



**Town of Green Mountain Falls
Planning Commission Regular Meeting
Agenda**

**Tuesday, February 8, 2022 @ 6:30 PM
In-person Meeting @ 10615 Green Mountain Falls Rd
Green Mountain Falls, CO 80819**

OR JOIN ZOOM MEETING:

<https://us02web.zoom.us/j/81122695634?pwd=bGI3NXdHWW9MQnRlZ3A2Vmt0RG1Hdz09>

Meeting ID: 811 2269 5634; Passcode: 433445

TIME		ITEM	DESIRED OUTCOME
6:30	1.	CALL TO ORDER	
	2.	AUDIO CHECK	
	3.	ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA	
		APPROVAL OF MINUTES	Action Recommended
		January 11, 2022, Regular Meeting Minutes	
	4.	January 25, 2022, Work Session Memo	
6:40	5.	PUBLIC HEARING: Public Comment for Variance 20220204: 10830 Ute Pass Ave – Firehouse Venue development	No Action Necessary
	6.	PUBLIC COMMENT**	
	7.	NEW BUSINESS	
	a.	Variance Application 20220204 – 10830 Ute Pass Ave – Firehouse Venue	Action Recommended
	b.	Permit 20220203 – 10830 Ute Pass Ave – Firehouse Venue – Zoning and Architectural Review	Action Recommended
	c.	Permit 20220207 – 10375 Ute Pass Ave – Shed for spring	Action Recommended
	d.	Permit 20220107 – 11190 Hondo Ave – Deck Replacement	Action Recommended
	e.	Volunteer Application Review – Mike Frey	Action Recommended
	7.	OLD BUSINESS	
	a.	Discussion – Code Rewrite Status	No Action Necessary
	8.	OTHER BUSINESS	
	9.	Adjournment	

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

Planning Commission Members:

Todd Dixon, Chair

Lamar Mathews, Commissioner

Sean Ives, Commissioner

Paul Yingling, Commissioner

One Vacant Seat



MEETING MINUTES
Planning Commission
January 11, 2022
6:30 p.m. Zoom/In Person Meeting

Commissioners Present: Todd Dixon, Sean Ives, Lamar Mathews, Paul Yingling

Commissioners Absent: Gregory Williamson

Ex Officio Member: Mayor Jane Newberry

Board of Trustees Liaison:

GMF Staff: Nate Scott

Agenda Item	Motion/Discussion	M/S	TD	SI	LM	GW	PY	JN
1. CALL TO ORDER / ROLL CALL	Call to order at 6:32pm							
2. AUDIO CHECK	Audio check done successfully.							
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	All ayes. Motion passed - 4/0	PY/LM	A	A	A		A	
4. APPROVAL OF MINUTES- December 11, 2021 Regular Meeting	All ayes. Motion passed - 4/0	LM/PY	A	A	A		A	
5. PUBLIC COMMENT	No public comments registered.							
6. NEW BUSINESS a. 012022-01 – 11120 Falls Ave. – Deck Replace	NS - Will change how the permits are numbered by date received for ease of tracking. Applicant wanting to replace a deck and has paid fees. Plan has been submitted to PPR. Removal of old deck. Slightly larger footprint but does not protrude the house walls. No ILC. Drawing submitted with dimensions. Tracked site by electrical poles and neighbors recently marked property lines. Materials and drawings were reviewed. Shared PC meeting time	PY/LM	A	A	A		A	

	with applicant but was possibly too late to join so applicant was not present. TD - Is it a 5000 lot? NS = yes. Moved to approve the deck replacement at 11120 Falls Ave. All ayes - 4/0. Motion passed.							
b. Nominating officers for 2022	TD - Running for mayor. Will be time consuming. NS - Willing to volunteer as secretary. Delay elections until work session since a PC member is absent? LM - cant be at work session. TD - hold off until all of the committee members are there. ND - thanked NS for volunteering as secretary. PY - Have nominations tonight. Follow up with approval. Are there off setting terms? JN - since it is voted at the first meeting, not an issue. LM - nominated GW - chair, SI - vice chair, NS - secretary. NS - need applications to fill empty spots on the PC. SI - appreciate the nomination but running for board. NS - why not keep the chair and vice chair until elections. LM - keep as is and revisit after elections. Nominated TD - chair, GW - vice chair, NS - secretary. TD - vote on chair and secretary since GW is not present. PY - seconded chair and secretary and revisit vice chair at work session. All ayes - 4/0. Motion passed.	LM/PY	A	A	A		A	
7. OLD BUSINESS a. Discussion – Code Rewrite Status	TD - phone call with attorney last week about concerns with rewrite. Thresholds set at the present would eliminate PC. TD will meet with the town attorney to walk through the items of concern. Need the code to fit the size of GMF. NS - Due to lack of town staff, attorney had to do more on her own. Reason for 2/3 budget being spent already. Modernizing the code, best practices as a town attorney. Not a lot of time/money to have back and forth conversations. Best to let her continue on the							



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

	path she is on. Hold a session in March to go over changes. LM- what is needed from the PC tonight? TD - no action necessary tonight. Feedback with what has been presented? LM - same concerns as you do. Let TD handle it. NS - still have 2 more installments left. 2 and 3 installments are the meat of the code. Administrative manual. LM - what is your recommendation? Should TD not meet with attorney? TD - dont want to derail the process but still want to meet with the attorney. LM - wait until the end? TD - concern is the ripple effect. Catch it early. NS - will review the attorney contract. Analyze the final product and have a marathon work session to go over concerns.							
8. OTHER BUSINESS	None.							
9. ADJOURNMENT	Adjourn at 7:10pm							



To: Planning Commission

From: GMF Staff

Date: February 4, 2022

Re: Memo re: January 25, 2022 meeting

Background

This is just a memo to summarize the meeting that took place on January 25, 2022. The meeting was scheduled to be a presentation by Nina Williams regarding the ongoing Land Use Code rewrite process. Prior to the meeting, Commissioner Williamson resigned, and Commissioner Yingling did not attend the meeting. Commissioner Mathews was absent as well.

Therefore, there was no quorum, so no official meeting took place. Ms. Williams did present her status update and notes on Installations 2 and 3 of the rewrite. Discussion then took place about the presentation and updated timeline of the project. A video is posted on the Town's YouTube channel.

Nate Scott

Town Clerk/Treasurer

Notice of Public Hearing

RE: Variance Request 20220204: Firehouse Venue Development @ 10830 Ute Pass Ave

LEGAL DESCRIPTION OF THE PROPERTY: El Paso County Tax Schedule # 8308401060; LOT 3, THAT PART OF LOT 2 BLK 62 GREEN MOUNTAIN FALLS ADD 9 AS FOLS, BEG AT MOST SLY COR OF SD LOT 2, TH NWLY ALG SW LOT LN 10.0 FT, ANG R NELY TO A PT ON NE LOT LN 10.0 FT NWLY FROM MOST ELY COR, SELY 10.0 FT TO MOST ELY COR, TH SWLY ALG SELY LOT LN TO POB

To Whom It May Concern:

The owners of the above property are requesting approval of two variances in order to develop it into an event/reception space. The variances, if approved, will allow the project to satisfy the zoning requirements of the Town of Green Mountain Falls. The variances being requested are:

- Allowing of commercial use on a lot size under 10,000 sq. feet. ([Sec. 16-310](#))
- Allowing commercial development without dedicated off street parking. ([Sec. 16-603](#))

The Town of Green Mountain Falls requires all zoning variance requests be subject to a public hearing in both Planning Commission and Board of Trustees meetings. The first of these Public Hearings will be held at 6:40 PM on February 8, 2022, in Town Hall, located at 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819.

If you wish to make a comment regarding the application under review, and are unable to attend the Public Hearing, you may submit a written statement by the date listed above to the Town Clerk at clerk@gmfco.us. A copy of the full application may be obtained from the Town Clerk, should you need more information than what has been included with this letter. Emailed comments are preferred; however, physical submissions will also be accepted at the front desk of Town Hall (10615 Green Mountain Rd.). Public Comment will not be included as part of the Staff review of the request after 5pm on the day before the Public Hearing.

You may contact the Town Clerk if you have any questions or comments regarding this application at the email address above or by phone at (719) 684-9414 x1.

Nate Scott
Town Clerk/Treasurer



To: Planning Commission
From: GMF Town Clerk/Treasurer, Nate Scott

Date: February 4, 2022

Re: Variance 20220204 - Variance Application for Firehouse remodel.

Background

The Applicants, owners Sharon and Ronnie Hopper, are requesting the Planning Commission's consideration for two variances for their Firehouse development:

1. Variance to minimum lot size for the [Business District](#).
2. Variance to the Off-street parking requirements defined in [Sec. 16-603](#).

Chair Dixon and I discussed and felt it was right to only charge one variance application fee for this request because the minimum lot size requirement will likely be changed in the pending Land Use Code rewrite. The applicants have paid \$500 for this variance application.

Discussion

Sec. 16-709. - Variances. (with staff notes)

(a) No variance in the strict application of the provisions of this Land Use Code, including building requirements, signs, and fences, shall be recommended by the Planning Commission, or approved by the Board of Trustees unless it finds that the following requirements and standards are satisfied. It is the intent of this Article that the variance be used only to overcome some exceptional physical condition of a parcel of land located within the neighborhood which poses practical difficulty to its development and prevents its owner from using the property as intended by this Land Use Code. Any variation granted shall be the minimum adjustment necessary for the reasonable use of the land.

(b) The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant shall establish and substantiate that the appeal for the variance conforms to the requirements and standards listed below:

- (1) The granting of the variance shall be in harmony with the general purpose and intent of the regulations imposed by this Land Use Code on the district in which it is located and shall not be injurious to the neighborhood or otherwise detrimental to the public.
- (2) The granting of the variance will not permit the establishment of any use which is not permitted in the district. **(The proposed development of this building is in harmony of**

the Business Zone District. In fact, it is establishing an actual business – with sales tax revenue for the Town – after years of public use as a Fire Station.)

(3) There must be proof of unique circumstances. There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings in the neighborhood and which circumstances, or conditions are such that the strict application of the provisions of this Land Use Code would deprive the applicant of the reasonable use of such land or building. **(The unique circumstance is the positive development effort into a former public property which may not be otherwise developed due to the unique characteristics of the existing building.)**

(4) There must be proof of unnecessary hardship. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances shall not be considered. **(Hardships are presented by Town Code in this instance. The applicants are not creating the hardship by changing the building footprint. They are attempting to rehabilitate this property into a viable business for themselves, the community, and in turn the Town. One variance is in response to a section of code – minimum lot size – that will likely be repealed in the pending Land Use Code rewrite. For the other variance - parking requirements – it can be argued that:**

- other businesses in Town have not had to provide dedicated public parking per Code,
- the applicants are doing their best by providing two handicapped spots, a drop-off area, and a verbal agreement with the Black Bear Distillery for periodic parking when available, and
- during paid parking season, the Town stands to benefit from this additional parking revenue.)

(5) The granting of the variance is necessary for the reasonable use of the land or building and the variance as granted by the Board of Trustees is the minimum variance that will accomplish this purpose. The report of the Planning Commission shall fully set forth the circumstances by which this Land Use Code would deprive the applicant of any reasonable use of his or her land. Mere reasonable loss in value shall not justify a variation; there must be a deprivation of beneficial use of land. **(If variances are not granted in this case, it is reasonable to assume that a positive use may not be advanced on this property. If a positive use can't be developed with the existing lot configuration, it is likely that someone will have to invest significantly more into this property to develop, reducing the chance of such development.)**

(6) The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood. **(The applicant plans for patrons to use Town parking, which means a short walk to and from the venue. There are pedestrian pathways to use to and from these parking areas. No concerns for increased fire risk, provided all interior modifications are performed pursuant to PPRBD code. There are no**

adjacent residentially-zone properties that would be adversely affected by this development. In fact, adding healthy business to Town should help property values overall.)

(7) The granting of the variance requested will not confer on the applicant any special privilege that is denied by this Land Use Code to other lands, structures, or buildings in the same district. (Most other businesses in town are not on lots above 10,000 sq. feet, do not have dedicated parking as specified in Code, rely on Town ROW parking, and it is unclear whether Town Code has been applied evenly to similar business developments over the years.)

(c) The Board of Trustees may prescribe any safeguard that it deems necessary to substantially secure the objectives of the regulations or provisions to which the variance applies.

(d) Upon application, the Planning Commission, after giving notice as required by law, shall schedule a public hearing of the proposed variance. The Planning Commission shall consider and decide all proposed variations, taking into account the standards enumerated above.

(e) Procedure. Procedures for variance hearings shall be the same as those for zoning and rezoning, with the exception of the publication requirement contained in Paragraph [16-711](#)(f)(2) below, which shall not be required.

Conclusion and Recommendation

Staff recommends approval of these variances.



Town of Green Mountain Falls Land Use Approval Application Zoning Variance

General Information

- A zoning variance is a request to deviate from the requirements in the Green Mountain Falls Land Use and Zoning Code, as established in §16-709.
- This checklist is a guide to submitting a complete application and is not a substitute for all provisions in [GMF Municipal Code](#). Applicants are responsible for reviewing and understanding the Code.
- Complete applications are subject to **four weeks (28 days)** GMF Staff review before appearing on Planning Commission and Board of Trustees agendas.

Applicant

Applicant:	Sharon Hopper
Address:	6810 Rolling View Dr, CS 80925
E-Mail:	Sherri Hopper@gmail.com
Phone:	719-641-4999
Owner:	Sharon Hopper
Address:	6810 Rolling View Dr, C.S. 80925
E-mail:	Sherri Hopper@gmail.com
Phone:	719-641-4999

Property

Address: 10380 Ute Pass Ave	
Zoning Designation: Business District	Lot Size: 7700 sq ft
Hillside Overlay zone? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Land Survey Included: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Certification & Signature

APPLICANT'S STATEMENT: I understand the procedures that apply to my request and acknowledge an incomplete application will not be processed or scheduled for public hearing until such time it is complete. GMF Town Staff's acceptance of the application, the payment of fees, and submittal of accompanying materials does not constitute completeness. I further agree to reimburse the city for technical and professional consulting expenses that may be incurred during the review of my request. Failure to reimburse the Town for invoiced expenses constitutes an incomplete application.

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

Applicant Signature	<u>Sharon Hopper</u>	Date	<u>1/25/22</u>
Owner Signature	<u>Sharon Hopper</u>	Date	<u>1/25/22</u>
Owner Signature	_____	Date	_____

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

Variance Checklist

The following checklist is a guideline for submitting a complete Variance Land Use Approval Application. Failure to provide information that address the standards and requirements in GMF Zoning Code could result in staff review delays. GMF Staff may require additional information in accordance with Town Code and Town Attorney's recommendation.

1. Variance Application & Petition

- a. Application, signed and dated by the applicant and property owner(s)
- b. [Application fee](#)
- c. Letter of explanation
 - i. Describe the proposed project in detail, referring to site plans and drawings as necessary
 - i. Describe the reason for pursuing a variance; include benefits to yourself, the neighborhood, and the Town.
 - ii. Explain how the variance would not be contrary to the public interest.
 - iii. Provide proof of unique circumstances or conditions and how the strict application of the provisions of GMF Zoning and Land Use Code would deprive the applicant of the reasonable use of such land or building as described in the [Zoning Code §16-709](#)
 - iv. Provide proof of unnecessary hardship as described in the [Zoning Code §16-709](#)

2. Development Plan

- a. Vicinity Map
- b. Total development plan area in acres or square feet
- c. Zoning setbacks
 - a. North arrow
 - b. Property boundaries and dimensions
 - c. Existing and proposed lots and tract lines, with dimensions
 - d. Existing and proposed topography (contour lines or slope)
 - e. Show and label all access points to the property from adjacent streets and alleys
 - f. Proposed grading plan and separate GECP application

3. Procedure:

- a. Consultation meeting with GMF Staff and draft plans
- b. Submit completed application and checklist materials electronically: planner@gmfco.us
- c. Submit appropriate fees to Town Clerk for receipt
- d. Work with GMF Staff to schedule public hearings

GMF Town Staff:

- ☐ Application
☒ Variance Petition
☐ Development Plan
☒ Application fee
Date 2/3/22 Amount 500.00 ☒ Check # 2259 ☐ Credit Card



To: Planning Commission

From: GMF Staff

Date: February 4, 2022

Re: Permit 20220203 - Architectural and Zoning Application for Firehouse remodel.

