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ramps.

The Project Hotline is at 720-745-5434 or www.codot.gov/projects/i25-south-gap.

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

Monument Board of Trustees, March 1

Board continues to contend with Promontory Pointe access issue

By Allison Robenstein

The Monument Board of Trustees approved several land use developments and two water-use requests during the March 1 regular meeting.

Trustee Jim Romanello was noted absent at the beginning of the meeting.

Sanctuary Pointe Filing No. 9

Sanctuary Pointe Filing No. 9 consists of 71.28 acres, 45 single-family lots, and six tracts that will serve as open space, pocket parks, landscaping, public utilities, and drainage. The tracts will be owned and maintained by Triview Metropolitan District. The filing includes Evening Sunset Place, Panoramic Drive and Tree Woods Court, off Sanctuary Rim Drive. The lots range from 16,000 square feet to 3.3 acres.

The Planning Commission approved the request at its Feb. 10 meeting. The Santa Fe Trail runs along the west side of the development and will not be inhibited by the development. See www.ocn.me/v21n3.htm#mpc.

During the public hearing portion, resident Ken Kimple said he wasn't here to stop the build. Instead, he asked the board for its definition of an access road. He said although Gleneagle Drive has been extended to Sanctuary Rim Drive, it has no lighting. The road has no lane marking delineation and is barely wide enough for two-way traffic. Kimple suggested the two bus stops along the roadway for elementary and high school students are often driven through by cars that

simply pass around the stopped buses.

Kimple said residents are hesitant to ask questions of the board because they continue to get "answers they don't think their questions deserve."

Trustee Ron Stephens said, "Traffic in this area has always been a concern of the residents," asking Planner Debbie Flynn to confirm the roadway is a full-fledged road to which she replied, "I believe so."

As a condition of development, an emergency access route from the proposed roundabout where Gleneagle Drive and Sanctuary Rim Drive meet, out to Higby Road, was to be completed with Home Place Ranch Filing 1. The access road would have followed the existing ranch road. See www.ocn.me/v19n12.htm#mbot. However, during the Aug. 17 meeting, the board learned from Brian Behr, manager of Wooded Vista LLC, the Home Place Ranch developer, the "realities of available infrastructure will likely prevent development of the 109 acres for 10 or 12 more years." Meaning the access road is also delayed. See <https://ocn.me/v20n9.htm#mbot>.

Planning Director Larry Manning said an emergency access road is in place, so Stephens asked that the Planning Department request it to be accelerated and made into a full-fledged road.

Mitch LaKind asked Flynn to respond to questions asked during the Planning Commission meeting regarding traffic issues and fire evacuation plans. Former Trustee Greg Coopman had asked for an evacuation plan when Home Place Ranch came before the board but was told it wasn't a requirement for approval. Flynn said, "I believe our town and the county are working on an evacuation plan currently."

UPS Distribution Center

The final plat of the UPS Distribution Center in Falcon Commerce Center was unanimously approved by the board. The 16.91 acres will house a distribution and warehouse center totaling 736,000 square feet. The Planning Commission approved the request Feb. 10.

Flynn project

Flynn asked the board to approve a special review of property at 309 N. Woodward St. The request was for a Use by Special Review, which is a zoning change order only. Robert Flynn (no relation to Debbie Flynn), owner of the property, wrote in a letter to the board, "My wife Amy and I purchased the property at

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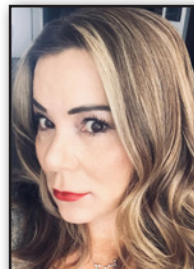
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