

could offer our entire law enforcement staff to assist with patrols and evacuations. Jake has supplied six to seven of-ficers working 12-hour shifts since Tuesday.”

Smith noted that other town officers are still working town patrols and shifts to keep the town safe during the evacuations and firefight. Public Works staff assisted in shelter operations at Palmer Ridge High School and the

use of Forest Lakes Metro’s Bristlecone Reservoir for refilling dipping helicopters.

The town donated \$500 to Tri-Lakes Cares for emer-gency food supplies.

The meeting was adjourned at 7:25 p.m.

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The July 1 board meeting was cancelled. The next meet-

ing will be held at 6:30 p.m. on July 15 at Town Hall, 645 Beacon Lite Road. Meetings are normally held on the first and third Monday of the month. Information: [www.townofmonument.org](http://www.townofmonument.org) or 884-8017.

*Jim Kendrick can be reached at [jimkendrick@ocn.me](mailto:jimkendrick@ocn.me).*

Monument Board of Adjustment, May 30

Rule for RV parking upheld

*By Jim Kendrick*

On May 30, the Monument Board of Adjustment rejected an appeal of the downtown Monument zoning code concerning the parking of a recreational vehicle on a single-family residential lot.

Homeowner Tommie Plank, 63 Washington St., ap-pealed an administrative review decision by Development Services Director Tom Kassawara that allowed next-door neighbor George Case, 53 Washington St., to continue to park a “fifth-wheel” 26-foot recreational vehicle on the portion of his newly installed crushed asphalt front-yard driveway that is parallel to the side yard lot line between their two houses.

Two of the five seats on the Board of Adjustment are vacant. Those in attendance were sitting board Chair Don Smith, Planning Commissioner Kathy Spence, and Trustee Jeff Bornstein. Smith nominated Bornstein to be president and Spence as vice chair for 2013. They were elected unanimously.

Plank had filed an appeal stating that the town is allowing a violation of the code that says a recreational vehicle, if parked in the side yard, shall not extend past the house’s front building line.

The board upheld Kassawara’s decision that Case’s new driveway and parked RV met the criteria for compli-

ance with Section 17.60.070.C of the code concerning the parking of a recreational vehicle on an R-2 district single-family medium density residential lot.

Rules for parking RVs on residential lots are avail-able on the town website at [www.townofmonument.org/departments/community-downtown-development/ceo-links/](http://www.townofmonument.org/departments/community-downtown-development/ceo-links/)

**Issue summary**

Principal Planner Mike Pesicka reported that the Case property was issued a notice for a code violation on March 14 for illegally parking a recreational vehicle on the grass in his front yard. Shortly thereafter, Case asked

the town what needed to be done to legally park the recreational vehicle on his property. Town staff reviewed his proposed location for a new driveway.

On April 12, the town issued a permit to the owner to install a new driveway. The only code requirement for a single-family residential driveway is that it be construct-ed of asphalt or concrete material. According to Section 17.60.070.C, a recreational vehicle can be parked adjacent to the driveway and must be on a hard surface such as, but not limited to, asphalt, concrete, rock, gravel, or pavers. Case’s driveway plan includes this space for parking his recreational vehicle.

*Jim Kendrick can be reached at [jimkendrick@ocn.me](mailto:jimkendrick@ocn.me).*

Palmer Lake Planning Commission, June 19

Room at the inn for developmentally disabled?

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*By Jim Adams*

On June 19, the Palmer Lake Planning Commission discussed potential changes to an existing Planned Use Development (PUD) to include residential facilities for the developmentally disabled.

The commissioners considered a request for prelimi-nary review of changes proposed for the PUD for the Inn at Palmer Divide and the MoZaic restaurant on Highway 105.

Inn owner Allen Fritz and David Bohn of Thrive Communities presented the proposed changes. Thrive Communities is described as a financial/philanthropic entity interested in establishing a community prototype for the nurturing of the developmentally disabled as well as providing community programs and institutional ser-vices for them.

The proposal would add six duplexes, a 16-unit resi-dence for assisted living, a 12-unit supported living unit, and a 12-unit apartment complex.

The commissioners raised concerns about traffic, drainage, detention ponds, fire codes, project funding,

zoning, water source, and general merit. They approved a preliminary endorsement of the proposed changes. There were no immediate objections to the inclusion of resi-dential property in the PUD. The amended plan would require Planning Commission review and Town Council approval.

As of June 28, there were no items regarding this matter scheduled on the July agenda for the Planning Commission. A 30-day period is required for an item to be placed on the agenda. Major changes to a PUD require notice to the public in general, and to neighbors within 500 feet in specific.

The commission voted unanimously to approve a sign permit for a new business called Happy Hours at the Villa Toscana complex on Highway 105.

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The next regular meeting will be held on July 17 at 6 p.m. in Town Hall, 42 Valley Crescent. Meetings are normally held on the third Wednesday of the month. Information: 481-2953, then press 0.

*Jim Adams can be reached at [jimadams@ocn.me](mailto:jimadams@ocn.me).*

Board of County Commissioners, May 28

Misty Acres subdivision replat approved



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*By Lisa Hatfield*

On May 28, the Board of County Commissioners (BOCC) voted to approve a Planned Unit Development (PUD) zon-ing amendment, preliminary plan, and vacation and replat for Misty Acres 2A, which was originally platted for 42 patio home or townhome units. Nextop Holdings re-quested the replat to Misty Acres 2B in order to construct a development of 43 detached single-family lots and six tracts for trails, drainage, and utilities.

The property is within the Tri-Lakes Comprehensive Plan Area and is east of the intersection of Misty Acres Boulevard and Painter Drive, in the area north of Palmer Ridge High School.

This zoning amendment, preliminary plan, and vaca-tion and replat request was first approved by the El Paso County Planning Commission on May 7 with votes of 4-3, 5-2, and 5-2 for the three items. At that meeting, Plan-ning Commissioner Jerry Hicks cited concerns about the density of the development. Planning Commission Chair Steve Hicks said the reduced amount of open space was not appropriate. Hicks and Planning Commissioner Tim Trowbridge did not see the need for a cost analysis. Plan-

ning Commissioner Jim Egbert was concerned that alter-ing the grade of the steep streets to improve the landings (approaches to intersections), in an attempt to upgrade them to county road standards, would cause other grades farther up the street to become steeper and could actually degrade safety.

The county commissioners asked many of the same questions on May 28 that had already been asked at the Planning Commission meeting. The minutes from the Planning Commission were not provided to the county commissioners before the May 28 hearing. The minutes were finally emailed to the county commissioners an hour after the discussion of these contentious items began.

Conditions approved by the planning commission-ers:

- The county attorney’s Conditions of Compliance shall be adhered to at the appropriate time.
- The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, in-cluding, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation,