



MONUMENT TOWN COUNCIL REGULAR MEETING AGENDA

MONDAY, APRIL 6, 2026 – 6:30 PM

Monument Town Hall - Council Chambers
645 Beacon Lite Road - Monument, CO 80132

[Participate Via Microsoft Teams](#)

Participate Via Telephone: 719-300-6099 ID: 868 910 843#

1. Call to Order, Pledge of Allegiance, Roll Call:

2. Disclosures of Conflicts of Interest:

- a. Disclosures of Potential Conflicts of Interest
- b. Vote on Excluding Council Members With Potential Conflicts of Interest From Consideration, Discussion and Voting on Identified Matters

3. Approval of the Consent Agenda:

- a. Agenda - April 6, 2026
- b. Meeting Minutes - March 16, 2026
- c. Invoices Over \$25K

4. Public Comments For Items Not on the Agenda: *Individuals attending in person may raise their hand to indicate their desire to comment. Individuals attending via Teams may "raise their hand" digitally to comment via connected devices. Please lower your hand when finished with your comments. Comments are limited to 3 minutes.*

5. Oaths of Office:

- a. Lieutenant Mitch Mihalko and Officer Ethan Elmshaeuser - *(Chief Regan)*

6. Proclamations:

- a. Child Abuse Awareness Month - *(El Paso County Department of Human Services)*

7. Land Use Applications: *Public hearing(s) required.*

- a. Ordinance No. 08-2026 - An Ordinance Granting Approval of the Rezoning From Planned Unit Development (PUD) to Public (P), for the Monument Fire District Training Center, Located at 18650 W Highway 105 - *(Rey Medina)*
- b. Resolution No. 20-2026 - A Resolution Approving the Monument Fire District Subdivision Final Plat - *(Rey Medina)*
- c. Ordinance No. 09-2026 - An Ordinance Granting Approval of the Final Planned Unit Development Plan for Alpine Dealership at Falcon Commerce Center Located East of the Intersection of Squadron Drive and Terrazzo Drive - *(Jenna Gorney)*
- d. Resolution No. 21-2026 - A Resolution Approving a Final Plat for the Alpine Dealership at Falcon Commerce Center - *(Jenna Gorney)*

8. Ordinances: *Public hearing(s) required.*

- a. Ordinance No. 10-2026 - An Ordinance Amending Title 1 Chapter 1.14 of the Monument Municipal Code Regarding Campaign Finance Complaints and Authorizing Referral to the Colorado Secretary of State Under C.R.S. § 1-45-111.7(10) - *(Laura Hogan)*
- b. Ordinance No. 11-2026 - An Ordinance Correcting Ordinance No. 04-2026 Which Annexed Certain Lands Known as the Town of Monument Beacon Lite Road Water Tank Site Annexation - *(Dan Ungerleider)*

9. Resolutions:

- a. Resolution No. 22-2026 - A Resolution to Approve A New PD Fence - *(Andrew Archuleta)*
- b. Resolution No. 23-2026 - A Resolution of the Town Council of the Town of Monument, Colorado Approving New Fees and Updated Fee Schedule - *(Jennifer Phillips)*
- c. Resolution No. 24-2026 - A Resolution Authorizing the Submission of a Grant Application to the Statewide Internet Portal Authority (SIPA) in the Amount of \$250,000 and Authorizing Use of General Fund Reserve Funds in the Amount of \$50,000 for the Local Match and Authorizing the Execution of Related Agreements - *(Jenna Gorney)*
- d. Resolution No. 25-2026 - A Resolution of the Town Council of the Town of Monument, Colorado, Temporarily Modifying the Timeframe for Watering Procedures to Reduce Demand on the Town's Watering System - *(Jonathan Rigaud)*
- e. Resolution No. 26-2026 - A Resolution for the Town Council to Approve the Purchase of Shadow Systems Handguns and Required Accessories for Monument Police Department Officer On-Duty Use - *(Chief Regan)*

10. Future Agenda Item Authorization:

- a. Study Session to Review Draft AI Policy Before Regular Meeting on May 4

11. Council Comments:

12. Executive Sessions:

- a. Executive Session Pursuant to §24-6-402(4)(b), C.R.S. for a Conference with the Town Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions Regarding Pending Legal Projects
- b. Executive Session Pursuant to §24-6-402(4)(e), C.R.S., to Determine Positions Relative to Matters That May Be Subject to Negotiation, Developing Strategy for Negotiations, and Instructing Negotiators, Regarding a proposed Economic Development Agreement With Project Cobalt

13. Reconvene In Open Session: *Council may act in open session on item(s) discussed in executive session.*

- a. Resolution No. 27-2026 - A Resolution Approving an Economic Development Agreement With Project Cobalt - *(Madeline VanDenHoek)*

14. Adjournment:

**MONUMENT TOWN COUNCIL
MEETING MINUTES**

Monday, March 16, 2026 - 6:30 PM

Monument Town Hall - 645 Beacon Lite Rd., Monument CO 80132

Hybrid Meeting - Remote Participation Via Teams

1. Call to Order, Pledge of Allegiance, Roll Call:

Mayor Mitch LaKind called the regular meeting of the Monument Town Council and led those assembled in the Pledge of Allegiance. Proper notice of the meeting was posted for more than 24 hours in the designated posting locations. The following Councilmembers and staff were present for the meeting:

TOWN COUNCIL		TOWN STAFF	
PRESENT: Mayor Mitch LaKind Mayor Pro Tem Steve King Councilmember Sana Abbott Councilmember Marco Fiorito Councilmember Kenneth Kimple Councilmember Laura Kronick Councilmember Chad Smith		Madeline VanDenHoek, Town Manager Patrick Regan, Police Chief Tina Erickson, Town Clerk Bob Cole, Town Attorney Will Williams, Director of IT Jonathan Rigaud, Water Manager Jennifer Phillips, Director of Finance Laura Hogan, Director of Administration Dan Ungerleider, Director of Planning	
ATTENDED REMOTELY:			
ABSENT WITH PRIOR NOTICE:			
ABSENT WITHOUT PRIOR NOTICE:			

2. Disclosures of Conflicts of Interest:

- a. Disclosures of Potential Conflicts of Interest
 - b. Vote on Excluding Council Members With Potential Conflicts of Interest From Consideration, Discussion and Voting on Identified Matters
- No disclosures with potential conflicts of interest were received.

3. Approval of the Consent Agenda:

- a. Agenda - March 16, 2026
- b. Meeting Minutes - February 17, 2026
- c. Meeting Minutes - March 2, 2026
- d. Resolution No. 15-2026 - A Resolution Authorizing the Issuance of a Special Event Permit for Conducting the Annual Monument Hill Kiwanis 4th of July Parade
- e. Resolution No. 16-2026 - A Resolution Authorizing the Issuance of a Special Event Permit for Conducting the Annual 4th of July Street Fair and Beer Garden

Councilmember Marco Fiorito made a motion to approve the consent agenda as presented, the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0

Officer Ellis was acknowledged as the school resource officer and for his service on the Monument Police Department and serving the Town and wished him well in his new adventures.

4. Annexations: *Public Hearing(s) Required*

- a. Resolution No. 17-2026 - A Resolution Setting Forth Findings of Fact and Conclusions Regarding Proceedings For Certain Property Known As The Town of Monument Beacon Lite Road Water Tank Site Annexation

Ungerleider presented resolution no. 17-2026 as included in the council packet.

Mayor Mitch LaKind opened the public hearing, no comments were received.

Mayor Mitch LaKind closed the public hearing. Councilmember Marco Fiorito made a motion to approve resolution no. 17-2026 and the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

- b. Ordinance No. 04-2026 - An Ordinance Annexing Certain Lands Known As The Town of Monument Beacon Lite Road Water Tank Site Annexation

Ungerleider presented ordinance no. 04-2026 as included in the council packet.

Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Laura Kronick made a motion to approve ordinance no. 04-2026 and the motion was seconded by Councilmember Sana Abbott. Roll call vote was taken and the motion passed 7 to 0.

5. Ordinances: *Public Hearing(s) Required*

- a. Ordinance No. 05-2026 - An Ordinance Repealing and Readopting Chapter 15.12 of the Monument Municipal Code and Adopting the International Fire Code, the Colorado Wildfire Resiliency Code, and All Local Amendments

Ungerleider presented ordinance no. 05-2026 as included in the council packet.

Mayor Mitch LaKind opened the public hearing, no comments were received.

Mayor Mitch LaKind closed the public hearing. Councilmember Kenneth Kimple made a motion to approve ordinance no. 05-2026 and the motion was seconded by Councilmember Chad Smith. Roll call vote was taken and the motion passed 7 to 0.

- b. Ordinance No. 06-2026 - An Ordinance Amending Sections 2.36.500, 2.36.600, and 2.36.700 and Repealing and Readopting Title 8 of the Monument Municipal Code

Town Attorney Cole presented ordinance no. 06-2026 as included in the council packet. Mayor Mitch LaKind opened the public hearing, no comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Chad Smith made a motion to approve ordinance no. 06 -2026 and the motion was

seconded by Councilmember Sana Abbott. Roll call vote was taken and the motion passed 7 to 0.

c. Ordinance No. 07-2026 - An Ordinance Amending Title 2 Section 2.36.030 of the Monument Municipal Code to Revise the Procedure for Scheduling Municipal Court Sessions

Regan presented ordinance no. 07-2026 as included in the council packet. Mayor Mitch LaKind opened the public hearing, no comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Marco Fiorito made a motion to approve ordinance no. 07-2026 and the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

d. Ordinance No. 03-2026 - A Ordinance Prohibiting the Installation of Graywater Treatment Works and the Associated Use of Graywater Within the Town of Monument in Accordance With the Requirements of House Bill 24-1362

Rigaud presented ordinance no. 03-2026 as included in the council packet. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Sana Abbott made a motion to approve ordinance no. 03-2026 and the motion was seconded by Councilmember Chad Smith. Roll call vote was taken and the motion passed 7 to 0.

6. Resolutions:

a. Resolution No. 18-2026 - A Resolution Approving the Purchase of a New Water Emergency Response Vehicle

Rigaud presented resolution no. 18-2026 as included in the council packet. Councilmember Laura Kronick made a motion to approve resolution no. 18-2026 and the motion was seconded by Councilmember Sana Abbott. Roll call vote was taken and the motion passed 7 to 0.

b. Resolution No. 19-2026 - A Resolution of the Town Council of the Town of Monument, Colorado Approving an Investment Policy

Phillips presented resolution no. 19-2026 as included in the council packet. Councilmember Marco Fiorito made a motion to approve resolution no. 19-2026 and the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

7. Public Comments For Items Not on the Agenda:

- Terri Hayes with Tri Lakes Chamber invited all to the annual dinner April 2, 2026 @5:30pm at the Phil Long Music Hall. Councilmember tickets will be purchased, guests will need to purchase their own.
- Haley Chapin with Tri Lakes Cares invited all to attend the Taste of Tri lakes Cares on May 13, 2026 at Spruce Mountain Ranch. Tickets are available for purchase on their website.

8. Future Agenda Item Authorization:

- Child Abuse Awareness Month proclamation presentation on April 6, 2026.
- Small Business Week proclamation on April 20, 2026.

9. Reports:

a. Town Manager's Monthly Report

VanDenHoek gave appreciation to the Council for their time and making appearances at events and provided highlights from the Town Manager's monthly report.

10. Council Comments:

- Councilmember Marco Fiorito - April 6th meeting will not be in attendance and gave kudos to Chief Regan for the awards ceremony.
- Councilmember Laura Kronick - Silver Key Thrift Store ribbon cutting on April 17th @ 9am; would appreciate a presentation to be presented at a council meeting from Tri-View by Jason Gross; placement of public comments on the agenda, would like to move it towards the start of the meetings.
- Councilmember Kenneth Kimple - spoke about the feedback that was received from the Town Hall meeting regarding the public making a rebuttal.
- Councilmember Chad Smith spoke on the fire code The Village at Monument just got certified as a fire wise community and touched on home owners insurance discounts.
- Councilmember Sana Abbott questioned construction work hours on the weekends.

Staff was directed to move public comments right after the consent agenda. The council will look into how other municipalities handle dialog and testimonies and staff to coordinate a workshop for a future discussion.

11. Executive Session

a. Executive Session Pursuant to Section § 24-6-402(4)(b) C.R.S. for a Conference With the Town Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions Relating to El Paso County PCD File No. EXBL261 –Administrative Boundary Line Adjustment and Potential Related Development Proposals

Councilmember Marco Fiorito moved to enter into executive session pursuant to section 24-6-402(4)(b) C.R.S. for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions relating to the El Paso County PCD File No. EXBL261- administrative boundary line adjustment and potential related development proposals and to return to the regular meeting for a potential discussion/direction. Councilmember Laura Kronick seconded the motion. Roll call vote was taken and the motion passed 7 to 0.

The Council entered executive session at 8:19 pm.

The Council concluded executive session at 9:09 pm.
The Council resumed regular meeting at 9:12 pm.
The council resumed the regular meeting with no direction to provide to staff.

12. Adjournment:

Mayor Mitch LaKind moved to adjourn the meeting, the motion was passed unanimously, the meeting was adjourned at 9:12 pm.

Respectfully Submitted,

Tina Erickson, Town Clerk

Statement of Account

Collins Cole Winn & Ulmer, PLLC
165 S. Union Blvd, Suite 785
Lakewood, CO 80228

Town of Monument
 645 Beacon Lite Road
 Monument, Colorado 80132

Date: 03/17/2026

Matter: Town of Monument-General-20028-0001

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #8743	Balance: \$22,358.50					
03/16/2026	Invoice #8743	04/15/2026	\$22,358.50			\$22,358.50
Totals:			\$22,358.50	\$0.00	\$0.00	\$22,358.50

Fortis - COLTAF: \$300.00

Matter: Town of Monument-Water-20028-0002

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #8743	Balance: \$11,759.50					
03/16/2026	Invoice #8743	04/15/2026	\$11,759.50			\$11,759.50
Totals:			\$11,759.50	\$0.00	\$0.00	\$11,759.50

Matter: Town of Monument-Plannning-20028-0008

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #8743	Balance: \$4,847.00					
03/16/2026	Invoice #8743	04/15/2026	\$4,847.00			\$4,847.00
Totals:			\$4,847.00	\$0.00	\$0.00	\$4,847.00
Totals for all Client Matters:			\$38,965.00	\$0.00	\$0.00	\$38,965.00



MEMORANDUM

TO: The Mayor and Town Council
FROM: Jennifer Phillips, Finance Director
DATE: April 21, 2026
RE: Approving payment of a community partnership contribution to Tri-Lakes Cares in the amount of \$25,000.

BACKGROUND:

Tri-Lakes Cares is dedicated to making a positive impact on families and individuals in need in northern El Paso County. People typically come to Tri-Lakes Cares to shop at their no-cost Market, where they find a variety of fresh and non-perishable foods, everyday household items, and a warm welcome from staff and volunteers. Eligible neighbors may also access housing, transportation, medical, and referral services. Looking to the future, Tri-Lakes Cares aims to be the catalyst for creating a strong and compassionate community safety net to ensure everyone has the support they need.

The Adopted 2026 includes \$25,000 as a community partnership contribution to Tri-Lakes Cares.

INVOICE

Tri-Lakes Cares
235 Jefferson St PO Box 1301
Monument, CO 80132-9188

info@tri-lakescares.org
+1 (719) 481-4864
www.tri-lakescares.org



Town of Monument (Account #491):Town of Monument {C}

Bill to
Town of Monument
Town of Monument
645 Beacon Lite Rd.
Monument, CO 80132

Ship to
Town of Monument
Town of Monument
645 Beacon Lite Rd.
Monument, CO 80132

Invoice details
Invoice no.: Bloom68618 (2)
Terms: Net 30
Invoice date: 03/24/2026
Due date: 04/23/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Business Contribution	General Operating Donation	1	\$25,000.00	\$25,000.00

Total

\$25,000.00



Proclamation Recognizing Child Abuse Prevention Month

WHEREAS, all children in our community deserve to feel safe, valued, healthy, and able to thrive; and

WHEREAS, child abuse and neglect remain serious concerns that impact every segment of our community, and addressing these challenges requires awareness, commitment, and action from all of us because the well-being of our children today shapes the future of Colorado and our community; and

WHEREAS, childhood trauma can have lasting psychological, emotional, and physical effects that may impact individuals throughout their lives; and

WHEREAS, all parents and caregivers need support at times, and supporting all children and families early is far less costly to society and individuals than healing from trauma; and

WHEREAS, parents, caregivers, family, friends, neighbors, employers, and others can work together to grow the five critical protective factors in families' lives – parental resilience, social connections, concrete support in times of need, knowledge of parenting and child development, and social and emotional competence of children; and

WHEREAS, community leaders, policymakers, and elected officials play an important role in building communities where children and families succeed by supporting policies and programs that promote child maltreatment prevention and by listening to and understanding the needs of families; and

WHEREAS, effective prevention efforts rely on strong partnerships among human services agencies, Public Health, the District Attorney's Office, schools, faith and civic organizations, the medical community, law enforcement and first responders, the business community, nonprofit organizations, and engaged citizens; and

WHEREAS, each member of our community has a role to play in preventing child abuse and neglect and helping families and children thrive.

NOW, THEREFORE, the Monument Town Council hereby proclaims April as Child Abuse Prevention Month. No matter where we live, we each have a role to play in protecting children, strengthening families, and ensuring our community is a place where all children can thrive.

PROCLAIMED THIS 6th day of April 2026.

Attest:

Town of Monument

Tina Erickson, Town Clerk

Mitch LaKind, Mayor



MEMORANDUM

TO: The Honorable Mayor and Town Council
FROM: Rey Medina, Planner
DATE: April 6, 2026

SUBJECT: Ordinance No. 08-2026 - An Ordinance Granting Approval of the Rezoning from Planned Unit Development (PUD) to Public (P), for the Monument Fire District Training Center, located at 18650 W Highway 105 [Public Hearing]

Resolution No. 20-2026 - A Resolution Granting Approval of the Monument Fire District Subdivision Final Plat, located at 18650 W Highway 105 [Public Hearing]

BACKGROUND.

The Applicant, OZ Architecture on behalf of the Monument Fire Protection District, requests a Final Plat approval and Rezoning for the Monument Fire Training project located at 18650 West Highway 105 Monument, CO 80132. The proposal involves expansion of the existing Fire Department facility, including construction of an 11,040-square-foot classroom and garage building, a training tower, and a future training area. Each request will be considered separately based on relevant review criteria and forwarded to Town Council for Consideration with a recommendation from Planning Commission.

Approval of the rezoning is requested to allow development and growth of the fire training center as a civic use for the greater community. Concurrently, approval of the Final Plat is requested to divide its existing property into two separate parcels, designated as Parcel A and Parcel B. Parcel A will continue to house the Tri-Lakes Monument Fire Rescue Station, which will remain fully operational. Parcel B will remain vacant for the time being, with the intention of developing it in the future as a wildland training and staging area once the district is ready to proceed.

DISCUSSION.

The Monument Fire District is requesting approval to subdivide its existing property into two parcels to support long-term operational and training needs. Parcel A will retain the existing Tri-Lakes Monument Fire Rescue Station and accommodate two new training-related structures: a classroom/garage building and a training tower. Parcel B will remain undeveloped until the district advances plans for a future wildland training and staging area.

The architectural design for the improvements on Parcel A reflects a coordinated civic character, using durable materials and a consistent palette across all elevations. The west elevation emphasizes functional identity through insulated metal panels and a red roofline accent, while the east elevation incorporates Norman brick to provide texture and institutional

presence. The south elevation introduces greater transparency with insulated glazing and a standing-seam metal roof, contributing to a cohesive and resilient public-facing design. The proposed site layout meets all Town setback requirements for public buildings.

Landscaping has been designed to comply with Town standards and provide effective buffering, particularly along the north property line adjacent to residential uses, where a continuous row of evergreen trees is proposed. Interior parking areas and driveway entrances incorporate a mix of deciduous and ornamental trees, shrubs, and grasses selected from the Town's approved palette, with enhanced plantings at access points to improve visibility and site aesthetics.

Parking requirements for Parcel A are fully satisfied, with 72 total spaces provided in accordance with Section 18.05.215. Parking for Parcel B will be evaluated at the time of its future development.

The Applicant's Drainage Report (Strategic Site Designs, October 17, 2025), reviewed and concurred by the Town Engineer, demonstrates that the proposed stormwater system meets applicable standards and reduces peak discharge to the Highway 105 culvert by approximately 28 percent. The design maintains existing off-site flow paths and incorporates an extended-detention basin to mitigate runoff from new and existing impervious areas. Future drainage analysis will be required when Parcel B is developed.

The Traffic Analysis Letter (Strategic Site Designs, October 29, 2025), also reviewed and supported by the Town Engineer, concludes that the training facility will generate low traffic volumes—approximately 55 daily trips—and does not warrant roadway improvements or turn-lane construction. Sight-distance requirements along Highway 105 are met, and existing access points are adequate to serve the proposed use.

Overall, the submitted plans and supporting studies indicate that the proposed subdivision and training-facility improvements on Parcel A comply with Town standards and are not anticipated to create adverse impacts on adjacent properties, drainage systems, or the roadway network.

During the public hearing, several residents raised questions and concerns regarding the proposed rezoning and development of the training facility site. One resident sought clarification on the zoning of the property, prompting staff to explain the nature and purpose of the rezoning request. Additional comments focused on the anticipated frequency of use, whether the facility would be made available to other fire districts, and whether approval could establish a precedent for increased building height in the area. Residents also expressed concerns about stormwater runoff, the implications of rezoning Parcel B without an accompanying site plan, potential air-quality impacts—including a request that real wood not

be used for burn training—noise, and whether an environmental impact study should be required. Questions were also raised about the long-term viability of the proposed landscaping. The Applicant addressed as many of these issues as possible during the hearing.

Planning Commissioners followed with their own questions to better understand the operational and financial aspects of the proposal. Commissioner Trujillo asked about the source of funding for the project, and staff clarified that the Monument Fire District, supported by local taxpayers, is responsible for the costs. Commissioner Parr inquired about how smoke from training burns would be prevented from drifting toward nearby homes, and the Applicant described the smoke-dispersal measurements used to manage training conditions. Commissioner Hatch asked whether partner agencies are charged fees to use the facility, and the Applicant explained that fees vary depending on the type of use. Commissioner Egley asked whether the Monument Fire Department pays fees when training at other facilities, and the Applicant confirmed that such fees are typical, with additional details available in the meeting record.

FINDINGS OF FACT

After reviewing the Monument Fire District Subdivision Final Plat, the following finding of fact has been made:

- The request has met the applicable criteria identified in Section 18.02.260 C. of the Land Development Code. Therefore, Staff recommends approval of the request.

After reviewing the request for rezoning alongside the Fire Training Facility Site Plan, the following finding of fact has been made:

- The request has met the applicable criteria identified in Section 18.03.140 D of the Land Development Code. Therefore, Staff recommends approval of the request.

PLANNING COMMISSION RECOMMENDATION

On March 11, 2026, the Planning Commission held two public hearings and voted 3–1 to recommend approval of both the Final Plat and Rezoning.

SUGGESTED MOTION 1.

I move to adopt Ordinance No. 08-2026, An Ordinance Granting Approval of the Rezoning from Planned Unit Development (PUD) to Public (P), for the Monument Fire District Training Center, located at 18650 W Highway 105, supported by the attached exhibits and the Findings of Fact defined in this Memo.

SUGGESTED MOTION 2.

I move to adopt Resolution No. 20-2026, A Resolution Granting Approval of the Monument Fire District Subdivision Final Plat, located at 18650 W Highway 105, supported by the attached exhibits and the Finding of Fact defined in this Memo.

1. Maps
2. Legal Description
3. Staff Memo
4. Staff Presentation dated 4/6/2026
5. Planning Commission Staff Report with Attachments ([link](#))
6. Draft Minutes – Planning Commission, date 3/11/2026
7. Monument Fire Training Facility Site Plan
8. Final Plat for Monument Fire Subdivision
9. Ordinance No. 08-2026 - An Ordinance Granting Approval of the Rezoning from Planned Unit Development (PUD) to Public (P), for the Monument Fire District Training Center
10. Resolution No. 20-2026 - Resolution Granting Approval of the Monument Fire District Subdivision Final Plat

Attachment 1
Location and Future Land Use Map



Figure 1 - Location Map



Figure 2 - Future Land Use Map

LEGAL DESCRIPTION

MONUMENT FIRE DISTRICT TRAINING CENTER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF THE CERTAIN LANDS IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, DESCRIBED THE FOLLOWS:

LOT 1, TRI-LAKES MONUMENT FIRE FILING NO. 1, RECEPTION NUMBER 221714810, OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FURTHERMORE, WITHIN THE PREVIOUSLY DESCRIBED TRACT, LOTS 1 AND 2 ARE DESCRIBED AS FOLLOWS;
LOT 1

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, MONUMENTED BY A 2.5" ALUMINUM CAP WITH A PLS NUMBER OF 10108; THENCE N 87 DEGREES 41 MINUTES 13 SECONDS E, 109.79 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF SUBDIVISION ELEPHANT ROCK ACRES, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR LOT 1;

THENCE N 87 DEGREES 32 MINUTES 30 SECONDS E A DISTANCE OF 409.33 FEET;

THENCE S 51 DEGREES 36 MINUTES 42 SECONDS E A DISTANCE OF 273.32 FEET;

THENCE S 74 DEGREES 23 MINUTES 18 SECONDS W A DISTANCE OF 78.12 FEET;

THENCE S 15 DEGREES 36 MINUTES 42 SECONDS E A DISTANCE OF 206.78 FEET:

THENCE S 33 DEGREES 27 MINUTES 29 SECONDS W A DISTANCE OF 217.75 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF HIGHWAY 105; THENCE ALONG THE THE NORTHERN RIGHT OF WAY OF HIGHWAY 105 THE FOLLOWING COURSES:

N 56 DEGREES 32 MINUTES 31 SECONDS W A DISTANCE OF 7.03 FEET;

THENCE N 15 DEGREES 57 MINUTES 47 SECONDS WEST A DISTANCE OF 2.93 FEET;

THENCE N 57 DEGREES 09 MINUTES 33 SECONDS WEST A DISTANCE OF 227.49 FEET;

THENCE LEAVING SAID HIGHWAY 105 RIGHT OF WAY N 15 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 199.10 FEET TO A POINT ON THE EASTERN BOUNDARY OF BEATEN-JONE ADDITION;

THENCE N 15 DEGREES 41 MINUTES 17 SECONDS W A DISTANCE OF 338.30 FEET TO THE POINT OF BEGINNING. CONTAINING 4.900 ACRES, 213,391 SQUARE FEET, MORE OR LESS.

LOT 2

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, MONUMENTED BY A 2.5" ALUMINUM CAP WITH A PLS NUMBER OF 10108; THENCE N 87 DEGREES 41 MINUTES 13 SECONDS E, 109.79 FEET; THENCE S 87 DEGREES 32 MINUTES 30 SECONDS E, 409.33 FEET TO THE TRUE POINT OF BEGINNING FOR LOT 2;

THENCE N 87 DEGREES 32 MINUTES 30 SECONDS E A DISTANCE OF 910.76 FEET, TO A POINT ON THE WESTERN RIGHT - OF - WAY OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING S 07 DEGREES 51 MINUTES 54 SECONDS E, CHORD DISTANCE OF 861.50 FEET, A RADIUS OF 2488.72 FEET, AN ARC LENGTH OF 865.86 FEET TO A POINT ON THE NORTHERN RIGHT - OF - WAY OF HIGHWAY 105;

THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF HIGHWAY 105 THE FOLLOWING COURSES:

S 83 DEGREES 39 MINUTES 11 SECONDS W A DISTANCE OF 77.11 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING N 87 DEGREES 51 MINUTES 16 SECONDS W, CHORD DISTANCE OF 171.65 FEET, A RADIUS OF 663.28 FEET, AN ARC LENGTH OF 172.13 FEET;

THENCE S 10 DEGREES 00 MINUTES 21 SECONDS W A DISTANCE OF 49.91 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING N 79 DEGREES 57 MINUTES 38 SECONDS W, CHORD DISTANCE OF 267.61 FEET, A RADIUS OF 656.80 FEET, AN ARC LENGTH OF 269.50 FEET;

THENCE N 56 DEGREES 32 MINUTES 31 SECONDS WEST A DISTANCE OF 215.31 FEET;

THENCE LEAVING SAID HIGHWAY 105 NORTHERN RIGHT OF WAY N 33 DEGREES 27 MINUTES 29 SECONDS EAST A DISTANCE OF 217.75 FEET;

THENCE N 15 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 206.78 FEET;

THENCE N 74 DEGREES 23 MINUTES 18 SECONDS EAST A DISTANCE OF 78.12 FEET;

THENCE N 15 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 273.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.931 ACRES, 476,163 SQUARE FEET, MORE OR LESS.

Monument Fire District Training Center Final Plat & Rezoning

Staff Presentation

Town Council Meeting – 4/6/2026

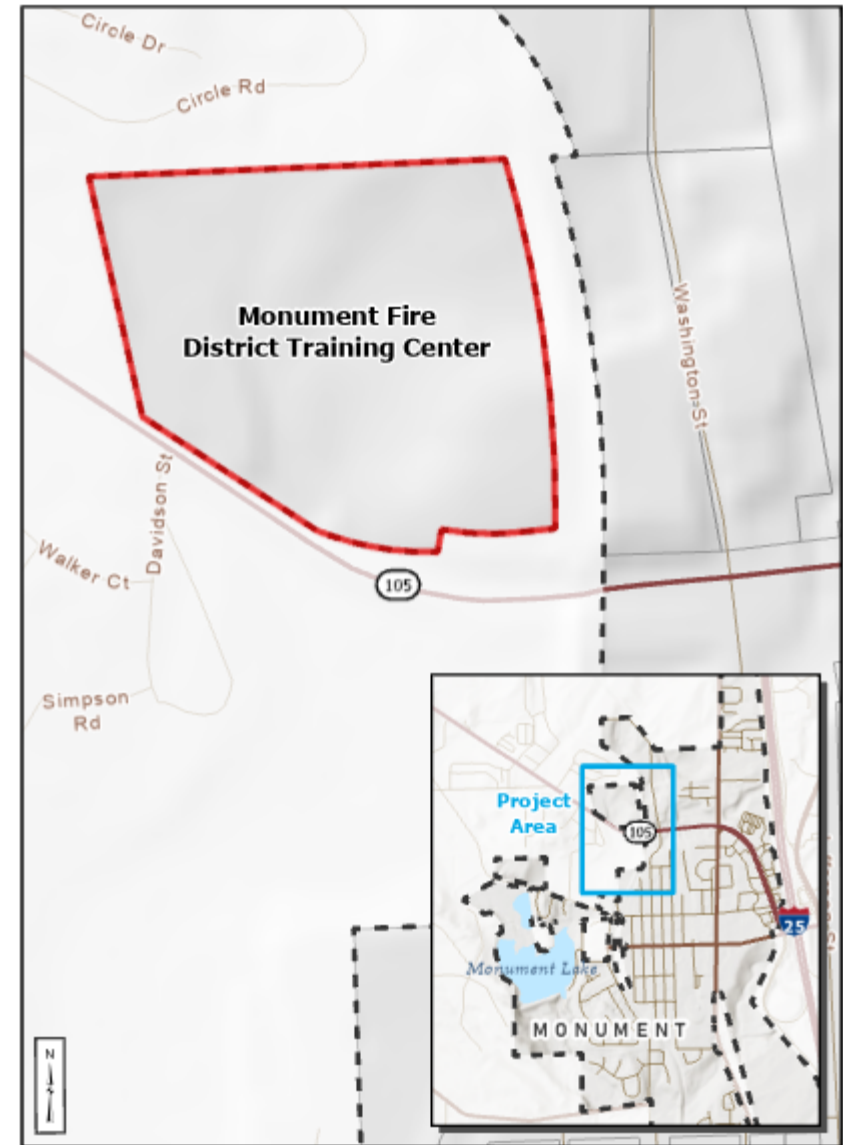


INTRODUCTION

- **Applicant** – OZ Architecture
- **Representative** – Chris Perdue
- **Property Owner** – Monument Fire Protection District
- **Location** -
18650 West Highway 105
Monument, CO 80132
- **Request** - Approval of the
 - Final Plat
 - Rezoning

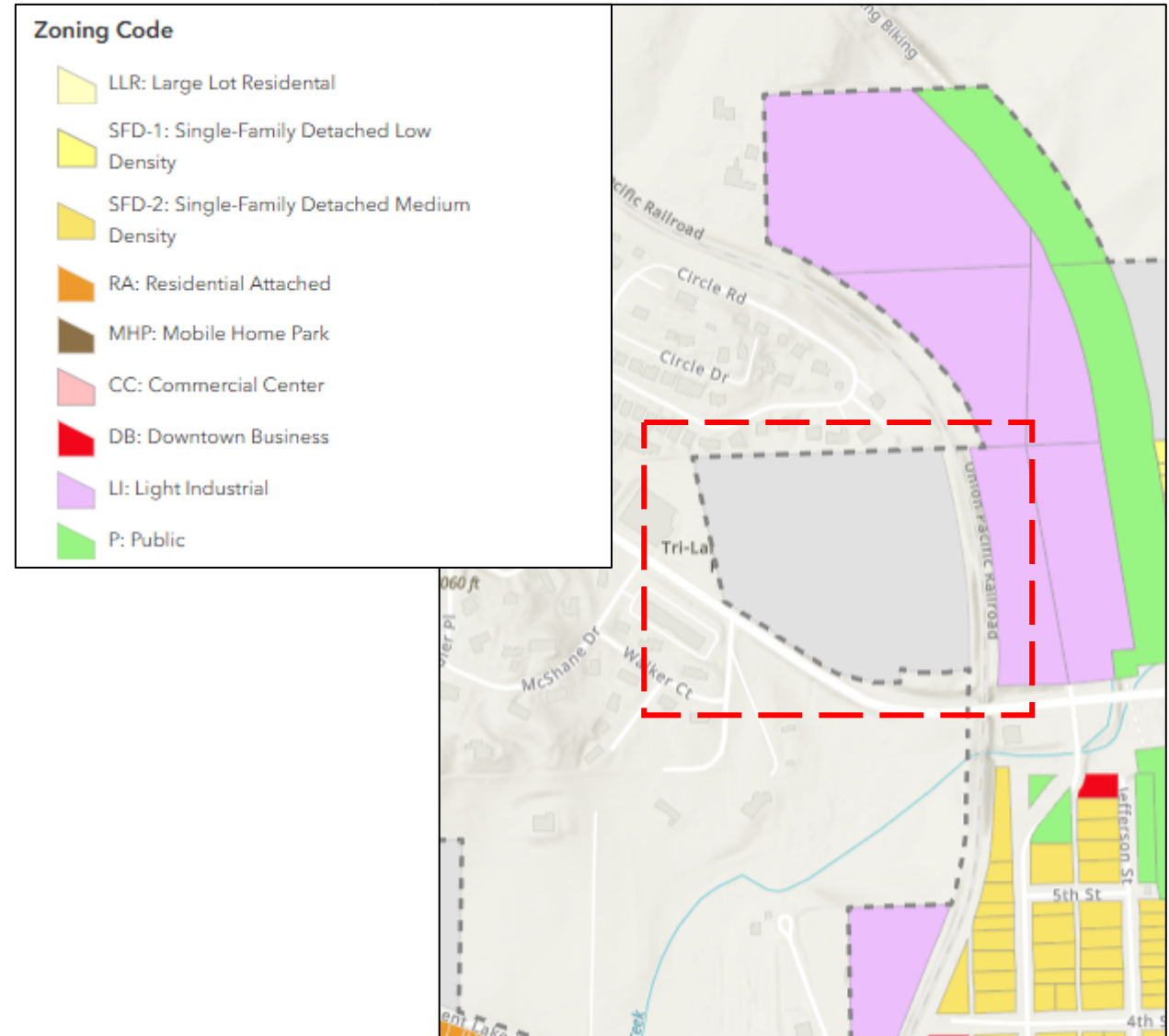


LOCATION MAP

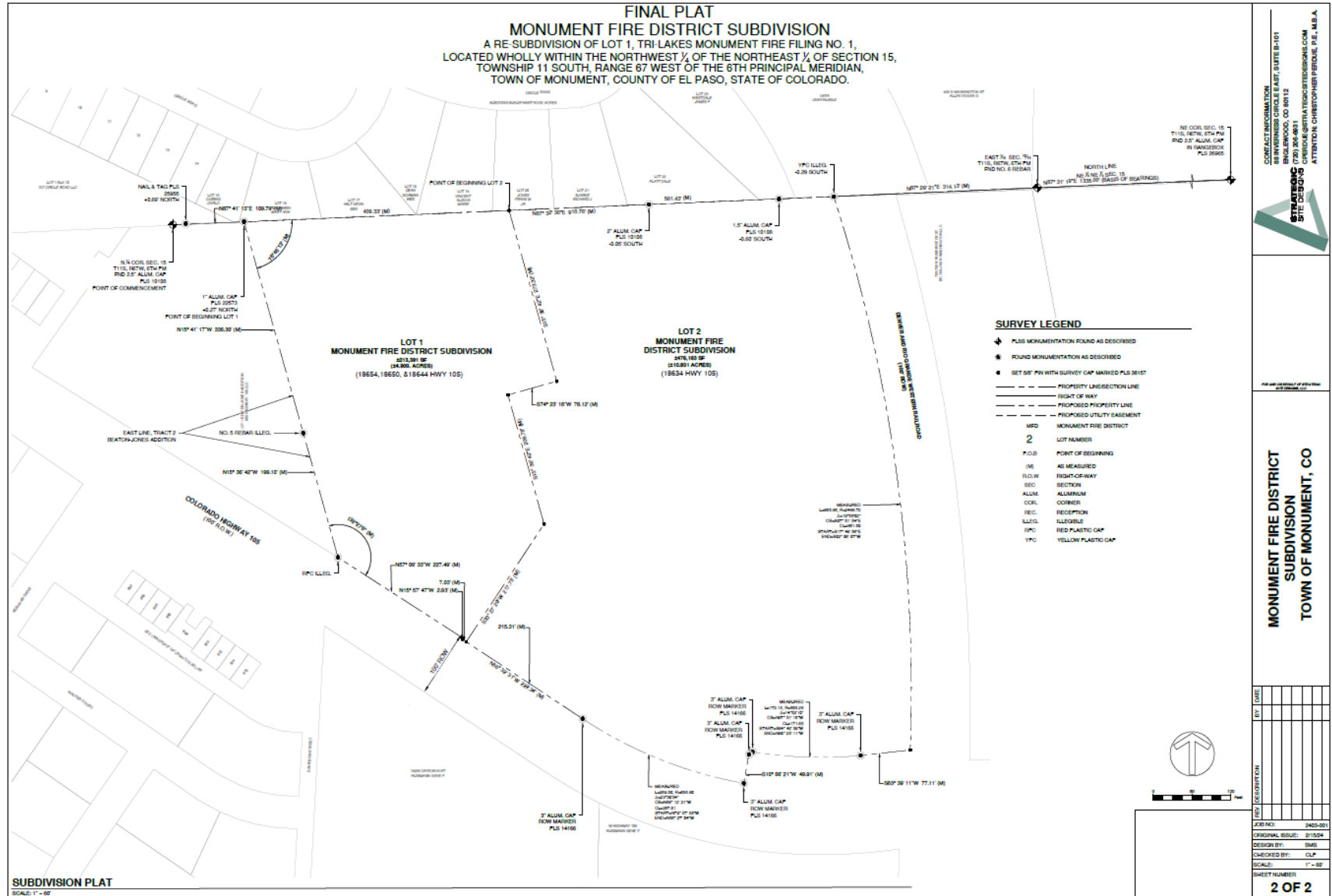


SURROUNDING ZONING AND LAND USE

- **Subject Property:**
Property Schedule No. 7115118002
- **North** – Residential R₃ (El Paso County)
- **South** – Residential (El Paso County)
- **East** – Light Industrial (Monument)
- **West** – Commercial and Residential (El Paso County)

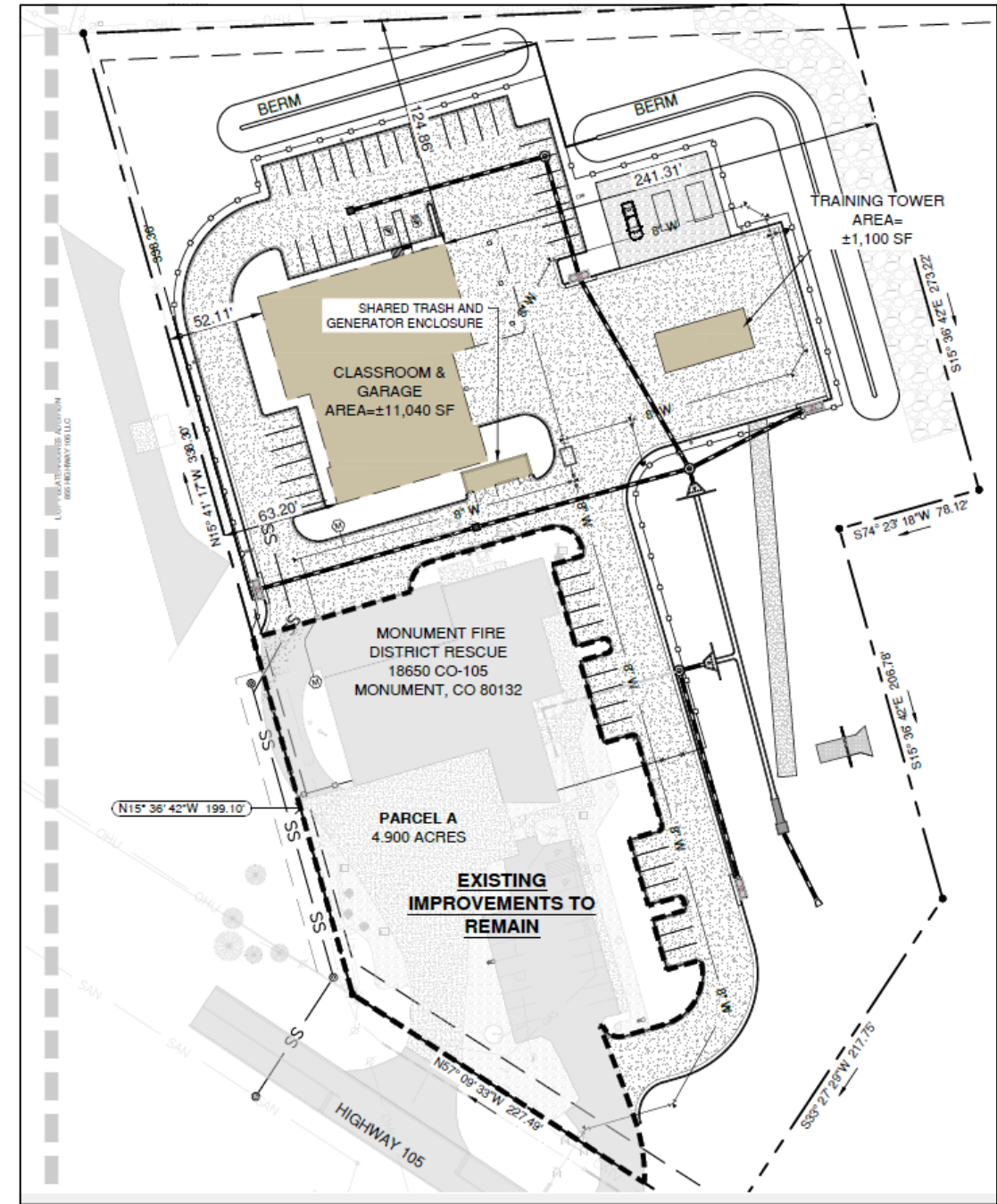


FINAL PLAT



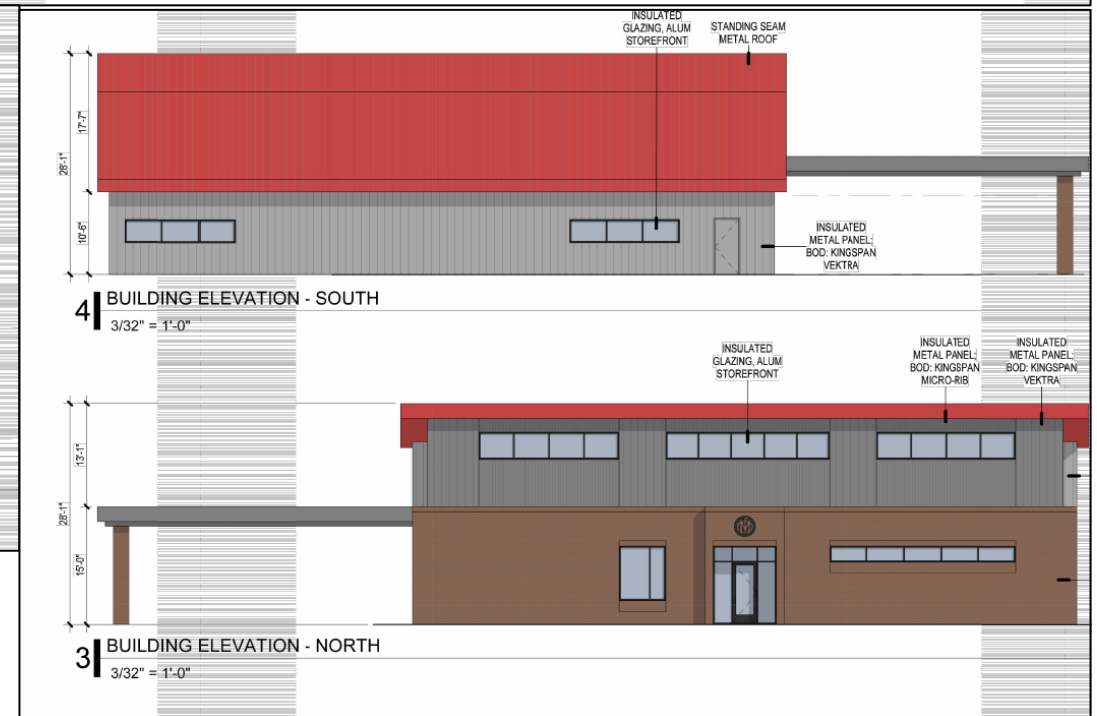
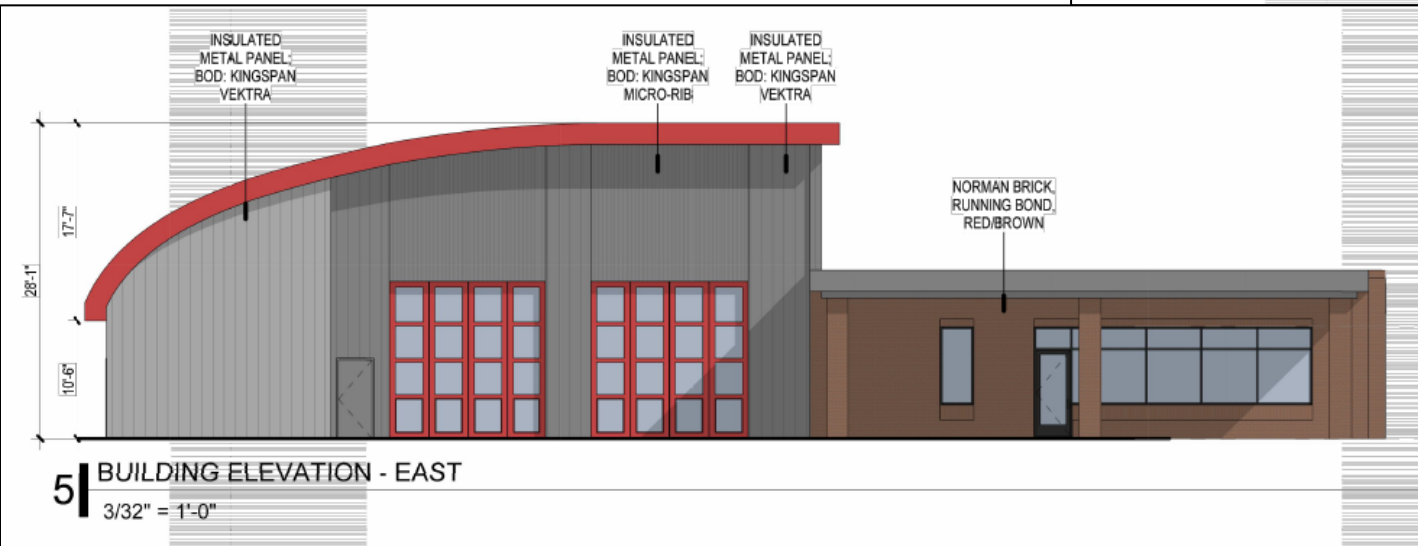
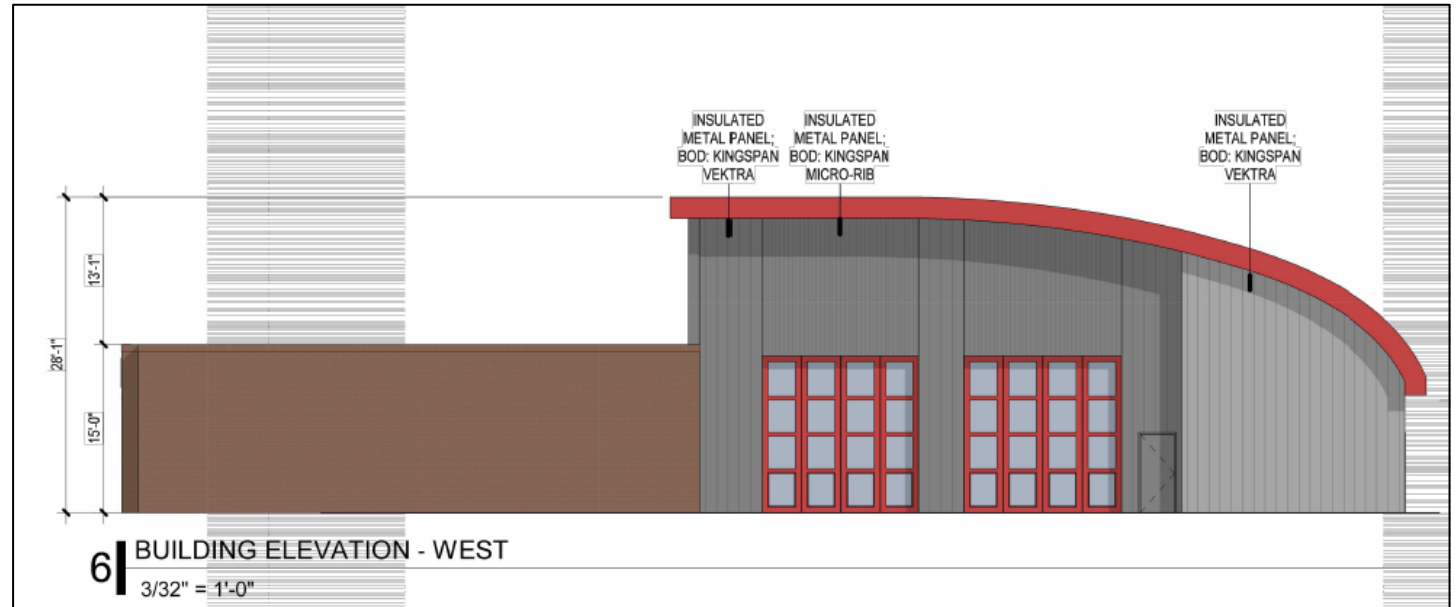
SITE PLAN

- Their proposed site plan demonstrates compliance with the Town of Monument's public-building setback standards, providing the required 25-foot setback along the front, rear, and side property lines.



Project Summary – SITE PLAN

ARCHITECTURE



LANDSCAPING



STORMWATER AND TRAFFIC ANALYSIS

STORMWATER

- Based on the submitted hydrologic and hydraulic analysis, the proposed drainage system adequately mitigates runoff generated by the development and reduces downstream impacts relative to existing conditions.
- The analysis does not include future development of Parcel B. Additional drainage evaluation will be required at the time Parcel B is developed.
- Based on the current data and analysis included in the Applicant's October 2025 Report and review of the Drainage Report completed by IMEG (Monument Engineer), Town Staff concurs with this assessment.

TRAFFIC ANALYSIS

- The proposed Monument Fire District Training Facility is expected to generate low traffic volumes, and the analysis concludes that no roadway improvements are required. The combined daily trips from the existing Station #1 and the new classroom/training uses are estimated at approximately 55 vehicles per day, well below the 100-vehicle threshold that would trigger a full Traffic Impact Study.
- Peak-hour activity remains limited, with most trips associated with shift changes and periodic classroom use.
- Based on the current data and analysis included in the Applicant's October 2025 Report and review of the Traffic Analysis Letter completed by IMEG (Monument Engineer), Town Staff concurs with this assessment.



FINDINGS OF FACT

After reviewing the Monument Fire District Subdivision Final Plat, the following finding of fact has been made:

- The request has met the applicable criteria identified in Section 18.02.260 C. of the Land Development Code.

After reviewing the request for rezoning alongside the Fire Training Facility Site Plan, the following finding of fact has been made:

- The request has met the applicable criteria identified in Section 18.03.140 D of the Land Development Code.



MOTION/ACTION

SUGGESTED MOTION 1.

I move to adopt Ordinance No. 08-2026, An Ordinance Granting Approval of the Rezoning from Planned Unit Development (PUD) to Public (P), for the Monument Fire District Training Center, located at 18650 W Highway 105, supported by the attached exhibits and the Findings of Fact.

SUGGESTED MOTION 2.

I move to adopt Resolution No. 20-2026, A Resolution Granting Approval of the Monument Fire District Subdivision Final Plat, located at 18650 W Highway 105, supported by the attached exhibits and the Finding of Fact.





STAFF REPORT

TO: Planning Commission
FROM: Rey Medina, Planner
DATE: March 11, 2025
SUBJECT: Case No. 009-2024 RZ/FP/SP
Final Plat and Rezone for the Monument Fire Training Facility [Public Hearing]

Applicant's Information.

OZ Architecture
Kevin Schaffer
3003 Larimer St
Denver, CO 80205

Owner's Information:

Jamey Bumgarner
Monument Fire Protection District
16055 Old Forest Point, Suite 102
Monument, CO 80132

Property Location.

18650 West Highway 105
Monument, CO 80132
Property Schedule No. 7115118002

Property Size.

15.849 Acres

Comprehensive Plan Designation.

The subject properties are designated Single Family Detached (SFD) by the Town's Comprehensive Plan, adopted 2017.

Zoning Designation.

Triview Metropolitan District Promontory Pointe
Water Tank Facility - P-Public

Sanctuary Pointe PUD Open Space

Surrounding Property Information.

North – Residential R3 (El Paso County)
West – Commercial and Residential (El Paso County)
East – Light Industrial (Monument)
South – Residential (El Paso County)

Requested Action(s).

1. A Final Plat for the Monument Fire District Subdivision.
2. A Rezone of 15.849 acres from PUD (Planned Unit Development) to P (Public).

Executive Summary. The Applicant, OZ Architecture on behalf of the Monument Fire Protection District, requests a Final Plat approval and Rezoning for the Monument Fire Training project located at 18650 West Highway 105 Monument, CO 80132. The proposal involves expansion of the existing Fire Department facility, including construction of an 11,040-square-foot classroom and garage building, a training tower, and a future training area. Each request will be considered separately based on relevant review criteria and forwarded to Town Council for Consideration with a recommendation from Planning Commission.

Public Notice. Pursuant to [Chapter 18 - Land Development Code, Section 18.01.260.D and Table 1.2](#), which requires a public notice at least fifteen (15) days prior to any public hearing for a land use change, be mailed to property owners with 500 feet and posted on the property. The Applicant has complied with notice requirements.

History/Background. The Monument Fire District operates an existing facility at 18650 West Highway 105 that serves as a primary location for operational support. The district has identified the need to expand its training capacity to meet current operational demands and accommodate future growth. The proposed Training Center project includes construction of an 11,040-square-foot classroom and garage building, a training tower, and a future training area, all intended to enhance the district's ability to provide essential public safety services.

The Fire District has maintained operations at this location for several years. September 23, 2020, a PD zoning and sketch PD plan were approved for the property known as Fire Station No.1. This site has since consistently been used for public-safety functions. Existing improvements include the primary fire station and associated parking areas. The training center represents the next phase of development to support the district's long-term operational objectives.

The property is currently zoned Planned Unit Development, which has accommodated the existing fire facility but does not fully align with the scope or nature of the proposed expansion. To support the Training Center, the applicant requests rezoning to the Public (p) zoning district, which is intended for civic, governmental, and public-service uses such as fire protection and emergency-response facilities. The Town of Monument's 2017 Comprehensive Plan designates this area for park space. However, seeing as the property was zoned PUD for the construction of the Fire Department back in 2020, Public zoning supports the continued presence and expansion of essential community-service infrastructure. Plan policies encourage the enhancement of public-safety facilities in locations that can effectively serve the community, and the proposed rezoning is consistent with these adopted land-use objectives. The Final Plat and Rezoning applications have been reviewed by Town Staff and referred to applicable agencies in accordance with standard procedures.

Project Details. The Monument Fire District is proposing to divide its existing property into two separate parcels, designated as Parcel A and Parcel B. Parcel A will continue to house the Tri-Lakes Monument Fire Rescue Station, which will remain fully operational. Planned improvements on Parcel A include the construction of a classroom/garage building and a new training tower to support firefighter training needs. Parcel B will remain vacant for the time being, with the intention

of developing it in the future as a wildland training and staging area once the district is ready to proceed (Attachment 4D-Site Plan).

Architecture. The fire station's architecture incorporates a coordinated palette of durable materials that express both functionality and civic presence. The west elevation is defined primarily by insulated metal panels, using a combination of standard grey tones and a distinctive red accent at the roofline to emphasize the building's operational identity. The east elevation introduces greater material richness, featuring extensive use of Norman brick in red and brown hues, which adds texture, and a grounded, institutional character to the façade. Along the south elevation, the design shifts toward transparency with insulated glazing at the building-front, paired with a standing seam metal roof that reinforces the building's resilient aesthetic. Together, these elements create a cohesive architectural expression that balances durability, visibility, and a professional public-facing image.

Their proposed site plan demonstrates compliance with the Town of Monument's public-building setback standards, providing the required 25-foot setback along the front, rear, and side property lines.

Landscaping. Landscaping around the site is designed to provide both visual buffering and compliance with the Town's landscape standards. Along the north property line, adjacent to the residential subdivision and separated by an existing fence, a continuous row of evergreen trees is proposed to create year-round screening. Within interior parking areas, the plan incorporates a mix of deciduous trees, ornamental species, shrubs, and grasses selected directly from the Town of Monument's approved landscaping palette. This combination provides seasonal variety, shade, and a cohesive landscape throughout the site. Additional landscaping is concentrated at the driveway entrances, where enhanced plantings frame the access points and improve sightlines into and out of the property. These areas include a higher density of shrubs and ornamental trees than required, demonstrating a clear effort to elevate the site's appearance and provide safer, more visually open entry conditions.

Parking. Parking requirements for Parcel A are fully met under Section 18.05.215, with calculations based on the three proposed uses on that parcel: the existing fire station, the new classroom/garage, and the training tower. The site plan provides 68 standard spaces and 4 accessible spaces, for a total of 72 parking spaces, satisfying the code's minimum standards. Parking for Parcel B will be evaluated in the future once the Fire District advances its site-planning efforts for the wildland training and staging area.

Stormwater Management. The Applicant provided a Drainage Report for the Training Facility (Attachment 5). The Report, prepared by Strategic Site Designs, LLC, dated October 17, 2025, concludes the following. The proposed drainage design has been prepared in accordance with applicable industry standards and local regulatory requirements. The design maintains the two existing off-site flow paths that currently cross the property en route to the Highway 105 culvert, minimizing disturbance and reducing overall development cost. A small portion of the northern

basin (Design Point 181 in the Final Drainage Report, Attachment 5) will be temporarily redirected around site improvements before rejoining its natural drainage path.

All new impervious surfaces, along with a substantial portion of existing impervious areas, will be routed to a new extended-detention basin. This facility is designed to reduce peak discharge rates to the Highway 105 culvert (Design Point 9 in the Final Drainage Report, Attachment 5). Under existing conditions, the 19.03-acre drainage area contributes 36.93 CFS to the culvert. With the proposed improvements on Parcel A, peak flow is projected to decrease to 26.45 CFS—a reduction of approximately 28 percent.

Based on the submitted hydrologic and hydraulic analysis, the proposed drainage system adequately mitigates runoff generated by the development and reduces downstream impacts relative to existing conditions.

The analysis does not include future development of Parcel B. Additional drainage evaluation will be required at the time Parcel B is developed, including assessment of off-site flows and the previously identified capacity limitations of the Highway 105 culvert documented in the Dirty Woman Creek and Crystal Creek Study.

Based on the current data and analysis included in the Applicant's October 2025 Report and review of the Drainage Report completed by IMEG (Monument Engineer), Town Staff concurs with this assessment.

Traffic Analysis Report. The Applicant provided a Traffic Analysis Letter for the project. The Report, prepared by Strategic Site Designs, dated October 29, 2025, concludes the following (Attachment 6). The proposed Monument Fire District Training Facility is expected to generate low traffic volumes, and the analysis concludes that no roadway improvements are required. The combined daily trips from the existing Station #1 and the new classroom/training uses are estimated at approximately 55 vehicles per day, well below the 100-vehicle threshold that would trigger a full Traffic Impact Study. As noted in the letter, the project “will not generate those volumes due to the use, the operation of the facility, and the staffing plan for the existing station.”

Peak-hour activity remains limited, with most trips associated with shift changes and periodic classroom use. Classroom operations are not expected to occur daily. The analysis confirms that projected volumes do not meet CDOT thresholds for turn-lane construction, stating that “the turn lane does not seem warranted.”

Sight-distance requirements along Highway 105 are met, and existing curb-return radii comply with Town standards. The letter also notes that “adequate sight-distance exists to provide motorists with sufficient decision time.”

Overall, the existing access points are considered sufficient, and the development is not anticipated to create negative impacts on the roadway network. The report concludes that “no roadway improvements [are] warranted.”

Based on the current data and analysis included in the Applicant's October 2025 Report and review of the Traffic Analysis Letter completed by IMEG (Monument Engineer), Town Staff concurs with this assessment.

Comprehensive Plan. The subject property is designated Parks, Trails, and Open Space (PR) on the western portion and Residential Attached (RA) on the eastern portion under the Town's 2017 Comprehensive Plan (Attachment 1). In 2020, the Town approved a Fire Training Facility on the site, establishing a new and more appropriate long-term public-safety function for the property. Given this shift in intended use, rezoning the property from its current Planned Unit Development (PUD) designation to Public (P) zoning is the most appropriate action. The Public zoning district aligns with and supports the site's planned use as a Fire Station and associated public-safety facilities.

ANALYSIS AND FINDINGS

Criteria for Review – 18.02.260 C. Final Plat

1. *The plat conforms with the Town's Comprehensive Plan; Parks, Trails, and Open Space Plan; and other plans adopted by the Town from time to time.*
 - a. Based on staff's review and the input of the Town's Development Review Team (DRT) partners, the proposed project complies with all applicable development standards. The purpose of this Final Plat is to support and expand the Monument Fire District's ability to provide public-safety services to the community. Because the project's intent is to facilitate a public-safety facility rather than park or recreational improvements, the provisions of the Parks, Trails, and Open Space Plan are not applicable to this request.
2. *The plat proposes a harmonious development and lot pattern that is compatible with the neighborhood and community.*
 - a. The proposed plat establishes a lot pattern that is compatible with surrounding development of the Monument Fire Station.
3. *The lot and development pattern ensures there will be adequate light, air, parks, open space, and other places for public use.*
 - a. The Monument Fire District's role as a public-safety provider establishes the site as a community benefit, and its use as a Fire Station meets the intent of serving the public without requiring compliance with park or open-space standards. The lot's function as essential public infrastructure therefore satisfies the public-benefit purpose envisioned for the property.
4. *The plat design provides for adequate access to all lots and tracts proposed in the subdivision.*
 - a. The proposed plat maintains access to the property in a manner consistent with existing conditions. At this time, the inclusion of Parcel B does not create a demonstrated need for an additional access point, and no changes to the current access configuration are warranted based on the information available.

5. *Adequate, safe, and efficient public improvements, utilities, and community facilities and services will be provided with sufficient capacity to serve the subdivision.*
 - a. *A sufficient supply of water is available and sufficient water rights have been dedicated to the Town or applicable district, in conformance with the applicable district's water standards.*
 - A sufficient supply of water remains available for the expansion of this property's services. Furthermore, this property receives its sanitation service from the Palmer Lake Sanitation District.
 - b. *The owners and/or developers of the property will bear the cost of improvements which benefit the land being developed and pay their fair share of any community improvements and/or facilities.*
 - A site improvement agreement will be reviewed by the Planning Director to ensure the development has paid its fair share of community improvement.
6. *The plat design provides for adequate protection from fire, flood, geologic hazards, significant soil constraints, and other dangers, and provides for proper design of stormwater drainage, erosion control, and street.*
 - a. The Final Plat application alone would not provide for adequate protections; however, the site plan documentation alongside the Final Drainage Report do provide adequate protections from adverse impacts.
7. *The plat conforms to all applicable provisions of these regulations and any other applicable provisions of the Monument Municipal Code, and all applicable County, State, and Federal Regulations.*
 - a. The contents and form of the proposed Final Plat conform with technical plat requirements.
8. *The plat design provides for the preservation and conservation of unique or distinctive natural areas, scenic areas and views, natural landmarks, including rock outcroppings and unique landforms, significant wildlife habitats and migration areas, drainage areas, riparian areas, wetlands, historic features and archaeologically sensitive sites, recognizing the irreplaceable character of such resources and their importance to the quality of life in Monument.*
 - a. The plat design does not identify any unique features in need of additional preservation or conservation efforts.
9. *The plat design provides for the preservation and conservation of significant stands of vegetation.*
 - a. No significant stands of vegetation exist on this property.
10. *The final plat is generally consistent with the preliminary plat, as applicable.*
 - a. No such Preliminary Plat was identified in Planning Department records. The property was initially platted for the existing Fire Station and in this case is being replatted for improvement and expansion of services.

18.03.140.D – Rezoning evaluation criteria

1. *The compatibility of the rezoning proposal with the surrounding zone districts and land uses in the vicinity of the site of the rezoning, including the characteristics of the existing neighborhood, the applicable area and bulk requirements, and the suitability of the site for development in terms of on-site characteristics.*
 - a. The proposed rezoning is compatible with the surrounding zone districts and existing land uses, which include a mix of residential, commercial, and civic functions. A fire station is consistent with the character and service needs of the neighborhood and does not introduce a use that is out of scale or incompatible with nearby development.
2. *The impacts of the rezoning upon expected traffic generation and road safety availability of on-site and off-site parking and the availability of adequate utility services and street access on the site.*
 - a. The traffic analysis demonstrates that the rezoning will not create adverse impacts on traffic generation or roadway safety. The proposed training facility and existing Station #1 together are expected to generate approximately 55 daily trips, which is well below the 100-trip threshold that would require a full Traffic Impact Study. The report also concludes that the existing access points are sufficient, and the development is not expected to create negative impacts on the surrounding roadway network.
3. *That the land proposed for rezoning, or adjacent land, has changed or is changing to a degree such that it is in the public interest and consistent with the intent, purpose and provisions of this chapter to encourage different densities or uses within the land in question.*
 - a. Staff analysis concluded that the fire station rezoning show that conditions in and around the site have evolved in a way that makes a civic/public-safety use both appropriate and in the public interest.
4. *That the proposed rezoning is needed to provide land for a demonstrated community need or service and such rezoning will be consistent with the goals, objectives and policies contained within the Comprehensive Plan.*
 - a. The Public zoning district aligns with and supports the site's planned use as a Fire Station and associated public-safety facilities.
5. *That the existing zoning classification currently recorded on the Official Zoning Map is in error.*
 - a. N/A
6. *That the proposed rezoning is in conformance, or will bring the property into conformance, with the Comprehensive Plan goals, objectives and policies, and other related policies or plans for the area.*
 - a. The property has already transitioned to a public-safety use with the establishment of the Fire Station, which differs from the land-use designation shown in the 2017

Comprehensive Plan. Rezoning the site will bring the zoning classification into closer alignment with the existing and long-term use of the property, ensuring that the regulatory framework reflects current conditions and supports the community's public-safety needs. This adjustment strengthens consistency with the Comprehensive Plan by matching the zoning to the established civic function of the site.

7. *That adequate infrastructure/facilities are available to serve the type of uses allowed by the change of zoning, or that the applicant will upgrade and provide such where non-existent or under capacity.*
 - a. Staff analysis confirms that the existing infrastructure and public facilities are adequate to support the expanded fire-station and training-facility use on the property. Available utilities, roadway access, and supporting services meet the operational needs of the project, and no system upgrades are required to accommodate the proposed expansion onto parcel A.
8. *The impacts of the rezoning upon expected traffic generation and road safety, availability of onsite and off-site parking and the availability of adequate utility services and street access to the site.*
 - a. The rezoning, together with the updated site plan, demonstrates that the property provides sufficient on-site parking, reliable utility services, and appropriate street access to support the fire-station and training-facility use

Findings of Fact and Staff Recommendation

After reviewing the Monument Fire District Subdivision Final Plat, the following finding of fact has been made:

- The request has met the applicable criteria identified in Section 18.02.260 C. of the Land Development Code. Therefore, Staff recommends approval of the request.

After reviewing the request for rezoning alongside the Fire Training Facility Site Plan, the following finding of fact has been made:

- The request has met the applicable criteria identified in Section 18.03.140 D of the Land Development Code. Therefore, Staff recommends approval of the request.

Recommended Action.

Motion 1) Mr. Chairman, on the request for approval of the Monument Fire District Subdivision Final Plat, for property located on parcel No. 7115118002, I move that the Planning Commission forward a recommendation of approval/denial to Town Council, supported by the attached documents and by the finding of fact as listed in the staff report.

Motion 2) Mr. Chairman, on the request for approval of the rezoning from Planned Unit Development (PUD) to Public (P), for property located on parcel No. 7115118002, I move that the Planning Commission forward a recommendation of approval/denial to Town Council, supported by the attached documents and by the finding of fact as listed in the staff report.

Attachments Referenced and Additional

- Attachment 1 – Location Map and Future Land Use Map. [[link](#)]
- Attachment 2 – Public Hearing Notice. [[link](#)]
- Attachment 3 – Applicant Project Narrative [[link](#)]
- Attachment 4 – Monument Fire District Subdivision (Final Plat), prepared by Strategic Site Designs, last revised September 26, 2025. [[link](#)]
- Attachment 5 – Drainage Report for Monument Fire Training Facility, prepared by Strategic Site Designs, dated October 17, 2025. [[link](#)]
- Attachment 6 – Traffic Analysis Letter for Monument Fire Training Facility, prepared by Strategic Site Designs, dated October 29, 2025. [[link](#)]
- Attachment 7 – Monument Fire Training Facility Site Plan, prepared Strategic Site Designs, last revised October 27, 2025. [[link](#)]
- Attachment 8 – Town Engineer Recommendation of Approval [[link](#)]



**TOWN OF MONUMENT PLANNING COMMISSION - DRAFT
REGULAR MEETING**

Wednesday March 11th, 2026

Hybrid Meeting-In person and remote participation Via Microsoft TEAMS

1. Call to order, Pledge of Allegiance, Roll Call:

- a. Chair Egley called the meeting/hearing of the Planning Commission of the Town of Monument, Colorado, to order at 6:00 pm at Monument Town Hall and led those assembled in the Pledge of Allegiance.

PLANNING COMMISSION	TOWN STAFF
PRESENT: Chair Ray Egley Commissioner Donna Hatch Commissioner John Parr Commissioner Martin Trujillo	Rey Medina, Planner Jenna Gorney, Senior Planner Dan Ungerleider, Planning Director
ATTENDED REMOTELY:	
ABSENT: Vice-Chair Corey Petersen Commissioner Valerie Baumer	

2. Approval of Minutes/Agenda Modification

- a. Move to approve the minutes of February 11th, 2026, Planning Commission Meeting.
Commissioner Egley motioned to approve the minutes; Commissioner Parr seconded; passed 4-0.