Background

The Applicants, owners Sherri and Ronnie Hopper, are requesting the Planning Commission's consideration for a remodel to the old fire station, now called the Firehouse. The application was originally received and paid for in November of 2021, but the plan has changed since then. The new plan is simplified, as it only contains one modification to the building footprint – an exterior fire escape stairway. According to the applicants, a more detailed renovation plan will be submitted to the Pikes Peak Regional Building Department after Zoning approval by the Town.

NOTE: The included design plan is accurate to all indoor and exterior plans except:

1. The deck/canopy structure shown on the front and SW corner of the building is no longer included in the plan.
2. Two handicapped parking spaces are planned for the SE corner of the front lot.

Planning Commission Recommended Actions:

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

Discussion

Sec. 16-310 – B Business District – [link to code](#)

The electronic file maintained by Town Hall, *2019 Official Town Zoning Map*, and the El Paso County Assessor's Office show parcel ID 8308401060 as a 7,700 SQ FT property.

Development requirements: (staff comments in bold)

(1) Minimum lot area: ten thousand (10,000) square feet. (See attached variance request.)

(2) Setback requirements:

a. Front, fifteen (15) feet. (Setback met)

b. Side:

*1. Where adjoining a residential district, the standards of that district shall apply.
(N/A)*

- 2.If there is no side yard, the side wall of the building shall be constructed of four-hour fire-resistant material. **(N/A)**
 - 3.If the side wall material is less than four-hour fire-resistant, the side yard shall not be less than five (5) feet. **(Setback met)**
- c. Rear, fifteen (15) feet. **(Setback met)**

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

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.*

Sec. 16-712. - Development plan requirements (with staff notes):

- (1) The location, height, and dimensions of each existing and proposed structure in the development area and the uses to be contained therein; **(N/A - minimal change to building footprint)**
 - (2) The proper building setbacks and building area with reference to property lines, highways, or street rights-of-way; **(setbacks met)**
 - (3) The location and surfaces of all parking areas and the exact number of parking spaces; **(two planned handicapped spaces and dropoff area planned; also reference attached variance request)**
 - (4) The location of watercourses and other natural historic features; **(N/A - minimal change to building footprint)**
 - (5) The location of all pedestrian walks, malls, recreation, and other open spaces; **(N/A)**
 - (6) The location, number, height, and square footage of freestanding identification signs; **(N/A; sign will be on the front façade between the two second story windows)**
 - (7) The location, height, size, and orientation of any required light standards; **(N/A)**
 - (8) The location of all permanent accesses from publicly dedicated streets, roads, or highways; **(included in site and building plans)**
 - (9) The location, overlain on contours for the area, of all roadways, walkways, bridges, culverts, drainage easements, existing or contemplated, and green belts; **(N/A)**
 - (10) The location of all footpaths, traffic islands, traffic devices and driveways, indicating the pedestrian and vehicular movement and control; **(included in site and building plans)**
 - (11) The stages, if appropriate, in which the project will be developed; **(exterior modifications then internal design construction)** and
 - (12) A vicinity map to locate the development in relation to the community.
- (Ord. 97-01) **(see site overview)**

Conclusion and Recommendation

Staff recommends approval of this project, subject to:

1. Proper engagement with Pikes Peak Regional Building Department for all required permits.
2. Installation of septic improvements pursuant to El Paso County Health approval.
3. All contractor(s) showing proof of or acquiring a current GMF Business License.

RE: 10380 Ute Pass Ave

Planning Commission Members,

I am requesting your consideration for the remodel and use change for the former fire station.

We met with the planning commission prior to purchasing the property and gave our initial ideas of what we had planned for the building. We were very excited with the support of the members. We have had great feedback from the community thus far. We are so excited to add beauty to the downtown business district. GMF is such a special place. We enjoy hearing all our guests sing a similar praise.

Our objection is to create a special experience for everyone who visits or chooses to use the Firehouse for their celebration. We also will offer lodging to encourage people to stay and take more time to explore the area. We would be honored to involve, work, and support other local businesses.

The plan is to turn the building into an event center for boutique weddings and events. The façade will be a brick front and stucco on the other three sides. The glass garage doors have already been installed. Eventually we will hire a local artist to create a mural featuring landscapes unique to Colorado.

The new larger holding tanks have been engineered and approved with El Paso County Health department.

The plan is to make the main level an open area for events and the upper level a staging area for the events.

We are adding a caterer's kitchen and all bathrooms will be installed per the plans attached.

We would like to add an upper deck on what is now the roof. This would involve adding a staircase to the south side of the building for egress. I have had an engineer look at the building, and he felt that this would be possible. This would all be dependent upon PPRB and GMF planning approval.

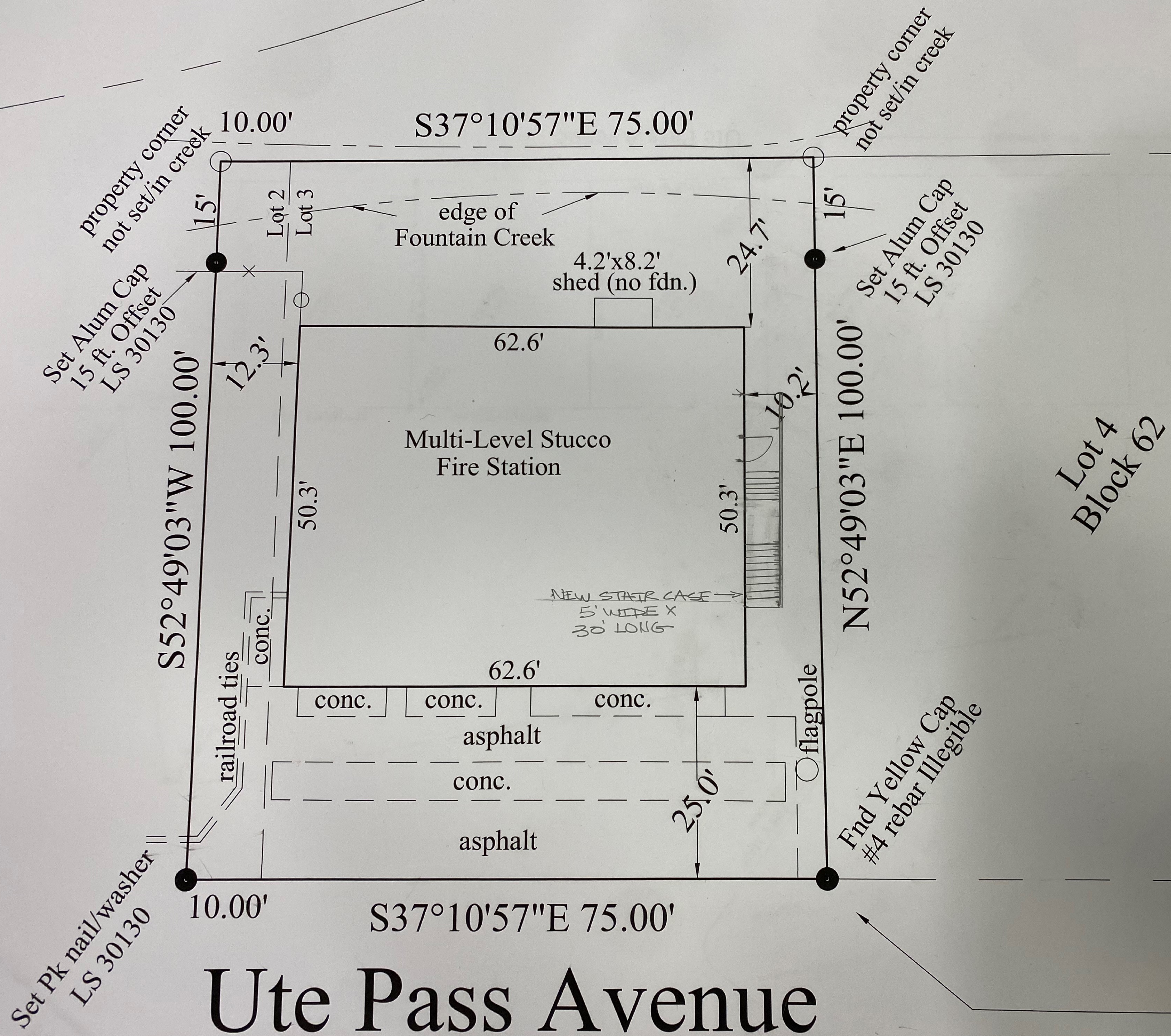
Since this is part of the commercial business district, we would be keeping it as a commercial building and parking for the building would be part of the city paid parking. People who choose not to stay at one of our many short-term rentals will use public/paid parking. We currently have 14 short term rentals and can sleep about 76 people at our homes. As addressed in the previous meeting since we our considered downtown business district we would use the public parking.

I feel this will be such an asset the community and to the city of Green Mountain Falls.

This will bring sales tax also to the City of Green Mountain Falls.

Thank you for your time and consideration.

Sherri Hopper



COMMERCIAL IMPROVEMENT LOCATION CERTIFICATE

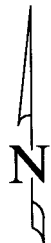
(THIS IS NOT A PROPERTY SURVEY)

LEGEND

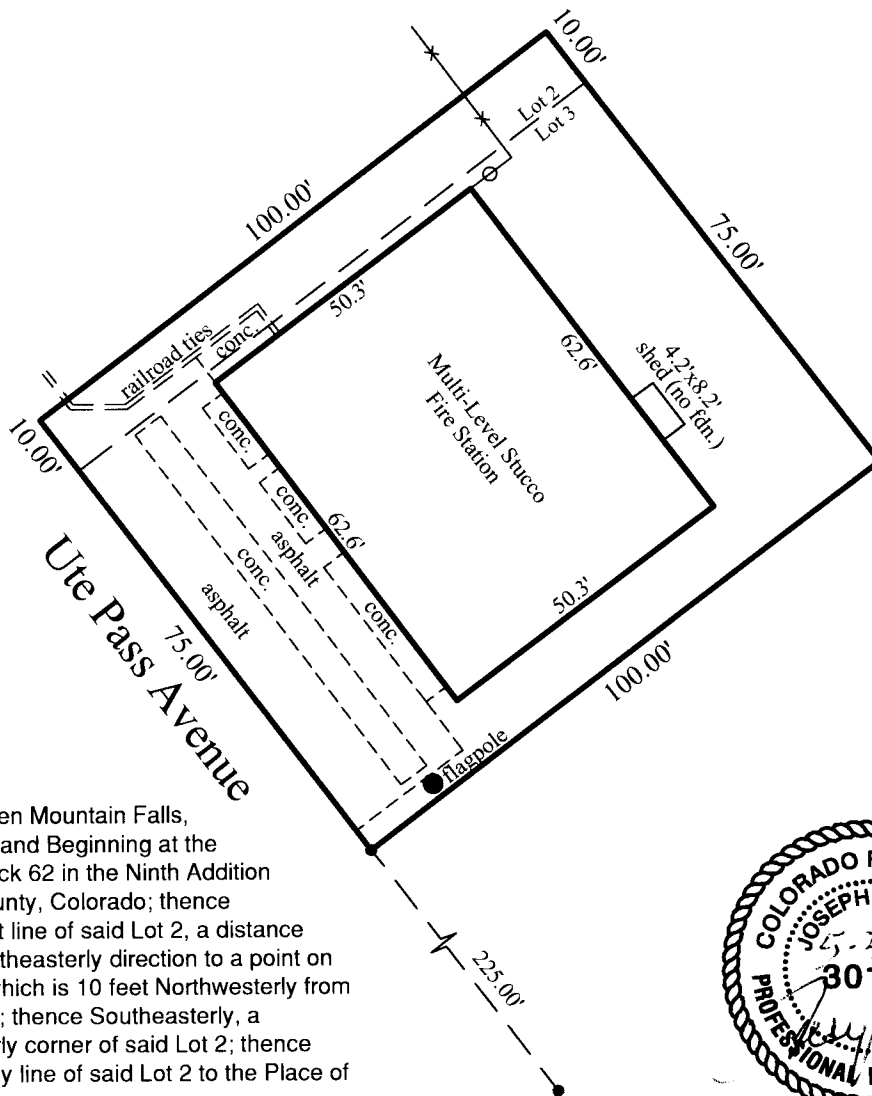
- Chainlink Fence
- Wood Fence
- ×-× Wire Fence
- End. Monument - Pipe
- /// Overhead Power Line

Note: Improvements shown by apparent lines of possession, without sufficient positive monumentation found.

Note: Dimensions from improvements to property lines have been repealed as standards for the Improvement Location Certificate effective September 1, 2015. Section 38-51-105, C.R.S.



Scale: 1"=30'



Legal Description

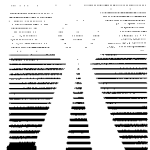
Lot 3, Block 62, Ninth Addition to Green Mountain Falls, County of El Paso, State of Colorado and Beginning at the most Southerly corner of Lot 2, in Block 62 in the Ninth Addition to Green Mountain Falls, El Paso County, Colorado; thence Northwesterly along the Southwest lot line of said Lot 2, a distance of 10 feet; thence angle right in a Northeasterly direction to a point on the Northeast Lot line of said Lot 2, which is 10 feet Northwesterly from the most easterly corner of said Lot 2; thence Southeasterly, a distance of 10 feet to the most Easterly corner of said Lot 2; thence Southwesterly along the Southeasterly line of said Lot 2 to the Place of Beginning.

Surveyor's Certificate

I Hereby certify that this Improvement Location Certificate was prepared for the *Mortgage Lender and the *Title Company and that it is not a Land Survey or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the Improvements on the described parcel on this date **, except utility connections, are entirely within the boundaries of the parcel, except as shown, that indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except as noted. (c.r.s.38-51-109)

This Improvement Location Certificate does not constitute a title search by Alessi and Associates, Inc. to determine ownership of easements of record. For all information regarding easements, Right-of-Way and Title of Record, Alessi and Associates, Inc. relied on Title Commitment*.

PREPARED BY:



ALESSI & ASSOCIATES, Inc.

