

## Custom Modern Home with Garages for 8 Cars!

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**810 Lancers Ct. E., King's Deer**  
5 bd. 4 ba. 4,813 sq. ft. Granite counter-tops, coffered ceilings, custom faux paint, vaulted ceilings, large kitchen-size wet bar, ceiling fans, custom lighting, air conditioning, two furnaces, two water heaters, river rock creek landscaping, circular asphalt driveway, built-in entertainment center and shelves, office or 6th bedroom, home gym, two 4-car garages. **\$625,000.**



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to be constructed on Hull's vacant downtown lot. As with every other regional senior living facility proposal, longtime advocate Chuck Roberts was in attendance to support the project and see his goal come to fruition.

Trustees Jeff Kaiser and Rafael Dominguez were absent. This meeting was postponed due to a snowstorm on March 4.

The Monument Planning Commission approved this project on Feb. 13. ([www.ocn.me/v13n3.htm#monpc](http://www.ocn.me/v13n3.htm#monpc))

Tom Kassawara, director of Development Services, reported that the application for this project was submitted by Ron Vaughn of Encore Partners Inc. in Denver. The landowner for the project is Jamie Hull's Goldwest II LLC. The project engineer is Chad Kuzbek P.E. of Westworks Engineering Inc. in Colorado Springs.

This parcel is the last vacant block in downtown Monument. It was originally

rezoned from Downtown Residential to Planned Development and platted as the Hull Subdivision on Sept. 4, 2007.

### Some rights-of-way to be vacated

In his overview of the replat and vacation ordinance for this project, Kassawara reported that the application proposed to replat the vacant 3.7-acre property as well as vacate portions of town rights-of-way along Adams Street to the west, First Street to the north, and Lincoln Avenue to the south. A portion of Adams Street right-of-way was dedicated to the town as part of this application. The vacations and dedication provide adequate buffering and drainage for the site. The rights-of-way that were vacated did not contain roads or streets and are not necessary for current or future traffic circulation in the area.

The proposed replat includes some right-of-way dedications on Adams Street, right-of-way vacation on portions of Adams Street, First Street, and Lincoln Avenue, and a small dedication to School District 38.

The adjacent First Street right-of-way on the north side of the Hull property is an isolated section of a 66-foot-wide right-of-way with no roadway constructed within it. The west end of this right-of-way is blocked by School District 38's Grace Best Elementary School. The east

end of this right-of-way dead-ends at the county's Santa Fe Trail.

The replat and vacation application requested that the southern 33 feet of this right-of-way be dedicated to Encore Partners with a trail and sidewalk easement that could connect Adams Street to the Santa Fe Trail in the future. The property owner of the adjacent single-family home to the north of the First Street right-of-way (108 Adams St.) requested that the town vacate the northern 33 feet of the First Street right-of-way and allow it to become part of his property. Kassawara reported that this homeowner had been maintaining this portion of the town's right-of-way for the past 10 years and recommended that ownership be transferred as requested. The homeowner plans to use the property for additional landscaping.

The Lincoln Avenue right-of-way on the south side of the site is a dead-end section of right-of-way with no roadway constructed within it. The west end of the Lincoln Avenue right-of-way is blocked by a D-38 athletic field. Encore requested that the northern 50 feet of this 100-foot right-of-way that is contiguous with Hull's southern property boundary be vacated and transferred to Hull for the main entrance driveway to the facility. The southern half of this 100-foot Lincoln Avenue right-of-way could still be used to build a

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