3. Hearing/Meeting Items

- a) Request for the Approval of the Final Plat and Final Planned Unit Development Plan for the Alpine Dealership at Falcon Commerce Center.
- Public Hearing was open and closed with members of the public present.
 - Staff Presentation: Presented by Jenna Gorney, Senior Planner.
 - Public Comments: Darlene Scow – Question regarding lot coverage. Plans show 40% coverage, but the lot looks to be covered at 80%. Town code defines lot coverage by building not asphalt pour.
 - Commissioner Comments:
 - Trujillo – Traffic Impact discussion. Was the study completed considering the growth of Monument or just a snapshot in time of current development? Applicant responds: Traffic study considers the 20-year breakdown of development in the area.
 - Trujillo – Stormwater, is there water running east or west of the property or leading to the air force academy. Applicant responds: there is a regional retention pond from the Falcon Commerce Center to the South. All stormwater from this site would lead to that retention pond.
 - Trujillo – Visual and corridor aesthetics. Discussion of signage on the property and dark sky compliance.
 - Trujillo – Discussion of water impact on Town of Monument water. Applicant responds: Water

service is being provided by the Forest Lakes Metro district. Water prices continue to increase as we continue the drought season in Colorado.

- e) Hatch – Discussion of alignment of parking spaces on the site.
- f) Hatch – Pavement and water runoff concerns. The water is projected to run underneath the property into the ROW along Terrazzo that leads to the retention pond.
- g) Hatch – Car ports for hail? There are some thoughts proposed by the applicant.
- h) Egley – Any traffic improvements expected? No proposed improvements.
- i) Egley – Discussion of water recycling plans for the on-site car wash for the property.
- j) Egley – Discussion of turning the soft surface trail leading to the property into a sidewalk.
- k) Egley – Discussion of lighting and compliance with dark sky compliance.
- l) Trujillo – Are we setting a precedent for more car dealerships to enter and grow in the Town of Monument? Response: This project falls upon a previous PUD approval that aligns with the dealership use, it does not set a precedent for dealerships to grow around the Town.
- v. Commissioner Egley made a motion:
 - b) Motion: *“On the request for approval of the Alpine Dealership at Falcon Commerce Center Final Plat, within Phase 2 of the Falcon Commerce Preliminary PUD Plan, for property located on parcel No. 7135000035, I move that the Planning Commission forward a recommendation of **approval** to Town Council, supported by the attached documents and by the finding of fact as listed in the staff report.”*
 - c) Commissioner Trujillo seconded the motion; motion passed (4-0).
 - d) Motion: *“On the request for approval of the Alpine Dealership Falcon Commerce Center Final PUD Plan, within Phase 2 of the Falcon Commerce Preliminary PUD Plan, for property located on parcel No. 7135000035, I move that the Planning Commission forward a recommendation of approval/denial to Town Council, supported by the attached documents and by the finding of fact as listed in the staff report with the following conditions:*
 - a. The Vehicle Display Area in the south east corner of the lot, as shown on page 8 of the Final PUD Plan set, shall be utilized as presented, having a maximum of 13 vehicles parked or displayed in this area and, any vehicles parked or displayed in this area shall be parked on an approved surface consisting of durable, dust free, all weather material such as: concrete, asphalt, asphalt millings installed over a compacted base, pavers installed over a compacted base, or other similar hard-surfaced materials.
 - b. No vehicles shall be parked or displayed on the building pad for Phase 2 (Building B) during development.
 - c. Paved concrete of the existing subsurface sidewalk on the southwest end of the property from Squadron Drive to the end of the property line.
 - e) Commissioner Parr seconded the motion; motion passed (4-0).
- b) Request for the Approval of the Final Plat and rezone for the Monument Fire Training Facility.
 - v. Public Hearing was open and closed with members of the public present.
 - vi. Staff Presentation: Presented by Rey Medina, Planner.
 - vii. Public Comments: Darlene Scow – Question regarding zoning of the property. Staff responds explaining the request for rezoning. Jean Husman – Discusses multiple concerns: Frequency of use, other districts using the facility, precedent for increased height, runoff concerns, lot b rezoning without site plans, no burning of real wood, noise concerns, environmental impact study?, landscaping will not survive. Applicants address as many of the questions as they were able to.
 - viii. Commissioner Comments:
 - a) Trujillo – Who’s funding is this coming from? Taxes are from the Monument Fire District, so Monument residents.
 - b) Parr – How do you keep smoke from drifting to homes? Applicant explains smoke dispersal measurements for burn training.
 - c) Hatch – Are there fees charged to partnering entities that use the facility? Depends on the use of the facility.

- d) Egley – Does our Fire Department pay a fee when going to other training locations? Yes, there are fees associated with training at other locations, details discussed in meetings and available in recording.
- ix. Commissioner Hatch made a motion:
 - a) Motion: *“On the request for approval of the Monument Fire District Subdivision Final Plat, for property located on parcel No. 7115118002, I move that the Planning Commission forward a recommendation of approval to Town Council, supported by the attached documents and by the finding of fact as listed in the staff report.*
 - b) Commissioner Egley seconded the motion; motion passed (3-1).
 - c) Motion: *“On the request for approval of the rezoning from Planned Unit Development (PUD) to Public (P), for the property located on parcel No. 7115118002, I move that the Planning Commission forward a recommendation of approval to Town Council, supported by the attached documents and by the findings of fact as listed in the staff report.*
 - d) Commissioner Egley seconded the motion; motion passed (3-1).

4. Other Topics:

- a. Senior Planner, Jenna Gorney recommends a workshop take place at the next Planning Commission meeting to discuss building material guidelines for projects that continue to come to the Planning Commission and Town Council.

5. Adjournment: Chair Egley moved to adjourn the meeting/hearing of the Planning Commission at 8:05 pm.

Next Planning Commission Meeting: April 8th, 2026.

The public is welcome to attend either in person or online for the Planning Commission meetings. Town of Monument meetings/hearings Live Stream or video Meetings Online

- **Monument meetings/hearings live stream or video meeting recordings can be found online** - Please follow this (YouTube) link to view all PC meetings/hearings: <http://bit.ly/2uZxjfa>
- **Streaming meetings:** Instructions can be found on the Town website: <https://www.townofmonument.org/263/Planning-Commission-Board-of-Adjustment>
- **Meeting Minutes:** Minutes taken by staff are action summaries. As per the Planning Commission Bylaws, all public meetings of the Commission shall be recorded by electronic device. Any person desiring to have a meeting recorded by a stenographic reporter, at his or her expense, may do so, provided that it does not otherwise disrupt the proceedings.

IMPORTANT NOTE: Accommodations for the hearing impaired can be made upon request with 24 hours' notice. Please call 719-481-2954.

Reference: All Development project information can be found on the town website at <https://www.townofmonument.org/235/Development-Projects>.

Note that each project application submitted to the Town of Monument is reviewed fully by the Planning Department Staff prior to placement on the agenda of the Planning Commission or Town Council. At the meetings/hearings, applicants and Staff will provide details such as possible conditions, density, development capacity and all current and previous approvals. This will include project referrals, which are completed prior to all projects to verify conformance and approval criteria before being brought forth to the Planning Commission.

CERTIFICATION BLOCKS:

LEGAL DESCRIPTION:
SEE LEGAL DESCRIPTION ON THIS PAGE
PROPERTY OWNER ACKNOWLEDGEMENT:
MONUMENT FIRE DISTRICT, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF MONUMENT FIRE DISTRICT - TRAINING FACILITY. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE PLAN WITHOUT TOWN APPROVAL. MINOR CHANGES TO THE SITE PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE PLANNING DIRECTOR. MAJOR CHANGES TO THIS SITE PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__.

[PROPERTY OWNER]

NOTARY CERTIFICATE
STATE OF COLORADO)
JSS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,

20__, BY _____ (NAME AND TITLE)

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

NOTARY PUBLIC

TOWN CERTIFICATION OF APPROVAL:

THIS SITE PLAN FOR MONUMENT FIRE DISTRICT - TRAINING FACILITY IS HEREBY APPROVED BY THE TOWN OF MONUMENT, COLORADO, ON THIS ____ DAY OF _____, 20__, CONDITIONS OF APPROVAL, IF ANY, SHALL BE LISTED ON THE PLAN.

PLANNING DIRECTOR _____ DATE _____

SURVEYING CERTIFICATE:

I, _____, A REGISTERED (PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER) IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN AND LEGAL DESCRIPTION REPRESENTED BY THE _____ WERE PREPARED UNDER MY SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF _____, 20__.

BY (NAME & PROFESSION/TITLE)

RECORDING STAMP

STANDARD NOTES:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE TOWN OF MONUMENT DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

LEGAL DESCRIPTION:

LOCATED WHOLLY WITHIN THE NW 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO.

LOT 1 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, MONUMENTED BY A 2.5" ALUMINUM CAP WITH A PLS NUMBER OF 10108; THENCE N 87 DEGREES 41 MINUTES 13 SECONDS E, 109.79 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF SUBDIVISION ELEPHANT ROCK ACRES, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR LOT 1;

THENCE N 87 DEGREES 32 MINUTES 30 SECONDS E A DISTANCE OF 409.33 FEET;
THENCE S 51 DEGREES 36 MINUTES 42 SECONDS E A DISTANCE OF 273.32 FEET;
THENCE S 74 DEGREES 23 MINUTES 18 SECONDS W A DISTANCE OF 78.12 FEET;
THENCE S 15 DEGREES 36 MINUTES 42 SECONDS E A DISTANCE OF 206.78 FEET;
THENCE S 33 DEGREES 27 MINUTES 29 SECONDS W A DISTANCE OF 217.75 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF HIGHWAY 105;
THENCE ALONG THE THE NORTHERN RIGHT OF WAY OF HIGHWAY 105 THE FOLLOWING COURSES:
N 56 DEGREES 32 MINUTES 31 SECONDS W A DISTANCE OF 7.03 FEET;
THENCE N 15 DEGREES 57 MINUTES 43 SECONDS WEST A DISTANCE OF 2.93 FEET;
THENCE N 57 DEGREES 09 MINUTES 33 SECONDS WEST A DISTANCE OF 227.49 FEET;
THENCE LEAVING SAID HIGHWAY 105 RIGHT OF WAY N 15 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 199.10 FEET TO A POINT ON THE EASTERN BOUNDARY OF BEATEN-JONES ADDITION;
THENCE N 15 DEGREES 41 MINUTES 17 SECONDS W A DISTANCE OF 338.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.900 ACRES, 213,391 SQUARE FEET, MORE OR LESS.

LOT 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, MONUMENTED BY A 2.5" ALUMINUM CAP WITH A PLS NUMBER OF 10108; THENCE N 87 DEGREES 41 MINUTES 13 SECONDS E, 109.79 FEET; THENCE S 87 DEGREES 32 MINUTES 30 SECONDS E, 409.33 FEET TO THE TRUE POINT OF BEGINNING FOR LOT 2;

THENCE N 87 DEGREES 32 MINUTES 30 SECONDS E A DISTANCE OF 910.76 FEET, TO A POINT ON THE WESTERN RIGHT - OF - WAY OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING S 07 DEGREES 51 MINUTES 54 SECONDS E, CHORD DISTANCE OF 861.50 FEET, A RADIUS OF 2488.72 FEET, AN ARC LENGTH OF 865.86 FEET TO A POINT ON THE NORTHERN RIGHT - OF - WAY OF HIGHWAY 105;
THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF HIGHWAY 105 THE FOLLOWING COURSES:
S 83 DEGRES 39 MINUTES 11 SECONDS W A DISTANCE OF 77.11 FEET;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING N 87 DEGREES 51 MINUTES 16 SECONDS W, CHORD DISTANCE OF 171.65 FEET, A RADIUS OF 663.28 FEET, AN ARC LENGTH OF 172.13 FEET;
THENCE S 10 DEGREES 00 MINUTES 21 SECONDS W A DISTANCE OF 49.91 FEET;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING N 68 DEGREES 12 MINUTES 21 SECONDS W, CHORD DISTANCE OF 267.61 FEET, A RADIUS OF 656.80 FEET, AN ARC LENGTH OF 269.50 FEET;
THENCE N 56 DEGREES 32 MINUTES 31 SECONDS WEST A DISTANCE OF 215.31 FEET;
THENCE LEAVING SAID HIGHWAY 105 NORTHERN RIGHT OF WAY N 33 DEGREES 27 MINUTES 29 SECONDS EAST A DISTANCE OF 217.75 FEET;
THENCE N 15 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 206.78 FEET;
THENCE N 74 DEGREES 23 MINUTES 18 SECONDS EAST A DISTANCE OF 78.12 FEET;
THENCE N 15 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 273.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.931 ACRES, 476,163 SQUARE FEET, MORE OR LESS.

GENERAL PROVISIONS

- NO USE SHALL BE PERMITTED THAT WOULD GENERATE TOXIC MATERIALS OR WASTE THAT EXCEEDS FEDERAL, STATE AND LOCAL REGULATIONS.
- THE PROPERTY IS CURRENTLY SERVED BY A WELL FOR DOMESTIC WATER AND BY PALMER LAKE SANITATION DISTRICT FOR WASTEWATER.
- THE TOWN ACKNOWLEDGES SANITARY SEWER SERVICES TO THE PROPERTY IS PROVIDED BY THE PALMER LAKE SANITATION DISTRICT.
- THE PRIVATE PROPERTY OWNERS WILL MAINTAIN ALL MONUMENT SIGNS.
- FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 08041C0257G, EFFECTIVE DATE: DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN). ADJACENT FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 08041C0276G, EFFECTIVE DATE: DECEMBER 7, 2018, INDICATED THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- SIGNS REQUIRE SUBMITTAL OF A SEPARATE SIGN PERMIT TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
- LANDSCAPING WITHIN THE R.O.W. WILL BE MAINTAINED BY THE MONUMENT JUNCTION METROPOLITAN DISTRICT.
- PAVING SECTIONS WILL BE PER TOWN OF MONUMENT PAVING AND CONSTRUCTION STANDARDS SUBSECTION 4.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STORM PIPING, ALL DRAINAGE CONVEYANCE ELEMENTS (IE. DRAINAGE CHANNEL, SWALES, CULVERTS, ETO) AND INLETS, FUTURE BUILDING OCCUPANTS OF LOT 2 WILL BE REQUIRED TO PREPARE AN O&M FOR THE PORTION OF THE DETENTION POND WITHIN THE HIGHWAY 105 RIGHT-OF-WAY.
- PARKING WILL CONFORM TO THE STANDARDS OUTLINED IN THE TOWN OF MONUMENT MUNICIPAL CODE APPROPRIATE TO PROPOSED USE.
- ALL PARKING SPACES AND HANDICAPPED SPACES AND AISLES ARE TO BE STRIPED TO TOWN OF MONUMENT STANDARDS.
- HANDICAP RAMPS WILL BE PROVIDED FOR ACCESS FROM HANDICAP SPACES TO BUILDING ENTRANCES AND TO BE BUILT TO TOWN OF MONUMENT STANDARDS.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN BOTH THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE SUED FOR FLIGHT TRAINING PURPOSES OR UNTIL ALL AIRPORT ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.

ZONING REGULATIONS:

GENERAL PROVISIONS

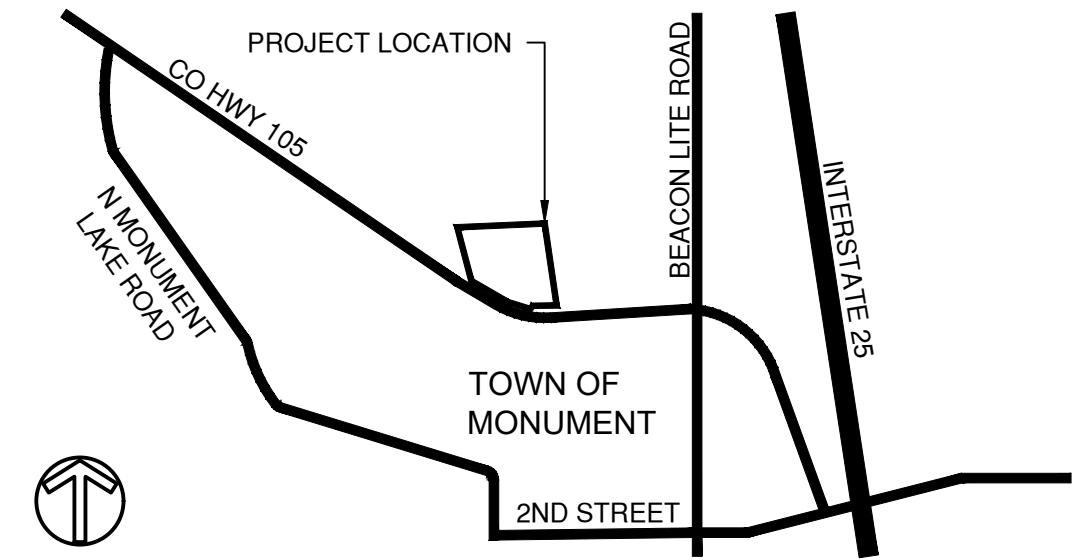
- ADOPTION AUTHORIZATION.** TOWN COUNCIL HAS ADOPTED THIS SITE PLAN AND ZONING REGULATIONS PURSUANT TO CHAPTER 18 OF THE MONUMENT MUNICIPAL CODE AFTER APPROPRIATE PUBLIC NOTICE AND HEARING.
- APPLICABILITY.** THE PROVISIONS OF THIS SITE PLAN AND ZONING REGULATIONS SHALL RUN WITH THE LAND AND BIND ALL LANDOWNERS OF RECORD, THEIR SUCCESSOR, HEIRS, OR ASSIGNS OF THE LAND AS APPROVED BY THE MONUMENT TOWN COUNCIL.
- MAXIMUM LEVEL OF DEVELOPMENT.** THE TOTAL COMMERCIAL, INDUSTRIAL, OR OTHER NONRESIDENTIAL FOR DEVELOPMENT WITHIN THIS ESTABLISHED USE AREAS IS THE MAXIMUM ALLOWED FOR PLATTING AND DEVELOPMENT. THE ACTUAL FLOOR AREA APPROVED WILL BE DETERMINED AT THE SITE PLAN AND FINAL PLAT STAGE OF REVIEW BASED UPON ENVIRONMENTAL CONSTRAINTS, UTILITY AND STREET CAPACITY, COMPATIBILITY WITH SURROUNDING LAND USES, AND OTHER RELEVANT FACTORS.
- RELATIONSHIP TO TOWN REGULATIONS.** THE PROVISION OF THIS SITE PLAN AND THESE ZONING REGULATIONS SHALL PREVAIL AND GOVERN THIS SITE PLAN AND SUPERCEDE THE RELEVANT PROVISIONS OF THE MONUMENT MUNICIPAL CODE, AS AMENDED, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE TOWN OF MONUMENT.
- DEFINITIONS.** THE STANDARD DEFINITIONS FOUND IN THE MONUMENT MUNICIPAL CODE CHAPTER 18 SHALL APPLY TO THIS SITE PLAN. THE FOLLOWING DEFINITIONS ARE NOT INCLUDED IN THE TOWN'S MUNICIPAL CODE AND ARE HEREBY DEFINED BELOW.

FIRE TRAINING CENTER - A FACILITY USED BY LOCAL FIRE AND OTHER EMERGENCY SERVICES TO TRAIN PERSONNEL ON A RANGE OF LIFE SAFETY EXERCISES. A TRAINING CENTER MAY CONTAIN ONE OR MORE OF THE FOLLOWING FACILITIES: 1) TRAINING TOWER, 2) CLASSROOM, 3) GARAGE, 4) CONFINED SPACE ENTRY FACILITY, 5) OTHER PROPS AS NECESSARY TO PERFORM TRAINING EXERCISES.
- OVERALL PROJECT STANDARDS.** THE STANDARD ZONING REQUIREMENTS OF THE MONUMENT MUNICIPAL CODE CHAPTER 18, AS AMENDED, INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, AND USE BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS SITE PLAN, EXCEPT AS MODIFIED BELOW.
- SERVICEABILITY OF PROVISIONS.** IN THE EVENT THAT ANY PROVISIONS HEREOF SHALL BE DETERMINED TO BE ILLEGAL OR VOID BY FINAL ORDER OF ANY COURT OF COMPETENT JURISDICTION, THE REMAINING PROVISIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

DEVELOPMENT GUIDELINES

- PROJECT DESCRIPTION:** A SITE PLAN FOR MONUMENT FIRE DISTRICT DEVELOPMENT PLAN IS A PLANNED COMMERCIAL/OFFICE/INDUSTRIAL DEVELOPMENT ON 15.831 ACRES OF LAND LOCATED NORTH OF CO HWY 105 AND WEST OF BEACON LITE ROAD.
- PERMITTED USES:**
2.1. ALL USES ALLOWABLE IN THE "PUBLIC" ZONING DISTRICT
2.2. ALL USES ALLOWABLE IN THE "PUBLIC" ZONING DISTRICT
- TEMPORARY USES:** TEMPORARY USES SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 18.03.350 OF THE TOWN'S MUNICIPAL CODE, AS AMENDED.
- ACCESSORY STRUCTURE:** AN ACCESSORY USE AND/OR STRUCTURE MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:
AN ACCESSORY USE AND/OR STRUCTURE MUST:
4.1. BE CLEAR INCIDENTAL AND CUSTOMARY TO, AND COMMONLY TO, AND COMMONLY ASSOCIATED WITH THE PERMITTED USE;
4.2. BE OPERATED AND MAINTAINED UNDER THE SAME OWNERSHIP OR LESSEES OR CONCESSIONAIRES THEREOF, AND ON THE SAME LOT AS PERMITTED USE;
4.3. STRUCTURES OR STRUCTURAL FEATURES MUST BE COMPATIBLE WITH, AND ARCHITECTURALLY CONSISTENT WITH, THE PERMITTED USE AND PRINCIPAL STRUCTURE(S) ON THE PROPERTY, AND WITH THE PRINCIPAL STRUCTURES ON ADJACENT PROPERTIES.
- SIGNS:** SIGNS SHALL BE PERMITTED IN ACCORDANCE WITH THE REQUIREMENTS FOR SIGNS IN NON-RESIDENTIAL ZONING DISTRICTS AS STATED IN SECTION 18.06.310 OF THE TOWN'S MUNICIPAL CODE, AS AMENDED. SIGN DESIGN AND THE COMPUTATION OF THE SIGN AREA SHALL CONFORM TO THE STANDARDS IN SECTION 18.06.410 AND 18.06.340 OF THE TOWN'S MUNICIPAL CODE, AS AMENDED. ANY SIGNAGE THAT MAY OCCUR ALONG HIGHWAY 105 WILL NEED TO BE REVIEWED AND APPROVED SEPARATELY BY CDOT.
- DEVELOPMENT STANDARDS:**
ALL DEVELOPMENT GUIDELINES SHALL BE CONSISTENT WITH MONUMENT MUNICIPAL CODE CHAPTER 18.0

SHEET INDEX	
1	COVER SHEET
2	OVERALL SITE PLAN
3	SITE PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN 'A'
7	LANDSCAPE PLAN 'B'
8	LANDSCAPE NOTES
9	LANDSCAPE DETAILS
TBD	IRRIGATION PLAN 'A'
TBD	IRRIGATION PLAN 'B'
TBD	IRRIGATION NOTES
TBD	IRRIGATION DETAILS
TBD	IRRIGATION DETAILS
A-101	FOOTPRINT & ELEVATIONS
A-103	FOOTPRINT & ELEVATIONS
E101	ELECTRICAL SITE PHOTOMETRIC PLAN
E102	SITE LIGHTING DETAILS



VICINITY MAP

SCALE: 1" = 2000'

PROJECT TEAM

APPLICANT:	MONUMENT FIRE DISTRICT 16555 OLD FOREST POINT, #102 MONUMENT, CO 80132 ATTENTION: JAMEY BUMGARDNER (719) 650-9975
ENGINEER:	STRATEGIC SITE DESIGNS, LLC 88 INVERNESS CIRCLE EAST, SUITE B101 ENGLEWOOD, CO 80112 ATTENTION: CHRISTOPHER PERDUE (720) 633-0219
LANDSCAPE ARCHITECT:	STACKLOT, LLC 5639 S. CURTICE STREET LITTLETON, CO 80120 ATTENTION: STEVE WIENS (303) 888-2735
ARCHITECT:	OZ ARCHITECTURE 3003 LARIMER ST. DENVER, CO 80205 ATTENTION: KEVIN M. SCHAFFER (303) 861 - 5704
SURVEYOR:	GEOVISTA SURVEY AND MAPPING 88 INVERNESS CIRCLE EAST, SUITE B101 ENGLEWOOD, CO 80112 ATTENTION: GEORGE PRIEN (303) 549 - 5903

DATA BLOCK		
ZONE DISTRICT	P - PUBLIC	
GENERAL ZONE LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)	689,597	15.831
PARCEL A LOT SIZE	213,391	4.900
PARCEL B LOT SIZE	476,163	10.931
PRIMARY AND SIDE STREET DESIGNATIONS	PRIMARY STREET: HIGHWAY 105	SIDE STREET: NONE
PROPOSED USE	PARCEL A: FIRE STATION AND TRAINING CAMPUS, PARCEL B: ANY USE ALLOWED IN THE PUBLIC (P) ZONING DISTRICT	
PARCEL A TOTAL BUILDING AREA	20,141 SQ. FT	
EXISTING STATION #1	9,761 SQ. FT	
CLASSROOM/GARAGE	11,040 SQ. FT	
TRAINING TOWER	1,100 SQ. FT	
LOT COVERAGE PARCEL A	SQUARE FEET	PERCENTAGE
PARKING LOT, ACCESS DRIVES, ETC (INC GRAVEL)	52,272	51.0
BUILDING	20,141	3.0
LANDSCAPE	281,623	46.0
DESIGN ELEMENTS	MAX	PROVIDED
BUILDING HEIGHT, FEET	35'-0"	35'-0"
PARCEL A SETBACKS	REQUIRED	PROVIDED
PRIMARY STREET (MIN)	25'-0" MIN.	112'-0"
SIDE INTERIOR (MIN)	25'-0" MIN.	126'-10"
REAR, NO ALLEY (MIN)	25'-0" MIN.	26'-0"
PARKING PARCEL A	REQUIRED	PROVIDED
STANDARD SPACES	N/A	68
ACCESSIBLE SPACES	N/A	4
APPARATUS PARKING	N/A	0
TOTAL SPACES	N/A	72

NOTE:

- LOT 1 WILL CORRESPOND TO MONUMENT FIRE DISTRICT PARCEL A WHILE LOT 2 WILL CORRESPOND TO PARCEL B.

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

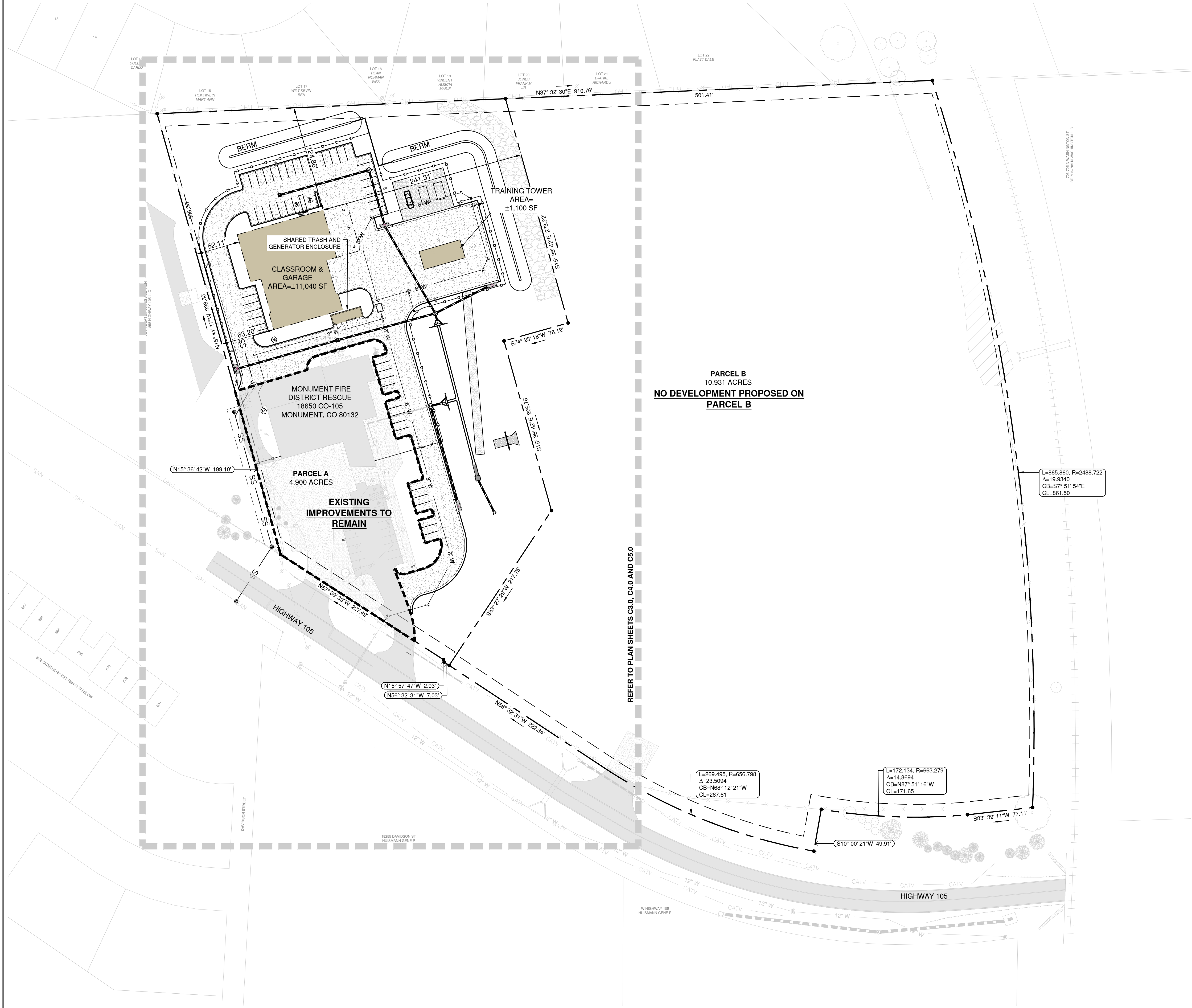


FOR AND ON BEHALF OF STRATEGIC SITE DESIGNS, LLC

COVER SHEET
SITE PLAN
TOWN OF MONUMENT, CO

BY	DATE				
DESCRIPTION					
1	2ND SUBMITTAL	BMS	8/22/24		
2	3RD SUBMITTAL	BMS	11/1/24		
3	4TH SUBMITTAL	BMS	12/3/24		
4	5TH SUBMITTAL (RE-SCOPED)	CLP	10/1/25		
JOB NO:	2403-001				
ORIGINAL ISSUE:	2/15/24				
DESIGN BY:	BMS				
CHECKED BY:	CLP				
SCALE:	N/A				
SHEET NUMBER	01				

MONUMENT FIRE DISTRICT - TRAINING FACILITY SITE PLAN
A RE-SUBDIVISION OF LOT 1, TRI-LAKES MONUMENT FIRE FILING NO. 1,
LOCATED WHOLLY WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15,
TOWNSHIP 11 SOUTH, RANGE 67 WEST, SIXTH P.M., TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO
15.85 ACRES



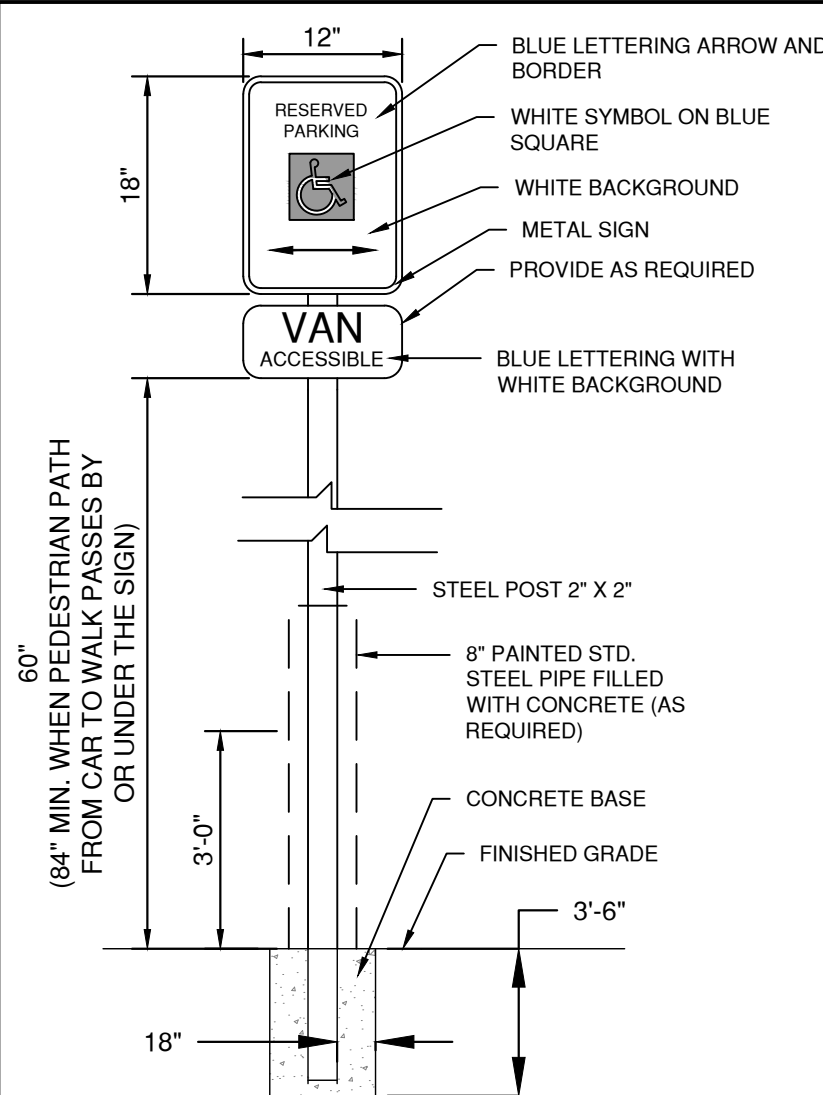
LEGEND	
	PROPERTY LINE/SECTION LINE
	RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED BUILDING ENVELOPE
	PROPOSED UTILITY EASEMENT
	PROPOSED RETAINING WALL
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPILL CURB
	PROPOSED CATCH CURB
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED STORM SEWER
	PROPOSED WATER METER
	LIGHT FIXTURE
	PROPOSED SANITARY SERVICE
	PROPOSED HYDRANT SYSTEM
	PROPOSED STORM INLET
	PROPOSED STORM INLET
	PROPOSED SANITARY MANHOLE
	EXISTING UNDERGROUND CABLE
	EXISTING UNDERGROUND SANITARY SEWER
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND WATER LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	STRUCTURE
	GRAVEL
	CONCRETE PAVEMENT

OVERALL SITE PLAN
SITE PLAN
TOWN OF MONUMENT, CO

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
STRATEGIC SITE DESIGNS
(720) 206-6931
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

FOR AND ON BEHALF OF STRATEGIC
SITE DESIGNS, LLC

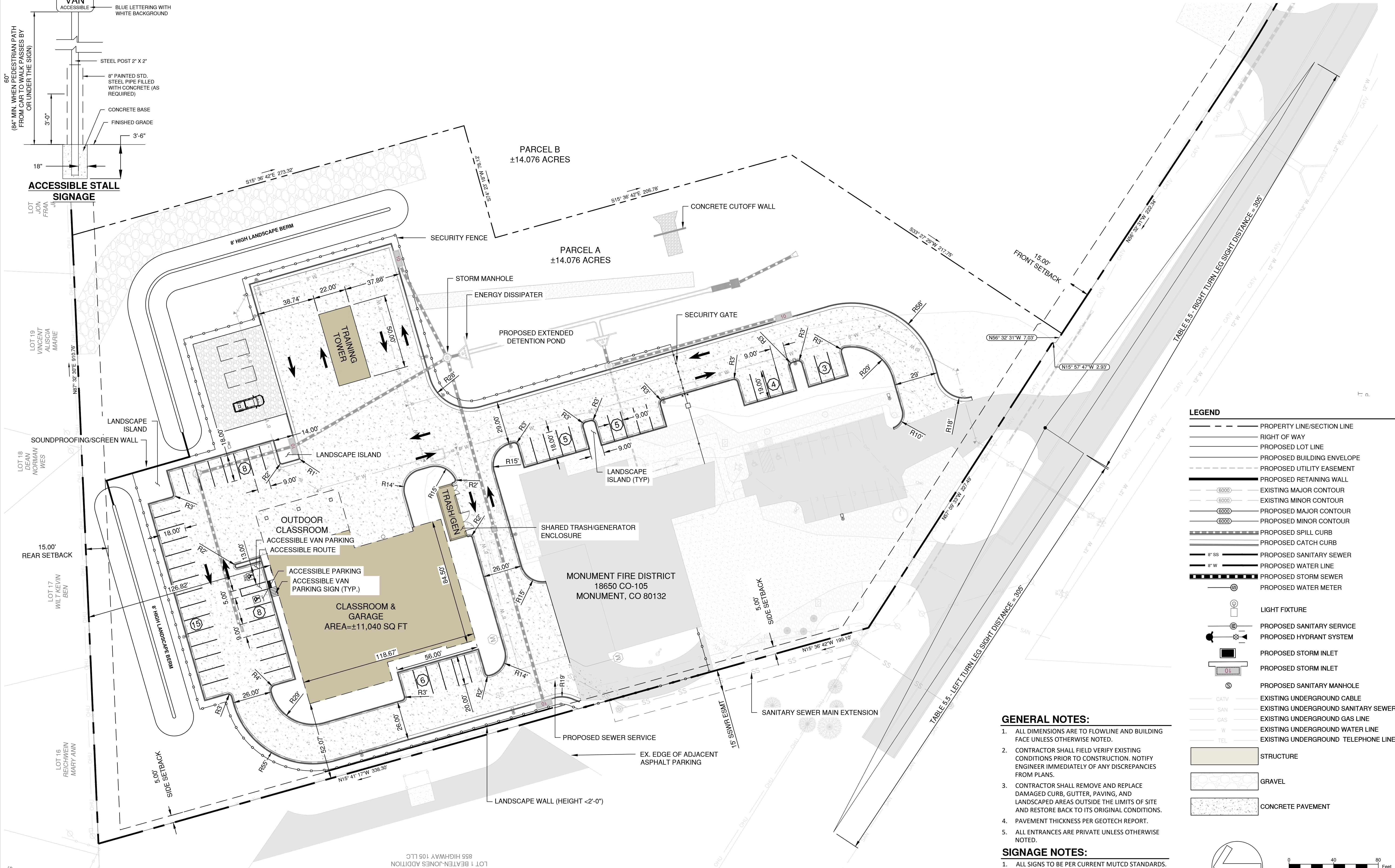
REV	DESCRIPTION	BY	DATE
1	2ND SUBMITTAL	BMS	8/22/24
2	3RD SUBMITTAL	BMS	11/1/24
3	4TH SUBMITTAL	BMS	12/3/24
4	5TH SUBMITTAL (RE-SCOPED)	CLP	10/1/25
JOB NO:		2403-001	
ORIGINAL ISSUE:		2/15/24	
DESIGN BY:		BMS	
CHECKED BY:		CLP	
SCALE:		1"=60'	
SHEET NUMBER		02	



ACCESSIBLE STALL SIGNAGE

MONUMENT FIRE DISTRICT - TRAINING FACILITY SITE PLAN

A RE-SUBDIVISION OF LOT 1, TRI-LAKES MONUMENT FIRE FILING NO. 1,
LOCATED WHOLLY WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15,
TOWNSHIP 11 SOUTH, RANGE 67 WEST, SIXTH P.M., TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO
15.85 ACRES



LEGEND

- PROPERTY LINE/SECTION LINE
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED BUILDING ENVELOPE
- PROPOSED UTILITY EASEMENT
- PROPOSED RETAINING WALL
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPILL CURB
- PROPOSED CATCH CURB
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- PROPOSED WATER METER
- LIGHT FIXTURE
- PROPOSED SANITARY SERVICE
- PROPOSED HYDRANT SYSTEM
- PROPOSED STORM INLET
- PROPOSED STORM INLET
- PROPOSED SANITARY MANHOLE
- EXISTING UNDERGROUND CABLE
- EXISTING UNDERGROUND SANITARY SEWER
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- STRUCTURE
- GRAVEL
- CONCRETE PAVEMENT

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
- CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITIONS.
- PAVEMENT THICKNESS PER GEOTECH REPORT.
- ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.

SIGNAGE NOTES:

- ALL SIGNS TO BE PER CURRENT MUTCD STANDARDS.

SITE PLAN

SCALE: 1" = 30'

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
STRATEGIC SITE DESIGNS
(720) 206-6831
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

FOR AND ON BEHALF OF STRATEGIC SITE DESIGNS, LLC

SITE PLAN SITE PLAN TOWN OF MONUMENT, CO

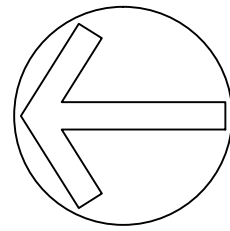
REV	DESCRIPTION	BY	DATE
1	2ND SUBMITTAL	BMS	8/22/24
2	3RD SUBMITTAL	BMS	11/1/24
3	4TH SUBMITTAL	BMS	12/3/24
4	5TH SUBMITTAL (RE-SCOPED)	CLP	10/1/25

JOB NO:	2403-001
ORIGINAL ISSUE:	2/15/24
DESIGN BY:	BMS
CHECKED BY:	CLP
SCALE:	1" = 30'
SHEET NUMBER	03

MONUMENT FIRE DISTRICT - TRAINING FACILITY SITE PLAN
A RE-SUBDIVISION OF LOT 1, TRI-LAKES MONUMENT FIRE FILING NO. 1,
LOCATED WHOLLY WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15,
TOWNSHIP 11 SOUTH, RANGE 67 WEST, SIXTH P.M., TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO
15.85 ACRES



- LEGEND**
- PROPERTY LINE/SECTION LINE
 - RIGHT OF WAY
 - PROPOSED LOT LINE
 - PROPOSED BUILDING ENVELOPE
 - PROPOSED UTILITY EASEMENT
 - PROPOSED RETAINING WALL
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED SPILL CURB
 - PROPOSED CATCH CURB
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER LINE
 - PROPOSED STORM SEWER
 - PROPOSED WATER METER
 - LIGHT FIXTURE
 - PROPOSED SANITARY SERVICE
 - PROPOSED HYDRANT SYSTEM
 - PROPOSED STORM INLET
 - PROPOSED STORM INLET
 - PROPOSED SANITARY MANHOLE
 - EXISTING UNDERGROUND CABLE
 - EXISTING UNDERGROUND SANITARY SEWER
 - EXISTING UNDERGROUND GAS LINE
 - EXISTING UNDERGROUND WATER LINE
 - EXISTING UNDERGROUND TELEPHONE LINE
 - STRUCTURE
 - GRAVEL
 - CONCRETE PAVEMENT



0 40 80 Feet

GRADING PLAN

SCALE: 1" = 30'

**GRADING PLAN
SITE PLAN
TOWN OF MONUMENT, CO**

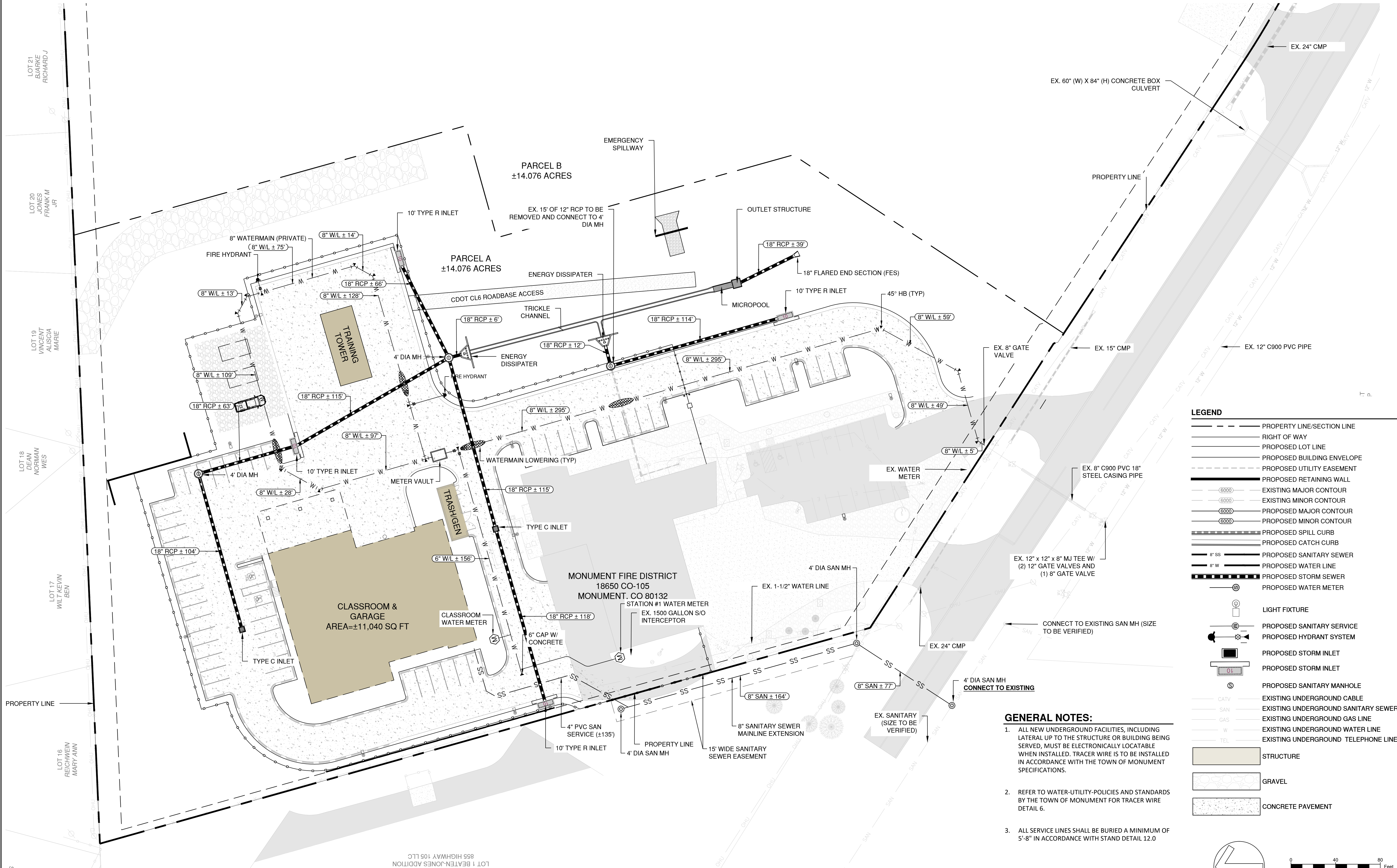
FOR AND ON BEHALF OF STRATEGIC
SITE DESIGNS, LLC

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
STRATEGIC
SITE DESIGNS
(720) 206-6831
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

REV	DESCRIPTION	BY	DATE
1	2ND SUBMITTAL	BMS	8/22/24
2	3RD SUBMITTAL	BMS	11/1/24
3	4TH SUBMITTAL	BMS	12/3/24
4	5TH SUBMITTAL (RE-SCOPED)	CLP	10/1/25

JOB NO:	2403-001
ORIGINAL ISSUE:	2/15/24
DESIGN BY:	BMS
CHECKED BY:	CLP
SCALE:	1" = 30'
SHEET NUMBER	04

MONUMENT FIRE DISTRICT - TRAINING FACILITY SITE PLAN
A RE-SUBDIVISION OF LOT 1, TRI-LAKES MONUMENT FIRE FILING NO. 1,
LOCATED WHOLLY WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15,
TOWNSHIP 11 SOUTH, RANGE 67 WEST, SIXTH P.M., TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO
15.85 ACRES



UTILITY PLAN
SCALE: 1" = 30'

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
STRATEGIC SITE DESIGNS
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CPERDUE@STRATEGICSITEDESIGNS.COM
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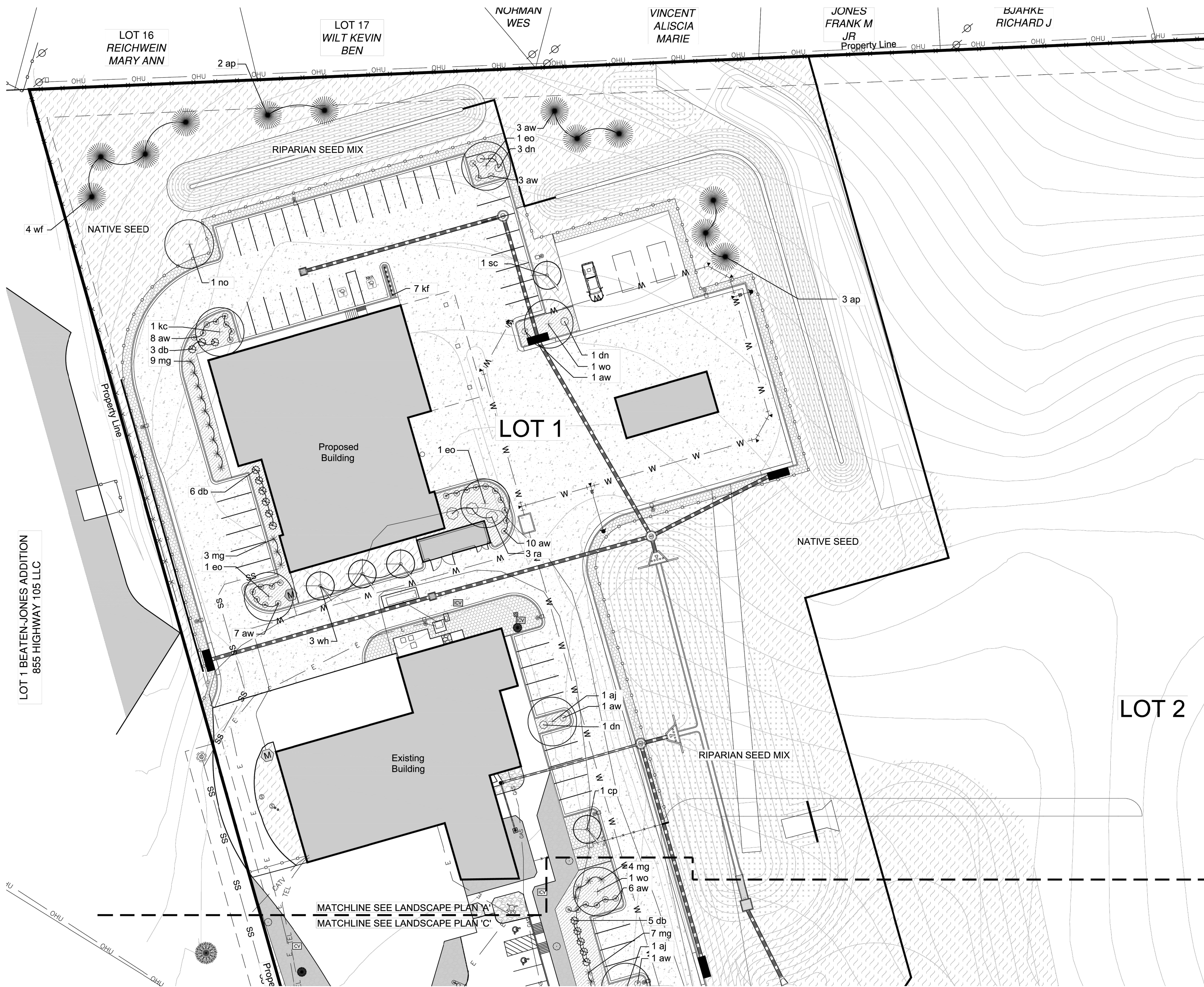
FOR AND ON BEHALF OF STRATEGIC
SITE DESIGNS, LLC

UTILITY PLAN
SITE PLAN
TOWN OF MONUMENT, CO

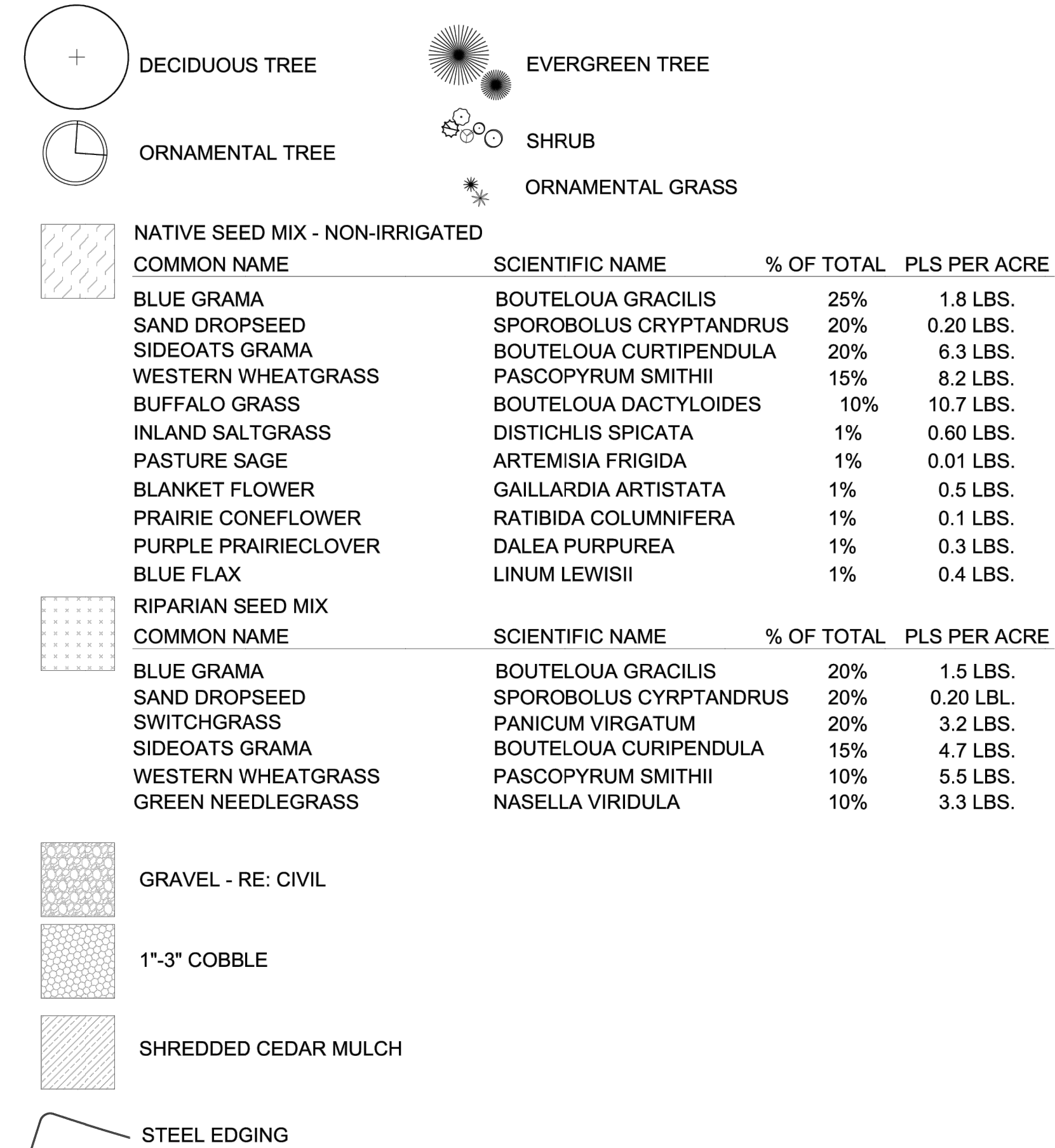
REV	DESCRIPTION	BY	DATE
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2	3RD SUBMITTAL	BMS	11/1/24
3	4TH SUBMITTAL	BMS	12/3/24
4	5TH SUBMITTAL (RE-SCOPED)	CLP	10/1/25

JOB NO:	2403-001
ORIGINAL ISSUE:	2/15/24
DESIGN BY:	BMS
CHECKED BY:	CLP
SCALE:	1"=40'
SHEET NUMBER	05

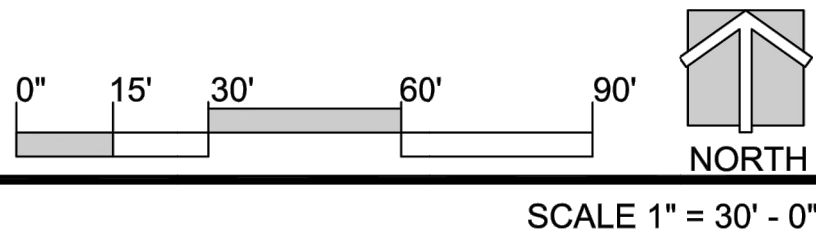
MONUMENT FIRE DISTRICT - TRAINING FACILITY SITE PLAN
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15.85 ACRES



LANDSCAPE LEGEND:



LANDSCAPE PLAN 'A'



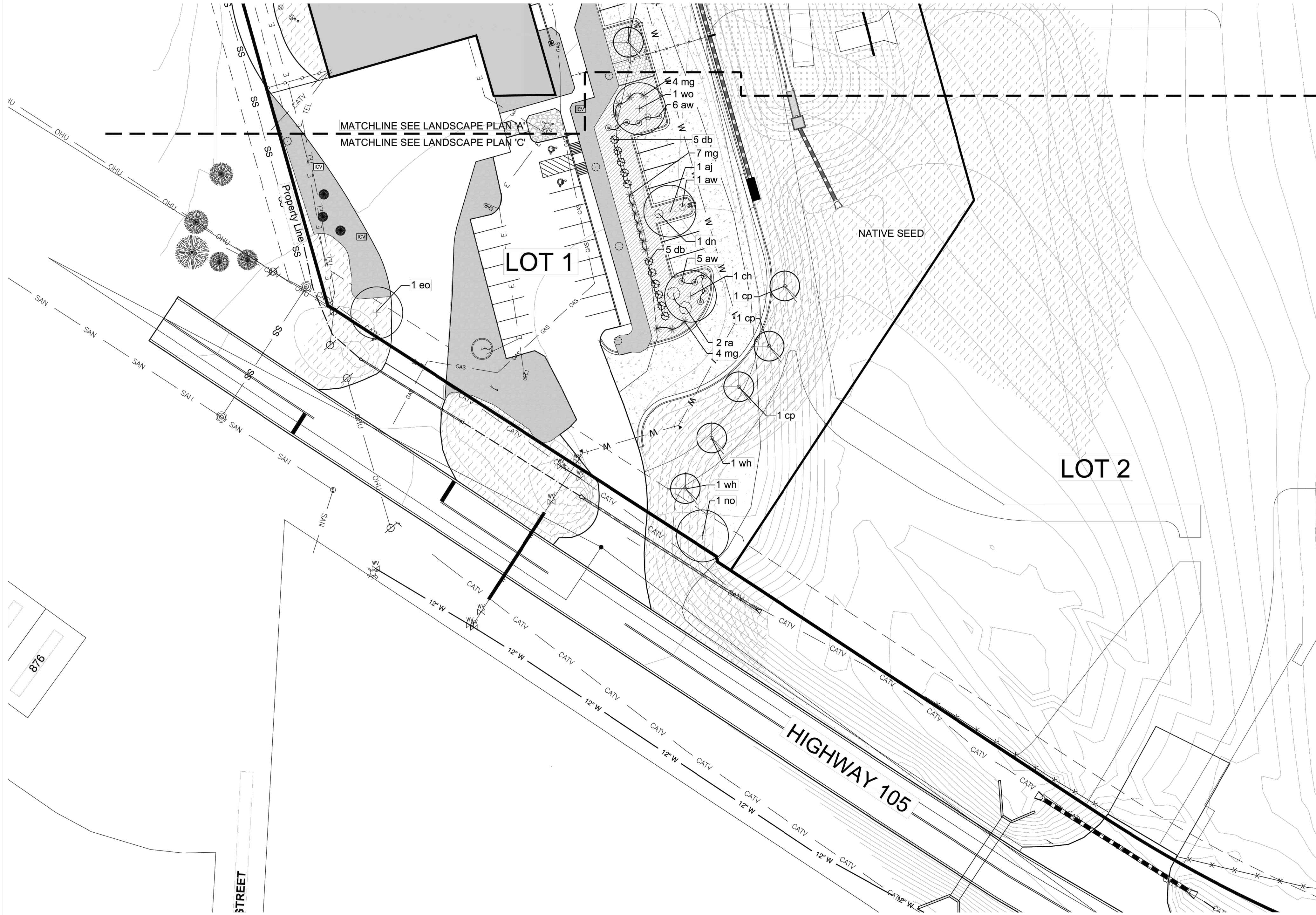
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ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

FOR AND ON BEHALF OF STRATEGIC
SITE DESIGNS, LLC

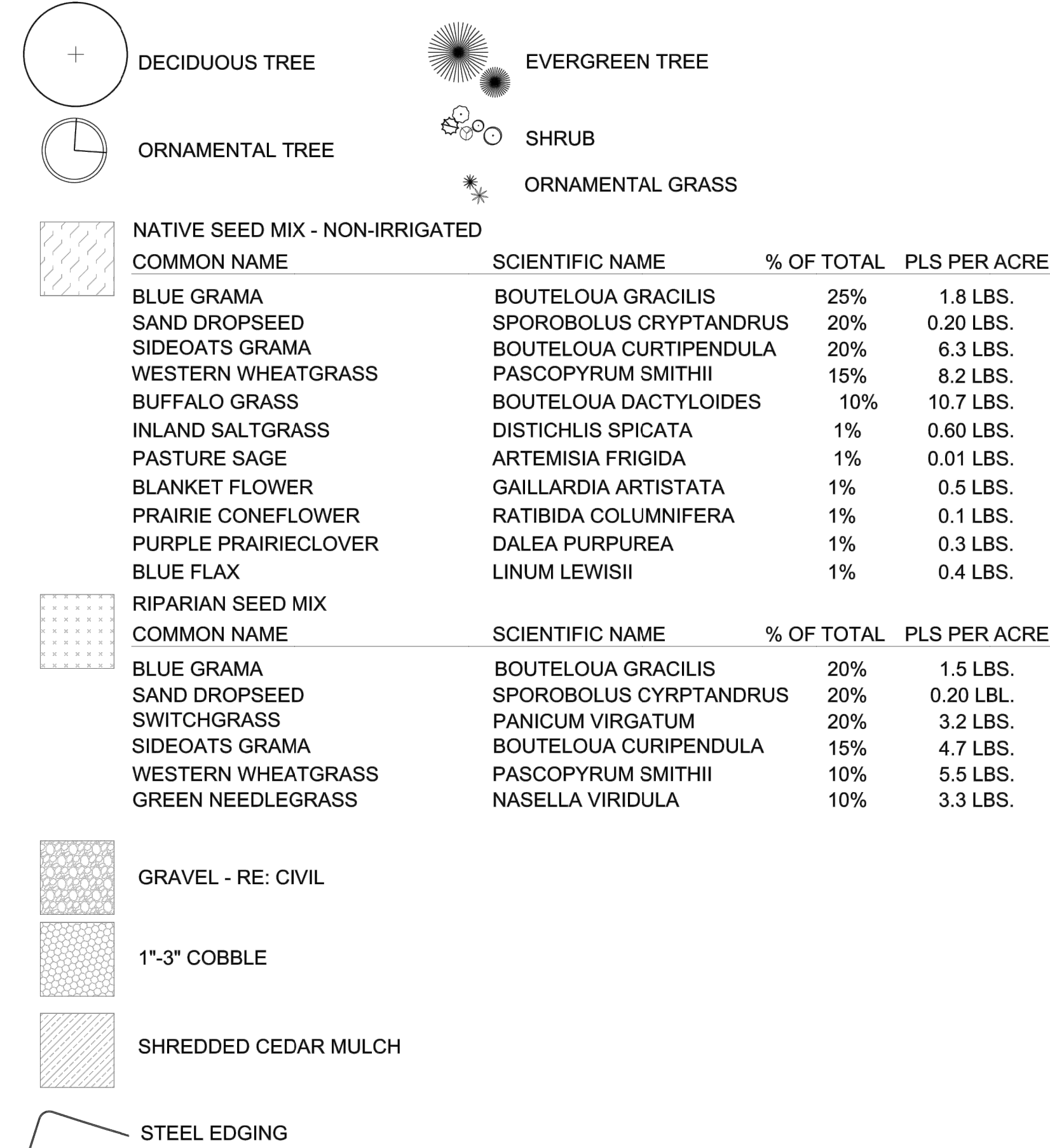
LANDSCAPE PLAN 'A'
SITE PLAN
TOWN OF MONUMENT, CO

REV	DESCRIPTION	BY	DATE
1	2ND SUBMITTAL	BMS	8/22/24
2	3RD SUBMITTAL	BMS	11/1/24
3	4TH SUBMITTAL	BMS	12/3/24
4	5TH SUBMITTAL (RE-SCOPE)	CLP	10/1/25
JOB NO:		2403-001	
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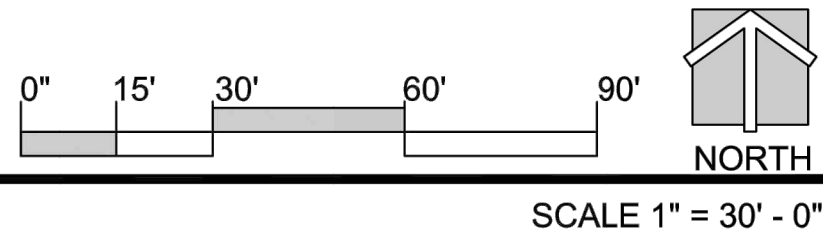
MONUMENT FIRE DISTRICT - TRAINING FACILITY SITE PLAN
A RE-SUBDIVISION OF LOT 1, TRI-LAKES MONUMENT FIRE FILING NO. 1,
LOCATED WHOLLY WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15,
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15.85 ACRES



LANDSCAPE LEGEND:



LANDSCAPE PLAN 'B'



CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-6831
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.

STRATEGIC
SITE DESIGNS

FOR AND ON BEHALF OF STRATEGIC
SITE DESIGNS, LLC

LANDSCAPE PLAN 'B'
SITE PLAN
TOWN OF MONUMENT, CO

REV	DESCRIPTION	BY	DATE
1	2ND SUBMITTAL	BMS	8/22/24
2	3RD SUBMITTAL	BMS	11/1/24
3	4TH SUBMITTAL	BMS	12/3/24
4	5TH SUBMITTAL (RE-SCOPED)	CLP	10/1/25

JOB NO: 2403-001

ORIGINAL ISSUE: 2/15/24

DESIGN BY: BMS

CHECKED BY: CLP

SCALE: NA

SHEET NUMBER 07

P:\P2404 - MFD TRAINING CENTER MAJOR PUD & SUBDIVISION\ENGINEERING\MAJOR PUD

MONUMENT FIRE DISTRICT - TRAINING FACILITY SITE PLAN
A RE-SUBDIVISION OF LOT 1, TRI-LAKES MONUMENT FIRE FILING NO. 1,
LOCATED WHOLLY WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15,
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15.85 ACRES

LANDSCAPE NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND/OR LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
- LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR HE DAMAGE CAUSED TO UTILITIES.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (1/3) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
- COMMERCIAL GRADE 3/8 INCH BY 4" POWDER COATED STEEL EDGING W/ ROLLED EDGE SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER/LANDSCAPE ARCHITECT'S APPROVAL.
- INSTALLATION OF LANDSCAPE AND IRRIGATION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- PLANTS SHALL EXCEED THE MINIMUM SIZES PER "ASNS" STANDARDS AND NOTED ON THE PLANS, REGARDLESS OF THE SIZE OF THE CONTAINER. NO EXCEPTIONS.
- NO TREES OR SHRUBS SHALL BE PLANTED WITHIN 3 FEET OF A FIRE HYDRANT.
- PLACE FOUR INCHES OF SPECIFIED MULCH IN ALL SHRUB BEDS, GROUNDCOVER BEDS, ANNUAL BEDS, AND TREE RINGS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS SHALL BE BE INSTALLED FOR ALL TREE, SHRUBS AND TURF GRASS.
- WHERE DISSIMILAR MATERIAL BUT ONE ANOTHER, STEEL EDGING SHALL BE USED TO SEPARATE THE MATERIALS.
- ALL NATIVE SEED AREAS SHALL HAVE TEMPORARY IRRIGATION UNTIL ESTABLISHMENT OF NATIVE TURF.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ON-SITE MAINTENANCE AND REPLACEMENT OF DEAD LANDSCAPE MATERIAL AFTER THE ONE YEAR WARRANTY PERIOD PROVIDED BY GENERAL CONTRACTOR HAS EXPIRED.

PLANT MATERIAL SCHEDULE:						
SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
SHADE TREES						
	2	aj	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	1 1/2" CAL.	B & B
	1	ch	COMMON HACKBERRY	CELTIS OCCIDENTALIS	1 1/2" CAL.	B & B
	1	kc	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	1 1/2" CAL.	B & B
	2	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	1 1/2" CAL.	B & B
	2	no	NORTHERN RED OAK	QUERCUS RUBRA	1 1/2" CAL.	B & B
	4	eo	ENGLISH OAK	QUERCUS ROBUR	1 1/2" CAL.	B & B
ORNAMENTAL TREES						
	4	cp	CHANTICLEER PEAR	PYRUS CALLERYANA	1 1/2" CAL.	B & B
	1	sc	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1 1/2" CAL.	B & B
	5	wh	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	1 1/2" CAL.	B & B
EVERGREEN TREES						
	4	wf	WHITE FIR	ABIES CONCOLOR	6' HT.	B & B
	5	ap	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B
SHRUBS						
	45	aw	ANOTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	1 GAL.	CONT.
	19	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	1 GAL.	CONT.
	6	dn	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	1 GAL.	CONT.
	5	ra	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	1 GAL.	CONT.
ORNAMENTAL GRASSES						
	27	mg	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL.	CONT.
	7	kf	KARL REED FEATHER GRASS	CALAMGROSTIS ACUTIFLORA	1 GAL.	CONT.