APPRAISERS • ENGINEERS • SURVEYORS

2989 Broadmoor Valley Road
Colorado Springs, CO 80906

Tele. 719/540-8832
Fax 719/540-2781

PURPORTED STREET ADDRESS:

10380 Ute Pass Avenue

**DATE: 5/3/2021

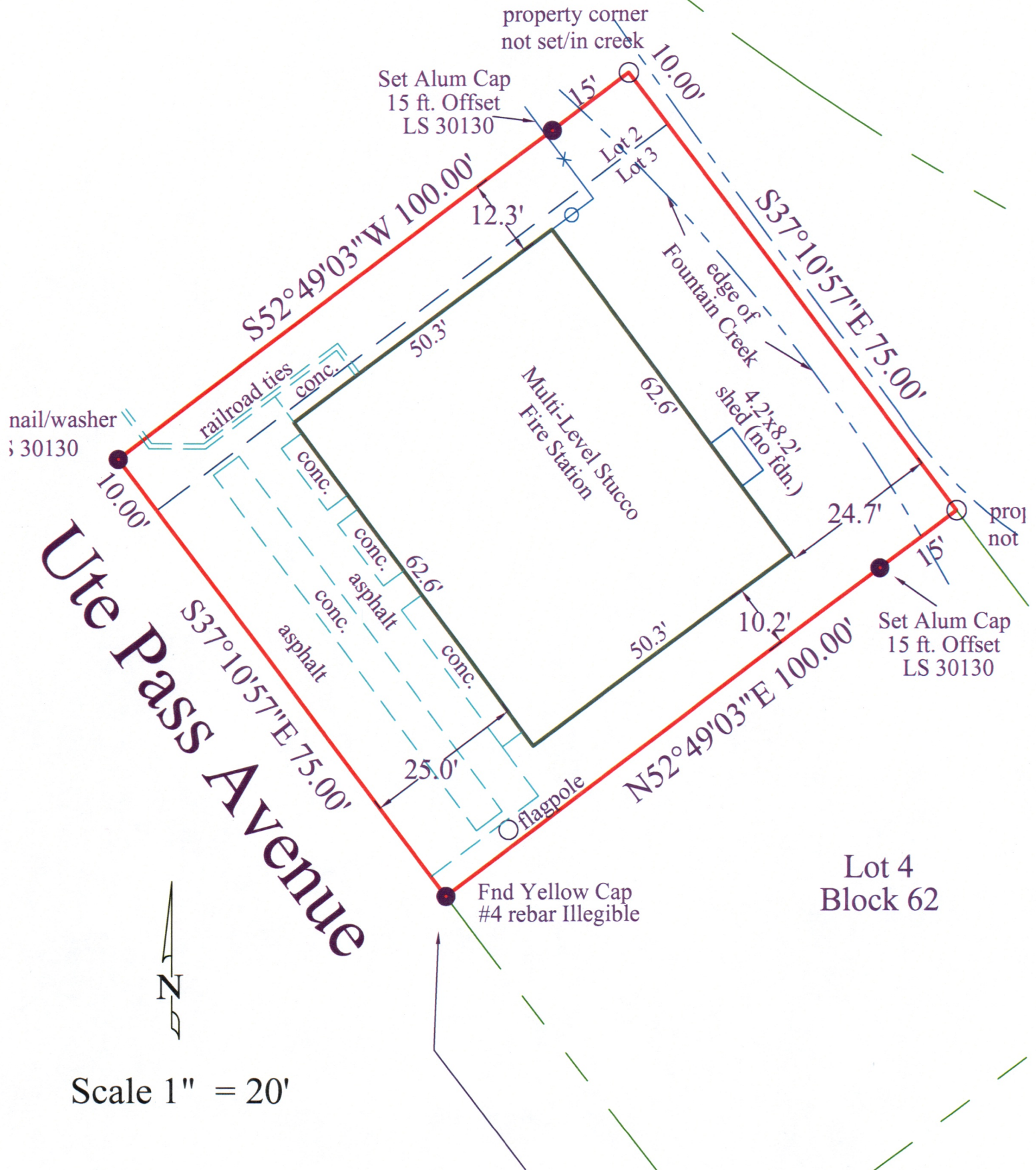
*LENDER/CLIENT: Colorado Hot Properties, Inc.

BORROWER: Hopper

*TITLE COMPANY: Unified Title

JOB NUMBER: 211197



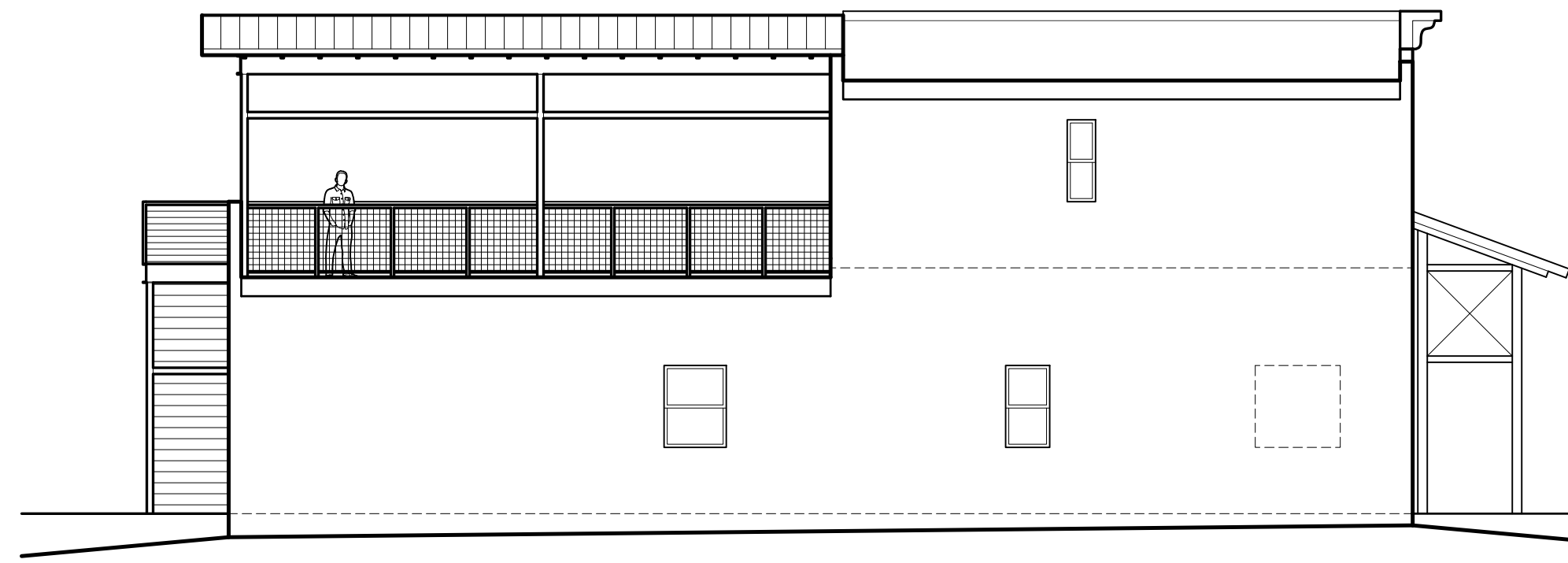




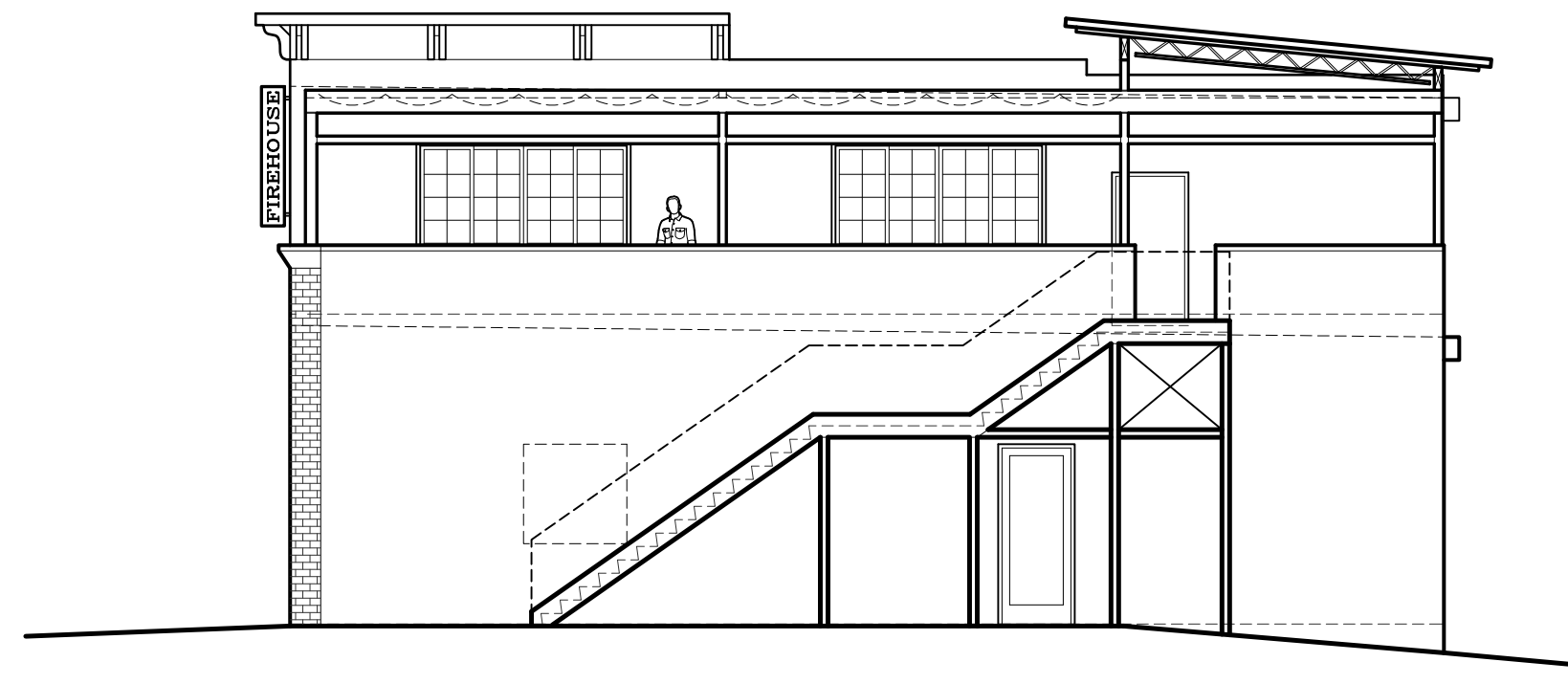
3-B ELEVATION - SOUTHWEST - CONCEPT B
A2.01 SCALE: 1/8" = 1'-0"



3 ELEVATION - SOUTHWEST - CONCEPT A
A2.01 SCALE: 1/8" = 1'-0"



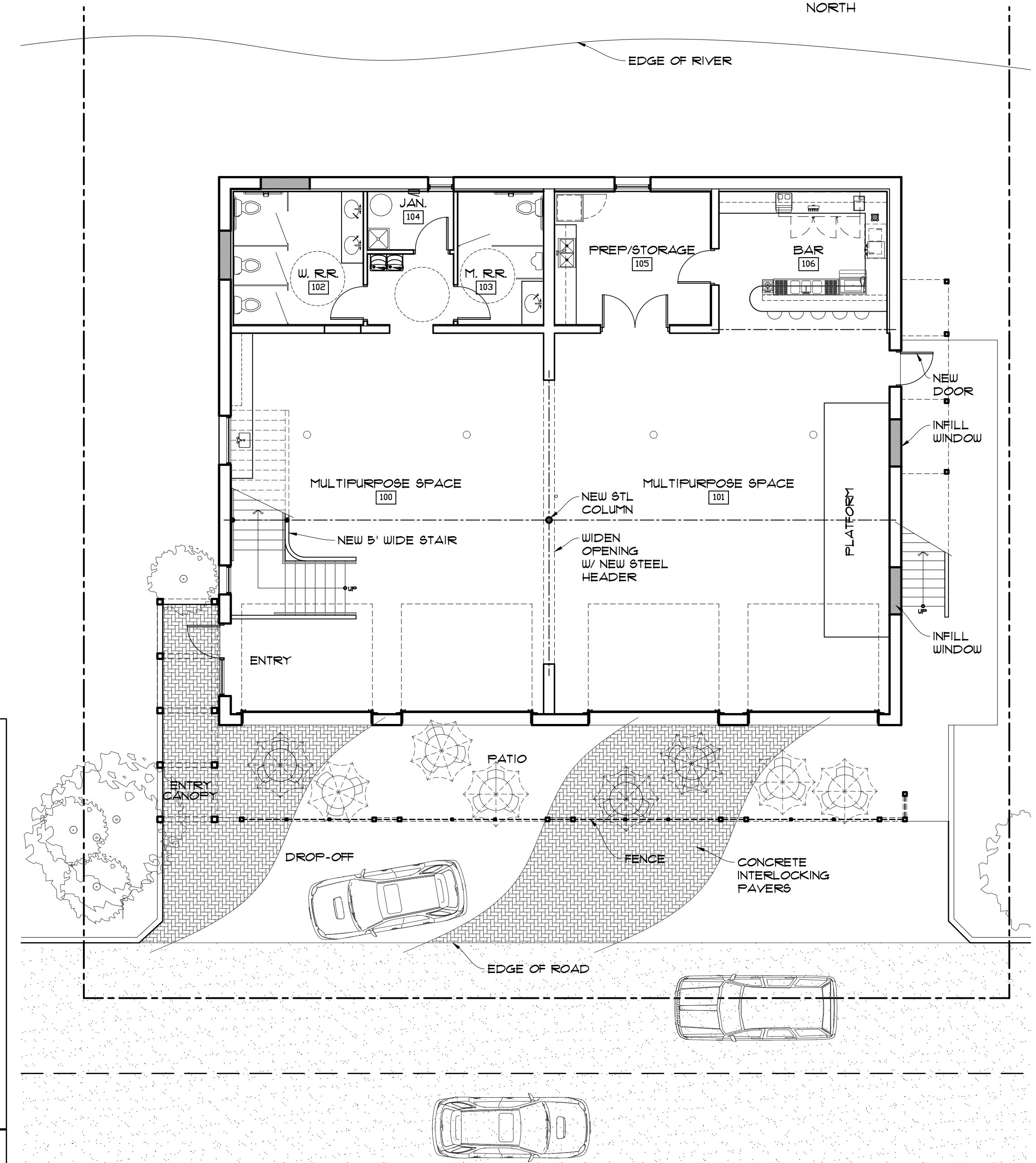
6 ELEVATION - NORTHEAST
A2.01 SCALE: 1/8" = 1'-0"



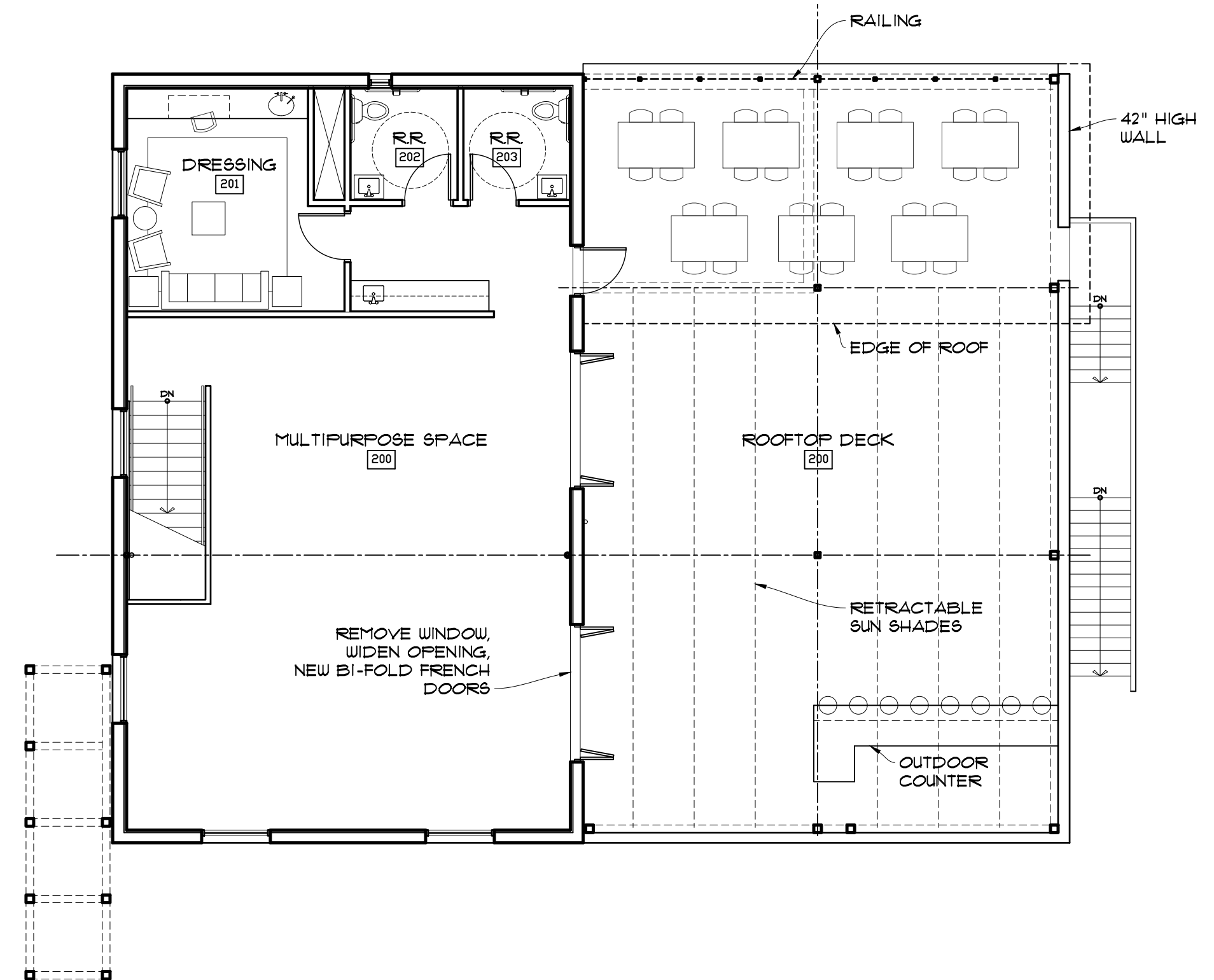
4 ELEVATION - SOUTHEAST
A2.01 SCALE: 1/8" = 1'-0"



5 ELEVATION - NORTHWEST
A2.01 SCALE: 1/8" = 1'-0"



1 PLAN - MAIN LEVEL FLOOR PLAN
A2.01 SCALE: 1/8" = 1'-0" SQUARE FOOTAGE: 3,140 SF. TOTAL: 4,630 SF. NORTH



2 PLAN - UPPER LEVEL FLOOR PLAN
A2.01 SCALE: 1/8" = 1'-0" SQUARE FOOTAGE: 1,550 SF. NORTH

FIREHOUSE

10380 UTE PASS AVE
GREEN MOUNTAIN FALLS, COLORADO 80819

PROJECT NO.

