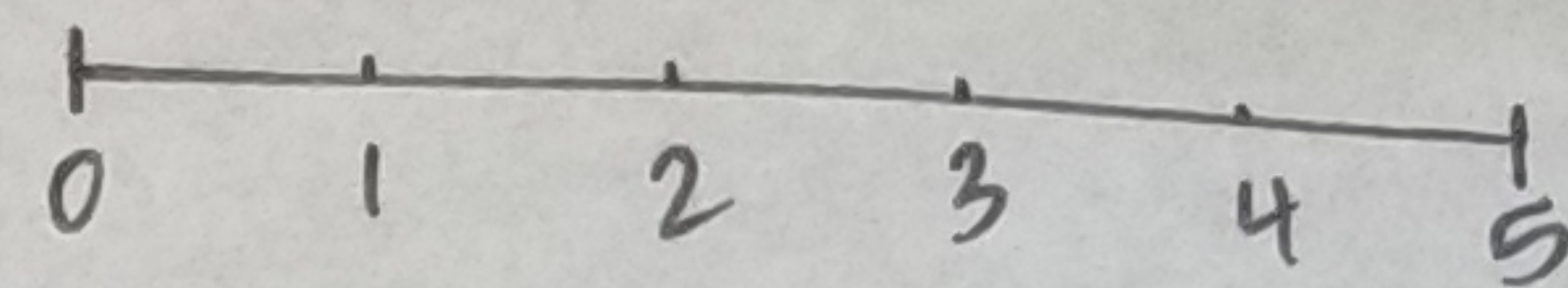
### Construction Plan Front



5/26/2020

Completed Exterior  
Front

Scale 1/2" = 1 foot

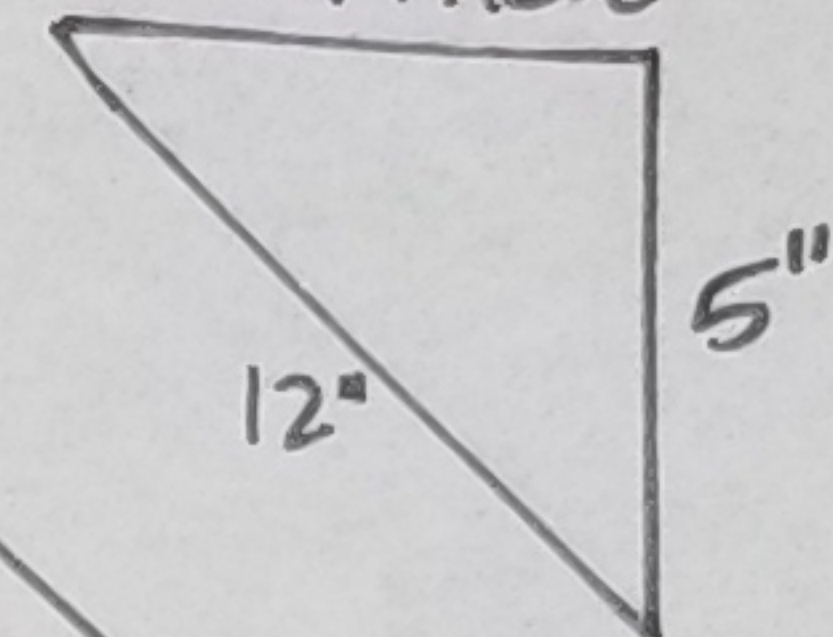


Total  
