

request for a variance of use for Bajwa Roofing, the property at 882 N. Washington St., Monument, which is zoned RR-5.

Planner Nina Ruiz, Planning and Community Development Department, said the applicant requested a variance so that the vacant land can be used for a contractor equipment yard and for outdoor automobile and boat storage. She said the variance excludes the storage of inoperable vehicles, trucks greater than 5 tons, trash, junk, roofing waste, and debris.

The applicant and business owner, Amanreet Bajwa, said that later she would like to add a metal building for indoor storage and an office. She said properties on Washington Street are already being used similarly, and that the western border would have the required fencing and trees for screening, since there is a residence on the property to the west.

She had approached the Town of Monument with this application, since it was possible that her land would be annexed into the town, but she said they directed her to follow through with the county. Ruiz said she had not heard back from the Town of Monument either.

Commissioner Jerome Hannigan expressed concerns

about the properties northeast of the applicant's, which adjoins the Santa Fe Trail system. He wanted to know if there would be sufficient visual buffering with those areas, which include Wakonda Hills subdivision and a large undeveloped area. Note: according to the El Paso County assessor parcel map at <http://gis2.asr.elpasoco.com/>, it is an 85-acre tract of agricultural grazing land.

Resident Dennis Ackerman, whose property is west of the applicant's, spoke in favor of the variance, as long as he did not get "another junk yard" like the property southeast of him, he said. "Let's try to keep it tidy. I just want to make sure about the visual barrier."

Lisa Hatfield can be reached at lisahatfield@ocn.me.

El Paso Board of County Commissioners, Aug. 31 and Sept. 20 Forest Lakes moves forward

By Lisa Hatfield

The El Paso Board of County Commissioners approved two items related to the new Forest Lakes development in September. Also, on Aug. 31, the commissioners unanimously adopted a resolution asking voters to reject the "ColoradoCare" single-payer healthcare plan proposed on the November election ballot as Constitutional Amendment 69. See <http://news.elpasoco.com/Pages/default.aspx?ReleaseID=2346> to read their two-page statement.

Forest Lakes Filing 2A final plat and parklands agreement

On Sept. 20, the commissioners unanimously approved the final plat for Forest Lakes Filing 2A that was

requested by Forest Lakes Residential Development LLC to create 73 single-family residential lots east of Pinon Lake. This application was approved on Sept. 6 by the El Paso County Planning Commission. See related article with more detail on page 17. See: <http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2016.aspx>

Also, as part of the consent agenda, the commissioners approved a parklands agreement with the owner, Forest Lakes Residential Development LLC, and the Forest Lakes Metropolitan District. This agreement was to address credit for urban park fees in exchange for constructing urban park improvements.

The property owner's park plan includes the development of a waterfront park along the north edge of Bristlecone Lake on Forest Lakes Drive in Filing 1, a trailhead parking lot for the park and county trail, a gazebo, a small amphitheater, a low-profile playground, a small turf area, seating, signage, and landscape/irrigation within Forest Lakes "to provide urban recreation opportunities for residents living within Forest Lakes and the public," the agreement said.

The property owner must complete the improvements within two years, and the property owner in coordination with the district will provide a design and construction cost estimate for the park improvements to the county for review prior to the recording of the final plat for Forest Lakes Filing 2A. This reporter observed that these amenities are already under construction along Bristlecone Lake.

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Clip and save these important phone numbers.


Woodmoor Public Safety
 Mobile (24/7): 719-499-9771
 Office: 719-488-3600

El Paso County
 Snow Removal and Road Repair:
 719-520-6891
 Sheriff's Office (non-emergency):
 719-390-5555
 Sheriff's Office (emergency): 911

KIWANIS AND THE TRI-LAKES ARE WINNERS!

