

**PUBLIC NOTICE
TOWN OF MONUMENT MUNICIPAL
TRUSTEE CANDIDATE
APPOINTMENT**

The Town of Monument has a Board of Trustees vacancy. Candidates must be at least eighteen (18) years of age, must be a registered elector in the Town of Monument and must have resided within the incorporated limits of the Town of Monument for twelve (12) consecutive months immediately preceding the date of appointment. Interested applicants please send a letter of interest to the Town Clerk, Cynthia Si-rochman at csirochman@townofmonument.net or 645 Beacon Lite Road, Monument, CO 80132. A date to interview interested applicants will be announced at a later time. The date of appointment must be scheduled no later than January 29, 2015.

- Knollwood Boulevard may eventually be connected to the south with Jackson Creek Parkway.

Public comments in favor of the change in type of development included:

- Residential development would create less traffic than would big box commercial development.
- Parks and trails will give more sense of connected community than is there now.
- Having this area developed as residential property with finished parks would help it be a more cohesive neighborhood.

Public comments against the development included:

- Density of houses is too high. Homes will be squeezed in.
- If evacuation is required, streets will be jammed because there are not enough exits for all the neighborhoods south of Highway 105.
- Concerns about drainage of stormwater over roadways if retention ponds are replaced with houses,

and shortage of snow removal locations.

- Citizens outside of the required 500-foot notification boundaries were not notified.
- Converting from commercial to residential land use will cost the Village Center metro district in fees that can't be collected, so it will be hard for the district to repay bonds.

Mayor Pro-Tem Kaiser said the density was not in the board's purview to consider. Trustee Jeff Bornstein expressed his concern about the town's loss of commercial tax revenue.

All four ordinances were approved 5-1, with Bornstein voting no., Kaiser voted yes on all four ordinances, commenting that although he agreed with the concerns on density and the loss of prime commercial property, "I can see no ordinance that they have violated so I have no choice but to vote yes."

Mt. Herman RV Storage replat and PD site plan approved

Pesicka presented two ordinances seeking approval for a replat and a preliminary/final PD site plan for the Mt. Herman RV Storage subdivision proposed by owners Thomas Penewell (pictured above) and Deborah Litgen at the northeast corner of Mitchell Avenue and North Monument Lake Road on the property formerly known as the Mountain Farmer. The 3.98-acre property consolidates several parcels



Above: Lt. Steve Burk, right, swore new police officer Jonathan Wilson at the Nov. 3 board meeting. Wilson received a standing ovation from the gathered crowd, and his wife Ashley pinned on his badge. Photo by Lisa Hatfield.

into two lots, 3.97 acres of which is zoned planned industrial development (PID) and would be used for the RV storage facility, which is considered light industrial use, similar to the commercial greenhouses that used to occupy the property.

After almost three hours of trustees' discussion and public comments, the replat was approved 5-1, with Kaiser voting against it, saying all the criteria had not been met. The site plan was approved unanimously with the added conditions that all vehicles stored there be both licensed and operable.

The two applications had both been approved by the Planning Commission on Oct. 8 in a 3-1 vote, with Planning Commissioner Missy Wood voting against them, with no reasons cited. See www.ocn.me/v14n11.htm#mpc1008.

Pesicka and Penewell's

answers to trustees' questions included:

- Types of recreational vehicles allowed are limited to motor homes and boats. No cars, trucks, open trailers, or mobile homes will be stored on the site.
- A 6-foot opaque wooden fence will surround the property.
- Use will be restricted to daylight hours.
- Evergreen trees will be planted every 25 feet along the fence.
- No onsite repair of vehicles will be allowed.
- No overnight camping will be allowed.

Pesicka clarified for the board and the public that the Comprehensive Planning Map for future land use is a plan or vision for the town, but the official zoning map is a binding legal document. Shupp also told the board the

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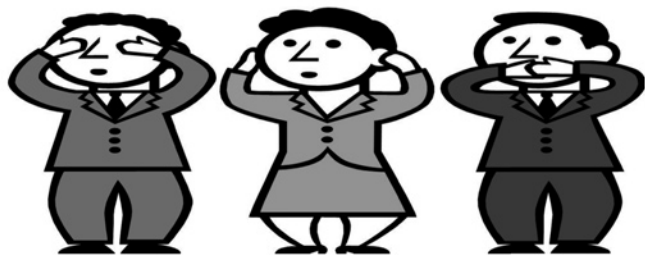


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**Lewis Palmer School Board Says
Take The Tests or Suffer Consequences**



November 12th Letter Pressures Parents & Kids

What Do Tri-Lakes Families Lose?

- Your Civil Rights To Privacy
- Our Tradition of "Its All About The Kids"
- Damage To Local Classroom Control

❖ Just Say NO to Their

Take The Money And Run Approach

❖ Just Say NO To The School Board

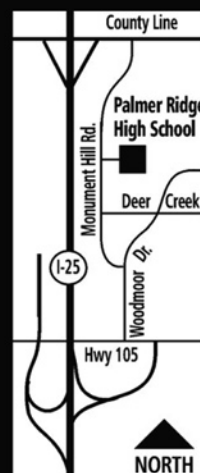
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Paid For By: Gordon Reichal, Major USAF (ret.) & 15-Year Woodmoor Resident, D38 Senior, Retiree, and Empty-Nester

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Admission is FREE A FREE WILL offering goes to Tri-Lakes Cares & 2 scholarships to 2 LPHS Seniors

Park in the Lower Parking Lots & Enter at the Auditorium Entrance



For More Information: www.trilakesmusic.org

Tri-Lakes Music Association Presents a FREE Concert:

"The Light of Christmas"

By Phil Barfoot

Fri., Dec. 19th, 7 pm
Sat., Dec. 20th, 7 pm
Sun., Dec. 21st, 2 pm

(doors open 30 minutes prior to performance first-come, first-seated basis)

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For Weather Cancellations: www.trilakesmusic.org
Or Call: Bob Manning at (719) 232-4114