14 1/2'  
above  
final  
grade

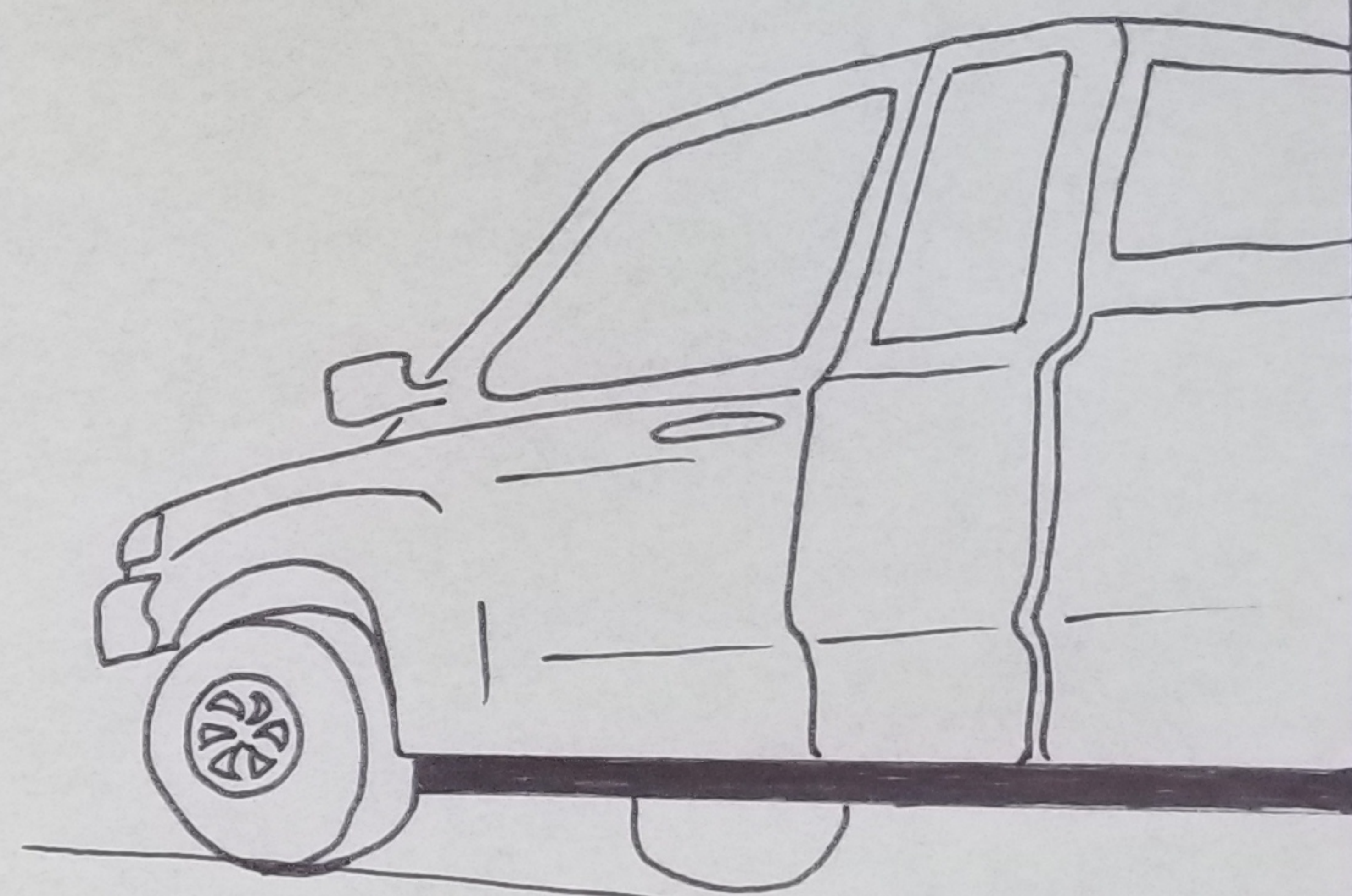
9'

9'

Roof Pitch



Cedar  
Plank  
Siding



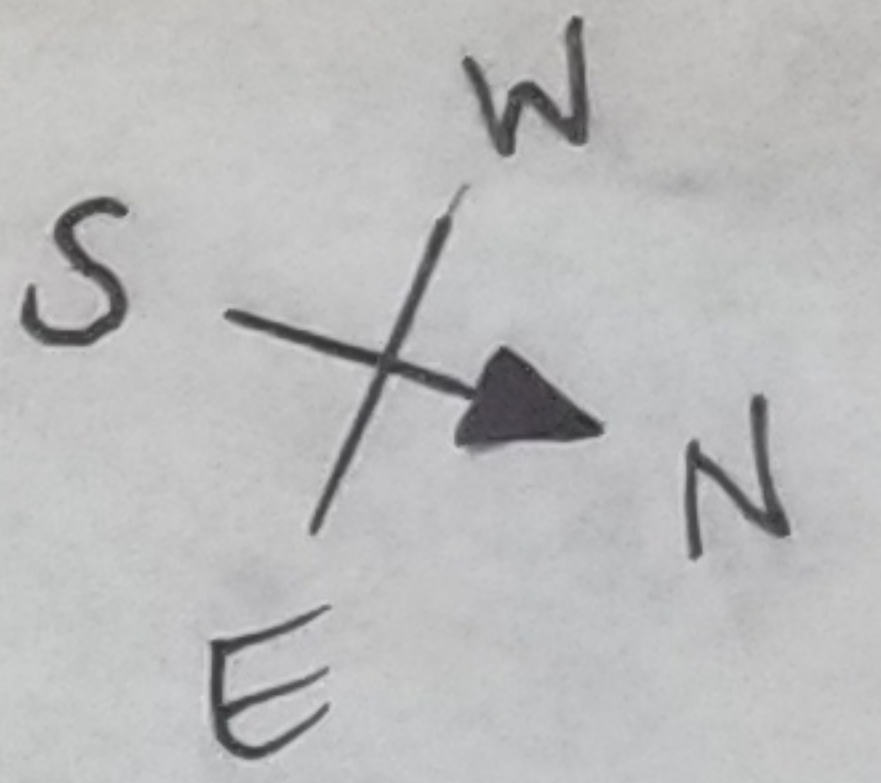
3 1/2'

garage door 9' x 8'