LANDSCAPE DATA TABLE:

	LOT 1	
	SQ. FT.	%
TOTAL LOT AREA	213,444	100
PARKING LOT, ACCESS DRIVES, ETC (INC GRAVEL)	79,273	37
BUILDING	21,901	10
LANDSCAPE	112,270	53
SECTION 18.05.440 DEVELOPMENT STANDARDS OF MONUMENT MUNICIPAL CODE "MINIMUM OF TEN (10%) PERCENT OF LOT SHALL BE LANDSCAPED AREA.	21,344	10
LANDSCAPING PROVIDED (EX DRAINAGE IMP)	75,776	36
IRRIGATED LANDSCAPING PROVIDED	7,726	4
MAXIMUM NON-IRRIGATED NATIVE GRASSES ALLOWED PER SECTION 18.05.440.B.4 (IF IRRIGATED MAKES UP MORE THAN 5%, NO MAXIMUM VALUE)	N/A	-
EXISTING NON-IRRIGATED LANDSCAPING USED TOWARDS ALLOWANCE (IN ADDITION TO 197,479)	7,545	
TOTAL TREES REQUIRED PER 18.05.440.B.2 (1 PER 925 SF OF LANDSCAPING)	24 TREES	
TOTAL TREES PROVIDED	31 TREES	

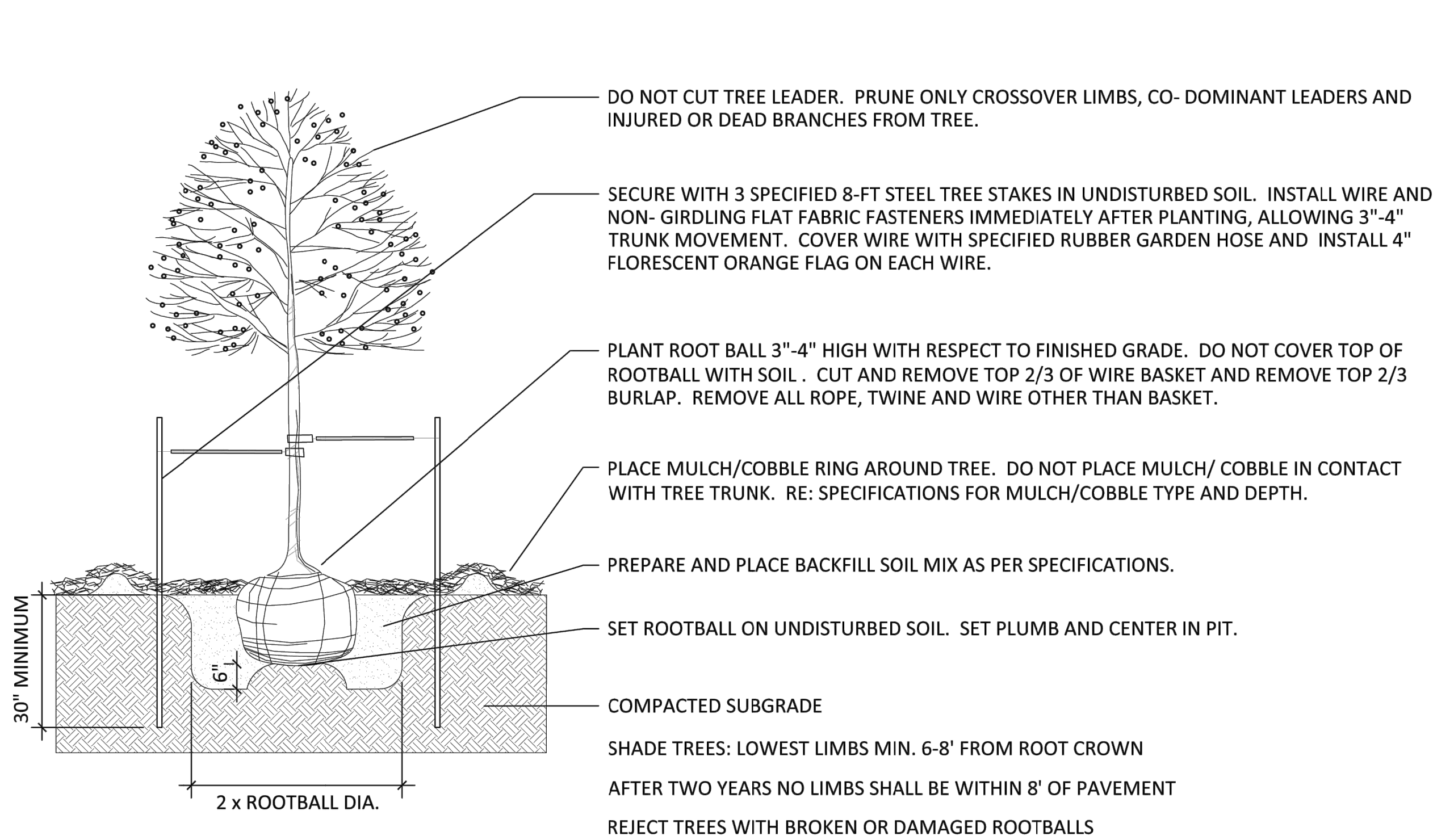
LANDSCAPE NOTES
SITE PLAN
TOWN OF MONUMENT, CO

REV	DESCRIPTION	BY	DATE			
1	2ND SUBMITTAL	BMS	8/22/24			
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JOB NO:				2403-001		
ORIGINAL ISSUE:				2/15/24		
DESIGN BY:				BMS		
CHECKED BY:				CLP		
SCALE:				NA		
SHEET NUMBER				08		

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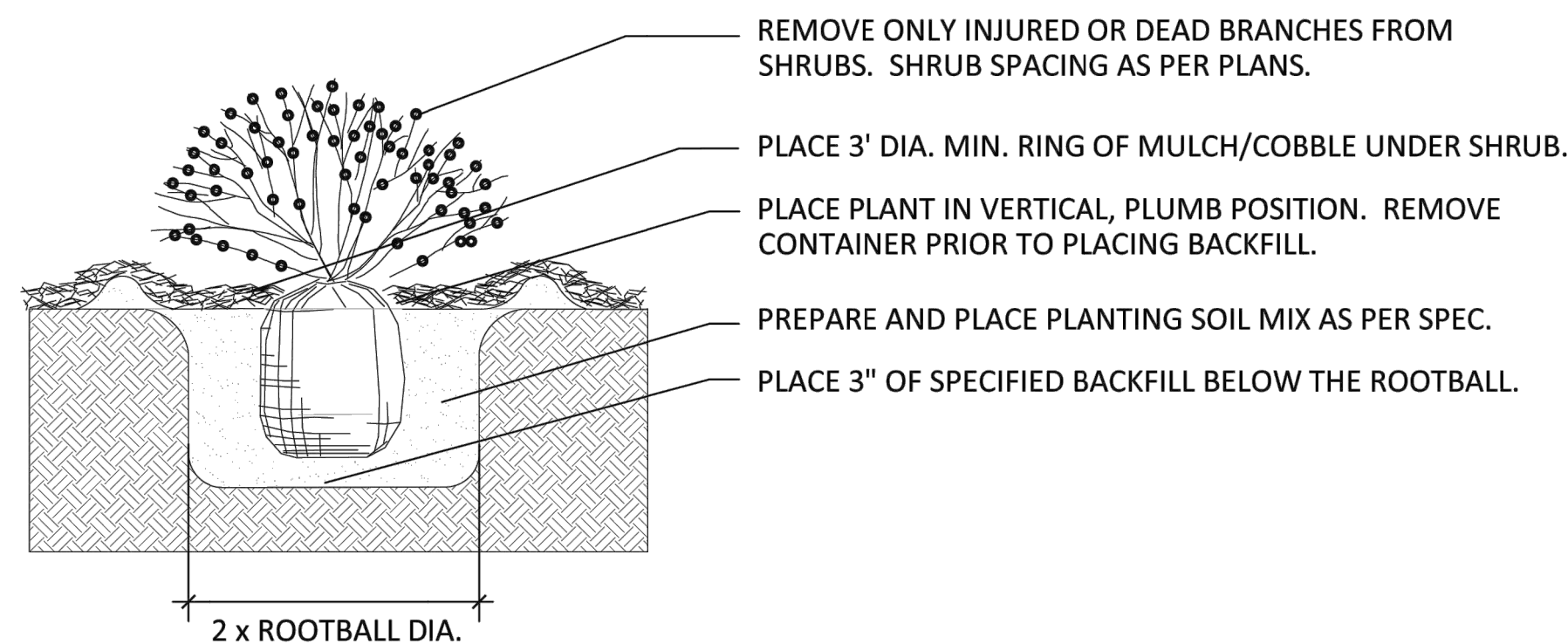
P:\P2404 - MFD TRAINING CENTER MAJOR PUD & SUBDIVISION\ENGINEERING\MAJOR PUD

MONUMENT FIRE DISTRICT - TRAINING FACILITY SITE PLAN
A RE-SUBDIVISION OF LOT 1, TRI-LAKES MONUMENT FIRE FILING NO. 1,
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15.85 ACRES



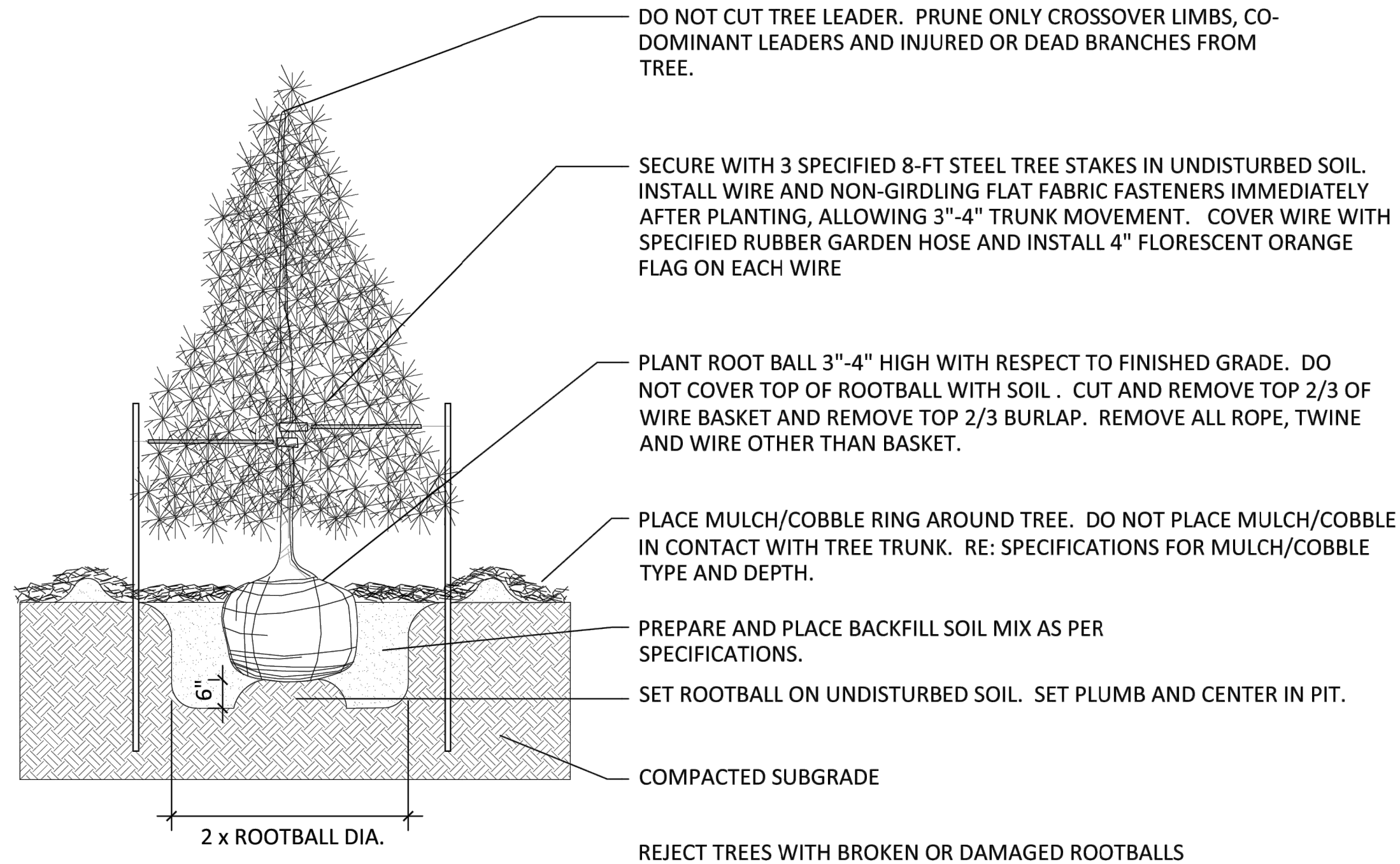
1 DECIDUOUS TREE

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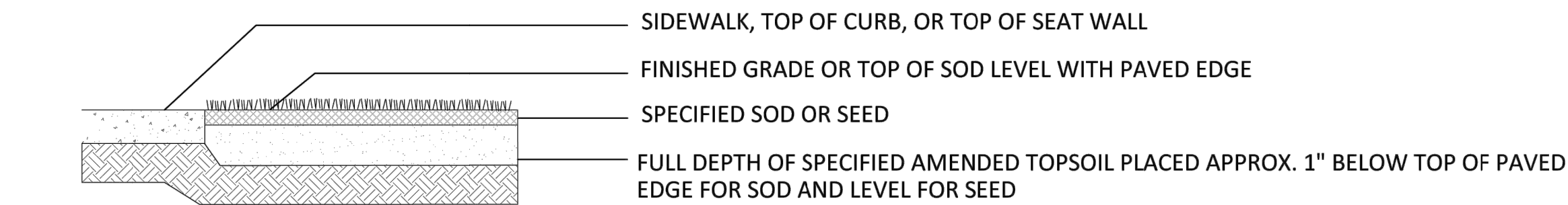
3 SHRUB PLANTING

NOT TO SCALE

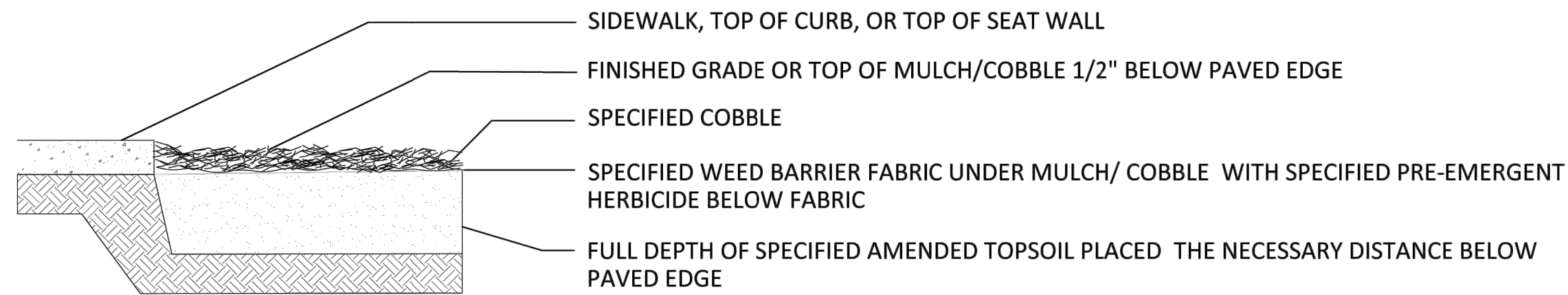


2 EVERGREEN TREE PLANTING

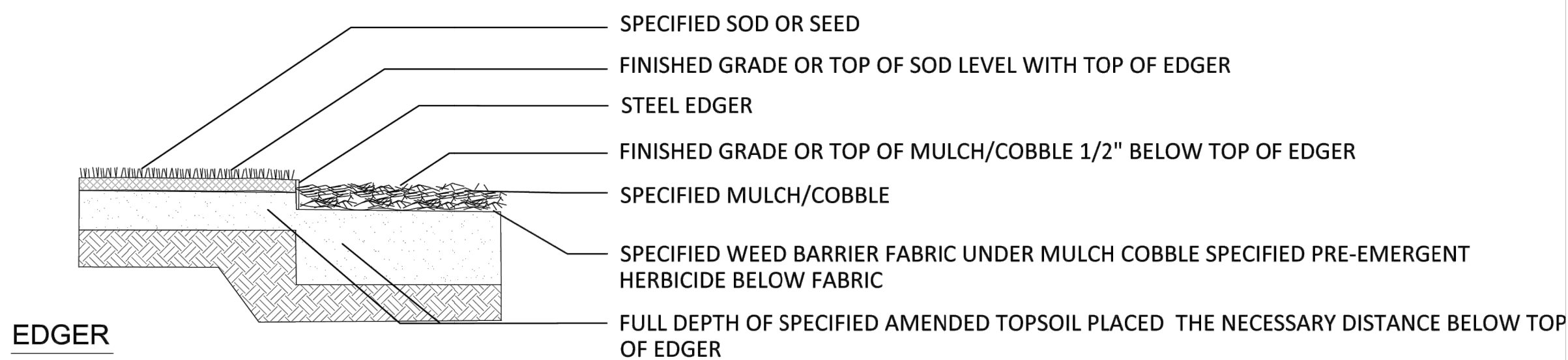
NOT TO SCALE



SOD ADJACENT TO WALKS AND CURBS



MULCH ADJACENT TO WALKS AND CURBS



EDGER

4 EDGE TREATMENT

NOT TO SCALE

LANDSCAPE DETAILS
SITE PLAN
TOWN OF MONUMENT, CO

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JOB NO:		2403-001	
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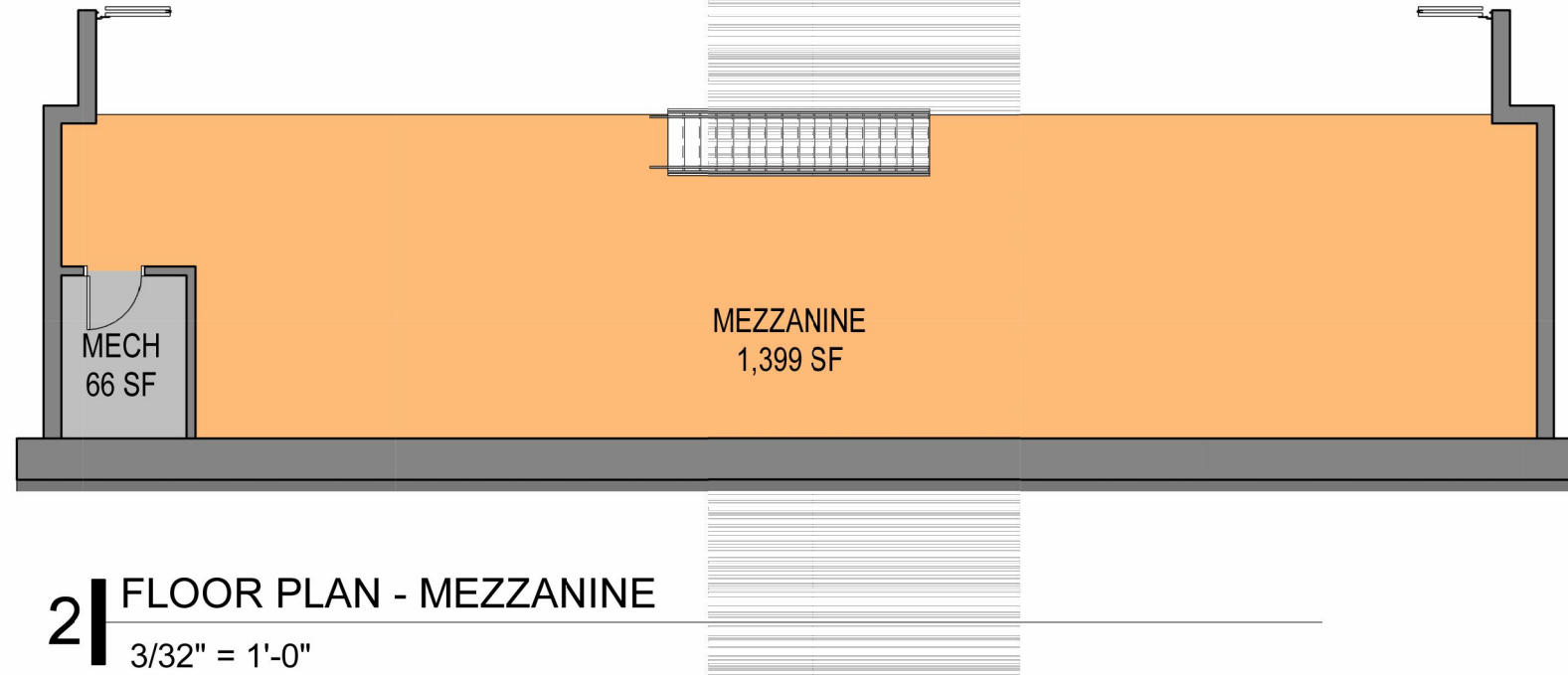
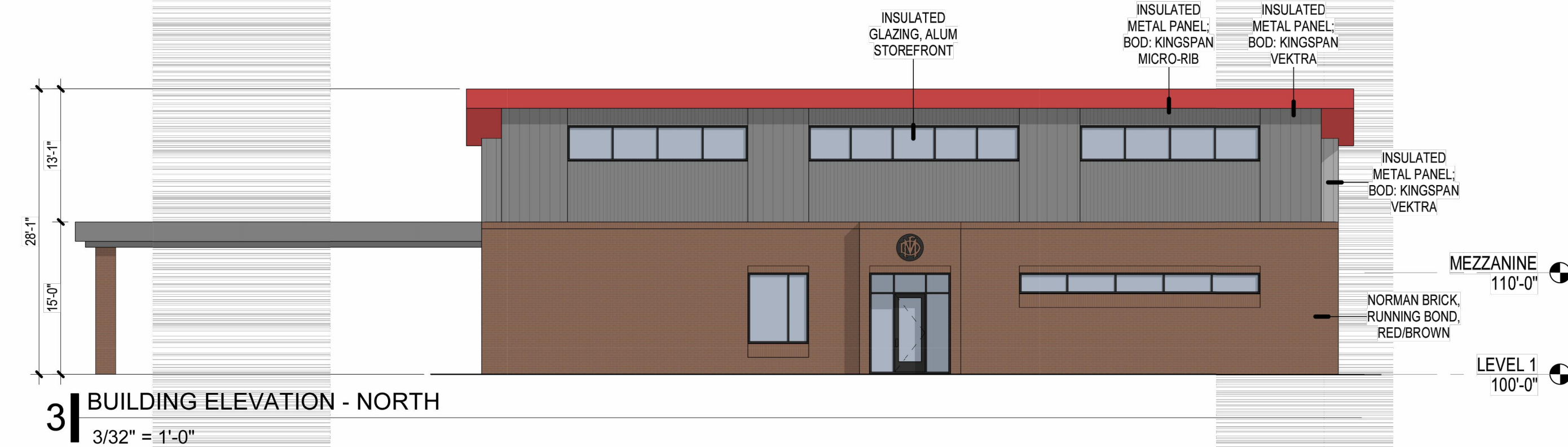
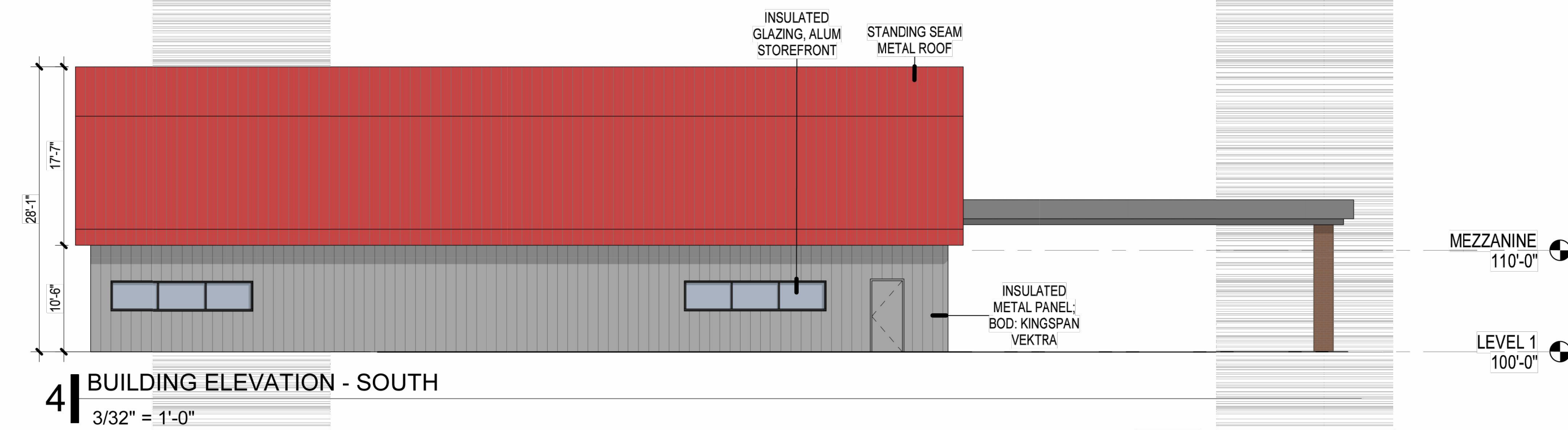
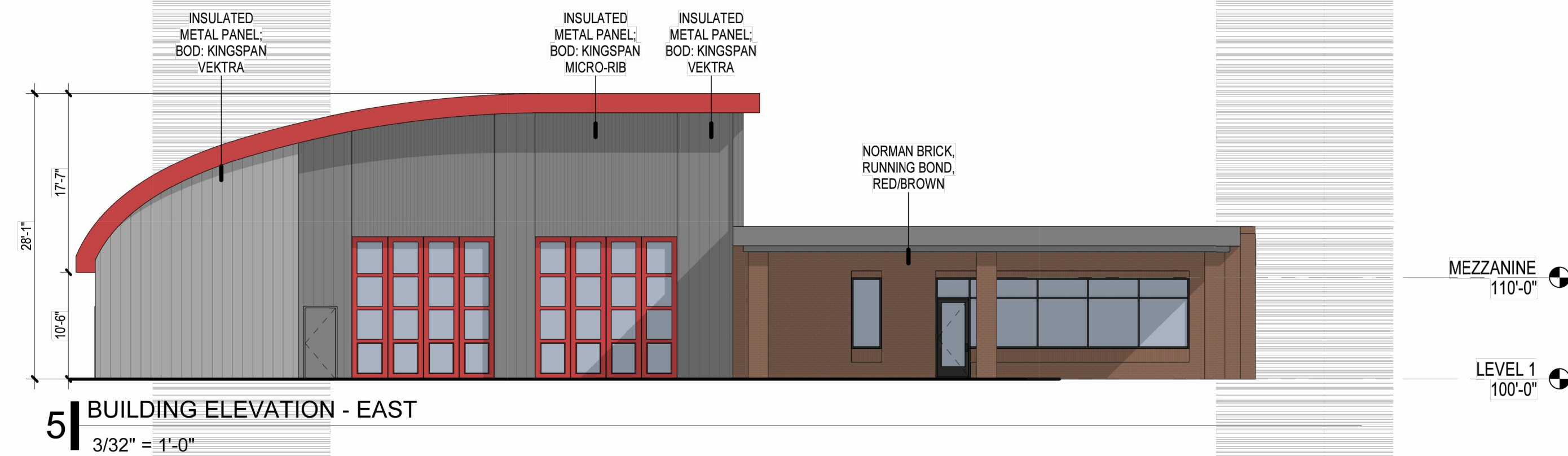
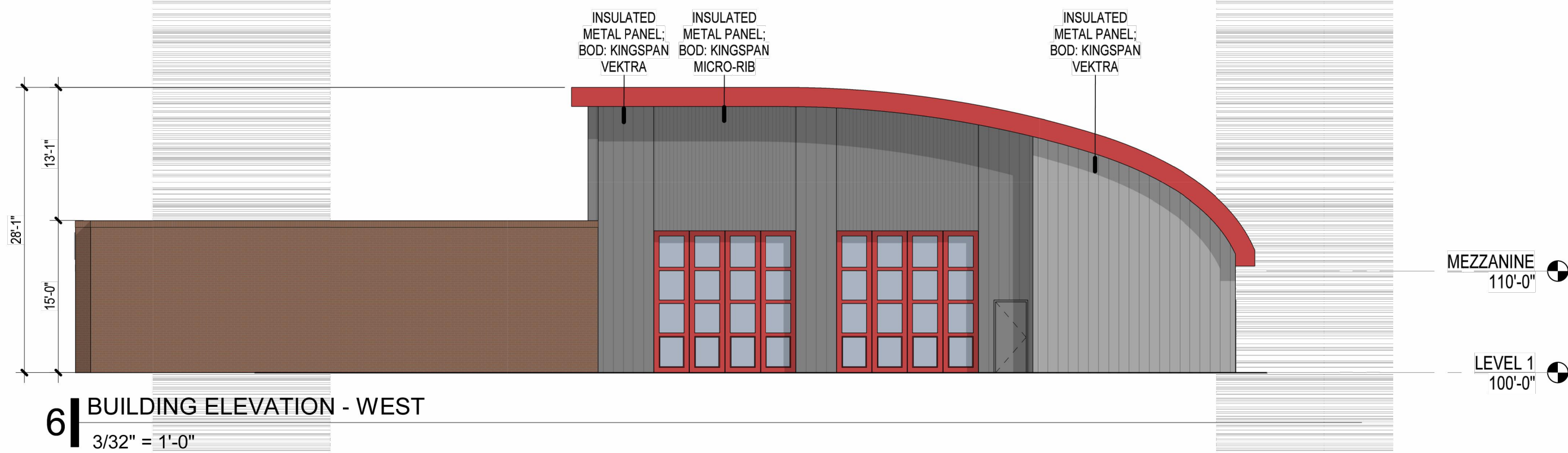
CONTACT INFORMATION
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CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.



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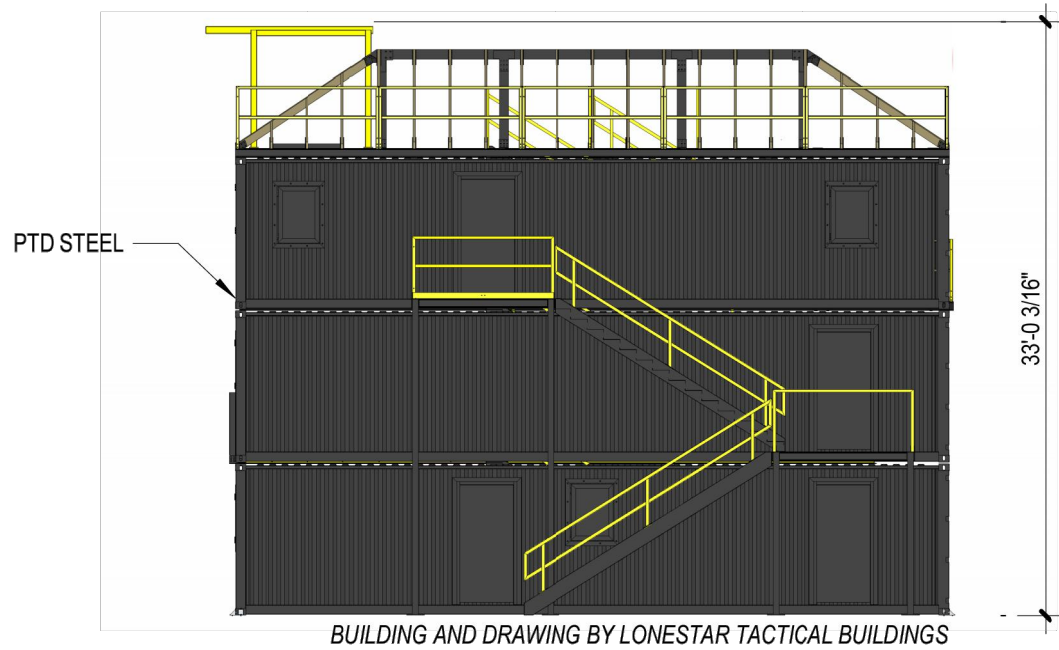
BUILDING ELEVATIONS &
ARCH. FLOOR PLAN
SITE PLAN
TOWN OF MONUMENT, CO

REV	DESCRIPTION	BY	DATE
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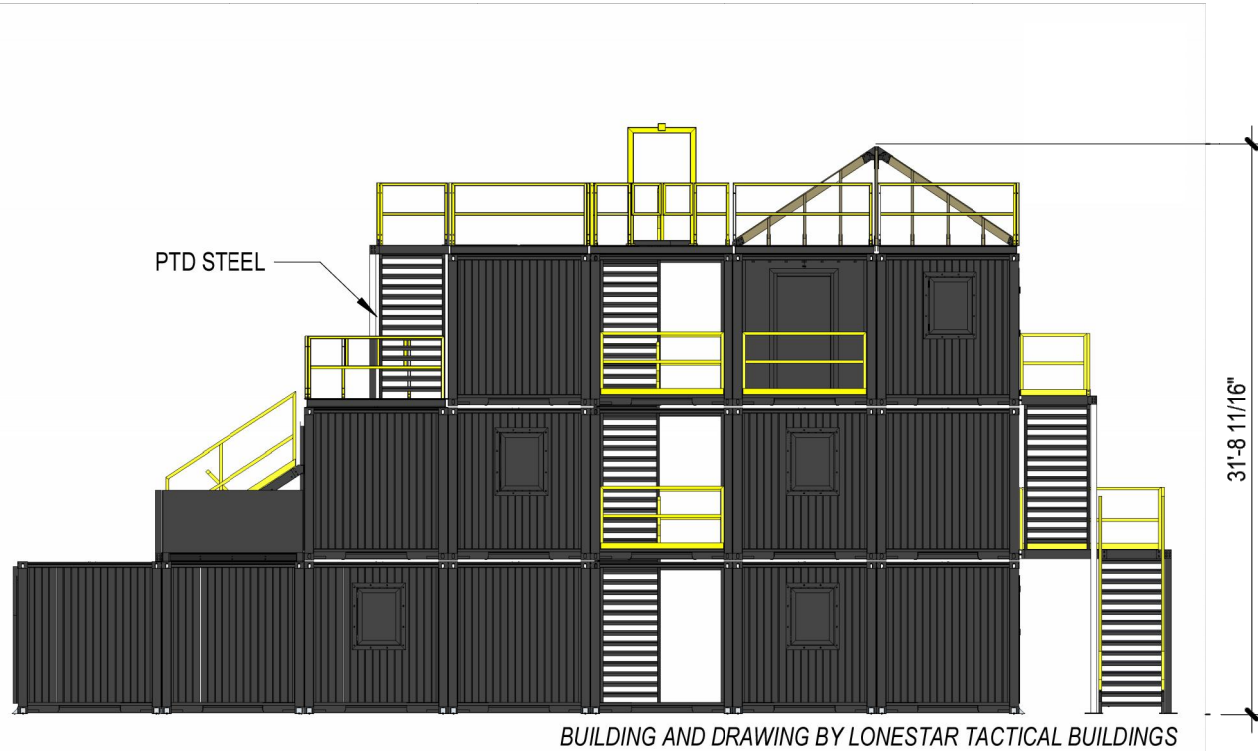
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ORIGINAL ISSUE: 2/15/24
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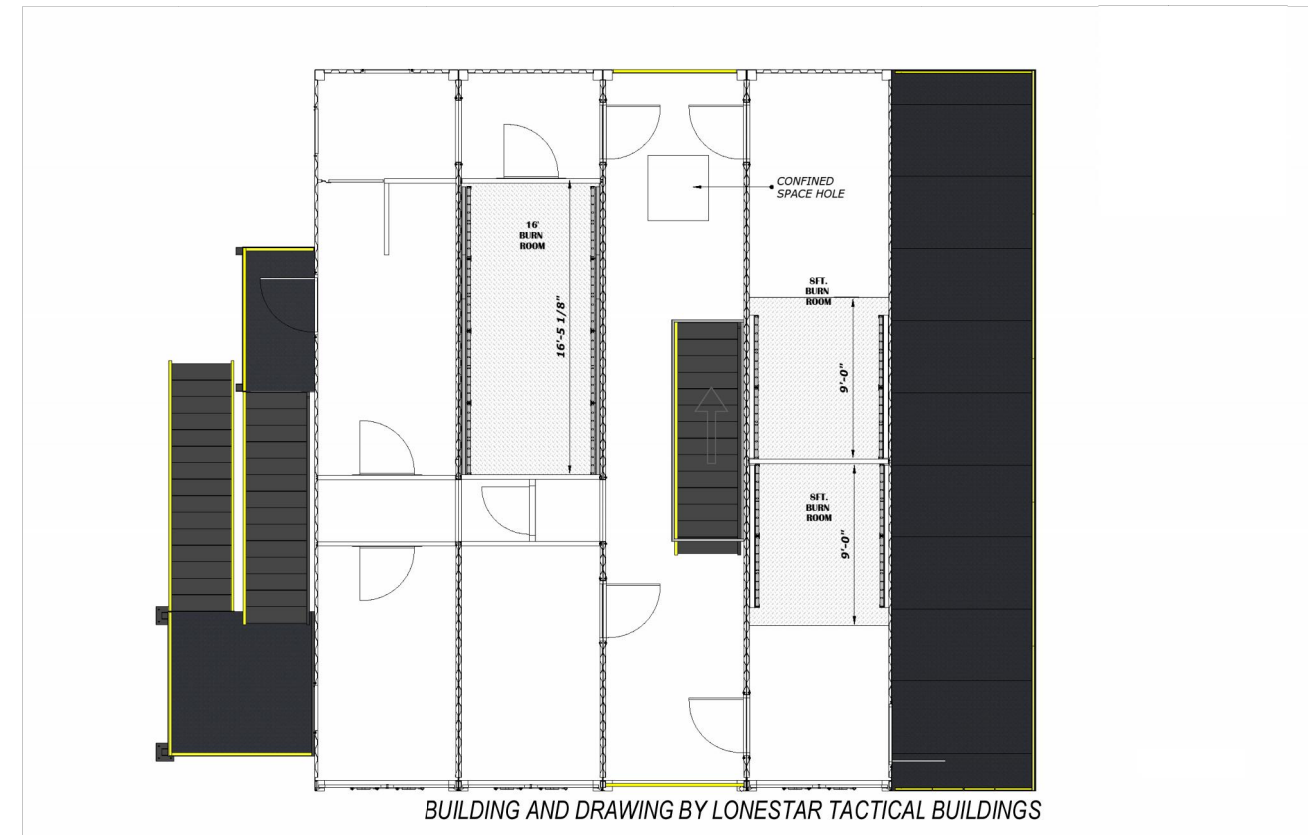
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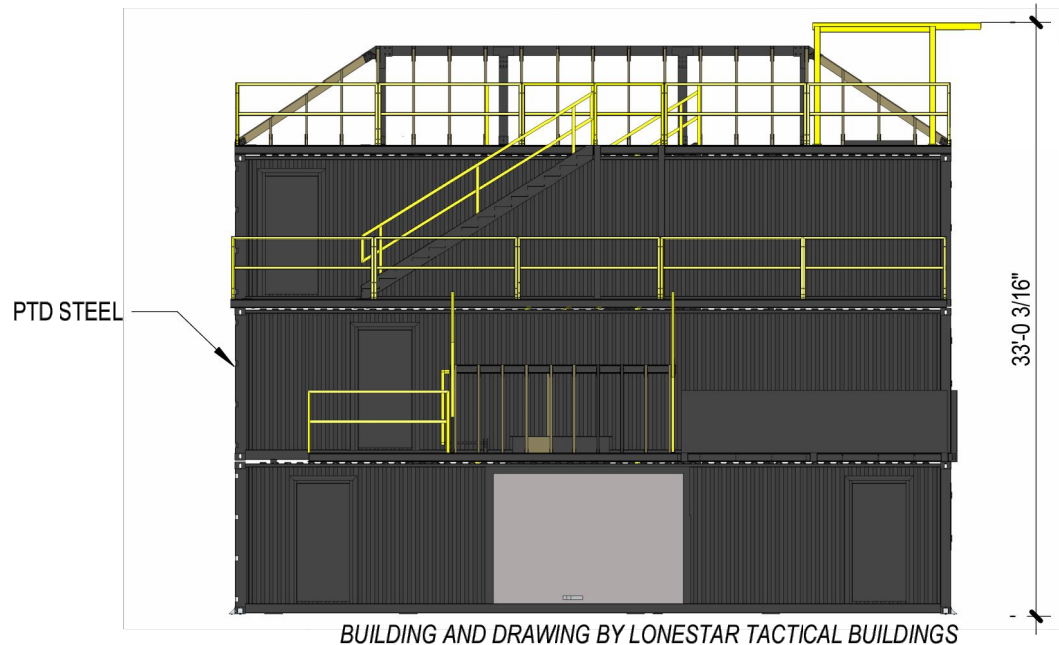
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3/32" = 1'-0"



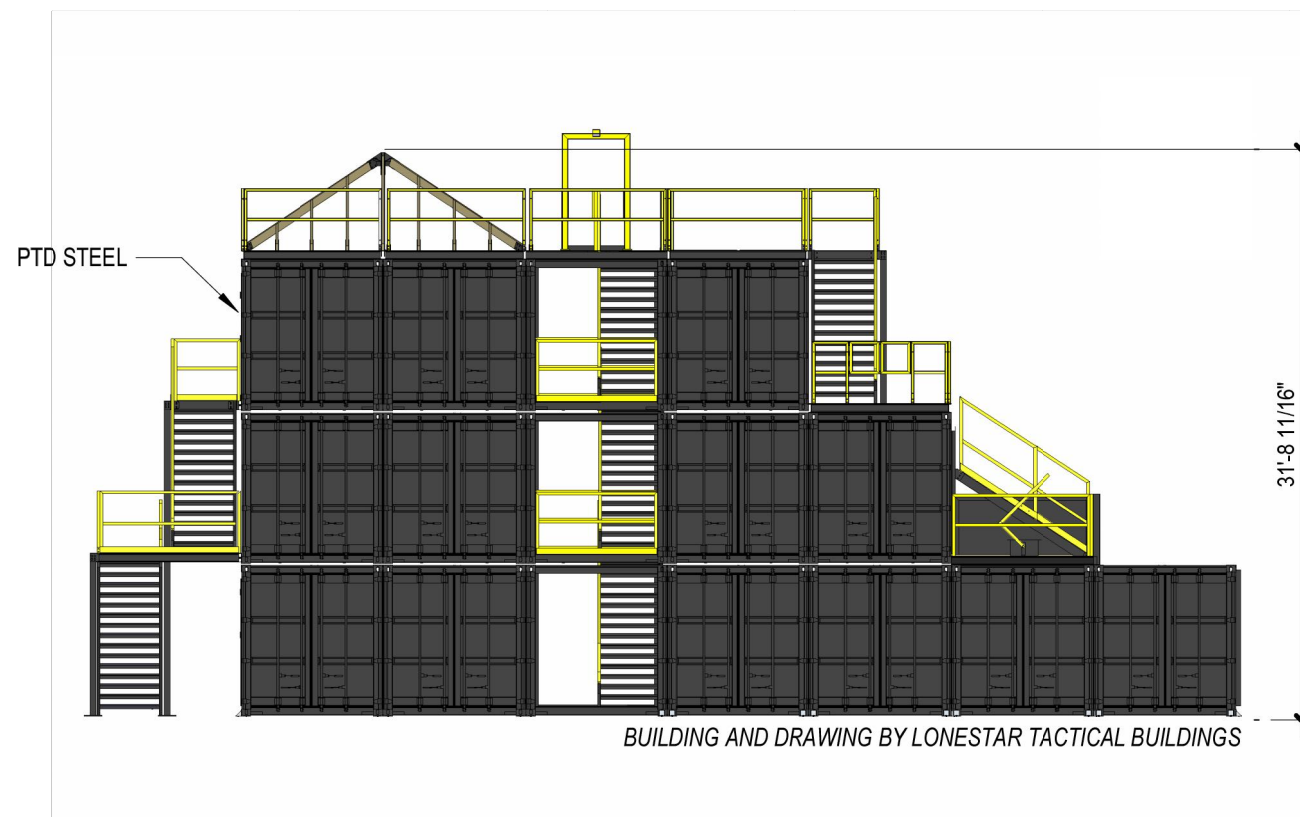
6 | TRAINING BUILDING - SOUTH ELEVATION
3/32" = 1'-0"



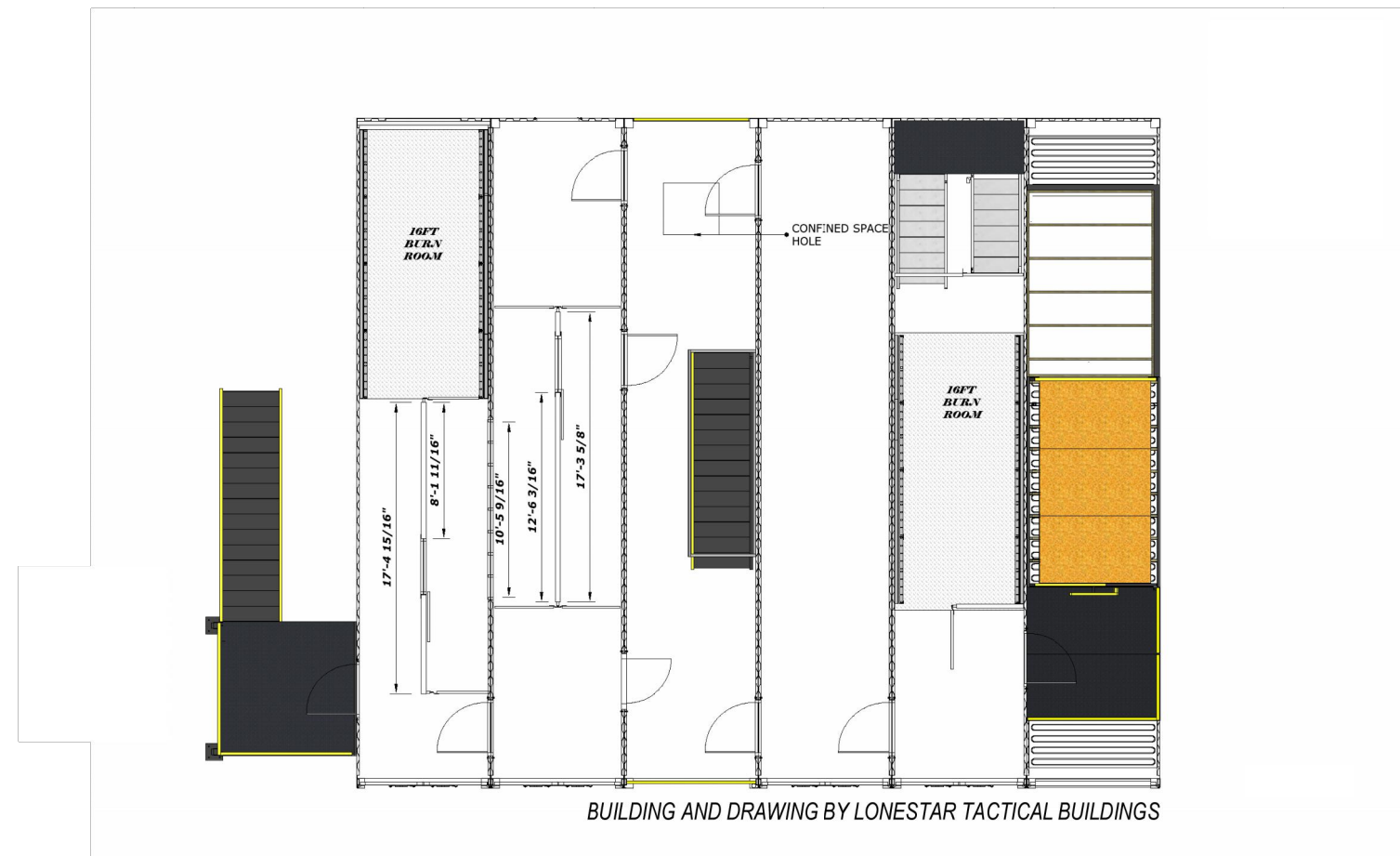
3 | TRAINING BUILDING - FLOOR PLAN - LEVEL 3
3/32" = 1'-0"



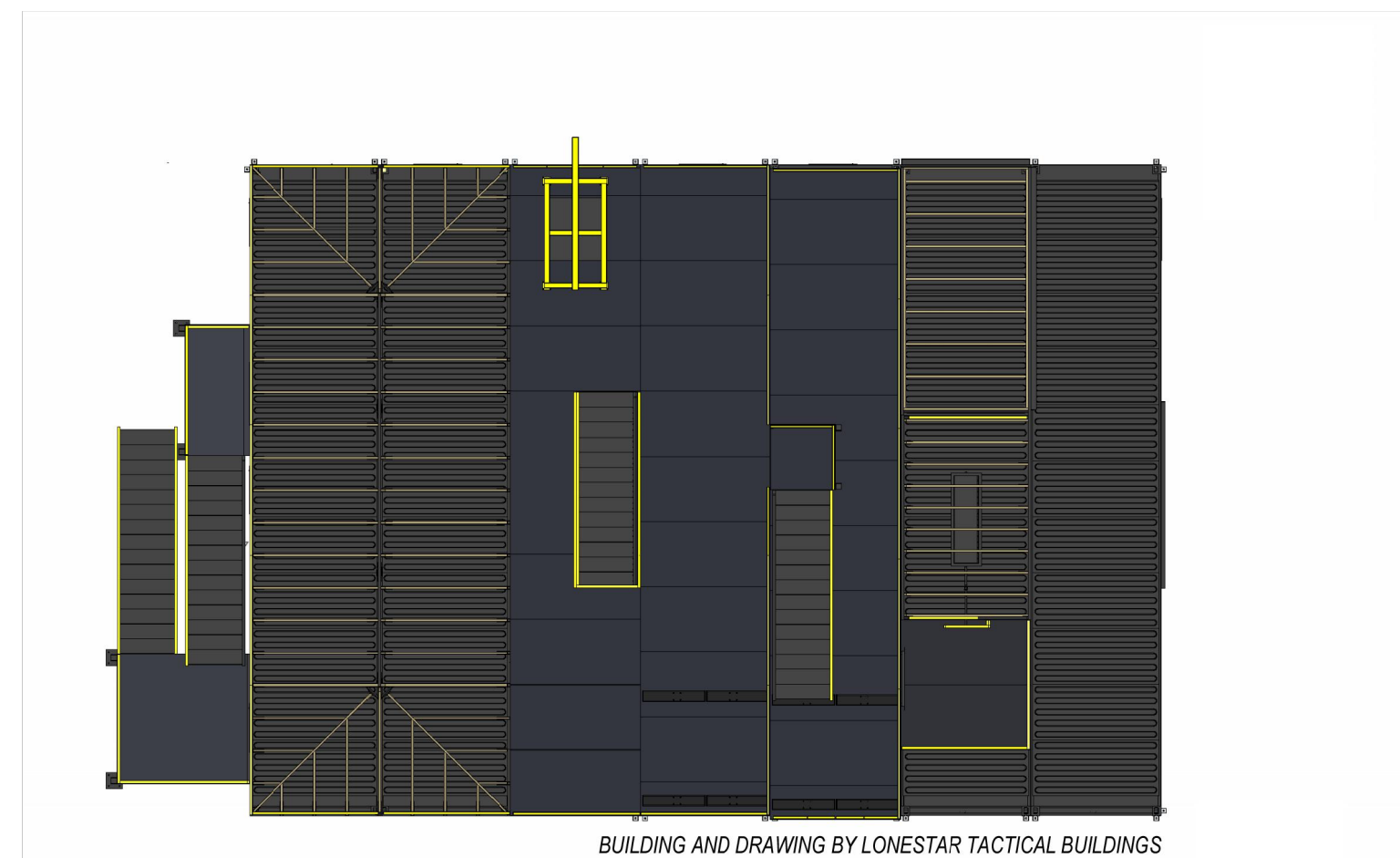
7 | TRAINING BUILDING - EAST ELEVATION
3/32" = 1'-0"



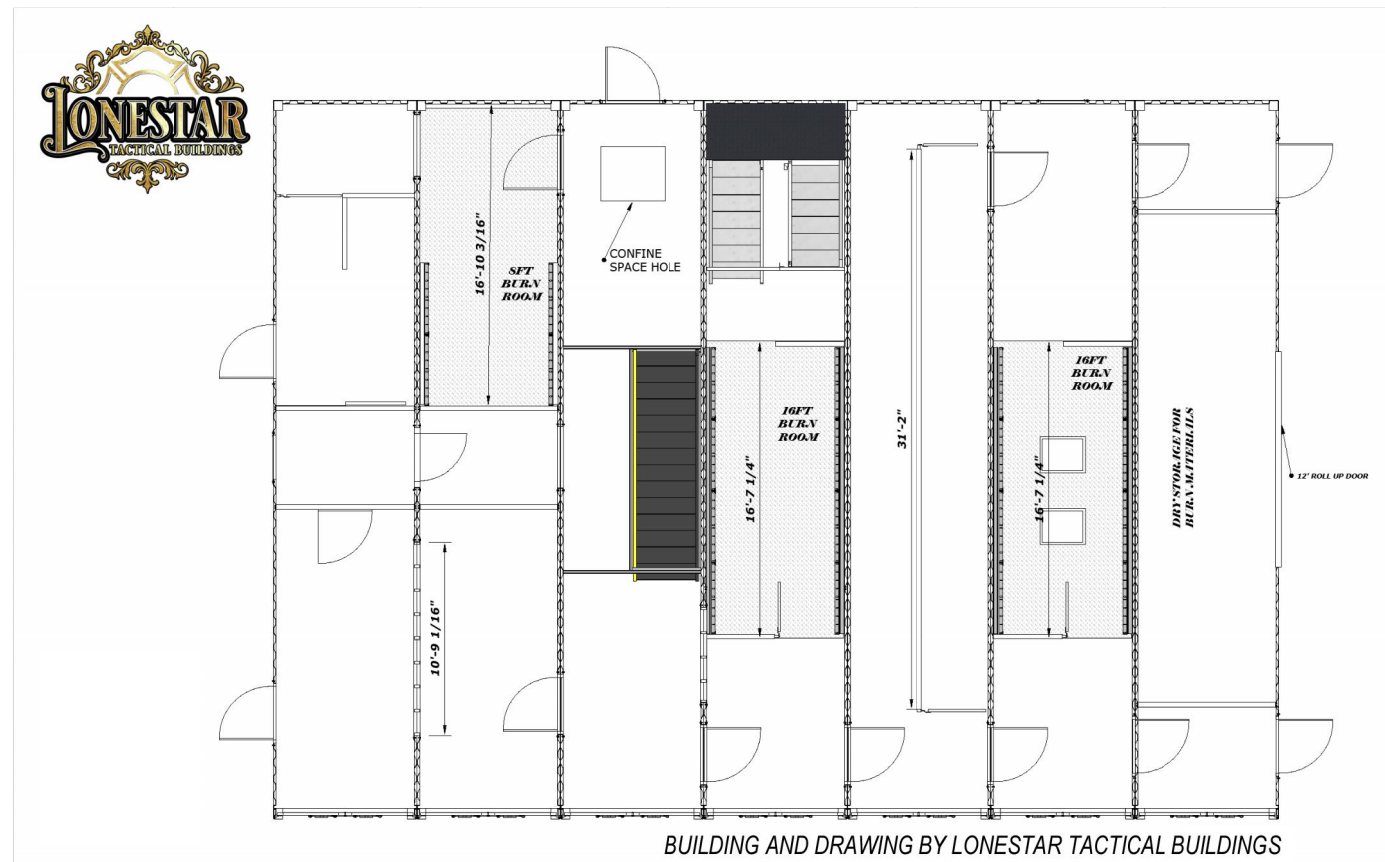
5 | TRAINING BUILDING - NORTH ELEVATION
3/32" = 1'-0"



2 | TRAINING BUILDING - FLOOR PLAN - LEVEL 2
3/32" = 1'-0"

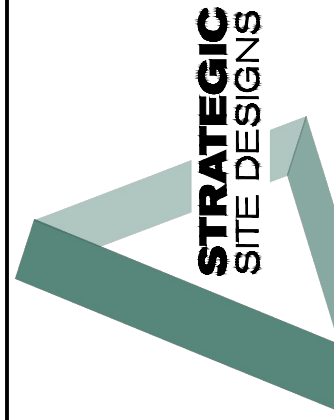


4 | TRAINING BUILDING - ROOF PLAN
3/32" = 1'-0"



1 | TRAINING BUILDING - FLOOR PLAN - LEVEL 1
3/32" = 1'-0"

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-6831
CPERDUE@STRATEGICSITEDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E., M.B.A.



NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF STRATEGIC
SITE DESIGNS, LLC

BUILDING ELEVATIONS &
FLOOR PLANS
SITE PLAN
TOWN OF MONUMENT, CO

REV	DESCRIPTION	BY	DATE
1	2ND SUBMITTAL	BMS	8/22/24
2	3RD SUBMITTAL	BMS	11/1/24
3	4TH SUBMITTAL	BMS	12/3/24
4	5TH SUBMITTAL (RE-SCOPED)	CLP	10/1/25
JOB NO:		2403-001	
ORIGINAL ISSUE:		2/15/24	
DESIGN BY:		BMS	
CHECKED BY:		CLP	
SCALE:		NA	
SHEET NUMBER		A 103	

A RE-SUBDIVISION OF LOT 1, TRI-LAKES MONUMENT FIRE FILING NO. 1,
LOCATED WHOLLY WITHIN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15,
TOWNSHIP 11 SOUTH, RANGE 67 WEST, SIXTH P.M., TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO
15.85 ACRES

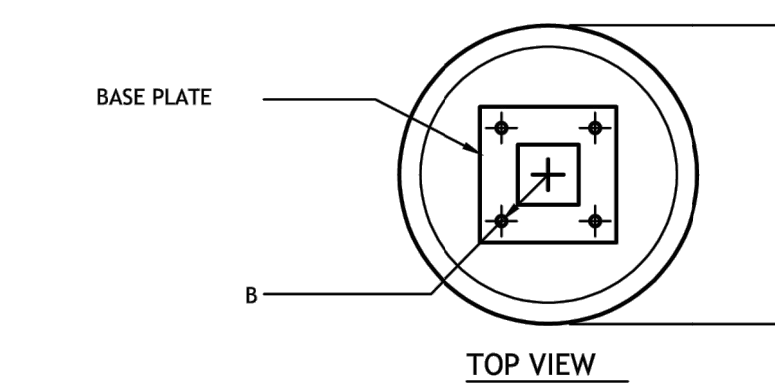
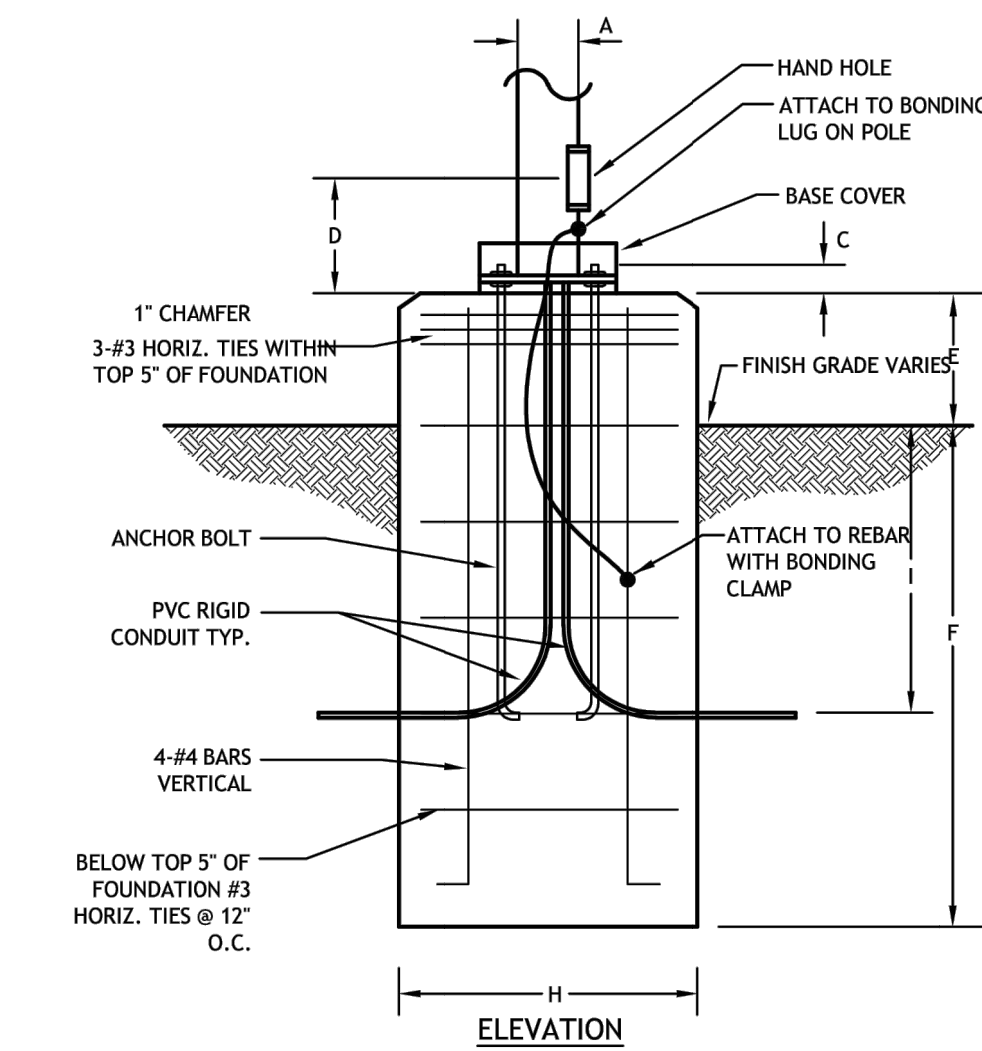


1	ELECTRICAL SITE PHOTOMETRIC PLAN
E1.0	SCALE: 1" = 50'

LIGHTING FIXTURES	
A	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE
a	TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.
	PEDESTRIAN/EXTERIOR AREA LIGHT
	WALL-MOUNTED AREA LIGHT/SCNCE

GENERAL NOTES	
A.	ALL LIGHT FIXTURES ARE FULL CUTOFF WITH SHIELDING TO PREVENT GLARE AND LIGHT TRESSPASS ON ADJACENT PROPERTIES UNLESS OTHERWISE NOTED.
B.	THE PHOTOMETRIC GRID IS NO GREATER THAN (10) FEET BY (10) FEET AND PROVIDES LIGHTING LEVELS AT GRADE AND DIRECTLY UNDER THE FIXTURES.
C.	ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
D.	ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING UNLESS OTHERWISE NOTED.
E.	REFER TO FIXTURE SCHEDULE FOR MOUNTING HEIGHTS.
F.	ALL BUILDING MOUNTED AND POLE MOUNTED LIGHTING SHALL BE DIRECTED DOWNWARD, UNLESS OTHERWISE NOTED.
G.	ALL LIGHT SOURCES SHALL BE FULLY SHIELDED SO THE LIGHT SOURCE IS NOT VISIBLE FROM ADJACENT PROPERTIES AND PUBLIC RIGHTS OF WAY AND TO PREVENT GLARE, UNLESS OTHERWISE NOTED.
H.	ALL SITE LIGHTING RELATED TO WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE LANE	+	3.6 fc	5.6 fc	1.7 fc	3.3:1	2.1:1
EXISTING PARKING	+	2.4 fc	4.6 fc	1.7 fc	6.6:1	3.4:1
CLASSROOM PARKING	+	3.9 fc	7.6 fc	1.6 fc	4.8:1	2.4:1
SITE	+	0.8 fc	8.7 fc	0.0 fc	N/A	N/A
PROPERTY LINE 20' SETBACK	X	0.1 fc	0.8 fc	0.0 fc	N/A	N/A



POLE KEY	OVERALL HIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EA1	240"	4"	PER MANUFACTURER			20"	80"	100"	24"	36"	
EA2											
EA3											

2	POLE BASE DETAIL
E1.0	SCALE: NONE



STRATEGIC
SITE DESIGNS

[illegible]

A detailed map of the Elephant Rock Acres Subdivision. The map shows a network of streets, including CO HWY 105 and INTERSTATE 26. A railroad line runs through the upper portion of the map. Several lakes are labeled: TOWN OF PALMER LAKE, MONUMENT LAKE, and WOODMOOR LAKE. A specific area is highlighted in black and labeled 'SITE'. The map also indicates 'BLM LAND' in the lower-left corner and 'ELEPHANT ROCK ACRES SUBDIVISION' in the upper-right. A north arrow is located in the top right corner.

SHEET INDEX	
1	COVER SHEET
2	SUBDIVISION PLAT

1. MONUMENTS FOUND OR SET ARE SHOWN HEREON THIS PLAT
2. DISTANCE ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS
3. THE DATE OF THE INITIAL FIELD WORK WAS COMPLETED ON OCTOBER 16, 2023.
4. BASIS OF BEARING: IS THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, BEING N67°31'19"E, 1335.00'. AS MEASURED FROM THE EAST SIXTEEN CORNER BETWEEN SECTION 10 AND 15 TO THE NORTHEAST CORNER OF SAID SECTION 15.
5. FLOODPLAIN STATEMENT: THIS PROPERTY, IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FEMA PER FIRM PANEL 08041C0257G, EFFECTIVE DATE DECEMBER 7, 2018 AND 08041C0276G, EFFECTIVE DATE DECEMBER 7, 2018.
6. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN BOTH THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE SUED FOR FLIGHT TRAINING PURPOSES OR UNTIL ALL AIRPORT ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
8. EXISTING ZONING: PUD
9. UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE MONUMENT FIRE DISTRICT.

CONTAINING 10.931 ACRES, 476,163 SQUARE FEET, MORE OR LESS.

NOTARY SIGNATURE _____ MY COMMISSION EXPIRES _____

RECORDING STAMP

SURVEYOR: **GEOVISTA SURVEY AND MAPPING**
88 INVERNESS CIRCLE EAST, SUITE B101
ENGLEWOOD, CO 80112
ATTENTION: GEORGE PRIEN
(303) 549 - 5903

FINAL PLAT
MONUMENT FIRE DISTRICT SUBDIVISION
A RE-SUBDIVISION OF LOT 1, TRI-LAKES MONUMENT FIRE FILING NO. 1,
LOCATED WHOLLY WITHIN THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 15,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO.

The survey plat details the subdivision of Lot 1 and Lot 2. Lot 1, located on the left, contains the Monument Fire District Subdivision (±213,391 SF, ±4.900 acres) and is bounded by Circle Road to the north and Colorado Highway 105 to the south. Lot 2, on the right, contains the District Subdivision (±476,163 SF, ±10.931 acres) and is bounded by Circle Road to the north and Highway 105 to the south. The plat includes numerous survey points with bearings and distances, such as N87° 41' 13"E 109.79' (M) and N15° 36' 42"W 199.10' (M). It also shows monumentation details like 'NAIL & TAG PLS 25955 +0.69' NORTH' and '3" ALUM. CAP ROW MARKER PLS 14166'. A survey legend on the right defines symbols for property lines, right-of-way, and monumentation. A scale bar at the bottom right indicates 0 to 120 feet, and a north arrow is located at the bottom right corner.

LOT 1
MONUMENT FIRE DISTRICT SUBDIVISION
±213,391 SF
(±4.900 ACRES)
(18654, 18650, & 18644 HWY 105)

LOT 2
MONUMENT FIRE DISTRICT SUBDIVISION
±476,163 SF
(±10.931 ACRES)
(18634 HWY 105)

SURVEY LEGEND

- PLSS MONUMENTATION FOUND AS DESCRIBED
- FOUND MONUMENTATION AS DESCRIBED
- SET 5/8" PIN WITH SURVEY CAP MARKED PLS 38157
- PROPERTY LINE/SECTION LINE
- RIGHT OF WAY
- PROPOSED PROPERTY LINE
- PROPOSED UTILITY EASEMENT
- MONUMENT FIRE DISTRICT
- LOT NUMBER
- POINT OF BEGINNING
- AS MEASURED
- RIGHT-OF-WAY
- SECTION
- ALUMINUM
- CORNER
- RECEPTION
- ILLEGIBLE
- RED PLASTIC CAP
- YELLOW PLASTIC CAP

SCALE: 1" = 60'

**88 INVERNESS
ENGLEWOOD,
(720) 206-6931**

88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-6931
CPERDUE@STRATEGICDESIGNS.COM
ATTENTION: CHRISTOPHER PERDUE, P.E.,

FOR AND ON BEHALF OF STRATEGIC
SITE DESIGNS, LLC

**MONUMENT FIRE DISTRICT
SUBDIVISION
TOWN OF MONUMENT, CO**

REV	DESCRIPTION	BY	DATE
JOB NO:	2403-001		
ORIGINAL ISSUE:	2/15/24		
DESIGN BY:	BMS		
CHECKED BY:	CLP		
SCALE:	1" = 60'		
SHEET NUMBER			

**TOWN OF MONUMENT
ORDINANCE NO. 08-2026**

**AN ORDINANCE GRANTING APPROVAL OF THE REZONING FROM PLANNED UNIT
DEVELOPMENT (PUD) TO PUBLIC (P), FOR THE MONUMENT FIRE DISTRICT
TRAINING CENTER, LOCATED AT 18650 W HIGHWAY 105**

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town’s Home Rule Charter approved by the electors on November 8, 2022 (“Charter”); and

WHEREAS, the Applicant, OZ Architecture on behalf of the Monument Fire Protection District, requests approval of a Rezoning from Planned Unit Development (PUD) to Public (P) for the Monument Fire Training project located at 18650 West Highway 105, Monument, Colorado 80132, to allow expansion of the existing Fire Department facility, including construction of an 11,040-square-foot classroom and garage building, a training tower, and a future training area, as legally described in Exhibit A; and

WHEREAS, the Monument Planning Commission conducted a public hearing on this application on March 11, 2026, and made a recommendation of APPROVAL by a vote of 3 to 1, based upon the Finding of Fact attached hereto as Exhibit B; and

WHEREAS, the Town recognizes the essential role of public safety services in protecting life and property, and supports land use decisions that strengthen emergency response capabilities, enhance firefighter training resources, and ensure the long-term resilience of critical community infrastructure; and

WHEREAS, approval of the requested Rezoning advances the Town’s objective to promote responsible civic development by providing a clear regulatory framework that enables the Fire Protection District to expand and modernize its training facilities in a manner consistent with adopted plans, applicable regulations, and the community’s public safety needs; and

WHEREAS, on April 6, 2026, the Monument Town Council received the Planning Commission’s recommendation and conducted a public hearing, and hereby determines that the proposed Rezoning from PUD to Public for the Monument Fire Training project is in conformance with the Town’s Land Development Code, including Sections 18.03.440, 18.03.450, and 18.03.460 et seq.; and

WHEREAS, this Ordinance was introduced by title and voted upon at the regular meeting of the Town Council on April 6, 2026.

THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO, ORDAINS:

Section 1. Incorporation. The recitals set forth above are incorporated and ordained as if set forth in this section in full.

Section 2. Approval. The Town Council approves the Rezoning from Planned Unit Development (PUD) to Public (P) for the Monument Fire Training project.

Section 3. Publication. Pursuant to Subsection 6.5, 3. of the Town of Monument Home Rule Charter and Subsection 2.04.030, G. of the Monument Municipal Code, upon approval this Ordinance shall be published on the Town's office website in full for not less than ten (10) days.

Section 4. Authentication and Filing. Upon passage this Ordinance shall be authenticated by the Mayor and Town Clerk and maintained by the Town Clerk in such form as is sufficient to assure reasonable access by the public. Failure to authenticate any ordinance shall not invalidate it or suspend its operation.

Section 5. Effective Date. This Ordinance shall become effective and be in full force and effect ten (10) days after final publication.

Section 6. Severability. If any portion of this Ordinance or the application thereof to any person or circumstances shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the ordinance which can be given effect without the invalid portion or application, provided such remaining portions or applications are not determined by the court to be inoperable.

INTRODUCED, PASSED, and ADOPTED/REJECTED, by the Town Council of the Town of Monument, Colorado this 6th day of April 2026 by a vote of for and against.

TOWN OF MONUMENT, COLORADO

By: _____
Mitch LaKind, Mayor

Attest:

Tina Erickson, Town Clerk

EXHIBIT A

LEGAL DESCRIPTION

MONUMENT FIRE DISTRICT TRAINING CENTER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF THE CERTAIN LANDS IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, DESCRIBED THE FOLLOWS:

LOT 1, TRI-LAKES MONUMENT FIRE FILING NO. 1, RECEPTION NUMBER 221714810, OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FURTHERMORE, WITHIN THE PREVIOUSLY DESCRIBED TRACT, LOTS 1 AND 2 ARE DESCRIBED AS FOLLOWS;

LOT 1

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, MONUMENTED BY A 2.5" ALUMINUM CAP WITH A PLS NUMBER OF 10108; THENCE N 87 DEGREES 41 MINUTES 13 SECONDS E, 109.79 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF SUBDIVISION ELEPHANT ROCK ACRES, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR LOT 1;

THENCE N 87 DEGREES 32 MINUTES 30 SECONDS E A DISTANCE OF 409.33 FEET;

THENCE S 51 DEGREES 36 MINUTES 42 SECONDS E A DISTANCE OF 273.32 FEET;

THENCE S 74 DEGREES 23 MINUTES 18 SECONDS W A DISTANCE OF 78.12 FEET;

THENCE S 15 DEGREES 36 MINUTES 42 SECONDS E A DISTANCE OF 206.78 FEET;

THENCE S 33 DEGREES 27 MINUTES 29 SECONDS W A DISTANCE OF 217.75 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF HIGHWAY 105; THENCE ALONG THE THE NORTHERN RIGHT OF WAY OF HIGHWAY 105 THE FOLLOWING COURSES:

N 56 DEGREES 32 MINUTES 31 SECONDS W A DISTANCE OF 7.03 FEET;

THENCE N 15 DEGREES 57 MINUTES 47 SECONDS WEST A DISTANCE OF 2.93 FEET;

THENCE N 57 DEGREES 09 MINUTES 33 SECONDS WEST A DISTANCE OF 227.49 FEET;

THENCE LEAVING SAID HIGHWAY 105 RIGHT OF WAY N 15 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 199.10 FEET TO A POINT ON THE EASTERN BOUNDARY OF BEATEN-JONE ADDITION;

THENCE N 15 DEGREES 41 MINUTES 17 SECONDS W A DISTANCE OF 338.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.900 ACRES, 213,391 SQUARE FEET, MORE OR LESS.

LOT 2

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, MONUMENTED BY A 2.5" ALUMINUM CAP WITH A PLS NUMBER OF 10108; THENCE N 87 DEGREES 41 MINUTES 13 SECONDS E, 109.79 FEET; THENCE S 87 DEGREES 32 MINUTES 30 SECONDS E, 409.33 FEET TO THE TRUE POINT OF BEGINNING FOR LOT 2;

THENCE N 87 DEGREES 32 MINUTES 30 SECONDS E A DISTANCE OF 910.76 FEET, TO A POINT ON THE WESTERN RIGHT - OF - WAY OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING S 07 DEGREES 51 MINUTES 54 SECONDS E, CHORD DISTANCE OF 861.50 FEET, A RADIUS OF 2488.72 FEET, AN ARC LENGTH OF 865.86 FEET TO A POINT ON THE NORTHERN RIGHT - OF - WAY OF HIGHWAY 105;

THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF HIGHWAY 105 THE FOLLOWING COURSES:

S 83 DEGREES 39 MINUTES 11 SECONDS W A DISTANCE OF 77.11 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING N 87 DEGREES 51 MINUTES 16 SECONDS W, CHORD DISTANCE OF 171.65 FEET, A RADIUS OF 663.28 FEET, AN ARC LENGTH OF 172.13 FEET;

THENCE S 10 DEGREES 00 MINUTES 21 SECONDS W A DISTANCE OF 49.91 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING N 79 DEGREES 57 MINUTES 38 SECONDS W, CHORD DISTANCE OF 267.61 FEET, A RADIUS OF 656.80 FEET, AN ARC LENGTH OF 269.50 FEET;

THENCE N 56 DEGREES 32 MINUTES 31 SECONDS WEST A DISTANCE OF 215.31 FEET;

THENCE LEAVING SAID HIGHWAY 105 NORTHERN RIGHT OF WAY N 33 DEGREES 27 MINUTES 29 SECONDS EAST A DISTANCE OF 217.75 FEET;

THENCE N 15 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 206.78 FEET;

THENCE N 74 DEGREES 23 MINUTES 18 SECONDS EAST A DISTANCE OF 78.12 FEET;

THENCE N 15 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 273.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.931 ACRES, 476,163 SQUARE FEET, MORE OR LESS.

EXHIBIT B
FINDINGS OF FACT

1. The rezoning of the property is consistent with the approved preliminary planned unit development for a Fire Facility.
2. Onsite circulation and access are designed for the anticipated type of pedestrian and vehicular traffic generated.
3. Building design in terms of orientation, spacing, materials, exterior color and texture, storage and lighting result in a quality architectural design is compatible with the existing and anticipated area.
4. The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used.
5. Adequate off-street parking, both standard and ADA accessible, is provided.
6. The Public zoning designation fits within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.

**TOWN OF MONUMENT
RESOLUTION NO. 20-2026**

**A RESOLUTION APPROVING THE MONUMENT FIRE DISTRICT SUBDIVISION
FINAL PLAT**

WHEREAS, OZ Architecture on behalf of the Monument Fire Protection District (the “Applicant”) has applied for approval of a Final Plat for the Monument Fire Training project located at 18650 West Highway 105, legally described on Exhibit A; and

WHEREAS, the Monument Planning Commission conducted a public hearing on this application on March 11, 2026 and made a recommendation of APPROVAL by a vote of 3 to 1 subject to the Finding of Facts attached hereto as Exhibit B; and

WHEREAS, on April 6, 2026, the Monument Town Council received the Planning Commission’s recommendation and conducted a public hearing and hereby determined that the Final Plat is in conformance with the review and approval criteria as outlined in the Land Development Code Sections 18.02.250.C and 18.02.260.C; and

WHEREAS, the Town recognizes the essential role of public safety services in protecting life and property, and supports land use decisions that strengthen emergency response capabilities, enhance firefighter training resources, and ensure the long-term resilience of critical community infrastructure; and

WHEREAS, approval of the requested Rezoning advances the Town’s objective to promote responsible civic development by providing a clear regulatory framework that enables the Fire Protection District to expand and modernize its training facilities in a manner consistent with adopted plans, applicable regulations, and the community’s public safety needs; and

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO AS FOLLOWS:

Section 1. The Town Council approves the Monument Fire District Subdivision, located at 18650 W Highway 105, legally described on Exhibit A attached hereto, and depicted on Exhibit C.

PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 6th day of April 2026, by a vote of for and against.

TOWN OF MONUMENT

ATTEST:

Mitch LaKind, Mayor

Tina Erickson, Town Clerk

Exhibit A
MONUMENT FIRE DISTRICT TRAINING CENTER - Legal Description

MONUMENT FIRE DISTRICT SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF THE CERTAIN LANDS IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, DESCRIBED THE FOLLOWS:

LOT 1, TRI-LAKES MONUMENT FIRE FILING NO. 1, RECEPTION NUMBER 221714810, OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FURTHERMORE, WITHIN THE PREVIOUSLY DESCRIBED TRACT, LOTS 1 AND 2 ARE DESCRIBED AS FOLLOWS;
LOT 1

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, MONUMENTED BY A 2.5" ALUMINUM CAP WITH A PLS NUMBER OF 10108; THENCE N 87 DEGREES 41 MINUTES 13 SECONDS E, 109.79 FEET TO A POINT ON THE SOUTHERN BOUNDARY OF SUBDIVISION ELEPHANT ROCK ACRES, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR LOT 1;

THENCE N 87 DEGREES 32 MINUTES 30 SECONDS E A DISTANCE OF 409.33 FEET;

THENCE S 51 DEGREES 36 MINUTES 42 SECONDS E A DISTANCE OF 273.32 FEET;

THENCE S 74 DEGREES 23 MINUTES 18 SECONDS W A DISTANCE OF 78.12 FEET;

THENCE S 15 DEGREES 36 MINUTES 42 SECONDS E A DISTANCE OF 206.78 FEET:

THENCE S 33 DEGREES 27 MINUTES 29 SECONDS W A DISTANCE OF 217.75 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF HIGHWAY 105; THENCE ALONG THE THE NORTHERN RIGHT OF WAY OF HIGHWAY 105 THE FOLLOWING COURSES:

N 56 DEGREES 32 MINUTES 31 SECONDS W A DISTANCE OF 7.03 FEET;

THENCE N 15 DEGREES 57 MINUTES 47 SECONDS WEST A DISTANCE OF 2.93 FEET;

THENCE N 57 DEGREES 09 MINUTES 33 SECONDS WEST A DISTANCE OF 227.49 FEET;

THENCE LEAVING SAID HIGHWAY 105 RIGHT OF WAY N 15 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 199.10 FEET TO A POINT ON THE EASTERN BOUNDARY OF BEATEN-JONE ADDITION;

THENCE N 15 DEGREES 41 MINUTES 17 SECONDS W A DISTANCE OF 338.30 FEET TO THE POINT OF BEGINNING. CONTAINING 4.900 ACRES, 213,391 SQUARE FEET, MORE OR LESS.

LOT 2

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, MONUMENTED BY A 2.5" ALUMINUM CAP WITH A PLS NUMBER OF 10108; THENCE N 87 DEGREES 41 MINUTES 13 SECONDS E, 109.79 FEET; THENCE S 87 DEGREES 32 MINUTES 30 SECONDS E, 409.33 FEET TO THE TRUE POINT OF BEGINNING FOR LOT 2;

THENCE N 87 DEGREES 32 MINUTES 30 SECONDS E A DISTANCE OF 910.76 FEET, TO A POINT ON THE WESTERN RIGHT - OF - WAY OF THE DENVER AND RIO GRANDE WESTERN RAILROAD;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING S 07 DEGREES 51 MINUTES 54 SECONDS E, CHORD DISTANCE OF 861.50 FEET, A RADIUS OF 2488.72 FEET, AN ARC LENGTH OF 865.86 FEET TO A POINT ON THE NORTHERN RIGHT - OF - WAY OF HIGHWAY 105;

THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF HIGHWAY 105 THE FOLLOWING COURSES:

S 83 DEGREES 39 MINUTES 11 SECONDS W A DISTANCE OF 77.11 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING N 87 DEGREES 51 MINUTES 16 SECONDS W, CHORD DISTANCE OF 171.65 FEET, A RADIUS OF 663.28 FEET, AN ARC LENGTH OF 172.13 FEET;

THENCE S 10 DEGREES 00 MINUTES 21 SECONDS W A DISTANCE OF 49.91 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING N 79 DEGREES 57 MINUTES 38 SECONDS W, CHORD DISTANCE OF 267.61 FEET, A RADIUS OF 656.80 FEET, AN ARC LENGTH OF 269.50 FEET;

THENCE N 56 DEGREES 32 MINUTES 31 SECONDS WEST A DISTANCE OF 215.31 FEET;

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THENCE N 74 DEGREES 23 MINUTES 18 SECONDS EAST A DISTANCE OF 78.12 FEET;

THENCE N 15 DEGREES 36 MINUTES 42 SECONDS WEST A DISTANCE OF 273.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.931 ACRES, 476,163 SQUARE FEET, MORE OR LESS.

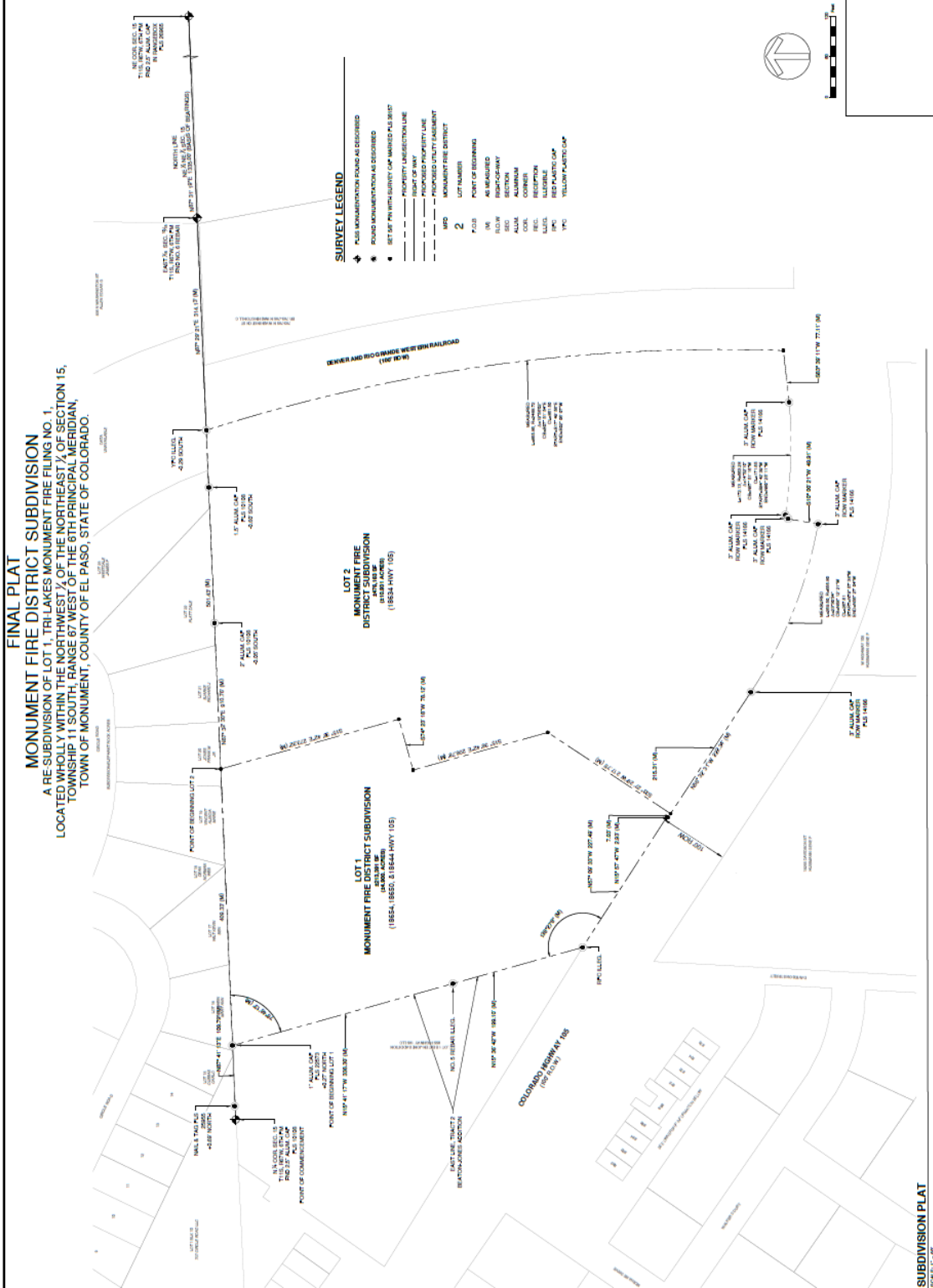
Exhibit B
Findings of Fact

1. The Final Plat conform with the Town's Comprehensive Plan; Parks, Trails, and Open Space Plan; and other plans adopted by the Town from time to time.
2. The plat proposes a harmonious development and lot pattern that is compatible with the neighborhood and community.
3. The lot and development pattern ensures there will be adequate light, air, parks, open space, and other places for public use.
4. The Final Plat design provides for adequate access to all lots and tracts proposed in the subdivision.
5. Adequate, safe, and efficient public improvements, utilities, and community facilities and services will be provided with sufficient capacity to serve the subdivision.
6. The Final Plat designs provide adequate protection from fire, flood, geologic hazards, significant soil constraints, and other dangers, and provides for proper design of stormwater drainage, erosion control, and streets.
7. The Final Plat conform to all applicable provisions of these regulations and any other applicable provisions of the Monument Municipal Code, and all applicable County, State, and Federal Regulations.

[illegible]

Exhibit C

MONUMENT FIRE DISTRICT SUBDIVISION (page 2 of 2)





MEMORANDUM

TO: The Honorable Mayor and Town Council
FROM: Jenna Gorney, Senior Planner
DATE: April 6, 2026

SUBJECT: Ordinance No. 09-2026 - An Ordinance Granting Approval of the Alpine Dealership at Falcon Commerce Final PUD Plan, located east of the intersection of Squadron Drive and Terrazzo Drive [Public Hearing]

Resolution No. 21-2026 - A Resolution Granting Approval of the Alpine Dealership at Falcon Commerce Final Plat, located east of the intersection of Squadron Drive and Terrazzo Drive [Public Hearing]

BACKGROUND.

The Applicant, Wesane LLC, on behalf of the property owner, Forest Lakes, LLC, is requesting Town Council approval of the Alpine Dealership at Falcon Commerce Center Final Plat and Final Planned Unit Development (PUD) Plan. The subject property consists of approximately 12.5 acres located within Phase 2 of the Falcon Commerce Center, south of the Pilot Travel Center and near the southeast corner of Terrazzo Drive and West Baptist Road. The property is zoned Planned Unit Development (PUD) pursuant to the approved Falcon Commerce Center Phase 2 Preliminary PUD.

Approval of the Final PUD Plan is requested to allow development of an automotive sales, service, and repair facility. Concurrently, approval of the Final Plat is requested to subdivide the subject area which consists of 12.5 acres on the north end of Area B within Phase 2 of the Falcon Commerce Center.

DISCUSSION.

The proposed development consists of three single-story buildings constructed in two phases, totaling approximately 112,141 square feet, along with associated vehicle display areas, parking, landscaping, grading, and drainage improvements.

The proposed use is consistent with the permitted uses identified in the approved Preliminary PUD for Falcon Commerce Center Phase 2 and aligns with the 2017 Town of Monument Comprehensive Plan, which designates the site as Commercial Center (CC) on the eastern portion and Light Industrial (LI) on the western portion of the property.

The development incorporates a cohesive architectural design, appropriate building setbacks, and high-quality materials that are consistent with adopted Town standards. Landscaping is designed to buffer adjacent properties and the I-25 corridor, enhance the internal site environment, and utilize native plant species in compliance with Town requirements.

The site provides parking in excess of minimum standards, including designated vehicle

display areas, with recommended conditions to ensure appropriate use and surface treatments for the southeast areas. Traffic analysis indicates that the proposed development will not adversely impact the surrounding roadway network and is consistent with previously approved traffic studies.

Stormwater facilities are designed to meet both Town and regional criteria and will adequately convey and treat runoff. Overall, the proposed development is consistent with the Comprehensive Plan land use designations, the approved Preliminary PUD, and is appropriately located to support planned commercial and light industrial development.

Planning Commission discussion centered on the proposed development's potential impacts to traffic, stormwater, utilities, and overall site design. Commissioners questioned whether the traffic study accounted for future growth in Monument, and the applicant confirmed it analyzed a 20-year development horizon, with no off-site traffic improvements proposed. Stormwater management was a significant topic, with clarification that all runoff would flow beneath the site and into an existing regional retention pond south of the property, and concerns were raised regarding pavement design and runoff within the Terrazzo right-of-way. Visual and corridor aesthetics were discussed, including signage, lighting, dark sky compliance, parking alignment, and the potential use of carports for hail protection. Water impacts were reviewed, noting that service would be provided by the Forest Lakes Metro District, water costs are increasing due to drought conditions, and the applicant plans to recycle water for the on-site car wash. Additional discussion included converting a soft-surface trail to a sidewalk which resulted in a suggested condition of approval. Additionally discussed was whether the project would set a precedent for more car dealerships, with staff confirming the use is consistent with an existing PUD and does not establish a broader precedent for Monument.

FINDINGS OF FACT

After reviewing the Alpine Dealership at Falcon Commerce Center Final PUD Plan, the following finding of fact has been made:

1. The request has met the applicable criteria identified in Section 18.03.460 D of the Land Development Code.

After reviewing the Alpine Dealership at Falcon Commerce Center Final Plat, the following finding of fact has been made:

1. The request has met the applicable criteria identified in Section 18.02.260 C. of the Land Development Code.

PLANNING COMMISSION RECOMMENDATION

On March 11, 2026, the Planning Commission held two public hearings and voted 4-0 to recommend approval of both the Final Plat and Final PUD Plan. The Final PUD Plan

recommendation for approval included the conditions related to limiting the number of vehicles stored in the vehicle display areas as well as surface materials required in that vehicle display area, restricting parking on the pad for future Building 2 during development as well as a condition that the developer construct the sidewalk from the intersection of Squadron to the south property line out of concrete.

SUGGESTED MOTION 1.

I move to adopt Ordinance No. 09-2026, An Ordinance Granting Approval of the Alpine Dealership at Falcon Commerce Final PUD Plan, located east of the intersection of Squadron Drive and Terrazzo Drive, supported by the attached exhibits and the Findings of Fact defined in this Memo, with the following conditions

1. The Vehicle Display Area in the south east corner of the lot, as shown on page 8 of the Final PUD Plan set, shall be utilized as presented, having a maximum of 13 vehicles parked or displayed in this area and, any vehicles parked or displayed in this area shall be parked on an approved surface consisting of durable, dust free, all weather material such as: concrete, asphalt, asphalt millings installed over a compacted base, pavers installed over a compacted base, or other similar hard-surfaced materials.
2. No vehicles shall be parked or displayed on the building pad for Phase 2 (Building B) during development.
3. The existing subsurface sidewalk on the west property line is to be paved with concrete from the intersection of Squadron Drive to the south property line.

SUGGESTED MOTION 2.

I move to adopt Resolution No. 21-2026, A Resolution Granting Approval of the Alpine Dealership at Falcon Commerce Final Plat, located east of the intersection of Squadron Drive and Terrazzo Drive, supported by the attached exhibits and the Finding of Fact defined in this Memo.

ATTACHMENTS

1. Maps
2. Legal Description
3. Staff Memo
4. Staff Presentation dated 4/6/2026
5. Planning Commission Staff Report with Attachments ([link](#))
6. Draft Minutes – Planning Commission, date 3/11/2026
7. Final Planned Unit Development Plan for Alpine Dealership at Falcon Commerce Center
8. Final Plat Alpine Dealership at Falcon Commerce Center
9. Ordinance No.09-2026 - An Ordinance Granting Approval of the Alpine Dealership at Falcon Commerce Center Final PUD Plan
10. Resolution No.21-2026 - A Resolution Granting Approval of the Alpine Dealership at Falcon Commerce Center Final Plat

Attachment 1

Maps: Aerial, Location, and Future Land Use



Figure 1 – Aerial Map

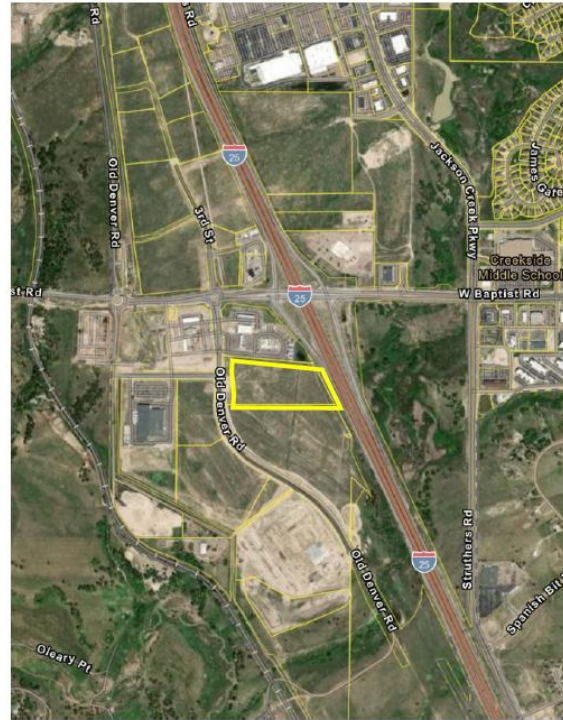


Figure 2 – Location Map

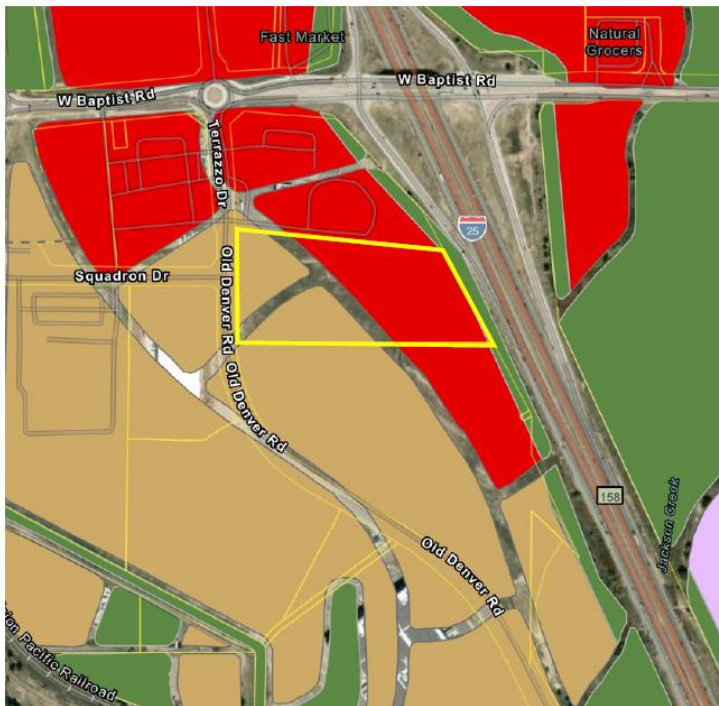


Figure 3 – Future Land Use Map

2017 Future Land Use Plan

- BC - Business Campus
- CC - Community Commercial
- D - Downtown
- LI - Light Industrial/Warehouse
- LL - Large Lot Residential
- MU - Mixed Use
- PR - Parks, Trails, Open Space
- PS - Public/Quasi-public/Utility
- RA - Residential Attached
- SFD - Single Family Dwellings
- PS - (School) Public/Quasi-public/Utility

LEGAL DESCRIPTION
ALPINE DEALERSHIP AT FALCON COMMERCE CENTER

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BAPTIST ROAD AS DESCRIBED AS PARCEL NO: 2B REV., IN THE DOCUMENT RECORDED AUGUST 20, 2008 UNDER RECEPTION NUMBER 208093631, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WESTERLY END BY A 3-1/2" ALUMINUM CDOT ROW CAP STAMPED "PLS 26968 AND AT THE EASTERLY END BY A 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118" FOUND .2' BELOW GROUND, ASSUMED TO BEAR N83°54'13" A DISTANCE OF 377.02 FEET. BEARINGS ARE BASED FROM THE SURVEY RECORDED OCTOBER 11, 2017 UNDER RECEPTION NUMBER 217900186, RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO,

THENCE S52°31'18"E, A DISTANCE OF 1,550.21 FEET TO THE SOUTHEAST CORNER OF TERRAZZO DRIVE AS PLATTED IN FALCON COMMERCIAL CENTER FILING NO. 1, RECORDED DECEMBER 10, 2020 UNDER RECEPTION NUMBER 220714637, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°10'39"E, ON THE EASTERLY LINE OF SAID TERRAZZO DRIVE, A DISTANCE OF 319.69 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, PILOT TRAVEL CENTER FILING NO. 1, AS RECORDED NOVEMBER 8, 2017 UNDER RECEPTION NUMBER 217714044,

THENCE S85°12'25"E, ON SAID SOUTHERLY LINE, A DISTANCE OF 988.73 FEET, TO A POINT ON THE EASTERLY LINE OF THE LAND SURVEY RECORDED OCTOBER 11, 2017 UNDER RECEPTION NUMBER 217900186, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25;

THENCE ON THE EASTERLY LINE OF SAID SURVEY, FOLLOWING TWO (2) COURSES:

1. S32°13'25"E, A DISTANCE OF 125.45 FEET;
2. S28°23'02"E, A DISTANCE OF 392.29 FEET;

THENCE N90°00'00"W, A DISTANCE OF 1,238.10 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N85°51'53"E, HAVING A DELTA OF 04°18'46", A RADIUS OF 780.00 FEET; A DISTANCE OF 58.71 FEET TO A POINT OF TANGENT; THENCE N00°10'39"E, A DISTANCE OF 155.52 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 998,431 SQUARE FEET OR 22.9208 ACRES.

Alpine Dealership at Falcon Commerce Center Phase 2 Final Plat & Final PUD Plan

Staff Presentation

Town Council Meeting –4/6/2026



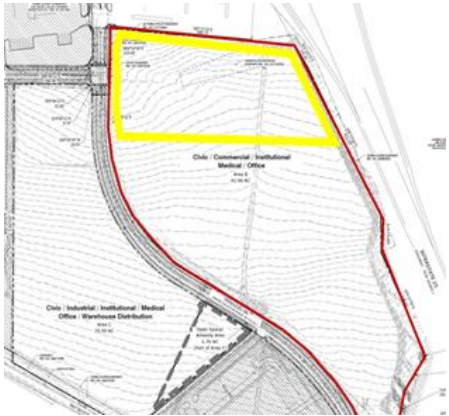
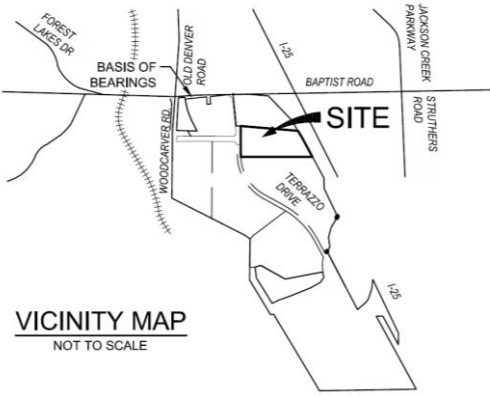
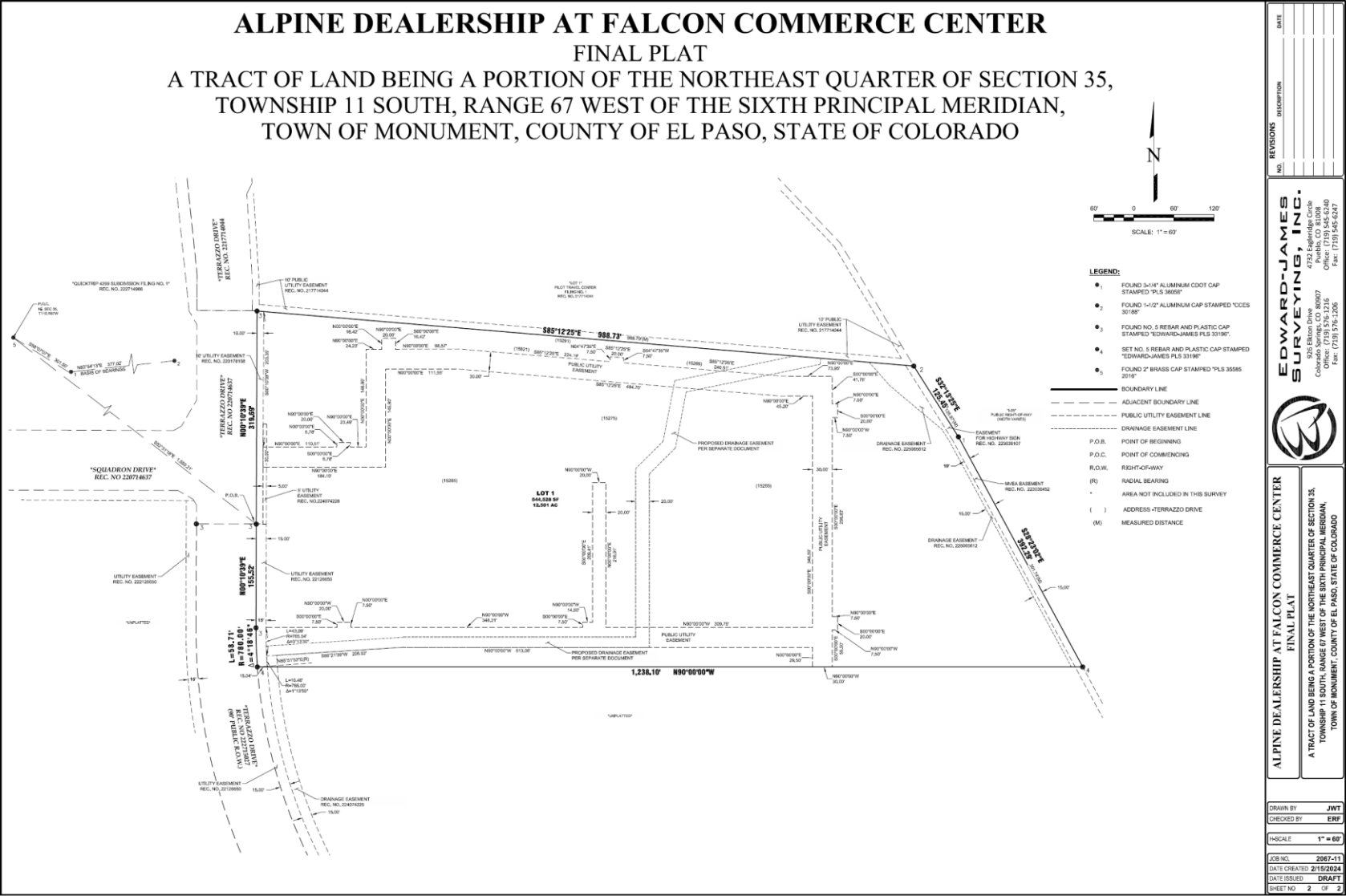
INTRODUCTION



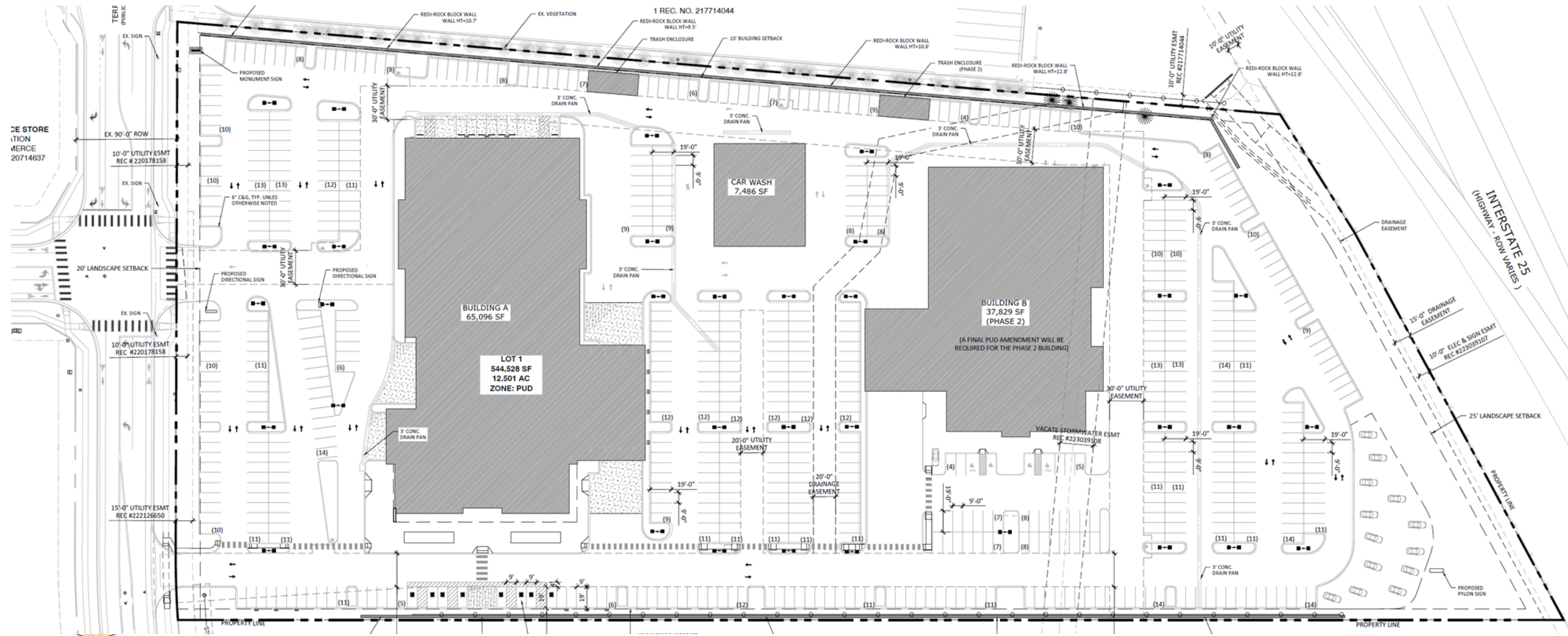
- **Applicant:** Wesane LLC
- **Property Owner:** Forest Lakes, LLC
- **Requests** Alpine Dealership at Falcon Commerce Center
 - 1) Final Planned Unit Development (PUD)
 - 2) Final Plat
- **Acreage:** 12.5 acres
Phase 2 of the Falcon Commerce Center
- **Location:** South of the Pilot Travel Center
East of the intersection of Squadron Drive
and Terrazzo Drive



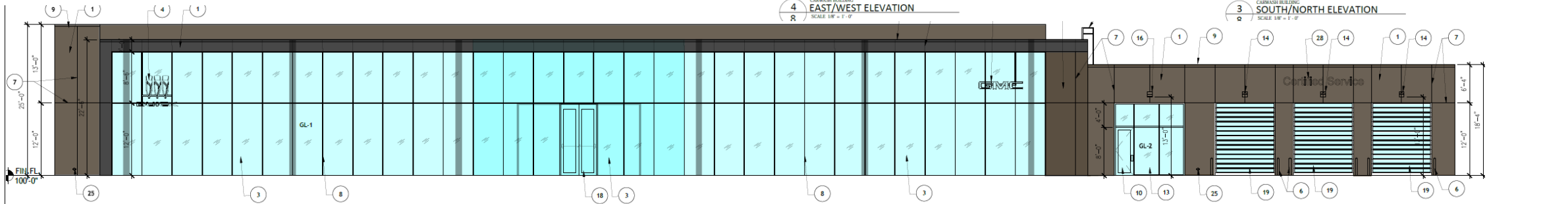
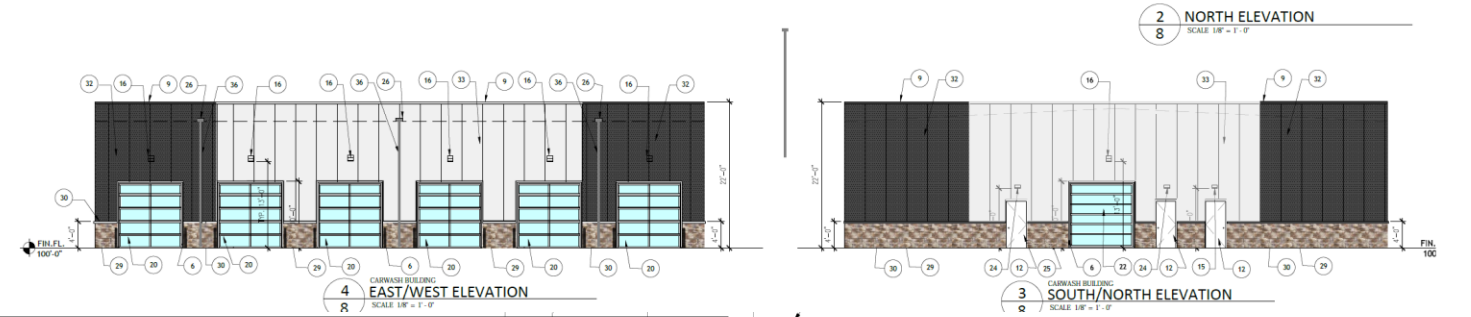
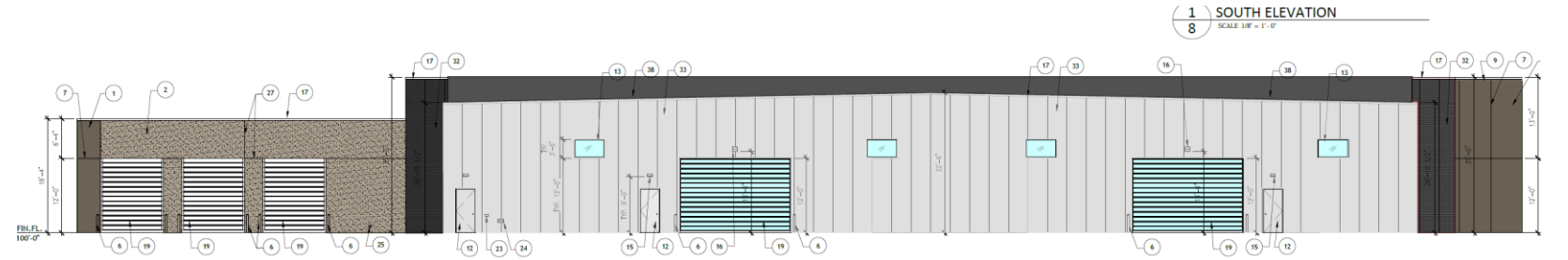
FINAL PUD PLAN and FINAL PLAT



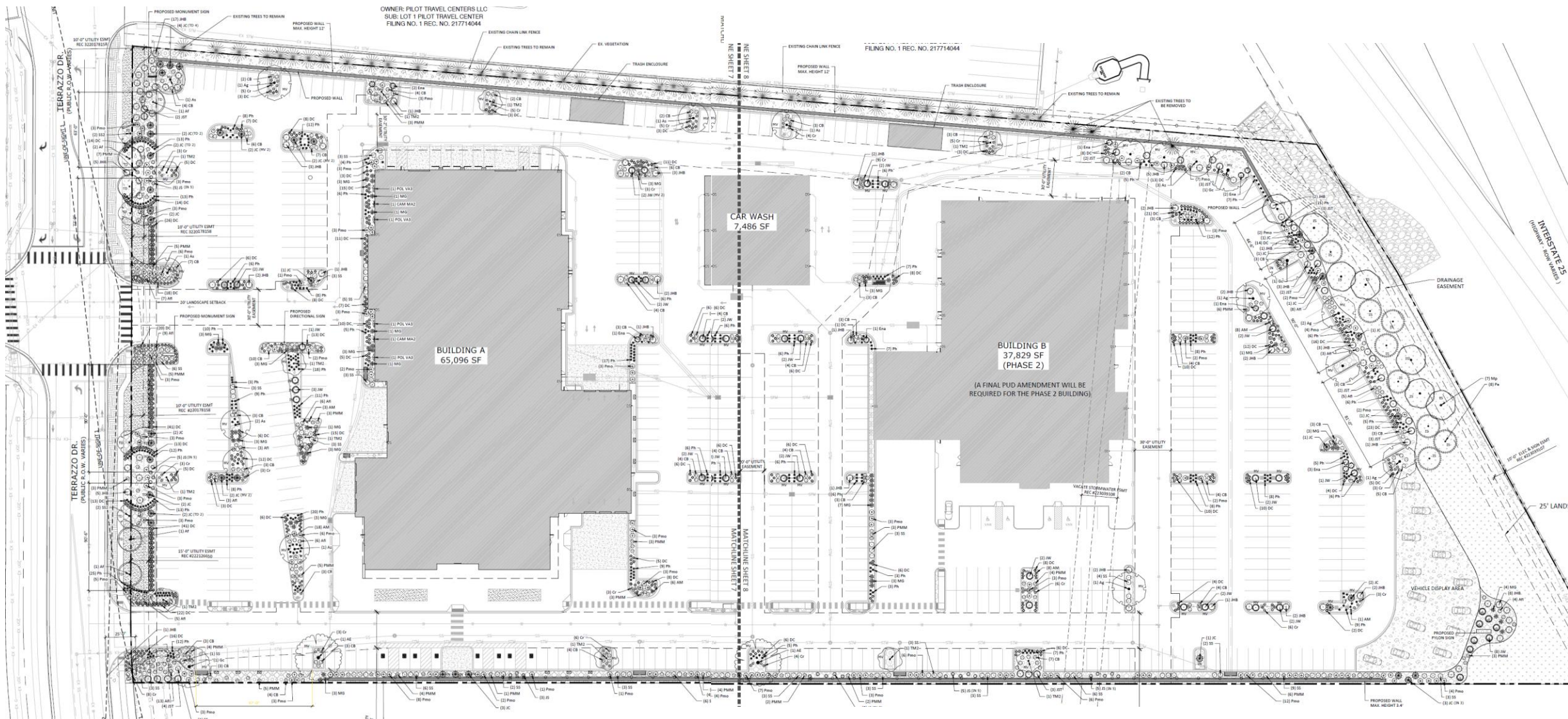
FINAL PLANNED UNIT DEVELOPMENT



ARCHITECTURE



LANDSCAPING



PARKING

Required: 425

Provided: 679

For Vehicle Display: 254

Ancillary Vehicle Display: 13



TRAFFIC

- Site-generated traffic is not expected to adversely affect surrounding roadways or nearby intersections
- Proposed development consistent with the previously approved Traffic Impact Study
- Traffic operations at Baptist Road and Terrazzo Drive will remain acceptable.

STORMWATER

Drainage Report – December 2025

In Accordance with

- Town of Monument Standards
- Colorado Springs Drainage Criteria Manual

Report Conclusion

- Proposed design has been engineered to properly convey and treat stormwater based on the requirements and guidance of guiding manuals.

PRELIMINARY PUD PLAN

COMPREHENSIVE PLAN

Land Use Chart:

Area Information		Proposed Use	Non-Residential		Residential		Max Height
Area	Acres		Max SF	≈ Gross FAR	Max Units	Max Density	
Area B	41.96	Civic/Commercial/Institutional/ Medical/Office	275,000	≈0.15			70'
Area C	25.59	Civic/Industrial/Institutional/ Medical/Office/Warehouse Distribution	300,000	≈0.3			70'
Area D	42.95	Civic/Industrial/Institutional/ Warehouse Distribution / Residential	270,000	≈0.15	500	12 du/ac	70'
Area F	32.72	Open Space, Trail					
ROW	5.29	Vehicular/Pedestrian Circulation					
TOTAL	148.51		845,000		500		

The actual floor area/number of units and distribution among areas will be determined at the Final PUD Plan and Final Plat stage of review and can change between areas up to total maximum allowed for Phase 2.

Area D will be either non-residential or residential, not a combination of both



2017 Future Land Use Plan

- BC - Business Campus
- CC - Community Commercial
- D - Downtown
- LI - Light Industrial/Warehouse
- LL - Large Lot Residential
- MU - Mixed Use
- PR - Parks, Trails, Open Space
- PS - Public/Quasi-public/Utility
- RA - Residential Attached
- SFD - Single Family Dwellings
- PS - (School) Public/Quasi-public/Utility



FINDINGS OF FACT

After reviewing the Alpine Dealership at Falcon Commerce Center Final PUD Plan, the following finding of fact has been made:

1. The request has met the applicable criteria identified in Section 18.03.460 D of the Land Development Code.

After reviewing the Alpine Dealership at Falcon Commerce Center Final Plat, the following finding of fact has been made:

1. The request has met the applicable criteria identified in Section 18.02.260 C. of the Land Development Code.



PLANNING COMMISSION RECOMMENDATION

Traffic & Stormwater Impacts



- 20-Year Growth Analysis
- No Off-Site Traffic Improvements



Runoff to Regional Retention Pond

Water & Utilities



- Forest Lakes Metro District Service
- Water Recycling for Car Wash

Site Design & Aesthetics



- Signage, Lighting & Dark Sky Compliance
- Potential Carports for Hail Protection

Trail & Sidewalks



- Soft Surface Trail to Sidewalk
- Condition for Approval Added

Project Consistency



- No Precedent for More Dealerships
- Aligned with Existing PUD



SUGGESTED MOTION 1.

I move to adopt Ordinance No. 09-2026, An Ordinance Granting Approval of the Alpine Dealership at Falcon Commerce Final PUD Plan, located east of the intersection of Squadron Drive and Terrazzo Drive, supported by the attached exhibits and the Findings of Fact defined in this Memo, with the following conditions

1. The Vehicle Display Area in the south east corner of the lot, as shown on page 8 of the Final PUD Plan set, shall be utilized as presented, having a maximum of 13 vehicles parked or displayed in this area and, any vehicles parked or displayed in this area shall be parked on an approved surface consisting of durable, dust free, all weather material such as: concrete, asphalt, asphalt millings installed over a compacted base, pavers installed over a compacted base, or other similar hard-surfaced materials.
2. No vehicles shall be parked or displayed on the building pad for Phase 2 (Building B) during development.
3. The sidewalk from the intersection of Squadron Drive to the southern property line to be constructed out of concrete



SUGGESTED MOTION 2.

I move to adopt Resolution No. 21-2026, A Resolution Granting Approval of the Alpine Dealership at Falcon Commerce Final Plat, located east of the intersection of Squadron Drive and Terrazzo Drive, supported by the attached exhibits and the Finding of Fact defined in this Memo.





STAFF REPORT

TO: Planning Commission

FROM: Jenna Gorney, Senior Planner

DATE: March 11, 2026

SUBJECT: Case # 2024-008-FPUD
Request for the Approval of the Final Plat and Final Planned Unit Development
Plan for the Alpine Dealership at Falcon Commerce Center. [Public Hearing]

Applicant's Information.

Wesane Agent to Alpine Buick GMC
2109 South Wadsworth Blvd.
Lakewood, CO 80227

Owner's Information:

Tom Blunk
c/o Forest Lakes, LLC.
1201 Walnut St. STE 1100
Kansas City, MO 84106

Property Location.

Old Denver Road
Falcon Commerce Center
Property Schedule No. 7135000038

Property Size.

544,500sf or 12.5 acres

Comprehensive Plan Designation.

The subject property is designated Community Commercial (CC) on the east and Light Industrial (LI) on the west, by the Town's Comprehensive Plan, adopted 2017.

Zoning Designation.

PUD – Falcon Commerce Center Phase 2
(Resolution No. 56-2022)

Surrounding Property Information.

North – Pilot Gas Station
West – Falcon Commerce Center Phase 2 Preliminary
PUD, Area C
East – CDOT, I-25 Corridor
South – Falcon Commerce Center Phase 2
Preliminary PUD, Area B

Requested Action(s).

Request for the Approval of the Alpine Dealership at Falcon Commerce Final Plat, and Approval of the Final Planned Unit Development for Alpine Dealership at Falcon Commerce Center.

Executive Summary. The Applicant, Wesane, is requesting approval of the Alpine Dealership at Falcon Commerce Final Plat and Final PUD Plan.

The 12.5 acres subject area is zoned Planned Unit Development (PUD) and is located south of the Pilot gas station near the southeast corner of Terrazzo Drive and West Baptist Road. Approval of the Final Plat and Final PUD Plan are requested to allow the development of an automotive dealership, sales, and service

Each request will be considered separately based on relevant review criteria and forwarded to Town Council for Consideration with a recommendation from Planning Commission.

Public Notice. Pursuant to [Chapter 18 - Land Development Code, Section 18.01.260.D and Table 1.2](#), which requires a public notice at least fifteen (15) days prior to any public hearing for a land use change, be mailed to property owners with 500 feet and posted on the property. The Applicant has complied with aforementioned notice requirements. A copy of the public notice is included with this report as Attachment 2.

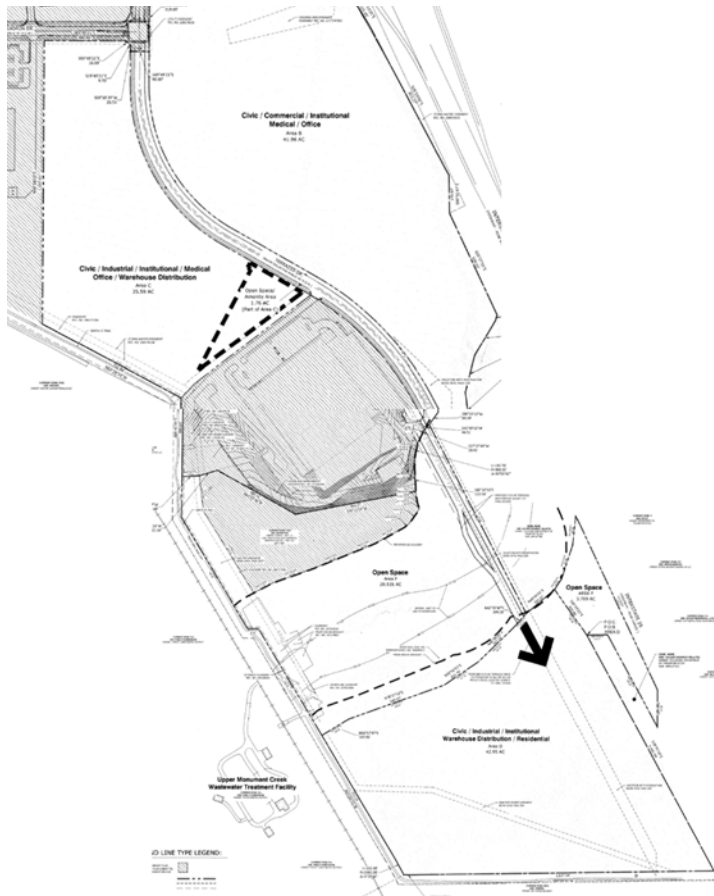
History/Background.

1. Falcon Commerce [Rezone from Planned Industrial Park \(PIP\) to PD and PD Sketch Plan](#) was approved on August 17, 2020 via Ordinance 16-2020 [\[link\]](#)
2. Falcon Commerce Center received approval for a Preliminary PD Site Plan for Phase 1 [\[link\]](#) on October 5th, 2020 via Ordinance 24-2020 [\[link\]](#) and was later recorded on March 9, 2021.
3. Falcon Commerce Center received approval for a Preliminary PUD Plan for Phase 2 [\[link\]](#) on July 18, 2022 via Resolution 56-2022 that was recorded on August 16, 2022 [\[link\]](#).

The current applications include the Final Plat for the northern 12.5 acres of Phase 2, and the Final PUD Plan for that space: The Alpine Dealership at Falcon Commerce Center.

The Preliminary Planned Unit Development (PUD) Plan for Phase 2 was organized into four distinct planning areas identified as Areas B, C, D, and F. Each area was structured to accommodate a specific mix of land uses while contributing to the overall vision for the development (Figure 1.)

Figure 1.



Area F (situated between areas C and D) included roughly 33 acres of Open Space, encompassing the Jackson Creek Floodplain area and an additional 1.75 acres of Open Space Amenity area east of area D.

Each of the development areas (B, C, and D) were all established to allow Civic and Institutional uses, providing flexibility for public and community-serving facilities throughout Phase 2. Beyond these shared uses, each area includes additional permitted uses tailored to its intended function within the broader development framework.

Area B permits a mix of Commercial, Medical, and Office uses, supporting employment-generating and service-oriented activities. Area C expands the common uses of Civic and Institutional by allowing Medical, and Office uses as well as Industrial and Warehouse Distribution

uses, creating opportunities for a broader range of business and operational activities.

Area D permits the base Civic and Institutional uses, and also permits Industrial and Warehouse Distribution uses, while also allowing a Residential component, introducing the potential for a mixed-use environment within that portion of the site.

Together, these areas establish a development pattern that integrates open space preservation with civic, employment, and residential opportunities within Phase 2 of the PUD.

The focus of the subject applications is the northern 12.5 acres of Area B.

Each parcel within the Falcon Commerce Center development is required to obtain Final Plat and Final PUD approval ([Sec. 18.03.460](#)) prior to the issuance of land development and building permits.

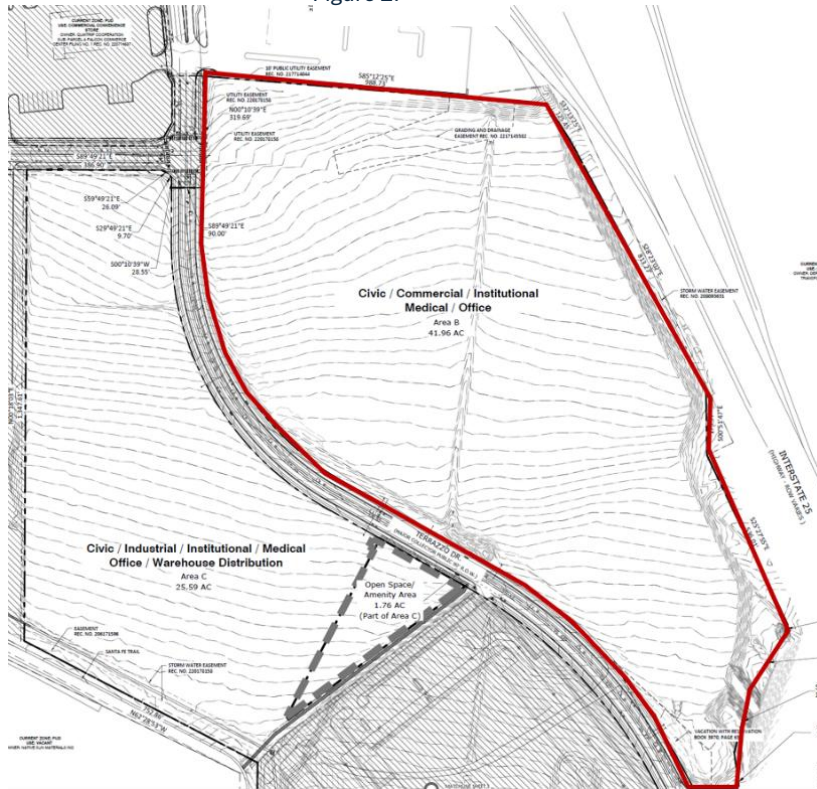
Project Details.

The Alpine Dealership at Falcon Commerce Center Final Plat proposes to subdivide the northern 12.5 acres within Phase Two of the Falcon Commerce Center development.

The Final PUD Plan proposed to develop that 12.5-acre Final Plat area into an automotive, sales, service, and repair development.

The Phase 2 Preliminary PUD Plan was approved for a mix of uses including civic, commercial, institutional, medical, office, warehouse distribution, and open space. Area B (Figure 2.) on the Phase 2

Figure 2.



Preliminary Plan comprises approximately 42 acres designated for Civic/Commercial/Institutional/Medical/Office uses. This Final PUD Plan for Automotive Sales, Service and Repair relates to the concurrently proposed Final Plat of the northern 12.5 acres of Area B, immediately south of the Pilot Travel Center.

The proposed development includes three buildings to be built out in two phases. The 65,096-square-foot, single-story Building A, proposed on the west side of the property, along with a centrally located, 7,486-square-foot vehicle wash facility and trash enclosure are intended to be built out in phase 1. Phase 2 will consist of a second

single-story building, totaling 39,559 square feet planned for the east side of the site.

The proposed development is consistent with the permitted uses outlined in the approved Preliminary PUD for the property, which allows commercial development. As proposed, the development will include 112,141 square feet of single-story structures, associated parking, vehicle display areas, landscaping, grading, and drainage.

As described and depicted in the proposed Final PUD documents (Attachment 6.), the development permits a maximum building height of 70 feet; however, the applicant is proposing a maximum building height of 25 feet with this Final PUD. Similarly, while the approved Preliminary PUD allows for up to 40 percent lot coverage, the applicant's proposal reflects a reduced lot coverage of 20 percent for this project.

Architecture of the buildings includes complimentary colors and a mix of materials such as metal panels, low level stone accents, and clear glazed glass doors and windows enhanced by vertical vegetated green wall panels.

The Final PUD plan reflects that **building and landscape setbacks** from Terrazzo Drive are twenty feet, landscaping setbacks from I-25 are to be 25 feet and buildings setback at 50 feet. The Final PUD Plan

defines a minimum setback of 10' for the internal lot lines to the north and south. As proposed, the buildings are setback a minimum of 65' from the north lot line and 90' from the south lot line.

Landscaping on the northern and southern boundary includes the installation of a retaining wall along the property line. Rock mulch will be integrated on the north line while river rock and shrubs will be installed along the south line, interior to the retaining wall. Such retaining wall shall not exceed twelve feet in height.

Landscaping on the east property line fronting the I-25 corridor is comprised of buffer planting of native seed mix combined with edged tree and shrub plantings intended to screen roughly two-thirds of the vehicle parking while leaving landscaping low and open in front of the vehicle display area.

Landscaping within the site includes foundation planting on Building A facing Terrazzo Drive to compliment hearty street frontage landscaping as well as landscaped parking lot islands integrating lighting and a large array of tree and shrub plantings.

The overall landscape design uses hardy native species along the site edges and more structured planting internally. All planting have been chosen from the Approved Plant List for the Town of Monument.

Parking on the development includes 679 spaces; 254 of which will be utilized for vehicle display. This allocation meets the required parking needed for the development (425 required spaces). An additional area for display is located at the southeast corner of the lot facing the I-25 corridor. To avoid this southeast ancillary vehicle display area from being overutilized, staff is providing a possible condition inclusion limiting the number of vehicles permitted to be displayed in this area. An additional condition includes the requirement that all vehicles parked in the ancillary southeastern display area shall be parked on an approved surface consisting of durable, dust free, all weather material such as: concrete, asphalt, asphalt millings installed over a compacted base, pavers installed over a compacted base, or other similar hard-surfaced materials

Traffic Analysis Report. The Applicant provided a Traffic Generation Analysis for the project. The Report, prepared by SM Rocha, LLC, Traffic and Transportation Consultants, dated 7/21/2025, covering Areas A, B, C, and D of Falcon Commerce Center Phase 2.

Based on the conclusions presented in the analysis, the projected site-generated traffic associated with the proposed Conceptual Plan is not anticipated to adversely affect traffic operations on the surrounding roadway network, including the intersection of Baptist Road and Terrazzo Drive. The analysis concludes that the proposed development remains consistent with the assumptions and findings of the previously approved Falcon Commerce Center Traffic Impact Study. Accordingly, the conclusions and recommendations contained within the approved traffic study remain applicable and valid.

Stormwater Management. The Applicant provided a Drainage Report for the project [Attachment 9.]. The Report, prepared by Kiowa Engineering Corporation, dated December 22 2025, concludes that the stormwater drainage improvements have been prepared in accordance the Town of Monument standards and Colorado Springs Drainage Criteria Manual. The report concludes that the proposed stormwater management design has been engineered to properly convey and treat stormwater based on the requirements and guidance of the aforementioned manuals. . Based on the current data and analysis included in the Applicant's December 2025 Report, Town Staff concur with this assessment.

Comprehensive Plan. The subject property is designated Commercial Center (CC) on the east and Light Industrial (LI) on the west (Attachment 1.), by the Town's Comprehensive Plan, adopted 2017. An automotive sales and service development is generally consistent with the intent of the Commercial Centers (CC) designation as well as the Light Industrial designation. Providing goods and services to area residents and the traveling public, this vehicle-oriented use is appropriately located near a major transportation corridor (I-25) and the Baptist Road intersection as intended by the Plan. The high-quality landscaping together with the mixed materials and visual articulation of the structures minimizes visual impacts of the service component and provides interest and variation over large walls. Additionally, an automotive sales and service development aligns with the intent of the Light Industrial (LI) designation, particularly with respect to the service and repair components, which are similar in character to the contractor trades and small-scale business services called for in these designations.

Together, the 2017 Comprehensive Plan and the approved uses per the Preliminary PUD plan identifies this area for uses such as the proposed auto sales and service development.

ANALYSIS AND FINDINGS

Criteria for Review – 18.02.260 C. Final Plat

Pursuant to section 18.02.260 C. of the Land Development Code Final Plats are reviewed in accordance with the applicable approval criteria set forth in the Land Development Code. Staff has evaluated the submitted application against these criteria and provides the following analysis and determination regarding the extent to which the proposal complies with each standard.

1. *The plat conforms with the Town's Comprehensive Plan; Parks, Trails, and Open Space Plan; and other plans adopted by the Town from time to time;*

Based on staff's analysis and input provided by the Town's Development Review Team (DRT) partners, the proposed project is consistent with all applicable development standards and Town guiding documents. The Final Plat is proposed on Area B of the Falcon Commerce Center PUD development area. The overall development area includes 33 acres of open space.

2. *The plat proposes a harmonious development and lot pattern that is compatible with the neighborhood and community;*

The proposed plat establishes a lot pattern that is compatible with surrounding development. Access is provided in alignment with the existing intersection of Squadron Drive and Terrazzo Drive while providing a secondary access on the southwest corner of the property. Consistent with other lots located east and west of Terrazzo Drive, the subject property includes substantial frontage along Terrazzo Drive and extends the full depth of the block from Terrazzo Drive to I-25.

3. *The lot and development pattern ensures there will be adequate light, air, parks, open space, and other places for public use;*

The Final Plat for the Alpine Dealership at Falcon Commerce is part of the overall Falcon Commerce Center PUD which includes roughly 33 acres of Open Space. Lighting was evaluated as part of the review of the subsequent Final PUD Plan.

4. *The plat design provides for adequate access to all lots and tracts proposed in the subdivision;*

The proposed plat is a single lot that would not create a landlocked parcel as it provides two points of access on Terrazzo Drive, ensuring adequate access.

5. *Adequate, safe, and efficient public improvements, utilities, and community facilities and services will be provided with sufficient capacity to serve the subdivision;*

- a. *A sufficient supply of water is available and sufficient water rights have been dedicated to the Town or applicable district, in conformance with the applicable district's water standards.*

Forest Lakes Metro District provided a Water and Sewer Services Commitment letter confirming that the Metro District has the necessary water resources and wastewater systems to provide both water and sewer services to Alpine Auto in the Falcon Commerce Center.

- b. *The owners and/or developers of the property will bear the cost of improvements which benefit the land being developed and pay their fair share of any community improvements and/or facilities.*

While not required as part of the Final Plat approval, during the development of the Final PUD development the applicant will be required to enter into an Improvements Agreement, provide financial securities and pay development impact fees as applicable.

6. *The plat design provides for adequate protection from fire, flood, geologic hazards, significant soil constraints, and other dangers, and provides for proper design of stormwater drainage, erosion control, and streets;*

The application submittal materials included a Geologic Hazard Analysis that was approved and accepted by the Town Engineer.

7. *The plat conforms to all applicable provisions of these regulations and any other applicable provisions of the Monument Municipal Code, and all applicable County, State, and Federal Regulation;*

Town Municipal Code, County, State, and Federal regulations have been met as required.

8. *The plat design provides for the preservation and conservation of unique or distinctive natural areas, scenic areas and views, natural landmarks, including rock outcroppings and unique landforms, significant wildlife habitats and migration areas, drainage areas, riparian areas, wetlands, historic features and archaeologically sensitive sites, recognizing the irreplaceable character of such resources and their importance to the quality of life in Monument;*

The proposed plat does not impact any known unique or distinctive natural areas, scenic areas, natural landmarks, significant wildlife habitats, drainage or riparian areas, wetlands, historic features, or archaeologically sensitive sites. Therefore, the plat design is consistent with the preservation and conservation of such resources and meets this criterion.

9. *The plat design provides for the preservation and conservation of significant stands of vegetation; and*

No significant stands of vegetation are known to be on the area.

10. *The final plat is generally consistent with the preliminary plat, as applicable.*

The Final Plat contemplates the subdivision of the northern 12.5 acres of the existing Preliminary PUD. The proposed Final Plat area does not extend beyond the originally approved boundary area and the plat creates a reasonably logical lot within.

Staff find the above criterion has been met

Criteria for Review – 18.03.460 D. Final PUD Plans

Pursuant to section 18.03.460 D of the Land Development Code Final PUD Plans are reviewed in accordance with the applicable approval criteria set forth in the Land Development Code. Staff has evaluated the submitted application against these criteria and provides the following analysis and determination regarding the extent to which the proposal complies with each standard.

1. *The final PUD conforms to or is consistent with the Preliminary PUD*

The Final PUD Plan proposes commercial development including Auto Sales, Service and Repair as consistent with the approved uses defined in the Falcon Commerce Center Phase 2 Preliminary Plan.

2. *Circulation is designed for the type of traffic generated, safety, separation from living areas, convenience, access, handicap access, noise and exhaust control. Though generally discouraged, private internal streets may be considered where appropriate to the development. A proper institutional framework, such as a metropolitan or special district must be established*

for maintenance thereof for the life of any private streets. All streets shall be accessible by police and fire department and other emergency vehicles for emergency purposes, and to service vehicles such as trash trucks. Bicycle and pedestrian circulation and connections shall be provided

The application materials included a Traffic Generation Analysis that concluded conformance with previous approvals and no additional impacts to Baptist Road or the Squadron Road and Terrazzo Drive intersections. On site parking and circulation followed Land Development Code Standards for handicapped parking, drive aisle widths and turn radius. The site is accessible for first responders via two access options on Terrazzo Drive, and access to the trash enclosure on the north property line has been provided for with a clear drive aisle route.

3. *Functional parks, open space, and trails in terms of recreation, views, density relief, convenience, function, connectivity, and optimum preservation of natural features including trees, shrubs, wildlife habitat, scenic areas and riparian and drainage areas are provided in conformance with the Comprehensive Plan, the Parks, Trails, and Open Space Master Plan, and the Development Standards ([Chapter 18.05](#) of this title)*

This element was considered during the design and overall layout of the Preliminary PUD and such elements for open space, natural features, and wildlife conservation were considered in the set aside of 33 acres of open space in the Jackson Creek Floodplain Area F.

4. *A variety of development and housing types and styles, and densities are proposed. Mixed land use is encouraged;*

While this area is not planned for residential use, the combination of retail, and service contributes to the goal of mixed uses especially in locations that are auto dependent. As defined in the Final PUD Plan and above, the architectural design of the development provides visual variation and appeal while maintaining a low visual impact with single story structures and high quality landscaping.

5. *Privacy for individuals, families and neighbors is provided as appropriate;*

This element is not applicable.

6. *Building design in terms of orientation, spacing, materials, exterior color and texture, storage and lighting result in a quality architectural design that is compatible with the surrounding neighborhood. The placement of identical or similar residential models on any two adjoining lots along a street is discouraged;*

As noted above, the design elements blend a mix of complimentary colors and materials such as metal panels, low level stone accents, and clear glazed glass doors and windows complemented by vertical vegetated green walls. These combined elements create an attractive visual articulation as mass appropriate for the development's

location along the I-25 corridor and within the development area. Downlit shielded light poles not exceeding twenty-two feet will minimize light pollution.

7. *The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used. Entrance features are encouraged. The proposed landscaping must not create maintenance problems and shall be suitable for the site and neighborhood including plant hardiness. A xeriscape design that will conserve water is required;*

Please see evaluation of the landscaping elements in the above landscaping section.

8. *Adequate off-street parking will be provided:*

- a. *Particularly for single-family residences in a PUD, required front-yard setbacks should be established and driveways should be arranged so as to provide off-street parking therein without causing parked autos to block sidewalks.*

Adequate parking facilities and access has been provided as required as will not facilitate any additional parking required off site. Appropriate setbacks have been maintained.

- b. *The Town may increase or decrease the normally required number of off-street parking spaces:*

Additional off street parking was not requested as the applicant provided 254 additional parking spaces beyond the minimum requirement.

9. *The final PUD has been shown to fit within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.*

The proposed Final PUD Plan is consistent with the approved Preliminary PUD and the broader development framework for Falcon Commerce Center Phase 2. The automotive sales, service, and repair use aligns with the commercial and employment-oriented uses planned for Area B and surrounding properties. The site is served by Terrazzo Drive and is located near the Baptist Road and I-25 corridor, providing appropriate access for the type of use proposed. A Traffic Generation Analysis determined that the development will not adversely impact the surrounding roadway network. Water and sewer service have been confirmed by the Forest Lakes Metropolitan District, demonstrating that adequate utility infrastructure is available to support the development.

Staff find the above criterion has been met

Findings of Fact and Staff Recommendation

After reviewing the Alpine Dealership at Falcon Commerce Center Final Plat, the following finding of fact has been made:

1. The request has met the applicable criteria identified in Section 18.02.260 C. of the Land Development Code. Therefore, Staff recommends approval of the request.

After reviewing the Alpine Dealership at Falcon Commerce Center Final PUD Plan, the following finding of fact has been made:

1. The request has met the applicable criteria identified in Section 18.03.460 D of the Land Development Code. Therefore, Staff recommends approval of the request with the conditions as set forth in the recommended motion.

Recommended Motion/Action.

Motion 1) Mr. Chairman, on the request for approval of the Alpine Dealership at Falcon Commerce Center Final Plat, within Phase 2 of the Falcon Commerce Preliminary PUD Plan, for property located on parcel No. 7135000035, I move that the Planning Commission forward a recommendation of approval/denial to Town Council, supported by the attached documents and by the finding of fact as listed in the staff report.

Motion 2) Mr. Chairman, on the request for approval of the Alpine Dealership Falcon Commerce Center Final PUD Plan, within Phase 2 of the Falcon Commerce Preliminary PUD Plan, for property located on parcel No. 7135000035, I move that the Planning Commission forward a recommendation of approval/denial to Town Council, supported by the attached documents and by the finding of fact as listed in the staff report with the following conditions:

Possible Conditions if recommending approval.

1. The Vehicle Display Area in the south east corner of the lot, as shown on page 8 of the Final PUD Plan set, shall be utilized as presented, having a maximum of 13 vehicles parked or displayed in this area and, any vehicles parked or displayed in this area shall be parked on an approved surface consisting of durable, dust free, all weather material such as: concrete, asphalt, asphalt millings installed over a compacted base, pavers installed over a compacted base, or other similar hard-surfaced materials.
2. No vehicles shall be parked or displayed on the building pad for Phase 2 (Building B) during development.

Attachments Referenced and Additional

1. Attachment 1 - Aerial, Location Map and Future Land Use Map.
2. Attachment 2 - Public Hearing Notice.
3. Attachment 3 - Falcon Commerce Center Preliminary PD Site Plan Phase 1. [\[link\]](#)
4. Attachment 4 - Falcon Commerce Center Preliminary PUD Plan for Phase 2. [\[link\]](#)
5. Attachment 5 - Alpine Dealership at Falcon Commerce Center Final Plat. [\[link\]](#)
6. Attachment 6 - Alpine Dealership at Falcon Commerce Center Final PUD Plan [\[link\]](#) prepared by N.E.S. Inc. last revised 10/24/2025.
7. Attachment 7- Applicant Project Narrative, last revised September 2025. [\[link\]](#)

March 11, 2026

8. Attachment 8 - Traffic Generation Analysis, prepared by SM Rocha, dated 7/21/2025. [\[link\]](#)
9. Attachment 9 - Drainage Report , prepared by Kiowa Engineering, dated 12/22/2025. [\[link\]](#)
10. Attachment 10 - Geohazard Report, prepared by CTL Thompson, dated 2/26/2020. [\[link\]](#)
11. Attachment 11 - Grading and Erosion Control Plan, prepared by Kiowa Engineering, dated 5/1/2024. [\[link\]](#)
12. Attachment 12 – Town Engineer Recommendation of Approval [\[link\]](#)



**TOWN OF MONUMENT PLANNING COMMISSION - DRAFT
REGULAR MEETING**

Wednesday March 11th, 2026

Hybrid Meeting-In person and remote participation Via Microsoft TEAMS

1. Call to order, Pledge of Allegiance, Roll Call:

- a. Chair Egley called the meeting/hearing of the Planning Commission of the Town of Monument, Colorado, to order at 6:00 pm at Monument Town Hall and led those assembled in the Pledge of Allegiance.

PLANNING COMMISSION	TOWN STAFF
PRESENT: Chair Ray Egley Commissioner Donna Hatch Commissioner John Parr Commissioner Martin Trujillo	Rey Medina, Planner Jenna Gorney, Senior Planner Dan Ungerleider, Planning Director
ATTENDED REMOTELY:	
ABSENT: Vice-Chair Corey Petersen Commissioner Valerie Baumer	

2. Approval of Minutes/Agenda Modification

- a. Move to approve the minutes of February 11th, 2026, Planning Commission Meeting.
Commissioner Egley motioned to approve the minutes; Commissioner Parr seconded; passed 4-0.

3. Hearing/Meeting Items

- a) Request for the Approval of the Final Plat and Final Planned Unit Development Plan for the Alpine Dealership at Falcon Commerce Center.
 - i. Public Hearing was open and closed with members of the public present.
 - ii. Staff Presentation: Presented by Jenna Gorney, Senior Planner.
 - iii. Public Comments: Darlene Scow – Question regarding lot coverage. Plans show 40% coverage, but the lot looks to be covered at 80%. Town code defines lot coverage by building not asphalt pour.
 - iv. Commissioner Comments:
 - a) Trujillo – Traffic Impact discussion. Was the study completed considering the growth of Monument or just a snapshot in time of current development? Applicant responds: Traffic study considers the 20-year breakdown of development in the area.
 - b) Trujillo – Stormwater, is there water running east or west of the property or leading to the air force academy. Applicant responds: there is a regional retention pond from the Falcon Commerce Center to the South. All stormwater from this site would lead to that retention pond.
 - c) Trujillo – Visual and corridor aesthetics. Discussion of signage on the property and dark sky compliance.
 - d) Trujillo – Discussion of water impact on Town of Monument water. Applicant responds: Water

service is being provided by the Forest Lakes Metro district. Water prices continue to increase as we continue the drought season in Colorado.

- e) Hatch – Discussion of alignment of parking spaces on the site.
- f) Hatch – Pavement and water runoff concerns. The water is projected to run underneath the property into the ROW along Terrazzo that leads to the retention pond.
- g) Hatch – Car ports for hail? There are some thoughts proposed by the applicant.
- h) Egley – Any traffic improvements expected? No proposed improvements.
- i) Egley – Discussion of water recycling plans for the on-site car wash for the property.
- j) Egley – Discussion of turning the soft surface trail leading to the property into a sidewalk.
- k) Egley – Discussion of lighting and compliance with dark sky compliance.
- l) Trujillo – Are we setting a precedent for more car dealerships to enter and grow in the Town of Monument? Response: This project falls upon a previous PUD approval that aligns with the dealership use, it does not set a precedent for dealerships to grow around the Town.
- v. Commissioner Egley made a motion:
 - b) Motion: *“On the request for approval of the Alpine Dealership at Falcon Commerce Center Final Plat, within Phase 2 of the Falcon Commerce Preliminary PUD Plan, for property located on parcel No. 7135000035, I move that the Planning Commission forward a recommendation of **approval** to Town Council, supported by the attached documents and by the finding of fact as listed in the staff report.”*
 - c) Commissioner Trujillo seconded the motion; motion passed (4-0).
 - d) Motion: *“On the request for approval of the Alpine Dealership Falcon Commerce Center Final PUD Plan, within Phase 2 of the Falcon Commerce Preliminary PUD Plan, for property located on parcel No. 7135000035, I move that the Planning Commission forward a recommendation of approval/denial to Town Council, supported by the attached documents and by the finding of fact as listed in the staff report with the following conditions:*
 - a. The Vehicle Display Area in the south east corner of the lot, as shown on page 8 of the Final PUD Plan set, shall be utilized as presented, having a maximum of 13 vehicles parked or displayed in this area and, any vehicles parked or displayed in this area shall be parked on an approved surface consisting of durable, dust free, all weather material such as: concrete, asphalt, asphalt millings installed over a compacted base, pavers installed over a compacted base, or other similar hard-surfaced materials.
 - b. No vehicles shall be parked or displayed on the building pad for Phase 2 (Building B) during development.
 - c. Paved concrete of the existing subsurface sidewalk on the southwest end of the property from Squadron Drive to the end of the property line.
 - e) Commissioner Parr seconded the motion; motion passed (4-0).
- b) Request for the Approval of the Final Plat and rezone for the Monument Fire Training Facility.
 - v. Public Hearing was open and closed with members of the public present.
 - vi. Staff Presentation: Presented by Rey Medina, Planner.
 - vii. Public Comments: Darlene Scow – Question regarding zoning of the property. Staff responds explaining the request for rezoning. Jean Husman – Discusses multiple concerns: Frequency of use, other districts using the facility, precedent for increased height, runoff concerns, lot b rezoning without site plans, no burning of real wood, noise concerns, environmental impact study?, landscaping will not survive. Applicants address as many of the questions as they were able to.
 - viii. Commissioner Comments:
 - a) Trujillo – Who’s funding is this coming from? Taxes are from the Monument Fire District, so Monument residents.
 - b) Parr – How do you keep smoke from drifting to homes? Applicant explains smoke dispersal measurements for burn training.
 - c) Hatch – Are there fees charged to partnering entities that use the facility? Depends on the use of the facility.

- d) Egley – Does our Fire Department pay a fee when going to other training locations? Yes, there are fees associated with training at other locations, details discussed in meetings and available in recording.
- ix. Commissioner Hatch made a motion:
 - a) Motion: *“On the request for approval of the Monument Fire District Subdivision Final Plat, for property located on parcel No. 7115118002, I move that the Planning Commission forward a recommendation of approval to Town Council, supported by the attached documents and by the finding of fact as listed in the staff report.*
 - b) Commissioner Egley seconded the motion; motion passed (3-1).
 - c) Motion: *“On the request for approval of the rezoning from Planned Unit Development (PUD) to Public (P), for the property located on parcel No. 7115118002, I move that the Planning Commission forward a recommendation of approval to Town Council, supported by the attached documents and by the findings of fact as listed in the staff report.*
 - d) Commissioner Egley seconded the motion; motion passed (3-1).

4. Other Topics:

- a. Senior Planner, Jenna Gorney recommends a workshop take place at the next Planning Commission meeting to discuss building material guidelines for projects that continue to come to the Planning Commission and Town Council.

5. Adjournment: Chair Egley moved to adjourn the meeting/hearing of the Planning Commission at 8:05 pm.

Next Planning Commission Meeting: April 8th, 2026.

The public is welcome to attend either in person or online for the Planning Commission meetings. Town of Monument meetings/hearings Live Stream or video Meetings Online

- **Monument meetings/hearings live stream or video meeting recordings can be found online** - Please follow this (YouTube) link to view all PC meetings/hearings: <http://bit.ly/2uZxjfa>
- **Streaming meetings:** Instructions can be found on the Town website: <https://www.townofmonument.org/263/Planning-Commission-Board-of-Adjustment>
- **Meeting Minutes:** Minutes taken by staff are action summaries. As per the Planning Commission Bylaws, all public meetings of the Commission shall be recorded by electronic device. Any person desiring to have a meeting recorded by a stenographic reporter, at his or her expense, may do so, provided that it does not otherwise disrupt the proceedings.

IMPORTANT NOTE: Accommodations for the hearing impaired can be made upon request with 24 hours' notice. Please call 719-481-2954.

Reference: All Development project information can be found on the town website at <https://www.townofmonument.org/235/Development-Projects>.

Note that each project application submitted to the Town of Monument is reviewed fully by the Planning Department Staff prior to placement on the agenda of the Planning Commission or Town Council. At the meetings/hearings, applicants and Staff will provide details such as possible conditions, density, development capacity and all current and previous approvals. This will include project referrals, which are completed prior to all projects to verify conformance and approval criteria before being brought forth to the Planning Commission.

ALPINE DEALERSHIP AT FALCON COMMERCE CENTER

TOWN OF MONUMENT, COLORADO

FINAL PUD PLAN

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

Alpine Dealership at Falcon Commerce Center Zoning Regulations & Development Guidelines:

Zoning Regulations:

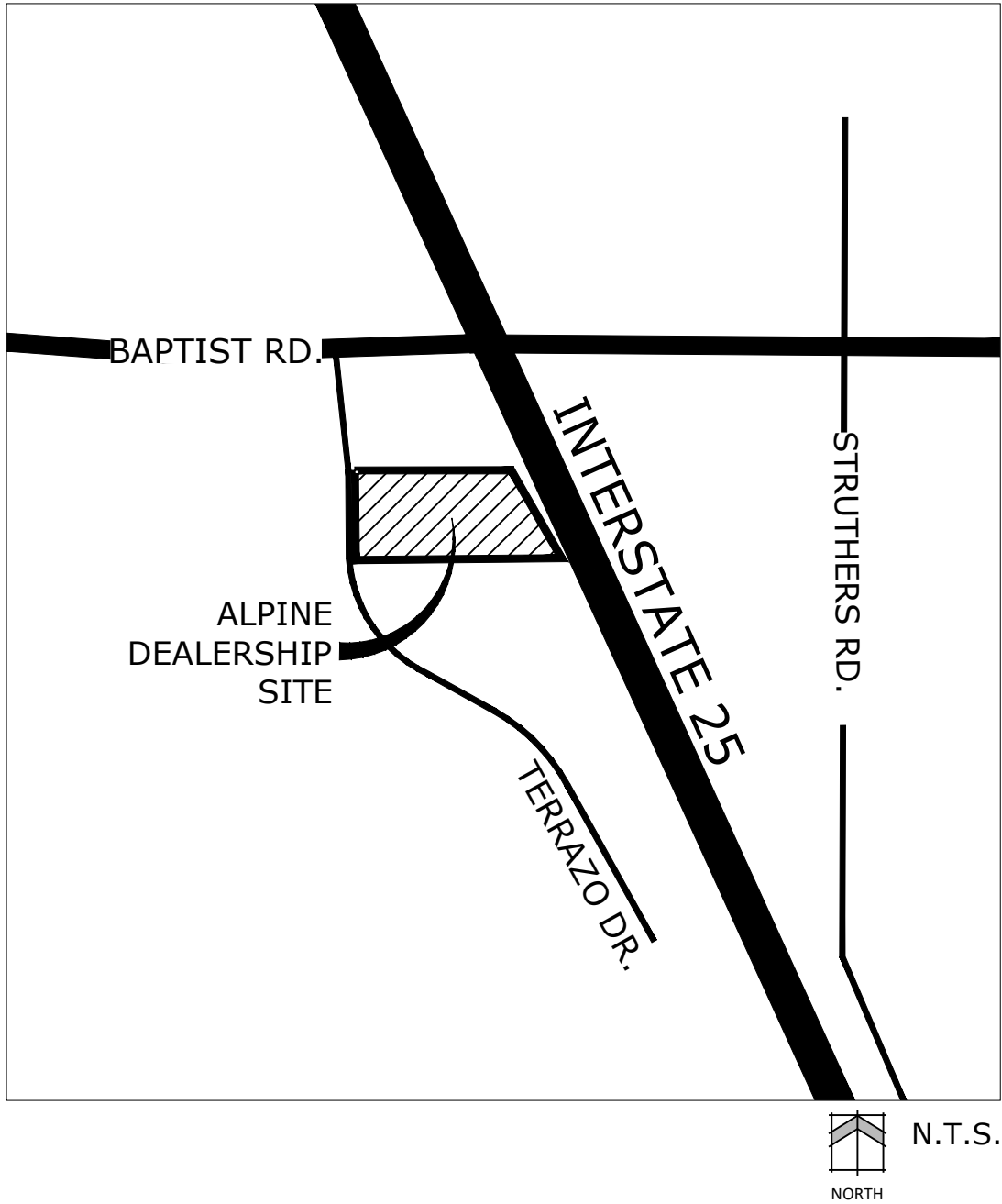
- Adoption/Authorization. The Town Council has adopted this Final PUD Plan and zoning regulations for the Alpine Dealership at Falcon Commerce Center pursuant to Chapter 18 of the Monument Municipal Code after appropriate public notice and hearing.
- Applicability. The provisions of this Final PUD Plan and zoning regulations shall run with the land and bind all landowners of record, their successors, heirs, or assigns of the land as approved by the Town Council.
- Maximum level of development. The maximum level of development within this final PUD established use areas is the maximum allowed for platting development.
- Relationship to Town regulations. The provisions of this Final PUD Plan and these zoning regulations shall prevail and govern this planned unit development.
- Definitions. The standard definitions found in the Monument Municipal Code Chapter 18.07 shall apply to this planned unit development, except as modified or otherwise defined in the Development Guidelines herein.
- Overall Project Standards. The recorded Falcon Commerce Center Phase 2 Preliminary PUD Plan (Rec. No. 222108422) for planned mixed-use development with a variety of civic, commercial, industrial, institutional, medical, office, residential, warehouse and distribution, and open space uses provides the zoning, land use, and development parameters for this Final PUD Plan. The Alpine Dealership at Falcon Commerce Center Final PUD Plan further refines and defines the zoning regulations, permitted land uses, and development standards for this portion of the property.
- Severability of Provisions. In the event that any provisions hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Development Guidelines:

- Project Description: The Alpine Buick GMC Dealership at Falcon Commerce Center is a planned for automotive sales, service and repair.
 - Permitted Uses: The permitted uses for the Alpine Dealership at Falcon Commerce Center Final PUD Plan for automotive sales, service and repair.
 - Temporary Uses. Temporary uses shall be subject to the provisions of section 18.03.350 of the Town's Municipal Code, as amended.
 - Accessory Structures. Accessory Structures must comply with development standard in Item (3) of these guidelines and shall be subject to the provisions of section 18.03.340 of the Town's Municipal Code, as amended.
- Development Standards.
 - Maximum Building Height:
 - Allowed: Seventy (70) Feet (Per Approved Preliminary PUD Plan)
 - Proposed: Twenty Five (25) Feet (For this Final PUD)
 - Minimum Building Setbacks:
 - Terrazzo Drive: Twenty (20) Foot
 - I-25: Twenty Five (50) Foot
 - Northern Boundary: Ten (10) Foot
 - Southern Boundary: Ten (10) Foot
 - Maximum Lot Coverage: Forty (40) percent of lot area for all non-residential uses.
 - Proposed Lot Coverage: 20%
- Design Standards: The Declarations of Covenants, Conditions, Restrictions and Easements (CC&Rs) for Falcon Commerce Center were recorded on August 31st, 2017. These reference Development and Design Guidelines dated August 1st, 2017 (subsequently updated October 1, 2021), which include specifications relating to site design, lighting design, sign design, landscape design and architectural design. Through the Pinon Pines Metropolitan District No. 3 or Forest Lakes Metropolitan District, the Falcon Commerce Center Design Review Board will enforce the CC&Rs, provide design review services, and enforce maintenance standards for Falcon Commerce Center.
 - Architectural and site design standards:
 - Building Elevations: Building elevations must provide an overall balance of architectural composition form and detail on all four sides to reduce building mass. Large, flat, unarticulated surfaces are not encouraged. Changes in vertical or horizontal plane, roof design, architectural elements, and changes in materials and color application are acceptable means of reducing mass.
 - Building Design: Four-sided/360-degree architectural treatment is encouraged. External details in building facades, entries, stairways, retaining walls and other features provide visual interests, enrichment, and texture to buildings.
 - Rooftop Forms: Rooftop forms should be broken to create variety in the roof-scape, avoiding singular, large or continuous roof lines or planes.
 - Building Materials: The materials of Falcon Commerce Center emphasize natural, earthen materials manufactured in units measurable in human proportions. Exterior materials should be aesthetically pleasing, of a high quality and durable. Visual continuity is desired throughout the development. Metal panel buildings are prohibited in Falcon Commerce Center, however, metal accents, awnings, etc... are allowed subject to Design Review Board approval.
 - Material Colors: The colors of Falcon Commerce Center are centered on the muted and weathered colors found in the high plains environment, typically saturated by grey. Bright colors, while allowed, should be limited in area and application, and should be used to access elements such as architectural details, door and window frames, patterns and accessory elements.

- Lighting: All free-standing lighting shall be similar in design style, form, and color while reflecting the architectural style and character of the building and the overall design theme of Falcon Commerce Center. Lighting shall comply with the standards of the Town Code and Falcon Commerce Center Design Guidelines. Exterior lighting may not include unshielded building mounted lighting or neon or gas lighting on buildings.
 - Signs: Signs should be designed in a comprehensive manner which is compatible with the overall site landscape and architectural design of Falcon Commerce Center. All permanent signs for any project are intended to have an integrated theme related to the architectural character of the building. Flashing, neon, moving or animated signs are not permitted. All signs should comply with applicable sign requirements of Chapter 18.06 of the Town's Municipal Code, as amended. Town sign permits are required, and review and approval by the Design Review Board is necessary prior to the installation/construction of any permanent or temporary signage.
 - Screening:
 - Service areas should be visually unobtrusive and should be integrated into the site design and building architecture. Service entrances, loading docks/areas, waste disposable areas, utility equipment and similar components should be oriented away from streets, open space, view corridors, primary building entrances and adjacent buildings, to the extent the site allows, or otherwise adequately screened.
 - All ground mounted or rooftop equipment, storage or trash enclosures should be screened, including, but not limited to, air conditioning, heating or ventilating equipment, trash dumpsters, air compressors, emergency generators and similar equipment. Screening should extend to the top of any such equipment.
- Landscape Standards: All Final PUD Plan submittals within Falcon Commerce Center Phase 2 shall include a landscape plan and irrigation plan that conforms to the minimum specifications of the Design and Development Guidelines and requires review by the Design Review Board. Notwithstanding anything contained herein to the contrary, in the interest of water conservation, Xeriscape landscape design is strongly encouraged.
 - Landscape Setbacks:
 - Interstate 25: Twenty-five (25) foot.
 - Terrazzo Drive: Twenty (20) foot.
 - South boundary: Ten (10) foot if Area D is developed for non-residential uses; twenty five (25) foot if Area D is developed for residential.
 - Right of Way Landscaping: Right of way landscaping at Falcon Commerce Center should present a visually cohesive open space system. Similar landscaping treatments should be used at all entrances and intersections. Plant materials, rock mulching, massing, spacing, height, and characteristics should reinforce the hierarchy of roadways.
 - Collector/Arterial Streets: 20' minimum landscape setback required. One (1) tree per 20 linear feet of the right of way length. No ornamental trees are to be placed in this category of right of way. Forty percent (40%) of the trees in this category should be a large evergreen species.
 - Minor Arterials or Non-Arterial Streets: 10' minimum landscape setback required. One (1) tree per 30 feet of linear feet of the right of way length.
 - Entryway Landscaping: Additional focus and plant materials should be placed at the entry-ways of developments. Focused design in these areas should create a sense of arrival and placement.
 - Parking Lot Landscaping: Two thirds (2/3) of any parking lot fronting a right of way or shared property boundary is to be screened by 3-foot height plant materials. Thirty percent (30%) of the screening shall be evergreen or extended seasonal value substitute.
 - Building Site and Foundation Landscaping: Landscaping shall be provided at the perimeter of buildings in a manner to identify, enhance and soften building entrances, and to accentuate building architecture.
 - Landscape Buffers and Screening:
 - Buffers: Landscape buffers are required between non-residential and residential uses to soften and filter the varying uses. These buffers are to be a minimum of 15' in width unless approved otherwise by the Design Review Board. When a buffer is required, 1 tree per 30 linear feet of the buffer length is to be provided. Fifty percent (50%) of the trees in the buffer are to be an evergreen species.
 - Screening & Screen Walls: Landscape screening shall be provided for all trash enclosures, mechanical equipment and loading areas. Screening of these areas should include some variety of upright planting materials and/or ornamental tree plantings that visually hide the noted improvements. The use of walls and fences is a requirement for any improvements over 4 feet in height and is to be in conjunction with all required screening planting. Screen walls may be used in conjunction with landscape berms, and the combined height will vary depending on what trying to shield, but generally eight (8') feet tall. For screen walls, the Falcon Commerce Center park standard is a stone veneer over block wall.
- Definitions: The following definitions modify the standard definitions in Chapter 18.07 the Monument Municipal Code and shall apply to this planned unit development:
 - LOT COVERAGE: The percentage of the lot area that may be covered by all of the footprints of the buildings and structures on a lot including detached garages, carports, sheds, gazebos, covered patios and decks. Driveways, dock areas, surface parking, uncovered patios and decks, and other impervious surfaces are not included.
 - Open Space Compliance: Open space requirements outlined in the Monument Municipal Code Section 18.05.140 are intended to be satisfied at the larger development scale. The Falcon Commerce Center Phase 2 Park Plan is designed to fulfill the open space obligations for the entirety of the Falcon Commerce Center, including this PUD. This submittal relies on the approved Phase 2 Park Plan to meet applicable open space requirements.

Vicinity Map



Site Data:

Tax ID:	71350-00-035
Total Area:	12.50 Acres (544,528 SF)
Zoning:	PUD (Ord.# 16-2020)
Sketch Plan:	Falcon Commerce Sketch Plan (Ord.# 16-2020)
Preliminary PUD Plan:	Falcon Commerce Center Phase 2 (Resolution No. 56-2022)
Existing Use:	Vacant
Proposed Use:	Commercial - Automotive Sales, Service and Repair
Development Schedule:	2025-2026
Proposed Building Size:	Building A - 65,096 sq.ft. Building B - 37,829 sq.ft. Car Wash - 7,486 sq.ft. 110,411 sq.ft. (20%) Building A - 25 ft Building B - 25 ft Car Wash - 22 ft
Proposed Lot Coverage:	
Proposed Building Height:	

OFF-STREET PARKING REQUIRED PER TABLE 5.1 OF SECTION 18.05.215					
REQUIREMENT		SPACE USAGE		SPACES	
				STRUCTURE REQUIRED	
1 SPACE/450 SF OF FLOOR AREA	SHOWROOM/ADMINISTRATIVE	26,780	(Building A)	60	
4 SPACES/SERVICE BAY	42 SERVICE BAYS	38,316	(Building A)	168	
TOTAL SQFT (Building A)		65,096		228	
1 SPACE/450 SF OF FLOOR AREA	SHOWROOM/ADMINISTRATIVE	15,563	(Building B)	35	
4 SPACES/SERVICE BAY	34 SERVICE BAYS	22,266	(Building B)	136	
TOTAL SQFT (Building B)		37,829		171	
1 SPACE/10% OUTSIDE VEHICLE DISPLAY AREA		254 DISPLAY SPACES		26	
TOTAL REQUIRED				425	
TOTAL PROVIDED				679	
PHASE 1 TOTAL				574	

Project Team:

Applicant:	Alpine Buick GMC 1313 Motor City Dr Colorado Springs, CO 80905
Owner:	Drawe Holdings , LLC 3106 W County Line Rd Highlands Ranch, CO 80129
Planner/ Landscape Architecture:	NES Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 (719) 471-0073
Engineer:	Kiowa Engineering Corporation 5951 S. Middlefield RD STE 200 Littleton, CO, 80903
Surveyor:	Edward-James Surveying, Inc. 926 Elkton Dr, Colorado Springs, CO, 80907
Architect:	Wesnae Architecture & Engineering 2109 Wadsworth Blvd Ste 303 Lakewood, CO 80227

SHEET INDEX:

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2 OF 15:	Final PUD Site Plan
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4 OF 15:	Preliminary Utility Plan
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11 OF 15:	Architectural Elevations
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14 OF 15:	Sign Plan & Elevations
15 OF 15:	Architectural Sign Elevations

Signature Blocks:

OWNERSHIP CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT FOREST LAKES LLC

BEING THE OWNER(S), OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN AS
ALPINE DEALERSHIP AT FALCON COMMERCE CENTER IN THE TOWN OF MONUMENT.

*REFERENCE LEGAL DESCRIPTION

OWNER(S) SIGNATURE(S) (NOTARIZED):

DAN DICKINSON

STATE OF MISSOURI)

) SS:
COUNTY OF JACKSON)

SIGNED THIS ____ DAY OF _____, 20____, COUNTY _____, STATE _____

NOTARY SIGNATURE

MY COMMISSION EXPIRES

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF
_____, A LAND TITLE GUARANTEE INSURANCE COMPANY LICENSED TO
DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC
RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY
ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED SIGNATURE (NOTARIZED SIGNATURE)

SIGNED THIS ____ DAY OF _____, 20____

STATE OF COLORADO)

) SS: COUNTY OF EL PASO)

SIGNED THIS ____ DAY OF _____, 20____, COUNTY _____, STATE _____

NOTARY SIGNATURE

MY COMMISSION EXPIRES

TOWN CERTIFICATION:

THE FINAL PUD FOR THE ALPINE DEALERSHIP AT FALCON COMMERCE CENTER PLANNED
UNIT DEVELOPMENT IS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MONUMENT,
COLORADO, ON THIS ____ DAY OF _____, 20____.

MAYOR

DATE

ATTEST:

TOWN CLERK

DATE

SURVEYOR'S CERTIFICATE:

I, _____, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF
COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION
REPRESENTED BY THE ALPINE DEALERSHIP AT FALCON COMMERCE CENTER FINAL PUD
WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY
EXIST AND THIS PUD ACCURATELY REPRESENTS THAT SURVEY.

PROFESSIONAL LAND SURVEYOR

RECORDING STAMP

FOREST LAKES METROPOLITAN DISTRICT

NAME

DATE

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH THE RULES,
REGULATIONS, AND POLICIES OF THE FOREST LAKES METROPOLITAN DISTRICT. APPROVAL OF
THIS PLANNING DOCUMENT DOES NOT CONSTITUTE AS AN APPROVAL FOR ALTERATION,
EXTENSION, OR CONNECTION TO ANY FOREST LAKES WATER OR SEWER INFRASTRUCTURE.

Legal Description:

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BAPTIST ROAD AS DESCRIBED AS PARCEL NO: 2B Rev., IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 208093631, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WESTERLY END BY A 3-1/2" ALUMINUM CDOT ROW CAP STAMPED "PLS 26968 AND AT THE EASTERLY END BY A 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118" FOUND .2' BELOW GROUND, ASSUMED TO BEAR N83°54'13" A DISTANCE OF 377.02 FEET. BEARINGS ARE BASED ON THE SURVEY RECORDED UNDER RECEPTION NUMBER 217900186, RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, THENCE S52°31'18"E, A DISTANCE OF 1,550.21 FEET TO THE SOUTHEAST CORNER OF TERRAZZO DRIVE AS PLATTED IN FALCON COMMERCIAL CENTER FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 200714637, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°10'39"E, ON THE EASTERLY LINE OF SAID TERRAZZO DRIVE, A DISTANCE OF 319.69 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, PILOT TRAVEL CENTER FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 217714044, THENCE S85°12'25"E, ON SAID SOUTHERLY LINE, A DISTANCE OF 988.73 FEET, TO A POINT ON THE EASTERLY LINE OF THE LAND SURVEY RECORDED UNDER RECEPTION 217900186, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25; THENCE ON THE EASTERLY LINE OF SAID SURVEY, FOLLOWING TWO (2) COURSES:

- 532°13'25"E, A DISTANCE OF 125.45 FEET;
- 528°23'02"E, A DISTANCE OF 392.29 FEET;

THENCE N90°00'00"W, A DISTANCE OF 1,238.10 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N85°51'53"E, HAVING A DELTA OF 04°18'46", A RADIUS OF 780.00 FEET; A DISTANCE OF 58.71 FEET TO A POINT OF TANGENT; THENCE N00°10'39"E, A DISTANCE OF 155.52 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 544,528 SQUARE FEET OR 12.501 ACRES.



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ALPINE DEALERSHIP AT FALCON COMMERCE CENTER

FINAL PUD PLAN

TERRAZZO DRIVE

DATE: 03.1.2024
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

STAMP

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.13.2024	JBS	SUBMITTAL TO FCC DRB
04.16.2024	JBS	SUBMITTAL TO FCC DRB
05.07.2024	JBS	SUBMITTAL TO TOWN OF MONUMENT
05.29.2025	CAD	SECOND SUBMITTAL TO TOWN OF MONUMENT
09.25.2025	JBS	SUBMITTAL FCC DRB
10.10.2025	JBS	THIRD SUBMITTAL TOWN OF MONUMENT
12.23.2025	JBS	FOURTH SUBMITTAL TOWN OF MONUMENT

COVER SHEET

1

1 OF 15

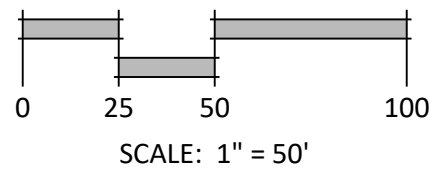
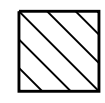
2024-008-PUD/Final Plat

P:\Views\Alpine Buick Dealership\Drawings\Planning\DP\Alpine Buick_FinalPUD.dwg [Plan-2] 12/23/2025 2:50:16 PM bswenson

LEGEND:

NOT PART OF THIS PRELIMINARY PLAN:
PRELIMINARY/FINAL PUD PLAN SUBMITTAL
APPROVED OR UNDER SEPARATE REVIEW

PROPERTY LINE:
EASEMENTS:
SETBACKS:



N.E.S. Inc.
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ALPINE DEALERSHIP
AT FALCON
COMMERCE CENTER

FINAL PUD PLAN

TERRAZZO DRIVE

DATE: 03.1.2024
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

STAMP

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.13.2024	JBS	SUBMITTAL TO FCC DRB
04.16.2024	JBS	SUBMITTAL TO FCC DRB
05.07.2024	JBS	SUBMITTAL TO TOWN OF MONUMENT
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10.10.2025	JBS	THIRD SUBMITTAL TOWN OF MONUMENT
12.23.2025	JBS	FOURTH SUBMITTAL TOWN OF MONUMENT

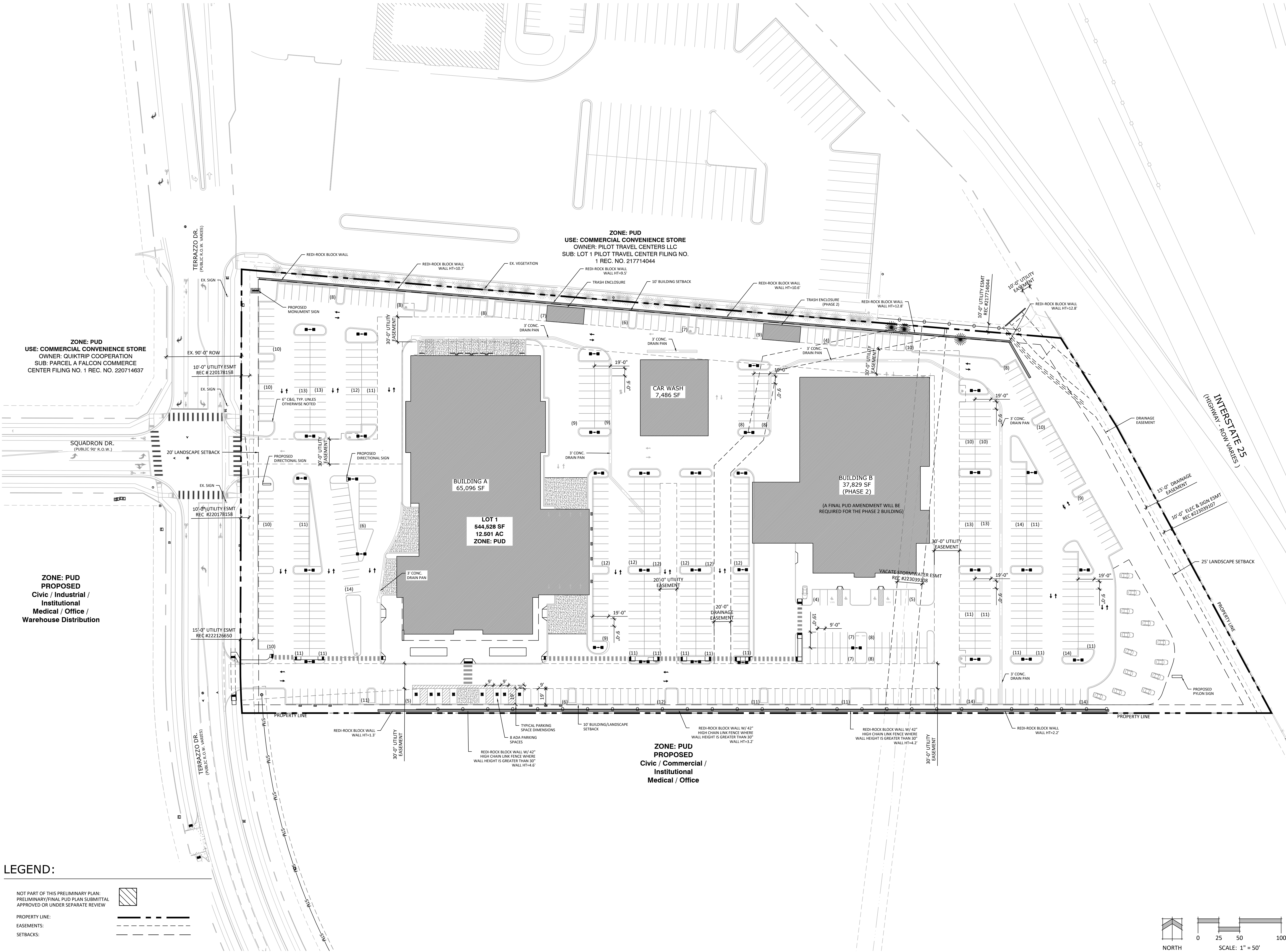
FINAL PUD SITE PLAN

2

2 OF 15

2024-008-PUD/Final Plat

PLAN FILE #



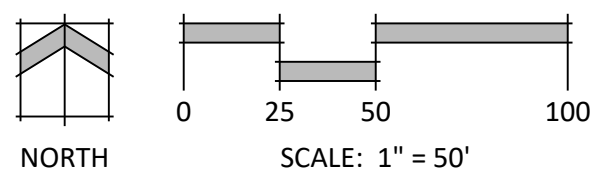


DATE: 03.1.2024
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

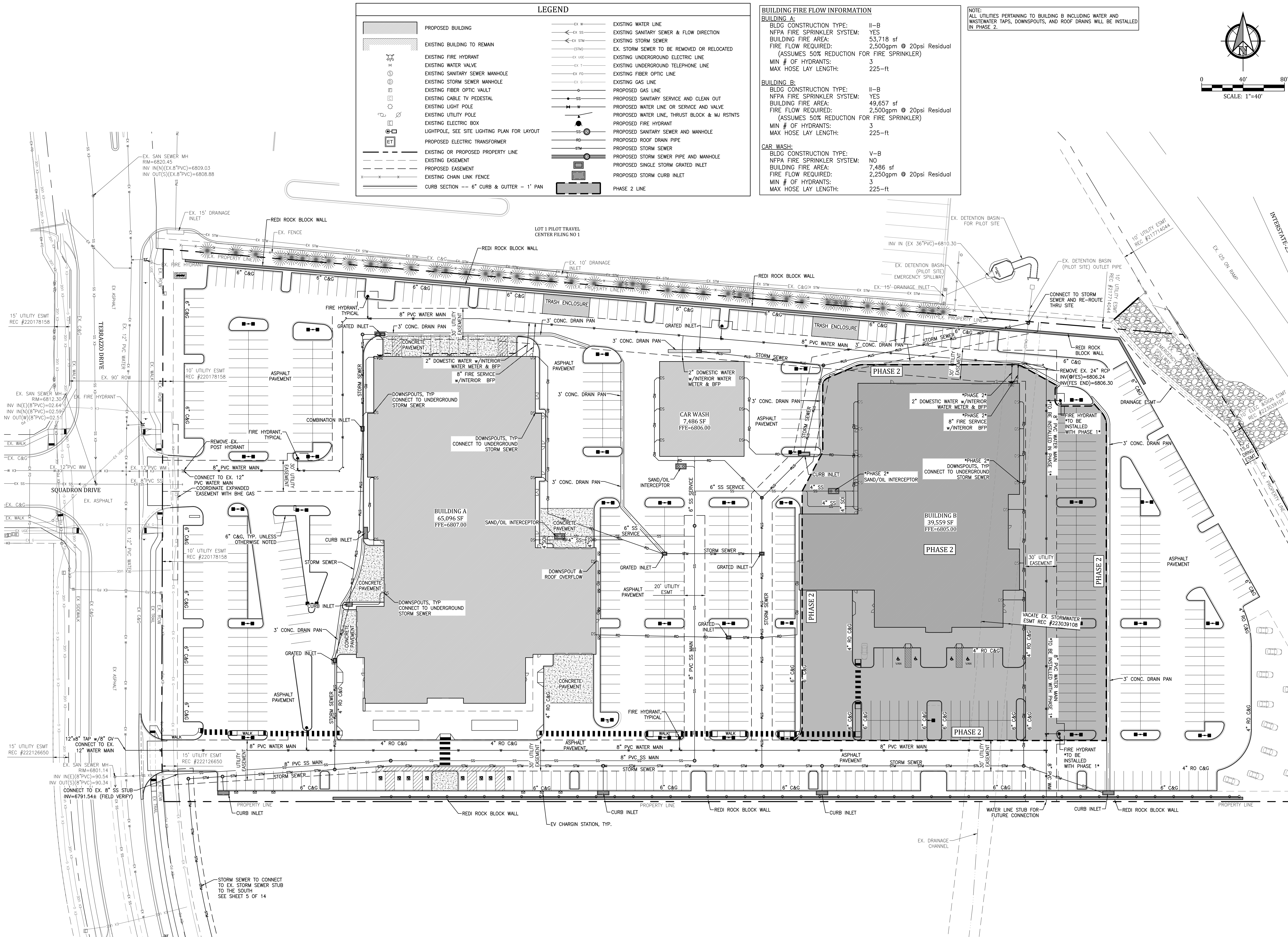
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	04.16.2024	JBS	SUBMITTAL TO FCC DRB
	05.07.2024	JBS	SUBMITTAL TO TOWN OF MONUMENT
	05.29.2025	CAD	SECOND SUBMITTAL TO TOWN OF MONUMENT
	09.25.2025	JBS	SUBMITTAL FCC DRB
	10.10.2025	JBS	THIRD SUBMITTAL TOWN OF MONUMENT
	12.23.2025	JBS	FOURTH SUBMITTAL TOWN OF MONUMENT

3 OF 15

#2024-008-PUD/Final Plat



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Kiowa

Engineering Corporation

5951 Middlefield Road Suite 200

Littleton, Colorado 80123

(303) 692-0369

ALPINE DEALERSHIP
AT FALCON
COMMERCE CENTER

FINAL PUD PLAN

W. BAPTIST ROAD

DATE: 05/01/2024
PROJECT MGR: MWE
PREPARED BY: JIM

STAMP

ENTITLEMENT

DATE: 05/01/2024 BY: MWE DESCRIPTION: INITIAL SUBMITTAL

DATE: 05/30/2025 BY: JIM DESCRIPTION: 2ND SUBMITTAL

DATE: 07/25/2025 BY: JIM DESCRIPTION: 3RD SUBMITTAL

DATE: 12/22/2025 BY: JIM DESCRIPTION: 4TH SUBMITTAL

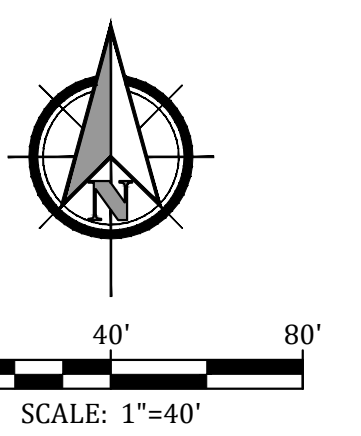
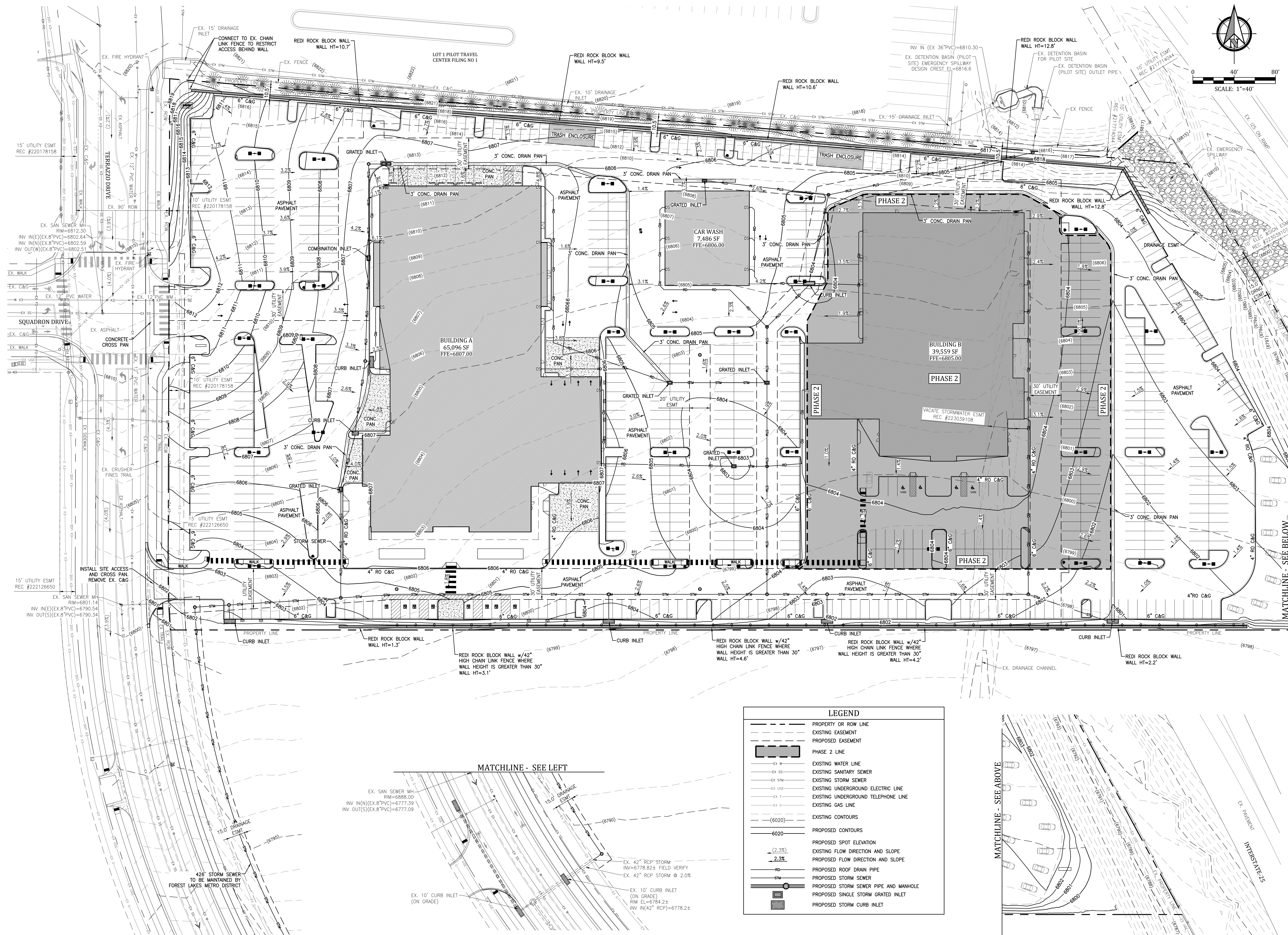
FINAL UTILITY PLAN

SHEET TITLE

4

4 OF 15

CPC #





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(303) 692-0369

ALPINE DEALERSHIP
AT FALCON
COMMERCE CENTER

FINAL PUD PLAN

W. BAPTIST ROAD

DATE: 05/01/2024
PROJECT MGR: MWE
PREPARED BY: JIM

ENTITLEMENT		
DATE:	BY:	DESCRIPTION:
05/01/2024	MWE	INITIAL SUBMITTAL
05/30/2025	JIM	2ND SUBMITTAL
07/25/2025	JIM	3RD SUBMITTAL
12/22/2025	JIM	4TH SUBMITTAL

FINAL GRADING PLAN

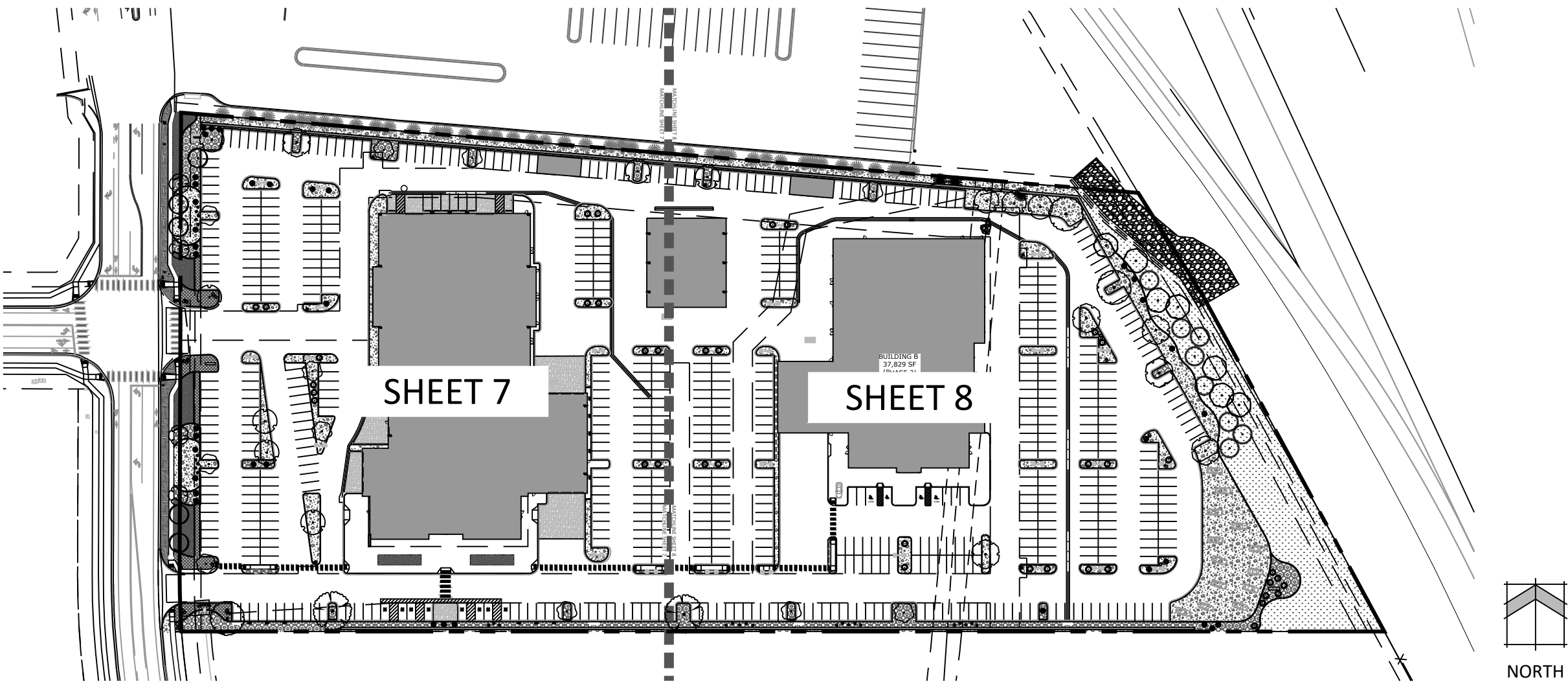
5
5 OF 15
CPC #

LEGEND

- PROPERTY OR ROW LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PHASE 2 LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- EXISTING FLOW DIRECTION AND SLOPE
- PROPOSED FLOW DIRECTION AND SLOPE
- PROPOSED ROOF DRAIN PIPE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER PIPE AND MANHOLE
- PROPOSED SINGLE STORM GRATED INLET
- PROPOSED STORM CURB INLET



KEY MAP



LANDSCAPE NOTES

- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. SOIL AMENDMENTS ARE TO BE APPLIED BASED ON SOIL ANALYSIS WITH A MINIMUM OF 2 CUBIC YARDS/1000 S.F. AREA OF ORGANIC COMPOST TO BE INCORPORATED.
- ALL PLANT SPECIES SHALL BE CHOSEN FROM THE TOWN OF MONUMENT PERMITTED PLANTS LIST. NATIVE AND DROUGHT RESISTANT SPECIES ARE ENCOURAGED.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- NO PLANTING OR STRUCTURES SHALL BE ALLOWED OVER THE HEIGHT OF 30 INCHES ABOVE THE LEVEL OF THE ROADWAYS WITHIN A 15' SIGHT DISTANCE TRIANGLE AT THE CORNERS OF INTERSECTIONS.
- THESE PLANS ARE FOR TOWN OF MONUMENT APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

LANDSCAPE REQUIREMENTS

Roadway Landscape

Street Name	Street Classification	Width Required	Linear Footage	Tree/Feet Required	Trees Required/Provided	40% Evergreen Required/Provided	Setback Abbr. Denoted on Plan
Interstate 25	Freeway	25'	517'	1 / 20'	26/26	10/13	IS
Terrazzo Drive	Collector	10'	449'	1 / 20'	23/23	9/15	TD

Motor Vehicle Lots

No. of Vehicles Spaces Provided	Shade Trees (1/10 spaces) Required / Provided	Abbr. on Plan	Vehicle Lot Frontages Terrazzo Drive I-25	Length of Frontage (excluding driveways)
679	67 / 67	MV		362 268

Vehicle Lot Frontages	2/3 Length of Frontage (ft.)	Min. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. (30%) / Prov.
Terrazzo Drive I-25	210 ft 144 ft	42 / 346 29 / 20	13 / 31 9 / 9

INTERNAL LANDSCAPE REQUIREMENTS

NET SITE AREA	INTERNAL AREA %	INTERNAL AREA REQ.	TREES (1 / 925 SF) Required/Provided	Abbr. on Plan
434,177 SF	10%	43,417 SF	47 / 47	IN
SHRUB BED AREA	SHRUBS / ORN. GRASSES/PERENNIALS (8 / 100 SF) Required / Provided	% LIVE GROUND PLANE Required / Provided		
23,762 SF	1,901 / 1,901	75% / 75%		

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION
--------	------	-----	-------------------------	--------	-------	------	-----------

DECIDUOUS TREES

	Af	5	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	20'	20'	2.5" CAL.	B&B
	Ag	6	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	30'	30'	2" CAL.	B&B
	AE	2	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	40'	40'	1.5" CAL.	B&B
	As	10	ACER RUBRUM 'SUN VALLEY' / SUN VALLEY RED MAPLE	35'	25'	2" CAL.	B&B
	Gc	3	GLEDITSIA TRIACANTHOS V. INERMIS / THORNLESS COMMON HONEYLOCUST - 'NORTHERN ACCL	45'	35'	2" CAL.	B&B

EVERGREEN TREES

	JC	38	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	15'	6'	6' HT.	B&B
	JS	28	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	20'	3'	6' HT.	B&B
	JW	39	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER	15'	6'	6' HT.	B&B
	Pe	8	PINUS CEMBROIDES EDULIS / PINYON PINE	30'	20'	6' HT.	B&B

ORNAMENTAL TREES

	TM2	13	ACER TATARICUM 'GARANN' / HOT WINGS® TATARIAN MAPLE	25'	20'	1" CAL.	B&B
	Mp	7	MALUS X 'PROFUSION' / PROFUSION CRABAPPLE	20'	25'	2" CAL.	B&B
	SS2	4	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	20'	20'	1" CAL.	B&B

DECIDUOUS SHRUBS

	Afi	72	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH	5'	3'	5 GAL	CONT
	CB	152	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA	3'	3'	5 GAL	CONT
	Cr	87	CENTRANTHUS RUBER / RED VALERIAN	3'	2'	5 GAL	CONT
	Ena	11	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	5'	5'	5 GAL	CONT
	Pmo	154	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	4'	4'	5 GAL	CONT
	SS	87	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	3'	3-4'	5 GAL	CONT

EVERGREEN SHRUBS

	JHB	81	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	1'	6'	#5 CONT	CONT
	JST	24	JUNIPERUS SABINA 'TAMARISCIFOLIA' / TAMMY/TAMARIX JUNIPER	4'	6'	#5 CONT	CONT
	PMM	81	PINUS MUGO 'MOPS' / MOPS MUGO PINE	3'	3'	5 GAL	CONT

GRASSES

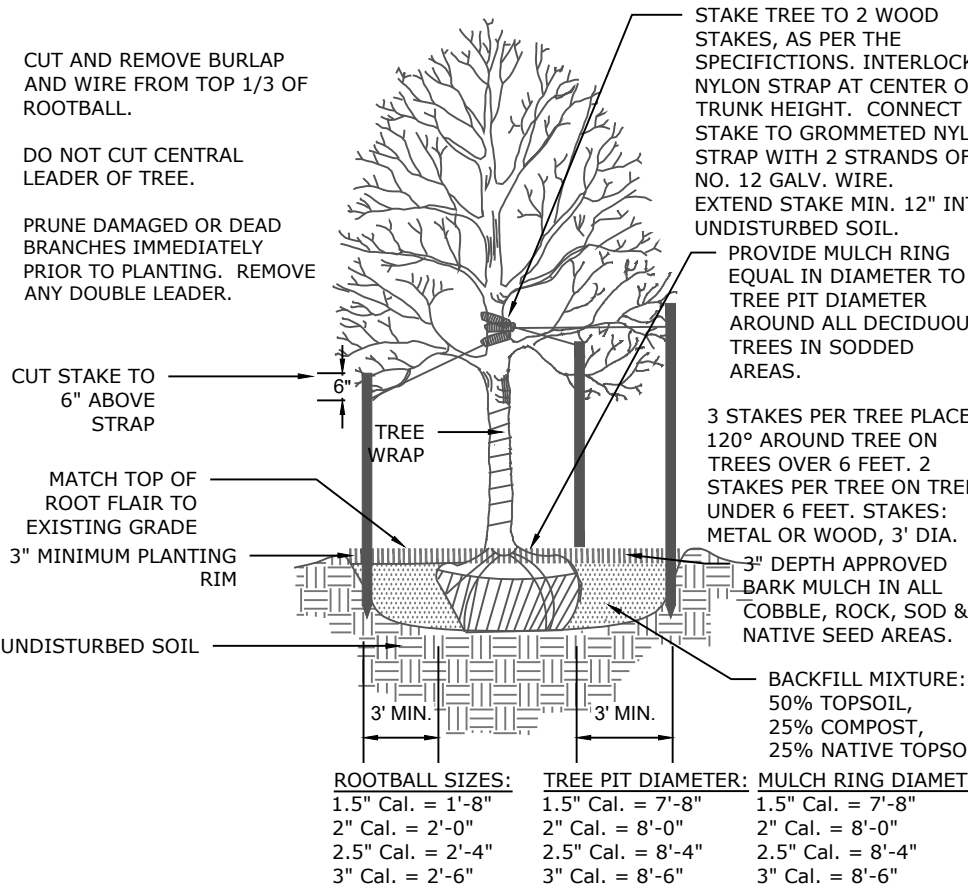
	DC	630	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS	3'	2'	5 GAL	CONT
	MG	53	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	6'	4'	5 GAL	CONT
	Ph	416	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	5'	2'	5 GAL	CONT

PERENNIALS

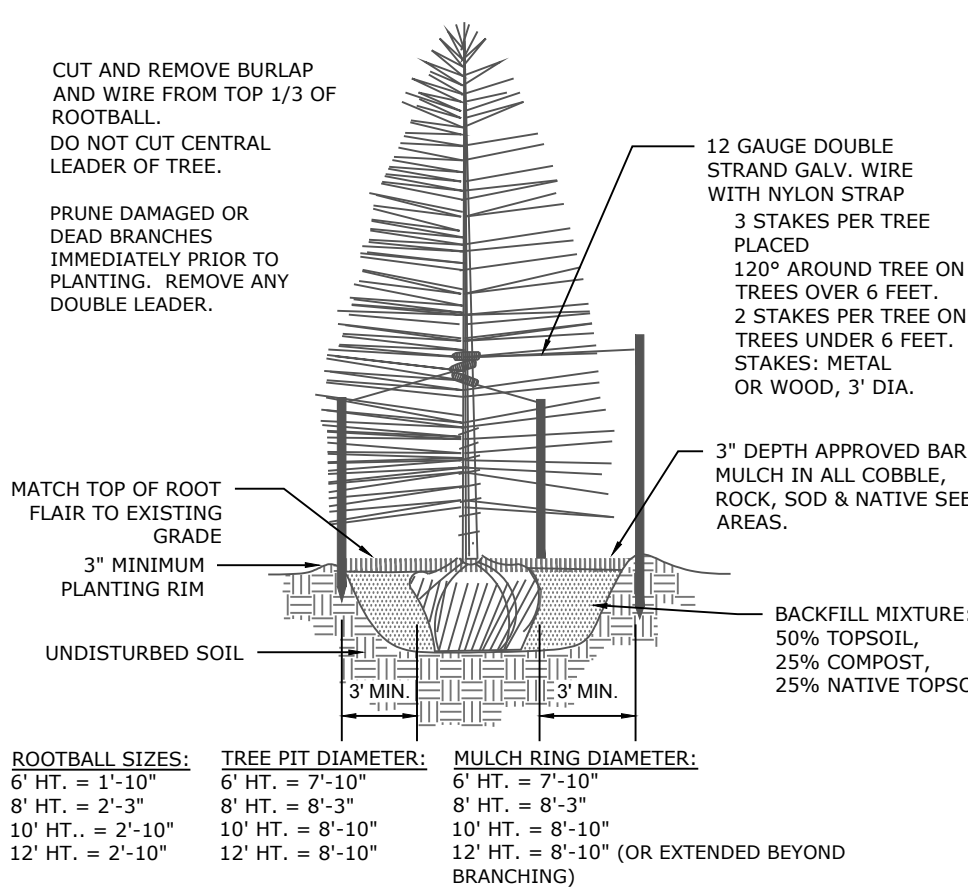
	AM	44	ALLIUM X 'MILLENIUM' / MILLENIUM ORNAMENTAL ONION	1.5'	1.5'	1 GAL	CONT
	CR	3	CENTRANTHUS RUBER / RED VALERIAN	3'	2'	1 GAL	CONT

VINES

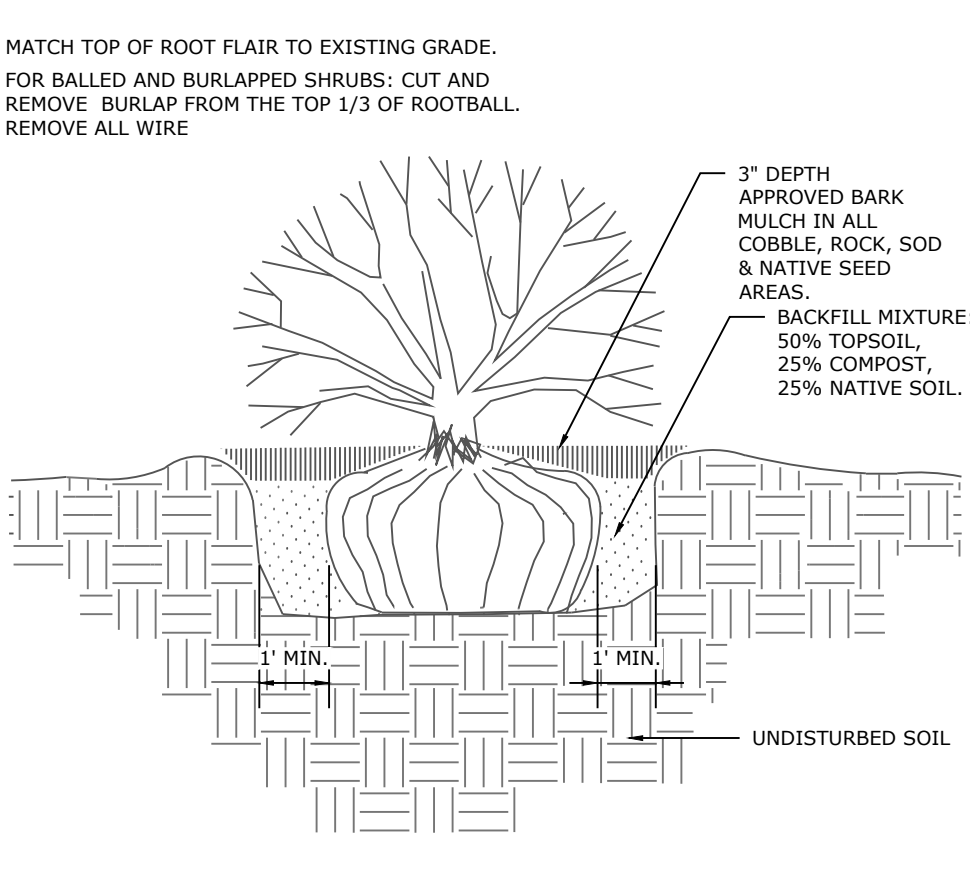
	CAM MA2	2	CAMPISIS X TAGLIABUANA 'MADAME GALEEN' / MADAME GALEEN TRUMPET VINE	15'	8'	#5 CONT	CONT
	POL VA3	4	POLYGONUM AUBERTII 'VARIEGATA' / VARIEGATED SILVERLACE VINE	15'	8'	#5 CONT	CONT



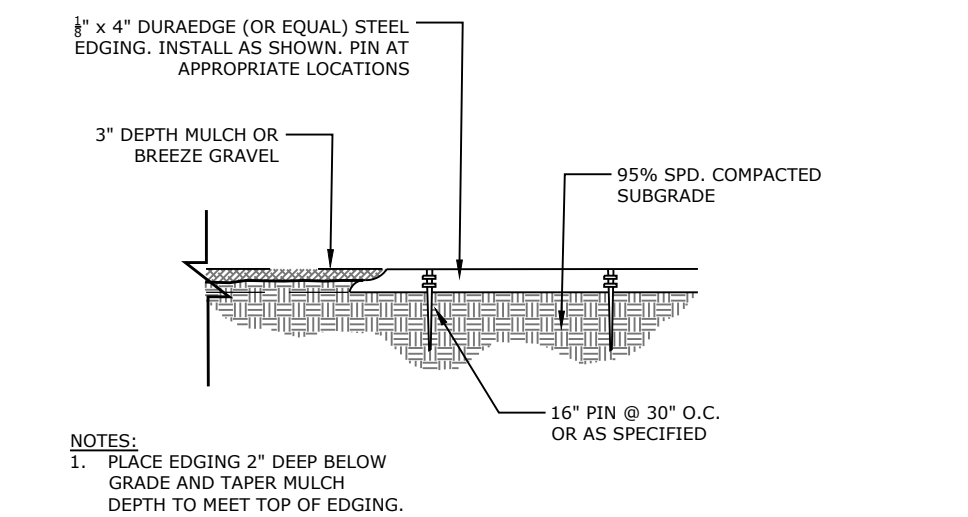
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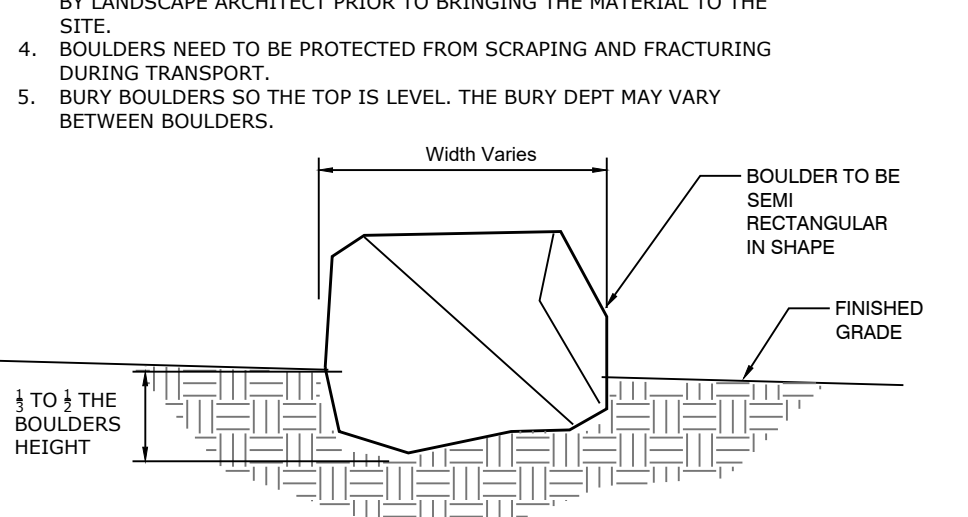
2 CONIFEROUS TREE PLANTING DETAIL
N.T.S.



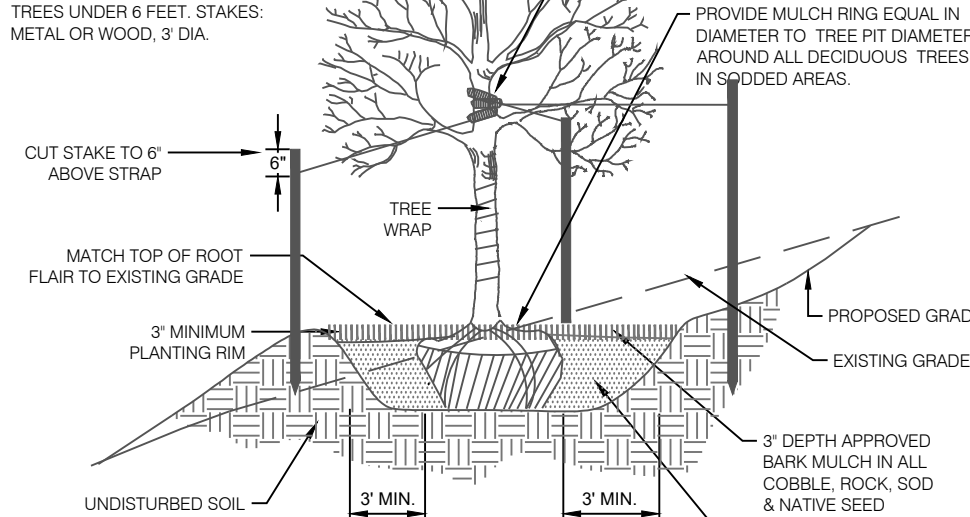
3 SHRUB PLANTING DETAIL
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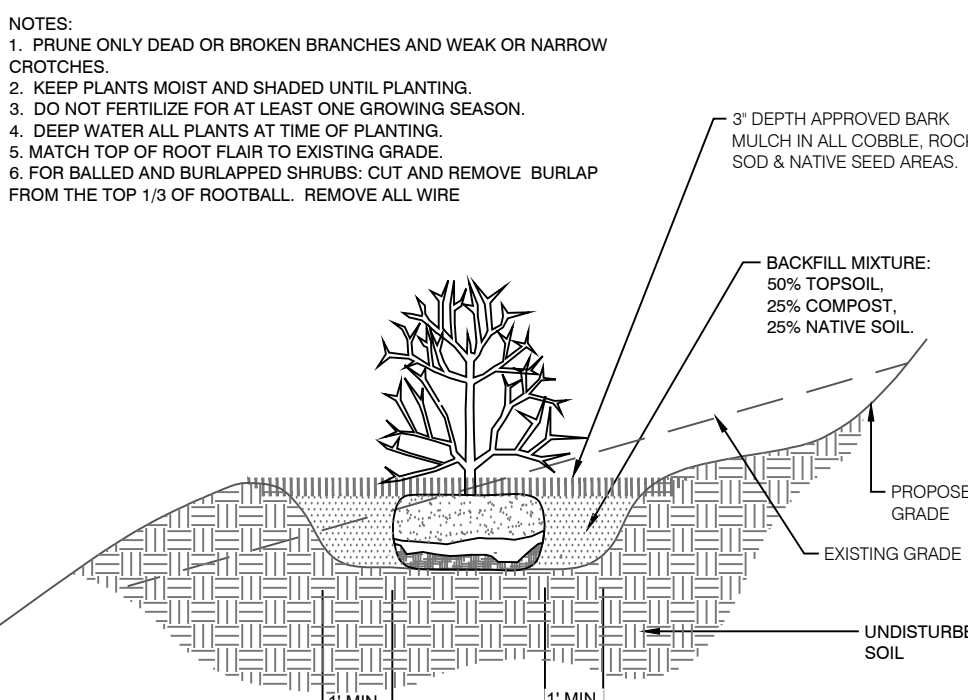
4 STEEL EDGING
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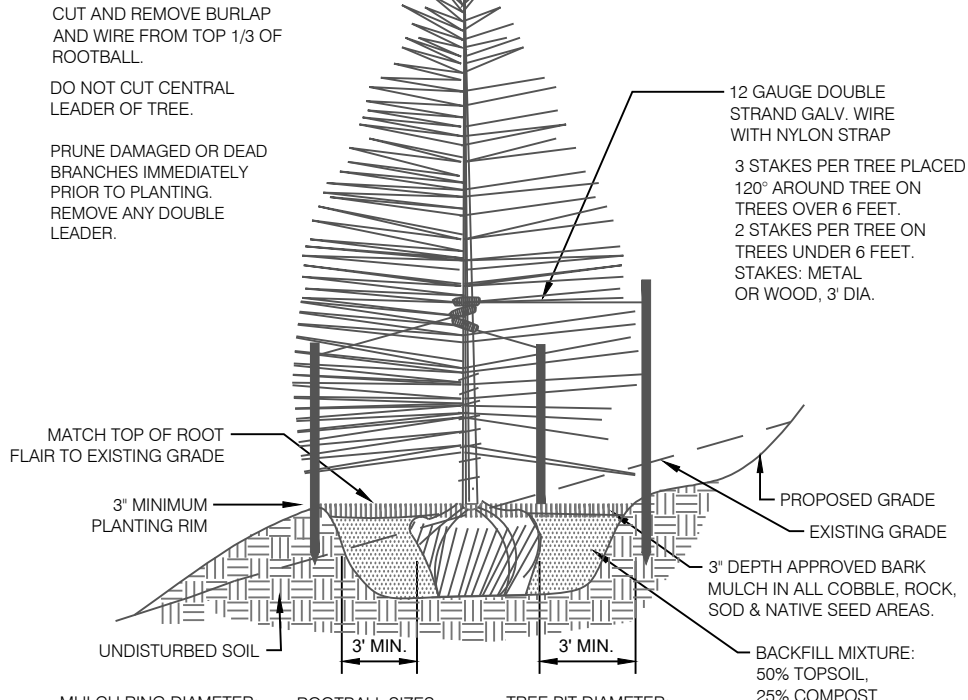
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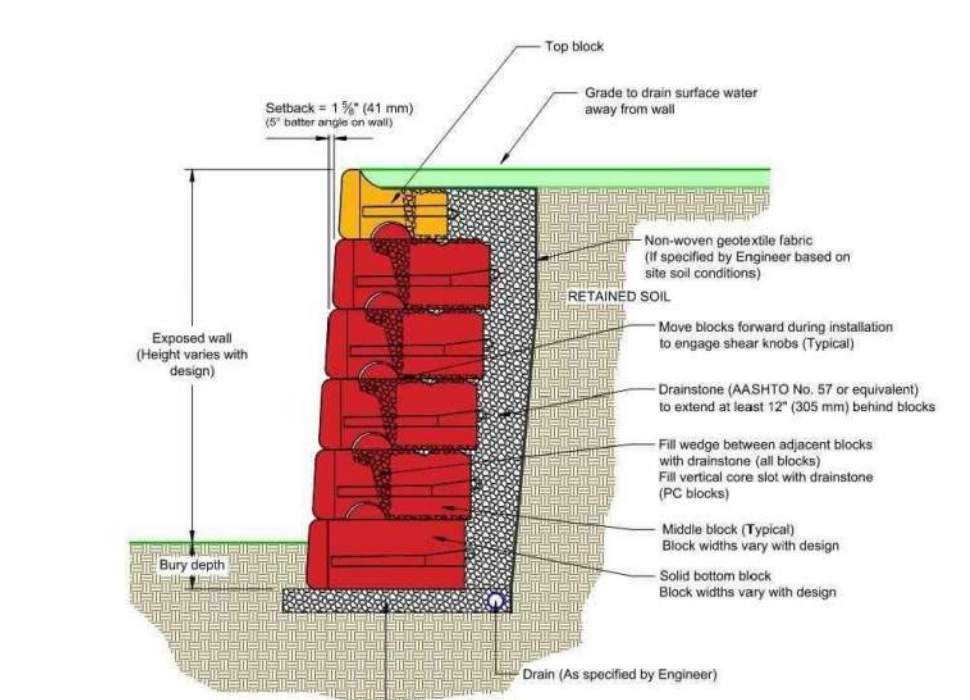
6 DECIDUOUS TREE PLACEMENT ON SLOPE
N.T.S.



