

the satisfaction of the Public Works Department.
 3. Approval is subject to any necessary technical corrections to be approved by staff.
 There were no public comments for or against the proposed plat during the open portion of this public plat hearing.

The Planning Commission recommended approval of the proposed plat on May 14 by a 6-1 vote with the same three conditions noted above.

The board unanimously approved the proposed preliminary/final plat with these conditions and the proposed donation by the town of an acre-foot of town water rights to BK-LOR.

Kassawara reported that several accommodations were made to make a smooth transition along the southern boundary of the Lake of the Rockies with the adjacent homes in the West Oak Ridge subdivision. A 6-foot wood privacy fence will be maintained along the full width of this boundary.

The gross housing density for the proposed plat was 2.58 dwelling units per acre. Gross density is the total area of the subdivision divided by the number of lots. The net density was 5.19 dwelling units per acre. Net density is the total area of the subdivision minus rights-of-way, tracts for open space, parks, and drainage facilities, divided by the number of lots.

West Oak Ridge has no parks, trails, or open space. The gross and net densities of the adjacent West Oak Ridge subdivision are 2.61 dwelling units per acre and 4.5 dwelling units per acre respectively.

West Oak Ridge is zoned R-2 (single-family residential medium density), with lots sizes ranging from 8,400 square feet to 18,300 square feet. Setbacks for this zone district are 25 feet for the front yard, 7.5 feet for the side yard, and 25 feet for the rear yard.

BK-LOR proposed lot sizes with a minimum lot width of 80 feet along the south boundary of the property, with an average lot size of 11,678 square feet. Setbacks for these lots were 20 feet for the front yard, 7.5 feet for the side yard, and 25 feet for the rear yard. Four of the lots (Nos. 18-21) will be restricted to ranch homes with walk-out basements due to a significant topographic change between the two subdivisions on these four lots.

The single-family homes to the east (across Mitchell Avenue and the railroad tracks) are located in the specific zone called Downtown Area, a type of R-2 zone (established single-family neighborhood low-density overlay zone district.) These downtown lot sizes range from 7,200 square feet to 15,500 square feet. Minimum setbacks for this zone district are 25 feet for the front yard, 5 feet for the side yards, and 25 feet for the rear yard.

In general, the layout for the proposed Lake of the Rockies subdivision shows larger lots proposed on the south and west sides, with smaller lots on the east side and interior areas of the subdivision. The remainder of the BK-LOR development provides a variety of lot sizes interspersed with parks and open space tracts.

Some of the other specific proposed PD site plan items noted by the staff were:

- The developer will be obligated to construct the parks and open space mandated by the development plan.
- Tract E will preserve a large riparian area, 100-year floodplain, and Preble's mouse habitat, as well as new walking/hiking paths for residents.
- New drainage facilities will be constructed for the entire development in accordance with the town's stormwater drainage criteria.
- The development will include a 6-foot, decorative masonry screen wall along Mitchell Avenue and a 6-foot tall cedar fence along the south and north property lines.
- An open-style, three-rail fence is proposed along the western boundary to provide for views of Monument Lake and the open space areas to the west.
- The three-rail fence will also be used around parks and open space areas adjacent to residential lots.
- There will be no solid interior privacy fences allowed per the personal request of Planning Commissioner Kathy Spence at the May 14 commission hearing.
- The development will be built from south to north in three sequential phases, with 58 lots, 71 lots, and 27 lots respectively.

ALTERATIONS SPECIALIST
 On-Site Tailoring 

10% OFF ALTERATIONS

Must present coupon at time of drop-off. Prepayment required. Cannot be combined with other offers. Expires 7/31/14.

CORNER CS STONE **487-0268**
 1030 W. Baptist Road
 By King Soopers
 M-F 7:30 am - 7 pm
 Sat. 8 am - 4 pm

The Open Door Books and Gifts
 Wisdom & Treasures

Your source for products and services to inspire and uplift one's body, mind, and spirit.

Your best life is our mission!

