



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

**Thursday, March 10, 2022 @ 7:00 PM  
Zoom-only Meeting**

JOIN ZOOM MEETING:

<https://us02web.zoom.us/j/87417206574?pwd=T0YrSmhINVZvZXdGM0I4WUZsMTRYUT09>

Meeting ID: 874 1720 6574; Passcode: 324644

<b>TIME</b>		<b>ITEM</b>	<b>DESIRED OUTCOME</b>
7:00	1.	CALL TO ORDER	
	2.	AUDIO CHECK	
	3.	ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA	
	4.	PUBLIC COMMENT	
		NEW BUSINESS	
	5.	Application 20220309 – 10928 Iona Ave – Stucco Siding	Action Recommended
	6.	OTHER BUSINESS	
	7.	Adjournment	

\*\*Register for public comment by 4:00 PM the day of the meeting: [planner@gmfc.us](mailto:planner@gmfc.us)

*Planning Commission Members:*  
*Todd Dixon, Chair*  
*Paul Yingling, Vice-Chair*  
*Mike Frey, Commissioner*  
*Sean Ives, Commissioner*  
*Lamar Matthews, Commissioner*



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

Date: March 9, 2022

Re: 20220309 - Architectural and Zoning Application for stucco siding at 10928 Iona Ave

### **Background**

The applicant Janis Clausen is requesting the Planning Commission's consideration for a permit to replace the siding at 10928 Iona Ave with stucco. The application was received and paid for on March 9, 2022.

The applicant did pull a permit with Pikes Peak Regional Building but did not know about the Town's requirement in this area. According to [Sec. 16-705](#), "Anyone seeking to renovate the exterior of, add to or construct a new building shall be subject to Planning Commission approval anywhere within the Town." At the March 8, 2002, Planning Commission meeting, the commissioners agreed to hold a special meeting as soon as possible to help the applicant continue with the project, since they are in the middle of the process in winter weather conditions.

It seems the only consideration for Planning Commission regarding this application is verifying that no prohibited materials are being used.

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**

This is replacement of the siding with stucco, in one of the colors shown in the attached image.

### **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 8308217016 with an area of 10,200 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.*

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. (N/A)
  - (2) The proper building setbacks and building area with reference to property lines, highways, or street rights-of-way; (N/A)
  - (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. (N/A)
- (Ord. 97-01)

**Conclusion and Recommendation**

Staff recommends approval of this project.



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

**General Information**

- This checklist serves as a guideline for submitting a Zoning & Architectural Plan Review Land Use Approval application 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:	Janis A. Clausen
Address:	10928 IONA AVE
E-Mail:	mjjalambert@aol.com
Phone:	719-684-9964
Owner:	Janis A. Clausen
Address:	same
E-mail:	same
Phone:	same

**Property**

Physical Property Address: 10928 Iona Ave	
Type of Plan Review: Stucco Siding	Lot Size/Zoning: 10,200 ft <sup>2</sup>
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 Janis Ann Clausen Date 3/8/2022  
 Owner Signature Janis Ann Clausen Date 3/8/2022  
 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](mailto: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 3/9/22 Amount \$125.00  Check # 4041  Credit Card

March 8, 2022

TO: Green Mountain Falls Planning Commission

RE: Request for approval for stucco siding at 10928 Iona Avenue

FROM: Janis A. Clausen & Michael Lambert 10928 Iona Ave.

I apologize for not being aware of the requirements for a permit to put new siding on my home. I have been in a real rush to get a contract for the siding as my insurance company did an inspection last fall that I did not get the results of until January. They were going to cancel my insurance on March 31<sup>st</sup> if I did not have a contract to replace the siding. Insurance is OK now, the company approved my renewal as soon as they had the contract. Since the weather was better for a while, it just made sense to start the project. My husband and I erroneously thought this project to be a repair, rather than something needing additional approval outside of the PPRBD permit which I have attached.

The stucco is going on the house to improve the appearance and longevity, and possible fire resistance of the home, as well as appease my insurer. We had already been planning to do it this summer. But, the insurance company accelerated our schedule. My color has not been selected as final, but all my considered choices are in beige and brown earth tones that fit with my neighborhood. One neighbor has been helping me select the color to work with their house. The texture is a medium sand.

Currently, the windows have been sealed externally, the paper and chicken wire attached as required prior to the first application of product. We have put a hold on the next steps until we get your approval. The plan was for the application to start Monday March 14<sup>th</sup> as a minimum temperature of 50 degrees is required, hopefully current predicted weather does no damage.

Your consideration is greatly appreciated.

# Pikes Peak Regional Building Department

## Permit: N98774

10928 IONA AVE, GREEN MOUNTAIN FALLS, CO, 80819

Permit Status: Open (Expires 8/30/2022)

### Permit Details

<b>Address:</b>	10928 IONA AVE, GREEN MOUNTAIN FALLS, CO, 80819
<b>Parcel #:</b>	8308217016 <a href="#">Click to view Assessor Information</a>
<b>Lat / Long:</b>	38.93539645, -105.02229146
<b>Roof Truss P/SF:</b>	40 (Elevation: 7895 ft.)
<b>Code Version:</b>	2017 PPRBC
<b>Project Code:</b>	434 (Residential Alterations (Remodel, Additions, Etc))
<b>Project:</b>	STUCCO

### Inspections

#### Open Inspection Requests

There are currently no open inspection requests for this permit.

#### Additional Required Inspections

This is a list of all inspections that need to be performed by an Agency other than PPRBD, along with their current status.

There are no additional non-PPRBD inspections required for this permit.

### Permit Attachments

Click any row to see more details about the attachment in question.

<b>Contractor:</b> R. T. STUCCO INC.	<b>Dept:</b> Building	<b>Issued on:</b> 3/3/2022	<b>Status:</b> Open	<a href="#">Details &gt;&gt;</a>
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