



**PUBLIC NOTICE
BOARD OF ADJUSTMENT
Monday, February 26, 2024, 6:30 P.M.
Council Chambers – 220 W. South Avenue
Woodland Park, Colorado
AGENDA**

This is a hybrid Zoom and in-person meeting. To Zoom - link from the City calendar at the bottom of the front page of the City website (www.city-woodlandpark.org). Public input is important to the Board and written comments are encouraged and should be submitted to the Secretary in advance of the meeting. Individuals wishing to be heard during the Public Hearing are encouraged to be prepared and will generally be limited to five (5) minutes, unless otherwise approved by the Chairman, in order to allow everyone the opportunity to be heard. Public comments are expected to be constructive. Please sign in to speak on a particular agenda item. For more information, call 719-687-5202.

1. ORDER & ROLL CALL

2. MINUTES: January 22, 2024

3. REQUESTS / PUBLIC HEARINGS: None

A. VAR2023-10: Nash front yard accessory building: A request by Hayes Nash (applicant and land owner) to locate a 24' x 42' accessory building in a front yard (MC §18.06.020) on Lot 3 Aspen Acres (115 Trull Road, Woodland Park, CO) in the Suburban Residential (SR) zone district.

4. REPORTS:

5. ADJOURN

WOODLAND PARK BOARD OF ADJUSTMENT

MEETING MINUTES – January 22, 2024

*City of Woodland Park, 220 W. South Avenue, Woodland Park, CO and by Zoom.
This meeting was a hybrid in-person and virtual electronic meeting. A Zoom link was posted on the front-page of the City website. Public input in the form of written comment submitted in advance of the meeting was encouraged and public comment in real time at the meeting was made.*

1. ORDER AND ROLL CALL: Order was called at 6:30 p.m. with attendance as follows:

Present	Chair Louis Ramon
Present	Vice Chair Nick Abercrombie
Present	Regular Member Valerie Lundy
Present	Regular Member Jim Rumsey
Staff Present	Planning Director/BOA Secretary Karen Schminke
	Senior Planner CJ Gates

Regular Member Kevin O'Neill's term expired, and he will be reapplying for another term.

The Pledge of Allegiance was recited.

2. APPROVE MINUTES: November 20, 2023 & December 18, 2023 Meeting Minutes

At the meeting the Board was provided with minutes that had been revised slightly from what was in the meeting packet. Staff clarified for the record that the Chair's suggested revisions to the November 20th minutes were not substantive changes and all his suggestions were incorporated into the minutes. Regarding the December 18th minutes, page three was changed as follows: "Chair Ramon opened and closed the Public Comment with no comment. the hearing for public comments. There were no comments, either in in person or virtually. The Public Comments portion of the hearing were then closed."

MOTION: Rumsey motioned and Lundy seconded to approve the minutes as amended for both the November 20, 2023 and the December 18, 2023 meetings. Motion passed unanimously.

3. REQUESTS / PUBLIC HEARINGS:

A. VAR2023-10: Nash front yard accessory building: A request by Hayes Nash (applicant and land owner) to locate a 24' x 36' accessory building in a front yard (MC §18.06.020) on Lot 3 Aspen Acres (115 Trull Road, Woodland Park, CO) in the Suburban Residential (SR) zone district.

It was noted that this item is being rescheduled, most likely to February 26, 2024.

4. ELECTION OF OFFICERS: Chair and Vice-Chair

MOTION: Ramon nominated and Lundy seconded Nick Abercrombie for Chair. The motion was approved unanimously. Nick Abercrombie took the chair, and thanked Louis Ramon for his many years of service as Chair.

MOTION: Ramon nominated and Chair Abercrombie seconded Rumsey for Vice-Chair. The motion was approved unanimously. Jim Rumsey is the Vice-Chair.

5. REPORTS: With the Planning Commission next work session on the Code restructuring project coming up on January 25th, Director Schminke provided a very brief overview of the new structure for draft Chapter two that is being proposed. She noted that comments received at a prior work session on this chapter had all been included in this revised draft. She also

introduced Grant Ahtye as the new Planning Department Permit Technician. The BOA thanked Staff for their work.

Director Schminke stated the next meeting of this Board is scheduled for February 26, 2024 at 6:30 p.m.

6. **ADJOURN:** Chair Abercrombie adjourned the meeting at 6:49 p.m.

Approved by:

Nick Abercrombie, Chair

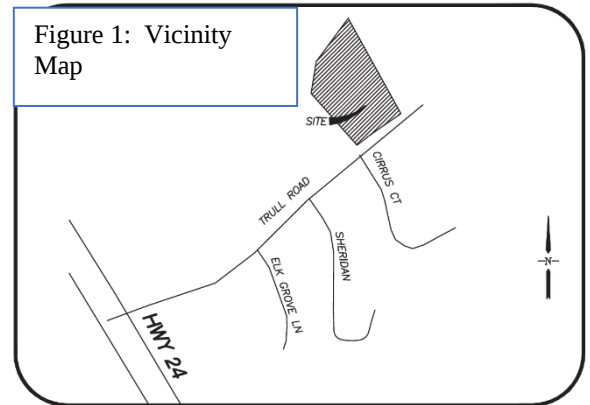
Date

DRAFT

STAFF REPORT

PROJECT: VAR2023-10 Nash Front Yard Variance
APPLICANT: Hayes Nash
OWNER: Hayes Nash
REQUEST: To locate a 24' x 42' accessory building in a front yard (MC §18.06.020).
LOCATION: Lot 3, Aspen Acres with an address of 115 Trull Road, Woodland Park, CO
ZONE: Suburban Residential (SR) District
STAFF: CJ Gates, Senior Planner

