



CITY OF WOODLAND PARK
BOARD OF ADJUSTMENT
ANNUAL MEETING
6:30 PM, Monday June 21, 2021
City Hall Council Chambers, 220 W. South Ave.
Woodland Park, Colorado

This meeting is a hybrid Zoom and in-person meeting. To Zoom in, click the link in the calendar at the bottom of the front page of the City website (www.city-woodlandpark.org). Public input is very important to the Board of Adjustment. Comments are encouraged in writing in advance of the meeting. For more information, call 719-687-5209.

AGENDA

- 1. ORDER & ROLL CALL**
- 2. APPROVE MINUTES:** September 21, 2020
- 3. REQUESTS / PUBLIC HEARINGS**
 - A. VAR2021-03 Unruh/White Front Setback Variance:** A request by Jill White and Thomas Unruh (Property Owner) for a 16.5-foot Gunnison Avenue front setback variance (from 25 feet required by MC §18.13.040.A to 8.5 feet) to accommodate a garage addition to the existing single family dwelling on Lot 1, Venman Subdivision (255 W Gunnison Avenue) in the Urban Residential (UR) zone.
- 4. ELECTION OF OFFICERS:** Chairman, Vice-Chairman
- 5. REPORTS**
 - A. Guidelines, Rules, Regulations**
 - B. 2030 Comprehensive Plan**
- 6. ADJOURN**

WOODLAND PARK BOARD OF ADJUSTMENT

MEETING MINUTES – September 21, 2020

City of Woodland Park Council Chambers, 220 W. South Avenue, Woodland Park, CO and by Zoom.

Due to the COVID-19 pandemic, this meeting was a hybrid in-person and virtual electronic meeting. A Zoom link for participation 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 strongly encouraged and accommodation for 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	Chairman Lou Ramon (In person)
Absent	Vice-chairman Lois DeVaux
Present	Regular Member Catherine Nakai (In person)
Present	Regular Member Jim Rumsey (In person)
Present	Regular Member Dean Nelson (In person)
Present	Alternate Member Christina Chapman (In person)
Present	Alternate Member Valerie Lundy (Zoomed in at 6:56p)
Staff Present	City Planner/BOA Secretary Lor Pellegrino, AICP (In person)
	City Attorney Jason Meyers (Zoom)

2. PLEDGE OF ALLEGIANCE. All recited the Pledge of Allegiance.

3. APPROVE MINUTES. The August 17, 2020 minutes were unanimously approved as presented.

The Chairman administered the Oath of Office to alternate member Christina Chapman and appointed her to sit with the Board in Lois DeVaux's absence.

The Chairman provided an overview of the functions of the BOA as an objective, independent body in preserving the spirit of the zoning code while considering hardships specific and unique to a property. Variance decisions are final and appealable only to District Court.

4. REQUESTS / PUBLIC HEARINGS.

- A. VAR 2020-03:** Consider a request by David & Wanda Gordon (property owners) to allow an accessory building (shed) in the front yard (§18.06.020) and in the front setback (§18.12.040.A) on Lots 1-3, Block 33, Highland Addition (205 Evergreen Street) in the Suburban Residential (SR) zone.

The Chairman asked if any Board member had a conflict or bias related to this case, to which all, individually, responded that they did not.

Mrs. Gordon (Property Owner/Applicant) stated that Mr. Gordon's handicap required that the shed be close to the driveway and the house for easy access to equipment making it convenient to remove snow from the driveway and the school bus stop in front of the house; and, the deep snows that collect around the house, the desire to preserve existing mature trees, and, the slope and drainage gully behind and to the side of the house necessitated that the shed be installed in the location shown on the site plan. Mrs. Gordon stated that they could paint the shed to match the house color but cannot match the unique siding that is on the house. Mr. Dean Waters (130 Montana Vista), a friend of the Gordon's, discussed the construction and appearance of the shed and how it fits very well on the lot and preserved the existing trees.

The City Planner presented the staff report, finding a valid application with a demonstrable hardship given site circumstances (the preservation of mature trees, the proximity to the drainage gully, existing service lines) and accessibility needs in light of the property owner's disability. She found harmony with the Comprehensive Plan, Zoning regulations, and the residential neighborhood and recommended approval with conditions related to vacating the lot line before December 25, 2020 and consideration to matching the shed with the house to mitigate the visual impact. Staff also proposed the following two additional conditions to the three conditions listed in the staff report distributed to the Board and posted on the website, for Board consideration:

4. If this accessory building (shed) is no longer necessary in the location approved by variance in the front yard and in the front setback (e.g. the occupant with the disability no longer resides on the property), then the accessory building shall be removed within 60 days and the Front Yard and Front Setback variances herein granted shall expire, becoming null and void and of no effect. This time period may be extended at the discretion of the Planning Director for extenuating circumstances, including without limitation weather conditions, etc. If the accessory building is not removed from the front yard, a letter will be sent to the land owner providing 30 day notice that a lien will be filed on the property equal to the cost of removing or moving the shed and associated clean up.
5. This variance approval shall encumber the title and be recorded with the Teller County Clerk and Recorder as a Notice on Title.

The City Attorney stated that the Board has the authority to issue the variance in perpetuity or to limit the variance based on the disability.

In response to Chairman Ramon's question, the City Planner stated that the shed was noticed by Code Enforcement and the Planning Department contacted the property owner.

