

*Décor by Diane***Interior Painting**

No job too small. Over 30 years experience.
Decorbydm@aol.com or (719) 491-6852

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 6/30/21.


487-0268

1030 W. Baptist Road
 By King Soopers
 M-F 7:30 am - 7 pm
 Sat. 8 am - 4 pm

BIG MISSION

AUTOMOTIVE

AUDI BMW MERCEDES MINI PORSCHE VW

SERVICE & REPAIR

719-375-1527

579 County Line Rd., Palmer Lake, CO 80133

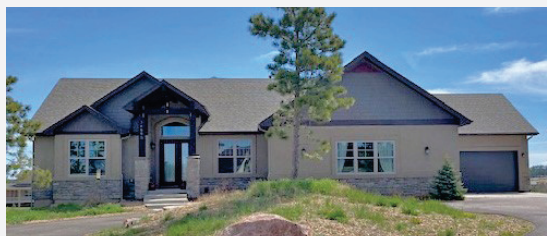
THE WHEATON/WASS

Real Estate **TEAM**

TheWheatonTeam.SmartHomePrice.com


MLS# 6049999

Stunning custom home on beautiful 5 acre horse property in Monument. 80' x 40' insulated RV garage, 24' x 24' 2 stall barn with corral and fully fenced and cross fenced for animals and dogs. Formal living room, dining room, vaulted family room, gourmet kitchen, main master suite with sitting area. Just Beautiful!



COMING SOON

Gorgeous ranch style home in the area of Cherry Creek Crossing with exceptional Front Range views. 4 beds, 4 baths, 4-car garage, over 4,100 sq. ft., office, vaulted great room, thoughtfully designed open floor plan, gourmet kitchen with huge walk-in pantry, spacious walk-out lower level with a family room and a guest suite with full bath.



Jean & John Wheaton, Darrell Wass,
 Cassidy Jones, Kristin Dionne,
 Frances Sikich, Kelly Gehrman


719.822.1444


www.TheWheatonTeam.com

Each RE/MAX Brokerage Business is Independently Owned & Operated

plan stage about the extension of Furrow Road, and a number were present at the May 20 meeting. John Green, planner II, Planning and Community Development, told the commissioners that the road's extension is now a Department of Public Works corridor project and that, while the staff understands neighbors' safety concerns, they would be outside the scope of review for this application.

Mark Spowart, representing a group of homeowners' associations (HOAs) around Furrow Road, explained that they had formed an alliance and hired a consultant specializing in the safety issues associated with cut-through streets such as Furrow. He told the commissioners they had been working with Public Works on traffic calming measures for the existing portion of Furrow Road and had some proposals for the Grandwood portion. He asked that the Furrow Road extension be limited to emergency access only until the traffic volume warrants it being made a through street, pointing out that the extension was not planned to be done for many, many years and that Grandwood had simply provided the opportunity at no cost to the county. Spowart urged the commissioners to create cut-through streets only when absolutely necessary, to implement best practice traffic calming measures, and to consider equally all road users. Silas Graves, a young neighbor, voiced his safety concerns on Furrow Road and shared his experience of riding his bicycle in the area.

Commissioner Eric Moraes told the hearing he lived off Furrow Road to the north of the proposed development and agreed with the public view, describing Furrow as "rural but speedy." Commissioner Becky Fuller said, "I hear what all the neighbors are saying about the safety of Furrow. This just isn't the correct body to rectify it." She continued, "I would encourage you to work with your county commissioner and Public Works to get what you need." Chair Brian Risley said, "I also very much appreciate you [the neighbors] coming not just with a litany of complaints or problems but with solutions, possible solutions in hand. That rarely happens from a citizens' group so you should be commended for taking

that action."

The commissioners voted unanimously to recommend the application for approval. The application was then heard by the BOCC at its May 25 meeting. See BOCC article on page 5.

Cloverleaf preliminary plan

Also at its May 20 meeting, the Planning Commission voted unanimously to recommend for approval a preliminary plan application by PT Cloverleaf LLC to create 144 single-family residential lots and 6 acres of open space and stormwater detention. The eight parcels of land, totaling 38.78 acres, are zoned RS 20000 (residential suburban) and RS 5000 (residential suburban) and are immediately north of Higby Road and east of Jackson Creek Parkway.

The commissioners agreed to an abbreviated hearing as the neighbor wishing to speak in opposition had withdrawn and staff had no concerns with the application.

The Cloverleaf development includes the redevelopment part of the sale of the "Walters Open Space" land which was rezoned from RS 20000 to RS 5000 by the BOCC in April. Lots 1-141 would be built on the rezoned land; lots 142, 143, and 144 would be built on two parcels separate from the rezoned land under their existing RS 20000 zoning. See <https://www.ocn.me/v21n5.htm#epbocc>

Tish Norman, director of the Woodmoor Open Space Coalition (WOSC), which was formed by a group of neighbors to purchase the rest of the property as permanent public open space, spoke in favor of the application. It will now be heard at a future BOCC meeting.

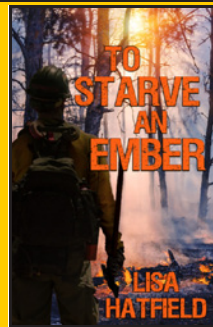
The commissioners also voted unanimously to recommend for approval a request for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Cloverleaf Metropolitan District. The rezoned portion of the property would be included in the service plan. The application is scheduled to be heard at the BOCC meeting July 6.

Helen Walklett can be reached at helenwalklett@ocn.me.

Wildfire Novel

coming Oct. 2021

Sign up for newsletters or to participate in Lisa's book launch team at LisaHatfieldWriter.com.



KAREN BUTCHER

Independent Insurance Agent



With over 20 years of experience here in Colorful Colorado, I would love to help you with all of your insurance needs for Auto, Home, Umbrella, Life, RVs, Motorcycles, and more.

(719) 221-1339 Karen@wiasg.com



16055 Old Forest Point #203, Monument 80132

BBB BOOKKEEPING
BY BOBBI, INC.

(719) 488-2308

Quick Books Training and Setup
IRS Clean-Up

Complete Bookkeeping & Payroll Services

www.bobbid.com

Let's Party!

Book a home party in June, use code word **Diamond** and you and your party guests get **10% OFF** your orders. Or...book a Stop and Shop and use code word **NICK** and get **20% OFF**. Or...use promo code **Shop10** with your on-line order and get **10% OFF!**



Pure Romance

By Amy Yocom-Vos

(719) 728-8831

www.pureromance.com/
amyocom-vos



COMPLETE LANDSCAPING SERVICE

Award-Winning Landscape Design & Installation

28 Years Experience • Insured

www.sharpestcut.com

Sharpest Cut 719-491-4811

Exceptional Stylist Wanted!

Monumental Styles & Company, an established, popular, family-oriented salon conveniently located in beautiful Historic Downtown Monument, is expanding and we have a chair to rent. Neighborhood favorite salon on Nextdoor four years in a row.

Please call (719) 487-8660 for more information.



Golden Eagle RV

RENTAL & REPAIR

Mobile RV Service

(719) 694-2227

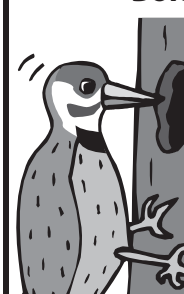
www.GoldenEagleRV.net

Enjoy Life's Adventures

Get your RV ready for an adventurous year!

\$299 De-winterization & Systems Check

Boles Custom Contractors



WOODPECKER

Control & Repair

"The System that gets Results"

Cell: 720-577-0331

Anything • Construction
Bobby Boles, Jr, Project Mgr.

Trusted

Piano Tuning & Repair

www.BlackForestPiano.com

Visit my website site and you can:

- Read actual customer reviews
- Learn more about Jim
- Book On-Line

(719) 425-8845