← Colorado St

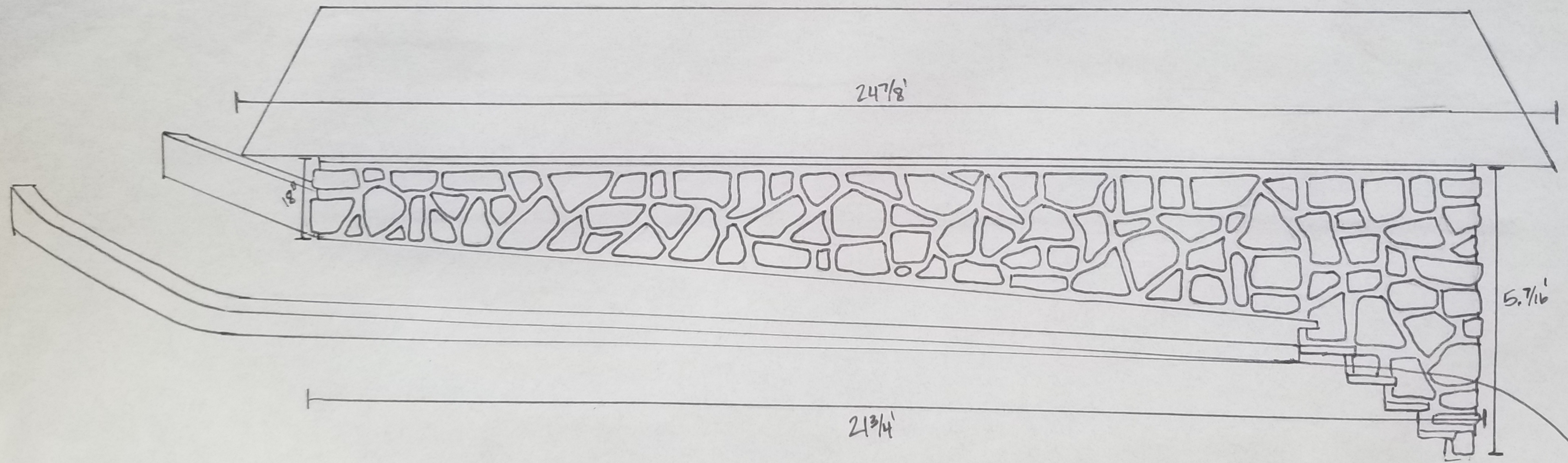
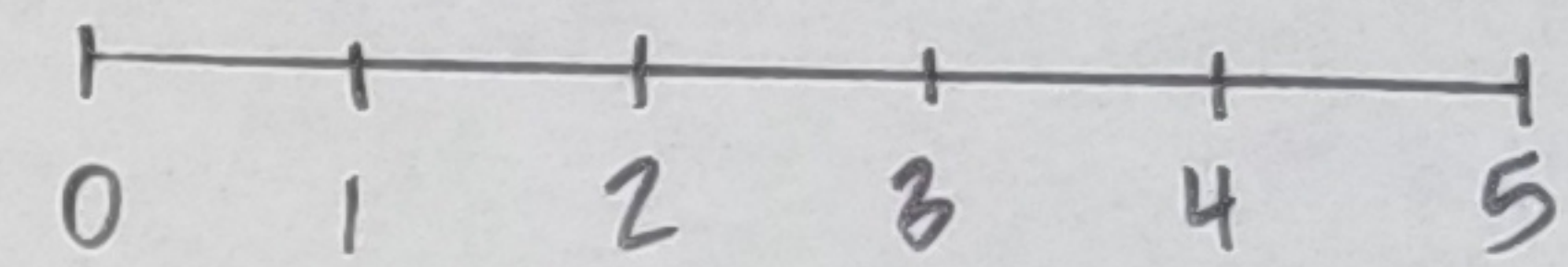
← Hondo Ave →

5/26/2020



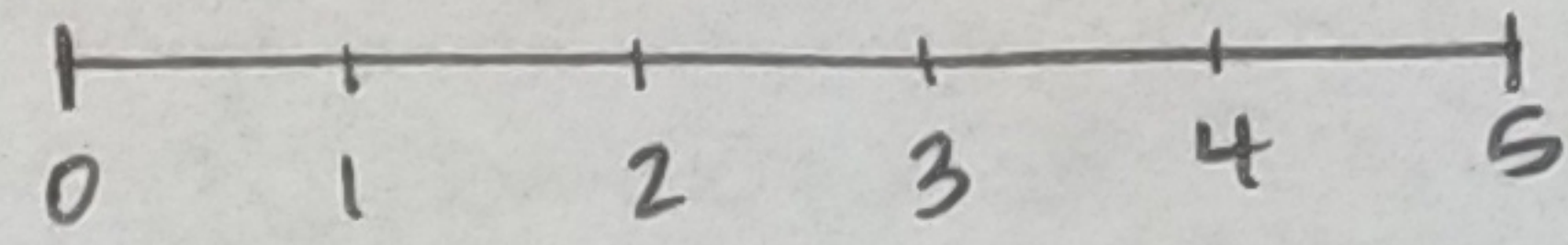
Existing Structure  
East Side (left)

