

Monument Board of Trustees, Jan. 7, Jan. 22

Traffic connection required for Sanctuary Pointe

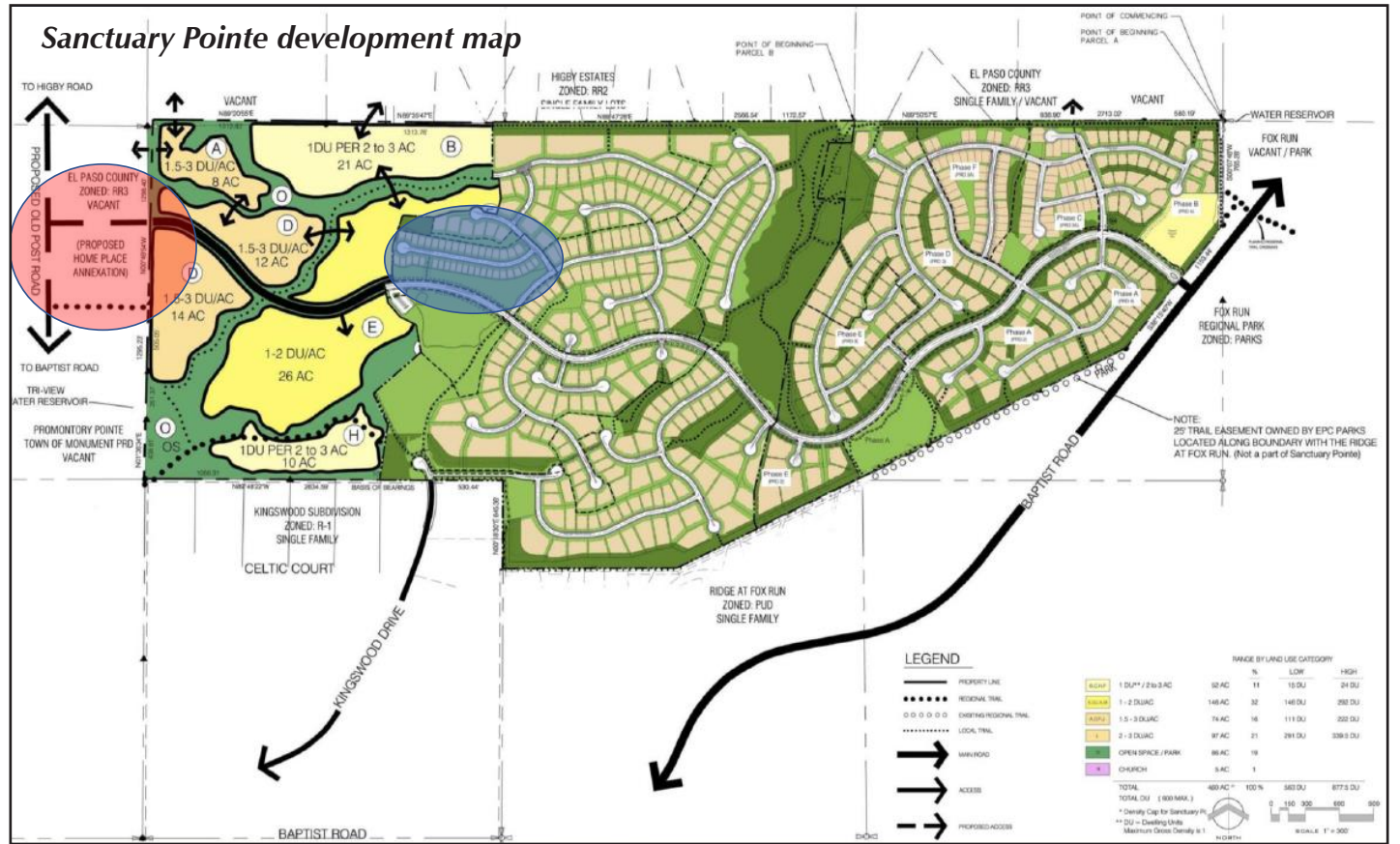
By Allison Robenstein

The Monument Board of Trustees (BOT) had a lengthy discussion about traffic issues near the Sanctuary Pointe development and approved one more sub-phase of its construction at its Jan. 7 meeting. Town staff came to the board with information about their 2019 plans as the trustees had requested of them. The board also made plans to discuss the town's landscaping ordinance again and agreed to create three committees that will meet quarterly.

Sanctuary Pointe Phase 2, Filing 5 final plat

Planning Director Larry Manning introduced an ordinance for the final plat of Sanctuary Pointe Phase 2, Filing No. 5. This request, called subphase C, near the center of Sanctuary Pointe, will be 15.7 acres built into 53 residential lots, one right-of-way and three tracts for open space, a park, and trails. It is part of the 600-lot development being built on the north side of Baptist Road.

The final planned development (PD) site plan for Phase 2 was approved unanimously by the board at its March 19, 2018 meeting, dependent upon the condition that this subphase requires Sanctuary Pointe developer Classic Homes to extend Sanctuary Rim Drive west and build out Gleneagle Drive north of its current termination point in the Promontory Pointe development. The Sanctuary Rim Drive extension will meet up with Gleneagle Drive in an undeveloped property called Home Place Ranch (HPR). Classic Homes is allowed to request 40 building permits from



Above: The map shows the newest phase of building in Sanctuary Pointe in the blue oval. Once 40 building permits are pulled from Pikes Peak Regional Building, the developer must extend Sanctuary Rim Drive to connect with Gleneagle (Called Old Post Road here) shown in the pink circle. *Map courtesy of Town of Monument.*

Pikes Peak Regional Building before these roads must be extended.

The developer of HPR, Goodwin Knight LLC, previously agreed to either extend the roads as it began the fifth phase of its development or provide an easement to Classic Homes if it gets to this subphase. In November 2018,

HPR granted the easement to Classic Homes.

After answering many questions about traffic, Manning reminded the trustees, "The town was the one that pushed the connection to Gleneagle Drive." See www.ocn.me/v18n4.

htm#mbot0319.

The Monument Planning Commission heard the Phase 2, Filing 5 Final Plat request at its December 2018 meeting. The commissioners debated more about potential construction traffic on Gleneagle Drive than they did on



LANG
INVESTMENT SERVICES

Personalized wealth in a global market.

Unbiased, independent advice.

At Lang Investment Services, we combine powerful financial resources and decades of experience with an evolved sense of community. Our holistic approach to wealth management focuses on your entire asset picture to develop a strategic plan customized to your financial goals. It's a recipe for success that has proven invaluable to our clients since 1998.



Schedule your personalized consultation today.
Call Matthew Lang at (719) 481-0887.

Strategic Asset Management • Tax Advantaged Investing • Retirement Planning
Insurance • Investment Guidance • Consulting

236 North Washington St., Monument, CO 80132 • langinvestmentservices.com

Securities and advisory services offered through Commonwealth Financial Network, Member FINRA/SIPC, a Registered Investment Adviser. Fixed insurance products and services offered through CES Insurance Agency.

Let us sell for YOU on the WORLD'S LARGEST auction site!

Professional photographs, descriptions & shipping!

We do ALL the work so you don't have to!



The Blue Sage Merchant

stores.ebay.com/thebluesagemerchant
Call 488-1822 or visit us at 251 Front St., Monument

Tuesday - Friday 10-4 & Saturday 10-3
Closed Sunday & Monday
Proudly serving the Front Range for 16 years!

Silver Key Home Delivered Meals

Make your life a little easier!



Freshly prepared. Friendly Visit.

Enjoy the convenience of arranging home delivered meals for you or your loved ones. After registering by phone and choosing a 3, 5, or 7 day weekly meal plan, your choice of meal selections are conveniently made online or by returning an order form. To view this month's menu and get more information, visit www.silverkey.org/home-delivered-meals.

Silver Key Home Delivered Meals are available for anyone age 60+. To register, call 719-884-2370.