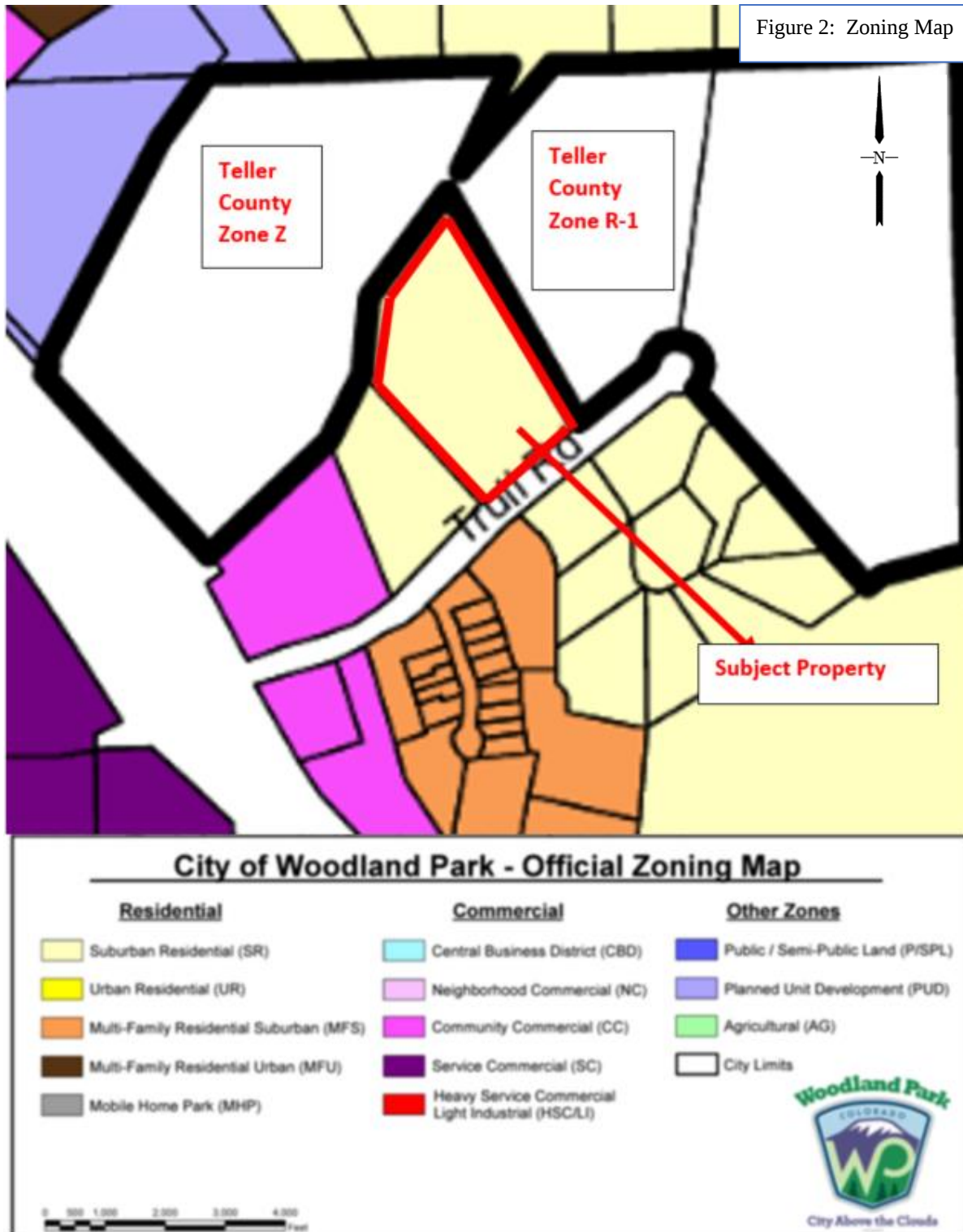
Figure 1: Vicinity Map



I. BACKGROUND

The subject property is 2.50 acres in size, zoned Suburban Residential (SR), and is located north-east of the corner of Colorado State Highway 24 and Trull Road as seen on the vicinity map (Figure 1). Per the zoning map in Figure 2, the subject property is bordered by residentially zoned land on all sides. To the northeast is land that is residing in unincorporated Teller County zoned R-1. Across Trull Road to the southeast is land that is zoned SR and to the south land zoned Multi-family Residential Suburban (MFS) that is within the City limits of Woodland Park. To the west of the property is another single family residential parcel zoned SR that is also within the Aspen Acres Subdivision. Lastly, behind the parcel to the northwest is more land that is within unincorporated Teller County which is zoned Z-mixed zoning and where the Peak View Park currently resides.

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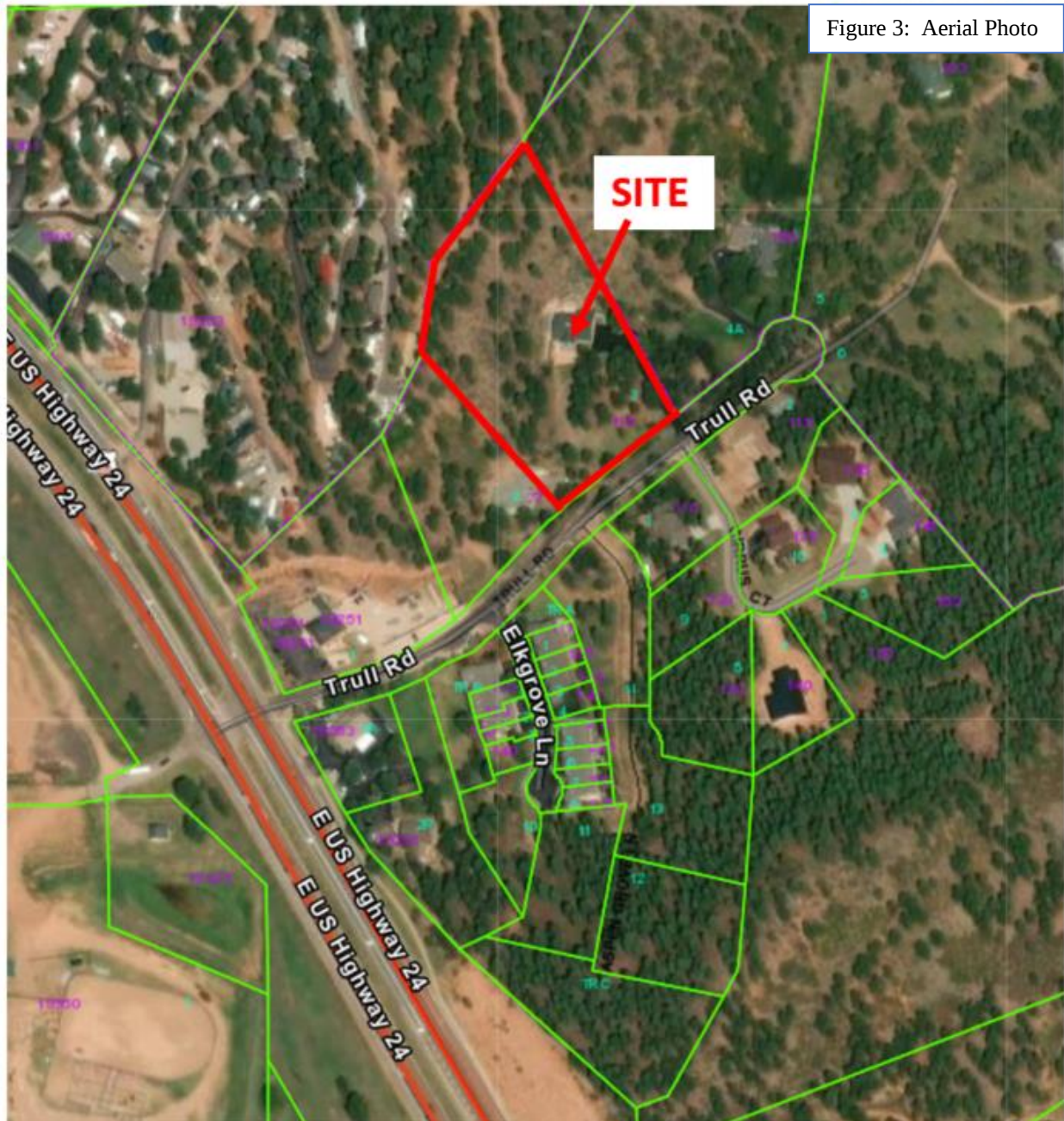


Figure 3: Aerial Photo

The subject property is within the Aspen Acres subdivision. The original Aspen Acres subdivision was created in 1957 and consisted of 10 lots ranging in size from 0.9 acres to 5.6 acres. Although the Aspen Acres subdivision has been amended, the subject property's boundary lines have not changed since the creation of the lot in 1957.

