

Amendment to Creekside site plan approved

An ordinance amending the conditions of approval for the preliminary/final planned development site plan for the Creekside Commercial development on the east side of Jackson Creek Parkway, between Leather Chaps Drive and Blevins Buckle Trail, was requested by Vision Development Inc. Two of the conditions of approval for this site plan at the March 3 Board of Trustees hearing were:

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 (wetlands) permit is issued by the U.S. Army Corps of Engineers and received by the town.

Director of Development Services Tom Kassawara reported after the March 3 hearing that Vision asked the town staff

to issue a grading permit to allow limited grading on the site, entirely outside the boundaries of the protected Preble's mouse habitat, prior to the receipt of the Triview "will serve" letter and amended 404 permit from the Army Corps. This request was made by Vision in response to one of the future occupants of the site, Colorado Springs Health Partners, needing to have its site in the northern portion

of the property graded as soon as possible in preparation for the construction of the building pad. This would help Health Partners meet its scheduled opening date late this year.

Kassawara noted that the staff would ensure that all construction activities are conducted outside the mouse habitat boundaries, with appropriate fencing and protection to prevent any encroachment.



Above: From left, Monument Mayor Rafael Dominguez and Trustees Stan Gingrich, Jeff Kaiser, and Kelly Elliott were sworn in by Town Clerk Cynthia Sirochman at the April 7 Board of Trustees meeting. See <http://www.ocn.me/v14n4.htm#pl0401> for a list of April 1 Monument and Palmer Lake town election results. Photo by Jim Kendrick.

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