DRN. BY:

L. ROSS

REVISIONS:

REVIEW SET
NOT FOR
CONSTRUCTION
1-18-2021

ISSUE

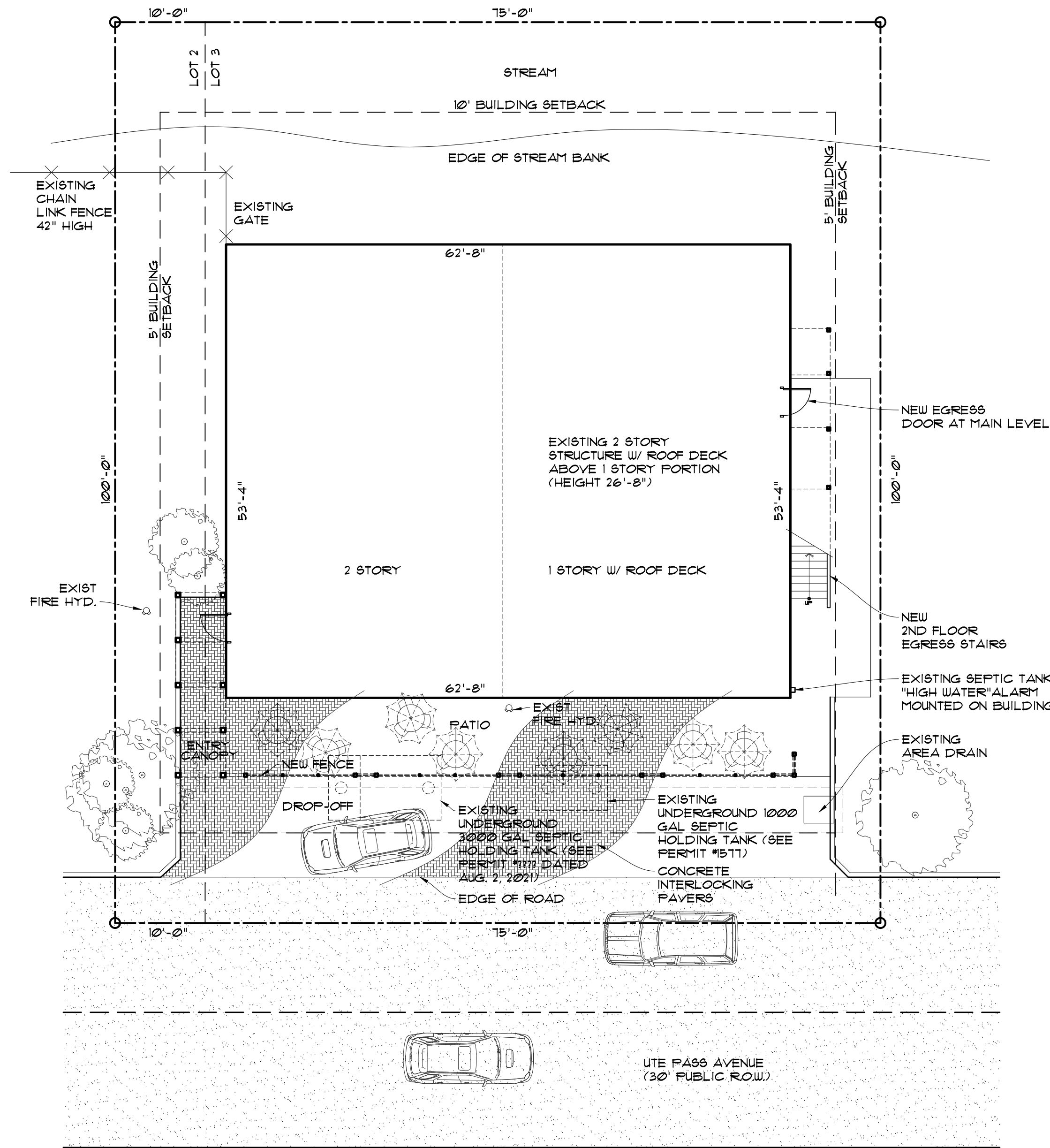
DATE:

SHEET:

A2.01

John P. Nelson
associates
1626 E. Platte Peak, Colorado Springs, CO 80909 Phone: (719) 632-3384
john@jpnarch.com (719) 632-1181 FAX

FLOOR PLANS



1 PLAN - SITE
A1.01 SCALE: 1/8" = 1'-0" NORTH

PROJECT DATA

CONSTRUCTION TYPE

REVIEW UNDER THE 2015 INTERNATIONAL BUILDING CODE
TYPE OF CONSTRUCTION: V-B
FIRE SPRINKLED - OCCUPANCY OVER 100 FOR A-2
EXISTING BUILDING: 4,704 S.F. TOTAL (1ST AND 2ND FLOORS)
PROPOSED ROOF DECK: 1,532 S.F.
PROJECT AREA: 6,236 S.F.

OCCUPANT LOAD:

OCCUPANT LOAD:
ASSEMBLY (A-2) 4,679 S.F. x 1/15 = 312 TOTAL OCC.
SUPPORT FOR A-2 918 S.F. x 1/300 = 3 OCC.
TOTAL OCCUPANCY: 315

OCCUPANCY CLASSIFICATION:

ASSEMBLY - "A-2" OCCUPANCY

MEANS OF EGRESS:

NO OF EXITS REQUIRED = 3
NO. OF EXITS PROVIDED = 3

LEGAL DESCRIPTION:

LOT 3, BLOCK 62, NINTH ADDITION TO GREEN MOUNTAIN FALLS, COUNTY OF EL PASO, STATE OF COLORADO

REGULATORY/REVIEW AGENCIES

REGIONAL BUILDING DEPARTMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO. 80910
719-321-2880

FIREHOUSE

10380 UTE PASS AVE
GREEN MOUNTAIN FALLS, COLORADO 80819

PROJECT NO.

DRN. BY:
L. ROSS

REVISIONS:

REVIEW SET
NOT FOR
CONSTRUCTION
8-16-2021

ISSUE
DATE:

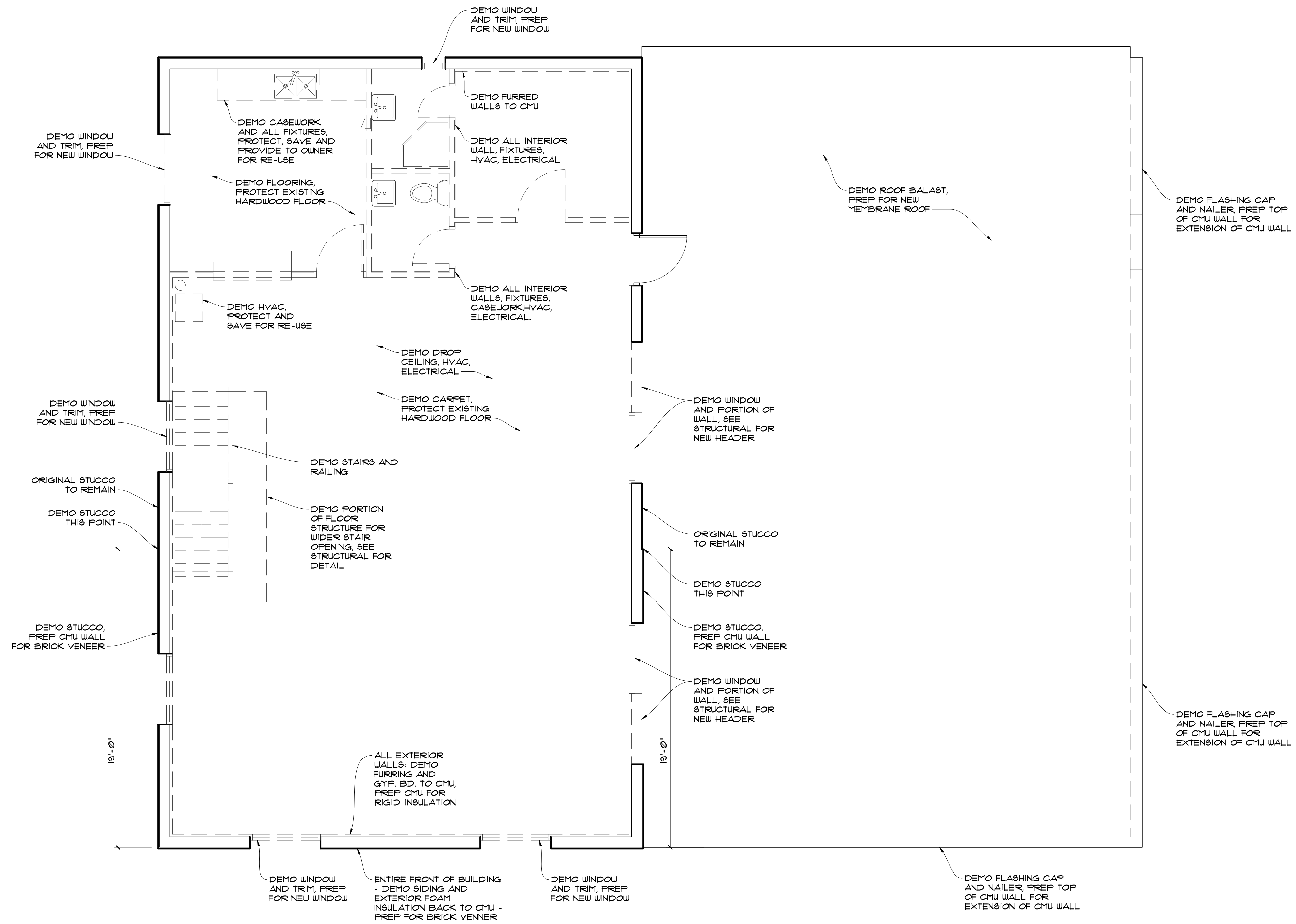
SHEET:

A1.01

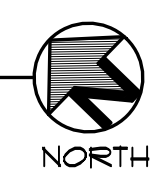
John P. Nelson
Associates

1626 E. Platte Peak, Colorado Springs, CO 80906 Phone: (719) 632-3384
jnelson@jnelsonarch.com (719) 632-1781 Fax

SITE PLAN



1 PLAN - DEMO - UPPER LEVEL
A2.01 SCALE: 1/4" = 1'-0"



FIREHOUSE

10380 UTE PASS AVE
GREEN MOUNTAIN FALLS, COLORADO 80819

PROJECT NO.

DRN. BY:
L. ROSS

REVISIONS:

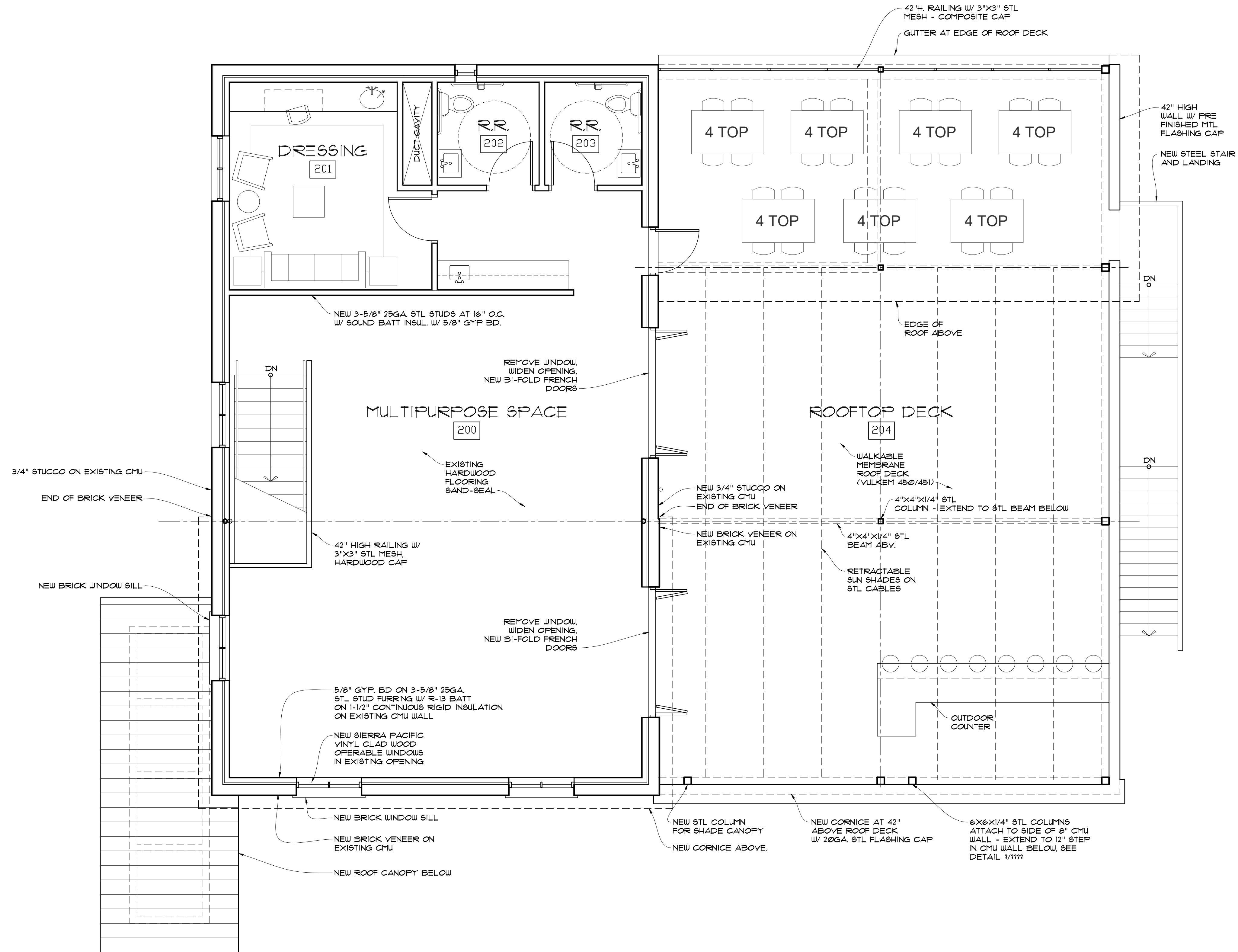
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NOT FOR
CONSTRUCTION
8-16-2021

ISSUE
DATE:
SHEET:

A2.01

John P. Nelson
Associates
1626 E. Pikea Peak, Colorado Springs, CO 80906 Phone: (719) 632-3384
John@jpnarch.com (719) 632-1781 Fax

DEMO - UPPER LEVEL



1 PLAN - UPPER LEVEL FLOOR PLAN
A2.03 SCALE: 1/4" = 1'-0" SQUARE FOOTAGE: 1,550 S.F. NORTH

FIREHOUSE

10380 UTE PASS AVE
GREEN MOUNTAIN FALLS, COLORADO 80819

PROJECT NO.
DRN. BY:
L. ROSS
REVISIONS:

