



Town of Green Mountain Falls

10615 Green Mountain Falls Road

Planning Commission Meeting Agenda

Tuesday July 9th 2024, at 6:30 pm

Join Zoom Meeting

<https://us02web.zoom.us/j/86924636136?pwd=T8vlj0MaAFB0AWX7LGD1QJOgeKy9aS.1>

Meeting ID: 869 2463 6136

Passcode: 221947

1. CALL TO ORDER / ROLL CALL / TECH CHECK

2. ADDITIONS, DELETIONS, OR CORRECTIONS TO THE AGENDA

3. CONSENT AGENDA

Approval of Meeting Minutes from 2024-06-11

4. PUBLIC INPUT: 3 Minutes per speaker

5. REPORTS

- a) Commissioners
- b) Staff

6. Public Hearing 10755 Grandview Variance Application

7. BUSINESS

- a) 10755 Grandview Variance Application
- b) Staging Policy

8. CORRESPONDENCE

9. DISCUSSION ITEMS

- a) Comprehensive Plan Proposal (updated)

10. ADJOURNMENT

The Next PC Meeting will be held on 2024-07-23.

TOWN OF GREEN MOUNTAIN FALLS

Planning Commission Meeting

2024-06-11 at 6:30 P.M.

MEETING MINUTES

Commission Members Present

Ann Esch
Rocco Blasi
Mike Frey
Lisa Bonwell Co-Chair
Brandy Morales

Commission Members Not Present

Town Clerk

Bo Ayad

Town Manager

1. Call to Order & Roll Call

Co- Chair Lisa Bonwell called the meeting to order at 6:34 p.m. Roll was taken and all commissioners were present. Commissioner Blasi was present on Zoom. BoT Members Present: Todd Dixon.

2. Additions, Deletions, or Corrections to the Agenda

Commissioner Frey made a motion, seconded by Commissioner Morales, to accept the agenda. Motion passed unanimously.

3. Consent Agenda

Minutes from 05/14/2024. Commissioner Frey motioned to approve the minutes, seconded by Commissioner Morales. Motion Carried.

4. Public Input 3 Minutes Per Speaker

None.

5. Public Hearing

Co-Chair Bonwell opened the public hearing at 6:39pm

Julie Esterl presented the variance application related to the front set-back for 10565 Foster Ave. A letter of public comment from an adjoining property owner

was also presented. The property owner Mr. Hays was available for questions after giving a brief account of the project details and related timeline. Commissioners discussed the details of the project and about the historical aspects of building in a set-back in the Town. Commissioner Blasi made a distinction between the proposed new deck and the proposed stairs. He voiced support for the stair part of the project, but not for the deck as designed. He offered a compromise which was to allow the stairs for access, but to limit the deck to the property boundaries. Commissioner Basi felt that set-backs protected the space around the public right of way and should be upheld. Commissioner Frey suggested that these encroachments are common in Town. Commissioner Morales asked Mr. Hays if the deck design could be made smaller to conform. Mr. Hays reluctantly said the design could be changed if necessary. Commissioner Bonwell recalled the approval of variances where existing structures needed permitting, but not where a new design would be built. Commissioner Bonwell closed the public comment at 7:26pm.

6. Reports.

7. Business

7a) Variance at 10565 Foster Ave.

Commissioner Esch motioned to approve. No second. Commissioner Blasi suggested resubmitting it with a smaller design. Mr. Hays voiced his preference for a decision on the currently proposed design. Commissioner Blasi motioned to approve the application with the condition that the deck remain within the confines of the property. The stair construction would be allowed in the easement. Commissioner Morales seconded. Motion passed unanimously.

7b) Construction Staging Policy.

Commissioner Blasi led a discussion and highlighted recent changes to the policy. Commissioner Blasi suggested that commissioners send him edits so a revised version can be reviewed at the next PC Meeting. Item Tabled.

7c) Selecting Chair & Co-Chair.

Commissioner Frey nominated Commissioner Morales as Chair and Commissioner Bonwell as Co-Chair. Motion seconded by Commissioner Blasi. Motion carried.

7d) Comprehensive Plan Proposal

Commissioner Blasi presented an updated timeline in the proposal. Commissioner Morales motioned to approve the timeline and to send on to BoT for consideration. Motion seconded by Commissioner Blasi. Motion carried.

8. Correspondence.

None.

9. Discussion Items.

10. Adjournment

Meeting adjourned at 8:08 pm by Co-Chair Bonwell.

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**PLANNING COMMISSION
STAFF REPORT**

Date Prepared: July 2, 2024
Meeting Date: July 9, 2024

RE: 10755 Grand View Ave Variance

To: Town of Green Mountain Falls Planning Commission

From: Andrew Baker, AICP, Baseline Corporation

Project Number: GMF-24-08

Project Address: 10755 Grand View Avenue

Applicant: Juliana Argyle

Property Owner: Juliana & Douglas Argyle

Zoning: R-1 (Low-Density Residential)

CC: Becky Frank, Town Manager

Ben Thurston, AICP, Baseline



MATTER BEFORE THE PLANNING COMMISSION

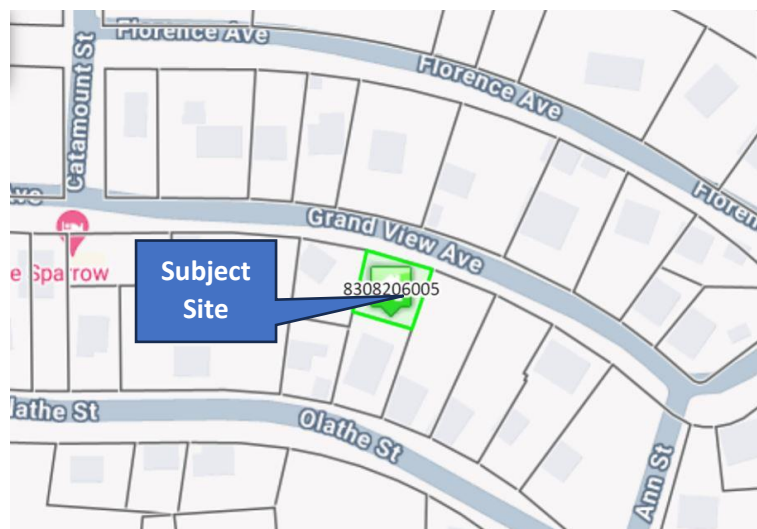
A variance to encroach 5 feet 6 inches (5.5") into the front setback to allow the reconstruction of the existing stairs and the construction of a new deck at 10755 Grand View Avenue. Section 12-51 of the Green Mountain Falls Land Use Code (LUC) establishes Town Staff as the reviewing body, and the Planning Commission as the decision-making body for a variance.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission APPROVE a variance of 5 feet 6 inches (5.5") into the front setback to allow the reconstruction of at 10755 Grand View Avenue.

BACKGROUND

The existing single-family residence was constructed in 1920. Access to the building is from Grand View Avenue via a set of stairs that climb up to the front door, which extends into the front setback. In recent years the stairs and deck have become unsafe and the property owners would like to replace the stairs and construct a new deck that will provide a landing. Approval of a variance is required before the owners can apply for building permits for the deck and stairs in order to perform necessary maintenance and improvements to their property.



Location Map

On April 29, 2024, the property owner, Juliana Argyle, submitted an application for a minor site plan and variance for the property at 10755 Grand View Avenue. The Minor Site Plan was reviewed by Town staff and approved on June 13, 2024.



Prior to 2022 and the adoption of the existing Land Use Code (LUC), the property was zoned R-1 – Single Family Residential. In 2022, the LUC was amended, and the property’s zoning district was renamed to R-1 – Low-Density Residential.

The applicant has explained in the project cover letter that the exterior improvements will increase the safety of the access to the residence, as well as the aesthetic value of the home.



COMPREHENSIVE PLAN REVIEW

Staff finds that the proposal is in conformance with the Green Mountain Falls Comprehensive Plan. The existing single-family land use is consistent with the plan's Future Land Use Map. The proposed variance will allow the applicant to improve and maintain the property. In addition, the proposal is supported by the plan through the following goals:

- Goal 3.1.2: Residential Quality – Encourage and maintain safe and comfortable residential environments.
Staff finds the proposed variance allows the applicant to maintain the existing residence in a safe manner.
- Goal 3.2.1: Public Safety / Emergency Services – Provide adequate police and fire protection throughout the Town.
Staff finds the proposed variance will improve access to the residence for emergency services.
- Goal 3.4.1: Responsible Development – Ensure responsible, appropriate, and compatible growth in Town. Policy A. Support development that enhances a sense of community and is compatible with surrounding land uses, the natural environment, and the community's expectations.
Staff finds the proposed variance allows improvements to the residence's entrance that are compatible and meet expectations for quality.

PUBLIC NOTICE

Section 12-52(h) of the LUC establishes requirements for public notice when public hearings are required with land use review. A variance requires published, mailed, and posted notice at least 15 days prior to the public hearing. All required notices were completed in conformance with the LUC.

PUBLIC COMMENTS

As of the writing of this staff report, the Town has received no public comments.

FINDINGS

The application was submitted in substantial compliance with the Land Use Code. Approval criteria findings are outlined in the following table:

Sec. 12-52(i)(2) – General Approval Criteria	Staff Finding	Rationale
a) Complies with applicable requirements including this land use code, town, state, and federal law;	Yes	The application will comply with applicable codes and regulations, if the proposed variance to the minimum front setback is approved.
b) Consistent with any applicable adopted Town plans;	Yes	The application complies with applicable Town plans, including the Comprehensive Plan as outlined in staff's analysis.
c) Promotes the public health, safety, and general welfare;	Yes	The proposed deck reconstruction will not adversely impact the public health, safety, and



		general welfare of the Town. It will promote the general welfare and safety of the property owners and the primary access to their home, as well as allow them to complete necessary maintenance.
d) Minimizes or mitigates adverse impacts associated with the application;	Yes	Staff finds no substantial adverse impacts associated with the proposed variance or deck/stair reconstruction.
e) Will not result in significant adverse impacts upon the natural environment including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and	Yes	Staff finds no substantial adverse impacts in regards to the natural environment associated with the proposed variance and deck/stair reconstruction.
f) Will not result in significant adverse impacts upon other property in the vicinity of the subject property.	Yes	Staff finds no substantial adverse impacts to adjacent properties associated with the proposed facility.

Additional approval criteria for variances and staff's findings are outlined in the following table:

Sec. 12-57(a)(3) – Additional Criteria	Staff Finding	Rationale
a) Not be injurious to the public health, safety, morals, and general welfare of the community;	Yes	The proposed deck reconstruction will not be injurious to the public health, safety, and general welfare of the community. It will promote the general welfare and safety of the property owners and the primary access to their home, as well as allow them to complete necessary maintenance.
b) Not substantially affect the use and value of the area adjacent to the property included in the variance; and	Yes	The proposed variance and deck reconstruction will not affect the use or value of the area adjacent to the property.
c) Sufficiently demonstrate that the strict application of the terms of this land use code will result in practical difficulties in the use of the property, that the practical difficulties are peculiar to the property in question, and that the variance will relieve the practical difficulties.	Yes	The footprint of the deck and stairs are proposed in the existing, noncompliant area on the property where the deck was historically placed. Due to the siting of the house on the property, the height of the house and front door, as well as existing grade on the property, access to the front door from the ground elevation creates a practical difficulty in meeting the minimum front setback requirement.