Books and Greeting Cards
 Gifts and Jewelry
 Stones, Incense, Oils
 Readings and Reiki
 Classes & more!

251 Front Street, Suite 8
 Monument, CO 80132
 719.487.9076

 **Guitar Lessons**
 All Ages • All Levels
 All Styles

Graduate of the prestigious Guitar Institute of Technology in Hollywood with 20 years' Teaching Experience
 Call Mike at 487-8435

Happy Independence Day & Thanks to all those who serve! 

RE/MAX PROPERTIES, INC.

5/5/3/4,668 sf \$889,000
 Beautiful custom rancher nestled on a picture perfect park-like 5 acres. Elegant details all throughout this home to include; Knotty Alder entry to a bright & open foyer w/gleaming hardwood floors that extend through the main level. Open great room w/crown molding.

4/4/5/4,492 sf \$639,000
 Nestled on over 3 acres w/main level living features; gourmet kitchen to include center island w/five burner gas cook top, 42" slide-out cabinets, granite counters & back splash, walk-in pantry & kitchen nk w/plantation shutters. Master suite w/double-sided fireplace

6/5/3/5,666 sf \$475,000
 Picturesque 2-story perfectly located in Village Center w/beautiful Pikes Peak views. Gourmet kitchen opens to great room w/stacked stone gas fireplace, detailed arched doorways, 9 ft ceilings & large windows allowing natural light in. A/C, radon & security system.

HOW WILL YOU PROTECT YOUR LEGACY?
 Come find out why everyone needs an estate plan. Join us for a complimentary seminar:

ESTATE PLANNING 101
 Wednesday, July 23, 2014, 6:00 pm
 Fairfield Inn and Suites
 15275 Struthers Rd Colorado Springs, CO 80921

Space is limited, please register by July 21st at (719) 493-0966 or www.westoverlegacyplanning.com

 **Westover Legacy Planning**
 COMPREHENSIVE ESTATE PLANNING
 Open Saturdays! (719) 493-0966

TRUSTS | WILLS | ELDER CARE PLANNING | PROBATE
 ESTATE ADMINISTRATION | BUSINESS FORMATION
WWW.WESTOVERLEGACYPLANNING.COM
 13710 STRUTHERS ROAD, SUITE 220 | GLENEAGLE

THE TRI-LAKES PC GUY
 YOUR PC SETUP & TRAINING SPECIALIST

 COMPUTER SETUP & DATA TRANSFER
 COMPUTER TRAINING IN YOUR HOME
 SOFTWARE INSTALLATION
 TROUBLESHOOTING
 ANDROID TRAINING
 WEBSITE DEVELOPMENT

719.660.5632
 MICHAEL BROUSSARD
 CREDIT CARDS ACCEPTED
WWW.THETRI-LAKESPCGUY.COM THEGUY@THETRI-LAKESPCGUY.COM

Yoga Pathways
 Raleigh Dove, E-RYT 500, CYT

Public & Private Classes
 Specializing in Yoga Therapeutics 

www.YogaPathwaysStudio.com 481-4137
 755 Hwy. 105 (3/4 mile w. of Monument Safeway)

 **THE WHEATON TEAM**
 Exceptional Service. Extraordinary Results!
 Jean Wheaton, ABR, LHP, CDPE
 John Wheaton, LHP
 Zane Whitfield, CRS

Office: 719-536-4581
www.TheWheatonTeam.com


Furball Cleaning

 Residential and Commercial
 Bonded and Insured
 References on Request
 24/7 Emergencies
 Real Estate Move Outs
 Hauling and Trash Removal
 Car Detailing
 Poop Scooping

Marina Harris
 (719) 660-1266
 (720) 985-4648
Furball.cleaning@yahoo.com

\$20 DISCOUNT IN JULY ON YOUR SECOND CLEANING

 Find us on Facebook

In the Moo
 yogurt bar 

719-481-1229
 491 W. Highway 105 • Monument, CO 80132
inthemooyogurtbar@gmail.com