



on either side of Jackson Creek Parkway to build a new institution. The applicant prefers to look at this arrangement as an opportunity to ask the district what they could use for a new school. When asked if the applicant was offering any land options that would suit the school district's needs, the district's representative answered, "Absolutely."

A handful of neighborhood meetings have already been held to discuss plans for Monument Heights. Special care has been taken to address citizen concerns following said meetings, including shifting density in the southeast of the development. Citizens expressed gratitude for the developers' willingness to communicate and respond to public concerns.

On that note, concerns discussed at Oct. 14's meeting included questions about how traffic might increase with the arrival of a new housing development, which could lead to the widening of Jackson Creek Parkway, as well as musings about whether such homes would be in-demand so close to the highway. People are also worried about Monument losing its charm, in time, and becoming something of a "suburban sprawl."

Commissioner Locke remarked that these homes might be too close together for his preference and would not provide each resident enough land or separation from their neighbors, to which Commissioner Dick replied that most Americans cannot afford to pay for large lots and providing affordable housing is important for a town. Commissioner Dick also said that it could be what Monument most needs is more people to support local businesses.

This motion passed 5-2, with Jim Fitzpatrick and Locke voting against.

**Creekside Commercial Tractor Supply Company Final Plat and Final PD Site Plan**

The proposed Tractor Supply Co. in the Creekside Commercial development would be on 6.17 acres of land, built to mesh well with nearby venues. It would be located southeast of the intersection of Jackson Creek Parkway and Leather Chaps Drive.

The project's Final Plat passed unanimously, and the Final PD Site Plan passed 6-1 with Glover voting against because she was unsure how many Monument residents knew about the coming proposal. She also expressed concern about potential commercial traffic—delivery trucks—driving through residential roads.

The landowner behind this project is Creekside Developers Inc., and the architect/engineer involved is HSC Monument LLC.

**Jackson Creek Self-Storage Final Plat and Final PD Site Plan**

The Jackson Creek Self-Storage Final Plat and Final PD Site Plan both concern 6.6968 acres of land directly to the north of the Vistas at Jackson Creek multifam-

ily development. The Jackson Creek Self-Storage proposal is represented by (landowner) Jackson Creek Land Co. LLC, and (architect/engineer) CSI Development LLC. Should these motions prove successful, Harness Road would be constructed to 10 feet past the storage facility entrance, with a second access point provided for the Vistas housing development as well.

This self-storage facility is intended to provide more than the stereotypical storage unit experience, representatives say. The development would be composed of five storage buildings broken up with land-

scaping and stucco ornamentation, complete with low ambient landscape lighting. Sample units would be provided, as well as a leasing office and a 65-by-335-foot RV canopy. The storage portion of the property would be gated, and both the storage units and the RV canopy would be enclosed.

While the leasing building is intended to remain open 9 to 5 most days, with shortened hours on weekends, the storage units could be accessed 24-7 by people that own a unit. Commissioner David Gwisdalla recommended enforcing a separate code for apartment access. Another concern ex-

**#1**

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## You're Invited!

# FREE Traditional Thanksgiving Dinner

If you are Tri-Lakes or Black Forest resident and, for whatever reason, will be unable to enjoy a traditional Thanksgiving dinner with friends or family at home, or if you are a first responder on duty Thanksgiving day, you are invited to enjoy a free Thanksgiving dinner at Rosie's Diner on Thanksgiving Day, November 26! The meal is served between 11 AM and 1 PM.

Seating availability is limited, so if you would like to attend, or for more information, please RSVP to Madeline at the Town of Monument not later than Friday, November 13 by calling (719) 963-1524.

More information is also available at:  
[www.TriLakesHAP.org/CCT](http://www.TriLakesHAP.org/CCT)

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