SUMMARY AND CONDITIONS OF APPROVAL

The applicant, Juliana Argyle, has submitted a complete application for the review of a variance to the front setback for the reconstruction of a deck and stairs at 10755 Grand View Avenue. The application is in general compliance with the Land Use Code:

ALTERNATIVE ACTIONS

1. Motion to approve, with or without conditions, supported by findings
2. Motion to deny supported by findings
3. Motion to continue to a future meeting date with a reason and/or request for more information

Attachments:

1. Combined Application
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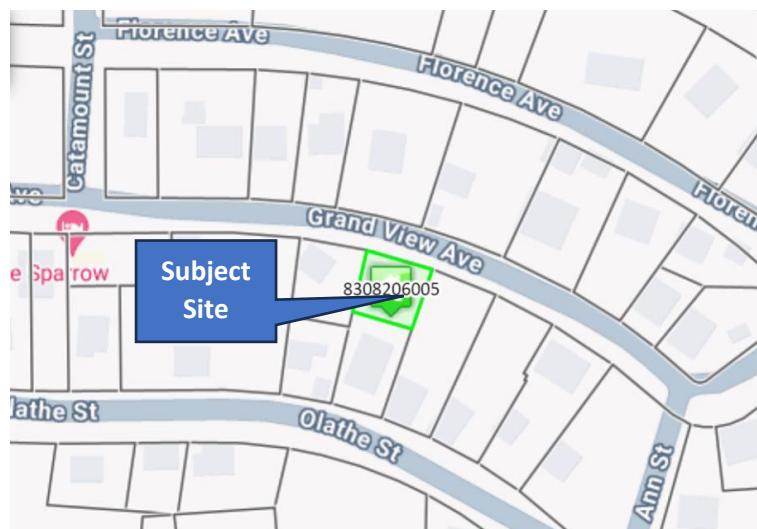
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Town of Green Mountain Falls General Land Use Development Application

Type of Application

- | | | |
|---|--|--|
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Major Site Plan | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Other <u>Deck replacement</u> |

1. Applicant Information

- a. Applicant Name Douglas and Juliana Argyle
- b. Project Coordinator ☒ Property Owner ☒
- c. Mailing Address P.O. Box 182, GMF, CO 80818
- d. E-mail Address Douglas.Argyle@gmail.com OR Juliana.Argyle@gmail.com
- e. Phone Numbers: Home 801-608-6913 Mobile 615-477-5757

2. Property Owner Information (if different from above)

- a. Name Same As Above Project Contact? Yes ☒ No ☐
- b. Mailing Address _____
- c. E-mail Address _____
- d. Phone Numbers: Home _____ Mobile _____

3. Site Information

- a. Site Address 10755 Grandview Avenue
- b. Property Zoning SFR R1 Lot Size 3,702 Acres ☐ Square Feet ☒

4. Project Information

- c. Project Type Deck Replacement/ Front deck variance
- d. Brief Description Replace rotted and non-code compliant deck

5. Certification: I understand the procedures that apply to my request and acknowledge an incomplete application will not be processed or reviewed by planning staff until it is complete. Submittal of fees and materials does not constitute completeness. I agree to reimburse the city for technical and professional consulting expenses that may be incurred during the review of my request and have read the general procedure in each application checklist. Failure to reimburse the city for invoiced expenses constitutes an incomplete application. I understand and acknowledge the use or action for which approval is requested is not allowed until the permit is granted.



Applicant Douglas and Juliana Argyle Date 4/29/24



Owner Douglas and Juliana Argyle Date 4/29/24

Owner Douglas and Juliana Argyle Date 4/29/24

2. GMF Land Use Code

The following are the code sections by application type. The GMF LU Code and Municipal Code can be found on the [Town Website](#) or viewed at Town Hall.

Type of Application	Applicable Code Sections
Minor Site Plan	5:3 (c)
Major Site Plan	5:3 (d)
Conditional Use	5:3 (e)
Temporary Use	5:3 (f)
Minor Subdivision	5:4 (b)
Major Subdivision	5:4 (c)
Rezoning	5:5
Variance	5:7 (a)
Appeal	5:7 (c)

GMF Clerk's Office

- ☐ Application received:
GMF staff initials _____
Date _____/_____/_____
- ☐ Fee Received (per current fee schedule):
Permit type(s) _____

Amount _____
Date _____/_____/_____
- ☐ Application deemed complete (see appropriate checklist):
GMF staff initials _____
Date _____/_____/_____
- ☐ Application is incomplete:
Returned _____/_____/_____
- ☐ Administrative Review:
☐ Approved (memo attached) _____/_____/_____
☐ Not approved (memo attached) _____/_____/_____
- ☐ Planning Commission
Meeting date scheduled (tentative) _____/_____/_____
- ☐ Board of Trustees
a. Meeting date scheduled (tentative) _____/_____/_____
- ☐ Report approving/denying application sent _____/_____/_____
- ☐ Additional Information (further details to be included in file with application)

September 26, 2023

Town of Green Mountain Falls

Department of Land Use Planning

10615 Green Mountain Falls Road

This application is a request to replace our rotted and non-code compliant deck. We purchased our single family residence home on Grandview in 2015 with the intent to replace the death trap of a deck as soon as possible; here we are 8 years later.

The replacement will have the same footprint as the existing deck. Front porch = 15'L X 4'W X 3'H. The side deck = 34'L X 4' X 6-8'H. The back deck = 24'L X 9'W X 8'H. Materials used will be pressure treated wood for framing, Fiberon composite decking, and Fortress powder coated iron railing. The back portion of the deck, facing south, will include a replacement of the existing pergola measuring 9'6" by 15'2.5".

Please see the site plan and drawings attached for more detailed information.

Sincerely,

Juliana and Douglas Argyle

10755 Grandview Avenue

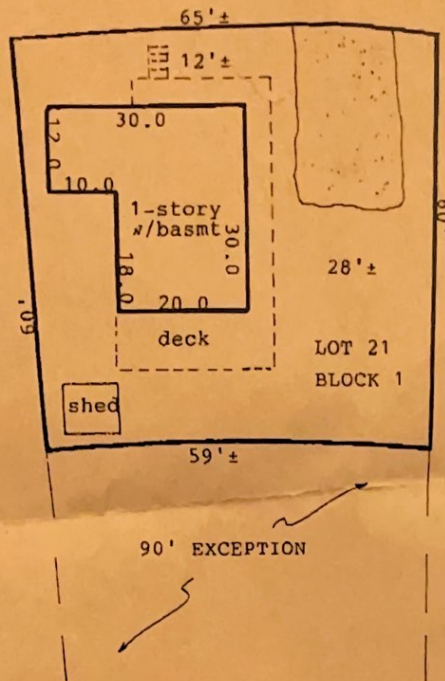
Green Mountain Falls, CO 80819

Juliana.Argyle@gmail.com or Douglas.Argyle@gmail.com

615-477-5757 or 801-608-6913

IMPROVEMENT LOCATION CERTIFICATE

GRANDVIEW AVENUE



Scale: 1" = 20'

NOTE: THIS CERTIFICATE IS BASED ON THE BEST AVAILABLE EVIDENCE FOR A MORE PRECISE LOCATION OF PROPERTY LINES A BOUNDARY SURVEY IS RECOMMENDED

LEGAL DESCRIPTION

10755 GRANDVIEW AVENUE

LOT 21 EXCEPT THE SOUTHERLY 90 FEET THEREOF, AS MEASURED ON THE EASTERLY AND WESTERLY SIDELINES OF LOT 21, BLOCK 1, GREEN MOUNTAIN FALLS, COUNTY OF EL PASO, STATE OF COLORADO.

UNIFIED TITLE 7952

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE CB & T MORTGAGE MORTGAGE LENDER AND TITLE COMPANY, AND THAT IT IS NOT AN IMPROVEMENT SURVEY PLAT NOR A LAND 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 ABOVE DESCRIBED PARCEL ON THIS DAY OF 10/26/09, EXCEPT UTILITY CONNECTIONS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

PREPARED BY

Stephen **S**on
Surveying

(719)535-9124

[Signature]
STEPHENSON, PLS
COLORADO #23057

CLIENT: TRUMPS
DATE: 10/26/09
JOB NO: 09-238

RECORD
AS MEASURED
ROUND IRON PIPE



- set monument
- found monument

I, Michael J. Lambert, a registered land surveyor in the state of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the monuments shown thereon actually exist and this plat accurately represents said survey.

Given under my hand and seal at Woodland Park, Colorado, this 15th day of

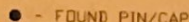
249

A.D. 19 91

Michael J. Lambert
Colorado Land Surveyor No. 12043

MICHAEL J. LAMBERT & ASSOC.

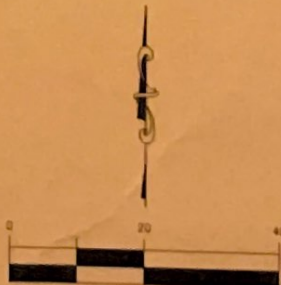
EX. ROADWAY
GRAND VIEW AVENUE



LEGAL DESCRIPTION:

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR DOUG AND JULIANA ARGYLE, THAT IT IS NOT A LAND SURVEY PLAT 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 ABOVE DESCRIBED PARCEL ON THIS DATE, 04/09/15, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCELS, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

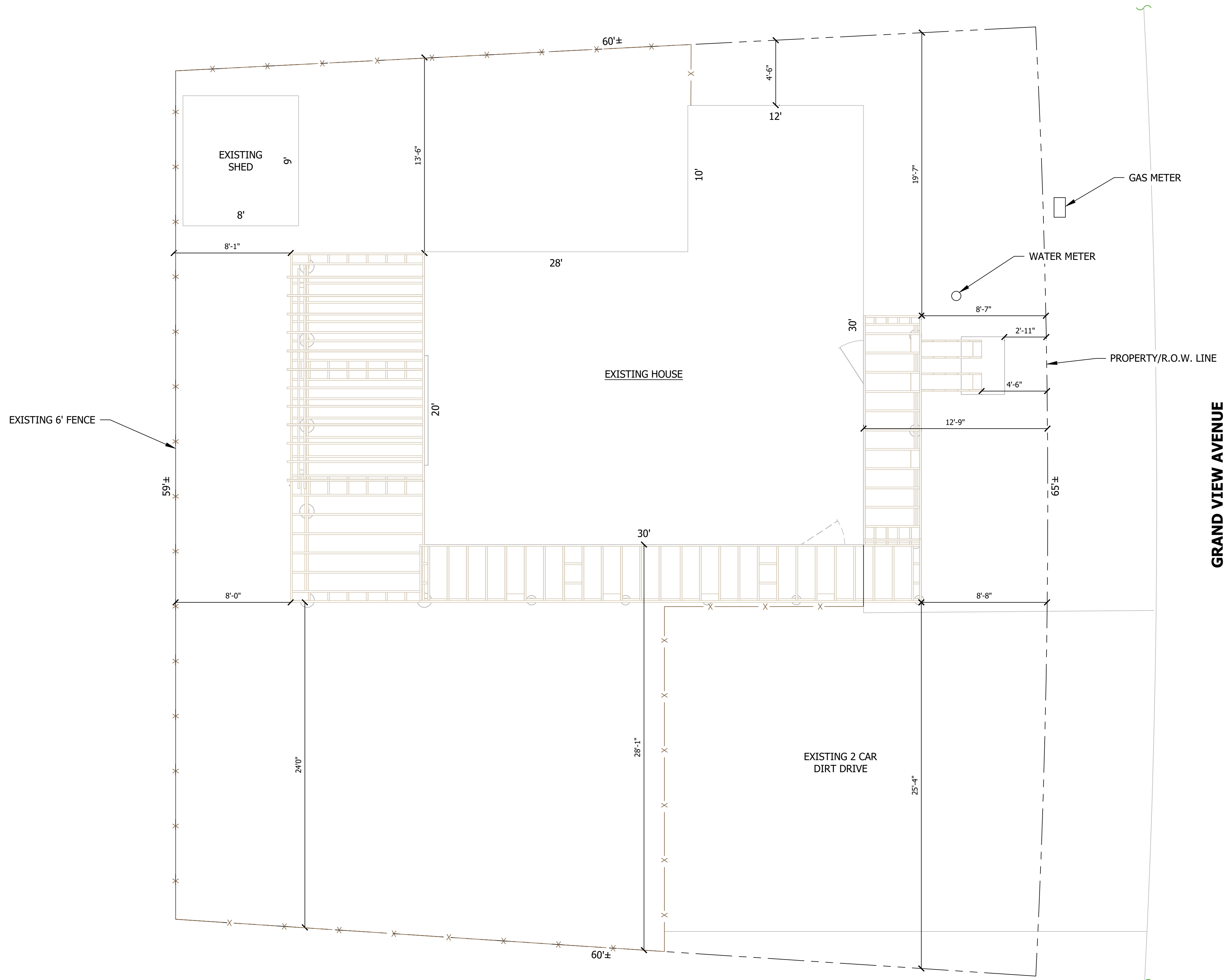
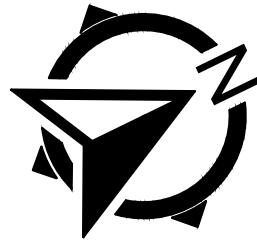
NOTICE: THIS IMPROVEMENT LOCATION CERTIFICATE IS PREPARED FOR THE SOLE PURPOSE OF USE BY THE PARTIES STATED HEREON. IT IS NOT A LAND SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102(12) OR AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102(9). IT DOES NOT ESTABLISH PROPERTY CORNERS. A MORE PRECISE RELATIONSHIP OF THE IMPROVEMENTS TO THE BOUNDARY LINES CAN BE DETERMINED BY A LAND SURVEY OR IMPROVEMENT SURVEY. THE IMPROVEMENTS ARE GENERALLY SITUATED AS SHOWN AND ONLY APPARENT (VISIBLE AT THE TIME OF FIELDWORK). THE IMPROVEMENTS AND ENCROACHMENTS ARE NOTED. PEAK CIVIL CONSULTANTS INC AND JOHN E. KRATZ WILL NOT BE LIABLE FOR MORE THAN THE COST OF THIS IMPROVEMENT LOCATION CERTIFICATE. AND THEN ONLY THE PARTIES SPECIFICALLY SHOWN HEREON ACCEPTANCE AND/OR USE OF THIS IMPROVEMENT LOCATION CERTIFICATE FOR ANY PURPOSE CONSTITUTES ACKNOWLEDGMENT AND AGREEMENT TO ALL TERMS STATED HEREON.



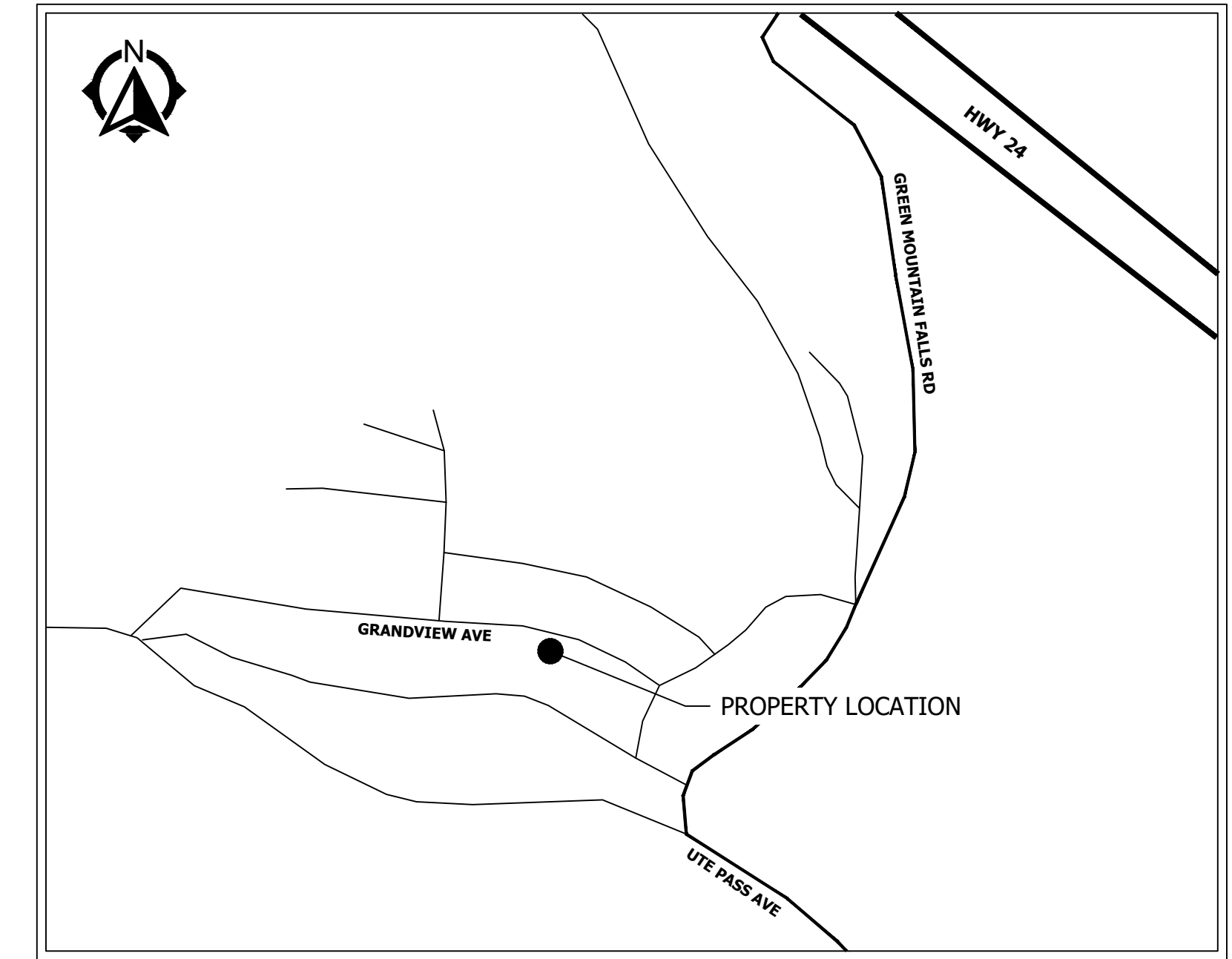
(IN FEET)
1 inch = 20 ft

DATE: 04/09/15





1 PLOT PLAN
Scale: 1/4" = 1'- 0"



VICINITY MAP
NTS

SHEET LIST TABLE

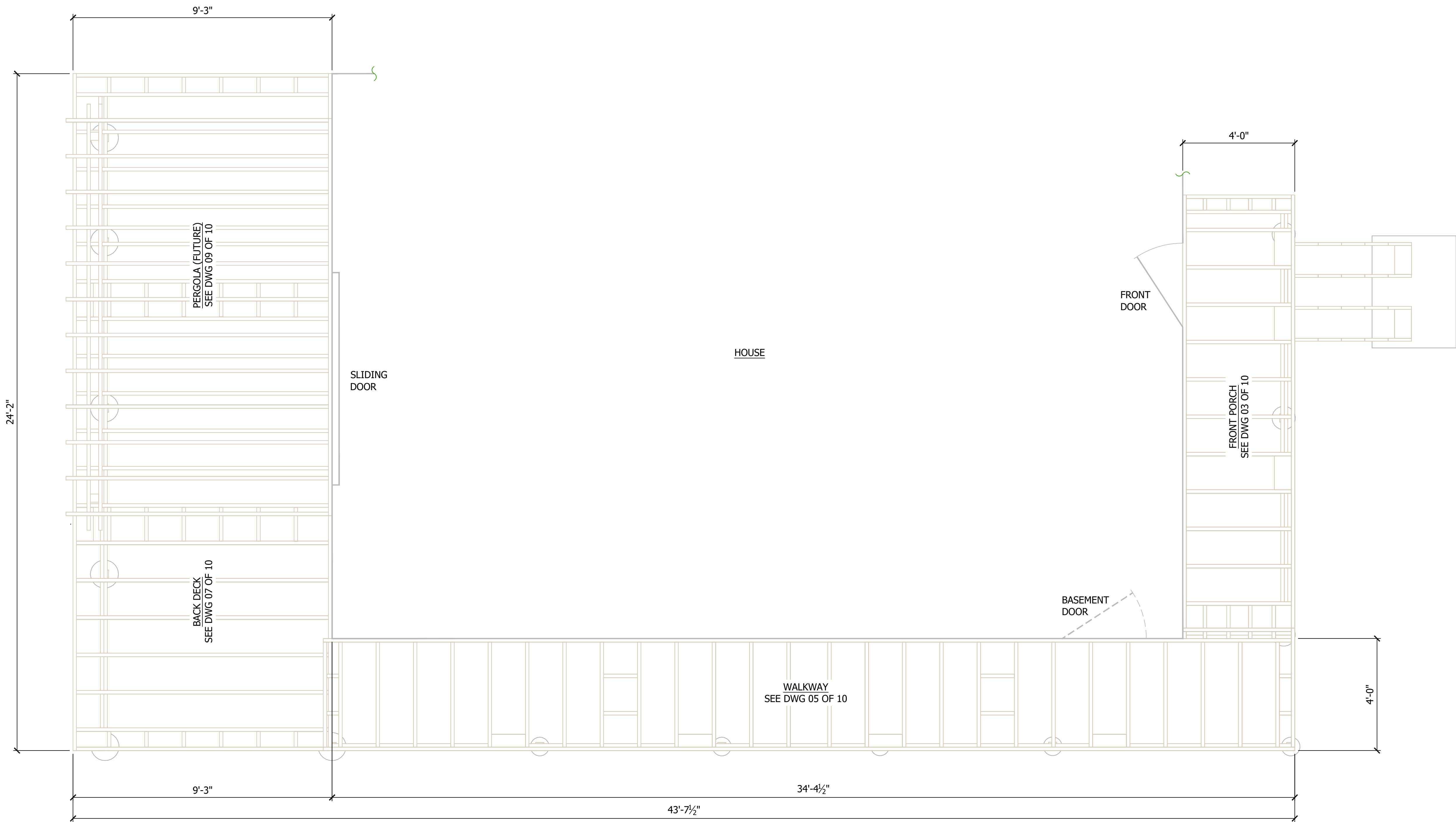
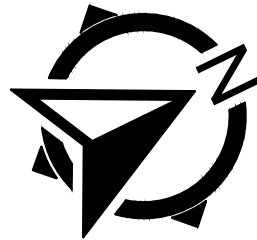
Sheet Number	Sheet Title
01	PLOT PLAN
02	OVERALL PLAN
03	FRONT PORCH
04	FRONT PORCH (2)
05	WALKWAY
06	WALKWAY (2)
07	BACK DECK
08	BACK DECK (2)
09	PERGOLA
10	DECK ATTACHMENT

DECK REBUILD

ARGYLE RESIDENCE
10755 GRAND VIEW AVENUE
GREEN MOUNTAIN FALLS, COLORADO

PLOT PLAN - SHEET 01 OF 10

LEGAL DESCRIPTION
LOT 21, EXCEPT THE SOUTHERLY 90 FEET
THEREOF, AS MEASURED ON THE EASTERLY
AND WESTERLY SIDELINES OF LOT 21, BLOCK
1, GREEN MOUNTAIN FALLS, COUNTY OF EL
PASO, STATE OF COLORADO



2 OVERALL PLAN
Scale: 1/2" = 1'- 0"

CONSTRUCTION NOTES

FRAMING/STRUCTURAL

1. ALL LUMBER TO BE PRESSURE-PRESERVATIVE-TREATED. POSTS TO BE GROUND CONTACT SPEC.
2. ALL FASTENERS TO BE GALVANIZED 3" x 0.148" FRAMING NAILS EXCEPT AS NOTED BELOW.
3. LEDGERS TO BE SECURED WITH 5" LEDGERLOK FASTENERS OR EQUIVALENT.
4. JOIST HANGERS TO BE SIMPSON STRONG-TIE SINGLE 18-GAUGE ZMAX GALVANIZED OR EQUIVALENT, SECURED WITH 1-1/2" 9 GAUGE JOIST HANGER NAILS.
5. JOISTS TO BE SECURED TO BEAMS USING SIMPSON STRONG-TIE ZMAX HURRICANE TIES OR EQUIVALENT.
6. POSTS TO BE SECURED TO BEAMS USING SIMPSON STRONG-TIE ZMAX GALVANIZED POST CAPS OR EQUIVALENT.
7. POSTS TO BE SECURED TO PIERS USING SIMPSON STRONG-TIE 4X4 ADJUSTABLE POST BASE OR EQUIVALENT W/ 1/2"x5" MIN ANCHOR BOLTS

DECKING

1. BUTYL TAPE TO BE APPLIED TO TOP OF ALL FRAMING PRIOR TO DECKING INSTALLATION.
2. DECKING TO BE FIBERON GOODLIFE SERIES COMPOSITE DECKING. 1" THICK. SECURED VIA FIBERON PHANTOM HIDDEN FASTENERS, EXCEPT WHERE PICTURE FRAMING REQUIRES COUNTERSUNK ATTACHMENT USING STARBORN PRO-PLUG SYSTEM.
3. DECKING FASCIA TO BE FIBERON GOODLIFE SERIES COMPOSITE FASCIA. 3/4" THICK. SECURED VIA COUNTERSUNK ATTACHMENT USING STARBORN PRO-PLUG SYSTEM.

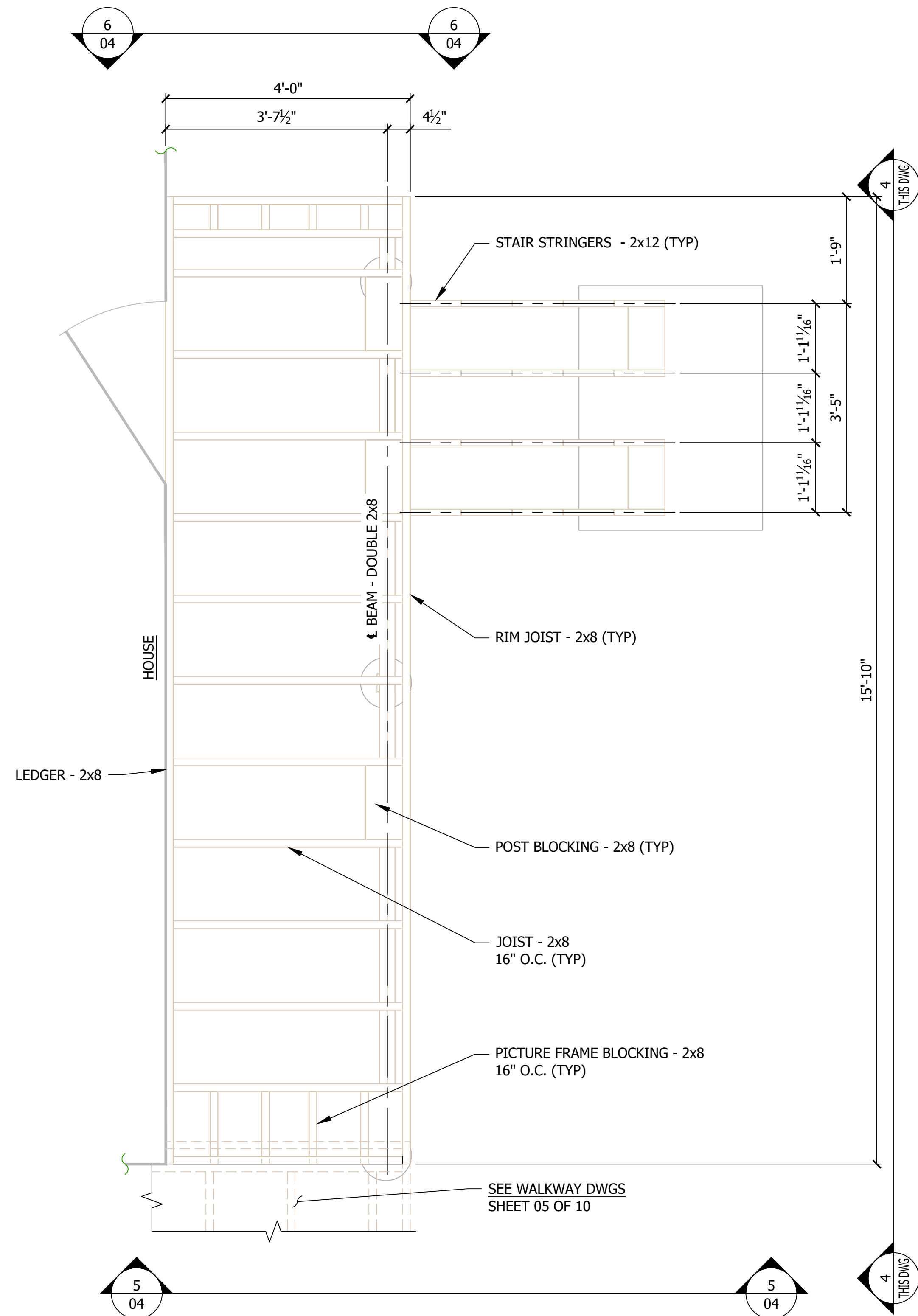
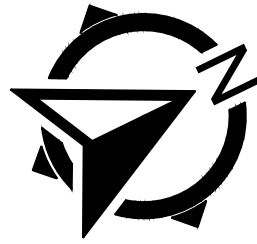
RAILING

1. ALL RAILING TO BE FORTRESS BUILDING PRODUCTS Fe26 OR EQUIVALENT, SECURED TO POSTS PER MANUFACTURERS SPECIFICATIONS.
2. ALL RAILING POSTS TO BE FORTRESS BUILDING PRODUCTS Fe26 WITH PYRAMID CAPS OR EQUIVALENT, SECURED TO DECK FRAMING PER MANUFACTURERS SPECIFICATIONS.

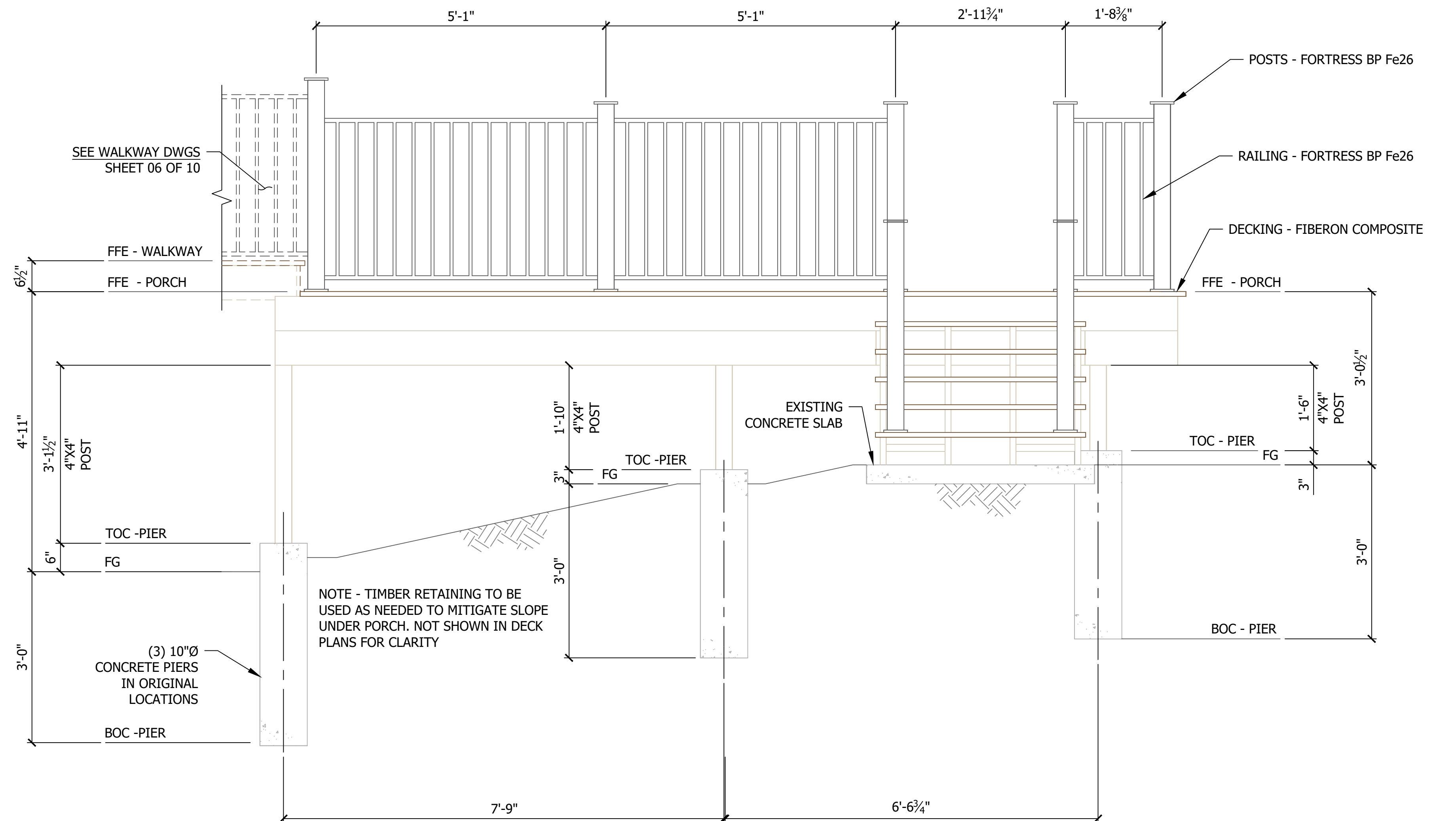
DECK REBUILD

ARGYLE RESIDENCE
10755 GRAND VIEW AVENUE
GREEN MOUNTAIN FALLS, COLORADO

OVERALL PLAN - SHEET 02 OF 10



3 FRAMING PLAN - FRONT PORCH
Scale: 3/4" = 1'- 0"

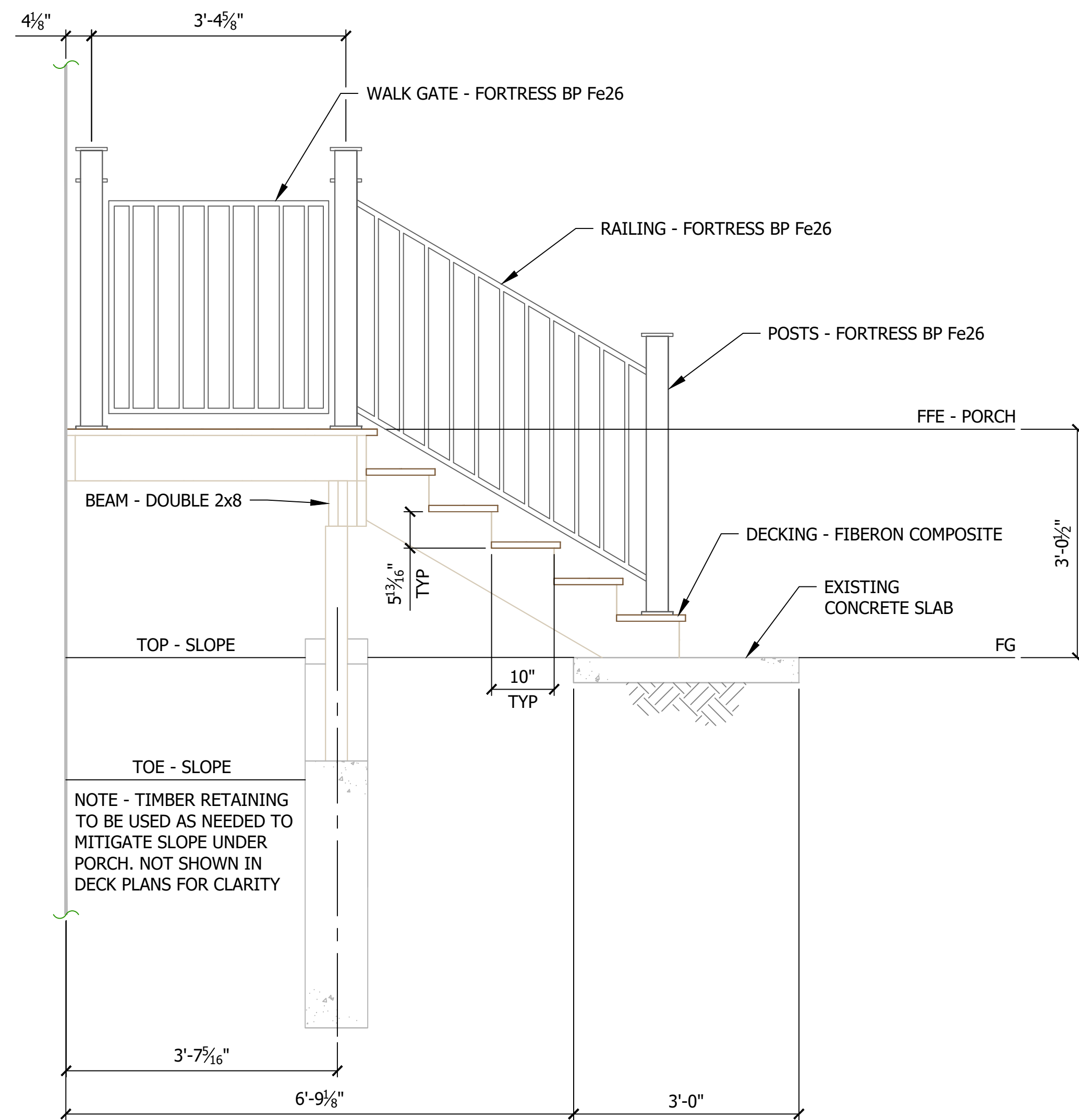


4 ELEVATION - FRONT PORCH (N)
Scale: 3/4" = 1'- 0"

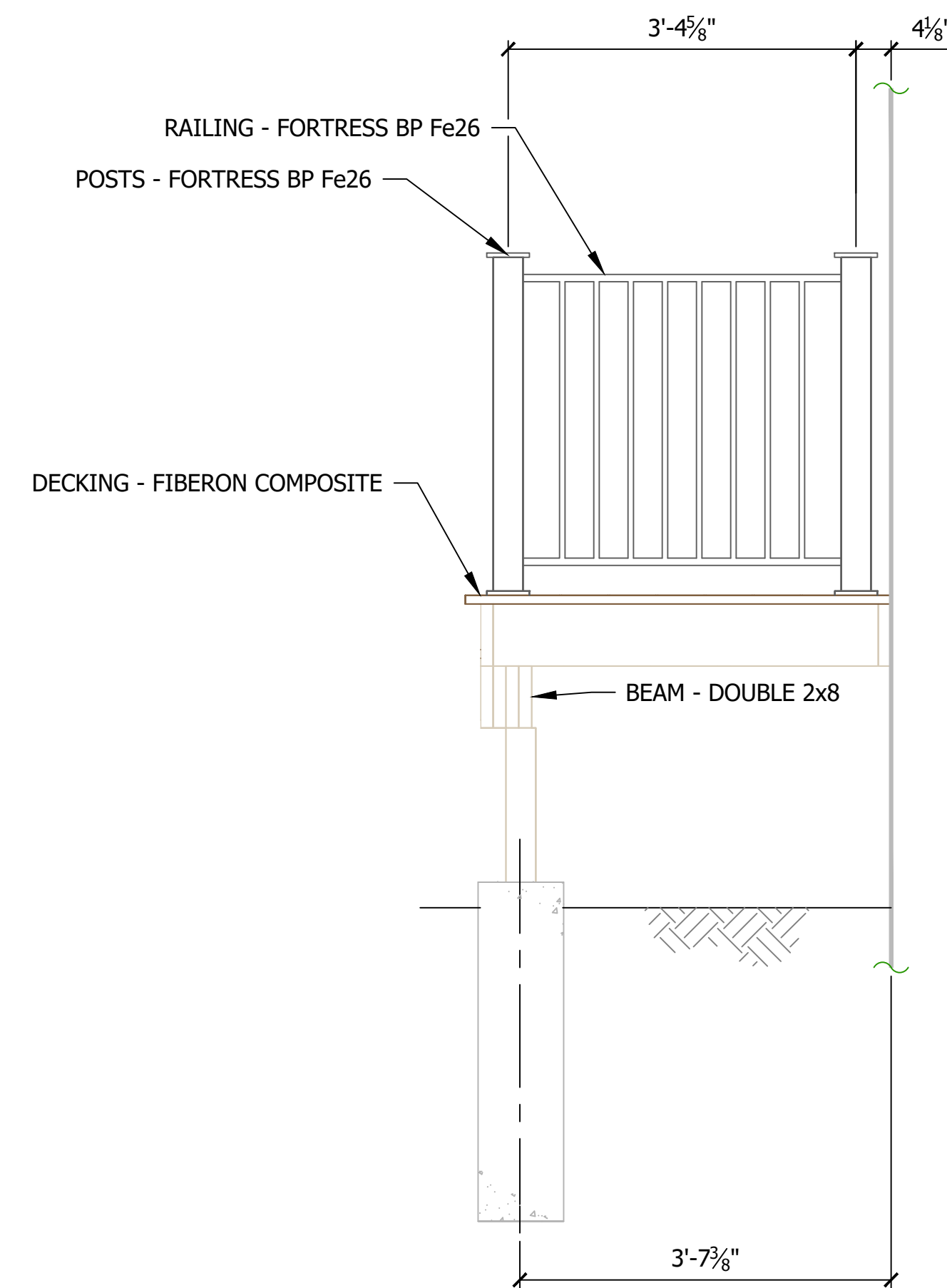
DECK REBUILD

ARGYLE RESIDENCE
10755 GRAND VIEW AVENUE
GREEN MOUNTAIN FALLS, COLORADO

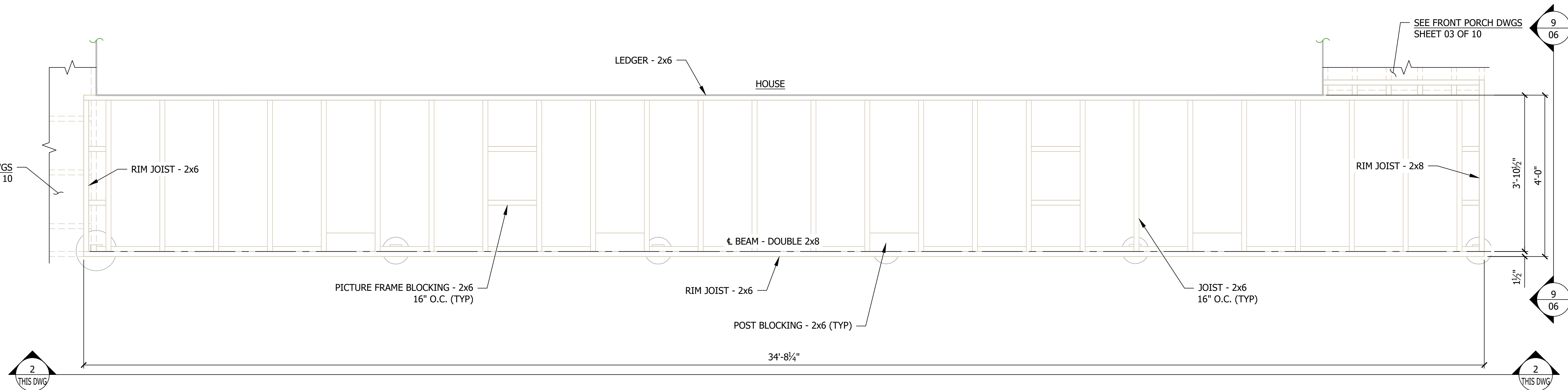
FRONT PORCH - SHEET 03 OF 10



5 ELEVATION - FRONT PORCH (E)
Scale: 3/4" = 1'- 0"

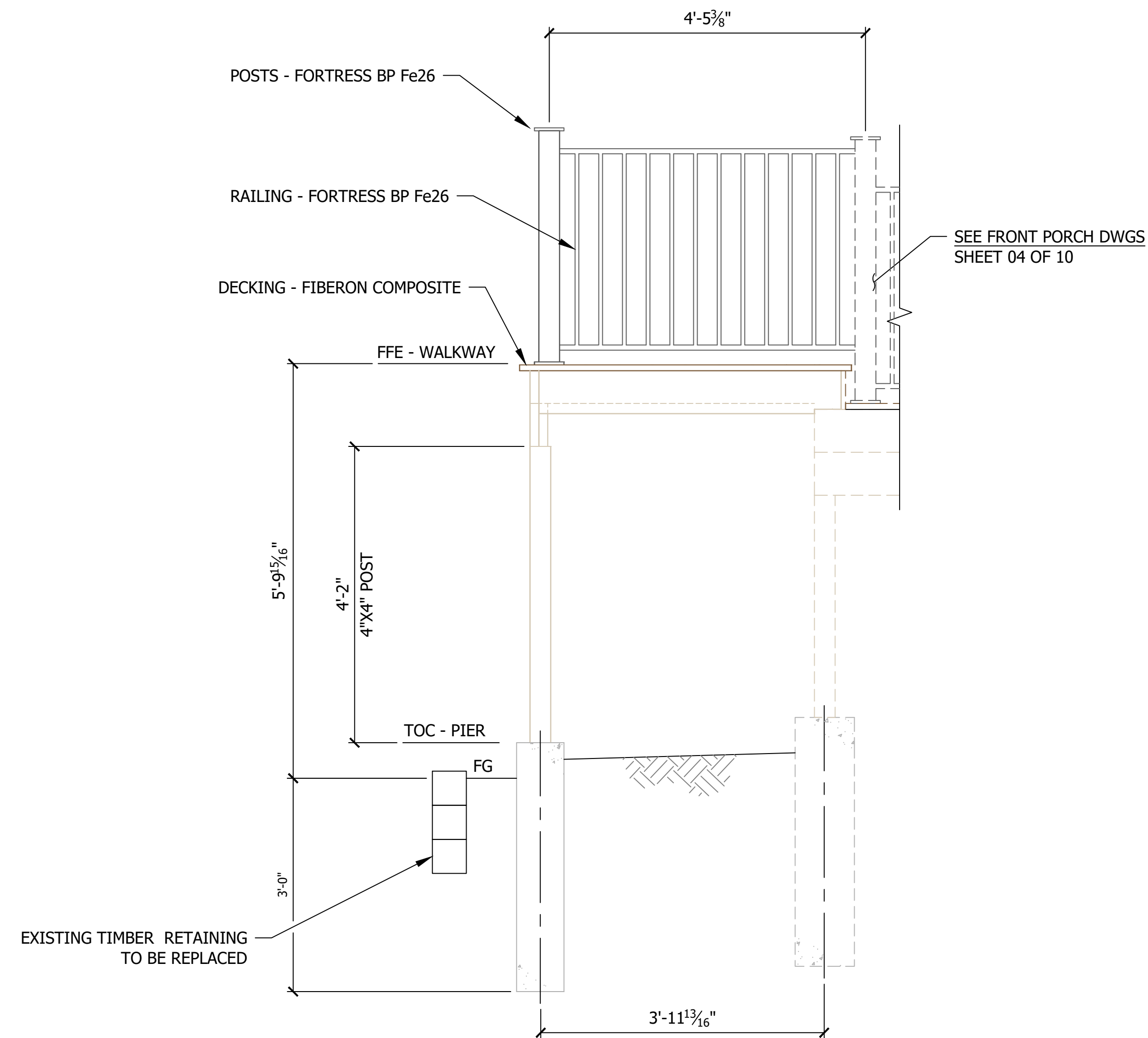


6 ELEVATION - FRONT PORCH (W)
Scale: 3/4" = 1'- 0"

[illegible]

DECK REBUILD

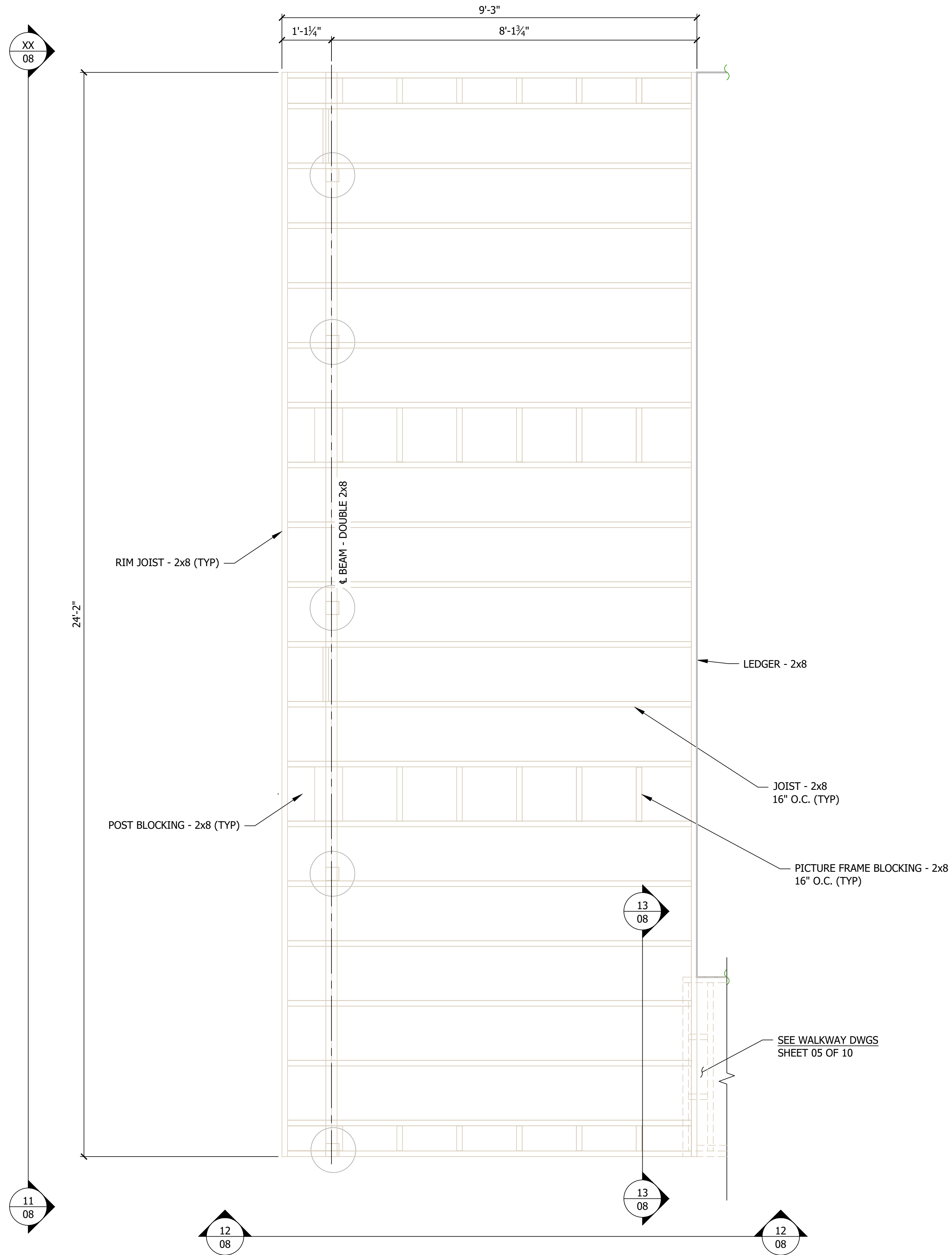
ARGYLE RESIDENCE
10755 GRAND VIEW AVENUE
GREEN MOUNTAIN FALLS, COLORADO



9 ELEVATION - WALKWAY (N)
Scale: 3/4" = 1'- 0"

DECK REBUILD

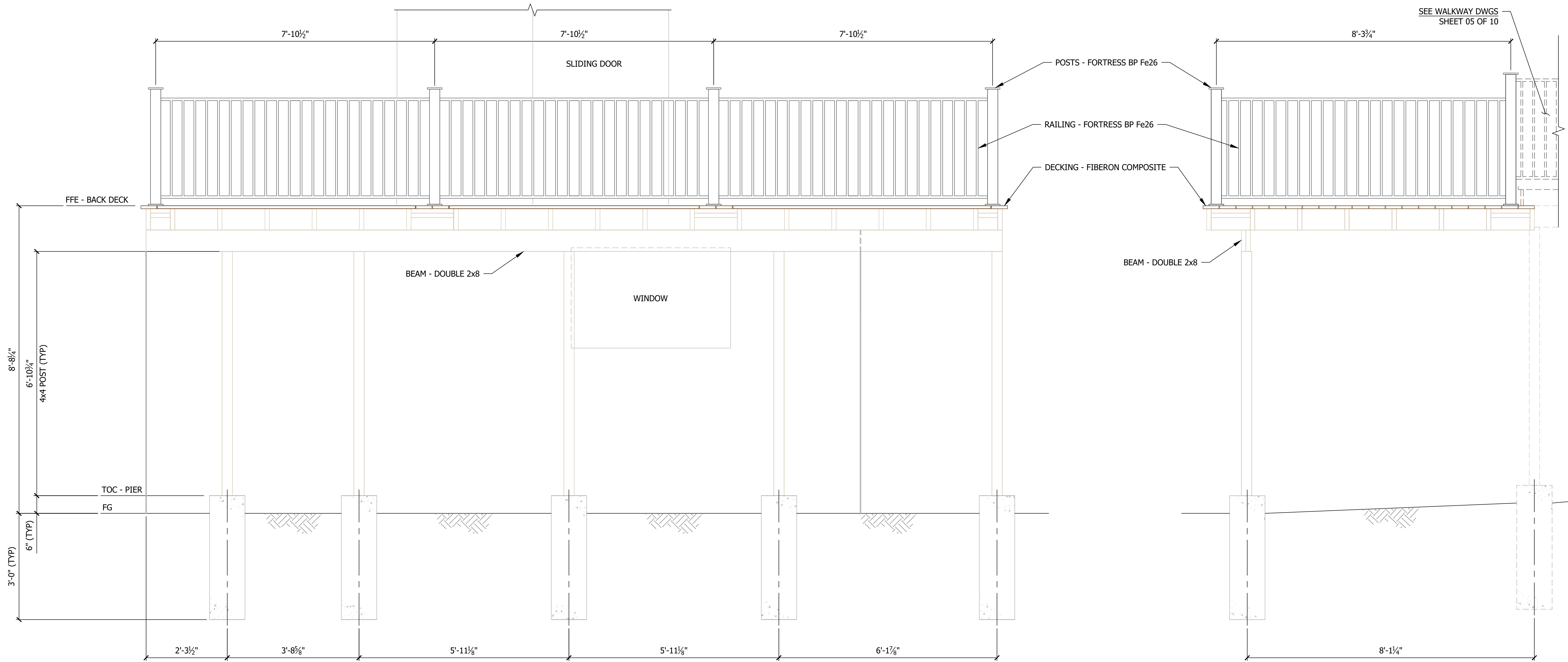
ARGYLE RESIDENCE
10755 GRAND VIEW AVENUE
GREEN MOUNTAIN FALLS, COLORADO



10 FRAMING PLAN - BACK DECK
Scale: 3/4" = 1'- 0"

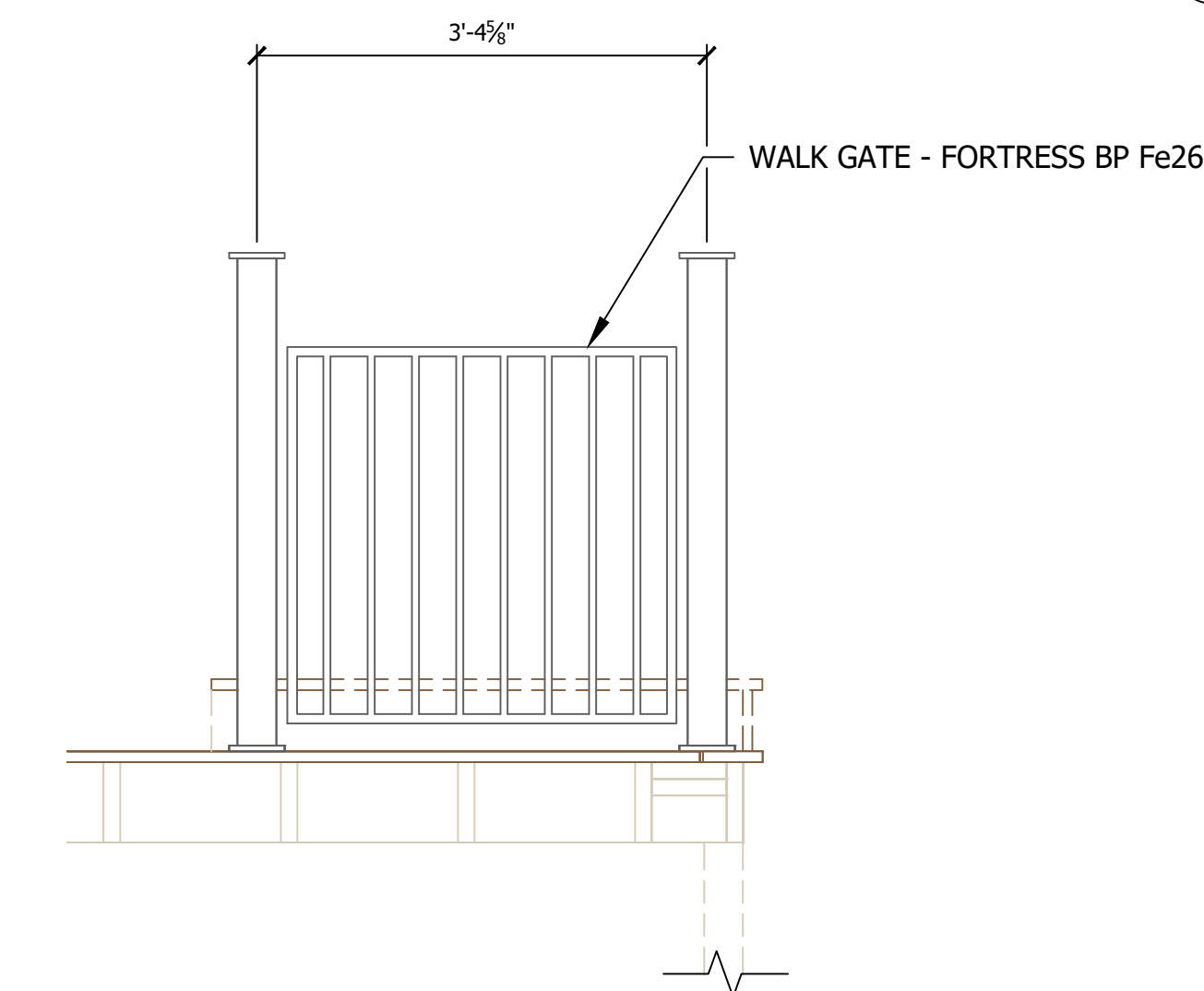
DECK REBUILD
ARGYLE RESIDENCE
10755 GRAND VIEW AVENUE
GREEN MOUNTAIN FALLS, COLORADO