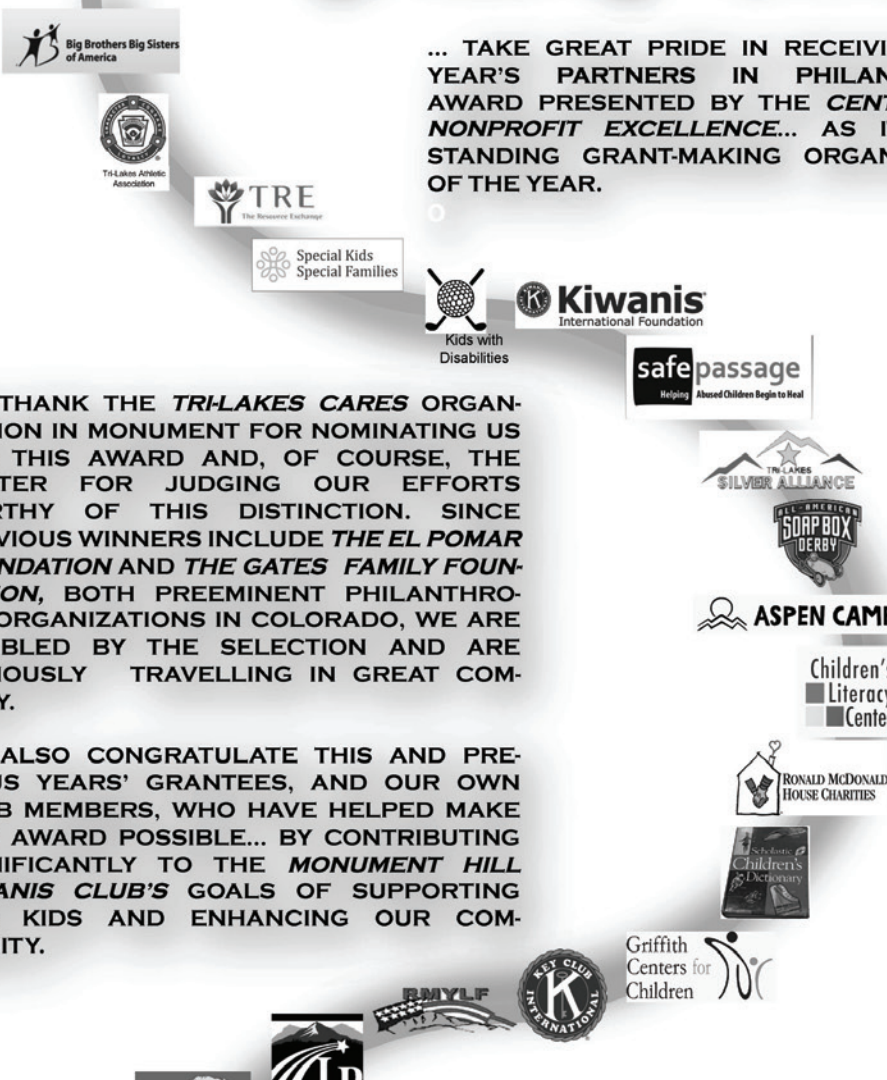


AND IT'S FOUNDATION




2015-16 GRANTEES

... TAKE GREAT PRIDE IN RECEIVING THIS YEAR'S PARTNERS IN PHILANTHROPY AWARD PRESENTED BY THE CENTER FOR NONPROFIT EXCELLENCE... AS ITS OUTSTANDING GRANT-MAKING ORGANIZATION OF THE YEAR.



WE THANK THE TRI-LAKES CARES ORGANIZATION IN MONUMENT FOR NOMINATING US FOR THIS AWARD AND, OF COURSE, THE CENTER FOR JUDGING OUR EFFORTS WORTHY OF THIS DISTINCTION. SINCE PREVIOUS WINNERS INCLUDE THE EL POMAR FOUNDATION AND THE GATES FAMILY FOUNDATION, BOTH PREEMINENT PHILANTHROPIC ORGANIZATIONS IN COLORADO, WE ARE HUMBLED BY THE SELECTION AND ARE OBVIOUSLY TRAVELLING IN GREAT COMPANY.

WE ALSO CONGRATULATE THIS AND PREVIOUS YEARS' GRANTEES, AND OUR OWN CLUB MEMBERS, WHO HAVE HELPED MAKE THIS AWARD POSSIBLE... BY CONTRIBUTING SIGNIFICANTLY TO THE MONUMENT HILL KIWANIS CLUB'S GOALS OF SUPPORTING OUR KIDS AND ENHANCING OUR COMMUNITY.



WE CAN ALWAYS USE MORE HELP. IF YOUR INTERESTS TRACK WITH OURS, PLEASE FEEL FREE TO JOIN US FOR A KIWANIS CLUB MEETING ON A SATURDAY MORNING AT 8:00 AM. BREAKFAST IS ON US. IN FACT, GIVE US A CALL AT 481-9693 AND WE'LL WELCOME YOU THERE.

COME JOIN A WINNER!

September Weather Wrap

By Bill Kappel

September was very dry, with temperatures slightly above normal. In fact, no days during the month received significant rainfall (greater than 0.25 inch in one hour). This was very similar to last September when the total monthly precipitation was also way below normal. However, September is a transition season for the Front Range and will often be at one extreme or the other, either very wet or very dry. We did see our first below-freezing temperatures of the season on a couple of the mornings during the third and fourth weeks of the month, right on schedule.

The first two weeks of September were dry, with temperatures a little warmer than normal. High temperatures on the 1st and 2nd were in the 70s, then jumped into the low to mid-80s from the 3rd through the 8th. Temperatures dipped slightly on the 9th and 10th as some cooler air worked into the region, only reaching the upper 60s on the 10th. Breezy and warmer conditions moved in on the 11th and 12th, as temperatures jumped back to the upper 70s and low 80s. This was ahead of some unsettled weather that affected the region the next couple of days. This was a big change, as we had no precipitation from the 1st through the 11th. The frontal passage on the 12th did produce a round of showers and thunderstorms during the late afternoon through early evening hours, but most of us received less than .10 inch of rain.

Temperatures were cool the next day, with highs only reaching the upper 50s and plenty of low clouds and fog around. The next day started with some fog and low clouds as well, but sunshine returned that afternoon and temperatures warmed into the low 70s. This cooler air mass signaled a change of season and the longer nights, combined with clearing skies, allowed temperatures to cool quickly. In fact, temperatures dipped below the freezing mark for