The existing single family home was built in 2004 and the current owner purchased the property in 2015. The existing house is centrally located on the property and has been built on

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a natural bench that runs from the eastern portion of the property to the western edge of the home. The central location of the existing home is at a higher elevation than the “front yard” portion of the property. This decision was likely made to maximize the view corridor of Pikes Peak. The existing home sits approximately 183-feet from the front property line bordering Trull Road and is partially screened by an existing aspen grove.

The property as a whole has existing terrain sloping from the northwest to the southeast running down towards Trull Road. The existing property is vegetated with native grasses, mature pines, and aspen trees. The subject property is served with municipal water and sanitation through service lines that connects to City infrastructure located within Trull Road. Below are site photos that show the existing steep topography on the western and northwestern portion of the property.



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II. CURRENT PROPOSAL

The subject property owner is asking the Board of Adjustment to approve a variance in order to locate a 24'x42' accessory building in a "front yard". Section 18.06.020 of the Municipal Code provides a definition of 'accessory use' which includes standards for size and placement of accessory buildings. The definition states,

"Accessory use means a use or structure naturally and normally incidental to, subordinate to, and devoted exclusively to the main use of the land or buildings. Accessory buildings shall not be larger than the main or principal building; otherwise they shall be considered

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a main or principal building. Accessory buildings shall be constructed only if construction of the principal building has commenced. No accessory building shall be placed in a front yard.”

The accessory use in this instance is a proposed detached garage. Within the SR zone district a detached garage is considered an accessory use which is allowed per the *Table of permitted uses for business, industrial, and residential districts (MC. Sec. 18.09.090 A.1)*. The proposed detached structure is being proposed to be constructed on the eastern side of the property in close proximity to the existing single family home.

According to City Code a “Front Yard” is defined as,

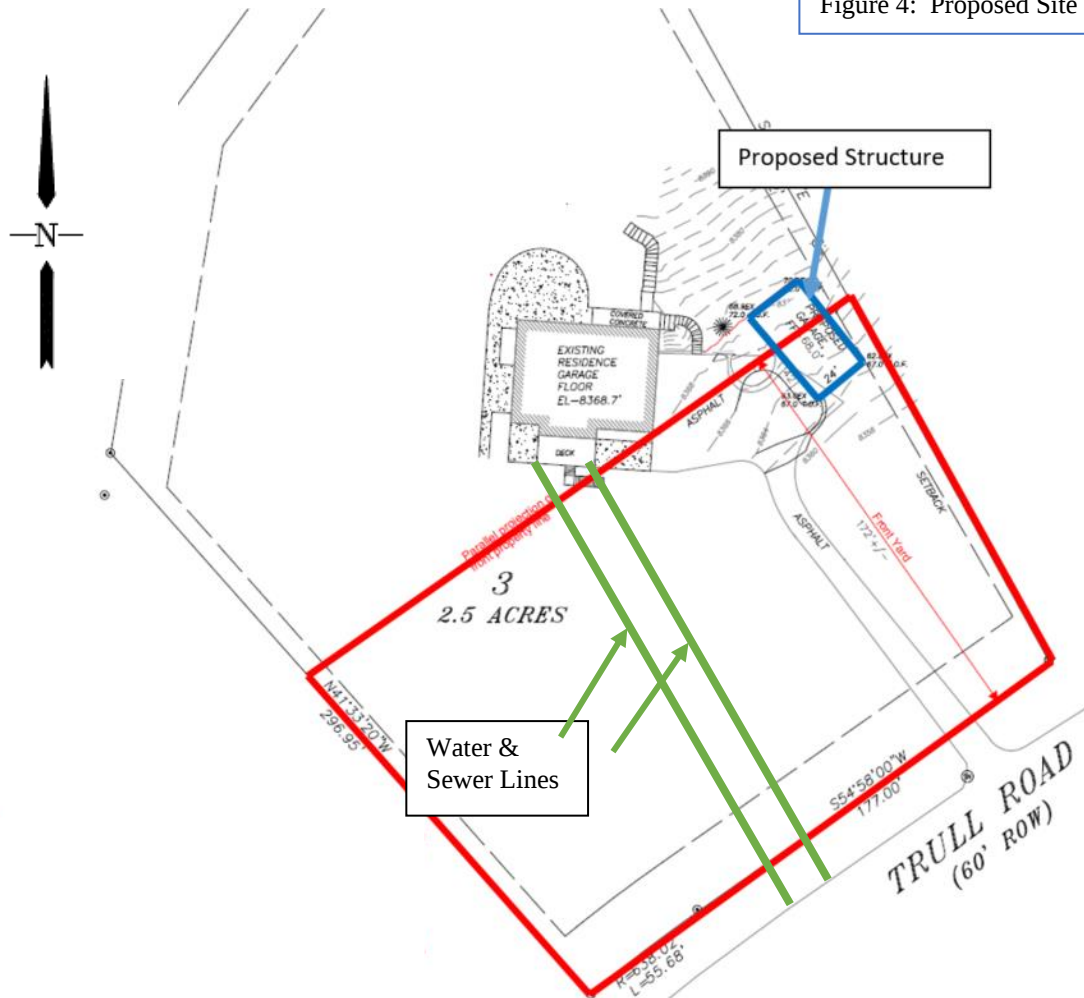
“Front yard means a yard extending across the front of a lot between the side lot lines and measured between the front lot line and the main building or any projection thereto, other than the projection of steps, terraces, unenclosed porches or entranceways.”

As seen on the site plan below (Figure 4), due to the size of the property, there appears to be ample space on all four sides of the existing structure for a potential building site. Not seen on the site plan is the existing topography. Later in the report are site photos that show there is significant grade changes specifically along the northern and western side of the property.

The “front yard” which is defined in City Code, is outlined in red below and the minimum required front yard setback in this zone district is 25-feet from the front property line. The existing house is setback 183-feet from the front property line. The red box below in figure 4 outlines the “front yard” which is the area that spans the width of the lot between the front of the house and the front property line. Per the City Code definition mentioned above, accessory structures cannot be located in this area. Within the “front yard” outlined in red below, there are also water and sewer lines that run to the house (outlined in green) that further limit the building area. Lastly on the site plan, the proposed location of the garage is outlined in blue. The applicant is proposing to place the structure on the eastern side of the site and existing home. As the layout is configured, approximately half of the proposed structure would encroach into the ‘front yard’ of the property.

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Figure 4: Proposed Site Plan



Within the project narrative, which is attached hereto, the applicant is requesting a variance based upon a hardship caused by the steep topography of the lot. According to the applicant, if the garage was placed behind the “front yard” line, it would push the structure back into the hillside which would require retaining or foundation walls of approximately 16 feet in height. According to the applicant, this would not be aesthetically pleasing due to the fact that the proposed location is lower in elevation and turned at an angle that is more appealing and fits better with the surrounding area. As seen later on in the report, the applicant has provided a rendering of what the proposed detached garage will look like. Also, as seen later in the report, staff is proposing a condition of approval in accordance with this application that the proposed garage must be in accordance with the City’s architectural guidelines. The applicant is proposing a brown earth toned stucco finish and shingled roof to match the existing single family home.

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III. SITE PHOTOS

Figures 5a-5d are photos of the subject property. As seen from the photos below, the applicant currently has temporary shelters placed where the proposed garage would be located. Also seen below, the hillside on the northwestern portion of the property where it would be allowable to place an accessory structure is quite steep.