7 SHRUB PLACEMENT ON SLOPE
N.T.S.



8 CONIFEROUS TREE PLACEMENT ON SLOPE
N.T.S.



9 REDI-ROCK WALL DETAIL
N.T.S.



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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

ALPINE DEALERSHIP
AT FALCON
COMMERCE CENTER

FINAL PUD PLAN

W. BAPTIST ROAD

DATE: 02.06.2025
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON / A. LANGHANS

STAMP

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
05.20.2025	CAD	SECOND SUBMITTAL
09.19.2025	CAD	Client Changes
12.23.2025	CAD	FORTH SUBMITTAL

ISSUE / REVISION

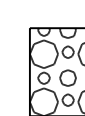
LANDSCAPE DETAILS &
NOTES

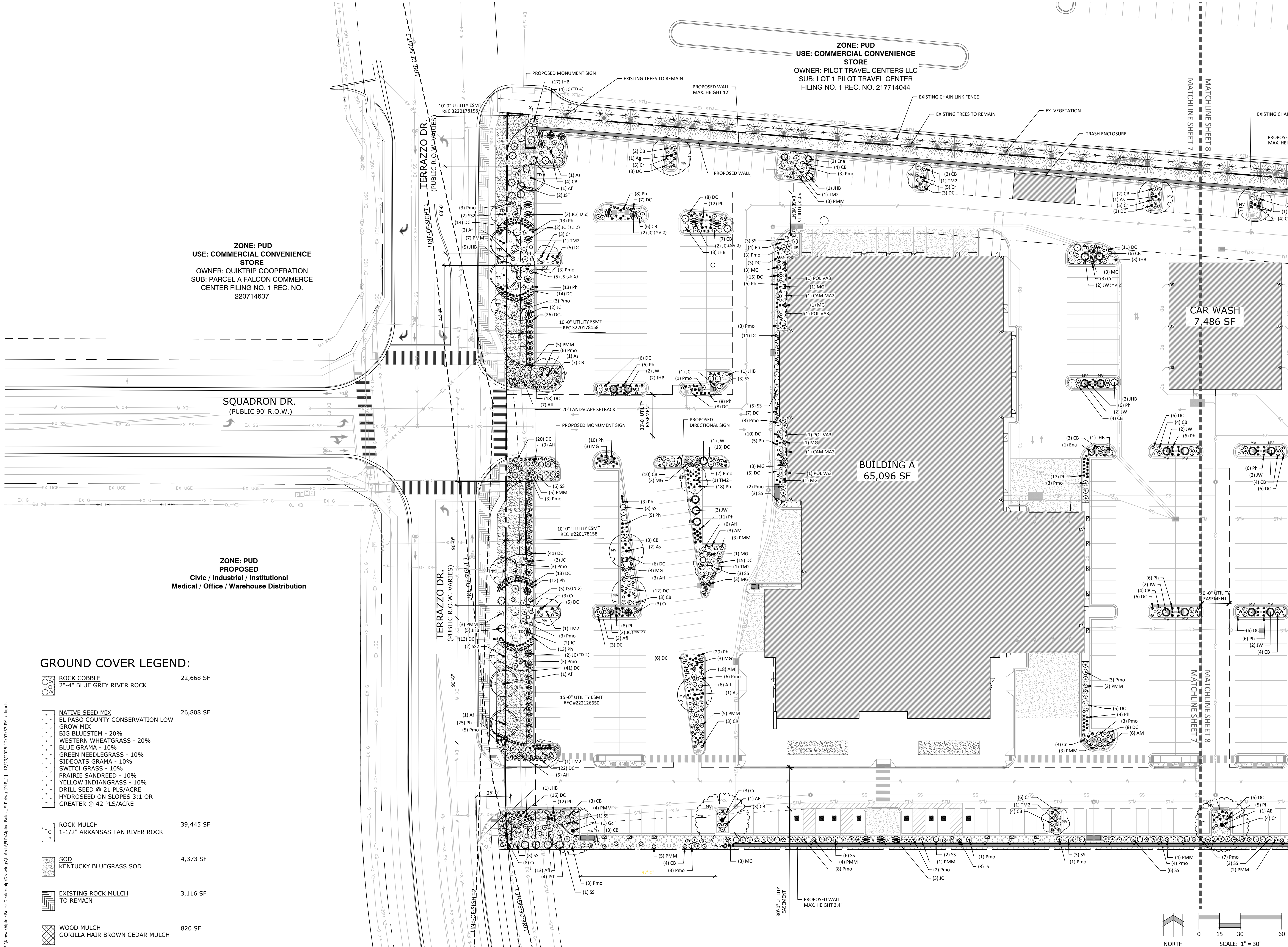
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6 OF 15

#204-008-PUD/Final Plat

P:\Kiewit\Alpine Buck Dealership\Drawings\Arch\PL\Alpine Buck_FLP.dwg [PLT_1] 12/23/2025 12:07:33 PM cdpulis

GROUND COVER LEGEND:

	ROCK COBBLE 2"-4" BLUE GREY RIVER ROCK	22,668 SF
	NATIVE SEED MIX EL PASO COUNTY CONSERVATION LOW GROW MIX BIG BLUESTEM - 20% WESTERN WHEATGRASS - 20% BLUE GRAMA - 10% GREEN NEEDLEGRASS - 10% SIDEOATS GRAMA - 10% SWITCHGRASS - 10% PRAIRIE SANDREED - 10% YELLOW INDIANGRASS - 10% DRILL SEED @ 21 PLS/ACRE HYDROSEED ON SLOPES 3:1 OR GREATER @ 42 PLS/ACRE	26,808 SF
	ROCK MULCH 1-1/2" ARKANSAS TAN RIVER ROCK	39,445 SF
	SOD KENTUCKY BLUEGRASS SOD	4,373 SF
	EXISTING ROCK MULCH TO REMAIN	3,116 SF
	WOOD MULCH GORILLA HAIR BROWN CEDAR MULCH	820 SF



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ALPINE DEALERSHIP AT FALCON COMMERCE CENTER

FINAL PUD PLAN

W. BAPTIST ROAD

DATE: 02.06.2025
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON /A. LANGHANS

STAMP

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
05.20.2025	CAD	SECOND SUBMITTAL
09.19.2025	CAD	Client Changes
12.04.2025	CAD	FORTH SUBMITTAL

ISSUE / REVISION

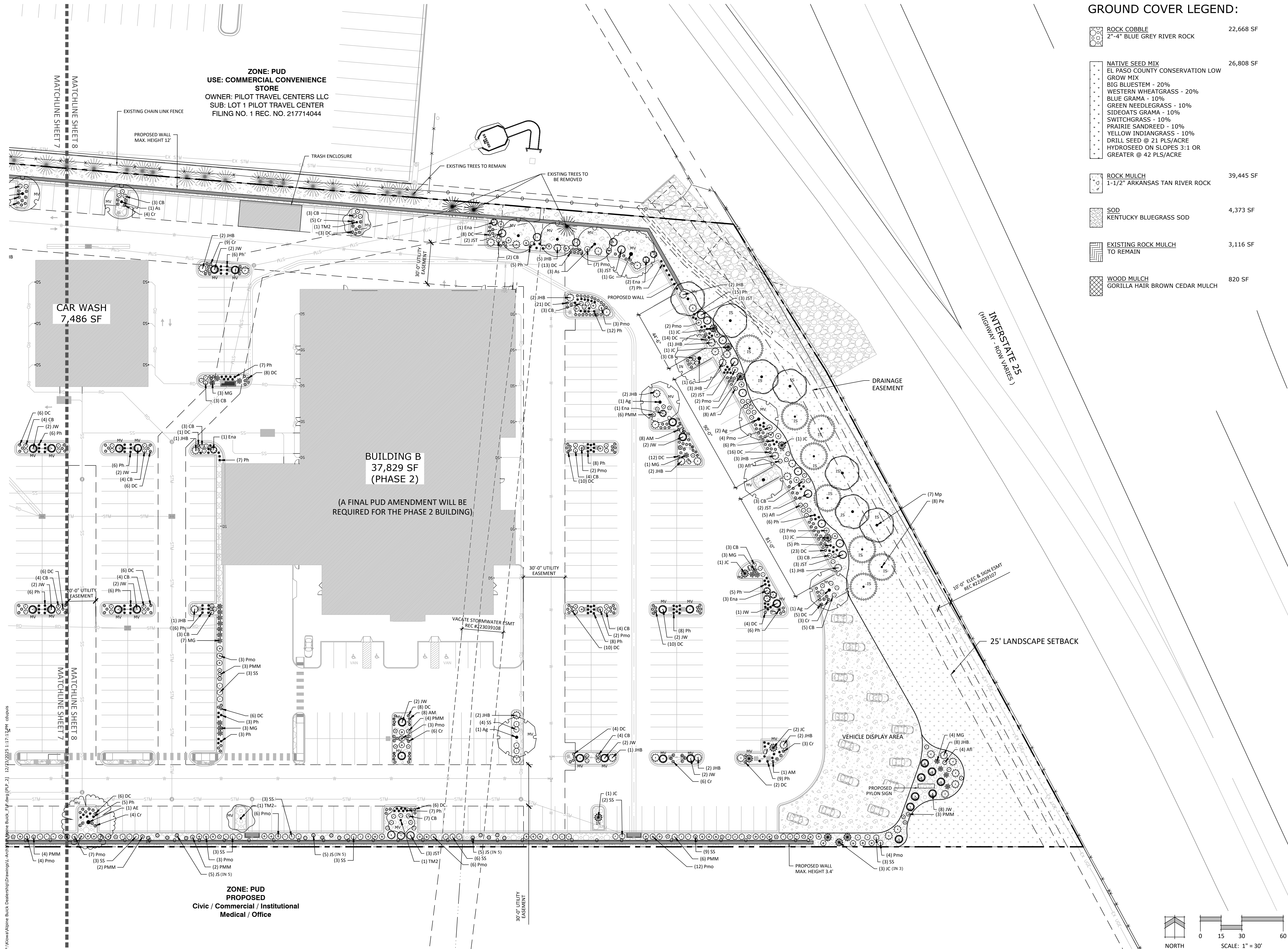
LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

7 OF 15

#2024-008-PUD/Final Plot



GROUND COVER LEGEND:

- ROCK COBBLE 22,668 SF
- 2"-4" BLUE GREY RIVER ROCK
- NATIVE SEED MIX 26,808 SF
 - EL PASO COUNTY CONSERVATION LOW GROW MIX
 - BIG BLUESTEM - 20%
 - WESTERN WHEATGRASS - 20%
 - BLUE GRAMA - 10%
 - GREEN NEEDLEGRASS - 10%
 - SIDEOATS GRAMA - 10%
 - SWITCHGRASS - 10%
 - PRAIRIE SANDREED - 10%
 - YELLOW INDIANGRASS - 10%
 - DRILL SEED @ 21 PLS/ACRE
 - HYDROSEED ON SLOPES 3:1 OR GREATER @ 42 PLS/ACRE
- ROCK MULCH 39,445 SF
 - 1-1/2" ARKANSAS TAN RIVER ROCK
- SOD 4,373 SF
 - KENTUCKY BLUEGRASS SOD
- EXISTING ROCK MULCH TO REMAIN 3,116 SF
- WOOD MULCH 820 SF
 - GORILLA HAIR BROWN CEDAR MULCH



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ISSUE / REVISION

LANDSCAPE PLAN

SHEET TITLE

SHEET NUMBER

8
8 OF 15

#204-008-PUD/Final Plot

P:\Klawa\Alpine Buick Dealership\Drawings\LA-Arch\Alpine Buick_Fld.dwg (PL-2) 12/22/2025 1:17:12 PM outputs

1. ALUMINUM COMPOSITE METAL PANEL. ACM-1.

2. EIFS (EXTERIOR INSULATION FINISHING SYSTEM). EP-1.

3. LOW-E 1" TEMPERED INSULATED CLEAR GLAZING. GL-1.

4. BUICK SIGNAGE PER GMFI STANDARDS TO BE PROVIDED BY GM'S DESIGNATED VENDOR, AGI.

5. GMC SIGNAGE PER GMFI STANDARDS TO BE PROVIDED BY GM'S DESIGNATED VENDOR, AGI.

6. BOLLARD, TYP

7. 1/2" ACM JOINT.

8. CURTAIN WALL SYSTEM. 2-1/2"x7-1/2" NOMINAL STRUCTURAL SILICONE SEALANT SYSTEM.

9. ACM PARAPET CAP.

10. STOREFRONT FULL GLAZED GLASS DOOR.

11. STOREFRONT FULL GLAZED VEHICLE ACCESS DOOR.

12. HOLLOW METAL DOOR AND FRAME, PAINTED MATCH ADJACENT WALL COLORS.

13. CLEAR ANOD. ALUM. FRAME STOREFRONT.

14. DIRECTION LANE INDICATORS

15. MANDOOR EGRESS LIGHTS / EXTERIOR LIGHTS, TYP. 9" AFF (RE: ELECT.)

16. EXTERIOR LIGHTS, 13" AFF (RE: ELECT.)

17. METAL CAP FLASHING, MATCH ADJACENT WALL COLORS.

18. AUTOMATIC GLASS SLIDING DOOR.

19. HIGH SPEED OVERHEAD DOOR WITH FULL GLASS VISION PANELS.

20. SECTIONAL OVERHEAD DOOR WITH FULL GLASS VISION PANELS.

21. COILING OVERHEAD DOOR.

22. CARWASH HIGH SPEED OVERHEAD DOOR WITH FULL VISION PANELS.

23. KNOX BOX

24. FIRE DEPARTMENT CONNECTION.

25. HOSE BIB

26. OVERFLOW SCUPPER.

27. EIFS REVEAL, TYP.

28. SERVICE SIGNAGE BY VENDOR

29. CANYON LEDGESTONE, LONE STAR STONE.

30. STONE WAINSCOT.

31. GUTTER.

32. MTL. PANEL (36"W) EMBOSSED BLACK.

33. MTL. PANEL (36"W) EMBOSSED WHITE.

34. ROOF LADDER.

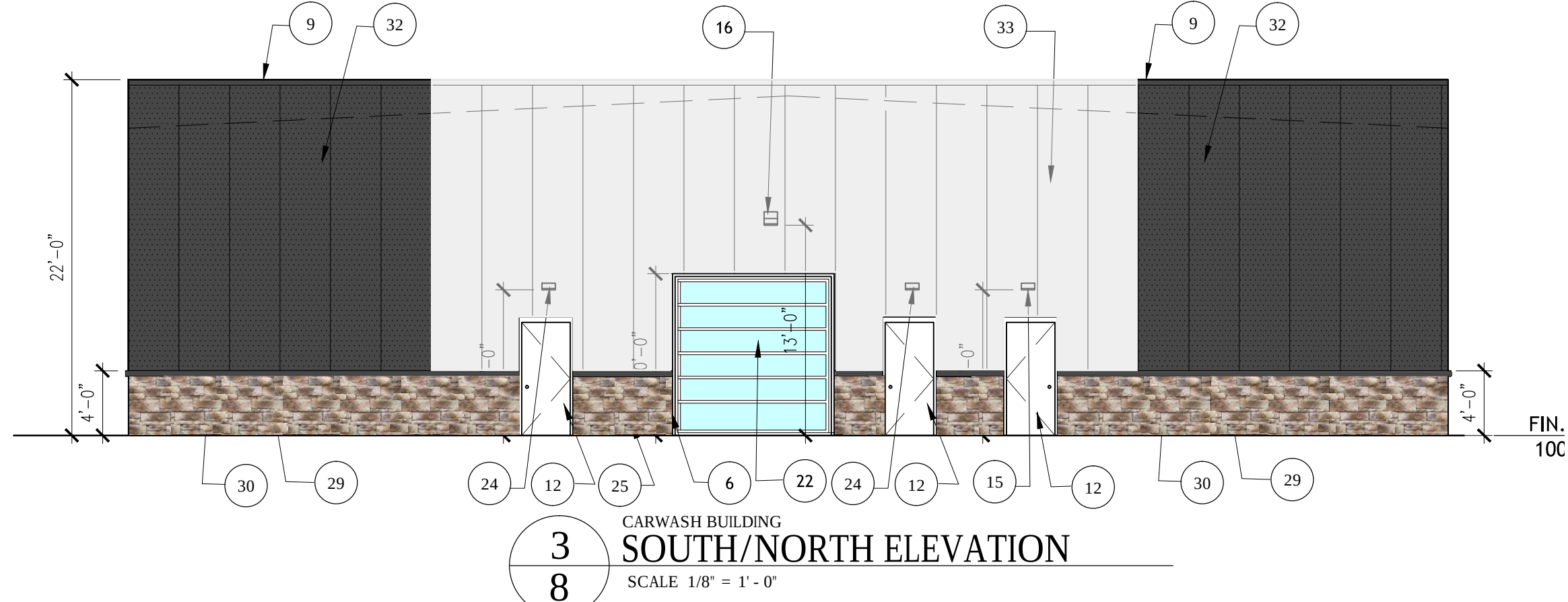
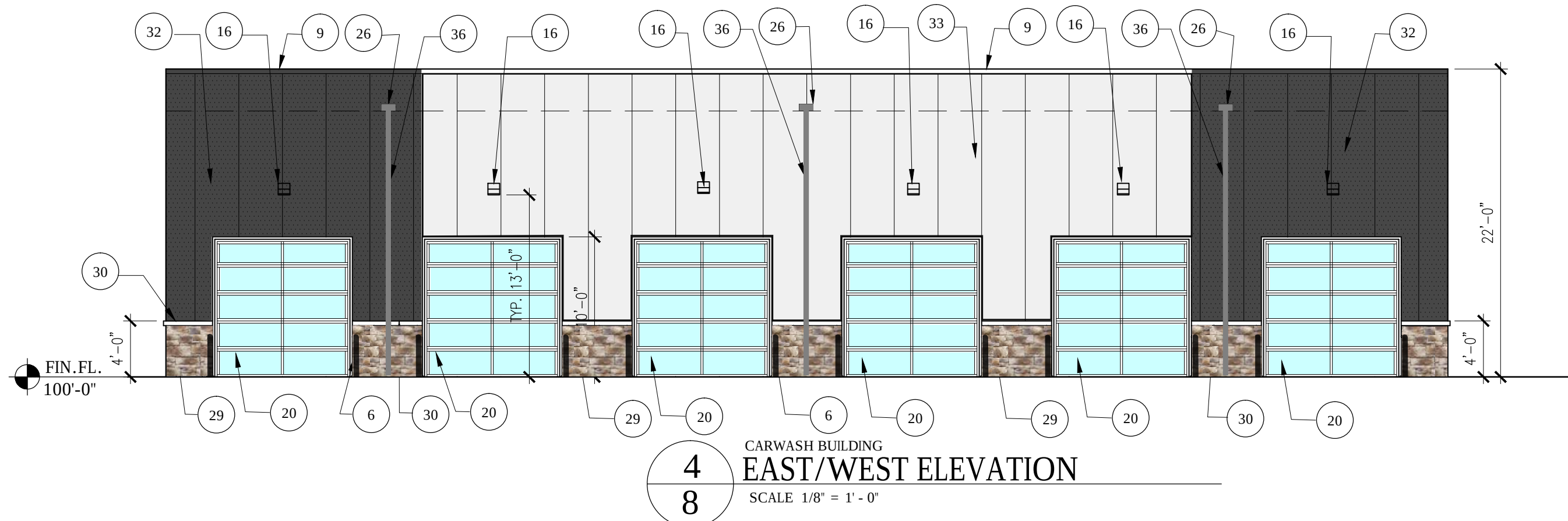
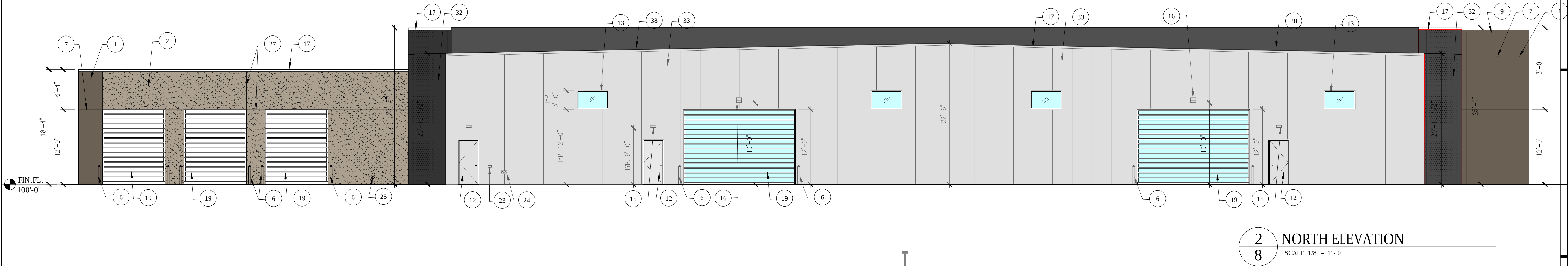
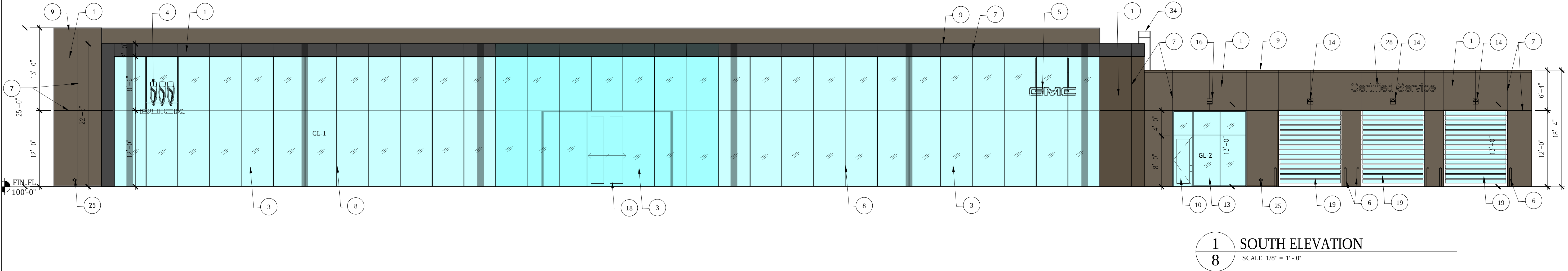
35. EXPANSION JOINT.

36. DOWNSPOUTS.

37. ROOF DRAIN LAMBS TONGUE DOWNSPOUT NOZZLE
AT 16" ABOVE GRADE

38. PEMB METAL ROOF.

39. GREEN WALL. VERTICAL VEGETATION.



1. CANYON LEDGESTONE, LONE STAR STONE.

2. 2" PRECAST COPPING, NATURAL FINISH CONCRETE

3. BOLLARD, PAINT BLACK

4. GALV. METAL SIDING GATE, PAINT BLACK

5. HOLLOW METAL DOOR AND FRAME, 2" UNDERCUT, PAINT BLACK

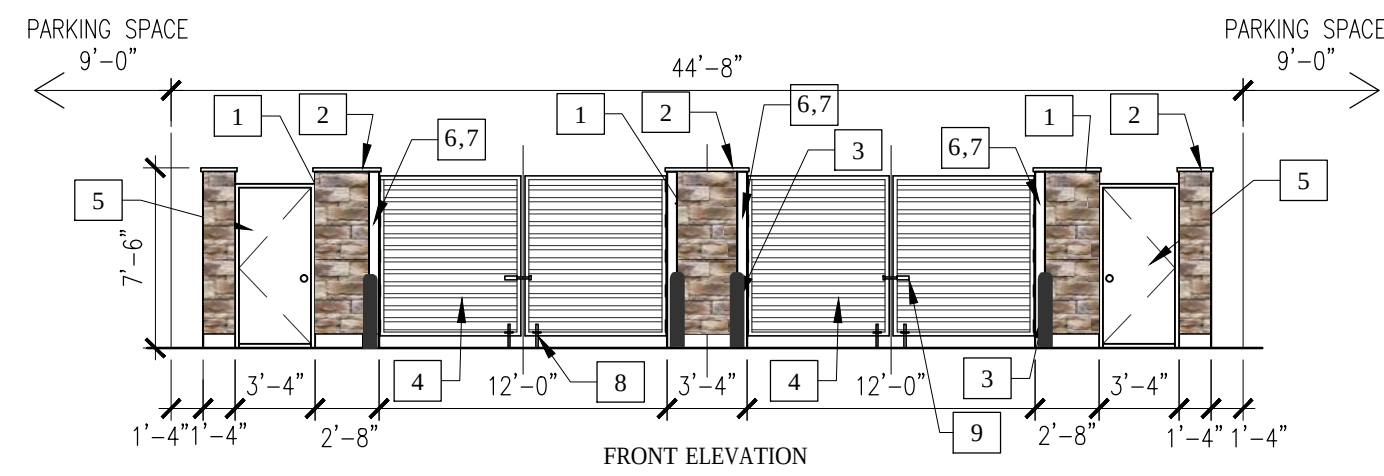
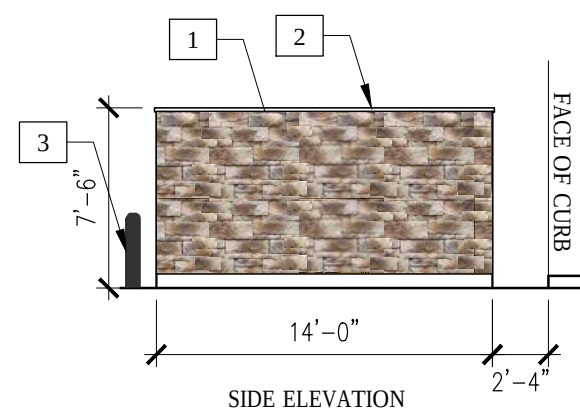
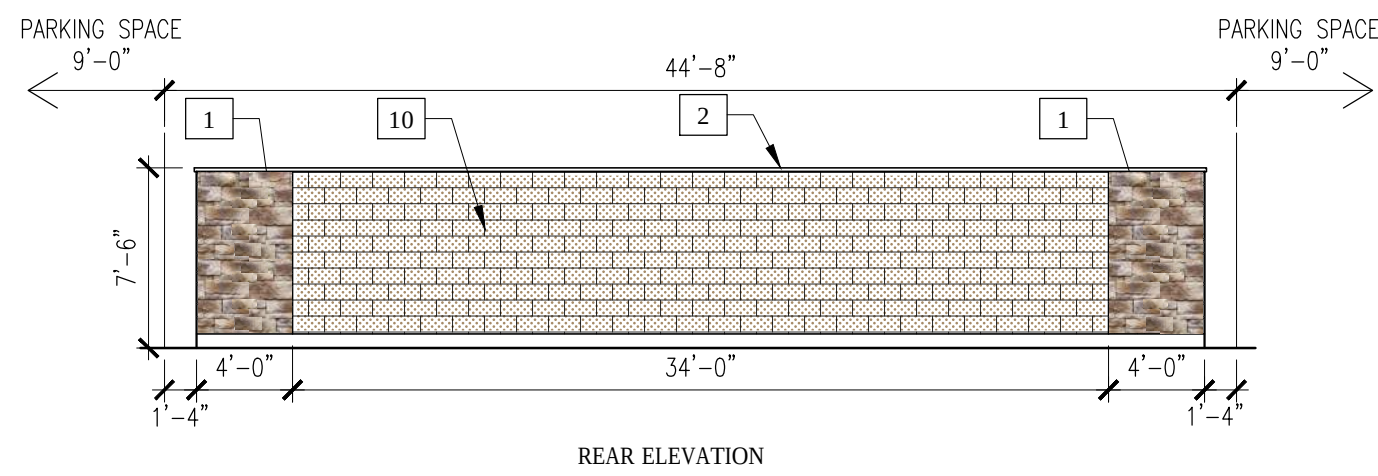
6. BENT PLATE 10"X5"X1/2" JAMB EACH SIDE OF GATE, PAINT BLACK, SOLID GROUT EACH CELL WITH #5 REINF.

7. 6"X6" HEAVY DUTY INDUSTRIAL HINGES, 5 PER JAMB.

8. CANE BOLT AND CAST IN RECEIVER.

9. SLIDING BAR AND HASP. PAINT BLACK

10. 8"X8"X16" SPLIT FACE INTEGRALLY COLORED CMU.



5 TRASH ENCLOSURE ELEVATIONS
8 SCALE 1/8" = 1' - 0"



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&
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LAKEWOOD CO, 80227
(720) 984-5835

FALCON COMMERCE
CENTER PHASE 2
FILING NO. ____
ALPINE DEALERSHIP
FINAL PUD PLAN

W. BAPTIST ROAD

PROJECT INFO
DATE: 02/22/2024
PROJECT MGR: B. SWENSON
PREPARED BY: B. SWENSON

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
02/22/2024	JBS	INITIAL SUBMITTAL
03/31/2024	JBS	SUBMITTAL

ARCHITECTURAL
ELEVATIONS

9

9 OF 15

CPC #

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3. LOW-E 1" TEMPERED INSULATED CLEAR GLAZING. GL-1.

4. BUICK SIGNAGE PER GMFI STANDARDS TO BE PROVIDED BY GM'S DESIGNATED VENDOR, AGI.

5. GMC SIGNAGE PER GMFI STANDARDS TO BE PROVIDED BY GM'S DESIGNATED VENDOR, AGI.

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11. STOREFRONT FULL GLAZED VEHICLE ACCESS DOOR.

12. HOLLOW METAL DOOR AND FRAME, PAINTED MATCH ADJACENT WALL COLORS.

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14. DIRECTION LANE INDICATORS

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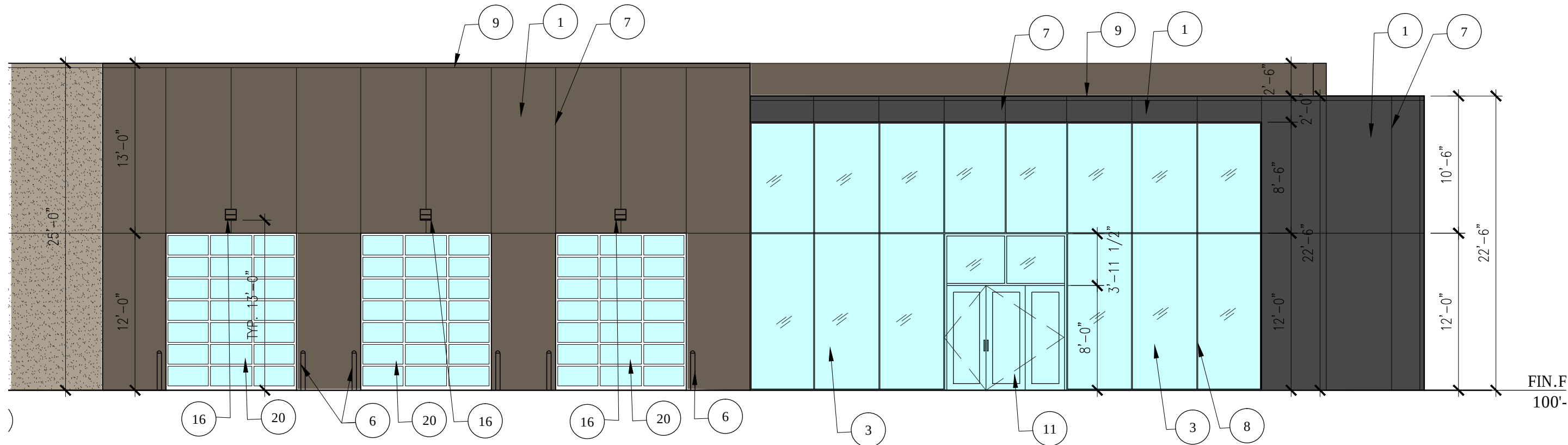
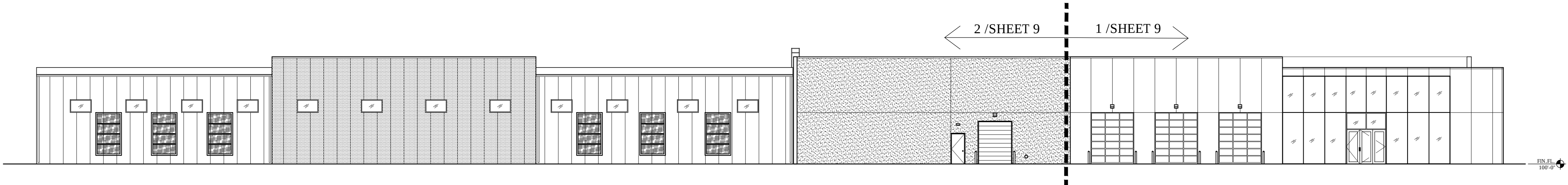
35. EXPANSION JOINT.

36. DOWNSPOUTS.

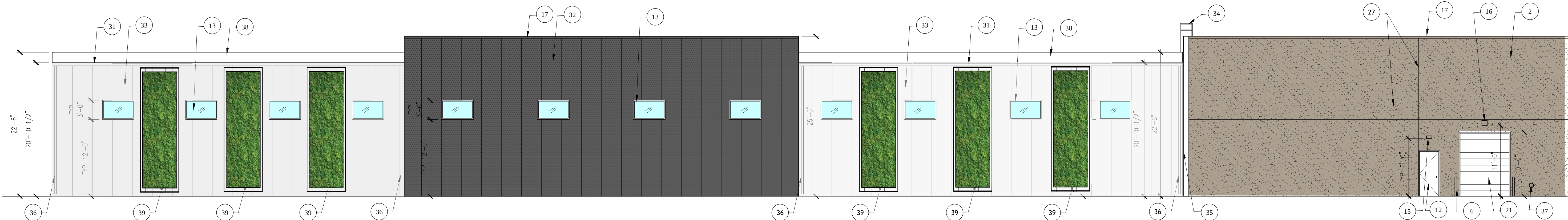
37. ROOF DRAIN LAMBS TONGUE DOWNSPOUT NOZZLE AT 16" ABOVE GRADE

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1 WEST ELEVATION
9 SCALE 1/8" = 1' - 0"



2 WEST ELEVATION
9 SCALE 1/8" = 1' - 0"



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FALCON COMMERCE
CENTER PHASE 2
FILING NO. ____
ALPINE DEALERSHIP

FINAL PUD PLAN

W. BAPTIST ROAD

PROJECT INFO
DATE: 02/22/2024
PROJECT MGR: B. SWENSON
PREPARED BY: B. SWENSON

ENTITLEMENT

DATE: BY: DESCRIPTION:
02/22/2024 JBS INITIAL SUBMITTAL
03/31/2024 JBS SUBMITTAL

ARCHITECTURAL
ELEVATIONS

10

10 OF 15

CPC #

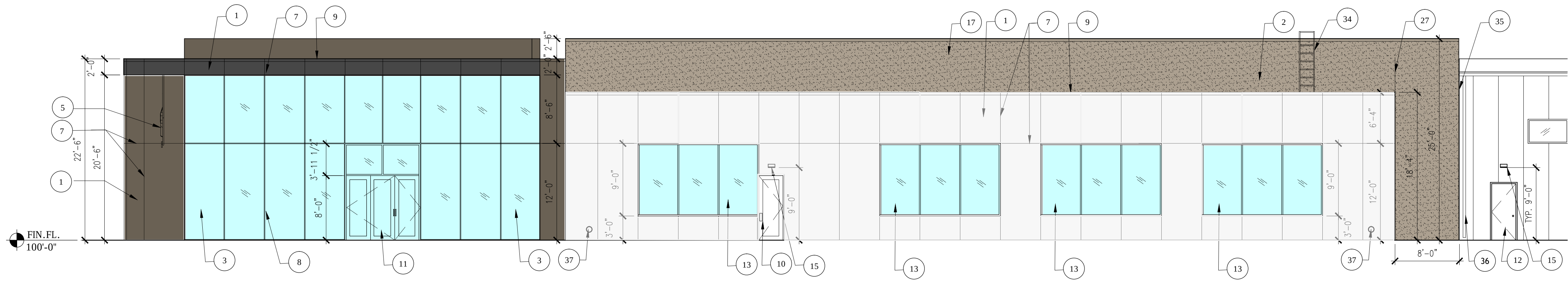
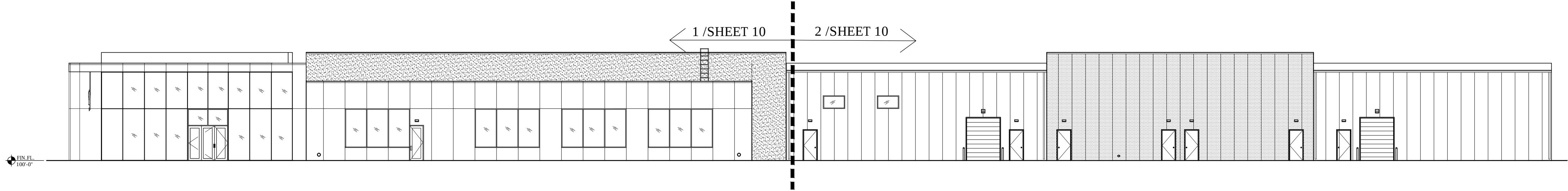
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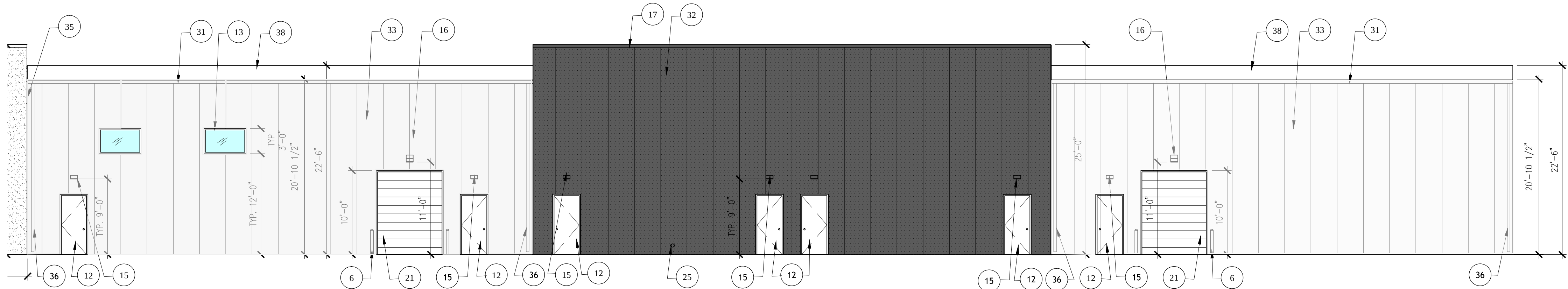
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AT 16" ABOVE GRADE
38. PEMB METAL ROOF.
39. GREEN WALL, VERTICAL VEGETATION.



1
10
SERVICE DRIVE AND SERVICE SHOP SIDE ELEVATION
EAST ELEVATION
SCALE 1/8" = 1' - 0"



2
10
SERVICE DRIVE AND SERVICE SHOP SIDE ELEVATION
EAST ELEVATION
SCALE 1/8" = 1' - 0"



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FALCON COMMERCE CENTER PHASE 2 FILING NO. ____ ALPINE DEALERSHIP

FINAL PUD PLAN

W. BAPTIST ROAD

DATE: 02/22/2024
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PREPARED BY: B. SWENSON

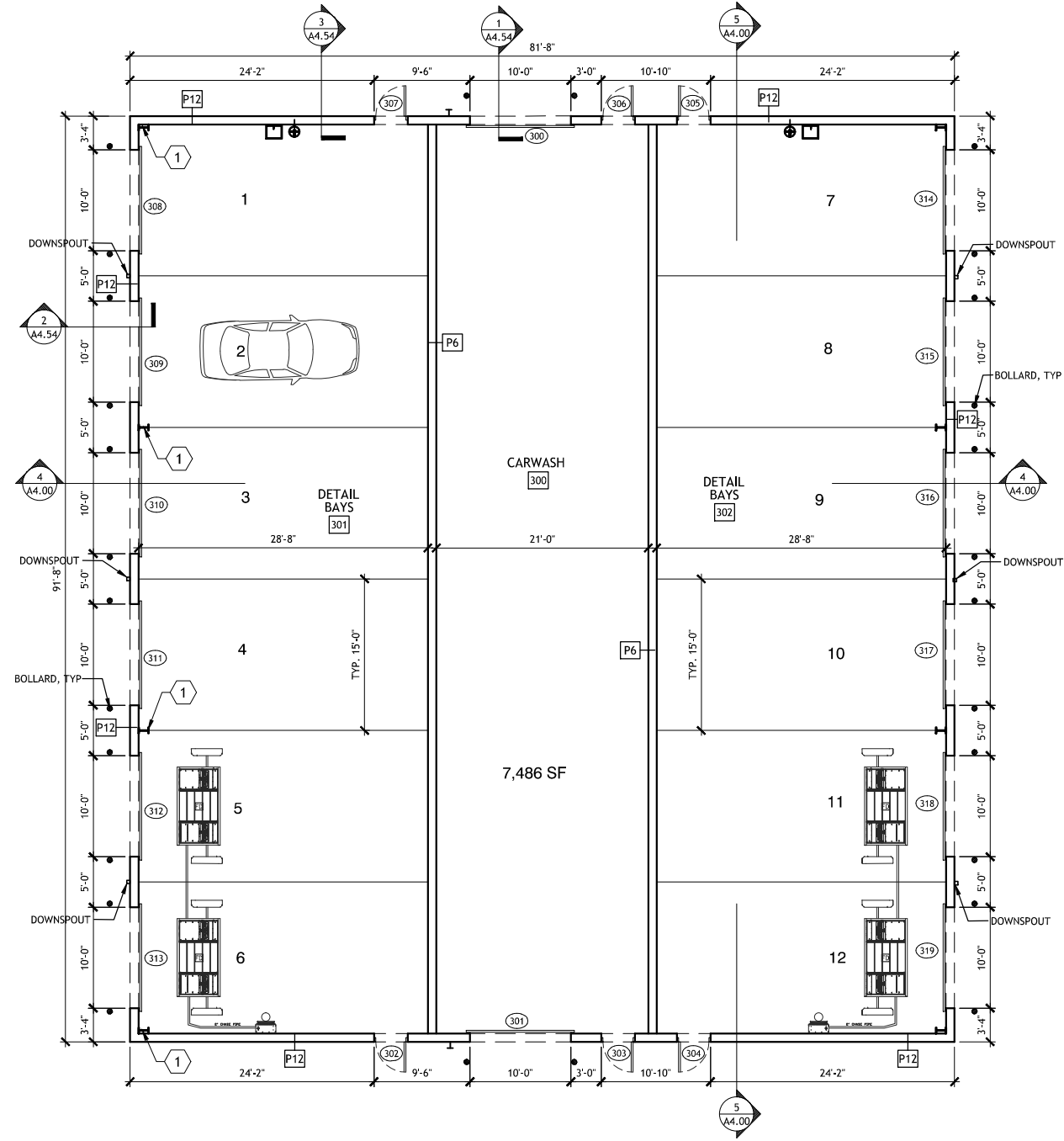
ENTITLEMENT

DATE:	BY:	DESCRIPTION:
02/22/2024	JBS	INITIAL SUBMITTAL
03/31/2024	JBS	SUBMITTAL

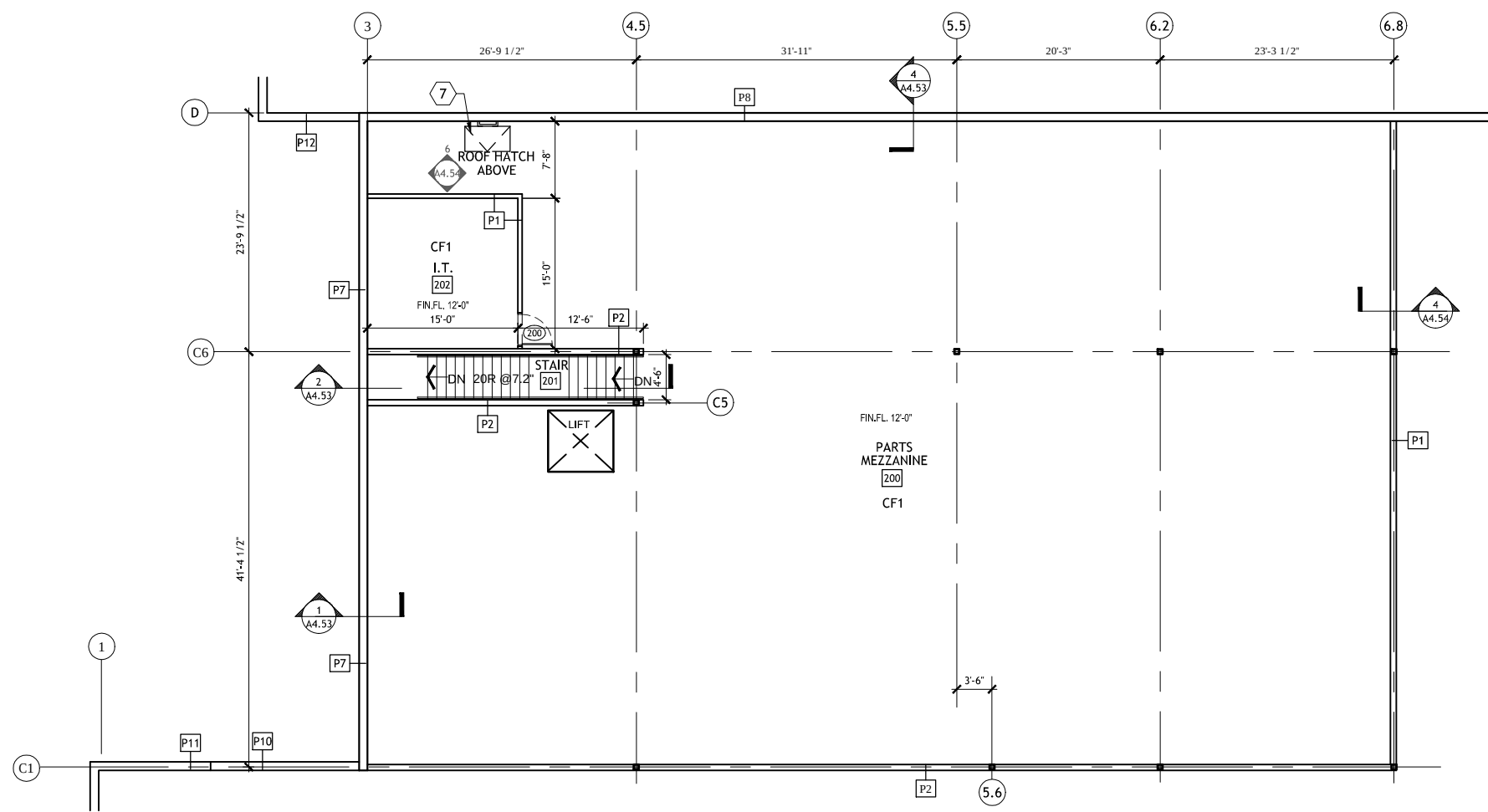
ARCHITECTURAL ELEVATIONS

11

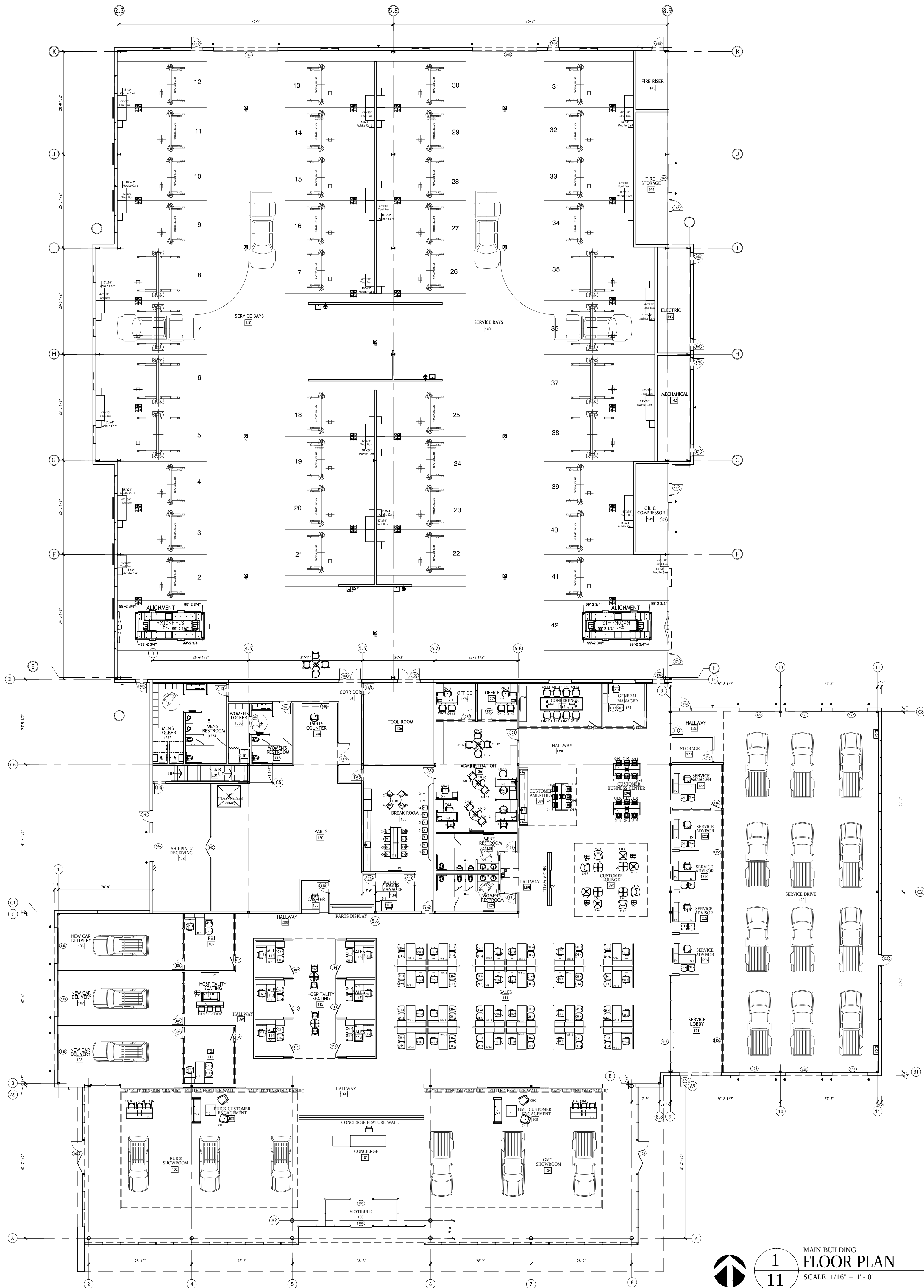
11 OF 15



2
11 CARWASH BUILDING
FLOOR PLAN
SCALE 1/16" = 1' - 0"



3
11 MAIN BUILDING
FLOOR PLAN - MEZZANINE
SCALE 1/16" = 1' - 0"



1
11 MAIN BUILDING
FLOOR PLAN
SCALE 1/16" = 1' - 0"



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03/31/2024	JBS	SUBMITTAL

ARCHITECTURAL FLOOR PLANS

12

12 OF 15

CPC #

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	5	S1	SINGLE	1.000	52800	447	OSQX-C-75L-50K9-AF-UL-NM-_-BML w/OSQ-X-C-DA-__
	24	S2	SINGLE	1.000	6275	55	OSQW-C-8L-50K9-4M-UL-NM-_-BML
	16	S3	2 @ 180°	1.000	37000	297	OSQX-C-50L-50K9-5L-UL-NM-_-BML w/OSQ-X-C-DA-__
	1	S4	SINGLE	1.000	33200	447	OSQX-C-75L-50K9-4B-UL-NM-_-BML w/OSQ-X-C-DA-__
	6	S5	2 @ 180°	1.000	38000	236	OSQX-C-50L-50K9-3M-UL-NM-_-BML w/OSQ-X-C-DA-__
	18	S6	SINGLE	1.000	26200	384	OSQX-C-65L-50K9-3M-UL-NM-_-BML w/OSQ-X-C-DA-__ + OSQ-X-C-BLS
	6	S7	SINGLE	1.000	28100	236	OSQL-C-40L-50K9-2M-UL-NM-_-BML w/OSQ-ML-C-AA-__ + PGM-1__
	2	S8	2 @ 180°	1.000	33200	447	OSQX-C-75L-50K9-4B-UL-NM-_-BML w/OSQ-X-C-DA-__
	19	S9	SINGLE	1.000	30300	447	OSQX-C-75L-50K9-4M-UL-NM-_-BML w/OSQ-X-C-DA-__ + OSQ-X-C-BLS

Calculation Summary (Footcandles calculated using LMF: 1.00)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
20' Past the PL	Fc	0.08	0.1	0.0	N.A.	N.A.
CalcPts	Fc	4.79	143.1	0.0	N.A.	N.A.
Verticals Along Display Area at 3ft AFG	Fc	52.13	179.0	0.8	65.16	223.75
Automotive Frontline	Fc	11.46	20.4	2.9	3.95	7.03
Automotive Frontline B	Fc	39.46	71.1	12.3	3.21	5.78
Center Inventory	Fc	9.74	94.9	0.9	10.82	105.44
Display Interior A	Fc	13.35	42.9	2.8	4.77	15.32
Display Interior B	Fc	9.25	19.6	1.8	5.14	10.89
Inventory North	Fc	7.98	15.1	1.9	4.20	7.95
Inventory South	Fc	5.87	13.7	1.0	5.87	13.70

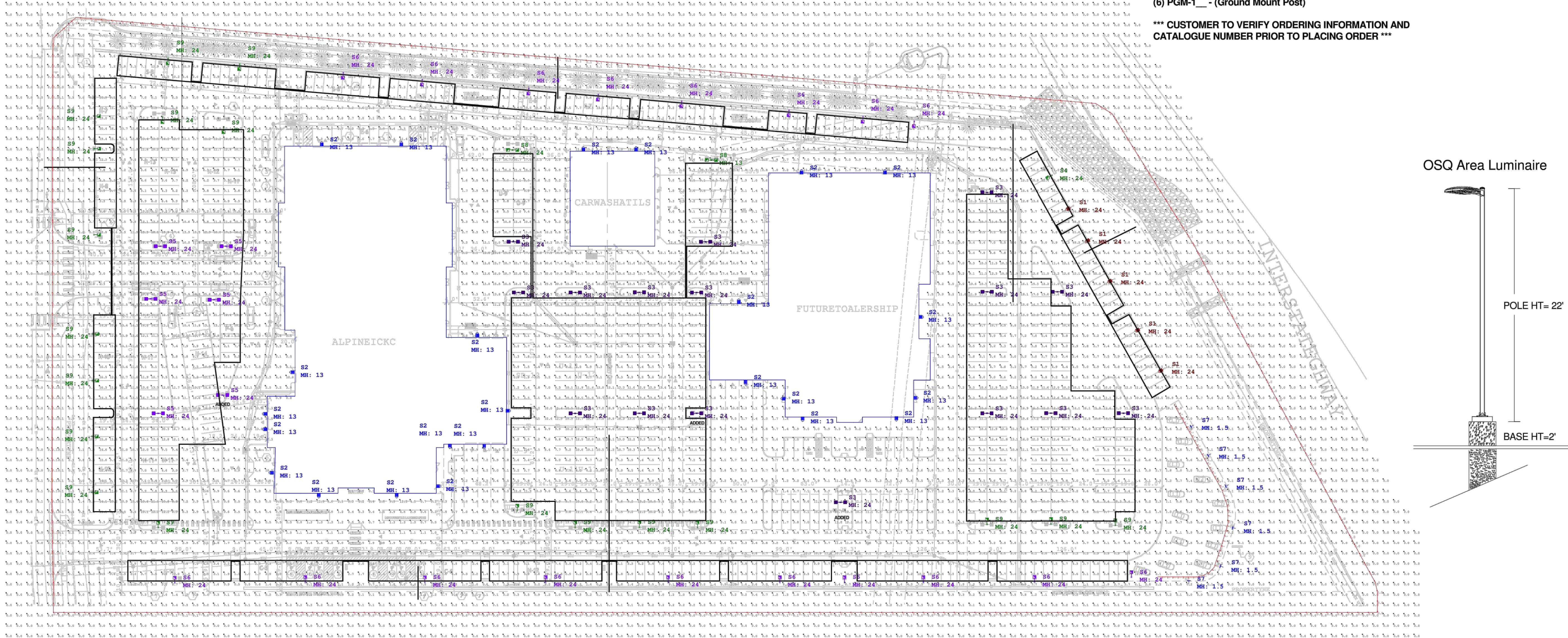
Fixture Mounting Height: 24' AFG (22' Pole + 2.0' Base)

Pole Schedule
(43) SRS-5-11-22-SW-BS-1D-Q-__ (5" x 22' x 11 ga STEEL ROUND POLE; Single)
(24) SRS-5-11-22-SW-BS-2D18-Q-__ (5" x 22' x 11 ga STEEL ROUND POLE; 2@180°)

Proposed poles meet 130 MPH sustained winds.

Additional Equipment:
(91) OSQ-X-C-DA-__ (DIRECT ARM MOUNT)
(6) OSQ-ML-C-AA-__ (Adjustable Arm Mount)
(37) OSQ-X-C-BLS - (Extra Large External BLS)
(6) PGM-1__ - (Ground Mount Post)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



CREE LIGHTING

9201 Washington Ave, Racine, WI 53406 - (800) 236-6800
https://www.creelighting.com - Email: applications@creelighting.com

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting or energy code.

Project Name: Buick GMC Apline Monument, CO - EXT

CASE #: CN-00604375
RC: AE-00700284

Footcandles calculated at 4' Afg

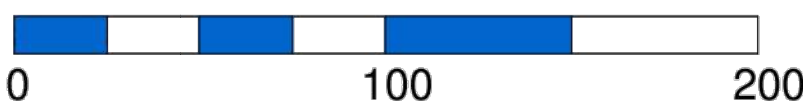
Filename: 240415AB1LJSR5.AGI

Layout By:

Collin Withrow

Date:12/10/2025

Scale 1" = 50'



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BY: JBS
DESCRIPTION: INITIAL SUBMITTAL

PHOTOMETRIC

13

13 OF 15

CPC #

General Motors Facility Image
Dealer Signage Package

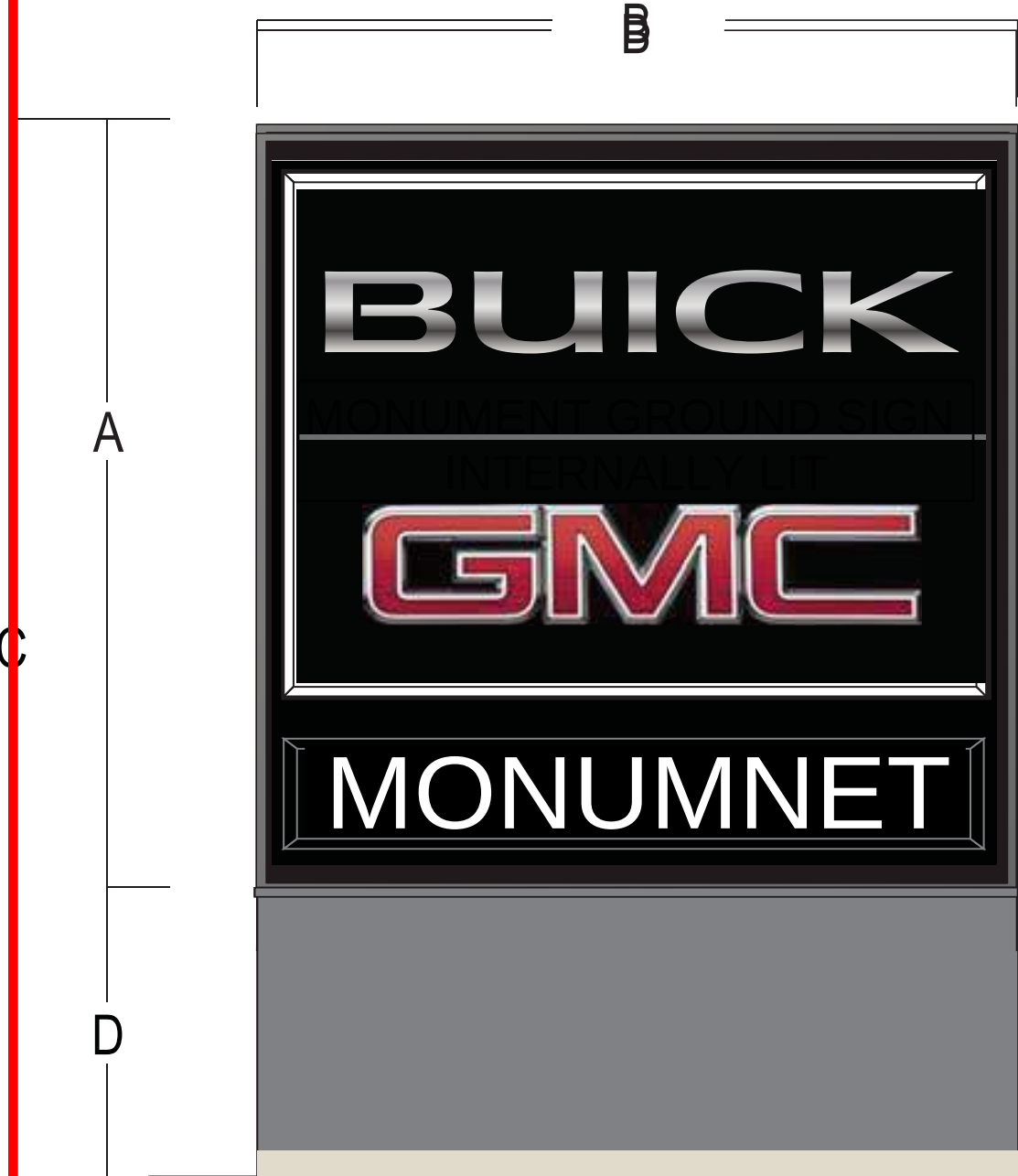


General Motors Facility Image



Dealer Signage Package

ALPINE BUICK GMC SOUTH, INC (308382)



MONUMENT

GROUND MOUNT - MONUMENT				
Sign Type	A / B	C	D	
M64	8'- 8 1/4"	12'- 0"	3'- 3 3/4"	
M64	8'- 8 1/4"	11'- 0"	2'- 3 3/4"	
M36	6'- 4 9/16"	10'- 0"	3'- 7 7/16"	
M36	6'- 4 9/16"	8'- 0"	1'- 7 7/16"	
M16	4'- 4 9/16"	6'- 0"	1'- 7 7/16"	
M16	4'- 4 9/16"	5'- 0"	7 7/16"	

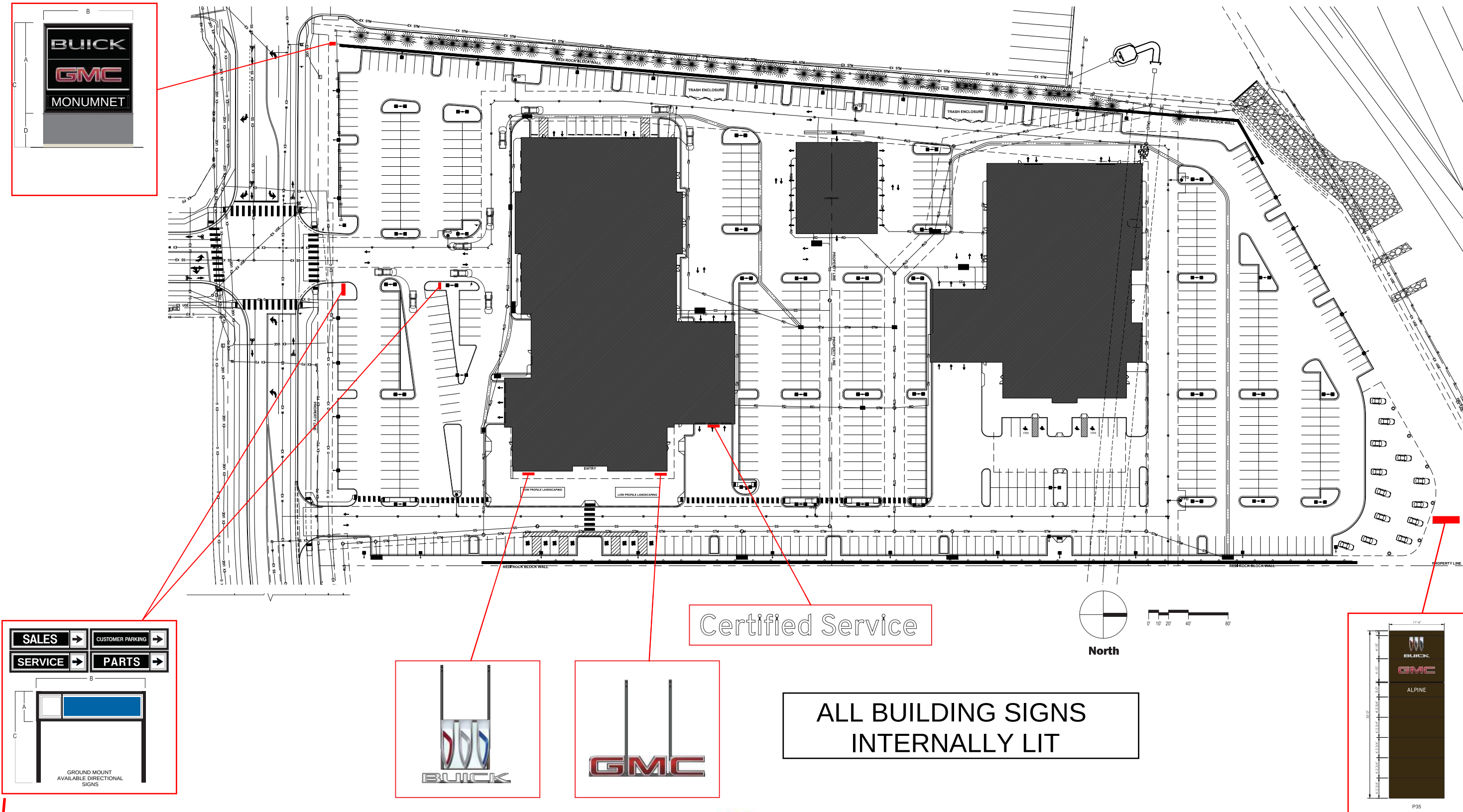
*Has no stainless on columns

ILLUMINATED DIRECTIONALS			
Sign Type	A	B	C**
R36*	3'-1 9/16"	12'-4 9/16"	9'-1 9/16"
R16	2'-3 9/16"	8'-4 9/16"	8'-3 9/16"
RX9	1'-9"	6'-4 9/16"	7'-9"
RX4	1'-4"	4'-4 9/16"	7'-4"

*Not available as a wall project sign
**Maximum heights

DIRECTIONAL GROUND SIGN
NOT LIT

SITE MAP



Certified Service

ALL BUILDING SIGNS
INTERNALLY LIT

Drawn by: CA
Project Mgr: K.LAPOINTE
Sheet Number: 4

Scale: NTS
Date Created: 08.18.25
Date Revised:

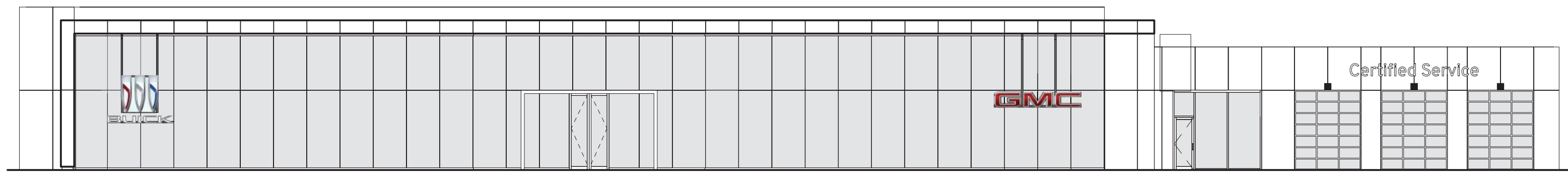
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AGI

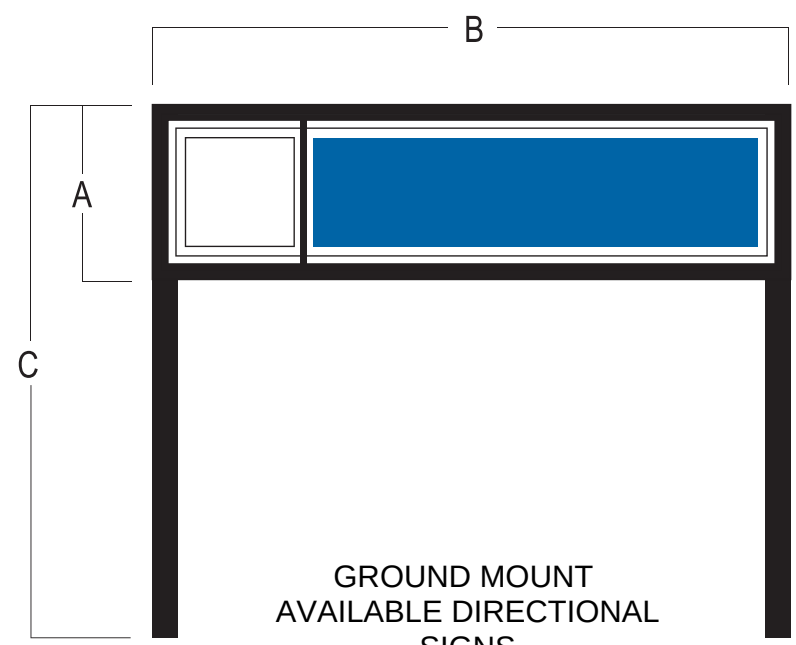
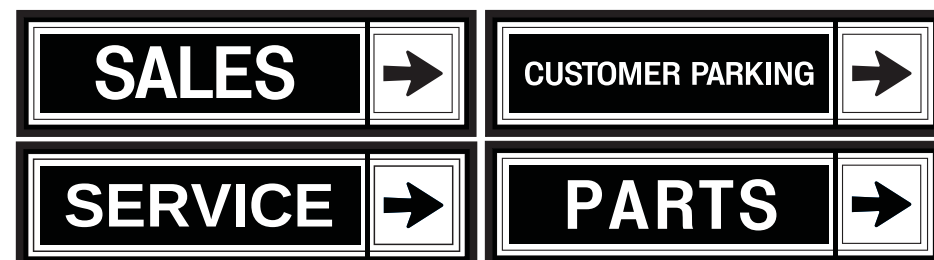
2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

Dealer Approval: _____ Date: _____
Signature Required

General Motors Facility Image
Dealer Signage Package



FRONT ELEVATION



GROUND MOUNT
AVAILABLE DIRECTIONAL
SIGNS

PACKAGE

The Dealer Signage Package is issued to the Dealer Principal for review and approval. This document outlines the proposed FI signage for the Dealership.