BACK DECK - SHEET 07 OF 10



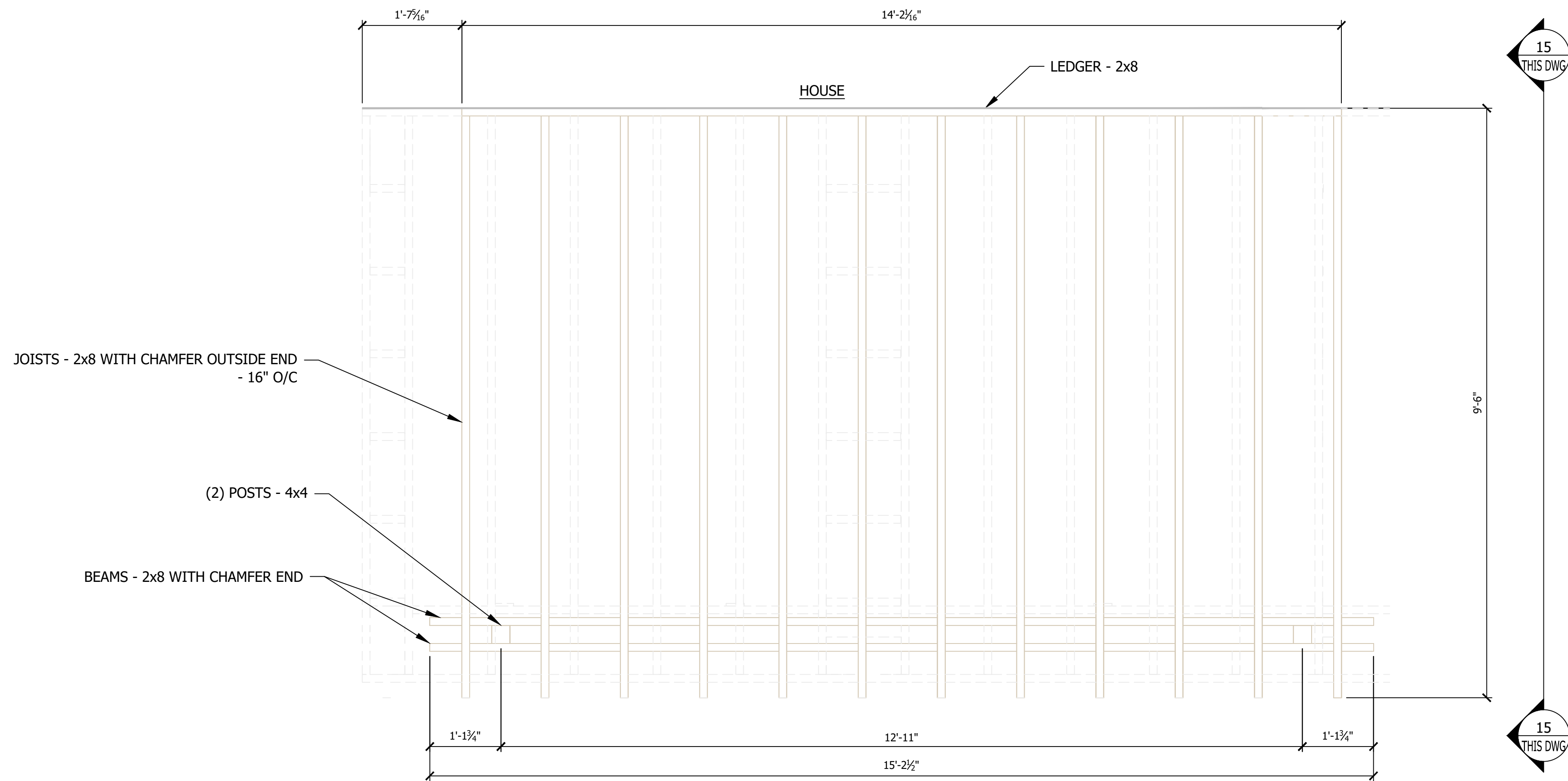
11 ELEVATION - BACK DECK (S)
Scale: 3/4" = 1'- 0"

12 ELEVATION - BACK DECK (E)
Scale: 3/4" = 1'- 0"

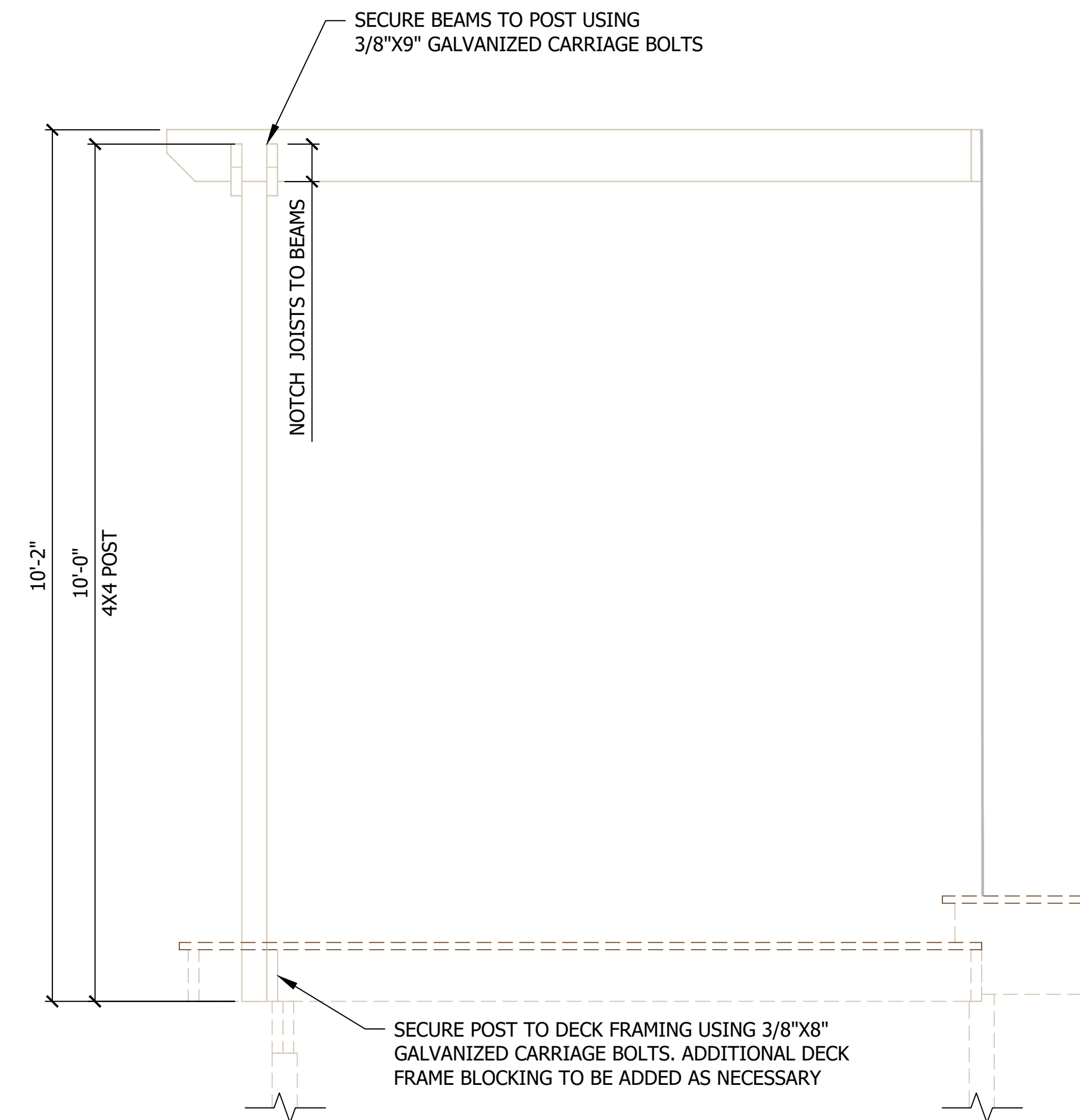


13 ELEVATION - BACK DECK (S) - GATE
Scale: 3/4" = 1'- 0"

DECK REBUILD
ARGYLE RESIDENCE
10755 GRAND VIEW AVENUE
GREEN MOUNTAIN FALLS, COLORADO



14 FRAMING PLAN - PERGOLA (FUTURE)
Scale: 3/4" = 1'-0"



15 ELEVATION - PERGOLA (FUTURE) (E)
Scale: 3/4" = 1'-0"

DECK ATTACHMENT SHEET

This document is to remain with your plans at all times

PROJECT ADDRESS:

YES NO

DECK DESIGN INCLUDES A SOLID COVER OR PERGOLA STYLE COVER

ELECTRICAL SERVICE AND METER LOCATION MAY BE AFFECTED BY DECK, RECOMMEND DISCUSSION WITH ELECTRICAL DEPARTMENT IF YES.

DECK SUPPORTS HOT TUB OR SPA LOADING

DECK IS SUPPORTED BY CANTILEVER AT HOUSE EXISTING INVERTED HANGER INSTALLATION WAS VERIFIED OR ENGINEERING WAS PROVIDED

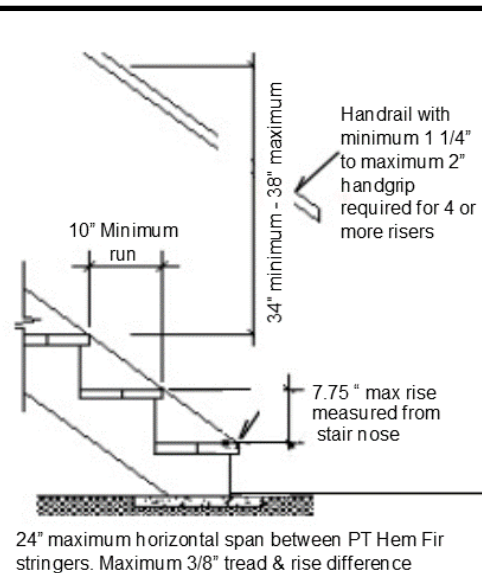
WALKING SURFACE LESS THAN 18" ABOVE GRADE

WALKING SURFACE 8'0" OR MORE ABOVE GRADE

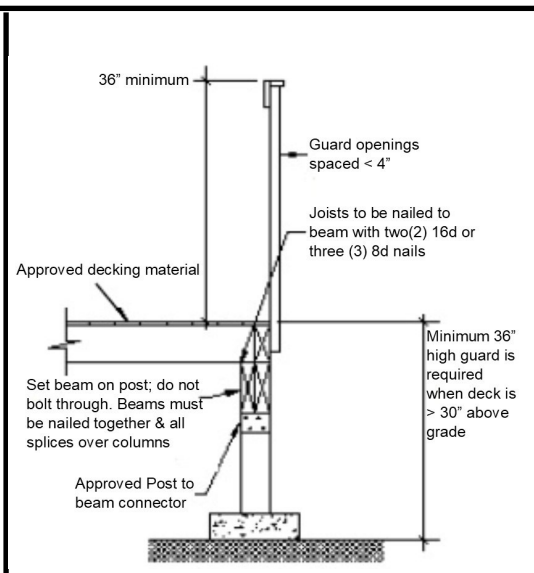
DECK IS FREESTANDING AND NOT ATTACHED TO A STRUCTURE (DETACHED)

PROPOSED EXCAVATION OR VERTICAL PENETRATION GREATER THAN 3'-0" IN DEPTH

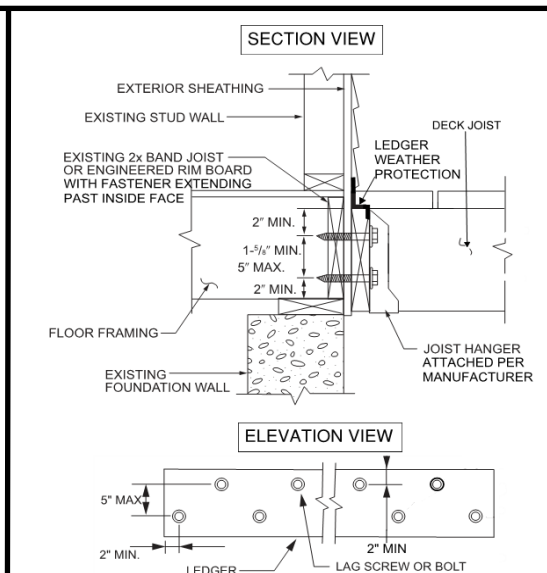
USE LISTED JOIST HANGERS TO MATCH JOIST SIZE AND PROVIDE LISTED HARDWARE AT POST CAP AND BASE.
INSTALL ALL LISTED PRODUCTS PER THE MANUFACTURER'S RECOMMENDATIONS (USP/SIMPSON/ETC..)



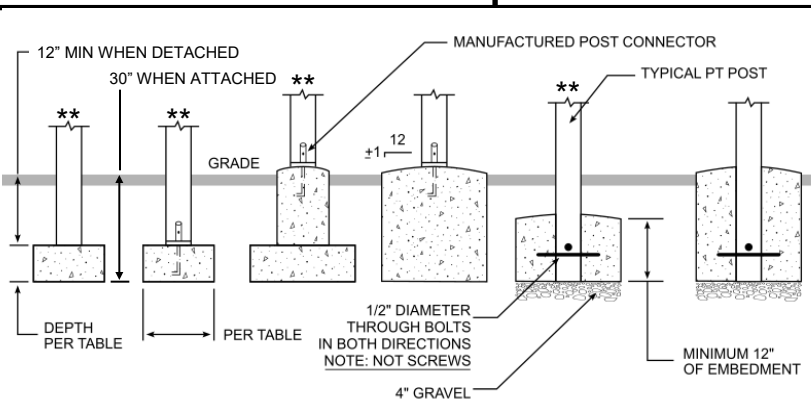
STAIR DETAILS



GUARD DETAILS

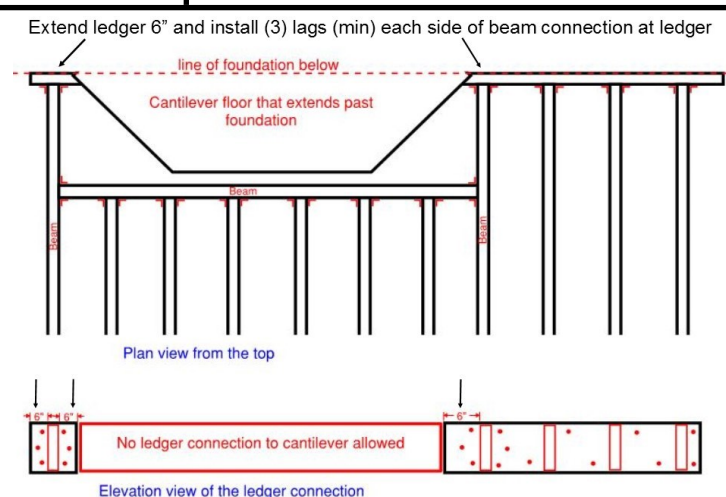


LEDGER DETAILS



**Indicates footing types that require 2 inspections

FOOTING DETAILS (posts must be centered)



CANTILEVER DETAILS

CONSTRUCTION STAGING POLICY

This construction staging policy addresses how the Town of Green Mountain Falls (the "Town") shall allocate Town-owned properties for staging equipment and materials for projects, with the goal of keeping Town property clean and orderly. If there is conflict between this Policy and any Municipal Code, the Municipal Code supersedes this Policy.

I. DEFINITIONS

Staging as used in this policy refers to the storage of construction equipment, materials, supplies and temporary facilities used in the construction process. While neither the Municipal Code nor Land Use Code specifically addresses construction staging, Municipal Code Section 6-31 lists nuisances, to include refuse, i.e. "discarded building and construction materials." Further, "all refuse shall be removed periodically from all premises in the town so that the premises are clean and orderly at all times. All loose, discarded or unused building material from construction sites shall be promptly removed or discarded by the person responsible for such work."

Rights of Way (RoWs) are Town-owned properties generally used to facilitate transportation. However, the RoWs in Town are not limited by the plat on what they can be used for. Therefore, RoWs can be used as the Board of Trustees (BoT) sees fit as long as it doesn't prohibit traffic from passing through an area. It should be noted that RoWs are not parcels and therefore requirements on parcels are not applicable to the RoWs in Green Mountain Falls.

II. CONSTRUCTION STAGING

It shall be the Policy of Green Mountain Falls that any particular RoW area shall not be used exclusively for the purposes of staging Town or private construction projects. As part of this policy, the Town will weigh the benefits to the public and the practicality of the staging area before assigning a staging area for a Town project. Although not RoWs, the Town may use Town parcels as staging areas.

Developers and project managers must understand that the Town has limited staging areas on level ground. Projects require active management to limit the amount and time of disruption. High density, prolonged staging will be avoided by rotating staging areas around town RoWs and Mixed-Use areas when outside of the Public Works maintenance yard.

III. PROCESS

Private Projects: If a private project desires to utilize Town RoW for staging, once the project has obtained appropriate approval, Town Staff will identify a location that best fits the needs of the Town and the entity performing the construction. Town Staff will require the Applicant to obtain a Temporary Use permit in accordance with Town Code and published Fee Schedule. The Temporary Use Permit will include a stipulated timeframe and a published Fee Schedule (including a graduated/increased fee if/when timelines are exceeded). See the Table below for location options.

Once Town Staff has selected a staging location and communicated this to the Petitioner, the Town will post a physical notice at the staging site and post the information on the Town's official posting locations. If someone wants to appeal the staging site location, that appeal must follow the appeal process for a Temporary Use Permit. If an appeal has been filed, the Petitioner must wait to use the Town RoW until the appeal has been decided by the appropriate authority. Town Staff will confirm the staging user returns staging location to original or better condition.

Public Projects: Town Staff will determine the most appropriate location for the construction staging. Since Public Projects are approved by the BoT, issues with staging locations shall be determined by the BoT. The Town will post a physical notice at the staging site and post the information on the Town's official posting locations.

Table

Location	Area Available	Pro / Con	Arrangements?	Considerations
Behind Town Hall	125' x 35'	Need to level area Req. emergency vehicle access	Coord w/ F.D.	Steeper access Tight Turnaround
Public Works	20' x 80' on right side	Req. separate access Interrupt PW work flow	Coord w/ P.W.	Req. active space mgmt.
Oak St. (old Town Hall)	120' x 20'	Level Close to neighbors	Reqs sign removal	Oak St. Bridge Small project, limited duration
Oak St. RoW	90' x 12'	Level		Oak St. Bridge
Olathe St. RoW	145' x 35' (cur) 90' x 30' (prop)	Close to neighbors Overuse Impression	Prop.: PRT add to Master Plan, beautify, 8 parking spaces	Adjacent to floodplain
Rocky Top	150' x 180'	Fenced, gated, easy access. Safety: Hwy 24 x-ing	\$ to lease area	Outside GMF
Pool Parking	45' x 65'	Adj. to public park	Coord w/ PRT	Seasonal
Spruce Ave at Ute Pass Ave	85' x 15'			Removes parking from inventory
CSU parcel (under discussion)	150' x 100'	Level		Requires further coord + rezone to Mixed Use

In certain circumstances developers may work with private land owners to coordinate staging, given temporary land use permissions are granted by the appropriate authority.

Staging Area Usage Status

**Week of
2024**

Staging Area	17 4/22	18 4/29	19 5/6	20 5/13	21 5/20	22 5/27	23 6/3	24 6/10	25 6/17	26 6/24	27 7/1
Behind Town Hall		3									
Oak Street (old Town Hall)											
Oak Street RoW	1			4							
Olathe St. RoW											
Pool Parking											
Spruce Ave Triangle	2										
CSU Parcel											

Key



Empty, no usage

Occupied and active change since previous week

Occupied, no significant change from previous week

- Notes:
- 1 Tree Stumps and fill dirt resulting from Dumpster Blind project
 - 2 Road Base Storage
 - 3 Trailer with picnic tables
 - 4 Fill dirt removed, tree stumps remain

GMF Comprehensive Plan Update Proposal, June 11 2024

GMF PC Recommendation

Objective: GMF Town Committees conduct midpoint update of 10-year 2019 GMF Comp Plan and draft recommendations for BoT consideration

- GOAL 1: Reconstruct GMF Town vision
 - Deliverable: updated Town of GMF vision
- GOAL 2: Review Comp Plan progress, challenge assumptions, set 5 year priorities and 10 year aspirations
 - Deliverable: updated Comp Plan Implementation status
- GOAL 3: Develop and prioritize feasible, essential capital improvements for 2026-2030
 - Evaluate Town needs and recommend efficient use of limited resources
 - Deliverable: Town Committees update CIP inputs to include items recommended for addition and deletion

Proposed refined timeline (not later than dates):

NLT July 2: Recommendation and timeline to BOT

Mid-July: PC create/refine/review templates prior to distro to committee chairs, members

July-Aug: PC visioning

Aug-Sept: Workshops with committees: FMAC, PRT

Oct 8: Committee inputs to PC

Oct 15: Public information session, PC mtg

End of Oct: PC review, comment, coord back to committees

Mid-Nov: Committees refine inputs

End of Nov: PC consolidate inputs to Town Staff

Mid-Dec: Town Staff consolidated inputs to BoT