

be used by the development must be deeded to Triview, or otherwise conveyed to the district by acceptable legal means.

2. Approval is subject to any necessary technical corrections to be approved by staff.

The engineering firm for this project is Westworks Engineering of Colorado Springs.

Kassawara noted that since a portion of the property contains protected Preble's mouse habitat, the U.S. Army Corps of Engineers must issue an amended 404 permit documenting that an arrangement has been made with the applicant regarding construction within a portion of the adjacent mouse habitat within this parcel prior to any permits being issued for land development on the site. The Denver office of the U.S. Fish and Wildlife Service is processing the amendment application.

Section 404 of the Clean Water Act establishes an EPA program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands such as the mouse habitat on both shores of Jackson Creek. For more information, see <http://water.epa.gov/lawsregs/guidance/cwa/dredgdis/>.

There was a lengthy discussion of how the potential mouse habitat has to be protected even if a mouse has never been found on the property. Jackson Creek Land Co. will provide substitute mouse habitat at another location so that the proposed construction can be approved on the mouse habitat within the within the development.

Blevins advised the board that the initial 404 permit regarding mouse habitat has been amended and was submitted to the Division of Fish and Wildlife last year.

There will be a south access road on the east side of Jackson Creek Parkway opposite the existing section of Blevins Buckle Trail on the west side of the parkway. The median will be removed here to make this a four-way intersection. There will be a second right-in right-out access from northbound Jackson Creek Parkway, south of the Leather Chaps Drive intersection.

The proposal meets or exceeds the town's requirements for landscaping, four-sided architecture, screening, parking, and lighting. The proposed Goodwill building has a maximum height of 30 feet including a parapet. The proposed medical office building has a maximum building height of 28 feet including the parapet wall. Both are

less than the 50-foot height limit for PMD zones. The landscaping on both lots consists of similar plant species and is expected to present an attractive streetscape along Jackson Creek Parkway. There are no wildfire or floodplain issues on the site.

The current PMD zoning allows for commercial, office, retail, recreational, and restaurant uses. The proposed retail building and the medical office building are permitted uses.

The applicant requested a waiver from the parking requirements of the Regency Park Zoning and Development Standards, which require 19-foot deep parking spaces. The applicant is requesting 18-foot deep spaces. The area is part of the Regency Park planning area that was annexed into the town in the 1980s and contains some outdated development standards. The waiver must be approved by the trustees. The town staff supports the request.

Jeff Johnson, director for Retail Expansion and Facilities Oversight, advised the board that the new Goodwill collection and retail building in Monument will not have an outdoor storage area as does the similar Goodwill building on North Academy.

CSHP doctors from Woodmoor will relocate to the Monument office.

At its Feb. 12 meeting, the Planning Commission voted 7 to 0 to recommend approval of the preliminary/final PD site plan to the board during a public hearing.

There was no public comment on the proposal during the open portion of the board hearing.

The ordinance for the preliminary/final PD site plan for the Creekside Commercial Development was unanimously approved with conditions:

1. The town will not issue any land development permits until a "will-serve" letter from the Triview Metropolitan District is submitted to the town.
2. The town will not issue any permits for land development until an amended 404 permit is issued by the U.S. Army Corps of Engineers and is received by the town.
3. A site plan improvement agreement shall be executed by the owners/applicant prior to issuance of any construction permits for the development.
4. Approval is subject to minor technical corrections to the satisfaction of the staff.
5. Approval of a waiver from the Regency Park Zoning and Development Standards to allow for a parking stall depth of 18 feet where 19 feet is required.

**Car show street closing approved**

The board unanimously approved a resolution authorizing temporary street closures on Second, Front, and

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