The Chairman asked the Applicant if they had any concerns with the staff conditions. Mrs. Delonna Waters (130 Montana Vista), speaking on behalf of the Gordons, stated that the lot line vacation is problematic in that it removes the opportunity to replat the existing three lots into three lots with a different configuration.

The Chairman opened the public comment portion of the hearing and the following spoke.

Teller County Code Enforcement Officer Ms. Hilda Ezard (Woodland Park) is a neighbor who supports the shed. She stated that the house is grandfathered in its current location and the shed looks nicer than many surrounding structures in the neighborhood. She also stated that she has witnessed snow drifts that make it impossible to safely get to the shed if it were located in the back or side yards.

Ms. Shannon McAbee (Woodland Park) supports the shed in the installed location and appreciates that Mr. Gordon clears the snow from the bus stop for her son who has to stand out there. She believes that the 60 day time frame to remove the shed (per condition # 4) is too short and recommends leaving the shed where it is.

Mr. Mike Doss (904 Lorraine Ave.) supports the shed and believes it is beautiful, especially tucked into the trees. He agrees that relocating it in the back yard would be a hazard for Mr. Gordon.

Mr. Robert Meraz (251 Evergreen Street), and his wife, are in favor of the shed. He stated the Gordons are outstanding, awesome neighbors, the lot is kept clean, the shed is well built, and that their health issues should be considered.

Based on questions from the Board, the City Planner clarified that since the house straddles the platted lot line, it is a nonconforming structure. If it were to burn down, it could not be rebuilt in its current location and would have to be rebuilt in conformance to current applicable setbacks. Further, nonconformance may present financial difficulties for future owners, and the structure cannot be enlarged unless the nonconformity is corrected. She stated that a Lot Line Vacation application is a very simple, quick and inexpensive process but that there is merit in preserving the ability to replat.

Mr. Howie Shulmer (950 Forest Edge Road), stated that he helped install the shed. He believes that this is the perfect location and he is concerned about the need to establish a deadline for the vacation or replat.

The City Attorney suggested that it is difficult to account for what happened in the past, but that it is good practice to update nonconforming structures when we come across them.

Seeing no others wishing to speak, either in person or on-line, the Chairman closed the public comment portion of the meeting.

Overall, the Board expressed concurrence with the reasonableness of the Gordon's front yard and front setback variance requests given existing on-site circumstances such as the slope, the drainage gully and the hazard created if it is built in the back or side yards. The Board ultimately agreed that matching the house should be suggested but not mandated given the testimony from the neighbors

and the lack of a homeowner's association or architectural committee in the area. And finally, the Board agreed that a vacation or replat should occur prior to conveyance and that all these conditions be recorded on title.

MOVED BY RUMSEY, AND SECONDED BY NELSON THAT THE BOARD GRANT:

A variance from §18.06.020 to allow an accessory building in the front yard and a variance from §18.12.040.A to reduce the front setback from the required 25 feet to 19 feet for Lot 2, Highland Addition to the City of Woodland Park based on the findings contained in the staff report and testimony presented at public hearing subject to the following conditions:

1. This variance applies to a detached 100 SF shed located and installed as described in VAR #2020-03 (#2020-08206);
2. The property owner should consider matching the shed to the house to further mitigate the visual impact;
3. Prior to sale or conveyance of the property to any other person, the Gordon's shall vacate the common lot line between Lot 2 and 3 OR replat all three lots in compliance with City requirements; and
4. These variances, as approved, shall encumber the title and be recorded with the Teller County Clerk and Recorder as a Notice on Title on Lots 1-3, Block 33, Highland Addition (Account R0022223 / PID 6029.242260010).

YES: Nelson, Ramon, Nakai, Chapman, Rumsey / NO: None

Motion carries.

5. REPORTS. The City Planner summarized the August 2020 Planning and Building Report and stated that a DOLA training session for all Boards and Commissions is being scheduled. The Chairman suggested that the City Planner send the 2018 training link to all Board members.

6. ADJOURNMENT. The meeting was adjourned at 8:24 p.m.

Minutes by: _____
City Planner/BOA Secretary Lor Pellegrino, AICP

Approved by: _____
Louis Ramon, Chairman *Date*

The land is within the Urban Residential (UR) District (§18.13). Limitations in the UR zone are a 25-foot front and rear setback, 8-foot side setbacks, and a 30-foot maximum height for main buildings. For detached accessory buildings, the side and rear setbacks are 4 feet, the front setback is 25 feet and the maximum height is 20 feet.

No easements are indicated on the plat and this subdivision/neighborhood is not subject to any covenants nor an active Homeowner's Association. This is a corner lot with 109.6 feet of frontage along Pine Street (west property line) and 73.90 feet of frontage along Gunnison Avenue (north property line). As a corner lot, the 25-foot setback from the north and west property boundaries, and the 8-foot east and south side setbacks reduce the lot's building envelope to roughly 3,132.94 SF. The Property Owner wishes to attach the garage to the north elevation of the house (where the current gravel driveway exists). The proposed 2-car garage addition is approximately 26 feet long by 24 feet wide. The north overhang is proposed at 8.5' from the north property line where 25 feet is required. The Property Owner requires a 16.5 foot variance (from 25 to 8.5 feet).