Figure 5a: Photo taken from existing driveway looking northeast

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Figure 5b: Photo taken from existing driveway looking northwest



Figure 5c: Photo taken from proposed garage location looking north



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Figure 5d: Photo taken from
existing driveway looking
north

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Figure 5e below, is a snap shot from Google street view taken from Trull Road looking north-west into the property. As seen here, the property is covered with a mixture of mature pine and aspen trees that would shield the proposed structure from the street.

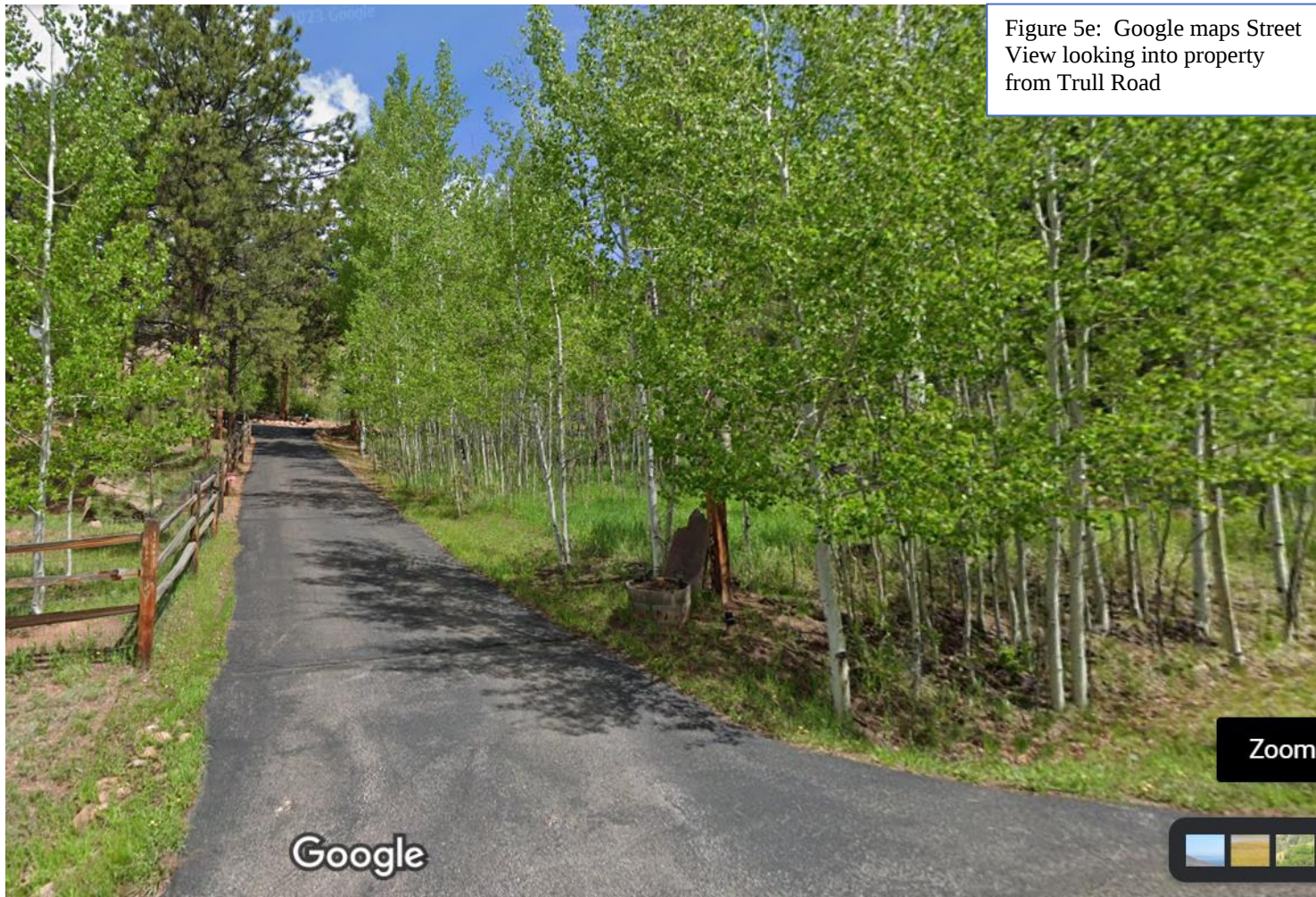


Figure 5e: Google maps Street View looking into property from Trull Road

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Figure 5f below is a rendering of the proposed structure submitted within the application packet.



IV. PROCESS

Zoning variances are subject to the requirements of *Chapter 18.60* of the Municipal Code. Section *18.60.010* states that where by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation or condition peculiar to a particular piece of property, the strict application of any provision of *Title 18 Zoning* would result in exceptional, demonstrable, unnecessary hardship, the Board of Adjustment (BoA) has the power to grant a variance from such strict application so as to relieve such demonstrable difficulties or hardships. If a variance is granted, the BoA may prescribe appropriate conditions in conformity with the Zoning Regulations (§*18.60.060*). Before granting a variance, the BoA must make the findings specified in §*18.60.040*. Also, unless the limitations of §*18.60.050.A* and *B* are met (see below), a variance cannot be granted.

Notice of the BoA public hearing was sent to adjacent property owners at least ten days prior to the public hearing, signs were posted on the property for at least ten days immediately prior to the public hearing, and a public notice was published in the Pikes Peak Courier at least seven days prior to the hearing. Staff has received zero comments from citizens regarding the application.

The Application was referred to the City Utilities/Public Works Director, the City Attorney, the City Inspector, the Fire Department, and the Woodland Park Police Department. The City of

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Woodland Park Planning Staff received an email from the North East Teller County Fire Chief on February 2, 2024 stating that he approves of the proposed variance.

V. APPLICATION for a VARIANCE

Section 18.60.020 requires the applicant to demonstrate how the variance meets all the following conditions:

1. That there exists special conditions and circumstances of the type specified in Section 18.60.010, which are peculiar to the land, structure, or building involved and which are not applicable to other lands or structures in the same district;

- Staff found that special conditions and circumstances do exist due to the significant topography of the property specifically within the northern and western portion of the property. Per City Code section 18.06.020, an accessory structure cannot be placed within a front yard of the property. How the subject property is currently configured, the “front yard” of the property is where a large portion of buildable area is located. The applicant is proposing that only a portion of the accessory structure would encroach into the “front yard” line.

2. The said special conditions and circumstances do not result from the actions of the applicant;

- Staff found that the challenges on site to be a special circumstance that was not caused by actions of the applicant. The current property owner and applicant purchased the property in 2015 with the single-family home already constructed. The subject property has significant topographical slopes specifically within the northern and western portion of the property where by City Code, would be an allowable location to build an accessory structure.

3. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations;

- Staff found that literal interpretation of the provisions of City Code would deprive the applicant of rights commonly enjoyed by other properties in the same zone district due to the topography and how the City Code is applied to the subject property regarding the “front yard”.

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by the board to other lands or structures in the same district.