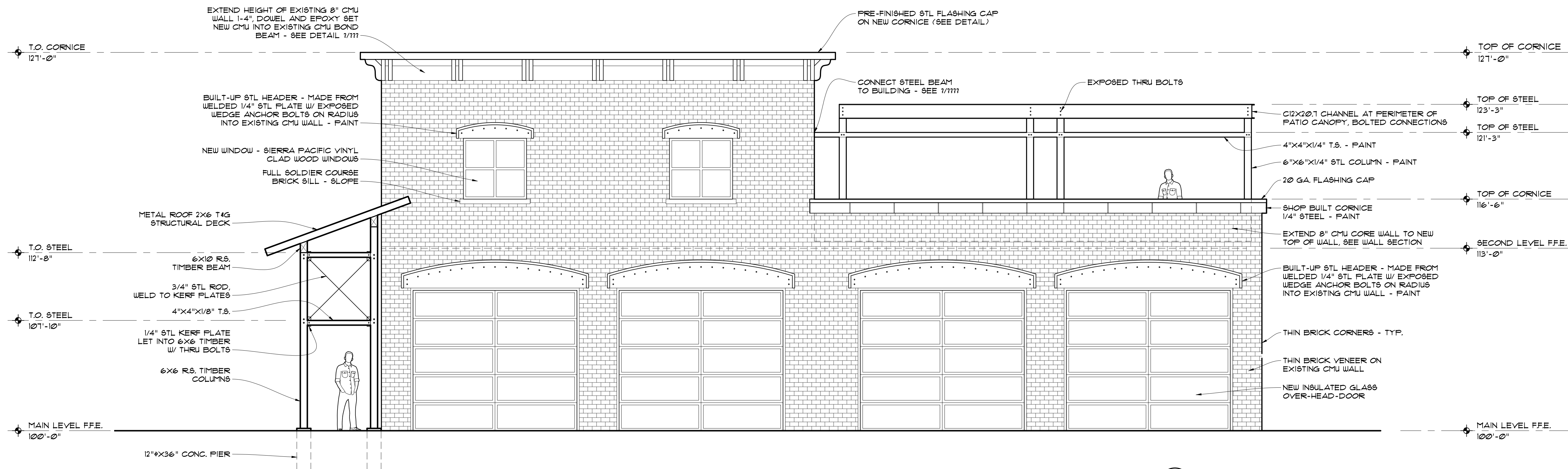
REVIEW SET
NOT FOR
CONSTRUCTION
8-10-2021

ISSUE
DATE:
SHEET:

A2.03



2 ELEVATION - NORTHWEST
A3.00 SCALE: 1/4" = 1'-0"



1 ELEVATION - SOUTHWEST
A3.00 SCALE: 1/4" = 1'-0"

FIREHOUSE

10380 UTE PASS AVE
GREEN MOUNTAIN FALLS, COLORADO 80819

John P. Nelson
associates
1626 E. Pike Peak, Colorado Springs, CO 80909 Phone: (719) 432-3384
john@jpnassociates.com (719) 632-1181 FAX

ELEVATIONS

PROJECT NO.

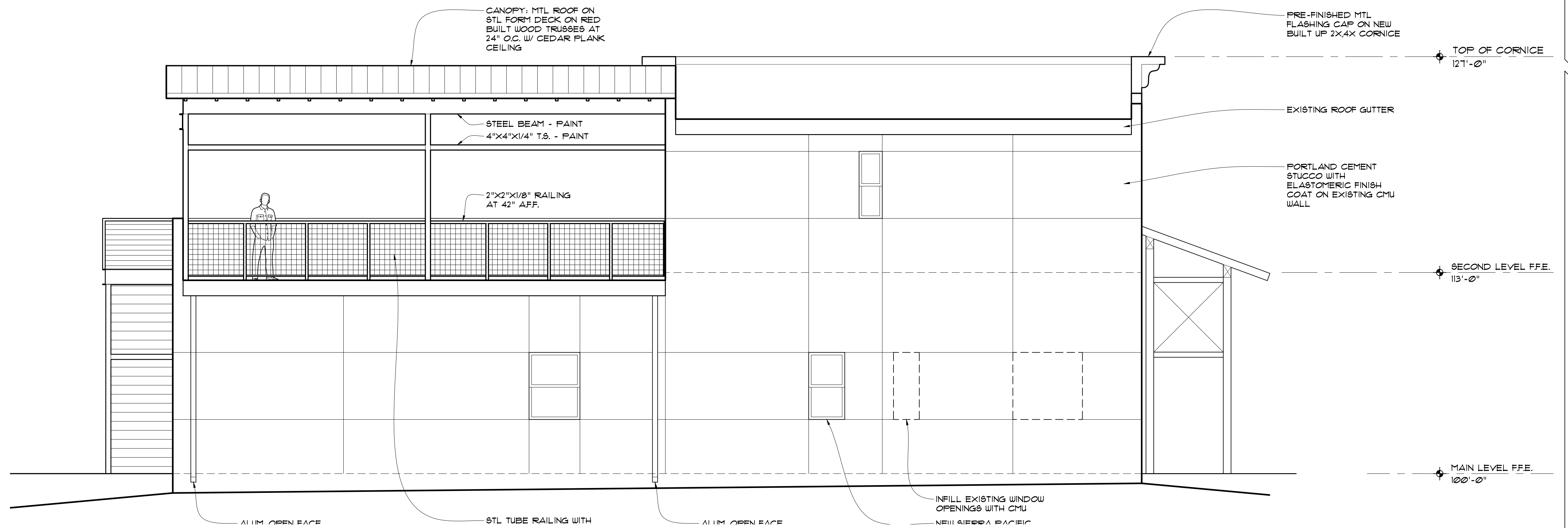
DRN. BY:
L. ROSS

REVISIONS:

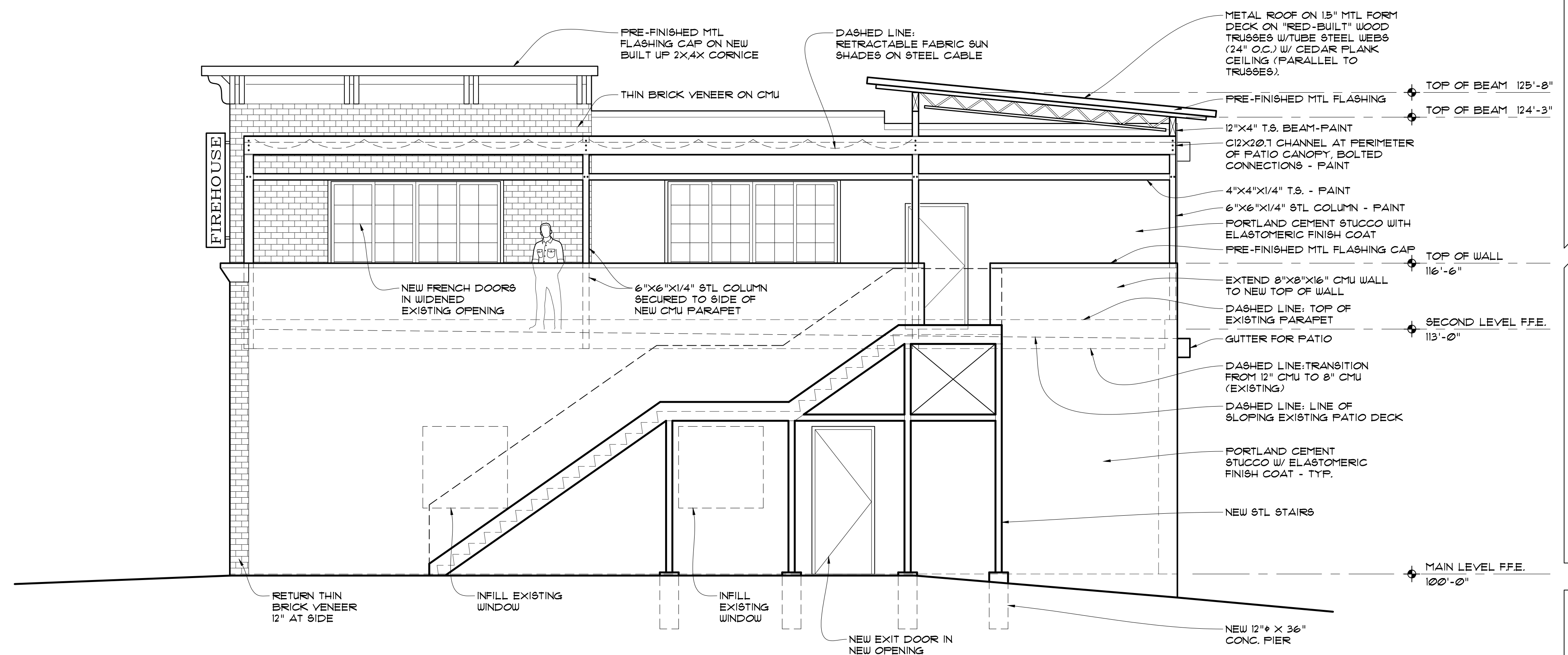
REVIEW SET
NOT FOR
CONSTRUCTION
8-16-2021

ISSUE
DATE:
SHEET:

A3.00



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



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

FIREHOUSE

10380 UTE PASS AVE
GREEN MOUNTAIN FALLS, COLORADO 80819

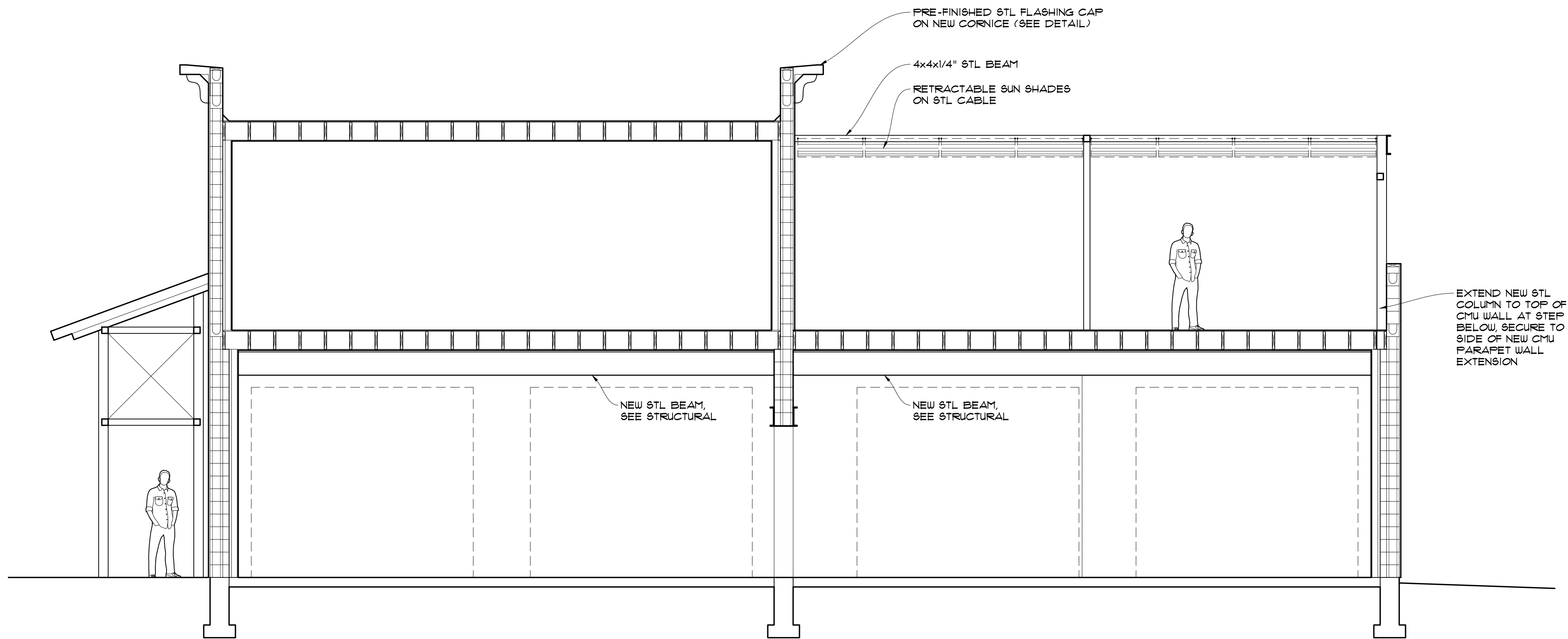
PROJECT NO.
DRN. BY:
L. ROSS
REVISIONS:

REVIEW SET
NOT FOR
CONSTRUCTION
8-16-2021

ISSUE
DATE:
SHEET:

A3.01

ELEVATIONS



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

FIREHOUSE

10380 UTE PASS AVE
GREEN MOUNTAIN FALLS, COLORADO 80819

John P. nelson
associates
1626 E. Pikes Peak, Colorado Springs, CO 80906 Phone: (719) 632-3384
jnelson@jnelsonassoc.com (719) 632-1181 Fax

SECTIONS

PROJECT NO.

DRN. BY:
L. ROSS

REVISIONS:

REVIEW SET
NOT FOR
CONSTRUCTION
8-16-2021

ISSUE
DATE:

SHEET:

A4.00

Calculations (Holding Tank):

Converted Wedding Venue 100 Guests
10 Employees (4-HR Shifts)

Table 6-2 Commercial Wastewater

Church with Food Service: $Q = 7.5 \text{ GPD / Person}$
Employees: $Q = 15 \text{ GPD / Employee / 8-HR Shift}$

$Q_g = (100 \text{ Guests}) \times (7.5 \text{ GPD / Person})$
 $Q_g = 750.0 \text{ Gallons per Day (GPD)}$
 $Q_e = (10 \text{ Employees}) \times (7.5 \text{ GPD / Employee / 4-HR Shift})$
 $Q_e = 75.0 \text{ Gallons per Day (GPD)}$
 $Q_t = 825.0 \text{ GPD}$

Per EPCBH 8.12.D

Min. Tank Size = (Min. 2 Day Design Wastewater Flow)
Min. Tank Size = 1,650 Gallons

Vault (Holding Tank):

Use New 3,000 Gallon Primary Tank (Traffic Rated Lid)
+ Existing 1,000 Gallon Emergency Tank is Acceptable.

Operating Capacity (3,000 Gal Firebaugh Precast Tank) =
3,142 Gal. Actual Storage Capacity
2,088 Gallon First Compartment
1,054 Gallon Second Compartment

Per EPCBH 8.12.D.9: An Alarm (Visual and Audible
Signal) Must Indicate Max. 75% Capacity (2,356 Gallons).
Install Alarm in First Compartment @ Baffle between
Compartments (2,088 Gal.).

Emergency Volume (After Alarm) = Min. 2,054 Gallons

Vault Requirements per EPCBH 8.12.D.

Follow Table 7-2 of EPCBH OWTS Regulations for All
Setback Requirements.

Special Note: Diverter Valve is Intended to Provide Additional Emergency Capacity. When Primary Tank is Filled, Owner or Owner's Operating Staff Should Switch Valve to the Emergency Tank. Owner or Owner's Operating Staff Should Ensure Valve is Switched Back to Primary Tank After Pumping. Tanks Should be Pumped After Every Two Events to Ensure System Does Not Backup. FAILURE TO RETURN VALVE TO PRIMARY TANK AFTER PUMPING, MAY CAUSE SEWER BACKUP.

Geoquest, LLC. has Provided this Design in Accordance with the Standards of Practice Common to the Area. Owners Should be Advised of Maintenance and Special Considerations for Septic Systems. Refer to El Paso County Public Health Brochure: "Maintaining Your Septic System" for Additional Information. Due to the Possibility of Unknown Water Usage Factors, Geoquest, LLC. Provides No Warranty of this Design or Installation Against Failure or Damage of Any Type. Therefore, the Limits of Liability Extend Only to the Fee Rendered for the Professional Services Provided.

New 4"Ø Solid PVC from
Diverter Valve to New Vault.

New Diverter Valve Installed
at Tee. Accessible with Cast
Riser Lid. See Note Below.

New 3,000 Gallon Holding Tank. Inlet Min. 36" Below
Grade. If Depth of Tank Changes and Groundwater or
Evidence of Groundwater Encountered, Contact
Engineer for Anchoring Details. Install Audible and
Visual Alarm Float in First Compartment at Baffle
between First and Second Compartments.

Minor Rotation or
Adjustments to the
Location of the Tank are
Allowed. Tank Shall
Maintain the Approximate
Orientation Shown w/
Respect to Buildings and
Lot Lines. Contact
Engineer for Clarification.

Fountain Creek (Min. 50 FT to Tank).

10' Property Line Setback

5' Building Setback

50' Creek Setback

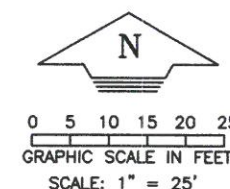
Existing Building

Existing Solid PVC from Building
to Existing Septic Tank.

Existing 1,000 Gallon Holding Tank
(See Permit #1577, Inspection
Dated 1/18/1972)

EPCPH Note:

Due to Setbacks from Creek, Building, and Property
Lines, There is No Area Outside of the Required
Setbacks within the Site for an STA. Therefore a
Vault is Proposed for the Property.



Special Note for Owner:

This is NOT a Conventional Septic System. This Holding Tank REQUIRES REGULAR PUMPING. The Size of the Holding Tank has been Selected to Provide a Reasonable Amount of Time between Pumping. This is Predicted Based on Conservative Values from the Health Department Regulations and Does Not Reflect Actual Usage. Actual Pumping Frequency Will Vary, Depending on Actual Usage.

General Notes:

All Work per El Paso County Board of Health Regulations
Chapter 8: On-Site Wastewater Treatment Systems
(OWTS) Criteria.

All Setbacks Shall Conform to El Paso County Regulations
(See Table 7-1 in the Regulations for Additional
Information). Contractor/Homeowner Must Verify All
Setbacks and Obtain Utility Clearances Prior to
Construction.

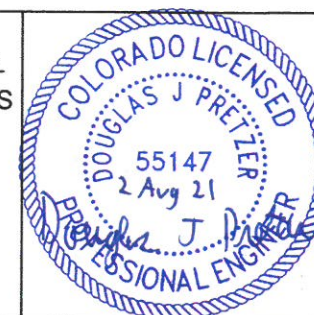
Contractor/Homeowner is Responsible for Permit.
Contractor/Homeowner Must Obtain Approval of
Engineered OWTS from the El Paso County Health
Department.

All Bends Limited to 45 Degree Ells or Long Sweep
Quarter Bends. Areas Under Driveways Shall Be Protected
as Per El Paso County Health Department Regulations.

GEOQUEST, LLC.

6825 SILVER PONDS HEIGHTS
SUITE 101
COLORADO SPRINGS, CO
80908

OFFICE: (719) 481-4560
FAX: (719) 481-9204



Project: 21-0383

Sheet: 1 of 2

Date: 2 Aug 2021

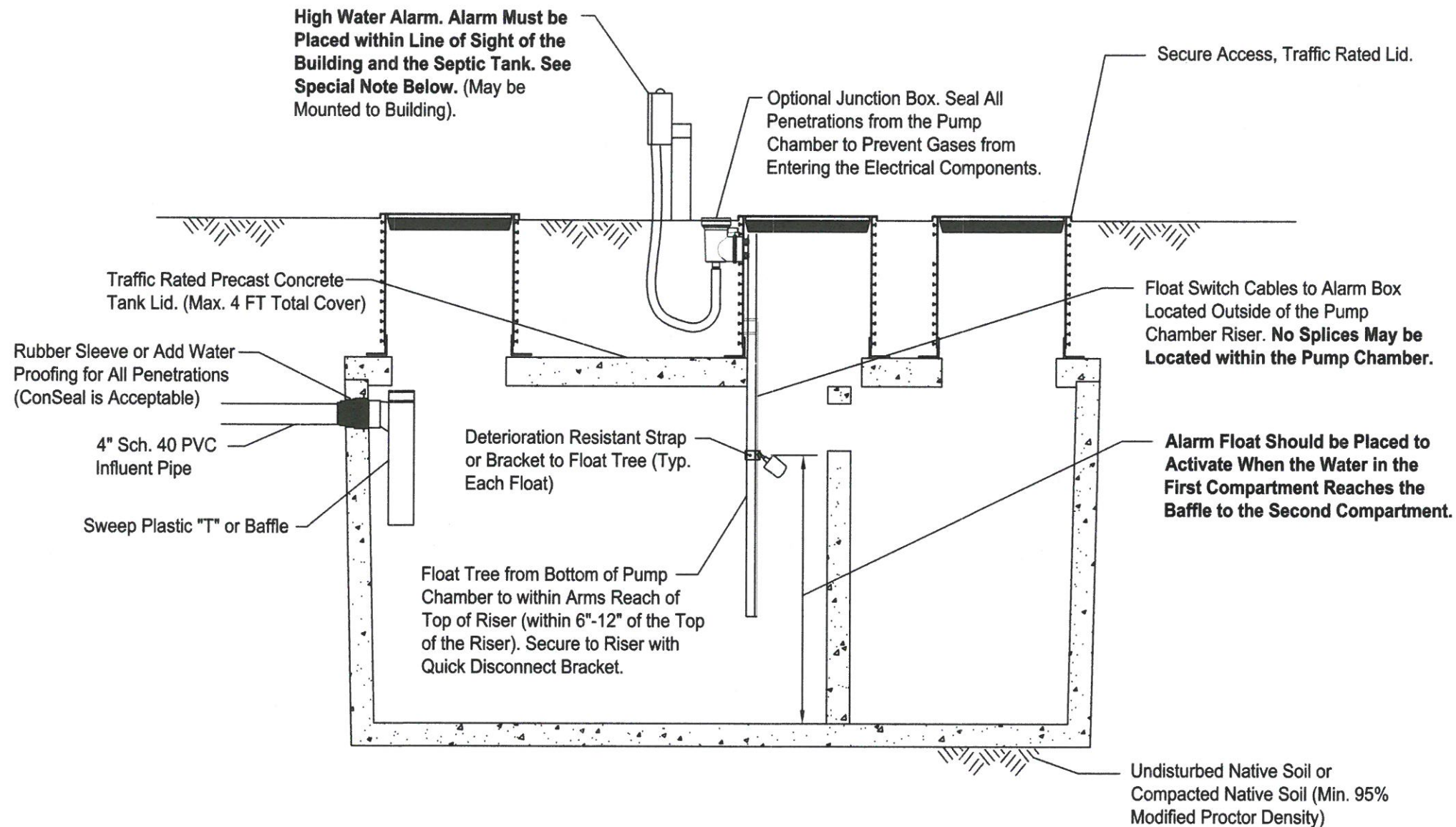
Revised:

Drawn by: djp

Checked by: djp

Project Name and Address

Sherri Hopper
10380 Ute Pass Avenue
Lot #3 and 10' of Lot #2,
Green Mountain Falls Addition 9,
Sch. No. 8308401060
El Paso County, Colorado



Typical Holding Tank Cross Section

Not to Scale

Special Note: Per El Paso County Board of Health Regulations Chapter 8: On-Site Wastewater Treatment Systems (OWTS) Criteria, a High Water Alarm is Required at 75% Capacity of the Tank to Indicate Pumping is Required. Alarm to Include Audio and Visual Warning within Line of Site of Both the Septic Tank and the Building.

Electrical Code Requirements: All Electrical Work, Equipment, and Material Shall Comply with the Requirements of the Currently Applicable National Electrical Code as Designated by the State Electrical Board Rules and Regulations (3 CCR 710-1) on the Date of the Permit. The Electrical Installer Shall Contact the Electrical Inspector for the Location where the OWTS is Constructed. All Electrical Components Shall be Protected from Moisture and Corrosive Gases. Special Care Shall be Taken to Ensure the Electrical Requirements of Each Component Meet Manufacturer Specifications (i.e. Voltage and Amperage).

1. All Wire Splices Shall be Enclosed in the Control Panel. The Control Panel Shall be Placed in an Accessible Location Positioned Outside of the Tank Riser.
2. All Wires Shall be Spliced with Corrosion-Resistant, Watertight Connectors.
NO WIRE SPLICES ARE ALLOWED WITHIN THE PUMP CHAMBER OR RISER.
3. Conduits Shall be Sealed to Prevent Gases from Entering the Control Panel and Electrical panel.
4. A Means to Disconnect the House Power Supply to OWTS Components Shall be Provided at the Control Panel.
5. The Branch Circuit Wire from the Building to the Control Panel Shall be a Minimum of 24" Below the Ground Surface. Lines Buried Less than 24" are Allowed, but Will be Required to be in Conduit or have Ground Fault Protection on the Circuit. Conduit from the Control Panel to the House is Strongly Recommended for All Wiring.
6. Conduit Risers for Physical Protection Must Extend Min. 18" Below Finish Grade.

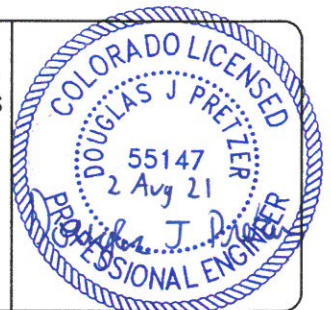
Best Practices Guidelines: The Following "Best Practices" are Intended to Facilitate Maintenance and Servicing of the Electrical Components Associated with Lift Stations, Dosing Systems, and Treatment Units that are Part of an OWTS.

1. Electrical Lines at the Septic Tank, Dosing Tank, or Treatment Unit Must be Placed in such a Manner as to Protect them from Damage During Backfill. Conduit from the Control Panel to the House is Strongly Recommended for All Wiring.
2. The Floats Shall be Secured to a Separate Float Tree with Approved Connecting Straps or Brackets that will Remain Secure Underwater and Not Deteriorate. Electrical Tape is Not Acceptable. Top of Float Tree to be within 6" - 12" of the Top of the Riser.
3. The Risers Shall be Secured to the Tank to Maintain the Riser in an Upright and Plumb Position. Special Care Shall be Taken During Backfill to Ensure Riser Maintains Upright and Plumb Position.
4. Control Panel Shall be Placed within "Line of Sight" of the Pump.

GEOQUEST, LLC.

6825 SILVER PONDS HEIGHTS
SUITE 101
COLORADO SPRINGS, CO
80908

OFFICE: (719) 481-4560
FAX: (719) 481-9204



Project: 21-0383

Sheet: 2 of 2

Date: 2 Aug 2021

Revised:

Drawn by: djp

Checked by: djp

Project Name and Address

Sherri Hopper
10380 Ute Pass Avenue
Lot #3 and 10' of Lot #2,
Green Mountain Falls Addition 9,
Sch. No. 8308401060
El Paso County, Colorado

Attn: SHERRI HOPPER / FIREHOUSE
10380 UTE PASS AVE
GREEN MTN FALLS, CO 80819

Notify Environmental Health of any change of ownership, type of business activity, business name, or billing address by calling (719) 578-3199. Failure to notify Environmental Health may result in late penalties, Permit/License denial or revocation, and business closure. PERMITS/LICENSES TO OPERATE AND ANNUAL FEE PAYMENTS ARE NOT TRANSFERABLE. Permits become void on change of ownership. New owners must apply and pay for a new Permit(s)/License(s) prior to beginning operation.



EL PASO COUNTY PUBLIC HEALTH
ENVIRONMENTAL HEALTH DIVISION
1675 W. GARDEN OF THE GODS ROAD, SUITE 2044
COLORADO SPRINGS, CO 80907
PHONE: (719) 578-3199 FAX: (719) 578-3188
www.elpasocountyhealth.org

MODIFICATION PERMIT - OWTS

Valid From 8/25/2021 To 8/25/2022

PERMITEE :

SHERRI HOPPER / FIREHOUSE
10380 UTE PASS AVE
GREEN MTN FALLS, CO 80819

Onsite ID: ON0050831

Tax Schedule # : 8308401060

Permit Issue Date: 08/25/2021

Dwelling Type: COMMERCIAL

of Bedrooms (if Res): 0

Proposed Use (if Comm):

Designed Gallons/Day:

Water Source: PRIVATE WELL

System Installation Requirements:

Tuesday, August 24, 2021 4:46 PM - KAT MCGARVY

- An Engineered OWTS system to be installed on site due to commercial Vault system installation, requiring a Tier II licensed installer.
- TIER II LICENSED INSTALLER MUST BE NAMED AND VERIFIED PRIOR TO FINAL APPROVAL OF SYSTEM.
- VAULT INSTALLED DUE TO NO OTHER OPTION ON THE LOT FOR OWTS INSTALLATION.
- ENTIRE LOT IS IN THE FLOODPLAIN, TANK ANCHORING IT HIGHLY ENCOURAGED
- Permit is issued for a tank placement only; minimum 3000 gallon tank must be installed
- Old tank must be abandoned according to EPCPH Chapter 8 regulations.
- All horizontal setbacks must be maintained when installing tank, sanitary Tee (5" above and 8" below operational level) and effluent filter must be installed
- Tank must remain uncovered for final inspection; well installation must be complete at time of final inspection

This permit is issued in accordance with 25-10-106 Colorado Revised Statutes. The PERMIT EXPIRES upon completion/installation of the Onsite Wastewater Treatment System, or at the end of twelve (12) months from date of issue, whichever occurs first. If both a Building Permit and an Onsite Wastewater Treatment System Permit are issued for the same property and construction has not commenced prior to the expiration date of the Building Permit, the Onsite Wastewater Permit shall expire at the same time as the Building Permit. This permit is revocable if all stated requirements are not met. The Onsite Wastewater Treatment System must be installed by an El Paso County Licensed System Contractor, or the property owner.

The Health Officer shall assume no responsibility in case of failure or inadequacy of an Onsite Wastewater Treatment System, beyond consulting in good faith with the property owner or representative. Access to the property shall be authorized at reasonable time for the purpose of making such inspections as are necessary to determine compliance with the requirements of this law (permit).

Inspection request line: Call (719) 575-8699 before 3:00 p.m. the business day prior to the requested inspection date.

Attn: SHERRI HOPPER / FIREHOUSE
10380 UTE PASS AVE
GREEN MTN FALLS, CO 80819

Notify Environmental Health of any change of ownership, type of business activity, business name, or billing address by calling (719) 578-3199. Failure to notify Environmental Health may result in late penalties, Permit/License denial or revocation, and business closure. PERMITS/LICENSES TO OPERATE AND ANNUAL FEE PAYMENTS ARE NOT TRANSFERABLE. Permits become void on change of ownership. New owners must apply and pay for a new Permit(s)/License(s) prior to beginning operation.



EL PASO COUNTY PUBLIC HEALTH
ENVIRONMENTAL HEALTH DIVISION
1675 W. GARDEN OF THE GODS ROAD, SUITE 2044
COLORADO SPRINGS, CO 80907
PHONE: (719) 578-3199 FAX: (719) 578-3188
www.elpasocountyhealth.org

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke.

Authorized By: Environmental Health Specialist



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

General Information

- This checklist serves as a guideline for submitting a Zoning & Architectural Plan Review Land Use Approval application and is not a substitute for the provisions in GMF Municipal Code or any other rules that may apply.
- Applicants are responsible for reviewing and understanding the Code.
- Complete applications are subject to staff review time of **two weeks (14 days)**.

Applicant

Applicant:	Victor Matthews
Address:	10375 Ute Pass Ave - Black Bear Distillery
E-Mail:	matthewsv52@yahoo.com
Phone:	
Owner:	same as above
Address:	
E-mail:	
Phone:	

Property

Physical Property Address: same as above	
Type of Plan Review: Zoning and Architectural	Lot Size/Zoning: 9,000 sq. feet/B-1
Hillside Overlay zone? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Land Survey/ILC Included: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Certification & Signature

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

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

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

Applicant Signature _____ Date _____

Owner Signature _____ Date _____

Owner Signature _____ Date _____

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

Plan Review Checklist

This checklist serves as a guideline for submitting a Zoning & Architectural Plan Review (APR) Land Use Approval application and is not a substitute for the provisions in Green Mountain Falls Municipal Code or any other rules that may apply. Applicants are expected to review, at a minimum [§16, Zoning](#), [§17, Subdivision](#), [§18, Building Regulations](#).