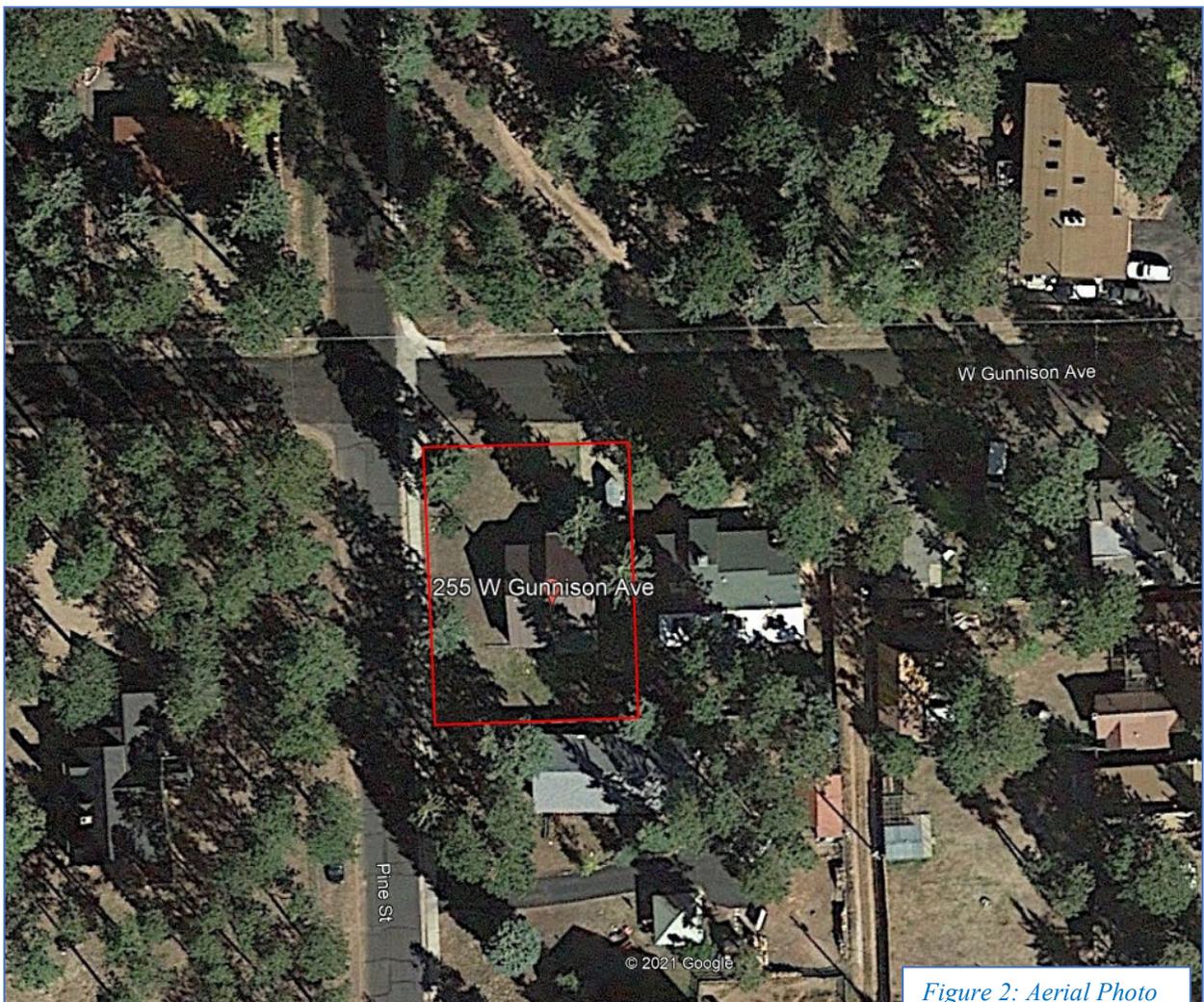


Figure 2: Aerial Photo



Figure 3: From Gunnison Ave looking S



Figure 4: From Pine Street looking NE



Figure 5: From Pine/Gunnison intersection looking SE

II. PROCESS

Zoning variances are subject to the requirements of *Chapter 18.60* of the Municipal Code. §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 no concerns or written comments from City departments or from members of the public with respect to this variance request

POWER TO GRANT VARIANCE

Analysis: Staff finds that the application satisfies the provisions of §18.06.010 for when the BoA may grant a variance. Here, staff finds a corner lot with two front setbacks and the house built in 1986 in the center of the lot with no garage. The strict application of §18.13.040 *Setbacks* would result in exceptional, demonstrable, unnecessary hardship due to a reduction in buildable area. The setbacks if applied reduce the buildable area on the lot from 8,064 SF to 3,133 SF (39%). This is a small building envelope. A front setback variance (from 25 to 11 feet) from Gunnison Avenue for the attached garage provides additional building area and would comfortably fit a modest 624 SF attached 2-car garage. The access to the proposed garage will be in roughly the same location as the existing gravel driveway. The proposed north wall of the attached garage, if approved, would be sited roughly 22 feet from the south edge of the Gunnison Avenue asphalt (as scaled from the drawings), which spacing is characteristic of some of the existing surrounding structures along Gunnison Avenue.



Figure 6: Surrounding Buildings

III. SECTION 18.60.050.A and B LIMITATIONS

The limitations of §18.60.050.B are met since residential use (including ancillary residential uses such as an attached garage) is a permitted use under the terms of Title 18 within the UR 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.

