

Monument Planning Commission, Nov. 12

How to find out what's on the planning agendas

By Lisa Hatfield

At the Monument Planning Commission meeting on Nov. 12, a citizen asked for more communication about what is planned for upcoming development in the Tri-Lakes area.

The commissioners considered applications for a cell phone tower and a final plat and final PD site plan for a Qdoba restaurant and an "inline," or strip-mall, retail establishment on Jackson Creek Parkway. Both were approved and are scheduled to be considered for final approval by the Monument Board of Trustees on Dec. 7.

How to keep up with the Planning Department

During public comments, resident Joe Monforton requested that somehow a "snapshot" of information be shared with the public about all of the business, residential, and other projects planned in Monument, and in northern El Paso County, and by the county and the Colorado Department of Transportation for work on Highway 105. He hoped that all the different entities could be "all in one room at the same time" to explain what is coming up. Commissioner Michelle Glover echoed these sentiments, asking for a regional planning conference to include what is going on outside the town boundaries.

Principal Planner Larry Manning agreed that this covered several jurisdictions and that he would explore some options.

How to get in touch with planning decision-makers

To receive the Town of Monument newsletter:

- Call 884-8017
- Write to: mvandenhoek@tomgov.org
- See town website: townofmonument.org
- See Facebook: Town of Monument Colorado
- Join Nextdoor.com
- See Twitter

To see upcoming agendas and board packets for the both the Monument Planning Commission and the Monument Board of Trustees, see <http://monumenttownco.minutesondemand.com/>. The Planning Commission usually meets on second Wednesday of each month, and the Board of Trustees usually meets on the first and third Mondays of each month.

To see upcoming agendas and board packets for the El Paso Board of County Commissioners, which meets once or twice a week, see <http://bcc.elpasoco.com/Pages/TuesdayCurrentAgenda.aspx> and <http://bcc.elpasoco.com/Pages/ThursdayCurrentAgenda.aspx>.

To become more informed about the overlapping government entities of the Tri-Lakes region, see OCN's July 2015 issue for our article, "Why is the Tri-Lakes map so complicated?" at www.ocn.me/v15n7.htm#districts. It included helpful maps, too. Please write to editor@ocn.me with comments.

Cell tower approved

Morgan Hester, consultant to the Monument Planning Department, and Colleen Neville of Black & Veatch representing Verizon Wireless, presented a proposal to build a rooftop wireless telecommunications facility (cell tower) at Tri-Lakes Printing, 15706 Jackson Creek Parkway. Neville said this would increase cell coverage in Monument Marketplace and along the I-25 corridor.

The property is currently zoned Planned Commercial Development (PCD), which permits wireless telecommunications facilities as a conditional use.

The existing zoning allows for building heights of 50 feet. The existing building is 23 feet, 4 inches tall and the proposed parapet wall extension would increase the height by four feet on the northwest and southwest corners of the building. The roof antenna would not be visible from the ground. An equipment shelter would also be added south of the building, moving the existing landscaping south.

After some discussion, including the condition that the height of the building could not be increased in the future without returning through the public hearing process, the Planning Commission granted approval for a Conditional Use for a Minor Site Plan, with a 6-1 vote. Commissioner David Gwisdalla voted no.

Jackson Creek Commerce Center Filing 3

Hester presented a proposal for a

3,000-square-foot Qdoba restaurant and a 9,600-square-foot inline retail building in the proposed development of Lots 1 and 2 of Jackson Creek Commerce Center Filing 3, at the northeast corner of Jackson Creek Parkway and Leather Chaps Drive. The issue generated an hour of discussion among the commissioners.

The property is zoned Planned Multi-

Use Development, which permits restaurants and retail buildings.

The proposed Qdoba restaurant would be 21 feet high and would face southeast along Leather Chaps Parkway, with large painted "Q" wrapped around the top southeast corner of the building. The proposed inline retail building would be 24 feet high and would face south toward Leather

Monumental.

ACR
RADIOLGY
ACCREDITED FACILITY

PENRAD Monument now offers full-service imaging in one convenient location.

At PENRAD Imaging, we've provided state-of-the-art imaging services to the Pikes Peak region since 1987. And as the community has grown, so have we, by adding new services, new technologies, and new locations, like our newest facility in the Tri-Lakes Health Pavilion. Offering CT, MRI, mammography, bone density (DEXA), ultrasound, and walk-in X-rays, PENRAD Imaging at the Tri-Lakes Health Pavilion is the only place in Monument you need to look when you need something looked at.

Tri-Lakes Health Pavilion
17230 Jackson Creek Parkway
Suite 160
Monument, CO 80132
719-785-9000 • www.PENRAD.org



Life. Well seen.

Purple Mountain Jewelry
Fine Jewelers Creating "jewelry that starts a conversation."

- Appraisals
- Bridal & custom designs
- Repairs & ring sizing (on-site)
- Restoration & redesign of heirlooms
- Gemstones cut on-site
- One-of-a-kind jewelry available for that immediate gift need
- Watch batteries

719.487.0444
www.purplemountainjewelry.com
Located at the corner of Front and Third Streets in Historic Downtown Monument.
47 Third Street, Unit C, Monument, CO 80132

LOOK GREAT. FEEL GREAT. GET IN SHAPE.

ANYTIME FITNESS

WILL MATCH ANY LOCAL COMPETITOR PRICING

MORE SPECIALS! CALL OR STOP BY FOR DETAILS.

GIFT CERTIFICATES AVAILABLE!

FREE ENROLLMENT FOR MILITARY

www.anytimefitness.com

WHY JOIN ONE, WHEN YOU CAN BE A MEMBER OF OVER 2500 CLUBS WORLDWIDE?

24 Hour Secured Access • Life Fitness/PRECOR Equipment • Tanning • Personal Training • Free Weights

820 Village Center Drive (Safeway Center Rockrimmon) **260-2387**

1737 Lake Woodmoor Dr. (next to 3 Margaritas) **487-1979**

TRI-LAKES REFORMED CHURCH
(RPCNA)

CHRIST'S CROWN COVENANT

Woodmoor Community Center
1691 Woodmoor Drive
Monument, CO 80132

Sunday Worship 9:45 A.M.

www.trilakesreformed.org

50% OFF enrollment & 10% OFF monthly dues on first visit.

Prepay 1 year. Receive 3 months FREE!

3 months for \$99! \$25 key deposit required.

WITH NEW MEMBERSHIP. Cannot be combined with any other offers/discounts. SRA Not valid with any other offer. Expires 12/31/15.

ANYTIME FITNESS