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

1. Application & Petition

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

2. Development Plan

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

3. Procedure:

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

GMF Town Staff:

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



To: Planning Commission
From: GMF Staff

Date: February 7, 2021

Re: 20220207 - Architectural and Zoning Application for a semi-permanent shed at 10375 Ute Pass Ave

Background

The applicant Victor Matthews is requesting the Planning Commission's consideration for a permit to add a semi-permanent shed at 10375 Ute Pass Ave. The application was received on February 4, 2022. Town staff and Chair Dixon recommend waiving the fee for this application, as this is a situation affecting the Town as well. This spring started leaking to the surface of the applicant's parking lot a couple of months ago and has caused issues with the roadway. Town staff, CSU, and the applicant have all been involved with figuring out the problem and how to solve it moving forward. The purpose of this shed is to shelter the spring, so that the pump and spring itself can remain sheltered and unfrozen.

Planning Commission Recommended Actions:

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

Project Summary

Please reference the attached "Letter of Explanation" for the project summary.

Discussion

The electronic file maintained by Town Hall, *Official Town Zoning Map 2019*, shows the Zone District as B-1 and the El Paso County Assessor's Office show parcel ID 8308410003 with an area of 9,000 sq. feet. Therefore, zoning is:

16-310: B-1 Business.

Setback requirements:

- a. Front, fifteen (15) feet.*
- b. Side:*
 - 1. Where adjoining a residential district, the standards of that district shall apply.*
 - 2. If there is no side yard, the side wall of the building shall be constructed of four-hour fire-resistant material.*
 - 3. If the side wall material is less than four-hour fire-resistant, the side yard shall not be less than five (5) feet.*
- c. Rear, fifteen (15) feet.*

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

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.*

Sec. 16-712. - Development plan requirements (w/ notes specific to this project).

- (1) The location, height, and dimensions of each existing and proposed structure in the development area and the uses to be contained therein. **(Included in site plan)**
 - (2) The proper building setbacks and building area with reference to property lines, highways, or street rights-of-way; **(An ILC or other form of measurement to the front property line has not been included in this application.)**
 - (3) The location and surfaces of all parking areas and the exact number of parking spaces; **(This would affect the amount of parking in front of the business.)**
 - (4) The location of watercourses and other natural historic features; N/A
 - (5) The location of all pedestrian walks, malls, recreation, and other open spaces; N/A
 - (6) The location, number, height, and square footage of freestanding identification signs; N/A
 - (7) The location, height, size, and orientation of any required light standards; N/A
 - (8) The location of all permanent accesses from publicly dedicated streets, roads, or highways; **(This would affect the amount of parking in front of the business.)**
 - (9) The location, overlain on contours for the area, of all roadways, walkways, bridges, culverts, drainage easements, existing or contemplated, and green belts; N/A
 - (10) The location of all footpaths, traffic islands, traffic devices and driveways, indicating the pedestrian and vehicular movement and control; **(This would affect the amount of parking and traffic flow in front of the business.)**
 - (11) The stages, if appropriate, in which the project will be developed; N/A and
 - (12) A vicinity map to locate the development in relation to the community. **(See attached plans.)**
- (Ord. 97-01)

Conclusion and Recommendation

Staff recommends approval of this project as a temporary solution, with an expiration date, unless an ILC is submitted showing the front setback is met. Because this measurement is not known, a permanent solution could possibly need a variance.

From: chefmatthews@aol.com
To: [Nate Scott](#)
Cc: [Becky Frank](#); tg Dixon1961@gmail.com
Subject: Re: Spring House
Date: Friday, February 4, 2022 5:12:12 PM

OK....so here is the proposal. See attached quick sketches.

It is minimal size, semi-permanent, and fast. Like a shed it requires no engineering.

The minimum size to encompass the Spring is about 12x16. So this is less than 200 sf.

Now, here are the salient points:

1. Less than 200 sf.
2. Floor cannot be permanent in case we need to access the spring, so, a flagstone paver style, semi-perm like a patio. No cement footers, no foundation.
3. Needs to hold heat (the point is to keep it from freezing hoses and pipes), so the structure itself will be wood, like a shed, a little insulated.
4. Roof will be simple angle. Like a shed.
5. Current small windows will become a door to access the "Spring House".
6. This is very far away from any property lines.
7. We will use as much as we can, but with a septic system we cannot put it down our drains, so will need to continue the plan to have overflow diverted to the creek.

That's it. 12x16. This runs from the space between the window and corner to the space between the windows, making the construction fast and easy. Encompass the new riser and connect to the building. Heated area will give access to the water and if it over runs the run off will go under the low speed bump and into the creek (as already discussed).

I think that's it. Hopefully this is enough for Tuesday Night. I typically work 9am to 10pm Mon-Thurs but I will arrange to be there Tuesday if you think this will work.

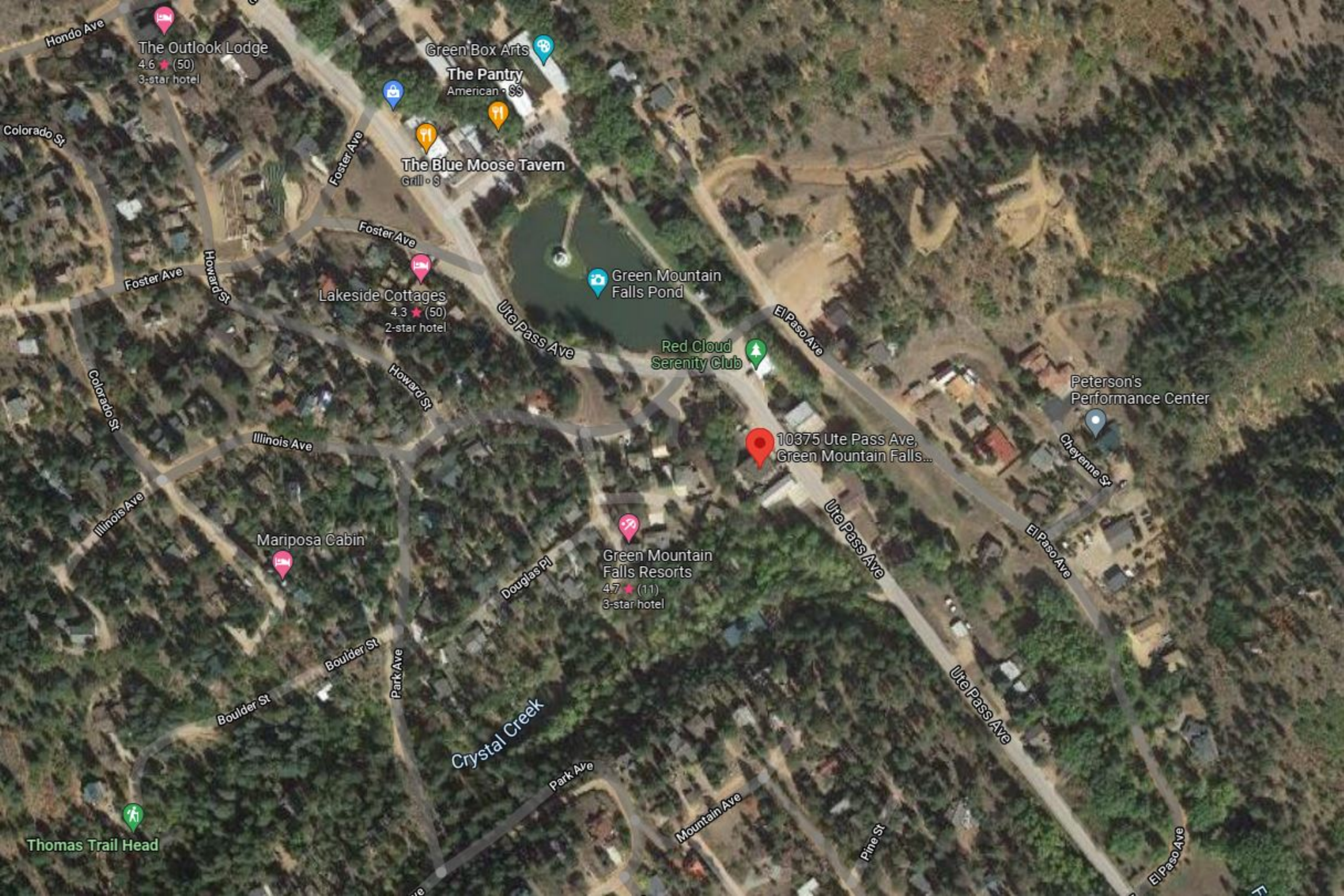
THANKS!

Victor Matthews
Black Bear

In a message dated 2/4/2022 2:29:12 PM Mountain Standard Time, planner@gmfco.us writes:

Hi Victor,

The Planning Commission has a meeting next Tuesday. Perhaps if you want to get in an application by Monday afternoon we can get it added to the agenda. We would just need to see the type of shed proposed and at least a rough drawing showing it is clear of property lines/ROW. Will it be a temporary structure until you have a permanent solution to the spring? If so, that could maybe affect the situation.



The Outlook Lodge
4.6 ★ (50)
3-star hotel

Green Box Arts
The Pantry
American • \$\$

The Blue Moose Tavern
Grill • \$

Lakeside Cottages
4.3 ★ (50)
2-star hotel

Green Mountain
Falls Pond

Red Cloud
Serenity Club

10375 Ute Pass Ave,
Green Mountain Falls...

Peterson's
Performance Center

Green Mountain
Falls Resorts
4.7 ★ (11)
3-star hotel

Mariposa Cabin

Thomas Trail Head

**Black
Bear**

Foyer/Hall

Larger Windows

New Spring Riser

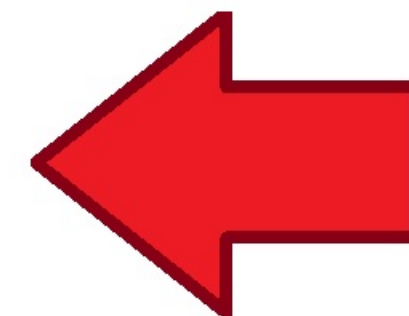
**Proposed
"Spring House"**

Smaller Window

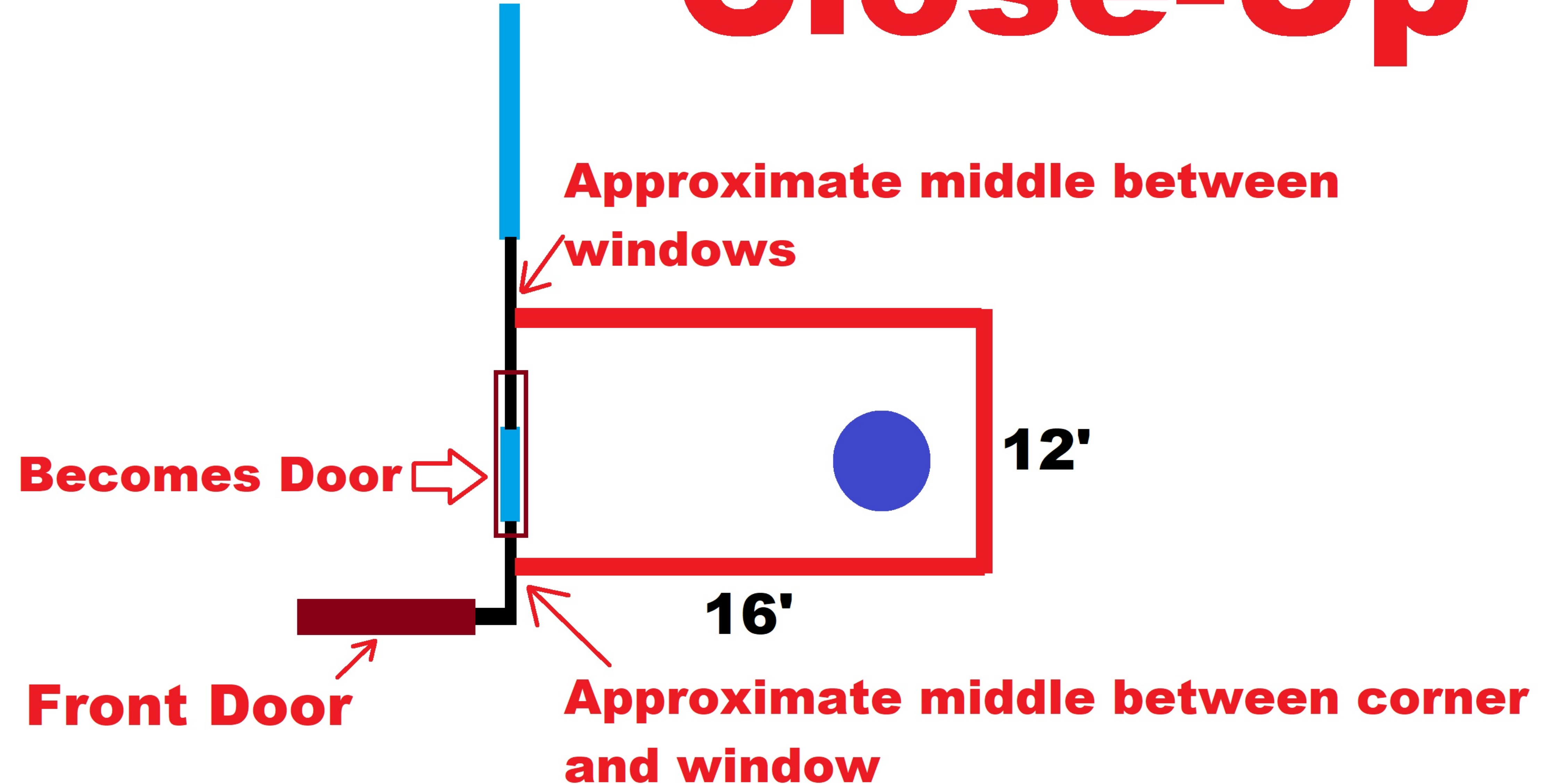
Front Door

Sidewalk

12'x16' shed



Close-Up





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

General Information

- This checklist serves as a guideline for submitting a Zoning & Architectural Plan Review Land Use Approval application and is not a substitute for the provisions in GMF Municipal Code or any other rules that may apply.
- Applicants are responsible for reviewing and understanding the Code.
- Complete applications are subject to staff review time of **two weeks (14 days)**.

Applicant

Applicant:	Amanda Welch
Address:	11190 Hondo Ave
E-Mail:	welchamanda@hotmail.com
Phone:	419-788-0413
Owner:	Amanda Welch
Address:	PO Box 3636 Englewood, CO 80155
E-mail:	same as above
Phone:	same as above

Property

Physical Property Address: 11190 Honda Ave	
Type of Plan Review: Deck Repair	Lot Size/Zoning: R1
Hillside Overlay zone? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Land Survey/ILC Included: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Certification & Signature

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

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

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

Applicant Signature  Digitally signed by Amanda Welch
Date: 2022.01.07 20:27:00 -07'00' Date 1/7/22

Owner Signature  Digitally signed by Amanda Welch
Date: 2022.01.07 20:27:31 -07'00' Date _____

Owner Signature _____ Date _____

This document can be signed electronically using Adobe Reader DC for free.

Plan Review Checklist

This checklist serves as a guideline for submitting a Zoning & Architectural Plan Review (APR) Land Use Approval application and is not a substitute for the provisions in Green Mountain Falls Municipal Code or any other rules that may apply. Applicants are expected to review, at a minimum §16, Zoning, §17, Subdivision, §18, Building Regulations.

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

1. Application & Petition

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

2. Development Plan

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

3. Procedure:

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

GMF Town Staff:

- ☒ Application
- ☒ Letter of Explanation
- ☐ Development Plan
- ☒ Application fee (Town Clerk)
Date 1/7/22 Amount \$125 ☒ Check # 71-906/830 ☐ Credit Card



To: Planning Commission
From: GMF Staff

Date: February 7, 2021

Re: 20220107 - Architectural and Zoning Application for a deck replacement at 11190 Hondo Ave

Background

The applicant Amanda Welch is requesting the Planning Commission's consideration for a permit to replace the deck at 11190 Hondo Ave. The application was received and paid for on January 7, 2022. This is a replacement of the previous deck, with approximately the same footprint and design.