IV. 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 finds the representations in the application valid. A written application complete with fee was submitted and accepted by the City on May 21, 2021. Staff finds that the application demonstrates the existence of special conditions and circumstances peculiar to the land and building involved. Staff bases this on greater setbacks applied to a corner lot. The buildable area is restricted. Staff believes that allowing a variance for the proposed attached garage to encroach on the Gunnison Avenue front setback will not have a detrimental effect on surrounding lots, the neighborhood or traffic.

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: The reasons set forth in the application justify the granting of the variance. Granting the variance to locate the north elevation of the garage closer to Gunnison Avenue would increase the building envelope for an existing small single family residence, allowing them to add a modestly sized attached garage.

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: If granted, this variance will conform with the general purpose and intent of the comprehensive plan, and the intent of the zoning regulations without injury or detriment to the neighborhood or public welfare. It would allow for efficient and effective land development on a constrained corner lot while still maintaining an adequate separation from the street and surrounding homes, all in character with the neighborhood.

V. STAFF RECOMMENDATION

Staff recommends granting a front setback variance from 25 feet to 8.5 feet from the Gunnison Avenue property line to allow for an attached 2-car garage on Lot 1, Venman Subdivision (255 W. Gunnison Avenue) subject to the following conditions:

1. Prior to pouring any foundation or concrete pad, the builder must string a line clearly marking the approved setback lines from the north and east property lines.
2. No portion of the structure (i.e. eaves, overhangs, gutters, etc.) may protrude or encroach into any setback.

Unruh White Garage Variance Narrative

Application Section "4.c. Project Narrative"

The owners of 255 W. Gunnison Ave. request a variance of the setback requirements of their corner lot to allow the construction of a two car attached garage. Specifically, the request is that the north front yard setback be changed from 25' to 8'6".

The setbacks requirements (Chapter 18.13.040A) for a corner lot present a hardship of meeting two front yard setbacks, and make it impossible to attach a garage without obtaining a variance from the Board of Adjustment. We believe that the addition of a garage to our house is a reasonable use of the land, a significant improvement to the function and value of the property, and in harmony with the neighborhood.

The owners propose attaching the garage addition at the northeast corner of their house. This is the most logical location for the garage for the following reasons:

1. The garage can be best integrated with the structure of the house (walls, roof, and entry) on the north side.
2. South of the house is not suitable for a two car garage. There is not enough space for a two car garage, the south location would require a new long driveway and a new curb cut off Pine Street, and the structure would be located much closer to the south neighbor's house, due to a historical survey irregularity. The north location leaves a usable back yard and preserves better sunlight for the property.
3. The north location is on the less busy of the two adjacent streets. Pine Street is a through street at this intersection, while Gunnison Avenue is controlled with a stop sign. This will make entering and exiting the driveway safer.

The owners have spoken with each of the adjacent property owners and have received support for the proposed garage addition. None of the neighbors expressed any concerns about the project.

The proposed garage addition will be in keeping with the character of the neighborhood. Of the 5 adjacent properties, all have accessory buildings and/or attached 1 or 2 car garages (see attached pictures).

With the assistance of an architect, the garage addition will be integrated with the house. The final design will include similar coloring and materials, including a metal roof and stucco exterior. Windows and trim will match the existing house.

The existing shed will be relocated in compliance with city zoning.

Owners Response to the Checklist for Variances

A.3. This lot is a corner lot, which is burdened with the special requirement of two front yard setbacks of 25'.

B.3. The owners request that the north front yard setback be adjusted from 25' to 8'6" so that they may attach a garage on the northeast corner of their house. The proposed garage addition will be in harmony with the character of the neighborhood. Of the 5 adjacent properties, all have accessory buildings and/or attached 1 or 2 car garages.



WOODLAND PARK
CITY ABOVE THE CLOUDS

BOARD OF ADJUSTMENT CHECKLIST FOR VARIANCES

FINDINGS: Per Section 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 Section 18.60. In granting a variance, the board may prescribe appropriate conditions in conformity with this title.

The board should make findings based on the following three categories:

A. Section 18.06.010. Type of Variance, Established: (one of the following should apply)

- 1. Exceptional narrowness, shallowness or shape of property.
- 2. Exceptional topography of property.
- 3. Other exceptional or extraordinary situation or condition peculiar to property.

B. Section 18.60.020. Application. The applicant shall submit written application with a site plan for a variance demonstrating that one or more of the following conditions exists:

- 1. The special conditions and circumstances of the type of variance specified above are not applicable to other lands or structures in the same district.
- 2. The situation of the property did not result from actions of the present or past owners.
- 3. The literal interpretation of the provision of zoning regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district.
- 4. If approved, the applicant will not receive special privileges denied to other property in the same district.

