

**Land decisions made for new development and business**

Three land use decisions were unanimously approved by the board. The first was the final site plan and final plat for Jackson Creek North filing no. 1.

This 11.5-acre parcel, which sits north of Leather Chaps Drive, will hold 31 single-family homes and three tracts of landscaping. The existing part of Harness Road will be extended from the Remington Hill neighborhood to Jackson Creek Parkway.

The applicant developer, Vision Development Inc., will use funding from Triview Metropolitan District to pay for the road development and improvements like sidewalks, as well as water and sewer improvements.

Planner Jennifer Jones told the board there was a lot of discussion at the November Planning Commission board meeting regarding sidewalk safety, where it was suggested that if snowplows push all the snow from the road onto the sidewalk, children walking to the high school would have to walk in the street, making their trip unsafe. Mike Taylor, the applicant's representative, said Triview confirmed they will make every effort to clear the sidewalks for pedestrians. Triview will maintain the open spaces and landscaping installed by the developer. See [www.ocn.me/v18n12.htm#mpc](http://www.ocn.me/v18n12.htm#mpc).

Bornstein asked if the developer would install any xeriscaping, and Taylor said they intended to follow the landscaping municipal code. Later in the meeting during board comments, Bornstein suggested the board should work to tighten up the landscaping ordinances, and agreed to discuss the existing land-

scaping municipal code during a January meeting. The current ordinance can be found at [https://library.municode.com/co/monument/codes/code\\_of\\_ordinances](https://library.municode.com/co/monument/codes/code_of_ordinances) (search for landscaping).

Resident Nancy Swearengin asked if the irrigation systems installed would have rain sensors so they would not turn on if there's already moisture. Taylor said they could discuss it with Triview, but no decisions have been made.

The second land decision was for an ordinance approving a zoning change to the planned development and final PD site plan for the Cipriani addition. Property owner Cipriani LLC requested a zone change to build a new 3,700-square-foot restaurant on the 0.6 acres southwest of the existing strip. The lot was previously platted as Tract A of the Monument Villa Townhomes.

The Planning Commission unanimously approved this request at its Nov. 14 meeting. See [www.ocn.me/v18n12.htm#mpc](http://www.ocn.me/v18n12.htm#mpc). The BOT also unanimously approved this request.

Finally, the board approved a site plan for Abra,

an auto care and body shop to be built on 1.46 acres in the Jackson Creek Market Village along Baptist Road. ABRA's representative Paul Tucci answered the board's questions including many from Bornstein who was concerned about the traffic burden on local residents. Tucci said a traffic study had been completed as required by the town and found the traffic to be much less than the traffic into and out of the nearby 7-11.

Tucci said there will be 100-120 vehicles outside the building awaiting estimates or body work, but all work will be done within the building to decrease noise. The ordinance was approved 5-1 with Bornstein voting against.

Bornstein said, "Tonight was a really good meeting. And it was a pleasure to see that," thanking Smith for her work in preparing the budget. Elliott agreed the night was very productive. Wilson thanked Smith for her work in preparing the budget.

Allison Robenstein can be reached at [allisonrobenstein@ocn.me](mailto:allisonrobenstein@ocn.me).

**Monument Planning Commission, Dec. 12**

**Delaney to step down; Sanctuary Pointe Filing 5 Final Plat approved**

By Kate Pangelinan

Vice Chairwoman Michelle Glover presided over the Dec. 12 Monument Planning Commission meeting, owing to the absence of Chairman Ed Delaney. Had he been able to attend, this would have been Delaney's final MPC meeting. He has served the Town of Monument in various volunteer positions for 18 years, and Glover thanked him for this service. The commission will vote on a replacement chairperson at the next meeting. In following the established procedure of the commission, eligible candidates will be Glover and Commissioners John Dick and Kenneth Kimple.

The appointed Planning Commission members and alternates will also become official as of January.

The Dec. 12 Monument Planning Commission meeting is available to watch on YouTube at [www.youtube.com/watch?v=y1Plk07QQ-o](http://www.youtube.com/watch?v=y1Plk07QQ-o). Documents related to the meeting are available on the Town of Monument website at <https://monumenttownco.documents-on-demand.com/>.

**Final Plat of Sanctuary Pointe Filing 5**

Sanctuary Pointe Filing 5 is described as fairly small, comprising nearly 16 acres and located on the north side of Sanctuary Rim Drive. Phase 2 of the Sanctuary Pointe housing development was approved in March. A condition of that approval was that no more than 40 land use permits may be approved in this development before the extension of Sanctuary Rim Drive to Gleneagle Drive is complete. (See [www.ocn.me/v18n4.htm#mbo0319](http://www.ocn.me/v18n4.htm#mbo0319).) These land use permits are not related to the platting of the development, so the topic of this meeting was not beholden to this condition. Presumably, 40 homes could be fully constructed in Phase 2 before this condition becomes a deterrent factor.

Filing 5 itself includes 53 single-family residential lots, three tracts and three streets. It is consistent with the planned development (PD) site plan, and its boundary to the south is Sanctuary Rim Drive. Loren Moreland, vice president/project manager of Classic Homes, was present to answer questions during this meeting.

When Kimple asked planning staff whether there is a planned starting time for construction on Sanctuary Rim Drive, Planner Jennifer Jones answered that the construction drawings have been reviewed for both Sanctuary Rim and the connection piece, and that they were in the planning office ready to be signed at the time of the meeting. Those papers were expected to be approved in the next couple days, after which construction could begin. This construction could start up "soon," Jones said.

Glover asked Moreland about park plans within the development, and it was explained that there is a park located within PD Site Plan 2 Phase G, which will be the last portion constructed. This area is currently being used as a dump site for excess dirt during construction. There will be a playground featured as part of this park. This land is located south of Filing 5.

A significant portion of the discussion at this meeting focused on construction traffic and the safety of nearby roads during this development's progress. Concerned citizens noted that the roads are already not safe for children heading to bus stops, with vehicles speeding and other issues. Comments were



Above: Monument Planning Commission Chairman Ed Delaney has served the Town of Monument in various volunteer positions for 18 years, including the Planning Commission, the Monument Sanitation District board, and the Tri-Lakes Wastewater Treatment Facility Joint Use Committee. Photo by Lisa Hatfield.

made about how unappealing "10 years of construction vehicles" passing through would be for the community.

On the topic of whether Classic Homes would be willing to devise an alternate plan for construction traffic, Moreland stated that the company has already made all the concessions it is currently willing to make. It is building beyond its general expectations, off of its development property, in putting in the amount of new roadway that has been agreed upon. It was also noted that Classic Homes has been in contact with the director of transportation for District 38 regarding temporary school bus stops to help with safety concerns. Glover encouraged Moreland to include the community in this planning process, because many of the same citizens that are concerned about school bus safety now might have insight into the best placement for these temporary bus stops.

The anticipated route of the project's construction vehicles was also discussed, as Commissioner John Dick noted that not all vehicles necessarily have to be competing with school buses on Gleneagle Drive. Some construction traffic could head up Baptist Road. Moreland stated that this would largely depend on which direction proved the easiest path for the vehicles exiting the progressing development.

In the end, the motion to recommend approval for this final plat passed 3-2, with Commissioners Chris Wilhelmi and Kimple voting against.

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The Planning Commission will view a presentation on the particulars of planning during the January meeting, although it was unknown as of this meeting whether there will be other business. The next Monument Planning Commission meeting will take place at 6:30 p.m. Wednesday, Jan. 9 at 645 Beacon Lite Rd. Meetings are normally held on the second Wednesday of the month. Information: 884-8017 or [www.townofmonument.org/meetings/](http://www.townofmonument.org/meetings/)

Kate Pangelinan can be reached at [katepangelinan@ocn.me](mailto:katepangelinan@ocn.me).

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