Planning Commission Recommended Actions:

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

Project Summary

Please reference the attached "Materials List" for the project summary. It contains a picture of the previous deck for design reference.

Discussion

The electronic file maintained by Town Hall, *Official Town Zoning Map 2019*, shows the Zone District as R-1 and the El Paso County Assessor's Office show parcel ID 8308212014 with an area of 15,800 sq. feet. Therefore, zoning is:

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

Setback requirements:

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

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

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.*

Sec. 16-712. - Development plan requirements (w/ notes specific to this project).

- (1) The location, height, and dimensions of each existing and proposed structure in the development area and the uses to be contained therein. **(Included in site plan.)**
 - (2) The proper building setbacks and building area with reference to property lines, highways, or street rights-of-way; **(Included in site plan.)**
 - (3) The location and surfaces of all parking areas and the exact number of parking spaces; **N/A**
 - (4) The location of watercourses and other natural historic features; **N/A**
 - (5) The location of all pedestrian walks, malls, recreation, and other open spaces; **N/A**
 - (6) The location, number, height, and square footage of freestanding identification signs; **N/A**
 - (7) The location, height, size, and orientation of any required light standards; **N/A**
 - (8) The location of all permanent accesses from publicly dedicated streets, roads, or highways; **N/A**
 - (9) The location, overlain on contours for the area, of all roadways, walkways, bridges, culverts, drainage easements, existing or contemplated, and green belts; **N/A**
 - (10) The location of all footpaths, traffic islands, traffic devices and driveways, indicating the pedestrian and vehicular movement and control; **N/A**
 - (11) The stages, if appropriate, in which the project will be developed; **N/A** and
 - (12) A vicinity map to locate the development in relation to the community. **(See attached plans.)**
- (Ord. 97-01)

Conclusion and Recommendation

Staff recommends approval of this project.



Belvedere Ave

Belvedere Ave

Belvidere Ave

Belvedere Ave

Falls Ave

Falls Ave

Cottage St

Iona Ave

Olathe St

Grand View Ave

Florence

Olathe St

Belvidere Ave

Kansas Ave

Belvidere Ave

Pueblo St

Scott Ave

Iona Ave

Iona Ave

Hondo Ave

11190 Hondo Ave,
Green Mountain Falls...

Hondo Ave

Hondo Ave

Hondo Ave

Catamount Trailhead
Temporarily closed

Materials List

4x6, posts, kiln dried, heat treated, southern pine, #2 prime (to be stained)

2x10, rim joist, kiln dried, heat treated, southern pine, #2 prime (to be stained)

2x8, joists, kiln dried, heat treated, southern pine, #2 prime (to be stained)

2x6, decking and guard rails, kiln dried, heat treated, southern pine, #2 prime (to be stained)

1x1, balusters, kiln dried, heat treated, southern pine, #2 prime (to be stained) Similar to photo

12" concrete piers, 4000 psi concrete

Galvanized joist hangers and post anchors





REPLACE EXISTING DECK
WITH SAME FOOTPRINT

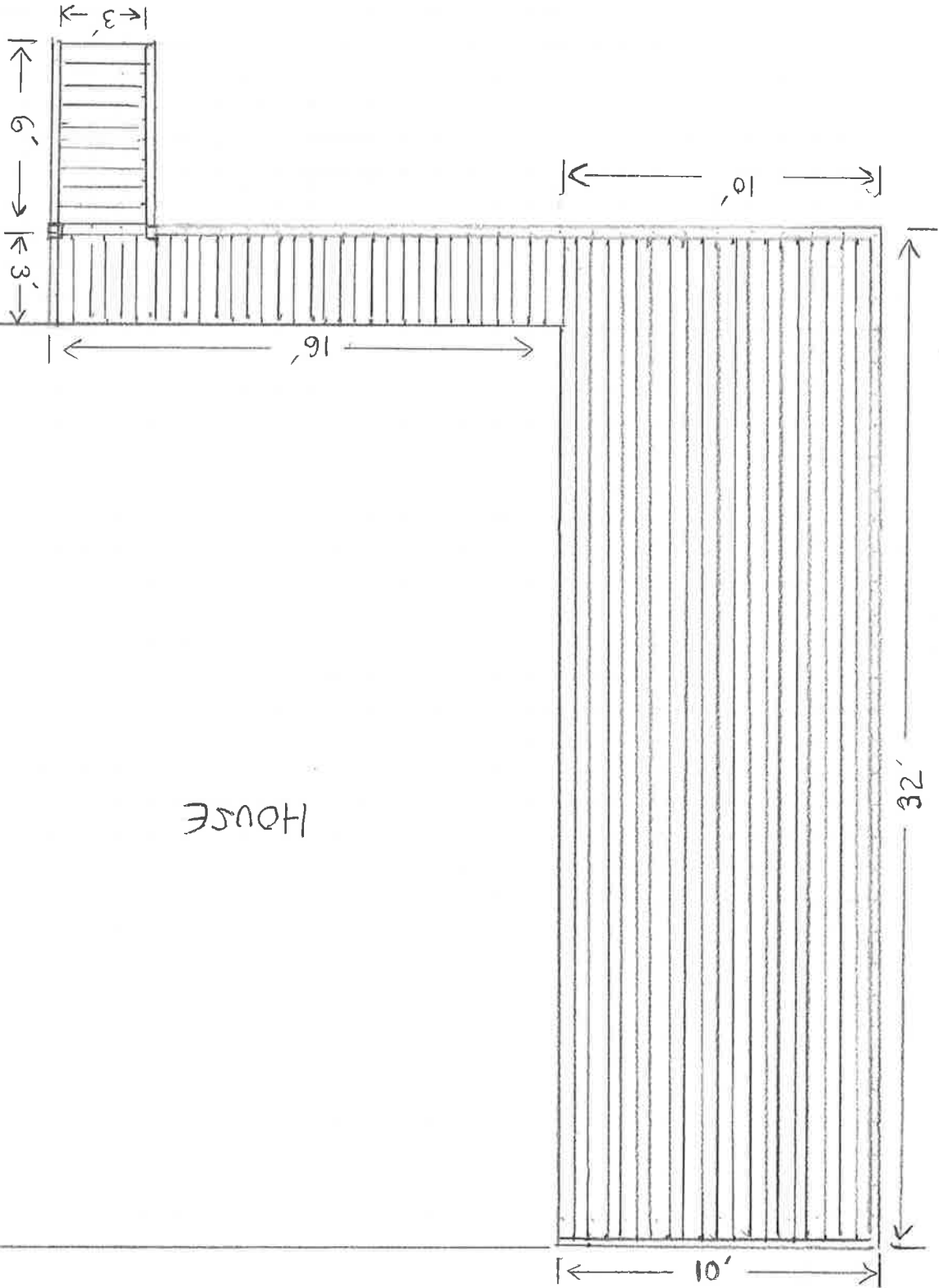
CALCULATION SHEET

STONE & WEBSTER ENGINEERING CORPORATION

45010.61

PREPARED / DATE	REVIEWER / CHECKER / DATE	INDEPENDENT REVIEWER / DATE
J.O./W.O./CALCULATION NO.	REVISION	PAGE

SUBJECT / TITLE	QA CATEGORY / CODE CLASS
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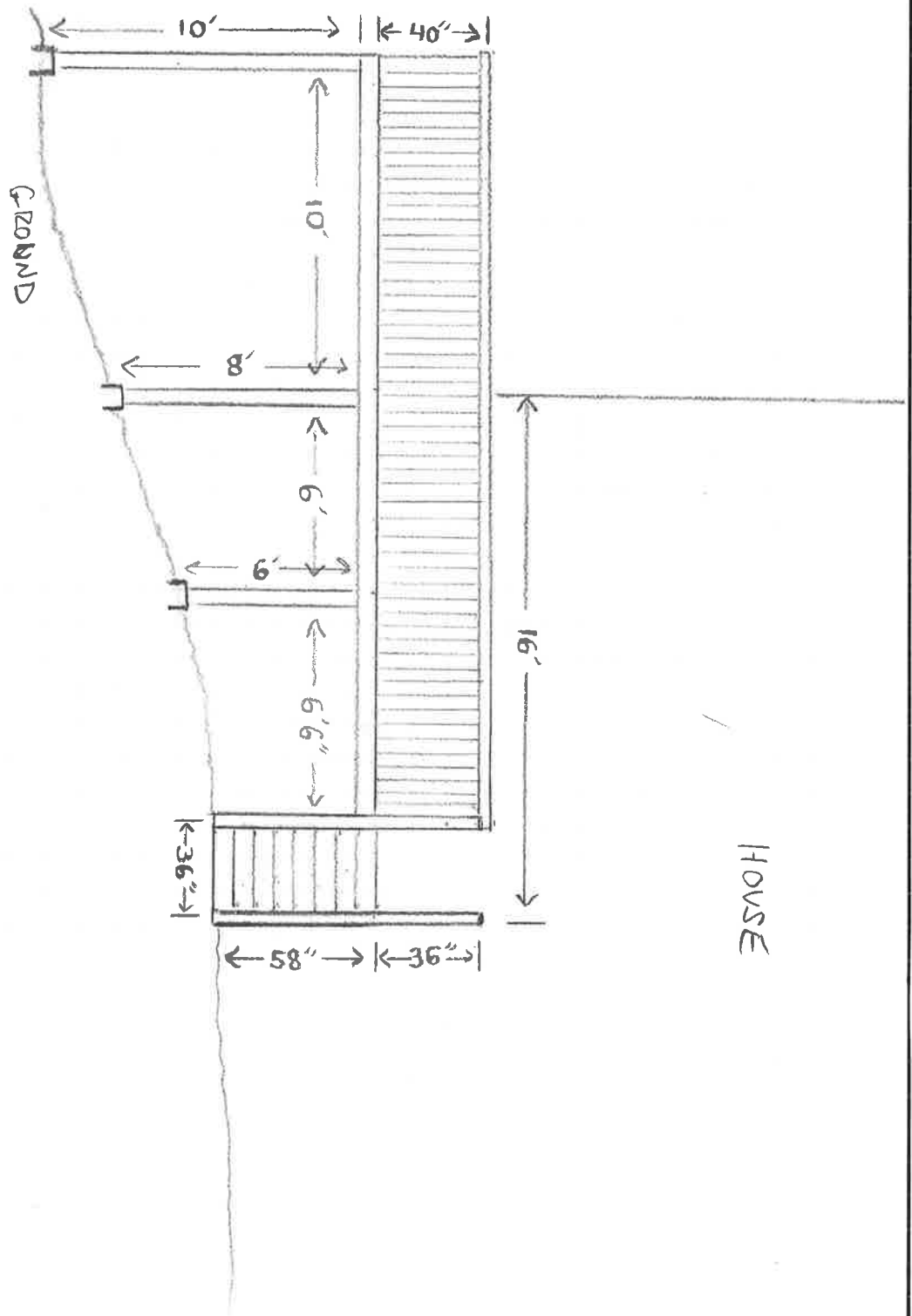


CALCULATION SHEET

STONE & WEBSTER ENGINEERING CORPORATION

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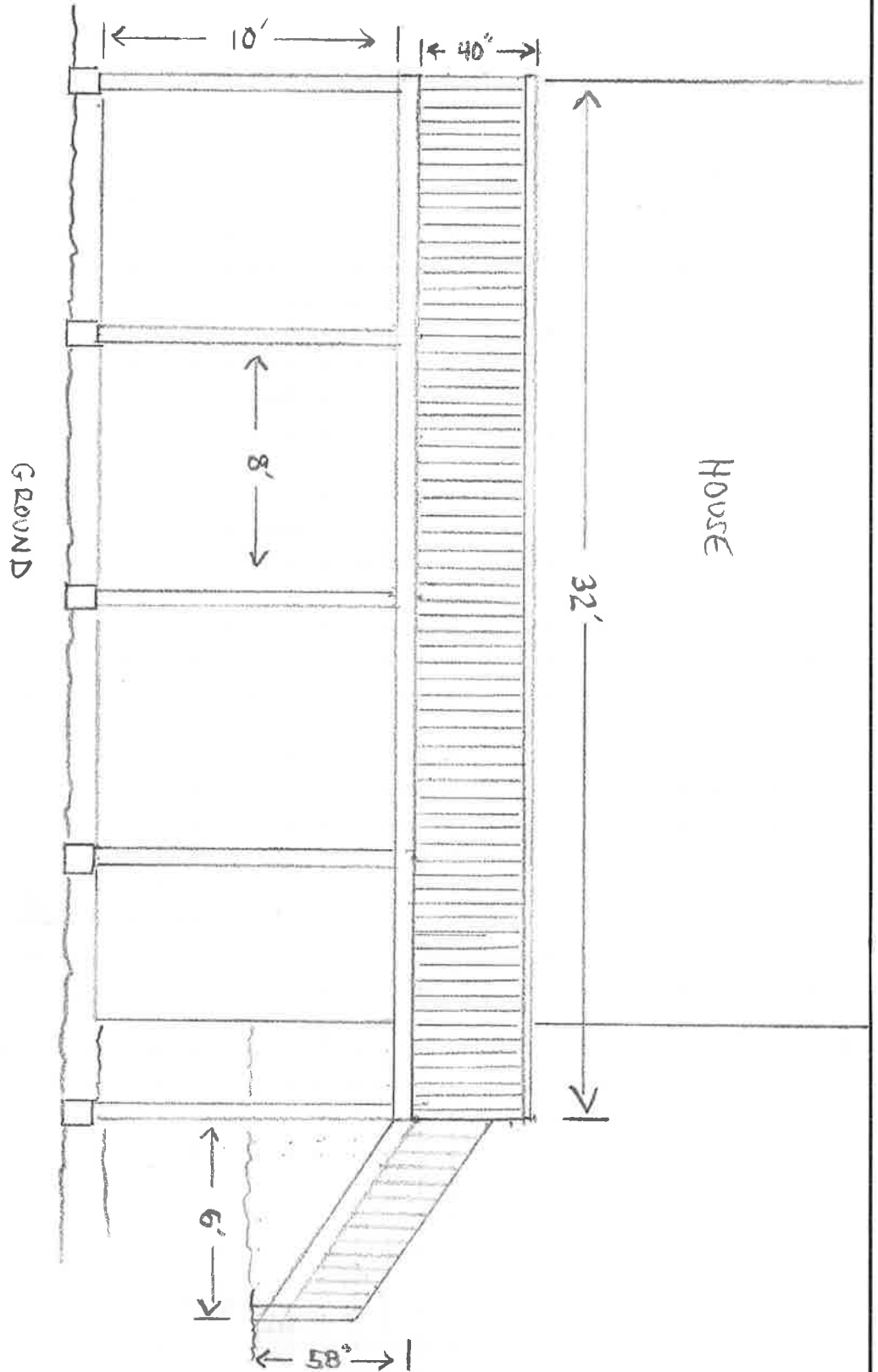
PREPARER/DATE

REVIEWER/CHECKER/DATE

INDEPENDENT REVIEWER/DATE

QA CATEGORY/CODE CLASS

▲5010.61





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

Committee Volunteer Application

Volunteer Position applying for: GMF Planning Commission
Name: Michael Frey
Street Address: 11155 Falls Ave, ~~GMF, CO~~
City, State: GMF, CO Zip Code: 80819
Phone Number: 303-378-7831 Email address: Frey30@juno.com
How many years have you been a resident of Green Mountain Falls: 6 mo.
Current Employer/Occupation: Retired Co-owner of Painted Reez, LLC
Work Experiences that may apply: CEO of FCC Services, Planning with Margaret Frey
Facilitated Planning Sessions w/ Farm Credit Association boards of Directors
Other Volunteer Experiences that may apply: Volunteered at Parker Task Force Food
bank in Parker, CO as Co-Treasurer
Any Special Qualifications that may apply to this volunteer position: In a business (Farm
Credit System) that required Consensus building
Other Current Volunteer Positions you hold: none at present
Reasons for choosing this Volunteer Opportunity: Interest in GMF - our
new home & new business

*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: Michael Frey Date: 2/1/22

Are you 18 years or older? YES ☒ NO ☐

If NO, Guardian Signature: _____