C. Section 18.60.040. Findings. The BOA shall make the following findings (all must apply):

- 1. That the representations in the application are valid.
- 2. That the justifications of the variance will make possible the reasonable use of the land.
- 3. That granting the variance will be in harmony with the general purpose and intent of the comprehensive plan.
- 4. That granting the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Teller Home	County Offices	Contributing Offices	New Search	Mapping Application	Foreclosures
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Account Information (provided by Assessor)

Account No R0022078
Parcel Id 6029.241720010
2021 Values [Click for 2021 Notice of Value](#)
Actual \$276,282
Assessed \$19,760
Tax Dist 60
Acct Type Residential
School Dist RE-2
Acres 0.1900
Map No. 3029-24
Owner Name UNRUH, THOMAS A
Mailing Address PO BOX 1916
 WOODLAND PARK, CO
 808661916
Physical Address 255 W GUNNISON AVE
 LAKE ADD



Legal Description L1 VENMAN SUB

[Show Map](#)

[Show Sales Map](#)

[Comparable Residential Sales](#)

Zoning Information (provided by Community Development Services Division for Questions call 719-687-3048)

Zoning UR

Land Information (provided by Assessor)

Land Type	Abst Code	Acres
Residential	1112	0.1900
	TOTAL	0.1900

Building Information (provided by Assessor)

Building ID 1

Occupancy Single Family Residential	Abst code 1212	Year build 1986
Style Ranch 1 Story	% Occ 100%	Adj Yr Blt 1989
SQFT 1,026		Remodeled 2013
Bed Rooms 2	Baths 1.00	% Remodeled 0%
Rooms 4	Stories 1	Roof Type Gable
Exterior Frame Stucco	Story Ht 8	

Interior Drywall
Quality Fair Plus

Foundation 18 Concrete
Condition Average

Roof Formed Seam Metal
HeatType Forced Air

Inventory Building ID 1

Type	Description	Units
Add On	Patio Brick Fair	60
Add On	Stove Wood Average	1
Porch	Cvrd Wood Deck	42
Porch	Wood Deck	12
Porch	Wood Deck	21
Porch	Wood Deck	160

Transfers (provided by Assessor)

[Comparable Residential Sales](#)

Sale Date	Reception No	Deed Type	Sale Price
04/29/1994	420024	Warranty Deed	\$83,000
08/16/2002	537806	Warranty Deed	\$141,900
09/17/2003	556255	Warranty Deed	\$155,000
02/17/2006	590568	Warranty Deed	\$165,000
07/17/2010	637061	Deed	\$112,000
08/19/2013	665694	Warranty Deed	\$178,500

Building Permits

Date	Permit No.	Description	Permit Issued By
08/10/2010	A38371	Reroof Overlay	Teller County
09/03/2013	A46007	FURNACE REPLACEMENT WITH VENT	Teller County
09/13/2013	A46051	NEW CIRCUIT	Teller County

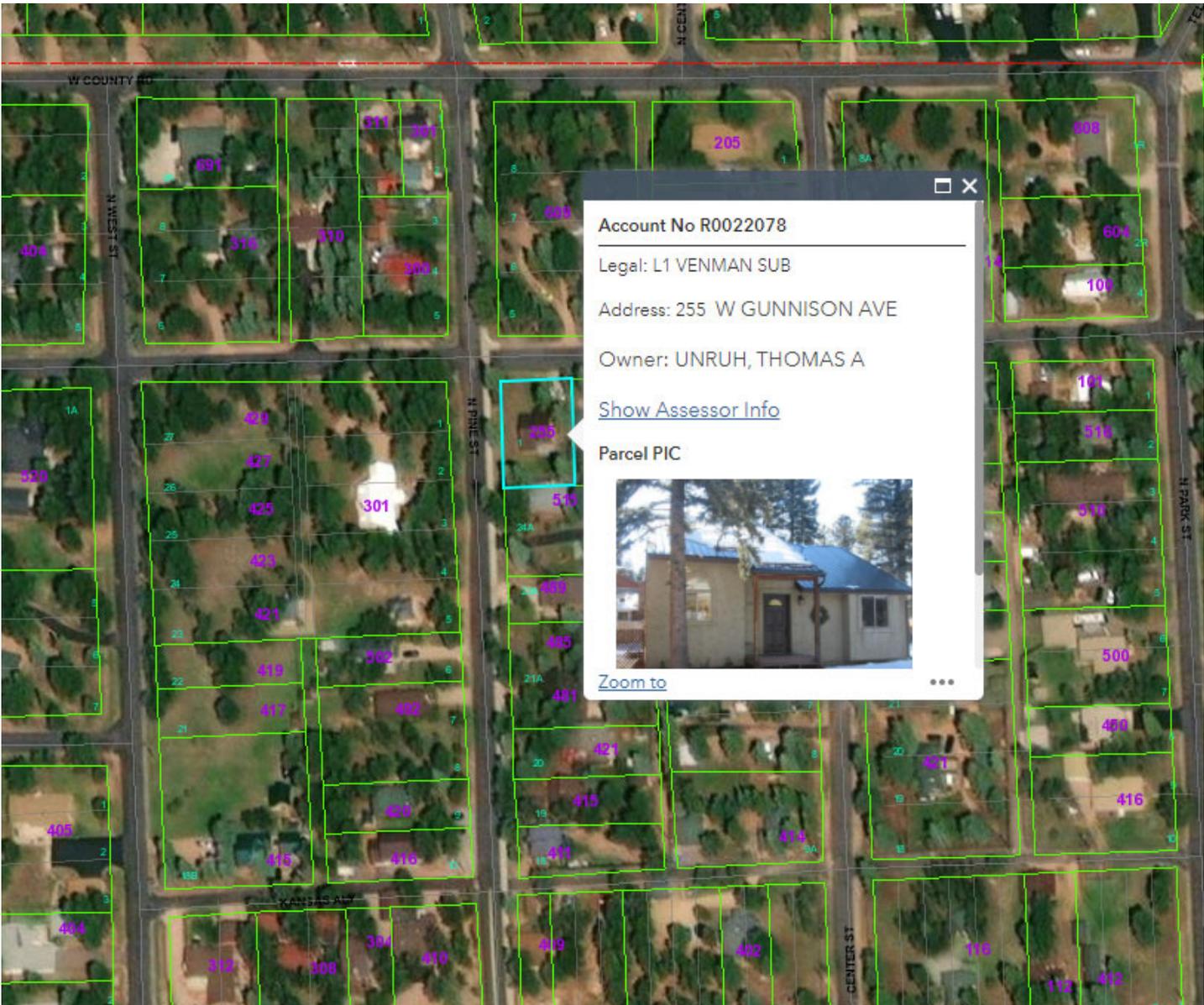
Property Tax History (provided by Treasurer). Delinquent taxes are not shown on this website.

