

SENIOR LIVING FACILITY (cont. from page 1)

The absence of Chairman Ed DeLaney was excused.

Background

Monument developer Jamie Hull has made several proposals for use of this property, the last undeveloped full city block within the downtown district.

Hull first offered to develop the parcel in 2004 as

a downtown municipal center to centralize all town administrative functions in one location. This proposal was eventually dropped in 2005 when proposed costs for the combined police and courthouse building with cells for inmates far exceeded the town's ability to issue property tax revenue bonds. (<http://www.ocn.me/v5n5.htm#bot0502>)

Note: The town subsequently built a new combined Town Hall and Police Department building for \$4.4 million. It opened for business on May 10, 2009.

Hull also offered a pre-application proposal that was presented to the Monument Board of Trustees by Town Planner Mike Davenport on May 17, 2004, for replatting and rezoning the parcel to build 13 or 14 senior citizen one-story duplex patio homes with two bedrooms and two baths and one-car garages between the units. They would have cost about \$250,000.

However, the city block had only 16 platted lots with 0.5 acre-feet of water per year per lot for a total of 8 acre-feet per year available. The proposed project would have required a purchase of water rights for an additional 9 to 10 acre-feet per year from the town. A U.S. acre-foot is

325,853 gallons.

The Hull parcel also still had lower density R-2 downtown residential zoning. The higher proposed density also required rezoning to PUD (planned unit development.)

Another complication that still exists today is that Lewis-Palmer School District 38 had built a fence around its track to the south that encroached on lots 6 to 8 of the original city block plat. (www.ocn.me/v4n6.htm#monbotmay17)

Hull made a pre-application presentation for a senior living center on this lot to the Planning Commission on Jan. 12, 2005. This revised proposal included replatting and rezoning for 50 to 52 dwelling units, 44 apartments in a two-story structure and six to eight patio homes. Fifty residences would have needed 18.75 acre-feet of water per year, assuming seniors would only use 0.375 acre-feet of water per year instead of 0.500 acre-feet of water per year.

The consensus of the commissioners was that the parcel was better suited to commercial development due to the limited amount of usable groundwater on the parcel and the very small number of remaining available town water taps, due to Water Department production and storage limitations. Road access was considered too limited on the west side of the property due to traffic for Grace Best Elementary School, which was still open at that time. (www.ocn.me/v5n2.htm#monpc)

This proposal was dropped when the town offered Hull an alternative senior center lot. The other lot was donated to the town by WED LLC when the 140-acre Wahlborg addition on the southeast corner of Highway 105 and Knollwood Avenue was annexed. WED's donated lot had also been considered as a location for the new police station and courthouse, but costs for the proposed joint facility far exceeded the town's bonding capacity as well. A site plan for the Arbor Mountain Senior Living Facility was approved on the town's lot adjacent to Highway 105,

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 3/31/13.

487-0268
1030 W. Baptist Road
By King Soopers
M-F 7:30 am - 7 pm
Sat. 8 am - 4 pm

CORNER Cs STONE

Family Horse Boarding
For 1-2 geldings or mares on 12-acre family horse property. Barn, tack room, corral, arena, pasture and trailer parking. Grass hay fed. \$300/month.
Call Rick at 481-6660



Piano Lessons
A distinctive environment for learning. Now accepting new students.
www.pianobypam.com
646-2791

Call Pam Brunson



ELEVATION SALON & SPA
We are Monument's newest upscale and affordable salon.
1729 Lake Woodmoor Dr.

20% off facials
20% off full body massage (by appointment only)
Exp. 3/31/2013 one offer per client, per visit

Come by and see us!
719-481-1077




Yoga Pathways
Raleigh Dove, E-RYT 500
Group & Private Classes
Specializing in Yoga Therapeutics

755 Hwy. 105 (3/4 mile west of Monument Safeway)
www.YogaPathwaysStudio.com **481-4137**



CARPET ZINKS CARE
Mention this ad for **20% off**
SUPER SERVICE AWARD
Angie's list 2012
719-313-8199
www.zinkscarpetcare.com
Give us a try... you'll be thrilled!

Guitar Lessons
All Ages • All Levels
All Styles
Graduate of the prestigious Guitar Institute of Technology in Hollywood with 20 years' Teaching Experience
Call Mike at **487-8435**



RODAN+FIELDS' DERMATOLOGISTS
Independent Consultant
Sharon Oliver (719) 243-3039
www.ColoradoRF.com

Get the same results as a professional micro-dermabrasion! Just 5 minutes a week at home with our new Macro-E!




THE TRI-LAKES PC GUY
YOUR PC SETUP & TRAINING SPECIALIST

COMPUTER SETUP
DATA TRANSFER
SOFTWARE INSTALLATION
COMPUTER TRAINING IN YOUR HOME
ANDROID TRAINING
LARGE GROUP TRAINING

719.660.5632
MICHAEL BROUSSARD
CREDIT CARDS ACCEPTED
WWW.THETRI-LAKESPCGUY.COM THEGUY@THETRI-LAKESPCGUY.COM

crafty laine
fabric boutique & sewing lounge

It's National Craft Month, come make something with us!

15% OFF entire purchase (valid with coupon thru 3/16/2013)

Tue. - Sat., 10 am - 4 pm
www.craftylaine.com
(719) 375-3961
174 Washington Street

PEAK RANCH'S ALPACA BOUTIQUE & TOURS
19850 Beacon Lite Rd/Monument
(719) 232-8509

Open Saturdays 10-4pm

EXPERIENCE THE WARMTH OF ALPACA

- Outerwear
- Apparel
- Blankets
- Yarns
- Gifts
- Toys

SAVE 10%

Present this coupon to receive your Discount off your entire purchase. Coupon cannot be used with other offers. Sale ends: 03-31-2013
WEEKDAY VISITS BY APPOINTMENT




Certified Public Accountant
PAMELA J. RANSOM
Offers professional accounting and tax preparation services

TAX PREPARATION

Financial Statements
Bookkeeping
Payroll • Individuals
Small Business • Estates
Quickbooks Training & Support

Serving Tri-Lakes for Over 20 Years
Evening & Weekend Appointments Available

Certified Quickbooks Pro Advisor
719-867-3495
325 Second St. Suite M • Monument
pransomcpa@comcast.net