

- He requested mitigation of negative impacts along his property line to block the view of the high density duplexes.
- Town land use Planned Development ordinances require "appropriate relationships between use areas, both internal and surrounding, with adequate buffer areas if warranted."
- Monument ordinances require transitions that harmonize with adjacent land. Good planning does not put highest density next to the lowest densities, especially when there is not a natural barrier.

Michael Stark, a resident of The Ridge at Fox Run on Red Fox Lane, directly across from the proposed detention pond on the south side of the proposed property, also spoke to the trustees. His comments included:

- I am concerned about clearing six acres of trees around the enlarged detention pond and "jamming them up again the southern boundary." It impinges on the 50-foot buffer.
- There is no transition zone between the new development and existing properties; it will go from pristine rural wooded to a clear-cut detention pond.
- The "temporary" emergency access road to Red Fox Road will not go away until all three areas are built out, so it will be there for five to 10 years.

Loidolt rebutted some of the comments raised by the public and emphasized how many adjustments they have already made to the plans based on several informal meetings with neighbors this year.



The board voted 5-1 for a continuance of the discussion on the Preliminary/Final PD Site Plan for Sanctuary Pointe Phase 1, Preliminary/Final Plat for The Carriages at Sanctuary Pointe Filing 1, Preliminary/Final Plat for Sanctuary Pointe Filing 1, and Preliminary/Final Plat for Sanctuary Pointe Filing 2. It will continue at the next regularly scheduled board meeting on April 20. See article on page 15. Dominguez voted "no" with no reason stated, and Tooley left before the vote.

Tri-Lakes Economic Development Corp.

President and Chairman Danette Lilja explained that the purpose of the nonprofit, volunteer-run Tri-Lakes Economic Development Corp. (TLEDC) is to attract new primary businesses and foster relationships with current primary businesses in our area. TLEDC's mission is to expand the Tri-Lake region's economic base, achieving sustained growth and prosperity for

Left: At the April 6 Monument Board of Trustees meeting, Tri-Lakes Economic Development Corp. President and Chairman Danette Lilja explained that the group's purpose was to attract new primary businesses and foster relationships with current primary businesses in the area. These are businesses that bring outside money "in" since they generate the majority of their revenues by providing goods and services to clients and customers outside the Front Range region. See <http://trilakesedc.com> or call 888-667-6768 for information. Photo by Lisa Hatfield.

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