[Tax detail on Treasurers Web Site \(Note: Click Public User Login Button if prompted\)](#)

Tax Year	Tax Amount
2015	\$1,228.02
2016	\$1,131.38
2017	\$1,051.66
2018	\$1,049.92
2019	\$1,301.52

E-Mail suggestions or comments to [WebDeveloper](#)

05/21/2021 12:41:18 PM



Account No R0022078

Legal: L1 VENMAN SUB

Address: 255 W GUNNISON AVE

Owner: UNRUH, THOMAS A

[Show Assessor Info](#)

Parcel PIC



[Zoom to](#)

Pictures of 255 W. Gunnison Ave., and Nearby Properties

The following pictures are intended to show that our proposed garage addition would be in character with the neighborhood.



This is a picture of the north side of our property at the corner of Gunnison Ave. and Pine St.



This is a picture showing the south side of our property and the lack of space to put a two car garage in the south.



This is a picture showing the row of houses on our side of W. Gunnison Ave.



This is a picture showing the property across the street from 255 W. Gunnison Ave.



This is a picture of the property a half-block north of 255 W. Gunnison Ave.



OWNER:
 THOMAS A UNRUH
 P.O. BOX 1916
 WOODLAND PARK, CO
 80866-1916

STREET ADDRESS:
 255 WEST GUNNISON AVENUE
 WOODLAND PARK, CO 80863



ACCOUNT NO:
 R0022078

LEGAL DESCRIPTION:
 LOT 1, VENMAN SUBDIVISION
 TELLER COUNTY, COLORADO

ZONING:
 UR

LOT SIZE:
 .19 ACRES = 8,064 SQ. FT. +-

EXISTING BUILDING AREA:
 1,129 SQ. FT.

PROPOSED GARAGE ADDITION AREA:
 680 SQ. FT.

ADJACENT EXISTING & PROPOSED USES:
 SINGLE FAMILY RESIDENTIAL
 ZONING: UR

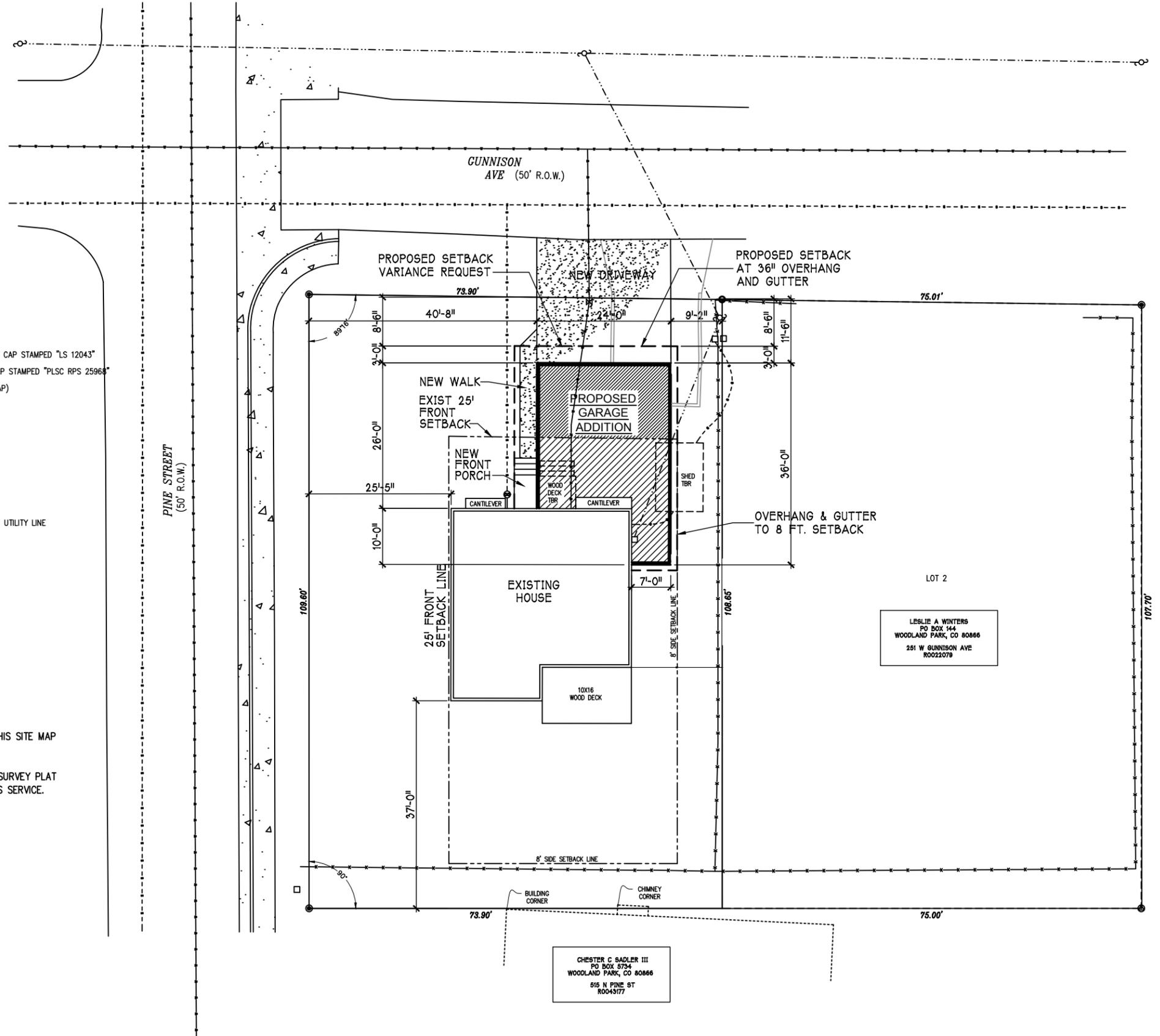
UNRUH & WHITE GARAGE ADDITION
 255 W GUNNISON AVE
 WOODLAND PARK, CO 80863
 TELLER COUNTY