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- If granted, the applicant will not receive special privileges denied to other lands or structures in the same zone district. As previously noted, the subject property is zoned SR and a detached garage is a listed permitted use subject to conditions set forth in City Codes including the front and side yard setback requirements which this proposal does meet. Within the City of Woodland Park, it is not unusual to have an accessory detached garage within the SR zone.

VI. SECTION 18.60.050.A and B LIMITATIONS

Section 18.60.050 provides the following:

A. No nonconforming structures in the same district, and no permitted or nonconforming structures in other districts shall be considered grounds for the issuance of a variance.

B. Under no circumstances shall the board grant a variance to allow a use not permitted under the terms of this title in the district involved or any use expressly or by implication prohibited by the terms of this title in said district.

- The limitations of §18.60.050.B are met since the use of “accessory use” (M.C. 18.09.090 A.1) is a permitted use (P) within the SR zone district. Also, limitations of §18.60.050.A are met because no nonconforming use of lands or structures in the same district, and no permitted or nonconforming use of land or structure in other districts, have been used as grounds for the issuance of this variance.

VII. FINDINGS

The BoA shall consider each application and grant or deny it according to the provisions of Municipal Code §18.60.040. Findings are provided below, complete with staff’s analysis. In granting a variance, the BoA may prescribe appropriate conditions in conformity with Municipal Code Title 18.

18.60.040.A. That the representations in the application are valid.

Analysis: Staff found the representations in the application valid. A written application complete with fee was submitted on January 25, 2024. Staff finds that the application demonstrates the existence of special conditions and circumstances peculiar to the land. Staff bases this on the lot’s topography, the location of the existing house and application of the “front yard” definition. To resolve this issue, the Applicant is requesting a variance to allow for the construction of a proposed building that will project into the “front yard”.

18.60.040.B. That the reasons set forth in the application justify the granting of the variance that will make possible the reasonable use of the land or structure.

Analysis: Staff found the justification provided by the application was sufficient for staff to recommend granting the variance as requested. The construction of a detached garage as an

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accessory use is a permitted use within the SR zone district. As the proposed garage is currently configured, it meets all other City codes including setbacks and building height.

18.60.040. C. That the granting of the variance will be in harmony with the general purpose and intent of the comprehensive plan and Title 18 Zoning and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

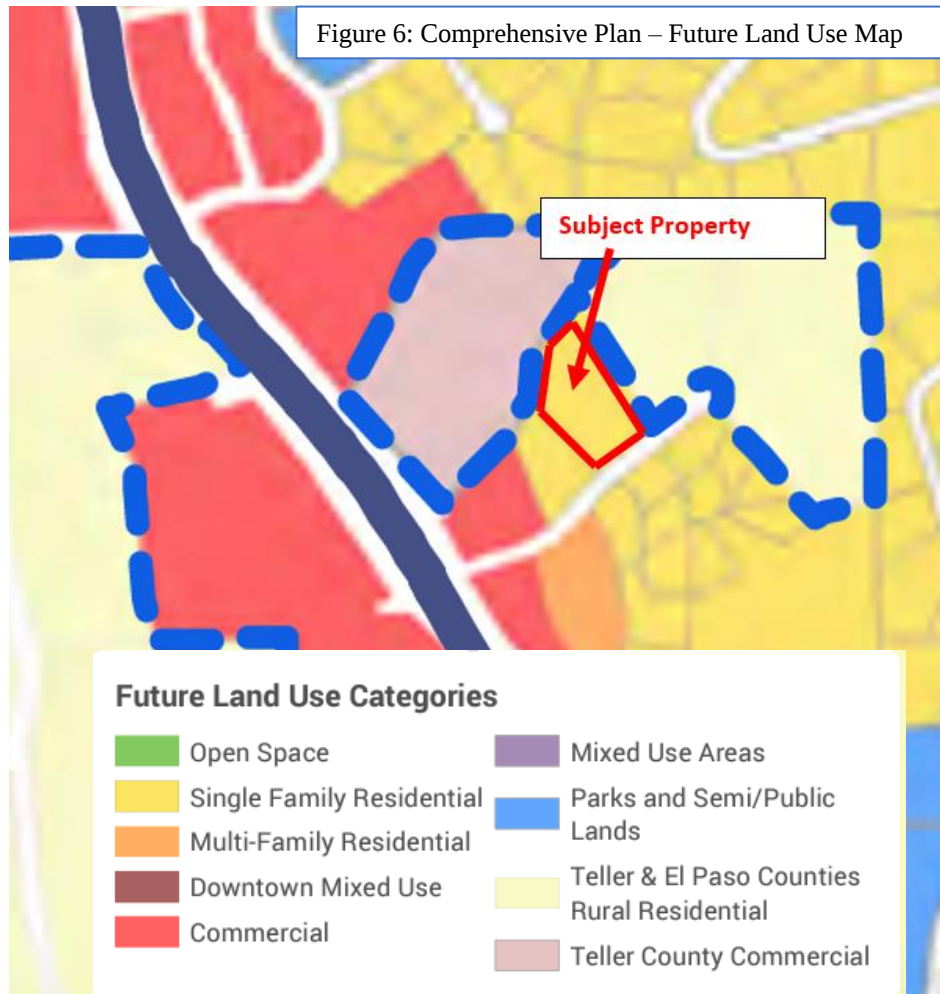
Analysis: Staff found that if granted, this variance will conform with the general purpose and intent of the comprehensive plan and the Zoning Code. Within the applicants narrative attached hereto, the applicant is taking precautions to ensure the proposed structure conforms within the existing parcel and neighborhood. As shown on the Comprehensive Plan's Future Land Use Map (Figure 6), the subject property is labeled as "Single Family Residential"

WOODLAND PARK FUTURE LAND USE MAP DESCRIPTION

The Future Land Use Map provides guidance for rezoning requests, annexation proposals, new development, and redevelopment projects within the City limits. Its purpose is to honor the City's existing zoning map while providing both direction and flexibility for a sustainable balance of uses in future development or redevelopment proposals. Comments and direction provided by the community have been incorporated in land use descriptions and designations. Within the unincorporated areas of Teller County surrounding Woodland Park, the map identifies the type of low impact growth that may occur within the planning area and at the gateways to Woodland Park.

The Future Land Use Map identifies locations for the most appropriate future land use within the broad categories. The land use designation of each area is based on what is currently in place; what the community would like to see more of; and identification of harmonious uses that do not infringe on the existing land uses. Water use is a major consideration in land use planning and ensures that a diversity of land uses are planned for with the amount of water available. A more detailed description of each land use designation is listed below:

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VIII. STAFF RECOMMENDATION

Staff recommends granting a variance to locate a 24' x 42' accessory building in a front yard (MC §18.06.020) on Lot 3 Aspen Acres (115 Trull Road, Woodland Park, CO) in the Suburban Residential (SR) zone district subject to the following condition:

1. The proposed structure will adhere to the City of Wood Park architectural design guidelines outlined within Section 18.33.180 H.

IX. Attachments

- A. Application



BOARD OF ADJUSTMENT CHECKLIST FOR VARIANCES

FINDINGS: Per Chapter 18.60 (Variances) of the Woodland Park Municipal Code, the Board of Adjustment ("the board") shall consider the application and grant or deny it according to the provisions of Chapter 18.60. In granting a variance, the board may prescribe appropriate conditions in conformity with Title 18.

