

but this project was never started.

Hull's next planned development proposal for this lot was for high density three-story "mixed use" in the new "traditional neighborhood" style to include commercial, office, retail, restaurant, and residential at a density of up to 12 units per acre, presented to the Planning Commission on Aug. 8, 2007. Supplemental water rights that would have to be purchased from the town were still a commission concern. (www.ocn.me/v7n9.htm#monpc)

The Board of Trustees approved Hull's PD rezone request and PD sketch plan with up to 46 dwelling units on Sept. 4, 2007. Town Water Attorney Bruce Lytle had recommended a discounted price for Hull of about \$4,800 per acre-foot per year. However, the rate was discounted to \$4,600 per acre-foot per year. (www.ocn.me/v7n10.htm#bot0904)

However, on April 8, 2008, the Board of Trustees authorized the town to provide supplemental water to the Hull Subdivision. The town had excess water rights that total 384 acre-feet of water per year. The proposed Hull project required 27.14 acre-feet per year but still had rights to only 8 acre-feet per year. Town water broker Gary Barber, who was also director of the Pikes Peak Regional

Water Authority at that time, had suggested a discounted selling price of \$1,250 per acre-foot. The resolution the board approved allowed the sale of additional town water to Hull at a discounted cost not to exceed \$2,000 per acre-foot. The staff was required to track water use during construction of the Hull project and for two more years after completion. (www.ocn.me/v8n5.htm#bot0407)

On May 13, 2009, Hull proposed an amendment to the approved sketch plan to the Planning Commission to allow two new additional uses: a Microtel hotel that would front on Beacon Lite Road with the already approved maximum height of 45 feet on the northeast part of the property, plus a "potential" new location for the

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