PRELIM DATE:
 BID DATE:
 RELEASE DATE: 05.20.21
 REVISION DATE:

SHEET:
A10
 PROJECT NUMBER: 21-12

- LEGEND:**
- FOUND REBAR AND YELLOW CAP STAMPED "LS 12043"
 - FOUND REBAR AND RED CAP STAMPED "PLSC RPS 25966"
 - FOUND 1/2" REBAR (NO CAP)
 - POWER/UTILITY POLE
 - ELECTRIC METER
 - GAS METER
 - ⊗ WATER VALVE
 - ⊕ FIRE HYDRANT
 - SEWER CLEAN OUT
 - x- WIRE FENCE
 - OVERHEAD ELECTRIC / O.H. UTILITY LINE
 - g- UNDERGROUND GAS
 - w- WATER LINE
 - s- SANITARY SEWER LINE
 - ▨ CONCRETE
 - ▩ ASPHALT
 - ▧ GRAVEL

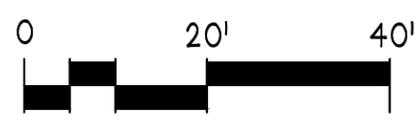
NOTE:
 ALL LINEAL UNITS DEPICTED ON THIS SITE MAP
 ARE U.S. SURVEY FEET.
 NO BOUNDARY SURVEY OR LAND SURVEY PLAT
 WAS COMPLETED AS PART OF THIS SERVICE.



CHESTER C SADLER III
 PO BOX 5734
 WOODLAND PARK, CO 80866
 615 N PINE ST
 R0043177

LESLIE A WINTERS
 PO BOX 144
 WOODLAND PARK, CO 80866
 251 W GUNNISON AVE
 R0022078

1 SITE PLAN
 1" = 20'-0"



VENMAN SUBDIVISION

IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

BEING A VACATION AND REPLAT OF LOTS 26 AND 27 IN BLOCK 13 IN LAKE ADDITION TO THE TOWN OF WOODLAND PARK

KNOW ALL MEN BY THESE PRESENTS

THAT ALLEN BROWN IS THE OWNER OF LOTS 26 AND 27 IN BLOCK 13 IN LAKE ADDITION TO THE TOWN OF WOODLAND PARK ACCORDING TO THE PLAT RECORDED MARCH 8, 1890 IN PLAT BOOK D AT PAGE 25 IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID TRACT BEING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO WIT

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 27, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTH LINE OF GUNNISON AVENUE WITH THE EAST LINE OF PINE STREET; THENCE SOUTHERLY ALONG SAID EAST LINE OF PINE STREET 109.60 FEET TO THE NORTHWEST CORNER OF LOT 25 IN SAID BLOCK 13; THENCE ANGLE LEFT 90°00' EASTERLY 148.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE ANGLE LEFT 90°00' NORTHERLY 107.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 27; THENCE ANGLE LEFT 89°16' WESTERLY 148.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.37 ACRES MORE OR LESS.

DEDICATION

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS, RIGHTS-OF-WAY AND AREAS FOR PUBLIC USE SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENT, RIGHT-OF-WAY AND AREAS FOR PUBLIC USE SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC USE. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREBY PLATTED SHALL BE KNOWN AS "VENMAN SUBDIVISION" IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

IN WITNESS WHEREOF

THE UNDERSIGNED ALLEN BROWN, OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13th DAY OF June A.D. 1986.

Allen Brown

ALLEN BROWN, OWNER

STATE OF COLORADO)
COUNTY OF TELLER) S.S.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 19____ BY ALLEN BROWN, OWNER. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVAL BY PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION FOR THE CITY OF WOODLAND PARK, COLORADO THIS 5th DAY OF June A.D. 1986.