Section 18.60.010. The application shall demonstrate the existence of a hardship, such as (check all that apply):

- ☐ Exceptional narrowness, shallowness or shape of the property.
- ☒ Exceptional topography of the property.
- ☒ Other extraordinary or exceptional situation or condition peculiar to the property.

Section 18.60.020. The applicant shall submit a written application with a site plan for a variance demonstrating that all of the following conditions exist:

- ☒ There exists hardships which are peculiar to the land, structure, or building and are not applicable to other lands or structures in the same zone district.
- ☒ The hardships did not result from actions of the present or past owner/applicant.
- ☒ The literal interpretation of Title 18 would deprive the applicant/property owner of rights commonly enjoyed by other properties in the same zone district.
- ☒ If granted, the applicant/property owner will not confer special privileges denied to other lands or structures in the same zone district.

Section 18.60.040. The BOA shall make the following findings:

- A. That the representations in the application are valid.
- B. That the variance is justified and will make possible the reasonable use of the land or structure.
- C. That the variance will be in harmony with the general purpose and intent of the comprehensive plan and Title 18 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

APPEALING BOA DECISIONS: Per Section 31-23-307 in Colorado State Statutes, appeals of decisions by the Board of Adjustment must be filed in County District Court no later than 30 days from the final action taken by the Board.

PROJECT NARRATIVE

Homeowner is requesting a variance based upon a hardship caused by the topography of the lot per Section 18.60.010 of the Woodland Park Municipal Code. To place the garage behind the front yard setback line would push the garage back into the hillside from the proposed location requiring retaining or foundation walls of approximately 16' in height. This would then likely necessitate a height variance for the garage itself and aesthetically would be less appealing than a lower, more subdued structure. As this request is applicable to this unique lot, it is not something which resulted from any actions of the past or present owner and would not confer any special privileges to his neighbors per Section 18.060.020.

Because the proposed location would be lower in elevation and turned at an angle it would be architecturally more appealing and fit better into the surrounding area. The taller garage placed much further into the hillside would also have a greater impact on drainage; require removal of established landscaping, trees and vegetation; and interruption of an established game trail. With a larger mass and more extensive retaining walls, this option does not fit nearly as well with the architecture of the home nor the aesthetics of the neighboring community. It would likely negatively impact the neighbor's view corridor as well. It is the homeowner's desire to create something which blends into the surroundings rather than dominate the area. We believe that this request is a reasonable use of the land and is harmonious to the neighborhood and the intent of the comprehensive plan per Section 18.60.040.

ADJOINING PROPERTY OWNERS

Owner: ARCHER, OSCAR DANIEL & PEGGY ALICE

Legal: L2 ASPEN ACRES 2

Address: 115 CIRRUSS CT

Owner: PITUS, JEFF & JENNIFER

Legal: L1 ASPEN ACRES 2

Address: 110 CIRRUSS CT

Owner: ELK GROVE LAND DEVELOPMENT LLC

C/O REGISTERED AGENTS INC

Legal: L14 ELK GROVE TOWNHOMES 1

Address: PO BOX 590

CRIPPLE CREEK, CO 80813

Owner: ELK GROVE VILLAGE TOWNHOME OWNERS ASSN

Legal: TR A ELK GROVE TOWNHOMES 1

Address: 30 N GOULD ST STE R

SHERIDAN, WY 828016317

Owner: CALCAGNO, ROBERTO & ELIZABETH

Legal: L2R SWISS CHALET SUBDIVISION

Address: 19268 E US HIGHWAY 24

WOODLAND PARK, CO 808639019

Owner: AMES FAMILY TRUST

AMES, WILLIAM A & ANITA J, TRUSTEES

Legal: E PT L2 ASPEN ACRES

Address: 77 TRULL RD

Owner: GRAY, FRANKLIN R & SUSAN K

Legal: L4A ASPEN ACRES

Address: 159 TRULL RD

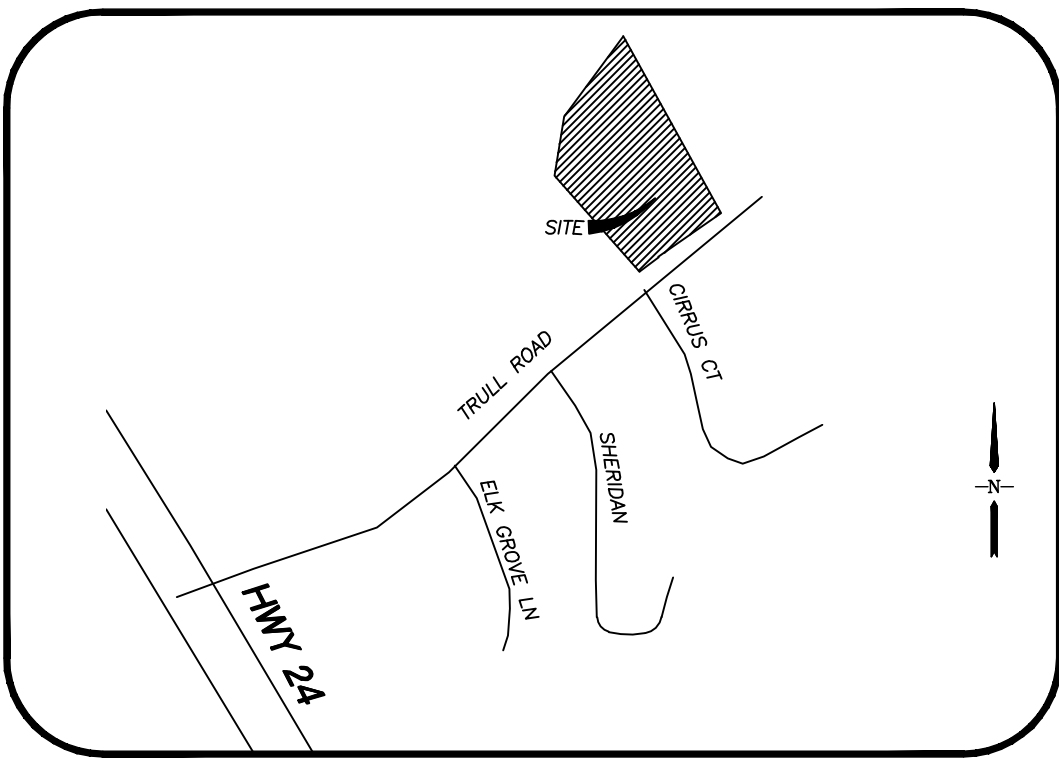
Owner: PEAK VIEW PARK LLC

Legal: 30-12-68 POR NW4 COACHLIGHT MOTEL AND CAMPGROUND

Address: 19253 E US 24

SITE PLAN

ACCESSORY BUILDING LOT 3, ASPEN ACRES, LOCATED IN NW 1/4
OF SECTION 30. T12S, R68W OF THE 6TH P.M. IN THE CITY OF
WOODLAND PARK, TELLER COUNTY, COLORADO



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

LOT 3, ASPEN ACRES, RECORDED IN BOOK A, PAGE 23
OF THE RECORDS OF TELLER COUNTY, CITY OF WOODLAND PARK, COUNTY OF
TELLER, STATE OF COLORADO.

THE ABOVE LOT CONTAINS 2.5 ACRES, MORE OR LESS.