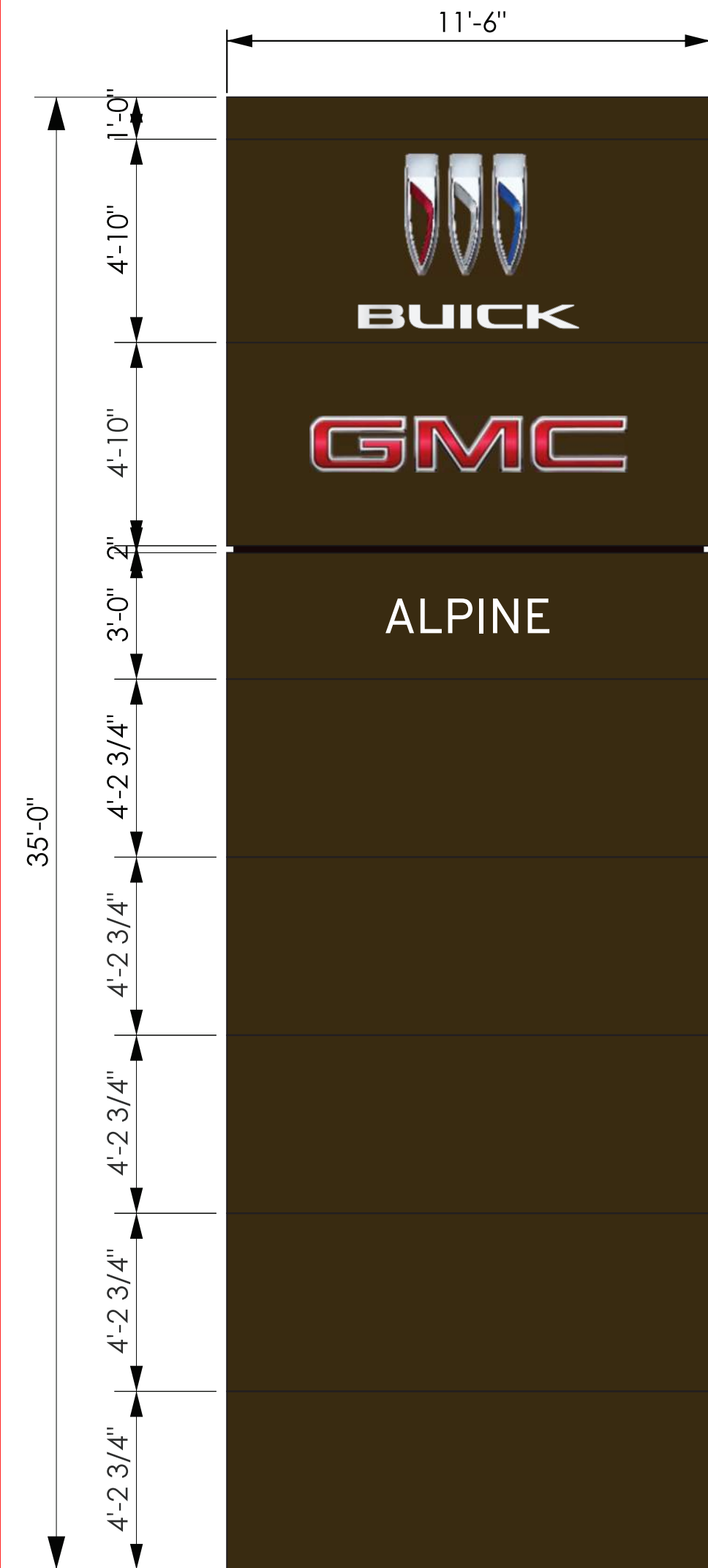
APPROVAL

Dealer Principal is to review sign placement, sign size and enclosed quote. Once the Dealer Principal approves the sign package, Dealer Principal is to sign off on each enclosed rendering showing sign placement as well as the enclosed quote. Dealer Principal is to return to Architectural Graphics, Inc. copies of the approved renderings as well as signed quote and issue the 50% deposit payment.

NEXT STEPS

Upon receipt of the deposit payment, Architectural Graphics Inc. will proceed with permitting the signs. Once all signs are permitted, AGI will coordinate manufacturing, shipping and installing the signs based on FI building readiness.

PYLON GROUND SIGN
INTERNALLY LIT



P35

GRAPHIC SIZE BY SIGN					
SIGN					DEALERNAME
P-35	4' - 2" (H) X 9' - 3 1/8" (W)	2' - 11" (H) X 2' - 11 3/8" (W)	6 13/16" (H) X 9' - 3 1/8" (W)	1' - 4 1/8" (H) X 7' - 6 15/16" (W)	9 7/8" (H) X 3'-10 3/4" (W)



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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WESNAE
ARCHITECTURE
&
ENGINEERING

2109 S. WADSWORTH BLVD SUITE 303
LAKEWOOD CO, 80227

(720) 984-5835

FALCON COMMERCE
CENTER PHASE 2
FILING NO. ____
ALPINE DEALERSHIP

FINAL PUD PLAN

W. BAPTIST ROAD

DATE: 02/22/2024
PROJECT MGR: B. SWENSON
PREPARED BY: B. SWENSON

ENTITLEMENT

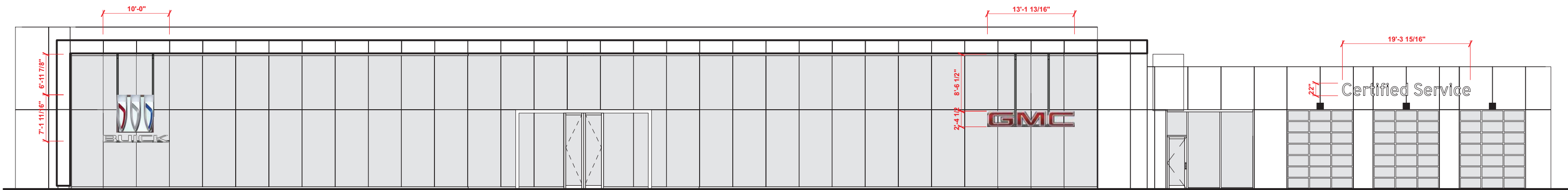
DATE: 02/22/2024 BY: JBS DESCRIPTION: INITIAL SUBMITTAL
03/31/2024 JBS SUBMITTAL

ARCHITECTURAL
SIGN PACKAGE

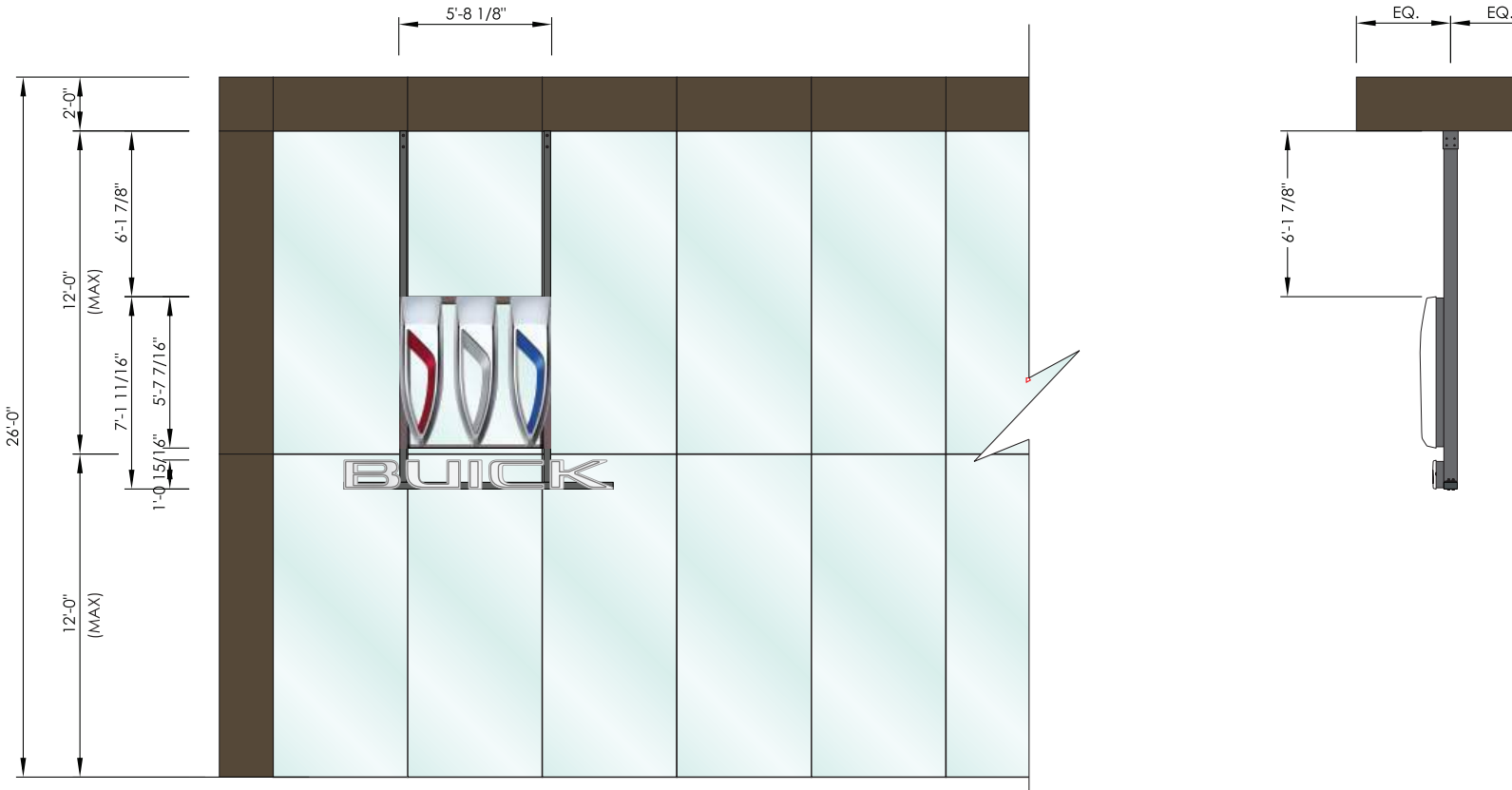
14

14 OF 15

ELECTRICAL REQUIREMENTS: Each sign requires a dedicated 120v circuit



FRONT ELEVATION



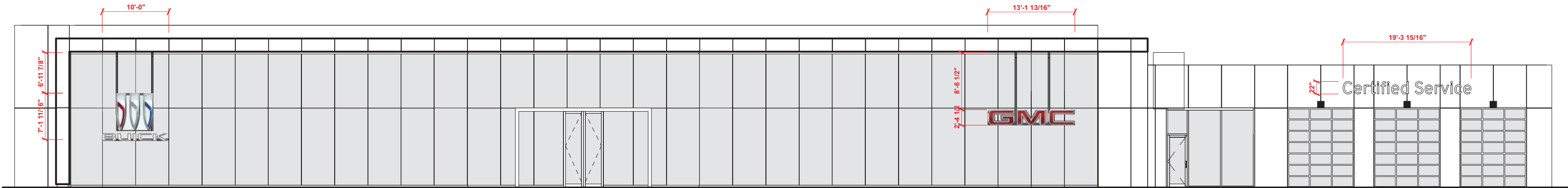
SIZE A
SCALE 3/16" = 1'-0"

VISTA PORTAL - ARMATURE LETTER SET GMDI-BUICK-SUS-RW-A-42.5-140

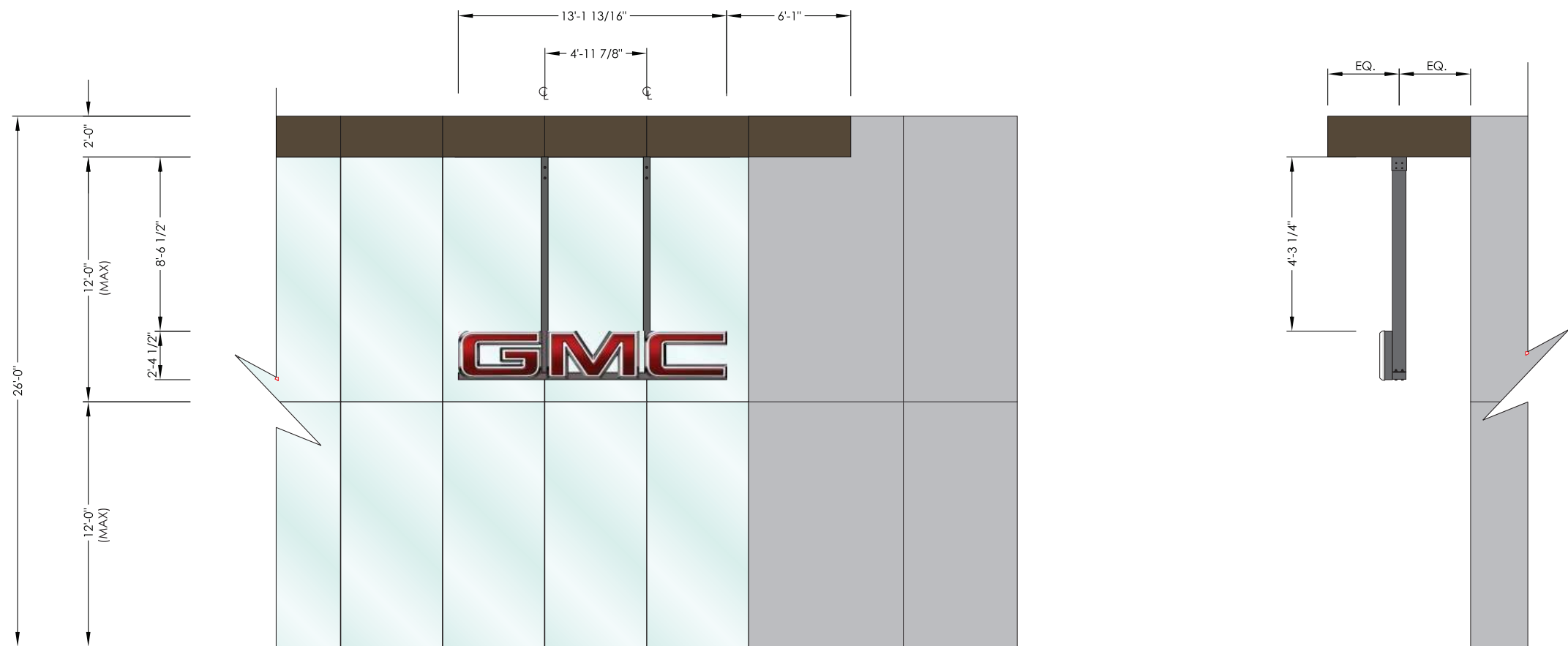
SIZE A: 42.50 SQ. FT.
ARMATURE SIZE: 8" X 4" X 1/4"
ESTIMATED SIGN WEIGHT: 390 LBS
Py (Axial): 195lb
Fz (Shear): 990lb
Mx (Moment): 9900 lb. ft.

ELECTRICAL REQUIREMENTS:
1.) 120V/277V 20 AMP CIRCUIT REQ.
2.) DEALER TO PROVIDE POWER TO 6 FT. OF MIDDLE OF SIGN
UNLESS OTHERWISE AGREED UPON
3.) MIN. 14 GA WIRE REQUIRED FROM THE POWER SUPPLY BOX
TO OUTSIDE OF THE SLEEVE

ELECTRICAL REQUIREMENTS: Each sign requires a dedicated 120v circuit



FRONT ELEVATION

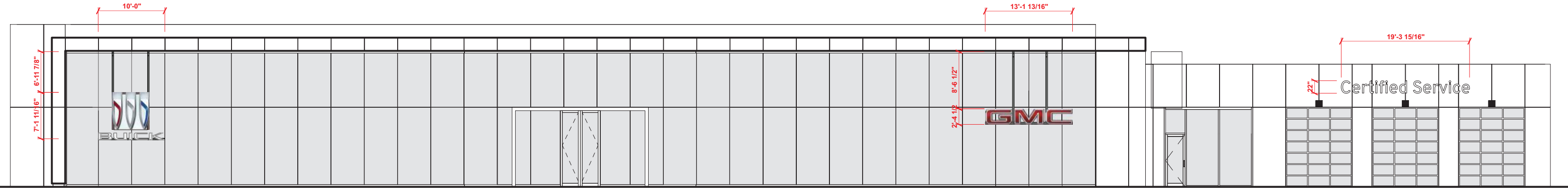


SCALE 3/16"=1'-0"

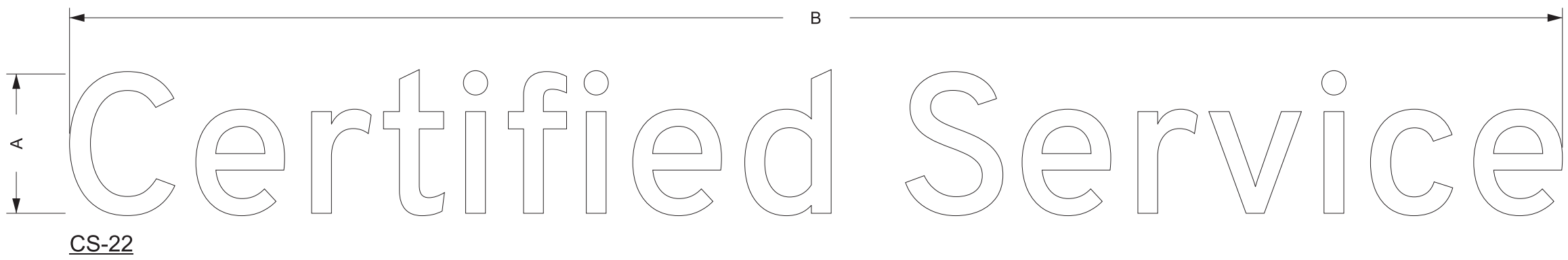
VISTA PORTAL - ARMATURE LETTER SET GMDI-GMC-SUS-RW-A-32.8-140

SIZE A: 32.80 SQ. FT.
ARMATURE SIZE: 8" X 4" X 1/4"
ESTIMATED SIGN WEIGHT: 330 LBS
Py (Axial): 195lb
Fz (Shear): 990lb
Mx (Moment): 9900 lb. ft.

ELECTRICAL REQUIREMENTS: Each sign requires a dedicated 120v circuit



FRONT ELEVATION



CS-22

SIZE	Certified Service	
	A	B
CS-22	1' - 10"	19' - 7 11/16"



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

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FALCON COMMERCE
CENTER PHASE 2
FILING NO. ____
ALPINE DEALERSHIP

FINAL PUD PLAN

W. BAPTIST ROAD

PROJECT INFO
DATE: 02/22/2024
PROJECT MGR: B. SWENSON
PREPARED BY: B. SWENSON

ENTITLEMENT

DATE: BY: DESCRIPTION:
02/22/2024 JBS INITIAL SUBMITTAL
03/31/2024 JBS SUBMITTAL

ARCHITECTURAL
SIGN PACKAGE

15

15 OF 15

ALPINE DEALERSHIP AT FALCON COMMERCE CENTER
FINAL PLAT
A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT _____, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BAPTIST ROAD AS DESCRIBED AS PARCEL NO: 2B Rev., IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 208093631, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WESTERLY END BY A 3-1/2" ALUMINUM CDOT ROW CAP STAMPED "PLS 26968 AND AT THE EASTERLY END BY A 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118" FOUND .2' BELOW GROUND, ASSUMED TO BEAR N83°54'13"E A DISTANCE OF 377.02 FEET, BEARINGS ARE BASED FROM THE SURVEY RECORDED OCTOBER 11, 2017 UNDER RECEPTION NUMBER 217900186, RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, THENCE S52°31'18"E, A DISTANCE OF 1,550.21 FEET TO THE SOUTHEAST CORNER OF TERRAZZO DRIVE AS PLATTED IN FALCON COMMERCIAL CENTER FILING NO. 1, RECORDED DECEMBER 10, 2020 UNDER RECEPTION NUMBER 220714637, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°10'39"E, ON THE EASTERLY LINE OF SAID TERRAZZO DRIVE, A DISTANCE OF 319.69 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, PILOT TRAVEL CENTER FILING NO. 1, AS RECORDED NOVEMBER 8, 2017 UNDER RECEPTION NUMBER 217714044, THENCE S85°12'25"E, ON SAID SOUTHERLY LINE, A DISTANCE OF 988.73 FEET, TO A POINT ON THE EASTERLY LINE OF THE LAND SURVEY RECORDED OCTOBER 11, 2017 UNDER RECEPTION 217900186, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25; THENCE ON THE EASTERLY LINE OF SAID SURVEY, FOLLOWING TWO (2) COURSES:

1. S32°13'25"E, A DISTANCE OF 125.45 FEET;
2. S28°23'02"E, A DISTANCE OF 392.29 FEET;

THENCE N90°00'00"W, A DISTANCE OF 1,238.10 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N85°51'53"E, HAVING A DELTA OF 04°18'46", A RADIUS OF 780.00 FEET; A DISTANCE OF 58.71 FEET TO A POINT OF TANGENT; THENCE N00°10'39"E, A DISTANCE OF 155.52 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 544,528 SQUARE FEET OR 12.501 ACRES.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO: A LOT AS SHOWN ON THIS PLAT, UNDER THE NAME AND SUBDIVISION OF ALPINE DEALERSHIP AT FALCON COMMERCE CENTER. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCE TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG, AND ACROSS UTILITY EASEMENTS AS SHOWN HERE ON.

OWNER:

THE AFOREMENTIONED, _____, BY _____, MANAGER OF _____, HAS EXECUTED THIS DOCUMENT ON THIS _____ DAY OF _____, 20____ A.D.

MANAGER OF _____

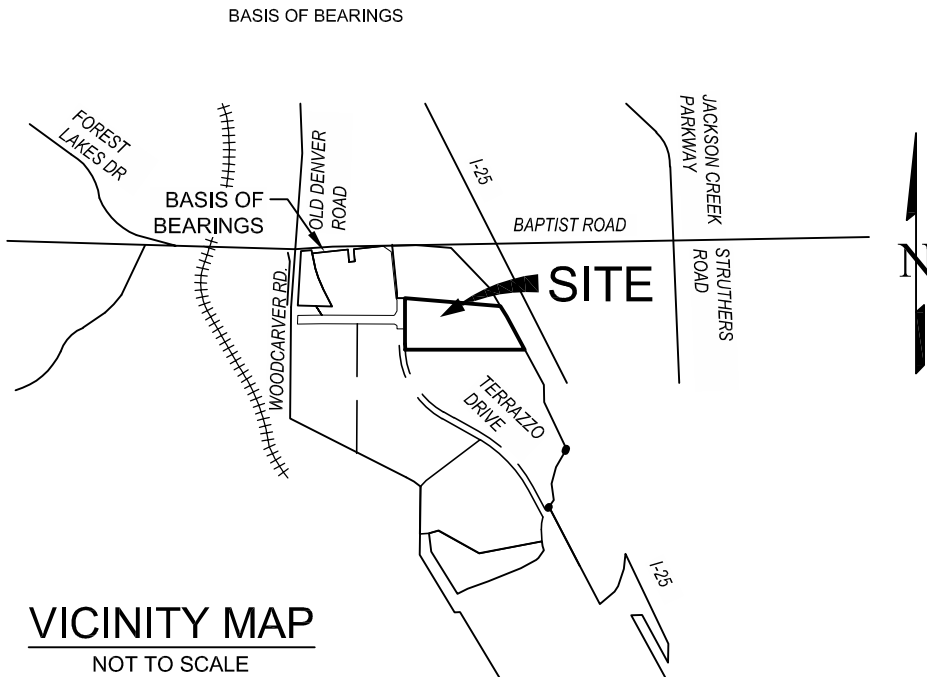
NOTARIAL:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
_____, AS MANAGER OF _____.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACTS OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DRAFT

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 33196 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

PLANNING DEPARTMENT REVIEW:

THIS PLAT WAS REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____ DATE _____

TOWN APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATION SHOWN HEREON AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

MAYOR _____ DATE _____

ATTEST: _____

TOWN CLERK _____ DATE _____

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

____ O'CLOCK ____ M., THIS _____ DAY OF _____, 20____ A.D., AND

IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

____ STEVE SCHLEIKER, RECORDER

FEE: _____

BY: _____ DEPUTY _____ SURCHARGE _____

GENERAL NOTES:

- THE DATE OF PREPARATION IS FEBRUARY 20, 2024
- BASIS OF BEARINGS:** A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BAPTIST ROAD AS DESCRIBED AS PARCEL NO: 2B Rev., IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 208093631, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WESTERLY END BY A 3-1/2" ALUMINUM CDOT ROW CAP STAMPED "PLS 26968 AND AT THE EASTERLY END BY A 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118" FOUND .2' BELOW GROUND, ASSUMED TO BEAR N83°54'13" A DISTANCE OF 377.02 FEET. BEARINGS ARE BASED FROM THE SURVEY RECORDED UNDER RECEPTION NUMBER 217900186, RECORDS OF EL PASO COUNTY, COLORADO.
- FLOODPLAIN STATEMENT:** THIS PROPERTY, IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FEMA PER FIRM PANEL 08041C00286G, EFFECTIVE DATE DECEMBER 7, 2018.
- THIS PLAT, ALPINE DEALERSHIP AT FALCON COMMERCE CENTER IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED UNDER RECEPTION NUMBER 217105250 ON AUGUST 31, 2017, RECORDS OF EL PASO COUNTY, COLORADO.
- THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON POLICY NUMBER SC55113882, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF AUGUST 31, 2023 AT 5:00 P.M.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.

PLAT NOTES:

- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE SERVICE AREA OF FOREST LAKES METROPOLITAN DISTRICT AND WITHIN THE BOUNDARIES OF PINON PINES METROPOLITAN DISTRICT NO. 3.
- WATER AND SEWER FACILITIES WILL BE CONVEYED TO FOREST LAKES METROPOLITAN DISTRICT UPON COMPLETION AND COMPLIANCE WITH THE FOREST LAKES METROPOLITAN DISTRICT'S RULES AND REGULATIONS.
- STORM WATER MAINTENANCE FACILITIES, INCLUDING ALL STORM PIPES UNDER ROADS AND LOCATED IN EASEMENTS ACROSS PRIVATELY OWNED LAND AS SHOWN ON THE PLAT, WILL BE CONVEYED TO THE TOWN UPON COMPLETION AND ACCEPTANCE BY THE TOWN IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT. ALL OF THESE STORM WATER MAINTENANCE FACILITIES ARE SPECIFIC TO LAND LOCATED WITHIN PINON PINES METROPOLITAN DISTRICT #3 AND CAN BE ONLY USED FOR THE BENEFIT OF THAT LAND, ALL IN ACCORDANCE WITH THE TOWN AND DEVELOPER APPROVED MASTER DEVELOPMENT DRAINAGE PLAN DATED OCTOBER 13, 2020 AND UPDATED MAY 17, 2022 PREPARED BY KIOWA ENGINEERING.

REVISIONS	NO.	DESCRIPTION	DATE
	1.	ADDRESS REVIEW COMMENTS	9-26-2025

EDWARD-JAMES
SURVEYING, INC.

926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247



ALPINE DEALERSHIP AT FALCON COMMERCE CENTER
FINAL PLAT

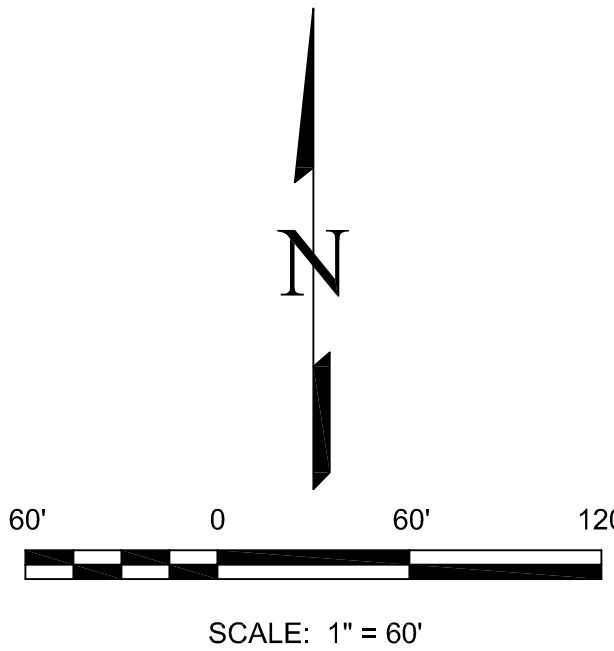
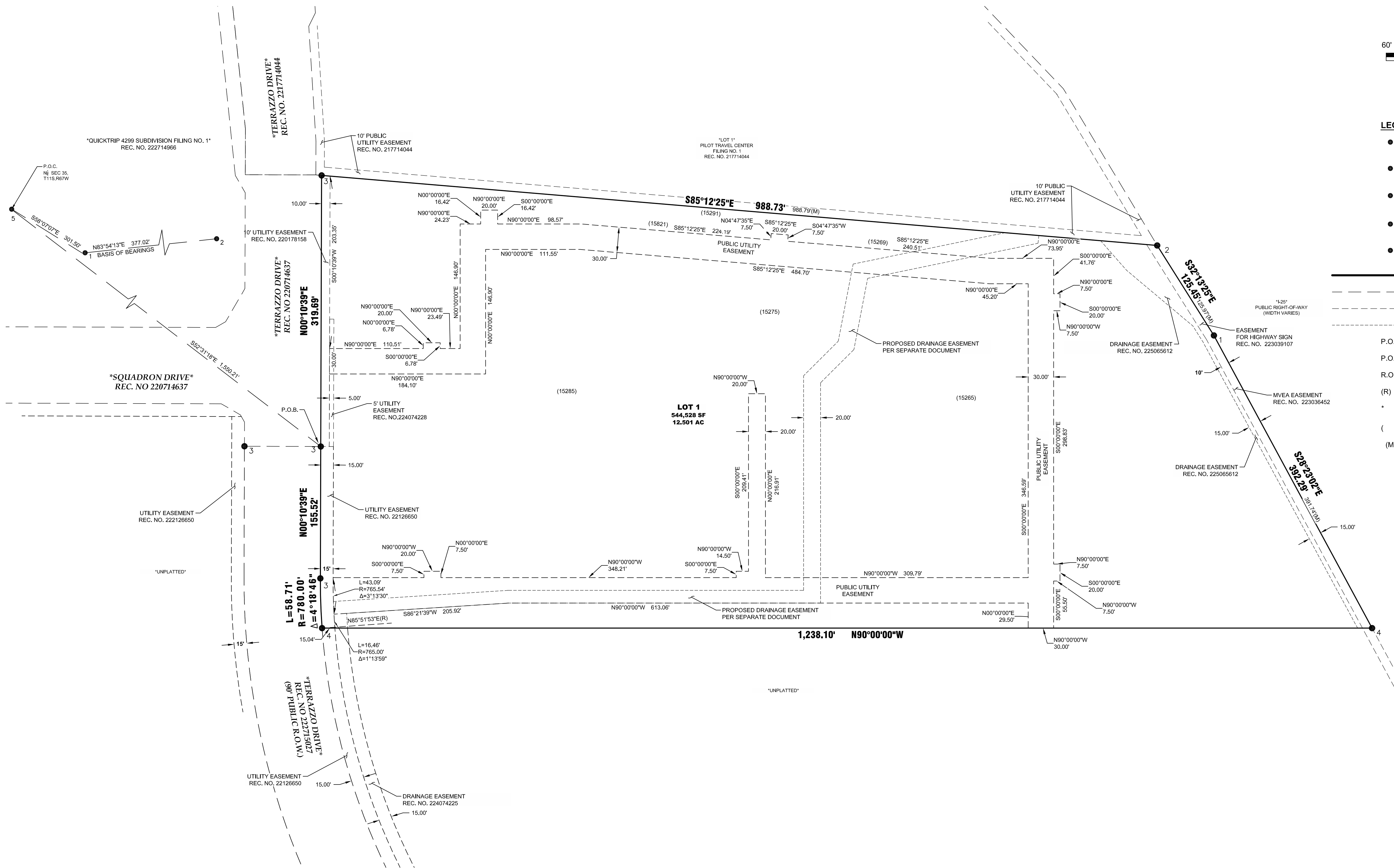
A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2067-11
DATE CREATED	2/15/2024
DATE ISSUED	DRAFT
SHEET NO	1 OF 2

ALPINE DEALERSHIP AT FALCON COMMERCE CENTER

FINAL PLAT

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND:**
- 1 FOUND 3-1/4" ALUMINUM CDOT CAP STAMPED "PLS 36058"
 - 2 FOUND 1-1/2" ALUMINUM CAP STAMPED "CCES 30188"
 - 3 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
 - 4 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
 - 5 FOUND 2" BRASS CAP STAMPED "PLS 35585 2016"
- BOUNDARY LINE
ADJACENT BOUNDARY LINE
PUBLIC UTILITY EASEMENT LINE
DRAINAGE EASEMENT LINE
- P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
R.O.W. RIGHT-OF-WAY
(R) RADIAL BEARING
* AREA NOT INCLUDED IN THIS SURVEY
() ADDRESS - TERRAZZO DRIVE
(M) MEASURED DISTANCE

REVISIONS		DESCRIPTION	DATE
NO.			

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-6247



**ALPINE DEALERSHIP AT FALCON COMMERCE CENTER
FINAL PLAT**

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 60'
JOB NO.	2067-11
DATE CREATED	2/15/2024
DATE ISSUED	DRAFT
SHEET NO	2 OF 2

**TOWN OF MONUMENT
ORDINANCE NO. 09-2026**

**AN ORDINANCE GRANTING APPROVAL OF THE FINAL PLANNED UNIT
DEVELOPMENT PLAN FOR ALPINE DEALERSHIP AT FALCON COMMERCE CENTER
LOCATED EAST OF THE INTERSECTION OF SQUADRON DRIVE AND TERRAZZO
DRIVE**

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town’s Home Rule Charter approved by the electors on November 8, 2022 (“Charter”); and

WHEREAS, Mr. Brooks Swenson of N.E.S. Inc, on behalf of Wesane LLC, is seeking approval of the Final Planned Unit Development (FPUD) for Alpine Dealership at Falcon Commerce Center (the “Property”), for the construction of an automotive sales, service, and repair facility east of the intersection of Squadron Drive and Terrazzo Drive, legally described on Exhibit A; and

WHEREAS, the Monument Planning Commission conducted a public hearing on this application on March 11, 2026, and made a recommendation of APPROVAL by a vote of 3 to 1, based upon the Finding of Fact attached hereto as Exhibit B; and subject to the Conditions of Approval attached hereto as Exhibit C.

WHEREAS, the Town desires to ensure long-term financial health and sustainability by supporting orderly commercial development that strengthens the tax base, supports long-range financial planning, and promotes efficient and resilient Town services; and

WHEREAS, approval of the Final PUD Plan advances the Town’s objective to enable responsible community development by establishing a clear and accountable framework for future commercial development consistent with adopted plans and applicable regulations.

WHEREAS, on April 6th, 2026, the Monument Town Council received the Planning Commission’s recommendation and conducted a public hearing and hereby determined that Final Planned Unit Development for Alpine Dealership at Falcon Commerce Center, is in conformance with the Preliminary PUD for the property and the conditions outlined in the Land Development Code, Sections 18.03.440, 18.03.450, and 18.03.460 et. seq.; and

WHEREAS, this Ordinance was introduced by title and voted upon at the regular meeting of the Town Council on April 6, 2026.

THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO, ORDAINS:

Section 1. Incorporation. The recitals set forth above are incorporated and ordained as if set forth in this section in full.

Section 2. Approval. The Town Council approves the Final Planned Unit Development for Alpine Dealership at Falcon Commerce Center, located east of the intersection of Squadron Drive and Terrazzo Drive, subject to the following conditions:

1. The Vehicle Display Area in the south east corner of the lot, as shown on page 8 of the Final PUD Plan set, shall be utilized as presented, having a maximum of 13 vehicles parked or displayed in this area and, any vehicles parked or displayed in this area shall be parked on an approved surface consisting of durable, dust free, all weather material such as: concrete, asphalt, asphalt millings installed over a compacted base, pavers installed over a compacted base, or other similar hard-surfaced materials.
2. No vehicles shall be parked or displayed on the building pad for Phase 2 (Building B) during development.
3. The existing subsurface sidewalk on the west property line is to be paved with concrete from the intersection of Squadron Drive to the south property line.

Section 3. Publication. Pursuant to Subsection 6.5, 3. of the Town of Monument Home Rule Charter and Subsection 2.04.030, G. of the Monument Municipal Code, upon approval this Ordinance shall be published on the Town's office website in full for not less than ten (10) days.

Section 4. Authentication and Filing. Upon passage this Ordinance shall be authenticated by the Mayor and Town Clerk and maintained by the Town Clerk in such form as is sufficient to assure reasonable access by the public. Failure to authenticate any ordinance shall not invalidate it or suspend its operation.

Section 5. Effective Date. This Ordinance shall become effective and be in full force and effect ten (10) days after final publication.

Section 6. Severability. If any portion of this Ordinance or the application thereof to any person or circumstances shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the ordinance which can be given effect without the invalid portion or application, provided such remaining portions or applications are not determined by the court to be inoperable.

INTRODUCED, PASSED, and ADOPTED/REJECTED, by the Town Council of the Town of Monument, Colorado this 6th day of April 2026 by a vote of for and against.

TOWN OF MONUMENT, COLORADO

By: _____
Mitch LaKind, Mayor

Attest:

Tina Erickson, Town Clerk

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BAPTIST ROAD AS DESCRIBED AS PARCEL NO: 2B REV., IN THE DOCUMENT RECORDED AUGUST 20, 2008 UNDER RECEPTION NUMBER 208093631, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WESTERLY END BY A 3-1/2" ALUMINUM CDOT ROW CAP STAMPED "PLS 26968 AND AT THE EASTERLY END BY A 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118" FOUND .2' BELOW GROUND, ASSUMED TO BEAR N83°54'13" A DISTANCE OF 377.02 FEET. BEARINGS ARE BASED FROM THE SURVEY RECORDED OCTOBER 11, 2017 UNDER RECEPTION NUMBER 217900186, RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO,

THENCE S52°31'18"E, A DISTANCE OF 1,550.21 FEET TO THE SOUTHEAST CORNER OF TERRAZZO DRIVE AS PLATTED IN FALCON COMMERCIAL CENTER FILING NO. 1, RECORDED DECEMBER 10, 2020 UNDER RECEPTION NUMBER 220714637, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°10'39"E, ON THE EASTERLY LINE OF SAID TERRAZZO DRIVE, A DISTANCE OF 319.69 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, PILOT TRAVEL CENTER FILING NO. 1, AS RECORDED NOVEMBER 8, 2017 UNDER RECEPTION NUMBER 217714044,

THENCE S85°12'25"E, ON SAID SOUTHERLY LINE, A DISTANCE OF 988.73 FEET, TO A POINT ON THE EASTERLY LINE OF THE LAND SURVEY RECORDED OCTOBER 11, 2017 UNDER RECEPTION NUMBER 217900186, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25;

THENCE ON THE EASTERLY LINE OF SAID SURVEY, FOLLOWING TWO (2) COURSES:

1. S32°13'25"E, A DISTANCE OF 125.45 FEET;
2. S28°23'02"E, A DISTANCE OF 392.29 FEET;

THENCE N90°00'00"W, A DISTANCE OF 1,238.10 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N85°51'53"E, HAVING A DELTA OF 04°18'46", A RADIUS OF 780.00 FEET; A DISTANCE OF 58.71 FEET TO A POINT OF TANGENT; THENCE N00°10'39"E, A DISTANCE OF 155.52 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 998,431 SQUARE FEET OR 22.9208 ACRES.

EXHIBIT B
FINDINGS OF FACT

1. The proposed use meets the intent of Comprehensive Plan designation for the property.
2. The final planned unit development is consistent with the approved preliminary planned unit development.
3. Onsite circulation and access are designed for the anticipated type of pedestrian and vehicular traffic generated.
4. Building design in terms of orientation, spacing, materials, exterior color and texture, storage and lighting result in a quality architectural design is compatible with the existing and anticipated area.
5. The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used.
6. Adequate off-street parking, both standard and ADA accessible, is provided.
7. The Final Planned Unit Development fits within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area.

**TOWN OF MONUMENT
RESOLUTION NO. 21-2026**

**A RESOLUTION APPROVING A FINAL PLAT FOR THE ALPINE DEALERSHIP AT
FALCON COMMERCE CENTER**

WHEREAS, Wesane LLC, Agent to Alpine Buick GMC (the “Applicant”) has applied for approval of a Final Plat within Phase 2 of the Falcon Commerce Center Preliminary PUD Plan (the “Property”) located east of the intersection of Squadron Drive and Terrazzo Drive, legally described on Exhibit A; and

WHEREAS, the Monument Planning Commission conducted a public hearing on this application on March 11, 2026 and made a recommendation of APPROVAL by a vote of 3 to 1 subject to the Finding of Facts attached hereto as Exhibit B; and

WHEREAS, on April 6, 2026, the Monument Town Council received the Planning Commission’s recommendation and conducted a public hearing and hereby determined that the Final Plat is in conformance with the review and approval criteria as outlined in the Land Development Code Sections 18.02.250.C and 18.02.260.C. and is consistent with the Preliminary Planned Unit Development described in Ordinance No. 24-2020.

WHEREAS, the Town desires to ensure long-term financial health and sustainability by supporting orderly commercial development that strengthens the tax base, supports long-range financial planning, and promotes efficient and resilient Town services; and

WHEREAS, approval of the Final Plat advances the Town’s objective to enable responsible community development by establishing a clear and accountable framework for future commercial development consistent with adopted plans and applicable regulations.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO AS FOLLOWS:

Section 1. The Town Council approves the Final Plat the Alpine Dealership at Falcon Commerce Center, located east of the intersection of Squadron Drive and Terrazzo Drive, legally described on Exhibit A attached hereto, and depicted on Exhibit C.

PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 6th day of April 2026, by a vote of for and against.

TOWN OF MONUMENT

ATTEST:

Mitch LaKind, Mayor

Tina Erickson, Town Clerk

Exhibit A

ALPINE DEALERSHIP AT FALCON COMMERCE CENTER - Legal Description

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BAPTIST ROAD AS DESCRIBED AS PARCEL NO: 2B REV., IN THE DOCUMENT RECORDED AUGUST 20, 2008 UNDER RECEPTION NUMBER 208093631, RECORDS OF EL PASO COUNTY, BEING MONUMENTED ON THE WESTERLY END BY A 3-1/2" ALUMINUM CDOT ROW CAP STAMPED "PLS 26968 AND AT THE EASTERLY END BY A 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118" FOUND .2' BELOW GROUND, ASSUMED TO BEAR N83°54'13" A DISTANCE OF 377.02 FEET. BEARINGS ARE BASED FROM THE SURVEY RECORDED OCTOBER 11, 2017 UNDER RECEPTION NUMBER 217900186, RECORDS OF EL PASO COUNTY, COLORADO.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO,

THENCE S52°31'18"E, A DISTANCE OF 1,550.21 FEET TO THE SOUTHEAST CORNER OF TERRAZZO DRIVE AS PLATTED IN FALCON COMMERCIAL CENTER FILING NO. 1, RECORDED DECEMBER 10, 2020 UNDER RECEPTION NUMBER 220714637, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°10'39"E, ON THE EASTERLY LINE OF SAID TERRAZZO DRIVE, A DISTANCE OF 319.69 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, PILOT TRAVEL CENTER FILING NO. 1, AS RECORDED NOVEMBER 8, 2017 UNDER RECEPTION NUMBER 217714044,

THENCE S85°12'25"E, ON SAID SOUTHERLY LINE, A DISTANCE OF 988.73 FEET, TO A POINT ON THE EASTERLY LINE OF THE LAND SURVEY RECORDED OCTOBER 11, 2017 UNDER RECEPTION NUMBER 217900186, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25;

THENCE ON THE EASTERLY LINE OF SAID SURVEY, FOLLOWING TWO (2) COURSES:

1. S32°13'25"E, A DISTANCE OF 125.45 FEET;
2. S28°23'02"E, A DISTANCE OF 392.29 FEET;

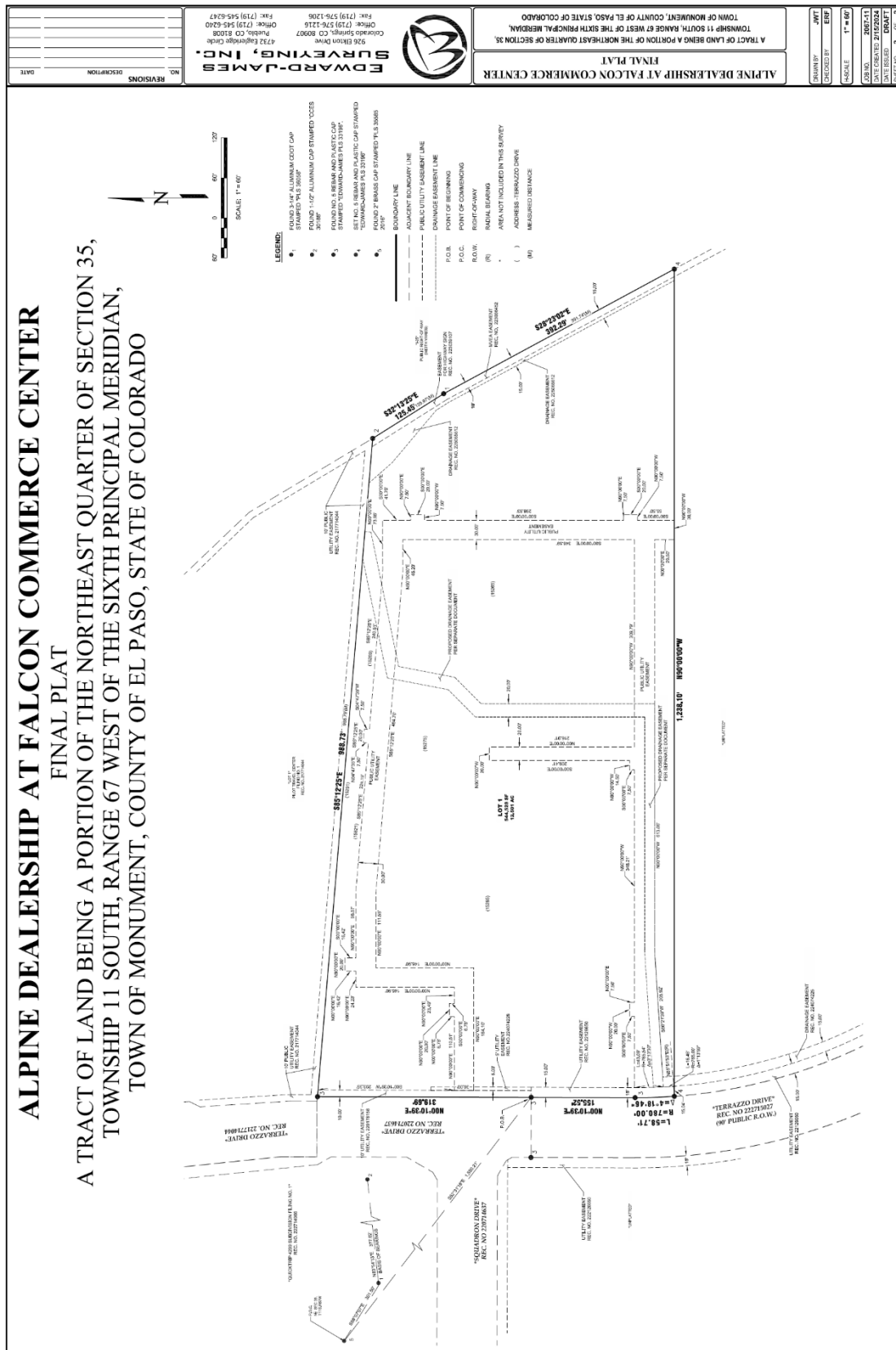
THENCE N90°00'00"W, A DISTANCE OF 1,238.10 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N85°51'53"E, HAVING A DELTA OF 04°18'46", A RADIUS OF 780.00 FEET; A DISTANCE OF 58.71 FEET TO A POINT OF TANGENT; THENCE N00°10'39"E, A DISTANCE OF 155.52 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 998,431 SQUARE FEET OR 22.9208 ACRES.

Exhibit B
Findings of Fact

1. The Final Plat conform with the Town's Comprehensive Plan; Parks, Trails, and Open Space Plan; and other plans adopted by the Town from time to time.
2. The plat proposes a harmonious development and lot pattern that is compatible with the neighborhood and community.
3. The lot and development pattern ensures there will be adequate light, air, parks, open space, and other places for public use.
4. The Final Plat design provides for adequate access to all lots and tracts proposed in the subdivision.
5. Adequate, safe, and efficient public improvements, utilities, and community facilities and services will be provided with sufficient capacity to serve the subdivision.
6. The Final Plat designs provide adequate protection from fire, flood, geologic hazards, significant soil constraints, and other dangers, and provides for proper design of stormwater drainage, erosion control, and streets.
7. The Final Plat conform to all applicable provisions of these regulations and any other applicable provisions of the Monument Municipal Code, and all applicable County, State, and Federal Regulations.

[illegible]

FINAL PLAT ALPINE DEALERSHIP AT FALCON CPMMERCE CENTER (page 2 of 2)



TOWN OF MONUMENT COUNCIL MEMORANDUM

TO: Mayor and Town Council

FROM: Laura Hogan, Director of Administration

DATE: 03/30/2026

SUBJECT: Ordinance No. 10-2026 - An Ordinance Amending Title 1 Chapter 1.14 of the Monument Municipal Code Regarding Campaign Finance Complaints and Authorizing Referral to the Colorado Secretary of State Under C.R.S. § 1-45-111.7(10)

STRATEGIC PRIORITIES (2026-2028)

- ☐ **Ensure Long-Term Financial Health and Sustainability** - Supports long-range financial health, forecasting and sustainability to ensure efficient and resilient municipal services.
- ☐ **Strengthen Community Engagement** - Enhances community engagement, and strengthens communication and collaboration with residents, partners, and neighboring communities.
- ☐ **Enable Responsible Community Development** - Establishes clear, accountable plans, processes, and procedures for responsible and enduring community development and growth.
- ☐ **Reinforce a Positive Work Culture** - Promotes a positive and professional work culture that attracts and retains top talent and enhances high-quality service delivery to the community.

PURPOSE OF MEMORANDUM

The proposed ordinance amends Chapter 1.14 of the Monument Municipal Code to authorize the Town Clerk to refer certain municipal campaign finance complaints to the Colorado Secretary of State when the Clerk determines that an actual or potential conflict of interest exists.

BACKGROUND

Under current law, municipal campaign finance complaints must be filed with and initially processed by the Town Clerk. However, recent legislation (HB 24-1283) provides municipalities the option to adopt an ordinance allowing referral of such complaints to the Secretary of State when a conflict exists.

In practice, the Town Clerk is responsible for administering local elections, including those involving candidates or issues that may also be the subject of campaign finance complaints. This dual role can create situations where the Clerk's impartiality could reasonably be questioned, even if no actual bias exists.

The proposed ordinance provides a clear, transparent mechanism for addressing these situations by allowing the Clerk to refer complaints to the Secretary of State when an actual or perceived conflict is present. This helps ensure that complaints are reviewed and resolved by an independent authority, maintaining public trust in the integrity and fairness of the process.

DISCUSSION / ANALYSIS

Importantly, the Town's existing process for handling campaign finance complaints remains largely unchanged. The proposed ordinance simply provides an additional tool, allowing the Clerk to refer complaints in limited circumstances where an actual or perceived conflict exists.

FINANCIAL IMPACT

No direct fiscal impact is anticipated.

RECOMMENDED ACTION

Staff recommends approval of Ordinance No. 10-2026 - An Ordinance Amending Title 1 Chapter 1.14 of the Monument Municipal Code Regarding Campaign Finance Complaints and Authorizing Referral to the Colorado Secretary of State Under C.R.S. § 1-45-111.7(10)

ATTACHMENTS

Ordinance No. 10-2026 - An Ordinance Amending Title 1 Chapter 1.14 of the Monument Municipal Code Regarding Campaign Finance Complaints and Authorizing Referral to the Colorado Secretary of State Under C.R.S. § 1-45-111.7(10)

TOWN OF MONUMENT

ORDINANCE NO. 10 - 2026

AN ORDINANCE AMENDING TITLE 1 CHAPTER 1.14 OF THE MONUMENT MUNICIPAL CODE REGARDING CAMPAIGN FINANCE COMPLAINTS AND AUTHORIZING REFERRAL TO THE COLORADO SECRETARY OF STATE UNDER C.R.S. § 1-45-111.7(10)

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town’s Home Rule Charter approved by the electors on November 8, 2022 (“Charter”); and

WHEREAS, the Members of the Town Council (“Council”) have been duly elected and qualified; and

WHEREAS, in 2019, the Colorado General Assembly enacted Senate Bill 19-232 (SB19-242), which required that any complaint arising out of a municipal campaign finance matter be filed with the Town Clerk; and

WHEREAS, the Council adopted Ordinance No. 40-2019 in compliance with SB 19-232, and establishing the hearing process to address campaign finance complaints; and

WHEREAS, in 2024, the Colorado General Assembly enacted House Bill 24-1283 (HB 24-1283), which authorizes a municipal clerk to refer a campaign finance complaint to the Colorado Secretary of State if the Town Clerk determines that the complaint creates an actual or potential conflict for the Town Clerk; and

WHEREAS, HB 24-1283 requires the Town to adopt an ordinance in order for the Town Clerk to refer such complaints to the Colorado Secretary of State; and

WHEREAS, the Town believes it appropriate to adopt such an ordinance to enable the Clerk to refer to the Colorado Secretary of State any complaints that the Clerk determines to create a conflict for the City Clerk or the City Clerk’s staff.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO ORDAINS:

Section 1. Incorporation. The recitals set forth above are incorporated and ordained as if set forth in this section in full.

Section 2. Amend Title 1, Chapter 1.14, Subsection 1.14.010 of the Monument Municipal Code. Subsection 1.14.010 of the Code as set forth in **Exhibit A**, attached hereto and incorporated herein, is amended with underlined text being added.

Section 3. Publication. Pursuant to Section 6.5, 3 of the Charter and Subsection 2.04.030, G of the Code, upon approval, this ordinance shall be published on the Town’s official website in full for not less than (10) days.

Section 4. Authentication and Filing. Upon passage, this Ordinance shall be authenticated by the Mayor and Town Clerk and Maintained by the Town Clerk in such form as is sufficient to assure reasonable access by the public. Failure to authenticate any ordinance shall not invalidate it or suspend its operation.

Section 5. Effective Date. This ordinance shall become effective and be in full force and effect ten (10) days after publication.

Section 6. Severability. If any portion of this ordinance or the application thereof to any person or circumstances shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the ordinance which can be given effect without the invalid portion or application, provided such remaining portions or applications are not determined by the court to be inoperable.

PASSED AND RESOLVED by the Town Council of the Town of Monument, Colorado, this 6th day of April, 2026 by a vote of ____ for and ____ against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Tina Erickson, Town Clerk

**EXHIBIT A
TO ORDINANCE NO. 10 - 2026**

Chapter 1.14 MUNICIPAL CAMPAIGN FINANCE

1.14.10 complaints; duties of the Town Clerk.

A. A Town resident who believes that a violation of the Fair Campaign Practices Act, Article 45, Title 1, C.R.S. ("FCPA"), has occurred in a Town election may file a written complaint with the Town Clerk no later than thirty (30) days after the violation is discoverable.

B. The Town Clerk shall conduct an initial review of a campaign finance complaint within ten business days of receiving the complaint to determine whether (1) the complainant filed the complaint in writing; (2) the complainant signed the complaint; and (3) whether the complainant identifies one or more respondents. If the Town Clerk determines that a complaint does not satisfy the requirements of this subsection, the Town Clerk shall dismiss the complaint and notify the complainant and the respondent.

B.C. ~~If the complaint is not dismissed, Upon receipt of a complaint,~~ the Town Clerk must send notice to the respondent. The respondent has thirty (30) days from the date of the notice to cure the allegations in the complaint or to respond to the complaint. In responding to the complaint, the respondent may request ~~that the hearing officer dismiss the complaint~~ be dismissed for one or more of the reasons listed in this Subsection. If the respondent neither cures the allegations during the thirty-day cure period nor requests that the complaint be dismissed, the Town Clerk must appoint an independent hearing officer who is not an officer or employee of the Town. The hearing officer may dismiss, in their discretion, a complaint that does not specifically identify the section of the FCPA that the respondent allegedly violated or a complaint that does not assert facts sufficient to support the alleged violations. The dismissal is final and subject to review by the district court. If the hearing officer does not dismiss the complaint, the Town Clerk must fix a date for the hearing, which must be concluded no later than thirty (30) days from the date the cure period concluded.

C.D. The hearing officer has the authority and ability to issue subpoenas, as necessary.

D.E. The respondent and complainant may present evidence to the hearing officer in the form of testimony, documents, rebuttal testimony, and opening and closing statements. The hearing officer is entitled to examine any witness and request the submission of additional evidence and arguments.

E.F. The hearing officer must determine by a preponderance of the evidence if a violation of the FCPA has been committed. Upon a finding against a respondent, the hearing officer must enter a decision and order any necessary relief. In the case of a violation of § 1-45-117, C.R.S., appropriate relief shall be an order from the hearing officer directing the person who made or caused to be made the contribution or expenditure in violation of that section to reimburse the fund of the Town from which the moneys were diverted for the amount of the contribution or expenditure and any other such relief as may be appropriate. The decision of the hearing officer is final and subject to review by the district court. The Town Clerk and the hearing officer are not necessary parties to the district court review.

F.G. The Town Clerk may promulgate rules necessary for the proper administration of campaign finance complaints, cures, and hearings including, but not limited to, any rules necessary to ensure the complaint, cure, and hearing process is a simplified, scalable process designed to enhance the just, speedy, and efficient determination of complaints.

G.H. If the Town Clerk determines that the complaint presents an actual or potential conflict, defined as the actual or reasonably perceived inability to process a campaign finance complaint or impose a remedy in a fair and impartial manner, including an actual or reasonably perceived bias or other factors that may impact the independence of the decision-maker regarding the complainant for the Town Clerk of the Clerk's staff, the Town Clerk shall refer the complaint to the Secretary of State in a form and manner determined by the Secretary of State, within fourteen (14) business days of receiving the complaint.

- a. The Secretary of State is hereby authorized to use the provisions of C.R.S. § 1-45-111.5(3) through (7) to process, investigate, and resolve the campaign finance complaint; and
- b. The Town shall cooperate with the Secretary in the processing and investigation of the campaign finance complaint; and
- c. The Town shall disclaim any interest in fines collected in connection with a campaign finance complaint referred to the Secretary, and all fines collected shall be payable to the Secretary.
- d. The Secretary shall apply the substantive provisions of the Town's local law in processing, investigating and resolving a campaign finance complaint referred to the Secretary.
- e. Upon dismissing a complaint or referring a complaint to the Secretary, the Town Clerk shall notify the complainant of the Town Clerk's action by e-mail or by regular mail if e-mail is unavailable.

TOWN OF MONUMENT, COLORADO

TOWN COUNCIL

**ORDINANCE NO. 11-2026
(SERIES 2026)**

**AN ORDINANCE CORRECTING ORDINANCE NO. 04-2026 WHICH
ANNEXED CERTAIN LANDS KNOWN AS THE TOWN OF MONUMENT
BEACON LITE ROAD WATER TANK SITE ANNEXATION**

WHEREAS, on March 16, 2026, the Town Council conducting a public hearing and at its conclusion adopted Resolution No. 17-2026 finding that certain land known as the Beacon Lite Water Tank Site (“Property”) to be eligible for annexation and by Ordinance No. 04-2026 annexed the Property; and

WHEREAS, attached as Exhibit A to Ordinance No. 04-2026 was an incorrect version of the annexation plat which included a small portion of property that the Town did not intend annex; and

WHEREAS, the Town Council wishes to correct Ordinance No. 04-2026 by substituting the correct annexation plat describing the Beacon Lite Water Tank Site Annexation as intended, which is attached hereto as Exhibit A; and

WHEREAS, deleting the small portion of property not intended to be included in the annexation plat attached to Ordinance No. 04-2026 does not change the conclusions contained in Resolution No. 17-2026 that the Beacon Lite Water Tank Site is eligible for annexation in accordance with the Municipal Annexation Act of 1965; and

WHEREAS, the Town Council does hereby find and determines that it is in the best interests of the Town to correct Ordinance No. 04-2026 by referencing the correct version of the annexation plat as depicted on Exhibit A attached hereto and incorporated herein.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO, as follows:

1. **Incorporation.** The recitals, findings, determinations, conclusions, resolutions and orders contained in Resolution No. 17-2026 and Ordinance No. 04-2026 are hereby incorporated into this Ordinance except for substituting the correct and intended annexation plat as referenced above and as attached to and incorporated in this Ordinance as Exhibit A. The recitals set forth above are incorporated and ordained as if set forth in this section in full.

2. **Annexation.** The Property annexed to the Town pursuant to Ordinance No. 04-2026 and this Ordinance, known as the Beacon Lite Road Water Tank Site Annexation, is as set forth in Exhibit A attached to and incorporated in this Ordinance and as substituted for Exhibit A attached to Ordinance No. 04-2026.

3. **Condition of Annexation; Zoning Application.** All conditions of annexation contained in Ordinance 04-2026 shall continue to apply.

4. **Filings.** Within thirty (30) days after the effective date of this Ordinance, the Town Clerk shall:

- (a) File one copy of the annexation map with the original of this Ordinance in the office of the Clerk of the Town of Monument, Colorado.
- (b) File for recording three certified copies of this Ordinance and map of the area annexed containing a legal description of such area with the County Clerk and Recorder, with a written request that the Clerk and Recorder file one certified copy of such Annexation Ordinance and map with the Division of Local Government of the Department of Local Affairs and one certified copy of such Annexation Ordinance and Map with the Department of Revenue.

5. **Publication.** Pursuant to Subsection 6.5, 3. of the Town of Monument Home Rule Charter and Subsection 2.04.030, G. of the Monument Municipal Code, upon approval this Ordinance shall be published on the Town's official website in full for not less than ten (10) days.

6. **Authentication and Filing.** Upon passage this Ordinance shall be authenticated by the Mayor and Town Clerk and maintained by the Town Clerk in such form as is sufficient to assure reasonable access by the public. Failure to authenticate any ordinance shall not invalidate it or suspend its operation.

7. **Effective Date.** This Ordinance shall become effective and be in full force and effect ten (10) days after final publication.

8. **Headings.** The headings to the various sections and paragraphs to this Ordinance have been inserted solely for the convenience of the reader, are not a part of this Ordinance, and shall not be used in any manner to interpret this Ordinance.

9. **Severability.** If any portion of this Ordinance or the application thereof to any person or circumstances shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the ordinance which can be given effect without the invalid portion or application, provided such remaining portions or applications are not determined by the court to be inoperable.

INTRODUCED, PASSED, and *[ADOPTED/REJECTED]*, by the Town Council of the Town of Monument, Colorado this 6th day of April, 2026 by a vote of _____ for and _____ against.

TOWN OF MONUMENT, COLORADO

By: _____
Mitch LaKind, Mayor

Attest:

Tina Erickson, Town Clerk

CERTIFICATE OF PUBLICATION

I, the duly qualified and Town Clerk of the Town of Monument, Colorado, do hereby certify the foregoing Ordinance No. ____-2026 was approved by the Town Council of the Town of Monument at its *regular* meeting held on the 6th day of April, 2026, and was published on _____, 2026, on the Town's official website for not less than ten (10) days, as shown on the Attached Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Monument, Colorado, this _____ day of _____, 2026.

Tina Erickson, Town Clerk

(S E A L)

EXHIBIT A
ANNEXATION MAP (PAGE 1 OF 2)

TOWN OF MONUMENT BEACON LITE ROAD
WATER TANK SITE ANNEXATION PLAT

LOCATED IN SECTIONS 2, 3, 10 & 11, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

PROPERTY OWNER'S CERTIFICATE:

Know all men by these presents, that the undersigned, being the Owner of certain lands in El Paso County, Colorado, described as follows:

LOT 1 OF TOWN OF MONUMENT BEACON LITE WATER TANK SUBDIVISION EXEMPTION RECORDED AT RECEPTION NUMBER 225715633 ON DECEMBER 19, 2025 AND A PARCEL OF LAND SITUATED IN SECTIONS 2, 3, 10, & 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE NORTH 00°28'40" EAST, COINCIDENT WITH THE EAST LINE OF SAID SECTION, A DISTANCE OF 662.20 FEET TO **THE POINT OF BEGINNING**;

THENCE NORTH 89°31'20" WEST, A DISTANCE OF 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF BEACON LITE ROAD RECORDED AT BOOK 571 PAGE 55 ON JUNE 20, 1917 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY;

THENCE NORTH 0°28'40" EAST, COINCIDENT WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,991.98 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF WAKONDA HILLS SUBDIVISION NO.1 RECORDED AT RECEPTION NUMBER 117714 ON JUNE 30, 1959;

THENCE NORTH 0°29'24" EAST, COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF BEACON LITE ROAD AS SHOWN ON SAID SUBDIVISION, A DISTANCE OF 1,950.70 FEET TO THE SOUTHEAST CORNER OF EL PASO COUNTY PARCEL RW-101 RECORDED AT RECEPTION NUMBER 224038881 ON MAY 23, 2024;

THENCE NORTH 89°30'31" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL RW-101, A DISTANCE OF 6.63 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL RW-101;

THENCE NORTH 1°19'36" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL RW-101, A DISTANCE OF 110.36 FEET;

THENCE NORTH 1°19'23" WEST, CONTINUING COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 142.91 FEET TO THE SOUTHWEST CORNER OF EL PASO COUNTY PARCEL RW-102 RECORDED AT RECEPTION NUMBER 224086238 ON OCTOBER 30, 2024;

THENCE NORTH 1°19'28" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL RW-102, A DISTANCE OF 124.38 FEET;

THENCE NORTH 2°37'27" WEST, CONTINUING COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 55.76 FEET TO THE SOUTHWEST CORNER OF EL PASO COUNTY PARCEL RW-103 RECORDED AT RECEPTION NUMBER 224032791 ON MAY 2, 2024;

THENCE NORTH 2°37'32" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL RW-103, A DISTANCE OF 208.64 FEET TO THE SOUTH RIGHT OF WAY LINE OF WAKONDA WAY AND THE NORTHWEST CORNER OF SAID PARCEL RW-103;

THENCE NORTH 1°29'18" EAST, A DISTANCE OF 90.21 FEET TO THE NORTH RIGHT OF WAY LINE OF WAKONDA WAY AND THE NORTHEAST CORNER OF EL PASO COUNTY PARCEL RW-105 RECORDED AT RECEPTION NUMBER 224057945 ON JULY 29, 2024;

THENCE COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF BEACON LITE ROAD AS SHOWN ON ARVIDSON SUBDIVISION RECORDED AT RECEPTION NUMBER 218714217 ON SEPTEMBER 24, 2018 THE FOLLOWING THREE COURSES:

- 1) NORTH 2°17'36" WEST, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 202.21 FEET;
- 2) ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 44°24'56", A DISTANCE OF 232.56 FEET;
- 3) NORTH 46°42'24" WEST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 184.01 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION;

THENCE SOUTH 87°35'24" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 32.43 FEET TO THE EAST LINE OF A AND B'S YARD SUBDIVISION RECORDED AT RECEPTION NUMBER 202227776 ON DECEMBER 20, 2002;

THENCE COINCIDENT WITH SAID EAST LINE THE FOLLOWING FOUR COURSES:

- 1) NORTH 6°55'36" EAST, A DISTANCE OF 195.03 FEET;
- 2) NORTH 28°07'37" EAST, A DISTANCE OF 351.70 FEET;
- 3) NORTH 15°52'37" EAST, A DISTANCE OF 280.53 FEET;
- 4) NORTH 25°55'37" EAST, A DISTANCE OF 180.05 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 88°12'24" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 34.21 FEET TO THE WEST RIGHT OF WAY LINE OF BEACON LITE ROAD AS SHOWN ON VARNER SUBDIVISION RECORDED AT RECEPTION NUMBER 01183438 ON NOVEMBER 16, 1984;

THENCE NORTH 31°47'07" EAST, COINCIDENT WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 268.44 FEET;

THENCE NORTH 0°03'53" WEST, CONTINUING COINCIDENT WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 497.72 FEET TO THE SOUTH LINE OF NANCE SUBDIVISION RECORDED AT RECEPTION NUMBER 98119796 ON AUGUST 21, 1998;

THENCE NORTH 88°15'27" EAST, COINCIDENT WITH SAID SOUTH LINE AND NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 29.44 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE COINCIDENT WITH THE EAST LINE OF SAID SUBDIVISION THE FOLLOWING THREE COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 689.79 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 80°44'58" WEST, A CENTRAL ANGLE OF 14°33'54", A DISTANCE OF 175.35 FEET;
- 2) NORTH 23°48'56" WEST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE AND TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 241.81 FEET;
- 3) ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 646.00 FEET, A CENTRAL ANGLE OF 2°08'05", A DISTANCE OF 24.07 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 88°09'54" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 12.13 FEET TO THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE SOUTH 88°09'54" WEST, CONTINUING COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 30.01 FEET TO THE SOUTHEAST CORNER OF BEACON HEIGHTS SUBDIVISION RECORDED AT RECEPTION NUMBER 56832 ON DECEMBER 13, 1957;

THENCE NORTH 0°29'58" WEST, COINCIDENT WITH THE EAST LINE OF SAID SUBDIVISION AND NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 86.99 FEET TO THE SOUTH CORNER OF EL PASO COUNTY PARCEL RW-113 RECORDED AT RECEPTION NUMBER 224010818 ON FEBRUARY 15, 2024;

THENCE COINCIDENT WITH THE WEST LINE OF SAID PARCEL RW-113 THE FOLLOWING SIX COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 605.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 74°02'19" EAST, A CENTRAL ANGLE OF 15°48'49", A DISTANCE OF 166.98 FEET;
- 2) NORTH 0°08'52" WEST, TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 76.89 FEET;
- 3) SOUTH 89°02'01" WEST, A DISTANCE OF 2.00 FEET;
- 4) NORTH 0°09'39" WEST, A DISTANCE OF 189.34 FEET;
- 5) SOUTH 89°51'08" WEST, A DISTANCE OF 4.96 FEET;
- 6) NORTH 0°08'52" WEST, A DISTANCE OF 94.38 FEET;

THENCE NORTH 4°34'43" EAST, A DISTANCE OF 84.95 FEET TO THE WEST LINE OF EL PASO COUNTY PARCEL RW-114 RECORDED AT RECEPTION NUMBER 225094817 ON OCTOBER 30, 2025;

THENCE NORTH 00°08'50" WEST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 292.28 FEET TO THE SOUTH LINE OF EL PASO COUNTY PARCEL RW-115 RECORDED AT RECEPTION NUMBER 224086424 ON OCTOBER 30, 2024;

THENCE SOUTH 88°23'51" WEST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 6.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL RW-115;

THENCE NORTH 0°08'48" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL RW-115, A DISTANCE OF 325.34 FEET TO THE NORTHWEST CORNER OF SAID PARCEL RW-115;

THENCE NORTH 88°58'50" EAST, COINCIDENT WITH THE NORTH LINE OF SAID PARCEL RW-115, A DISTANCE OF 21.35 FEET TO THE NORTHEAST CORNER OF SAID PARCEL RW-115;

THENCE SOUTH 0°29'58" EAST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL RW-115, A DISTANCE OF 4.72 FEET;

THENCE SOUTH 89°11'52" EAST, A DISTANCE OF 29.96 FEET TO THE SECTION LINE COMMON TO SECTIONS 2 AND 3 OF TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE SOUTH 89°11'52" EAST, A DISTANCE OF 30.06 FEET TO THE EAST RIGHT OF WAY LINE OF BEACON LITE ROAD AS DESCRIBED IN BOOK 571 PAGE 55 RECORDED ON JUNE 20, 1917;

PROPERTY OWNER'S CERTIFICATE CONTINUED:

THENCE SOUTH 0°29'58" EAST, COINCIDENT WITH SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 974.56 FEET TO THE EAST RIGHT OF WAY LINE OF BEACON LITE ROAD AS SHOWN ON TOWN OF MONUMENT BEACON LITE WATER TANK SUBDIVISION EXEMPTION RECORDED AT RECEPTION NUMBER 225715633 ON DECEMBER 19, 2025;

THENCE COINCIDENT WITH SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES:

- 1) NORTH 89°30'02" EAST, A DISTANCE OF 14.66 FEET;
 - 2) SOUTH 45°40'28" EAST, A DISTANCE OF 4.46 FEET;
 - 3) SOUTH 43°47'25" WEST, A DISTANCE OF 14.98 FEET TO THE NORTH LINE OF LOT 1 OF SAID SUBDIVISION EXEMPTION;
- THENCE NORTH 89°30'02" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 251.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
- THENCE SOUTH 00°29'58" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 245.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
- THENCE NORTH 89°47'25" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 168.29 FEET TO SAID EAST RIGHT OF WAY LINE;

THENCE SOUTH 89°30'02" WEST, COINCIDENT WITH SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 63.99 FEET TO THE NORTHEAST CORNER OF EL PASO COUNTY PARCEL 119 RECORDED AT RECEPTION NUMBER 224045237 ON JUNE 14, 2024 AND NON-TANGENT WITH FOLLOWING DESCRIBED CURVE;

THENCE COINCIDENT WITH THE EAST LINE OF SAID PARCEL RW-119 THE FOLLOWING FOUR COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 525.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 70°26'12" EAST, A CENTRAL ANGLE OF 03°09'58", A DISTANCE OF 29.01 FEET;
 - 2) THENCE SOUTH 22°43'47" EAST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE AND TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 322.87 FEET;
 - 3) ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 21°42'11", A DISTANCE OF 242.43 FEET;
 - 4) THENCE SOUTH 1°01'37" EAST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 189.06 FEET TO THE EAST RIGHT OF WAY LINE OF BEACON LITE ROAD;
- THENCE SOUTH 2°45'14" EAST, COINCIDENT WITH SAID EAST RIGHT OF WAY LINE AND TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 65.90 FEET;

THENCE CONTINUING COINCIDENT WITH SAID EAST RIGHT OF WAY ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 527.35 FEET, A CENTRAL ANGLE OF 9°06'05", A DISTANCE OF 83.77 FEET TO THE NORTH CORNER OF EL PASO COUNTY PARCEL RW-119A RECORDED AT RECEPTION NUMBER 224045238 ON JUNE 14, 2024;

THENCE COINCIDENT WITH THE EAST LINE OF SAID PARCEL RW-119A THE FOLLOWING THIRTEEN COURSES:

- 1) SOUTH 2°01'41" EAST, NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE AND NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 15.57 FEET;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 646.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 82°04'50" WEST, A CENTRAL ANGLE OF 14°53'08", A DISTANCE OF 167.83 FEET;
- 3) SOUTH 22°48'15" WEST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 97.46 FEET;
- 4) SOUTH 27°49'12" WEST, A DISTANCE OF 68.64 FEET;
- 5) SOUTH 22°48'16" WEST, A DISTANCE OF 399.88 FEET;
- 6) SOUTH 67°11'37" EAST, A DISTANCE OF 89.72 FEET;
- 7) SOUTH 25°04'36" WEST, A DISTANCE OF 171.11 FEET;
- 8) NORTH 72°20'28" WEST, NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 79.58 FEET;
- 9) ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 525.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 73°58'43" EAST, A CENTRAL ANGLE OF 39°09'36", A DISTANCE OF 358.82 FEET;
- 10) SOUTH 23°08'19" EAST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 102.82 FEET;
- 11) SOUTH 25°38'37" EAST, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 118.48 FEET;
- 12) ALONG THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 30°18'30", A DISTANCE OF 63.48 FEET;
- 13) SOUTH 4°39'51" WEST, TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 25.55 FEET TO THE NORTHEAST CORNER OF EL PASO COUNTY PARCEL RW-122 RECORDED AT RECEPTION NUMBER 224090781 ON NOVEMBER 14, 2024;

THENCE COINCIDENT WITH THE EAST LINE OF SAID PARCEL RW-122 THE FOLLOWING 3 COURSES:

- 1) SOUTH 4°39'51" WEST, TANGENT TO THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 88.00 FEET;
- 2) ALONG THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 8°27'32", A DISTANCE OF 17.72 FEET;
- 3) SOUTH 3°47'37" EAST, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 204.54 FEET TO THE SOUTH LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NUMBER 208085378 ON JULY 30, 2008;

THENCE SOUTH 89°59'53" EAST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 7.69 FEET TO THE EAST RIGHT OF WAY LINE OF BEACON LITE ROAD RECORDED AT BOOK 571 PAGE 55 ON JUNE 20, 1917;

THENCE SOUTH 0°29'24" WEST, COINCIDENT WITH SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1008.84 FEET TO THE NORTHWEST CORNER OF A PARCEL ANNEXED TO THE TOWN OF MONUMENT RECORDED AT RECEPTION 95071561 ON JULY 17, 1995;

THENCE SOUTH 0°29'24" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 812.89 FEET TO THE NORTHWEST CORNER OF A PARCEL ANNEXED TO THE TOWN OF MONUMENT RECORDED AT RECEPTION 95071560 ON JULY 17, 1995;

THENCE COINCIDENT WITH THE WEST LINE OF SAID PARCEL, THE FOLLOWING TWO COURSES:

- 1) SOUTH 0°29'24" WEST, A DISTANCE OF 832.94 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;
- 2) SOUTH 0°28'40" WEST, A DISTANCE OF 203.20 FEET TO THE NORTHWEST CORNER OF A PARCEL ANNEXED TO THE TOWN OF MONUMENT RECORDED AT BOOK 5112 PAGE 952 ON JANUARY 9, 1986;

THENCE SOUTH 0°28'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 311.33 FEET TO THE NORTHWEST CORNER OF A PARCEL ANNEXED TO THE TOWN OF MONUMENT RECORDED AT BOOK 5112 PAGE 947 ON JANUARY 8, 1986;

THENCE SOUTH 0°28'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 297.99 FEET TO THE NORTHWEST CORNER OF A PARCEL ANNEXED TO THE TOWN OF MONUMENT RECORDED AT BOOK 5028 PAGE 1258 ON JUNE 28, 1985;

THENCE SOUTH 0°28'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 286.90 FEET TO THE NORTHWEST CORNER OF A PARCEL ANNEXED TO THE TOWN OF MONUMENT RECORDED AT RECEPTION 617926 ON AUGUST 15, 1968;

THENCE SOUTH 0°28'40" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 892.56 FEET;

THENCE NORTH 89°31'20" WEST, A DISTANCE OF 30.00 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 771,893 SQUARE FEET (17.720 ACRES), MORE OR LESS.

