

the company that constructed the wall was aware of the issues concerning the wall setback. Gebhart responded that to his knowledge, the wall received no county approval. So the issue was not a setback issue or a zoning issue but was still not in compliance with the Brookmoor PUD site plan requirement for a split-rail fence.

Gebhart said one solution might be a "modification of the road to eliminate the sight distance problem," but he asked who would pay for that.

Commissioner Amy Latham asked if Gebhart had any accident data for that intersection; he said he did not. But he said that people drive too fast, which adds to the hazards, and that many residents of the Brookmoor Estates community are seniors, and "their reaction time isn't as quick." Latham asked if anybody had heard of the term "round-about." Laughter ensued in the chambers, and she dropped the issue.

Developer Brennan said he had hired a transportation consultant company to do an analysis at the intersection. The resulting document was delivered to the county Engineering Department 30 days later, he said, noting that he had received no communication from the department. He said he had first learned about the county's problem with the analysis he submitted by reading about it in articles in the October and November issues of Our Community News. He stated that he had talked with Max Rothschild, director of Development for the county, and told Rothschild, "I was pretty disappointed with the communications process because I was never even clued in that the analysis did not meet the requirement."

Brennan said that his company's analysis indicated about 15 feet of wall to the east and 30 to 40 feet to the west would be affected, while the documents Gebhart provided indicated that 150 feet of wall would be affected. The focus of the discussion was directed at justifying the movement of the roadbed to solve the visibility problem. Brennan was opposed to moving the wall to a different location on the private property of the affected landowners due to the impact of lost existing private landscaping.

Brennan said, "I'll be first to man-up that I built the wall and I'll take responsibility for it ... (A)t the same time when the development plan was approved and Lake Woodmoor Drive was approved to be realigned with the south pavement edge against that property, that was a complete mistake, in my opinion."

Clark asked Brennan what it would cost to move the wall. He estimated it would cost about \$75,000 to meet county criteria. He added that if the road was moved to the north, "kinda the way the road wants to go ... it helps us with our sight visibility."

Glenn then asked Brennan

what his recommendation would be to correct the problem. Brennan said, "We are working on some kind of remedy to this." He added that the movement of the roadbed, putting cost aside, is the right thing to do. Glenn asked Brennan if he expected the county to pick up that cost or cost share. Brennan responded that that hadn't been figured out yet.

Latham then discussed the issue of property rights and suggested that a three-way stop might be "appropriate." She also suggested that the movement of the roadbed to the north seems "very, very logical." She concluded that she would like to hear from the county attorney because this gives her a "great deal of discomfort in terms of private property."

Latham added that, in her opinion, the wall could easily be removed by the HOA because it is an HOA asset. She described a scenario that would allow the "homeowner" to rebuild the wall

without county approval since it is less than 6 feet tall. The rebuilt wall would still have to be in compliance with the sight distance criteria.

Commissioner Dennis Hisey reminded others that the wall was not constructed in accordance with what had been approved and that if the previously approved split-rail wall had been



Looking to Buy or Sell?  
Wishing You A Happy New Year!



Tina Peterson, ABR e-PRO GRI AHWD  
Serving El Paso, Teller, and Douglas Counties  
Direct: 719-460-7614  
TinaPeterson.Realtor@gmail.com  
www.ColoradoHomesMarket.com




**The Barrel Room is now OPEN!**

**1200 Sq. Ft. more seating.  
Come have a local, handcrafted beer  
and meet your neighbors!**

**www.pikespeakbrewing.com**  
**1756 Lake Woodmoor Dr.**  
**Monument, CO**  
**719-208-4098**



# PROMONTORY P O I N T E

Monument, Colorado

## Choice Location. Big Lots. Killer Views. Affordable Elegance.

➔ You Call It A Wish List. We Call It Home. ➔

**Set Your Sights on Promontory Pointe.**

Promontory Pointe in Monument, Colorado is the height of luxury. Affordable luxury.

Which means if you've been waiting for the right new home to come along, now's the time to jump up, pack your bags, and get a move on!

Rolling hills? Dreamy mountain vistas? Spectacular properties up to an acre in size? Promontory Pointe has them all! Start living the dream. Discover true, affordable luxury in this dramatic new, picture-perfect community.

\*Pricing and availability subject to change.



**Classic Homes – (719) 481-9828**  
Priced from the \$270s  
New Model Now Open!  
15530 Short Line Ct., Monument, CO

  


**Vantage Homes – (719) 494-8122**  
Priced from the \$300s  
New Model Now Open!  
15542 Short Line Ct. Monument, CO





**Elevate Your Standard Of Living. Come To Promontory Pointe**  
**PromontoryPointeColorado.com**