SITE INFO

SITE ADDRESS: 115 TRULL ROAD, WOODLAND PARK, CO 80863
OWNER: HAYES AND CASIE NASH

FLOODPLAIN STATEMENT:
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE
MAP PANEL 08119C0206D (EFFECTIVE DATE SEPTEMBER 25, 2009), THIS PARCEL
IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN.

LOT AREA: 2.5 ACRES

SCHEDULE #: R0010978

ZONING: SR (SUBURBAN RESIDENTIAL)

SETBACKS:
FRONT/REAR 25
SIDE 8

GARAGE FOOTPRINT AREA: 864 S.F.

BUILDING HEIGHT AVERAGE: 20'
MAX HEIGHT MAIN 30.0'
MAX HEIGHT ACCESSORY 20.0'

LOT COVERAGE:
BUILDING %
PAVEMENT %
PERVIOUS AREA %
TOTAL 100.0%

LEGEND

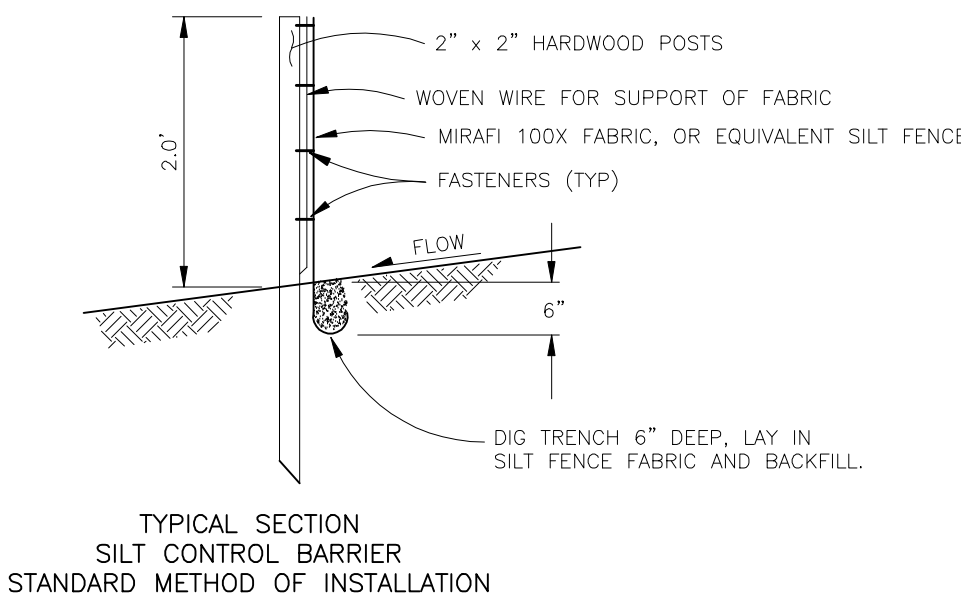
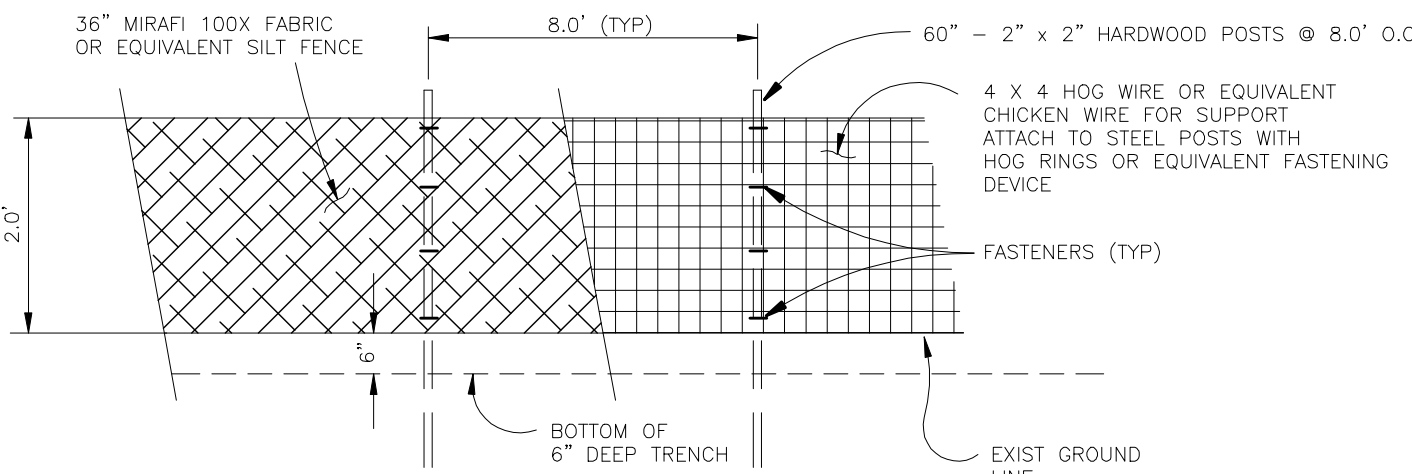
EX MINOR CONTOUR	---
PR MINOR CONTOUR	—5704—
PROPOSED SLOPE	X.X% ➔
DIRECTION OF FLOW	➔
WATER LINE	—W—
SANITARY SEWER	—SN—
SILT FENCE	—SF SF—
A.C. PAVEMENT	▨
CONCRETE	▨
VEHICLE TRACKING CONTROL	▨
FS	FINISHED SURFACE
FG	FINISHED GROUND
TC	TOP OF CURB
FL	FLOW LINE
⊙	FOUND NO.5 REBAR AND ALUMINUM CAP PLS 25965

DATE: 10/19/23
SHEET 1 OF 1

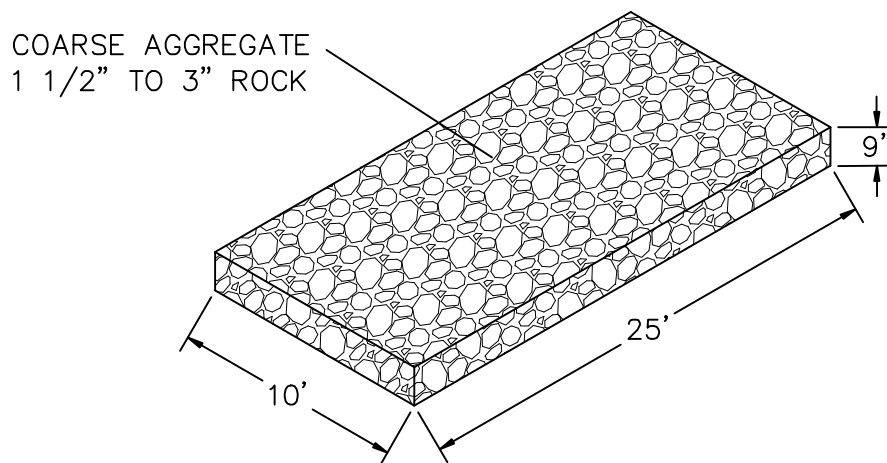
Ridgeline
Land Surveying
575 VALLEY STREET, SUITE 3
COLORADO SPRINGS, CO 80915
TEL: 719.238.2917

STANDARD GRADING, EROSION & STORMWATER QUALITY CONTROL PLAN NOTES:

1. NO CLEARING, GRADING, EXCAVATION, FILLING OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGN OFF AND ACCEPTANCE OF THE SITE PLAN.
2. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.
3. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
4. CONTRACTOR SHALL RESEED ANY DISTURBED SOIL AREAS WITH NATIVE GRASS SEED MIX. ANY AREAS GRADED STEEPER THAN A 3:1 SLOPE WILL REQUIRE EROSION CONTROL BLANKET.
5. THE CONTRACTOR WILL UTILIZE STRAW WATTLES, ROCK SOCKS OR SPLASH BLOCKS TO PREVENT DOWNSPOUT EROSION.