Anne M. Lenhardt
SECRETARY

Carol M. Kenney
CHAIRMAN

APPROVAL BY CITY COUNCIL

THIS PLAT, AND THE DEDICATION TO THE PUBLIC OF THE STREETS AND PUBLIC WAYS SHOWN HEREON AND THE PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, THIS 5 DAY OF JUNE A.D. 1986.

ATTEST: *Cindy Moore*
CITY CLERK

John D. Cox
MAYOR

COUNTY TREASURER

ALL TAXES ASSESSED AND DUE ON THE PROPERTY DESCRIBED ABOVE HAVE BEEN PAID IN FULL. SIGNED THIS _____ DAY OF _____ A.D. 19____.

TELLER COUNTY TREASURER

CERTIFICATION

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN PREPARED IN ACCORDANCE WITH TITLE 38, COLORADO REVISED STATUTES 1973 AS AMENDED, AND THAT SAID PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT AND SUBDIVISION THEREOF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

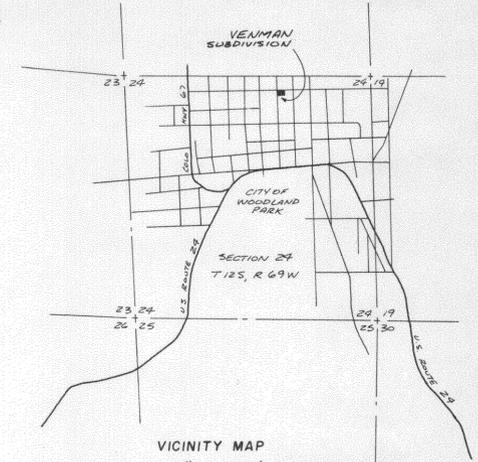
Michael J. Lambert
COLORADO LAND SURVEYOR NO. 12043

OWNER:

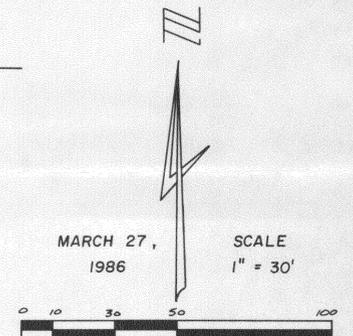
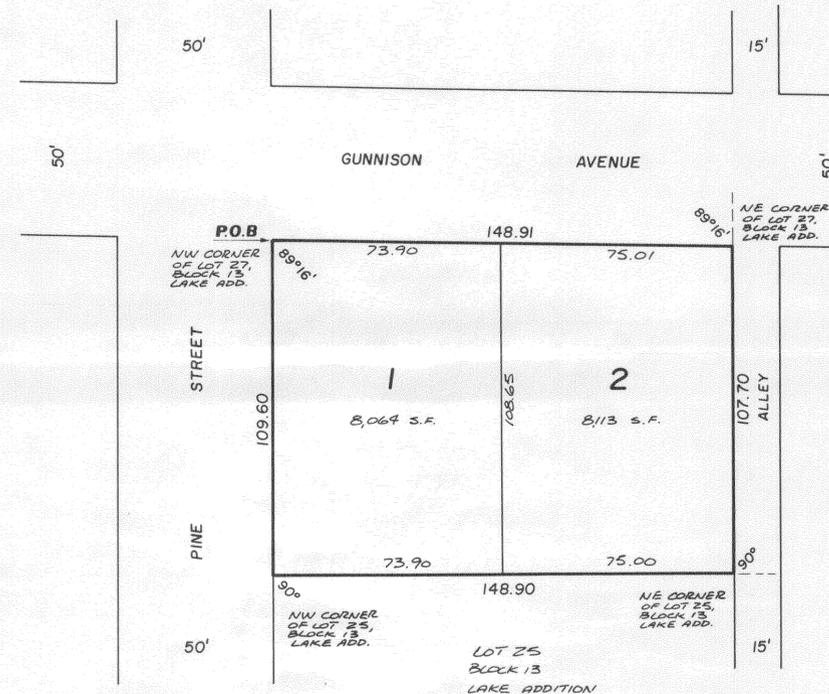
ALLEN BROWN
P.O. BOX 786
WOODLAND PARK, COLORADO 80866

LAND SURVEYOR:

MICHAEL J. LAMBERT
P.O. BOX 587
GREEN MOUNTAIN FALLS, COLORADO 80819



VICINITY MAP
1" = 2000'



MARCH 27,
1986

SCALE
1" = 30'

PLAT NOTES

- NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK. ALL EXPENSES INVOLVED IN NECESSARY IMPROVEMENTS TO THE WATER SYSTEM, SANITARY SEWER SYSTEM, GAS SERVICE, ELECTRICAL SERVICE, DRAINAGE SYSTEM AND STREET SYSTEM SHALL BE FINANCED BY THE SUBDIVIDER, NOT THE CITY. THE APPROVAL OF THIS PLAT MAY BE WITHDRAWN IF ALL CONDITIONS OF APPROVAL ARE NOT MET.

STATE OF COLORADO)
COUNTY OF TELLER) S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:00 O'CLOCK P.M. THIS 11th DAY OF July A.D. 1986 AND IS DULY RECORDED IN BOOK J AT PAGE 66 UNDER RECEPTION NO. 0344357

FEE 10^{XX}

John D. Cox
TELLER COUNTY CLERK AND RECORDER