Scale:  $\frac{1}{2}'' = 1 \text{ foot}$

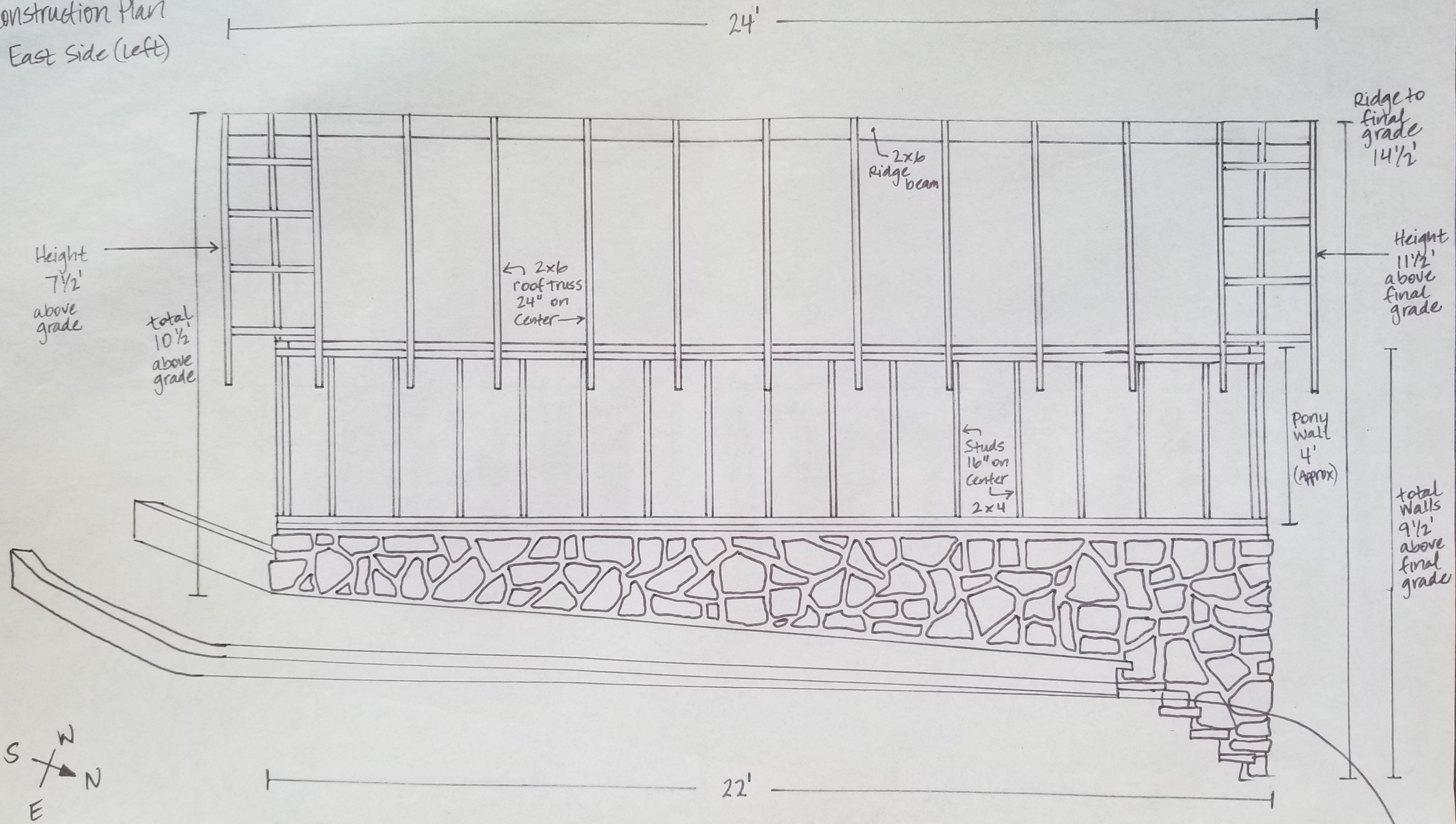


5/26/2020

Scale 1/2" = 1 foot



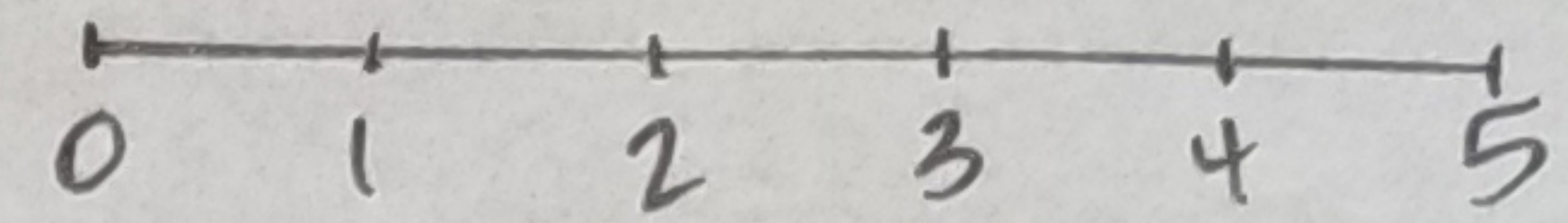
Construction Plan  
East Side (left)



5/26/2020

Completed Exterior  
East Side (left)

Scale 1/2" = 1 foot



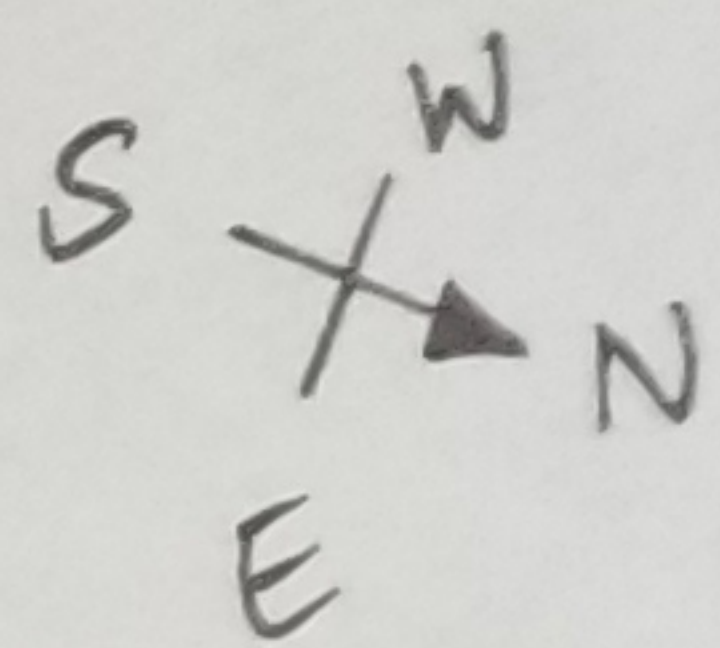
24'

Tubular  
skylights

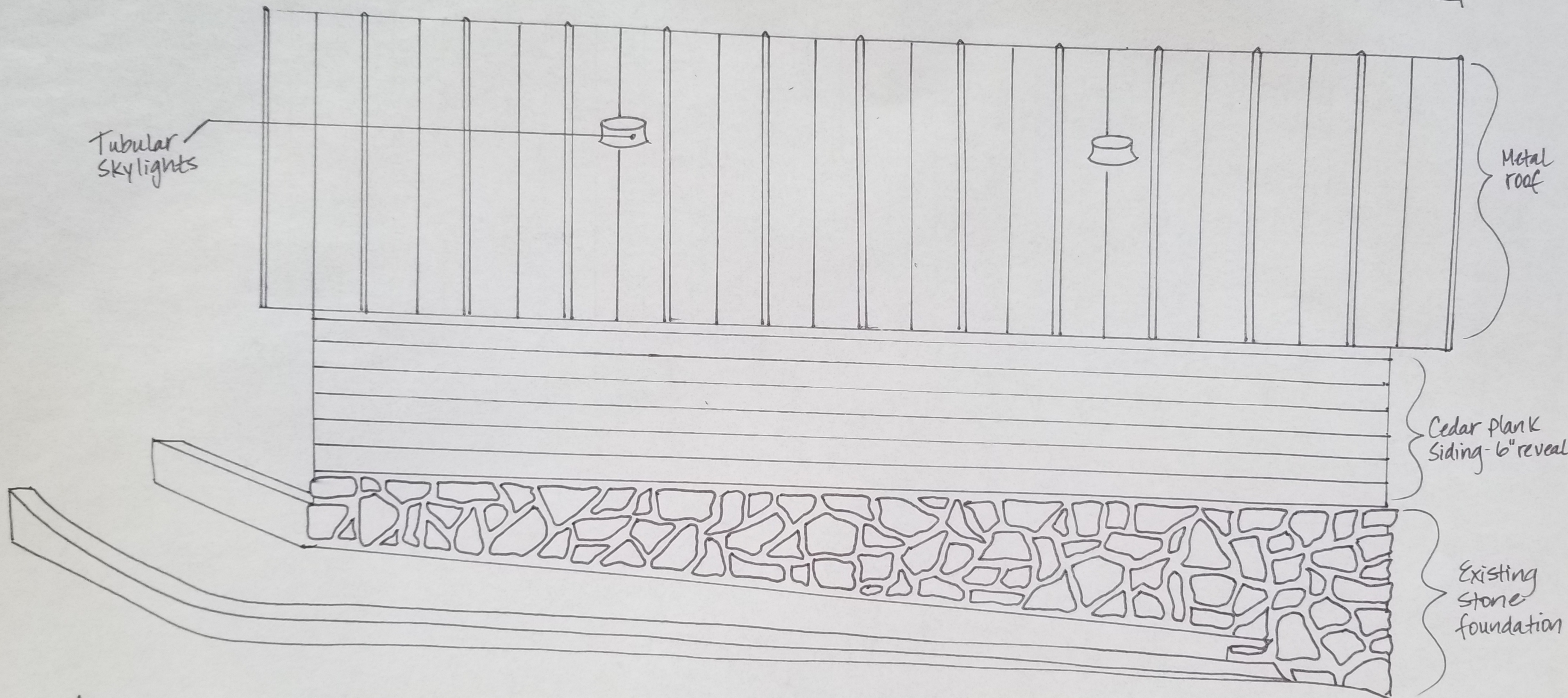
Metal  
roof

Cedar plank  
Siding - 6" reveal

Existing  
stone  
foundation



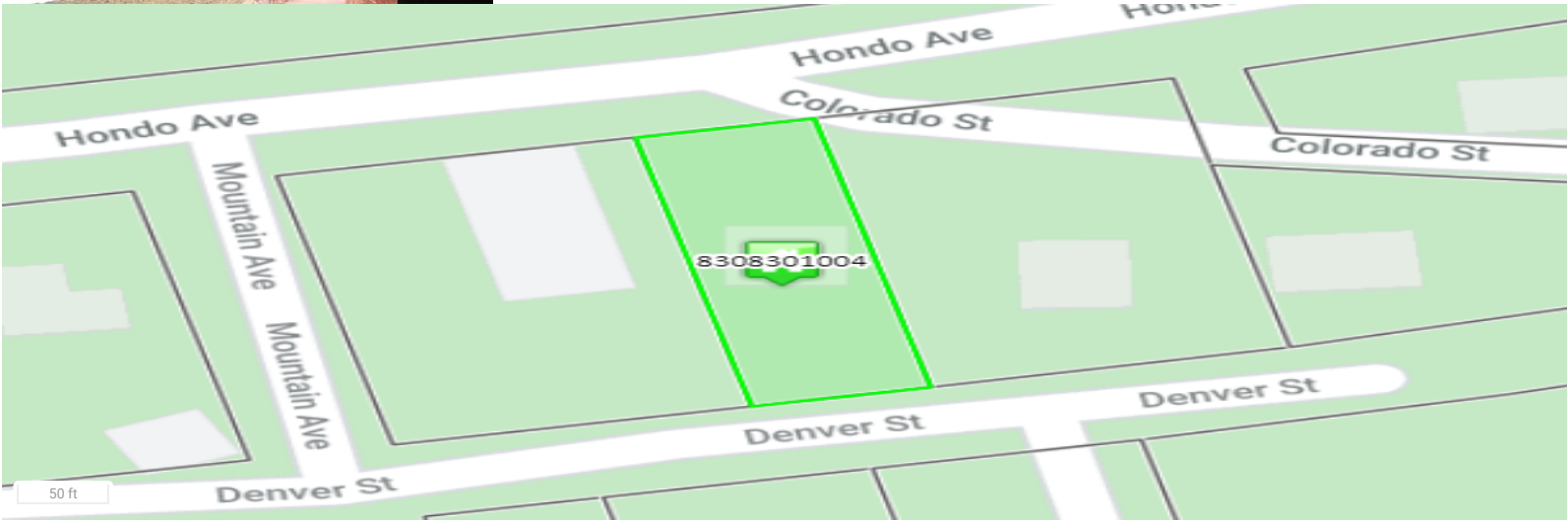
5/26/2020



8308301004

# 6992 COLORADO ST

Total Market Value  
**\$214,030**



## OVERVIEW

Owner:	BENNETT CARA M
Mailing Address:	6992 COLORADO ST GREEN MTN FLS CO, 80819
Location:	6992 COLORADO ST
Tax Status:	Taxable
Zoning:	-
Plat No:	380
Legal Description:	LOT 3 BLK 45 GREEN MOUNTAIN FALLS ADD 5

## MARKET & ASSESSMENT DETAILS ?

	Market Value	Assessed Value
Land	\$34,700	\$2,480
Improvement	\$179,330	\$12,820
Total	\$214,030	\$15,300

## LAND DETAILS

SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
1	SINGLE FAMILY RES.	7.150	7500 SQFT	\$34,700

## BUILDINGS DETAILS

Residential - RANCH (1)

Market Value \$179,330

Assessment Rate	7.15	Above Grade Area	728
Bldg #	1	First Floor Area	728
Style Description	RANCH	Above First Floor Area	0
Property Description	FRAME AVERAGE QUALITY	Lower Level Living Area	0
Year Built	1948	Total Basement Area	352
Dwelling Units	1	Finished Basement Area	163
Number of Rooms	5	Garage Description	Detached
Number of Bedrooms	2	Garage Area	264
Number of Baths	1.50	Carport Area	-

SALES HISTORY

	SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
+	12/22/2016	\$198,000	Good sale	216148661
+	08/06/2007	\$209,900	Good sale	207102909
+	11/15/2004	\$161,000	Good sale	204188196
+	05/19/2003	\$0	-	203107434
+	04/10/1995	\$69,000	Good sale	95033934
+	11/05/1986	\$0	Cannot Verify, no TD1000	1478169
+	05/03/1985	\$0	-	1245278
+	10/11/1979	\$0	Good sale	606605
+	08/09/1978	\$0	-	461968
+	07/18/1978	\$0	-	454582
+	11/12/1968	\$0	-	634134
+	10/23/1968	\$0	-	630678

TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

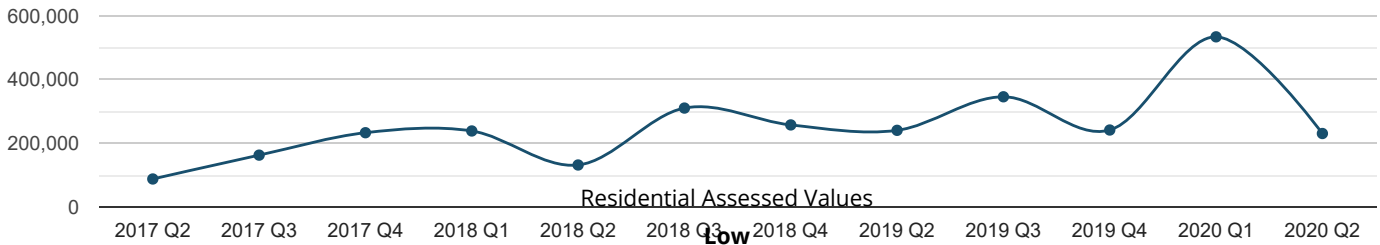
Tax Area Code: HBG Levy Year: 2019 Mill Levy: 104.303

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	7.222	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
TOWN OF GREEN MOUNTAIN FALLS	17.588	LAURA KOTAWA	(719) 684-9414
EPC-GREEN MTN FALLS ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
MANITOU SPRINGS SCHOOL NO 14	58.817	SUZI THOMPSON	(719) 685-2011
PIKES PEAK LIBRARY	3.731	MIKE VARNET	(719) 531-6333
GREEN MTN FALLS/CHIPITA PARK FIRE	16.615	JEFF IDLEMAN	(719) 684-2293

MAP SHEET

Click to view Map Sheet 1

Median Residential House Price

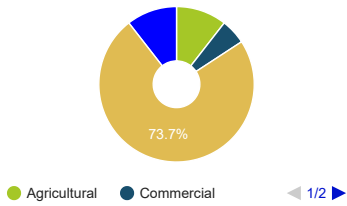


**Low**  
\$23,100 [↗](#)

**Median**  
\$218,547

**High**  
\$621,417 [↗](#)

Res. Sales by Type



Residential Sale Prices

**Biggest Sale**  
\$600,000

**Average Home Price**  
\$327,000

**Lowest Sale**  
\$150,000

Disclaimer

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





## The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819  
(719) 684-9414 [www.gmfco.us](http://www.gmfco.us)

### Committee Volunteer Application

Volunteer Position applying for: Planning Commission

Name: Todd Dixon

Street Address: [REDACTED]

City, State: Green Mountain Falls, CO Zip Code: 80819

Phone Number: [REDACTED] B [REDACTED]ail.com

How many years have you been a resident of Green Mountain Falls: 0, but have been coming out every summer since the mid '60s

Current Employer/Occupation: Soon to retire from the FAA/Manager, Denver ACO Branch

Work Experiences that may apply: I am currently Managing the office that oversees aircraft and aircraft parts certification for Colorado, Utah, Wyoming and Montana. It has numerous technical and political attributes that I've had to deal with for the last 10+ years

Other Volunteer Experiences that may apply: \_\_\_\_\_

School Board Member; USD 331, Kingman/Norwich Schools for 8 years

Any Special Qualifications that may apply to this volunteer position: \_\_\_\_\_

My wife and I have recently built a brand-new home in the area.

Other Current Volunteer Positions you hold: None

Reasons for choosing this Volunteer Opportunity: I believe I have skills and experience that can help the community I will be living in (we take possession of our house on May 29th).

\*Please attach any other relevant information/documentation that would enhance your application.

By signing below, you acknowledge that the Town of Green Mountain Falls IS NOT liable for any harm and/or injury sustained while volunteering at any Town facilities or activities.

You also agree that all information you have provided in this application is true to the best of your knowledge.

Volunteer Signature:  Date: April 16, 2020

Are you 18 years or older? YES  NO

If NO, Guardian Signature: \_\_\_\_\_



# Planning Commission Volunteer Application

---

Name: \_\_\_\_\_

Street Address/PO Box: \_\_\_\_\_

Phone: \_\_\_\_\_ Email address: \_\_\_\_\_

How long have you been a resident of Green Mountain Falls? \_\_\_\_\_

Applicable Work and Volunteer Experience: \_\_\_\_\_

Additional Qualifications: \_\_\_\_\_

Previous GMF Volunteer Positions: \_\_\_\_\_

Reason for Serving on the Planning Commission: \_\_\_\_\_

Attach any additional document that would enhance your application.

By signing below, you acknowledge that the Town of Green Mountain Falls IS NOT liable for any harm and/or injury sustained while volunteering at any Town facilities or activities. All information you have provided in this application is true to the best of your knowledge.

By checking this box, you are agreeing to the above statement and are submitting an electronic signature by typing your name and today's date in the space provided.

Volunteer Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## The Town of Green Mountain Falls

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(719) 684-9414 [www.gmfco.us](http://www.gmfco.us)

### Committee Volunteer Application

Volunteer Position applying for: PLANNING COMMISSION

Name: SEAN IVES

Street Address: [REDACTED]

City, State: GREEN MOUNTAIN FALLS CO Zip Code: 80819

Phone Number: [REDACTED]

How many years have you been a resident of Green Mountain Falls: 28 YEARS

Current Employer/Occupation: RETIRED

Work Experiences that may apply: MILITARY, LAW ENFORCEMENT

Other Volunteer Experiences that may apply: COMMITTEE TO FIND GREEN MTN FALLS MARSHAL, TWICE

Any Special Qualifications that may apply to this volunteer position: THE TIME AND THE WILL

\* Other Current Volunteer Positions you hold: EL PASO COUNTY WILDCRAN FIRE

Reasons for choosing this Volunteer Opportunity: I HAVE WORKED WITH DICK BRATTON IN THE PAST AND WISH TO AGAIN

\*Please attach any other relevant information/documentation that would enhance your application.

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You also agree that all information you have provided in this application is true to the best of your knowledge.

Volunteer Signature: [Signature]

Date: 4/22/20

Are you 18 years or older? YES  NO

If NO, Guardian Signature: \_\_\_\_\_

\* NATIONAL MUSEUM OF WWII AVIATION



## The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819  
(719) 684-9414 [www.gmfco.us](http://www.gmfco.us)

### Committee Volunteer Application

Volunteer Position applying for: Planning commission

Name: Adam Peters

Street Address: [REDACTED]

City, State: Green Mountain Falls, CO Zip Code: 80819

Phone Number: [REDACTED]

How many years have you been a resident of Green Mountain Falls: 1 year

Current Employer/Occupation: Colorado Springs School District 11 (15 years employed)

Work Experiences that may apply: I currently work as a data processor and oversee the master schedule including planning the upcoming year

Other Volunteer Experiences that may apply: Coaching - Football, track

Any Special Qualifications that may apply to this volunteer position: Certified Social Studies teacher, dedicated to the community, creative, hard-working, Godly man

Other Current Volunteer Positions you hold: None

Reasons for choosing this Volunteer Opportunity: Green Mountain Falls will be my home for many years to come and if I can help make it better then that is my purpose (serve others)

\*Please attach any other relevant information/documentation that would enhance your application.

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You also agree that all information you have provided in this application is true to the best of your knowledge.

Volunteer Signature: Adam Peters Date: 5/23/2020

Are you 18 years or older? YES  NO

If NO, Guardian Signature: [REDACTED]

[Sent](#)

## Planning Commission Volunteer Application

Name: Donald J Vsetecka

Street Address/PO Box: [REDACTED]

Phone: [REDACTED]

How long have you been a resident of Green Mountain Falls? 5 years (28 years across Hwy 24)

Applicable Work and Volunteer Experience: 41 years lawyer (1972-2013). Silver Key volunteer driver 2017-2020.

Additional Qualifications: Hmmm? 74 years old ... I've seen and done so much. Retired now.

Previous GMF Volunteer Positions: None

Reason for Serving on the Planning Commission: No personal agenda. Love GMF and want to help the community in a non-political way.

Attach any additional document that would enhance your application.

By signing below, you acknowledge that the Town of Green Mountain Falls IS NOT liable for any harm and/or injury sustained while volunteering at any Town facilities or activities. All information you have provided in this application is true to the best of your knowledge.

By checking this box, you are agreeing to the above statement and are submitting an electronic signature by typing your name and today's date in the space provided.

Volunteer Signature: [Handwritten Signature] Date: Donald J Vsetecka