SILT FENCE CONSTRUCTION DETAIL
N.T.S.



VEHICLE TRACKING CONTROL
N.T.S.

MC Section 18.06.590:
"Front yard" means a yard extending across the front of a lot between the side lot lines and measured between the front lot line and the main building or any projection thereto, other than the projection of steps, terraces, unenclosed porches or entranceways. (Ord. 692-1996 § 1(part))"

MC Section 18.06.020:
"Accessory use" means a use or structure naturally and normally incidental to, subordinate to, and devoted exclusively to the main use of the land or buildings. Accessory buildings shall not be larger than the main or principal building; otherwise they shall be considered a main or principal building. Accessory buildings shall be constructed only if construction of the principal building has commenced. No accessory building shall be placed in a front yard.(Ord. 692-1996 § 1(part); Ord. No. 1300-2017, § 1(Exh. A), 4-6-2017)



2023 GENERAL APPLICATION

(Revised 1/1/2023)

Project # _____
Case # _____
Fee(s): See City of Woodland Park
Fees Sheet (Plus publication/recording
fees, as applicable)

Type of Application (Check one or more as applicable)

Site Plan Review Permitted Use	Special Use Permit	Preliminary Plat
Site Plan Review Conditional Use	Planned Unit Development (PUD)	Exemption Plat
Conditional Use Permit	PUD Amendment	Final Plat
Zoning Change	Appeal	Townhouse Plat
Extension of Development	Variance	Condominium Plat

1. Applicant Information

- Applicant Name _____
- Project Coordinator _____ Property Owner _____
- Mailing Address _____
- E-mail Address _____
- Phone Numbers Home _____ Work _____ Mobile _____

2. Property Owner Information (if different from above)

- Name _____ Project Contact? Yes No
- Mailing Address _____
- E-mail Address _____
- Phone Numbers Home _____ Work _____ Mobile _____

3. Site Information

- Site Address _____
- Lot ____ Block ____ Subdivision _____
- Property Zoning _____ Lot Size _____ Acres Square Feet

4. Is the property subject to covenants? Yes No If yes, then submit copy of covenants and current contact for HOA. It is the responsibility of the landowner to submit HOA approval with this application.

5. Project Information

- Project Name _____
- Brief Description of Project/Request _____

Project Narrative (On a separate sheet provide additional project details and how the proposal complies with the applicable code requirements, which can be found in Section 8 of this application.)

5. Consultant Information (if applicable)

a. Architect

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

b. Engineer

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

c. Planner

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

d. Surveyor

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

e. Other (specify role) _____

- i. Project Contact _____
- ii. Firm Name _____
- iii. Physical Address _____
- iv. Mailing Address _____
- v. E-mail Address _____
- vi. Phone Numbers: Business _____ Mobile _____

6. Submittal Requirements

The following items must be included at time of submittal (in addition to items on the submittal checklists) or the application will not be processed (additional copies may be requested).

Type of Application	24" x 36" Plan Set	11" x 17" Plan Set	Adobe Acrobat Portable Document Format (.pdf) electronic Plan Set on a flash drive	Warranty Deed or Title Policy	List of adjoining property owners within 150'	Copies of reports (narrative, traffic study, drainage, etc.)
All Types	1	1	1	1	1	1

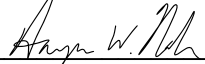
7. Applicable Code Sections

The following are the applicable code sections by type of application and are for assisting applicants in completing the required project narrative. The City of Woodland Park's Municipal Code can be found at www.city-woodlandpark.org/Charter&Code. Subdivision requirements are in Title 17 and Zoning is in Title 18 of the Municipal Code.

Type of Application	Applicable Code Sections
Site Plan Review Permitted Use	Chapters 18.34, 18.33 and 18.39
Site Plan Review Conditional Use	Chapters 18.34, 18.57, 18.33 and 18.39
Conditional Use Permit	Chapter 18.57 plus applicable site plan regulations
Zoning Change	There are no specific standards, but the applicant should provide supporting argument for a zoning change, including how it complies with the Comprehensive Plan
Special Use Permit	Chapter 18.61 plus applicable site plan regulations
Planned Unit Development	Chapters 18.30, 18.33, 18.39, Sections 17.20.070, and 17.20.080
Appeal	Chapter 18.54
Variance	Chapter 18.60
Preliminary Plat	Chapter 17.20 plus applicable subdivision sections
Exemption Plat	Section 17.52.030 plus applicable subdivision sections
Final Plat	Chapter 17.24 plus applicable subdivision sections
Townhouse Plat	Chapter 17.32 plus applicable subdivision sections
Condominium Plat	Chapter 17.32 plus applicable subdivision sections

8. Certification of Ownership

I (We) do hereby declare and affirm that I (we) am (are) the exclusive owner(s) and title holder(s) of the above described property.

  12/20/2023
Owner Date

 _____
Owner Date

9. Certification:

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

I certify that I understand that the proposed development is in accordance with all provisions of the City of Woodland Park's Municipal Code and other applicable regulations.

  12/20/2023
Applicant Date

City Use Only

1. Submission _____, 20____, taken by _____
Fee Received _____, 20____, taken by _____
2. Application is deemed complete – OR – deemed incomplete and returned to applicant to complete on ____/____/____.
3. Public Hearing Notice
Published _____, 20____
Posted _____, 20____
Adjacent Property Notification _____, 20____.
4. Planning Commission Public Hearing _____, 20____.
Board of Adjustment Public Hearing (when applicable) _____, 20____.
5. City Council First Reading of Ordinance (if applicable) _____, 20____.
City Council Public Hearing _____, 20____.
Notes _____

6. Letter of Approval/Denial to applicant sent _____, 20____.
7. Additional Information



WARRANTY DEED

THIS DEED, made this 6th day of July, 2015, between Kathleen J. Hobbs and Rick F. Hobbs of the County of _____ and State of Colorado, grantor(s), and Hayes W. Nash and Casie Nash

whose legal address is 115 Trull Road, Woodland Park, CO 80863 of the County of Teller and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$600,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, Joint Tenants, all the real property, together with improvements, if any, situate, lying and being in the County of Teller and State of Colorado, described as follows:

Lot 3, Aspen Acres, County of Teller, State of Colorado.

also known by street and number as: 115 Trull Road, Woodland Park, CO 80863

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Kathleen J. Hobbs

Rick F. Hobbs

State of Colorado

County Of

The foregoing instrument was acknowledged before me this July 6, 2015, by Kathleen J. Hobbs and Rick F. Hobbs

My Commission expires:

Witness my hand and official seal.

Notary Public

Doc Fee: \$60.00

Buyers Forwarding Address for Recorded documents is: