

in the invoice related to providing for the interests of the Town of Monument and therefore it is both legal and appropriate for the Town to pay the invoice.”

The Monument Council usually meets at 6:30 p.m. on the first and third Mondays of each month at Monument Town Hall, 645 Beacon Lite Road. The next two regular meetings are scheduled for

Monday, May 1 and Monday, May 15. Call 719-884-8014 or see www.townof-monument.org for information. To see upcoming agendas and complete board packets or to download audio

recordings of past meetings, see <http://monumenttownco.minuteson-demand.com> and click on Town Council. Chris Jeub can be reached at chrisjeub@ocn.me.

BOCC (Cont. from 1)

Drive property is north of Old North Gate Road, west of Silverton Road and just north of the Flying Horse development and the Colorado Springs city limits.

Lekishia Bellamy, planner I, Planning and Community Development Department, told the commissioners that the El Paso County Planning Commission had voted 7-2 to recommend the application be denied at its March 16 meeting. She said the denial was based on a perception that the rezone was incompatible with the surrounding RR-5 properties, that it was spot zoning, and amid concerns that the RR-5 zoning district was under attack. See www.ocn.me/v23n4.htm#epcpc.

Bellamy told the commissioners that 20 adjacent property owners had been notified and the county had received 154 responses, two of which were in favor. She said concerns raised by the community centered on it establishing an unwanted precedent, traffic congestion, decreased home values, incompatibility with the surrounding area, and water availability.

The applicant was represented by Craig Dossey, president, Vertex Consulting Services, and formerly executive director, Planning and Community Development, who said the area was identified as one of minimal change in the county master plan and commented that he could not think of anything more minimal than splitting five acres into two, stating, “that’s about as minimal as you can get and affect change on this property.” As part of the application, the commissioners had to decide if there had been substantial change in the area since the last zoning change. Dossey argued that this was the case, most notably with the nearby Flying Horse development. He said objections had come from people more than a mile away and yet there was so much smaller development closer to the property.

Dossey stated that “hidden” change had already happened in the neighborhood in the form of accessory dwelling units, with 12 within a third of a mile of the city boundary. He commented, “There is already a density transition that has been forming.” Pointing out the ridgeline to the north

of the applicant’s property, Dossey said this topography created a density transition boundary and that none of the homes was visible from the other side of the ridge.

Neighbor Greg Wolff, a realtor who had spoken in favor of the application at the Planning Commission hearing, did so again, saying, “I support the project. I believe in personal property rights.”

Fourteen people spoke in opposition, raising concerns that the rezone was spot zoning and would set a precedent if approved, highlighting water availability issues, increased traffic, light pollution, fire risk, and incompat-

ibility with the surrounding area. Jerry McLaughlin, a resident and president of the Sun Hills Homeowners’ Association, challenged the accessory dwelling unit justification for the rezoning, saying second home approvals are not zoning changes but are accomplished via special use permits and are well-established and compatible with the current zoning. Another neighbor told the commissioners that the Liebowitzes were asking them to change their property rights and that those objecting were asking them to defend theirs.

In rebuttal, Dossey said that the rezoning would not affect the neighbors’ 5-acre zoning, commenting, “They’re



MONUMENTAL
MED·SPA

May Specials

- Botox Event: May 11th 10am-6pm! Botox only \$11/Unit! Must RSVP to reserve your spot!**
- Mother's Day Gift Card Specials: Free Gifts with Gift Card Purchases AND each Gift Card Recipient for the month will be entered into a drawing for **\$1000** give-a-way!
- May Gift Cards:
 - \$150** Free Baby Foot (\$25 value)
 - \$250** Free AHA BHA Cleanser (\$48 value)
 - \$500** Free SkinMedica Instant Bright Eye Cream & Masks (\$129 value)
- Buy 2 Syringes of Filler (mix & match) and receive 50 units of Botox FREE (\$650 Value)



PHONE: (719) 271-0999 | At The Loft, 4 Highway 105, Palmer Lake, CO 80133



Trinity Venue

Unveiled

Weddings, parties and more

www.trinitymonument.org/venue

One Man & a Little Lady

Cleaning Services

FREE ESTIMATES

Because we're not new,
We know what to do!

 Family Owned & Operated Since 1996

Homes • Move-Outs • Move-Ins • Weekly • Bi-Monthly
Monthly • Quarterly Deep Cleaning

ROCKY FORRY
Pgr: 719-386-1814

719 495-1798

SHARON FORRY
Pgr: 719-386-9117



NOEL RELIEF CENTERS

A NEW APPROACH TO PAIN RELIEF

We offer several new treatment options for pain relief and optimal health.

5.0 ★★★★★ 17 Google reviews

CONDITIONS TREATED: Back Pain • Neck Pain • Headaches / Migraines • Sciatica • Arthritis • Tendonitis • Herniated Disc • Frozen Shoulder • Trigger Finger • Rotator Cuff Syndrome • Plantar Fasciitis • Carpal Tunnel Syndrome • Jaw Pain / TMJ Syndrome • Sports Injuries • Sprain / Strain Injuries • Fibromyalgia • More...

*** \$39 NEW PATIENT SPECIAL ***

Includes Consultation with Dr. Noel, Pulstar Electronic Spinal Alignment, Physical and Neurological Exam, and Report of Findings.



950 Baptist Rd #130, Monument, CO 80132

(719) 359-9947

<https://noelreliefcenters.com> • info@noelreliefcenters.com

ADVANCED SEPTIC



Leach Field Restoration

Immediate Results
Inspections, Repairs

719-394-9080

www.advancedsepticco.com

NEW DAY COTTAGES ASSISTED LIVING HOMES

If being a part of a family in a beautiful home with great care would benefit your loved one, contact us.

719-266-1100

Website: www.NewDayCottages.com
Email: newdaycottages@q.com

1577 Turner Road, Colorado Springs, CO 80920
10975 Howells Road, Black Forest, CO 80908

Visit us on-line and read our story
www.NewDayCottages.com



New Day Cottages