Do hereby request annexation to the Town of Monument, the above-described parcel of land.

Executed this __ day of _____, 2026.

Owner(s) _____ Owner(s) _____

GENERAL NOTES:

1. THIS ANNEXATION PLAT DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT. ALL INFORMATION SHOWN HEREON WAS TAKEN FROM PUBLIC RECORDS.
2. DATE OF PREPARATION: AUGUST 15, 2025 - MARCH 17, 2026
3. UNITS: US SURVEY FEET
4. BEARINGS ARE BASED ON THE NORTH-SOUTH SECTION LINE BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR NORTH 00°28'40" EAST. ALIQUOT COORDINATE VALUES CAME FROM EL PASO COUNTY GIS OPEN DATA PORTAL SURVEY POINTS.
5. NO FIELD WORK WAS REQUIRED FOR THIS ANNEXATION PLAT.

CONTIGUITY CALCULATIONS:

Boundary Perimeter = 18524.61 Linear Feet
Contiguous Boundary = 3667.81 Linear Feet
Actual Contiguity = 1/5 or 19.80%
Minimum Contiguity = 1/6 or 16.67%
Area of Parcel = 17.720 Acres +/-

TOWN APPROVAL:

Pursuant to an ordinance made and adopted by the Town of Monument, El Paso County, Colorado this __ day of _____, 2026.

Mayor _____ Date _____

Town Clerk _____ Date _____

PLANNING DEPARTMENT:

This annexation plat was reviewed by the Town of Monument Planning Department this __ day of _____, 2026.

Planning Director _____

CLERK AND RECORDER'S CERTIFICATE:

State of Colorado)
) ss.
County of El Paso)

I hereby certify this instrument was filed for record in my office at _____ o'clock __m, this ____ day of _____ 2026 and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Steve Schleiker, Clerk and Recorder

By: _____

Its: _____

Fee: _____
Surcharge: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Signed before me on ____ day of _____, 2026, by _____.

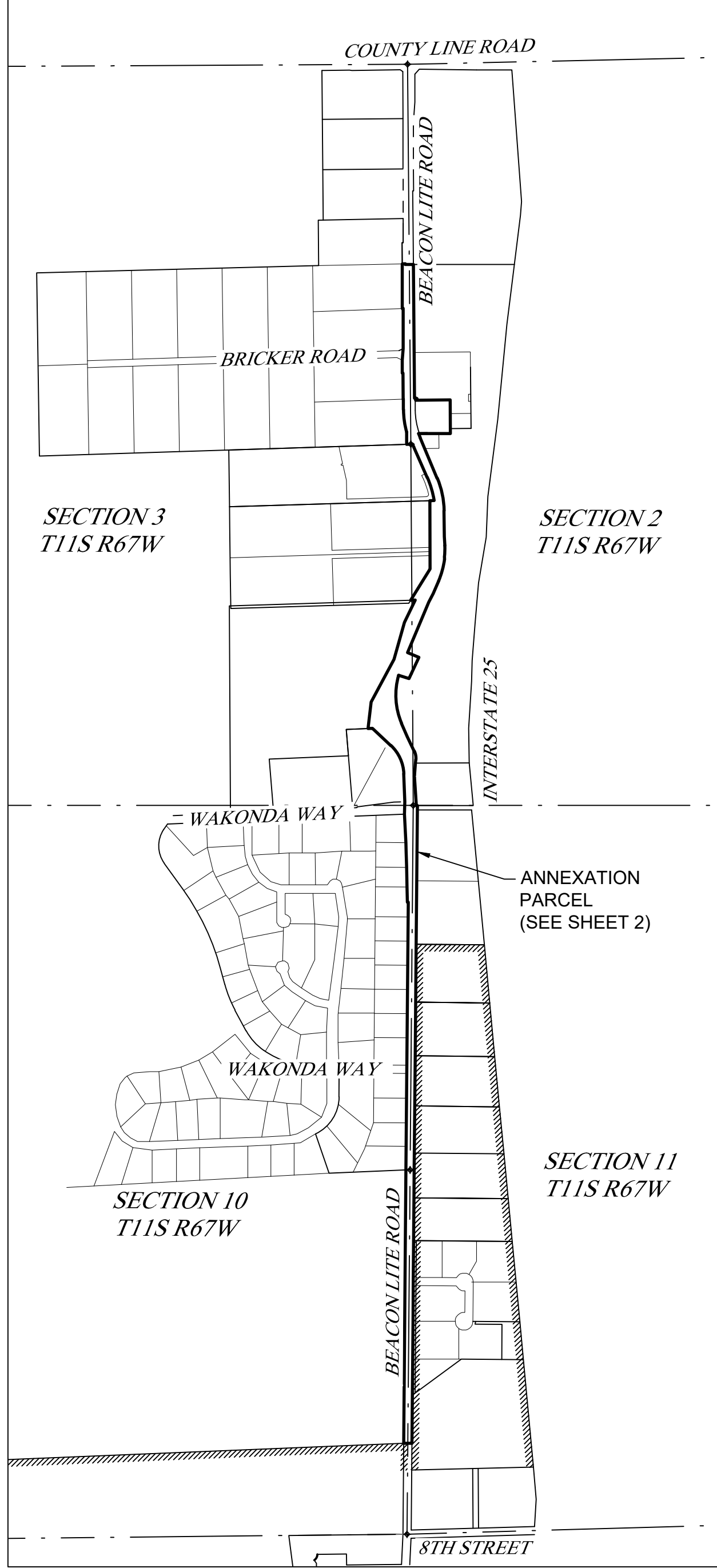
Notary Signature _____

My Commission Expires: _____

SURVEYOR'S CERTIFICATE:

I, Edward C. Silver, a Professional Land Surveyor in the State of Colorado, do hereby certify that this annexation plat was made under my direct supervision and said plat accurately represents the described parcel of land, to the best of my knowledge and belief.

Edward C. Silver PLS No. 37051
For and on behalf of
Jacobs Engineering Group Inc.



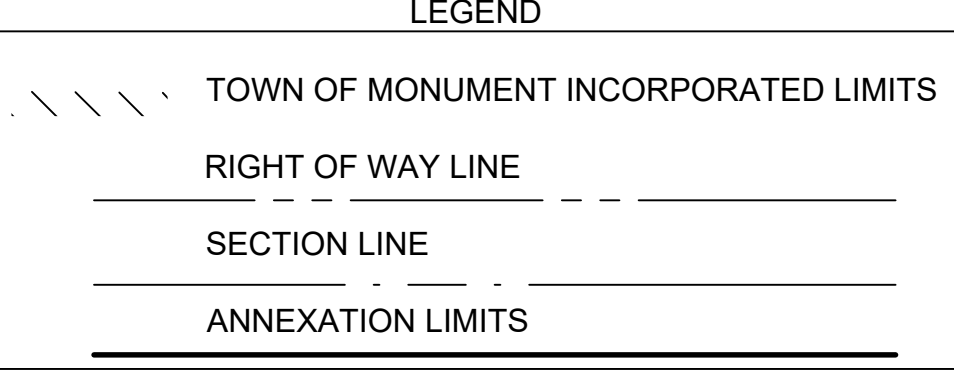
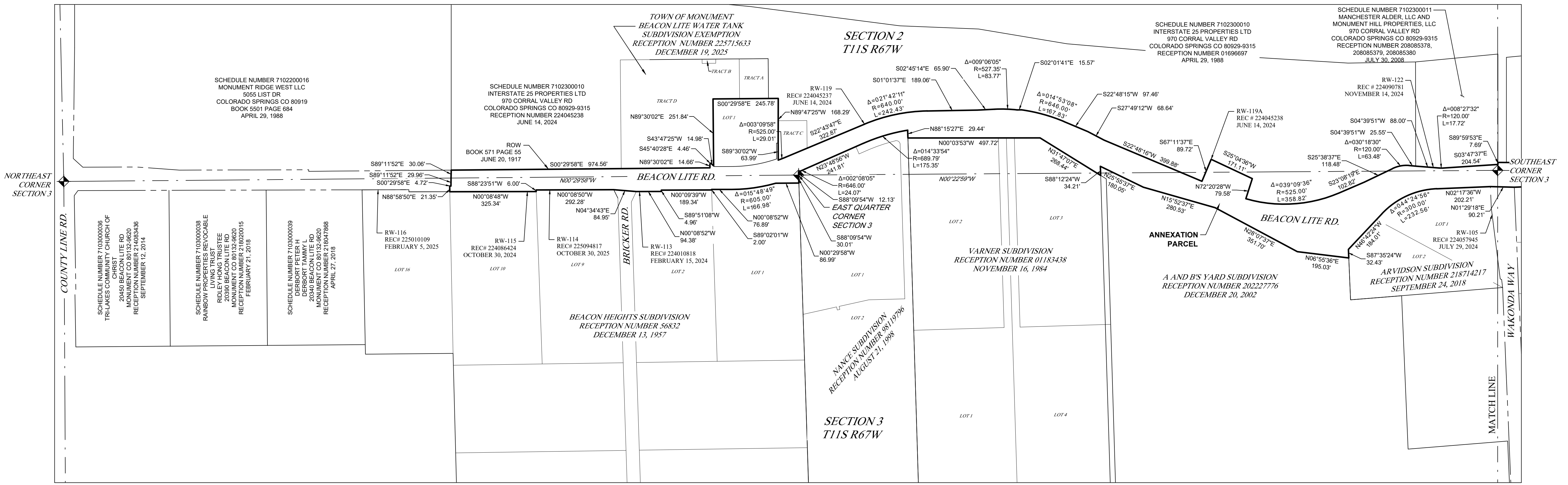
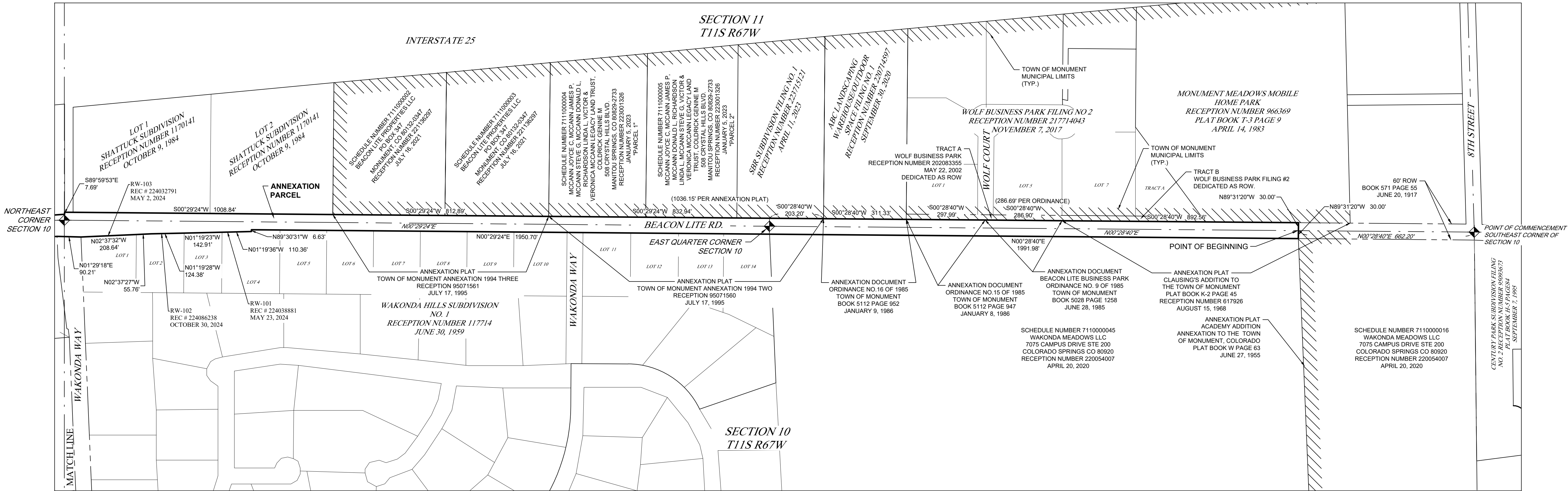
VICINITY MAP
1"=800'

JACOBS PROJECT NO. _____ WVVY9504	SECTIONS 2, 3, 10 & 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO
CLIENT PROJECT NO. _____ N/A	
REVISION DESCRIPTION _____	
DRAWN _____	
DATE _____	
SCALE _____	
Jacobs 7001 E. BELLEVUE AVE., SUITE 1000, DENVER, CO 80237 +1 (720) 286-2000	TITLE: TOWN OF MONUMENT BEACON LITE ROAD WATER TANK SITE ANNEXATION PLAT
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS SHALL BE AT THE USER'S RISK OF LOSS.	REVISION: _____ DRAWING NO. _____ SHEET NO. _____ WVVY1994-104_Beacon_Lite_Rd_Annexation_Plat

EXHIBIT A
ANNEXATION MAP (PAGE 2 OF 2)

TOWN OF MONUMENT BEACON LITE ROAD
WATER TANK SITE ANNEXATION PLAT

LOCATED IN SECTIONS 2, 3, 10 & 11, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



JACOBS PROJECT NO.	WVY954
CLIENT PROJECT NO.	N/A
REVISION DESCRIPTION	
DRAWN	DATE 3/17/2028 SCALE 1" = 200'
JACOBS	
7001 E. BELLEVUE AVE., SUITE 1000, DENVER, CO 80237	
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS SHALL BE AT THE USER'S RISK.	
REVISION:	DRAWING NO. SHEET NO.
WVY1994-Town of Monument Beacon Lite Rd. E-Proposed	2 OF 2



TOWN OF MONUMENT COUNCIL MEMORANDUM

TO: Mayor and Town Council

FROM: Andrew S. Archuleta, Assistant Director of Public Works

DATE: April 6, 2026

SUBJECT: Resolution No. 22-2026 to Approve a New PD Fence

STRATEGIC PRIORITIES (2026-2028)

☒ **Reinforce a Positive Work Culture** - Promotes a positive and professional work culture that attracts and retains top talent and enhances high-quality service delivery to the community.

BACKGROUND: The police department and water department have identified a need to install a fence to secure both the police department lot as well as the Well house that is located adjacent. By installing this fence, it will help control vehicle and pedestrian access, improving safety for our police and well house, reducing liability risks.

DISCUSSION/ANALYSIS: This project will install a 6' rod iron fence that goes around the police parking lot as well as the well house located in the Northeast corner. The fence will include two man gates for walking access as well as a sliding gate for vehicles which will have key access panels located on them. Police staff as well as public works staff will have access to the lot.

FINANCIAL IMPACT: The contract for the fence installation is not to exceed **\$84,121.00**. The Town would be utilizing cooperative purchasing for Baha Construction Inc. as they were recommended to us by the Town of Fountain, who they used for a similar project. The cost of the project will be split up amongst the General Fund, the Justice Equitable Sharing Fund and the Well Site Maintenance Fund.

RECOMMENDED ACTION: We recommend the passage of Resolution No. 22-2026, approving the installation of a new Police Department fence.

ATTACHMENTS:



RESOLUTION NO. 22-2026

A RESOLUTION TO APPROVE A NEW PD FENCE

WHEREAS, the Town of Monument has prioritized reinforcing a positive work culture for 2026–2028, including promoting a professional, supportive, and values-driven organizational environment that attracts and retains a highly qualified workforce and enhances the delivery of high-quality services to the Monument community;

WHEREAS, the staff has determined the need to install a fence around the police department lot to improve safety and security, and;

WHEREAS, the Town staff has determined that Baha Construction Inc. can perform this installation with an excellent design that meets the Town’s needs, and;

WHEREAS, Staff is recommending approval of this proposal to Baha Construction Inc., to begin construction on the new police department fence

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO THAT:

The Town Council hereby approves a proposal to Baha Construction Inc. to build a new PD fence around the parking lot. The total amount of this proposal is not to exceed **\$84,121.00** which will be funded by three different accounts, the Justice Equitable Sharing Fund (\$12,270.13), the Well Site and Maintenance fund (\$21,555) and the general fund (\$50,295.87).

PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 6th day of April 2026 by a vote of ____ for and ____ against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Tina Erickson, Town Clerk



February 16, 2026

Andrew Archuleta
Monument Public Works
259 Beacon Lite Rd.
Monument, CO 80132

Subject: Proposal – Monument PD Fence

Dear Andrew:

Baha Construction, Inc. is pleased to submit this proposal for the work associated with the Monument PD Fence. Please find the scope and pricing details below:

Scope of Work

Installation of 364 LF of Black Wrought Iron Fence around the perimeter of the East parking lot. Includes two man gates with card readers, one cantilever gate with a gate operator with card reader, and four steel bollards for protection of the gate. Asphalt demo and replace. Trench for electrical service to gate operator and card readers.

Total Price \$84,121.00 Eighty-Four Thousand One Hundred Twenty-One and 00/100's

Breakdown

6' Wrought Iron Black Fence 364 LF, (2) 4' Man Gates and (1) 16' Gate with Gate Operator-\$72,697.00

4 Steel Bollards-\$2,720.00

Card Readers- \$8,704.00

Please review this proposal and feel free to reach out if you have any questions or require any adjustments. We look forward to working with you on this project.

Authorized Signature: _____

Date: _____

Sincerely,

Miguel Torres

Miguel Torres
Project Manager
Baha Construction, Inc.

Exclusions

Overtime or shift work (can be performed at additional cost upon request)

Proposal Validity

This proposal is valid for 30 calendar days from the date above. Prices are subject to change thereafter.



TOWN OF MONUMENT COUNCIL MEMORANDUM

TO: Mayor and Town Council

FROM: Jennifer Phillips, Finance Director

Dan Ungerleider, Planning Director

DATE: April 6, 2026

SUBJECT: Adoption of Resolution 23-2026 Updated Fee Schedule Adding Police Impact Fees and Developer Retainer Fees.

STRATEGIC PRIORITIES (2026-2028)

- ☒ **Ensure Long-Term Financial Health and Sustainability** - Supports long-range financial health, forecasting and sustainability to ensure efficient and resilient municipal services.
- ☐ **Strengthen Community Engagement** - Enhances community engagement, and strengthens communication and collaboration with residents, partners, and neighboring communities.
- ☐ **Enable Responsible Community Development** - Establishes clear, accountable plans, processes, and procedures for responsible and enduring community development and growth.
- ☐ **Reinforce a Positive Work Culture** - Promotes a positive and professional work culture that attracts and retains top talent and enhances high-quality service delivery to the community.

PURPOSE OF MEMORANDUM: To provide background information regarding the Development Impact Fee Feasibility Study and recommend adoption of a Police Impact Fee based on a Nexus study and to include Developer Retainer Fees in the Town's Fee Schedule.

BACKGROUND:

The Town of Monument Charter Sec. 10.3 - Setting Fees for Town Services states: In adopting any new Town-imposed fee or changing the amount of any existing Town-imposed fee for any service rendered by the Town (specifically excluding franchise fees), the Town Council shall determine the amount of such fee by resolution based on the direct and indirect costs incurred by the Town in providing the service for which the fee is charged.

Two new fees are being presented to the Town Council for consideration and adoption.

Police Impact Fees

The Town of Monument contracted with Economic & Planning Systems Inc., to conduct a Development Impact Fee Feasibility Study. Impact fees are charged on new development to pay for capital facilities needed to serve growth. Impact fees have a complex legal background that places limitations on how they can be used. Impact fees need to meet the requirements of “essential nexus” and “rough proportionality.” The nexus requirement means that there needs to be a direct relationship between the impact of the new development project and the fee being charged (and how it is being spent). The proportionality requirement means that the impact fee should be scaled to the size of the development and account for differences in the intensity of impacts from different land uses (e.g., a retail development generates more traffic than a warehouse).

On February 17, 2026, EPS and staff presented the draft Development Impact Fee Feasibility Study Report to the Council which indicated the Town could consider adopting a Police Impact Fee. The Town can consider implementing an impact fee for Police. The Nexus study shows that a Police Impact Fee is justified by the Police Department’s staffing plans to grow from 30 to 37 sworn officers over about the next 10 years. The Police Department is one of the Town’s departments that is the most directly affected by growth and development. New residents and businesses add to call and incident response volume, which requires the Department to acquire more capital equipment to support the staffing needed. The impact fee revenue could be used for vehicles (including all equipment); a new or expanded facility for the Department; and officer gear with a useful life of five years or more.

Table 1 and **Table 2** below show the maximum impact fee that the Town could charge based on the Nexus Study. The maximum residential fee for a single-family detached home is \$799.98. The maximum nonresidential impact fees per 1,000 square feet of building are \$659.96 for retail/commercial, \$361.11 for office, and \$171.22 for industrial buildings.

Table 1. Maximum Residential Impact Fee for Police Capital Costs

Description	Factor	Total
Police Impact Fees		
Inventory and Replacement Cost	--	\$4,782,306
Cost per Service Population	15,362	\$311.30
SFD Impact Fee	2.57	\$799.98
SFA Impact Fee	1.85	\$576.22
MF Impact Fee	1.46	\$455.70

Source: Town of Monument; Economic & Planning Systems

Table 2. Maximum Nonresidential Impact Fee for Police Capital Costs

Description	Factor	Total
Police Impact Fees (per 1,000 sq. ft.)		
Inventory and Replacement Cost	--	\$4,782,306
Cost per Service Population	15,362	\$311.30
Retail Impact Fee	2.12	\$659.96
Office Impact Fee	1.16	\$361.11
Industrial Impact Fee	0.55	\$171.22

Source: Town of Monument; Economic & Planning Systems

Developer Retainer Fees

Local governments typically charge Developer Retainer Fees as a financial guarantee that the developer will fulfill their obligations and commitments. The Town has been requiring Developer Retainer Fees, but these fees were removed from the Fee Schedule with the adoption of Resolution No. 41-2021 on June 21, 2021. The table below shows the addition of the proposed Retainer Fee/Deposit.

Subdivision	Fee	Retainer/Deposit
Preliminary Plat *	\$3,000	\$2,000
Final Plat, Minor Plat, or Replat	\$1,500	\$2,500
Plat, Right-of-Way or Easement of Vacation, Sketch Plan, or Plat Amendment	\$1,000	
Zoning	Fee	Retainer/Deposit
Preliminary PUD* or Site Plan	\$3,500 if 5 acres or less / \$5,000 if over 5 acres	Preliminary PUD - \$2,500 Site Plan - \$3000
Final PUD	\$3,000	\$3,000
PUD Major Amendment	\$2,000	\$2,000
PUD Minor Amendment or Rezoning	\$1,000	\$1,000

DISCUSSION:**Police Impact Fees**

Chapter 4 of the Development Feasibility Impact Fee Study contains a Nexus Study to support an impact fee for the Town's Police Department. The consultant used a standards-based method, also known as the incremental expansion method, to calculate the Police impact fee. The incremental expansion method is based on the current level of service (LOS) for the Police Department, which is expressed as the current replacement cost of all Police capital assets. The impact fee calculates what each "increment" of new development needs to pay to maintain the current level of capital investment for the Town's service population. "Service Population" is a figure that accounts for the Town's population plus an effective population of workers who commute into the town.

Developer Retainer Fees

The addition of the Developer Retainer Fees to the Updated Fee Schedule is to ensure the Fee Schedule includes these fees.

RECOMMENDATION:

Staff recommend adopting both the Police Impact Fees and Developer Retainer Fees as provided in the attached Updated Fee Schedule.

ATTACHMENTS:

Attachment A – Updated Fee Schedule

Attachment B - Resolution 23-2026 Adopting an Updated Fee Schedule

Attachment C – Development Fee Feasibility Study Final Report

Fee Schedule Update

Town Council Meeting
April 6, 2026



OVERVIEW

- Authority to adopt fees by resolution
- Police Impact Fees
- Developer Retainer Fees
- Recommendation: Adopt updated Fee Schedule



COUNCIL AUTHORITY

- Town of Monument Charter Sec. 10.3 - Setting Fees for Town Services states:
 - In adopting any new Town-imposed fee or changing the amount of any existing Town-imposed fee for any service rendered by the Town (specifically excluding franchise fees), the Town Council shall determine the amount of such fee by resolution based on the direct and indirect costs incurred by the Town in providing the service for which the fee is charged.



POLICE IMPACT FEES

- Development Impact Fee Feasibility Study
 - Presented to Council on February 17, 2026
- Nexus Study supports adoption of Police Impact Fees
 - Funds must be used on capital expenses only that are directly related to growth
 - Only funds a portion of identified capital expenses



POLICE IMPACT FEES

Table 1. Maximum Residential Impact Fee for Police Capital Costs

Description	Factor	Total
Police Impact Fees		
Inventory and Replacement Cost	--	\$4,782,306
Cost per Service Population	15,362	\$311.30
SFD Impact Fee	2.57	\$799.98
SFA Impact Fee	1.85	\$576.22
MF Impact Fee	1.46	\$455.70

Source: Town of Monument; Economic & Planning Systems



POLICE IMPACT FEES

Table 1. Maximum Non-Residential Impact Fee for Police Capital Costs

Description	Factor	Total
Police Impact Fees (per 1,000 sq. ft.)		
Inventory and Replacement Cost	--	\$4,782,306
Cost per Service Population	15,362	\$311.30
Retail Impact Fee	2.12	\$659.96
Office Impact Fee	1.16	\$361.11
Industrial Impact Fee	0.55	\$171.22

Source: Town of Monument; Economic & Planning Systems



DEVELOPER RETAINER FEES

Subdivision	Fee	Retainer/Deposit
Preliminary Plat *	\$3,000	\$2,000
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Plat, Right-of-Way or Easement of Vacation, Sketch Plan, or Plat Amendment	\$1,000	
Zoning	Fee	Retainer/Deposit
Preliminary PUD* or Site Plan	\$3,500 if 5 acres or less / \$5,000 if over 5 acres	Preliminary PUD - \$2,500 Site Plan - \$3000
Final PUD	\$3,000	\$3,000
PUD Major Amendment	\$2,000	\$2,000
PUD Minor Amendment or Rezoning	\$1,000	\$1,000



RECOMMENDATION

Staff recommend adopting both the Police Impact Fees and Developer Retainer Fees as provided in the attached Updated Fee Schedule.





**Economic & Planning
Systems, Inc.**
The Economics of Land Use

DEVELOPMENT IMPACT FEE FEASIBILITY STUDY

FINAL REPORT

Prepared for:

Town of Monument

Prepared by:

Economic & Planning Systems, Inc.

February 9, 2026

EPS #243153

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1. Introduction and Summary of Findings

Purpose and Scope

The Town of Monument hired Economic & Planning Systems (EPS) to prepare a Development Impact Fee Nexus Study to enable it to begin collecting development impact fees. The Town is interested in collecting impact fees to fund projects in the categories of:

- Parks and trails
- Transportation (roads)
- Facilities
- Fleet
- Police

Over the course of the project, EPS determined that the Town should only pursue impact fees for Police. Our findings are that the projects needed in the other fee categories do not meet the legal requirements to be eligible for impact fee funding. This Report documents and contains in this order:

- The legal background for impact fees
- A summary of findings and recommendations
- An analysis of land use conditions and growth projections
- Evaluations of the capital project needs for the categories and departments listed above
- A draft Impact Fee Nexus Study for Police

Impact Fee Definitions and Legal Framework

Impact fees are charges on new development to pay for capital facilities needed to serve growth. Impact fees have a complex legal background that places limitations on how they can be used. Over the years, state and federal courts including the U.S. Supreme Court, have found that impact fees are a type of exaction. An exaction is a requirement to provide a public benefit (e.g., property or money) in exchange for a building permit or land use approval, and that requirement to provide a public benefit makes impact fees like a “taking” under the constitution. The 5th Amendment of the U.S. Constitution states that government cannot take private property for public use without compensation. Some exactions are not considered to be takings if they serve a legitimate government purpose and meet other specific criteria established in U.S. Supreme Court case law.

Impact fees (and other exactions) need to meet the requirements of “essential nexus” and “rough proportionality.” The nexus requirement means that there needs to be a direct relationship between the impact of the new development project and the fee being charged (and how it is being spent). The proportionality requirement means that the impact fee should be scaled to the size of the development and account for differences in the intensity of impacts from different land uses (e.g., a retail development generates more traffic than a warehouse).

Impact Fee Requirements

Section 29-20-104 and 104.5 of the Colorado Revised Statutes governs impact fees in Colorado. In addition, impact fees still need to meet the constitutional legal requirements summarized above.

- **Capital Facilities** – Impact fees must be spent on capital facilities, which have been further defined as directly related to a government service, with an estimated useful life of at least five years and that are required based on charter or a general policy. Impact fees may not be used for operations or maintenance.
- **Existing Deficiencies** – Impact fees are collected to mitigate impacts from growth and cannot be used to address existing deficiencies. In the analysis used to establish an impact fee program, the evaluation must distinguish between the impacts of growth and the needs of existing development.
- **Capital Maintenance** – Major “capital maintenance” projects are not typically eligible to be funded with impact fees unless it can be shown that the project increases the capacity of the community to accommodate growth. In that case, only the growth-serving element of the project is eligible to be funded with impact fees.
- **Credits** – In the event a developer must construct off-site infrastructure in conjunction with their project, the local government must provide credits against impact fees for the same infrastructure, provided that the necessary infrastructure serves the larger community. Credits may not apply if a developer is required to construct such a project as a condition of approval due to the direct impact on the capital facility created by the project. Credits are handled on a case-by-case basis.
- **Timing** – The local government must hold revenues in accounts dedicated to the specific use. Funds must be expended within a reasonable period or returned to the developer. The state enabling legislation does not specify the maximum length of time to be used as a “reasonable period.” This has been generally accepted or interpreted as a 10-year time period.

- **Accounting Practices** – The local government must adopt stringent accounting practices as specified in the state enabling legislation. Funds generated by impact fees may not be commingled with any other funds.
- **Affordable Housing and Other Policy Exemptions** – The law allows impact fees on affordable housing “as defined by the community” to be waived. Local governments can also elect not to charge fees on, or to discount fees on certain land use types for economic development or other policy reasons. The fees cannot, however, be calculated or applied in a way that transfers the impacts of waived or discounted fees to other developments.

Impact Fee Limitations

The biggest limitation on impact fees is that they cannot be used on maintenance projects or to upgrade older facilities to meet current standards, unless a significant component of that project increases the facility’s capacity to serve people. Many communities face large unfunded maintenance backlogs and need to identify other funding sources to address that. Second, impact fees almost never serve as the primary funding source for capital projects. Fees take time to accrue because they are only collected with new development in contrast to tax revenues, which are more stable from year to year and can be bonded against. Also, infrastructure projects require funding up front to be completed, and impact fee fund balances take time to grow.

Summary of Findings

1. *The Town can consider implementing an impact fee for Police.*

The Draft Nexus study contained in Chapter 4 of this Report justifies an impact fee for the Town’s Police Department. The need for an impact fee is also justified by the Police Department’s staffing plans to grow from 30 to 37 sworn officers over about the next 10 years. The Police Department is one of the Town’s departments that is the most directly affected by growth and development. New residents and businesses add to call and incident response volume, which requires the Department to acquire more capital equipment to support the staffing needed. The impact fee revenue could be used for vehicles (including all equipment); a new or expanded facility for the Department; and officer gear with a useful life of five years or more.

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Source: Town of Monument; Economic & Planning Systems

Table 2. Maximum Nonresidential Impact Fee for Police Capital Costs

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Source: Town of Monument; Economic & Planning Systems

2. *The town is expected to grow significantly over the next 20 years, but the land use pattern and geography of the town make it difficult to expand roads and parks in ways that meet the criteria for impact fees.*

The town is projected to add approximately 3,500 housing units over the next 20 years if the recent pace of development continues. The town could also add nearly 1.0 million square feet of nonresidential development, including about 500,000 square feet of industrial space, over the next 20 years. While there is enough growth to support an impact fee program, other factors make it less feasible or practical.

Most of the town east of I-25 is in the Triview Metropolitan District. This Title 32 Metropolitan District or "Metro District" constructs and maintains all parks and roadways within its boundaries, and this is where most future growth in the town will occur. In other areas of the town, the Town does not have much ability to acquire additional land to expand existing parks or build new parks that could be funded with impact fees.

The Town's transportation needs are difficult to align with impact fee requirements. First, there is little need for new roads as major roadway networks are already established and there are few areas that need road extensions. Second, the town is surrounded by low-density development in unincorporated El Paso County that the Town is unlikely to annex and would therefore not need more transportation investment to connect these areas.

3. *Most planned capital projects and expenditures in Monument do not meet the requirements for impact fee funding.*

In Chapter 3, a detailed review and evaluation is presented on capital project and expenditure needs for the proposed impact fee categories. The vast majority of capital projects are:

- Maintenance projects – Repairs and deferred maintenance on existing assets
- Upgrades to existing facilities – In most cases, improving or upgrading existing facilities (e.g. adding a playground to an existing park, or adding sidewalks to existing neighborhoods) cannot be funded with impact fees because the projects are not needed as a result of growth. Rather, these projects are needed to meet changing community preferences.
- Projects not well defined – Some projects may not be realistic to complete, putting the Town at risk of having to refund unspent fee revenue.

4. *Impact fees can be calculated using current levels of service or using longer range capital project plans.*

Most impact fees today are calculated on the current level of service in a community, expressed as the value or replacement cost of its capital assets. This approach is useful when communities are mainly using impact fees to continue their established patterns of growth and capital spending. When communities, like Monument, have projects that are more aspirational in nature and related to changing community preferences, a plan-based approach can be used.

A plan-based method uses longer range capital improvement plans or master plans that clearly identify capital projects, costs, and estimated timing of need. Parks and trails master plans, facilities master plans, and transportation master plans are some of the most common types of plans that can be used in an impact fee program. The Town does not currently have capital plans or master plans for the types of projects it is interested in funding.

5. *Some impact fee types, particularly Parks and Trails, should be revisited after more capital project planning has been done.*

Impact fees can be calculated from a community wide master plan such as Parks and Trails or Transportation Master Plan. These plans often identify desired projects that expand capital facilities to meet the goals of the community. An analysis can be done to allocate the costs of these projects between new development and existing development, as required in the requirements for impact fees and nexus studies. This approach allows communities to generate funding for a broader range or more aspirational projects. Once the Town has completed more master planning and more detailed capital improvement planning, impact fees for other capital cost needs can be reevaluated.

2. Growth Projections

Since impact fees apply only to new development, it is important to determine if the Town has enough development capacity and expected growth to make an impact fee program viable. The amount of expected development influences the amount of fee revenue that could be generated and influences the amount and types of capital project needs. The analysis in this Chapter shows that the Town has significant development capacity. By 2045, it is estimated that the town could grow by approximately 3,500 housing units and over 900,000 square feet of nonresidential development.

Growth Trends

As shown below in **Table 3**, the town has experienced steady population and household growth between 2010 and 2024. Over this period, the town's population increased by 5.4 percent, while the number of households grew by 5.8 percent. Both measures significantly outpaced growth in El Paso County and the State of Colorado, where population increased by 1.5 percent and 1.3 percent, respectively, and household growth occurred at similarly modest rates.

Table 3. Population and Household Trends, 2010-2024

Description	2010	2024	2010-2024		
			Total	Ann. #	Ann. %
Population					
Monument	6,104	12,696	6,592	471	5.4%
El Paso County	622,260	767,042	144,782	10,342	1.5%
Colorado	5,029,200	6,009,761	980,561	70,040	1.3%
Households					
Monument	1,984	4,393	2,409	172	5.8%
El Paso County	235,957	288,341	52,384	3,742	1.4%
Colorado	1,972,870	2,364,843	391,973	27,998	1.3%

Source: U.S. Census; ESRI Business Analyst; Economic & Planning Systems

Housing tenure (renting or owning) trends further illustrate changes in the local housing market. As shown below in **Table 4**, owner-occupied units have increased by 2,000 units since 2010, while renter-occupied units have increased by 409 units. The proportion of renter-occupied housing has decreased over time, suggesting that recent development has been more ownership-oriented. These trends help inform assumptions about future residential development types and densities.

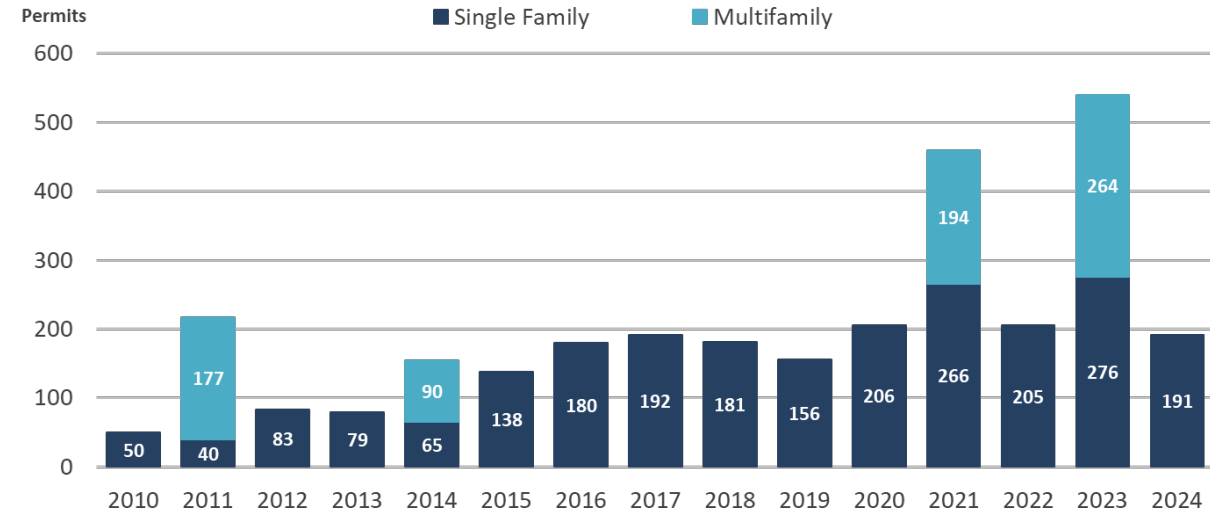
Table 4. Housing Units by Tenure, 2010-2024

Housing Units	2010	2024	2010-2024		
			Total	Ann. #	Ann. %
Monument					
Owner Occupied	1,617	3,617	2,000	143	5.9%
Renter Occupied	367	776	409	29	5.5%
Vacant	<u>93</u>	<u>193</u>	<u>100</u>	<u>7</u>	<u>5.4%</u>
Total	2,077	4,586	2,509	179	5.8%
El Paso County					
Owner Occupied	152,289	189,833	37,544	2,682	1.6%
Renter Occupied	83,668	98,508	14,840	1,060	1.2%
Vacant	<u>16,895</u>	<u>16,620</u>	<u>-275</u>	<u>-20</u>	<u>-0.1%</u>
Total	252,852	304,961	52,109	3,722	1.3%
Colorado					
Owner Occupied	1,293,102	1,515,612	222,510	15,894	1.1%
Renter Occupied	679,768	849,231	169,463	12,105	1.6%
Vacant	<u>240,030</u>	<u>252,278</u>	<u>12,248</u>	<u>875</u>	<u>0.4%</u>
Total	2,212,900	2,617,121	404,221	28,873	1.2%

Source: Esri Business Analyst; U.S. Census; Economic & Planning Systems

The Town issued an average of 194 residential building permits (total units) per year between 2010 and 2024. Permit activity peaked in 2023 and moderated in 2024, reflecting broader market cycles rather than a structural decline in demand, as shown below in **Figure 1**. Permit issuance has remained consistently positive, demonstrating sustained demand for residential development within the town.

Figure 1. Residential Building Permits, Monument, 2010-2024

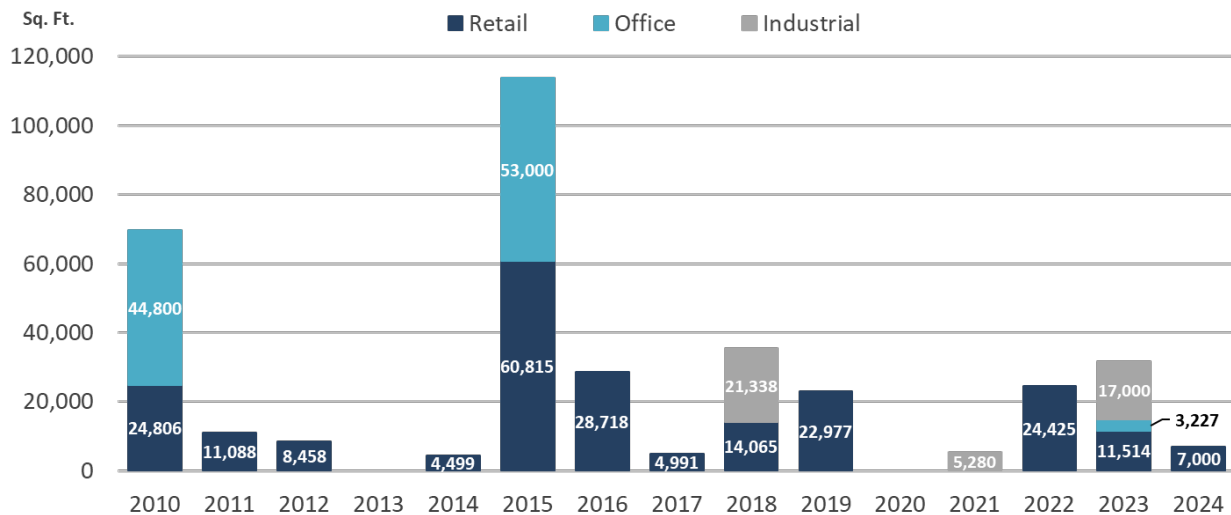


Source: Economic & Planning Systems

Commercial development in the town has occurred in waves rather than as steady annual growth, which is typical, as shown below in **Figure 2**. Retail has accounted for the majority of new commercial space, with notable deliveries in 2010, 2015, 2016, and 2019, including a peak of more than 60,000 square feet in 2015. After several years of limited activity, retail development resumed between 2022 and 2024, indicating renewed market demand.

Office and industrial development have been more irregular but still meaningful. Office construction was concentrated in 2010 and 2015, with minimal activity otherwise, reflecting modest long-term demand for office space. Industrial development emerged later in the study period, with deliveries beginning in 2018 and continuing intermittently through 2023, suggesting growing demand for employment-oriented uses. Overall, the data indicates that while year-to-year development fluctuates, the town continues to attract sufficient nonresidential growth to support an impact fee program's viability.

Figure 2. Commercial Deliveries, Monument, 2010-2024



Source: Economic & Planning Systems

Buildout Capacity Estimates

In total, the town contains approximately 1,409.5 acres of vacant land, which translates to 563.8 net developable acres based on a 40 percent net-to-gross assumption.

Residentially zoned land represents the majority of remaining capacity, with roughly 1,096.0 gross acres (438.4 net developable acres), largely concentrated in Planned Unit Development and Planned Residential Districts. Nonresidential zoning districts account for 313.5 gross acres (125.4 net developable acres), primarily within planned commercial and industrial districts. This distribution indicates that the Town has sufficient capacity to sustain a new impact fee program.

Table 5. Vacant Land by Zoning District, Monument

Zone District	Zone Abbrev.	Vacant Gross Acres <i>Total</i>	Net-to-Gross <i>% of Total</i>	Net Developable Acres <i>Total</i>
Non-Residential				
Commercial Center	CC	88.3	40.0%	35.3
Downtown Business	DB	5.1	40.0%	2.0
Light Industrial	LI	27.7	40.0%	11.1
Planned Commercial Development District	RP-PCD	112.8	40.0%	45.1
Planned Industrial Development District	RP-PID	68.2	40.0%	27.3
Planned Multi-Use Development District	RP-PMD	11.5	40.0%	4.6
Total		313.5	40.0%	125.4
Residential				
Residential Attached	RA	0.4	40.0%	0.1
Large Lot Residential	LLR	0.2	40.0%	0.1
Single-Family Detached Low Density	SFD-1	9.9	40.0%	4.0
Single-Family Detached Medium Density	SFD-2	2.6	40.0%	1.0
Mobile Home Park	MHP	1.0	40.0%	0.4
Planned Unit Development	PUD	563.8	40.0%	225.5
Planned Residential District Multiple Family	RP-PRD-10	0.4	40.0%	0.2
Planned Residential District Estate	RP-PRD-2	323.5	40.0%	129.4
Planned Residential District Single-family	RP-PRD-4	192.2	40.0%	76.9
Planned Residential District Single-family	RP-PRD-6	2.2	40.0%	0.9
Total		1,096.0	40.0%	438.4
Total		1,409.5	--	563.8

Source: El Paso County Assessor's Office; Economic & Planning Systems

The Town has substantial capacity for future nonresidential development across retail, office, and industrial uses. In total, approximately 125.4 acres of land are designated for nonresidential uses, representing a combined 5.5 million square feet of land area, as shown below in **Table 6**. Based on assumed floor area ratios (FARs) by use type, this land could support up to 990,208 square feet of nonresidential building space at full buildout.

Industrial uses account for the largest share of non-residential land capacity, comprising 45.8 percent of the total, or 57.4 acres. Due to a lower assumed FAR of 0.10, this land translates to approximately 250,144 square feet of industrial building capacity. Retail development represents 31.9 percent of total nonresidential land, or 40.0 acres, and with an assumed FAR of 0.25, and could accommodate up to 436,086 square feet of retail space. Office uses comprise the remaining 22.3 percent, or 27.9 acres, also assumed at an FAR of 0.25, yielding an estimated 303,979 square feet of office capacity.

Across all nonresidential categories, the weighted average FAR is approximately 0.18, reflecting a development pattern characterized by relatively low-intensity commercial and employment uses. This level of capacity indicates that the Town has sufficient opportunity for future nonresidential growth, which is a key consideration in evaluating the long-term viability of an impact fee program.

Table 6. Nonresidential Development Capacity, Monument

Description	% Total	Acres	Land Sq. Ft.	FAR	Building Capacity Sq. Ft.
Total Non-Residential Capacity					
Retail	31.9%	40.0	1,744,344	0.25	436,086
Office	22.3%	27.9	1,215,914	0.25	303,979
Industrial	<u>45.8%</u>	<u>57.4</u>	<u>2,501,436</u>	<u>0.10</u>	<u>250,144</u>
Total	100.0%	125.4	5,461,694	0.18	990,208

Source: Economic & Planning Systems

The Town also has significant capacity to accommodate future residential growth. In total, approximately 438.4 acres are designated for residential development, which could support up to 2,408 dwelling units at full buildout based on assumed densities by housing type, as shown below in **Table 7**. This equates to an overall average density of approximately 5.5 dwelling units per acre.

Single family detached housing represents the vast majority of residential capacity, accounting for 86.1 percent of total residential land, or 377.4 acres. At an assumed density of 5.3 dwelling units per acre, this land could accommodate approximately 2,011 dwelling units, making it the primary driver of future residential growth. Single family attached housing comprises 13.8 percent of residential capacity, or 60.7 acres, and at 6.5 dwelling units per acre, could support an additional 394 dwelling units.

Mobile home development represents a very small share of overall residential capacity, totaling just 0.4 acres (0.1 percent of residential land) and supporting approximately three dwelling units at an assumed density of 7.6 dwelling units per acre.

Overall, the residential capacity analysis indicates that the Town has ample land available to accommodate future growth, with development patterns that are expected to accommodate primarily single-family detached units.

Table 7. Residential Development Capacity

Description	% Total	Acres	DU/Acre	DU
Residential Capacity				
Single Family Attached	13.8%	60.7	6.5	394
Single Family Detached	86.1%	377.4	5.3	2,011
Mobile Home	<u>0.1%</u>	<u>0.4</u>	<u>7.6</u>	<u>3</u>
Total	100.0%	438.4	5.5	2,408

Source: Economic & Planning Systems

Growth Projections

The growth forecast assumes a pace of development that is generally consistent with the Town's average annual absorption between 2010 and 2024. For the nonresidential development, annual development is projected at approximately 17,500 square feet of retail, 3,750 square feet of office, and 30,000 square feet of industrial space, as shown in **Table 8**. Under these assumptions, cumulative nonresidential development by 2045 is expected to reach approximately 350,000 square feet of retail, 75,000 square feet of office, and just over 500,000 square feet of industrial space. Industrial development represents the largest share of non-residential growth over the forecast period, reflecting both historical trends and the availability of appropriately zoned land.

Residential growth is similarly projected to occur at a stable, incremental pace consistent with recent historical averages. Annual residential absorption is assumed at 150 single family detached units, 25 single family attached units, and a limited number of mobile home units early in the forecast period. By 2045, cumulative residential development is projected to total approximately 3,000 single family detached units, 500 single family attached units, and six mobile home units. Overall, the forecast reflects a continuation of the Town's recent growth patterns.

Table 8. 20-Year Growth Projection, Monument, 2026-2045

Description	Annual Abs.	2026	2030	2035	2040	2045
Commercial Development						
Annual Forecast (Sq. Ft.)						
Retail	17,500	17,500	17,500	17,500	17,500	17,500
Office	3,750	3,750	3,750	3,750	3,750	3,750
Industrial	30,000	30,000	30,000	30,000	30,000	0
Cumulative Forecast (Sq. Ft.)						
Retail		17,500	87,500	175,000	262,500	350,000
Office		3,750	18,750	37,500	56,250	75,000
Industrial		30,000	150,000	300,000	450,000	500,287
Residential Development						
Annual Forecast (DU)						
Single Family Attached	25	25	25	25	25	25
Single Family Detached	150	150	150	150	150	150
Mobile Home	5	5	0	0	0	0
Cumulative Forecast (DU)						
Single Family Attached		25	125	250	375	500
Single Family Detached		150	750	1,500	2,250	3,000
Mobile Home		5	6	6	6	6

Source: Economic & Planning Systems

3. Capital Project Needs

This Chapter reviews the Town's lists of capital project and equipment needs and compares those lists to the criteria that need to be met for them to be funded with impact fees.

- Impact fees must be spent on projects, or the portion of a project's cost, that are needed as a direct result of the demands from new development. Projects funded with impact fees should increase the capacity of the facility to serve more people.
- Impact fees cannot be used to remedy existing deficiencies, or to fund operations or maintenance costs.
- Projects should be well-defined with some level of planning and cost estimates. Collecting a fee is a pledge to spend the fee on the designated purpose, so projects should have some level of pre-planning that ensures they can be realistically completed. Impact fees also need to be spent "within a reasonable time period," emphasizing the need to have well defined capital project lists.

Parks and Trails

The Town's list of capital projects and capital maintenance needs are summarized in **Table 9**. There are currently 26 Park projects totaling \$2.8 million that EPS has classified as either maintenance work or upgrades to existing facilities. For example, adding ADA access to the existing cemetery is a project needed to address a design deficiency in the original facility compared to current needs and standards; it is not needed because of growth. Similarly, adding restrooms to an existing park-n-ride is an example of a project addressing an existing deficiency in the facility.

There are 10 projects that potentially meet the criteria for an impact fee program, which total \$26.3 million. The proposed I-25 pedestrian bridge comprises \$20.0 million of this list. Impact fees are unlikely to raise all of the funding needed for this project, and if the Town does not find additional funding through sources like grants or bond funding, it may have collected funds it cannot spend.

Table 9. Parks Capital Improvement Plan and Impact Fee Eligibility

Project Name	Cost
Not Eligible: Maintenance and Upgrades to Existing Facility	
ADA at Cemetery - street & entrance	\$500,000
Dirty Woman Creek Park playground	500,000
Replace tot lot playground at Limbach	300,000
Restroom at Old Park n Ride	250,000
Gateway arch over 2nd street	200,000
Exercise equipment along Santa Fe trail	200,000
Rebuild Skatepark	200,000
Shade at Water wise garden	120,000
Pavilion at Limbach	100,000
Limbach Wall	60,000
Town entrance signage & Phase 1 of Old Park n Ride	50,000
Wayfinding signage in DT & Hwy 105	45,000
Pavilions at Monument Lake	40,000
Rebuild In-Fields at Santa Fe Ball Park	40,000
Repairs at Pioneer Hall in Lavelett	30,000
Fence repair at Lavelett	25,000
Lighting at Limbach Park	25,000
Replace split rail fence in Dirty Woman Creek Park	23,000
2nd street lights	20,000
Monument Lake Trail ADA Improvements	15,000
ADA Path at Dirty Woman Creek Park	10,000
Community Garden	10,000
Bleachers	10,000
Monument Lake Stairs	4,000
New town entrance (old Park n Ride), Phase 3	TBD
Town entrance signage & Phase 2 of Old Park n Ride	TBD
Total	\$2,777,000
Eligible: Growth Projects	
Pedestrian bridge over I-25	\$20,000,000
Sports Field	4,000,000
Purchase & develop land behind Monument Lake	500,000
Park Trail Park improvements	500,000
Trail around Monument Lake	300,000
Trail Connections	300,000
Heart of Monument Park	200,000
Pickleball Courts	200,000
Design of Pedestrian bridge over I-25	200,000
Pump Track	100,000
Total	\$26,300,000
Not Including Pedestrian Bridge	\$6,300,000

Source: Town of Monument; Economic & Planning Systems

This section shows a hypothetical plan-based impact fee calculation for Parks. A plan-based impact fee uses a list of projects needed over a defined time period and allocates the costs to new development. Since many projects will be used by existing and future development (residents), the calculation also needs to allocate the costs to future development so that new development is only paying its proportionate share of the cost.

The first step in this planning level calculation is to determine how much of the Town's service population in 2045 is new (from growth) to make that allocation. Service population is a figure that includes the residential population (in homes in Monument), and the effective non-residential population comprised of workers who commute into Monument. For Parks, we are focused on the residential population. As shown in **Table 10**, 46.1 percent of the people in Monument in 2045 are estimated to be new since 2026. This is the percentage of the cost of parks projects that can be allocated to new development in a plan-based impact fee calculation.

Table 10. Service Population Forecast, 2026-2045

Description	Residential Population	Non-Residential Effective Population	Total Service Population (2045)
Service Population Forecast			
Existing Service Population	13,408	1,954	15,362
New Service Population (2045)	<u>11,462</u>	<u>765</u>	<u>12,227</u>
Total Service Population (2045)	24,870	2,720	27,590
Allocation to growth (% of 2045)			
Existing Service Population	53.9%	71.9%	55.7%
New Service Population (2045)	<u>46.1%</u>	<u>28.1%</u>	<u>44.3%</u>
Total Service Population (2045)	100.0%	100.0%	100.0%

Source: Economic & Planning Systems

Three scenarios of a plan-based Parks and Trails impact fee are shown below in **Table 11**. These scenarios test the impact of removing projects that have a lower degree of certainty of being completed. If all growth-related projects are included (\$26.3 million), the fee per single family detached home would be about \$3,600. This fee amount is roughly in line with what other jurisdictions up and down the I-25 Corridor charge for parks and would generate meaningful revenue. However, it includes two projects that are speculative: the I-25 pedestrian bridge and a Sports Field. If impact fee revenues don't accrue as expected, or if the bridge projects is determined not to be feasible (there has not been any design analysis for this project); the Town may end up collecting more revenue than it can spend on eligible projects.

Scenario 2 removes the I-25 bridge and Scenario 3 removes the Sports Field. **The Town has not identified a site for the Sports Field and may not be able to acquire the land.** Without the pedestrian bridge, the impact fee would be about \$860 per single family detached home. Removing the Bridge and Sports Field yields a fee of about \$315 per dwelling unit. Revenue projections through 2045 range from \$1.1 million to \$12.1 million in the scenarios, showing that other funding will still need to be identified to fill the gaps. These are also low fees that may not be enough to justify the administrative costs of an impact fee program. Lastly, most of the remaining growth of the town is in the Triview Metro District, which builds and maintains public parks within its boundaries, diminishing the role of the Town in building new parks.

Table 11. Park and Trail Impact Fee Scenarios

Description	Factor	All Eligible and Maybe	No Bridge	No Bridge or Sports Field
Total Cost	--	\$26,300,000	\$6,300,000	\$2,300,000
Allocation to Growth	46.1%	\$12,121,130	\$2,903,541	\$1,060,023
Cost per New Population	11,462	\$1,057	\$253	\$92
	<u>Household Size</u>			
SFD Impact Fee	3.41	\$3,604	\$863	\$315
SFA Impact Fee	2.45	\$2,596	\$622	\$227
MF Impact Fee	1.94	\$2,053	\$492	\$180
SFD Impact Fee Revenue	3,000	\$10,810,981	\$2,589,703	\$945,447
SFA Impact Fee Revenue	500	\$1,297,833	\$310,888	\$113,499
Total Revenue 2024-2045		\$12,108,813	\$2,900,590	\$1,058,946

Source: Town of Monument; Economic & Planning Systems

Facilities

For Facilities, the one project determined to meet the criteria for impact fee funding is a new Public Works Shop. The cost estimate for a new Shop is \$18.0 million (Table 12). The remaining projects were judged to be repairs and maintenance.

Table 12. Facilities Capital Improvement Plan and Impact Fee Eligibility

Project Name	Cost
Not Eligible	
259 Reinforce Foundation	\$250,000
Access Control Replacement/Standardization (All buildings)	188,000
PW Shop insulation & building repairs	175,000
Parking lot repave at 259	100,000
Roof at Town Hall	90,000
Overhead doors at PW Shop	32,000
Town Hall Parking lot	30,000
Town Hall Front Steps & façade repairs	25,000
Total	\$890,000
Partially Eligible	
New Public Works Shop	\$18,000,000
Total	\$18,000,000

Source: Town of Monument; Economic & Planning Systems

A planning level impact fee calculation was also provided for this building (**Table 13**). Using the same allocation technique as Parks and Trails, 44.3 percent of the cost of this building is allocated to growth. This results in a fee ranging from \$955 per multifamily unit to \$1,700 per single family detached dwelling unit. The Town should consider whether collecting an impact fee for one project is worth the administrative cost. The impact fee could fund an estimated \$6.4 million of the cost based on the pace of development from 2010 to 2024.

Table 13. Public Works Shop Plan-Based Impact Fee Option

Description	Factor	All Eligible and Maybe
Total Cost	--	\$18,000,000
Allocation to Growth	44.3%	\$7,977,391
Cost per New Service Population	12,227	\$652
SFD Impact Fee	2.57	\$1,677
SFA Impact Fee	1.85	\$1,208
MF Impact Fee	1.46	\$955
Retail Impact Fee	2.12	\$1,383
Office Impact Fee	1.16	\$757
Industrial Impact Fee	0.55	\$359
SFD Impact Fee Revenue	3,000	\$5,029,737
SFA Impact Fee Revenue	500	\$603,808
MF Impact Fee Revenue	0	\$0
Retail Impact Fee Revenue	350,000	\$484,093
Office Impact Fee Revenue	75,000	\$56,760
Industrial Impact Fee Revenue	500,287	\$179,518
Total Revenue 2024-2045		\$6,353,916

Source: Town of Monument; Economic & Planning Systems

Fleet

An impact fee for Fleet is not recommended. Most of the Town's fleet needs are replacement of vehicles and equipment that are at end of life, which is not a capital need related to growth. Impact fees should generally only be used for net increases to fleet and not for replacement or maintenance expenses. The needs for additional fleet come from increased maintenance responsibilities, such as growth in roadways and parks. New roadways may require additional fleet to maintain them, such as new plow routes or overall increased staffing and equipment demands. Likewise, adding new parks and trails would increase staffing and equipment demands. As noted in the Parks section, the Town does not have a defined capital improvement plan (CIP) for expanding its park or transportation systems enough to justify net additions to fleet and major equipment.

Police

The Town could implement an impact fee for Police. The next Chapter contains a Nexus Study that can be used to adopt an impact fee for Police if the Town chooses. Police staffing needs are directly related to the growth of the town, and each new hire requires several capital equipment purchases that are eligible to be funded with impact fees.

Transportation

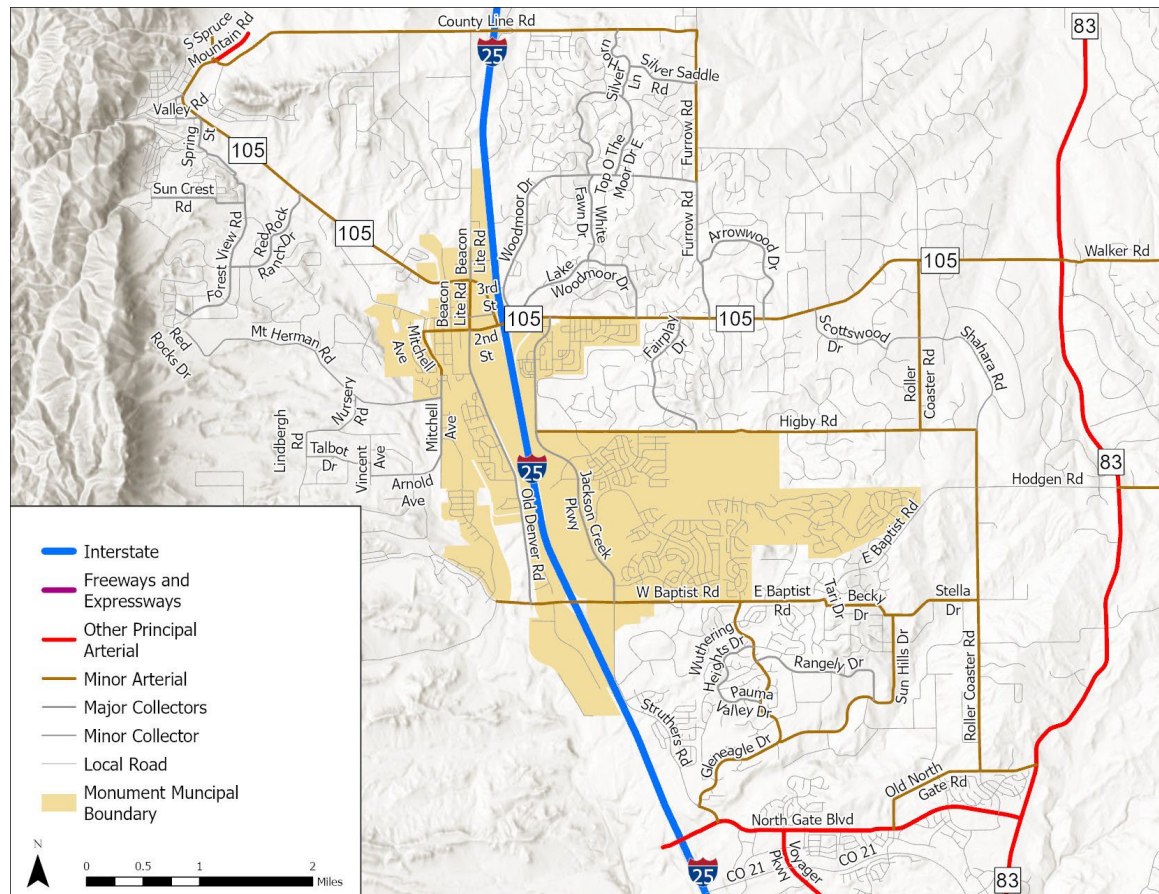
A transportation impact fee is not recommended for Monument. We have not identified enough transportation projects that meet the criteria for impact fees. Transportation impact fees are often used for the following types of projects that create additional roadway capacity (more vehicles per day), and capacity in other transportation modes (e.g., walking, biking):

- Constructing new roads
- Adding additional lanes to existing roads (widening)
- Some intersection and traffic light improvements that increase roadway throughput
- Highway interchanges
- Local matching funds for state and federal projects that increase capacity and/or construct new transportation facilities

These types of capacity projects are most often done on major roads in a community, typically defined as arterials and sometimes collectors. In Monument, arterials and collectors are roads like Mitchell Ave., Old Denver Road, Monument Lake Road, Jackson Creek Parkway, and Higby. A review of roadway and jurisdiction boundary mapping indicates that there is little or no need or space to extend major roads in Monument; the town's major roadway network has been established (**Figure 3**). The town is also surrounded by low density unincorporated development that is unlikely to be annexed into the town, and therefore there is no need to extend Monument's roads into these areas or make road improvements in these areas.

Further, the Town should only spend resources on roads of townwide benefit, not roads internal to or serving a single development. Those costs should be, and are, the responsibility of the developers. The Triview Metro District is responsible for most new road construction, and maintenance, within its boundaries.

Figure 3. Major Roads



Road Projects

EPS and transportation planners from Bohannon Huston reviewed the Town's list of major road projects that are planned, and evaluated them against the criteria for impact fees, summarized below.

- **Old Denver Road** – There are planned improvements to Old Denver Road that include turn lanes, minor widening of the shoulder, and drainage improvements. Some access improvements are also needed, which are the responsibility of new development projects such as the Connexus Business Park. These projects are either funded by developers or are maintenance projects that cannot be funded with impact fees.
- **Jackson Creek Parkway** – The section of Jackson Creek Parkway between Higby Road and about the YMCA property is proposed to be widened from two to four lanes. The project is being value engineered to reduce the original estimate of \$17.0 million to approximately \$13.0 million. To date, the Town has secured \$8.0 million in grants, leaving a gap of about \$5.0 million. While impact fees could be charged for this type of project, the revenue is needed soon, and impact fees would take several years to generate enough funding.
- **Sidewalks** – The Town is interested in expanding the sidewalk network into areas that do not have sidewalks. This concept cures a preexisting design deficiency and cannot be funded with impact fees. Other communities, such as Denver, fund sidewalk programs with either separate dedicated taxes or assessments.

4. Police Impact Fee Nexus Study

This Chapter contains a Nexus Study to support an impact fee for the Town's Police Department. EPS used a standards-based method, also known as the incremental expansion method, to calculate the Police impact fee. The incremental expansion method is based on the current level of service (LOS) for the Police Department, which is expressed as the current replacement cost of all Police capital assets. The impact fee calculates what each "increment" of new development needs to pay to maintain the current level of capital investment for the Town's service population. "Service Population" is a figure that accounts for the Town's population plus an effective population of workers who commute into the town.

Service Population

Service population is a metric that combines the resident population plus in-commuting workers for a total "daily" or "functional" population. Capital expansion fee calculations use service population and person-occupancy factors by land use type as the basis for allocating costs to residential and nonresidential development (except for parks, which uses residential population).

The calculation of service population is shown in **Table 14**. The Town of Monument had an estimated population of 13,048 people in 2024. There are an estimated 4,509 jobs in Monument and an estimated 4,145 employees (workers) after adjusting for people who hold multiple jobs. In-commuters account for 94.3 percent of the job holders and because they are present in the town for only part of a day, they are weighted at 50 percent of the impact of a full-time resident. These adjustments add 1,954 of equivalent population to the residential population, resulting in a total service population of 15,362.

Table 14. Monument Service Population Calculation, 2024

Description	Factor	2024 Source
Service Population		
Population	A	13,408 U.S. Census, 2024
Jobs		4,509 JobsEQ, 2024
Jobs per Employed Person		1.09 LEHD, 2023
Employees		4,145 EPS Estimate
In-Commuters (% Total)		94.3% LEHD, 2023
In-Commuters (% Total)		3,909 LEHD, 2023
Commuting Employee Weight		50.0% EPS Estimate
In-Commuting Employee Impact	B	1,954 EPS Estimate
Total Service Population	=A+B	15,362

Source: U.S. Census; LEHD; Economic & Planning Systems

Occupancy Factors by Land Use Type

Occupancy factors are developed in this section to convert units or square feet of new development into increments of new service population. The occupancy factors also allocate service demand between residential and nonresidential land uses.

Residential Occupancy Factors

Service demand for residential development comes from the number of people in each new home. Residential occupancy factors are calculated from the time people spend at their residence and the household size associated with the type of home. People in general are estimated to spend approximately 75.4 percent of their day at home, as shown in **Table 15**. The other 24.6 percent of the time spent away from home is accounted for in the non-residential occupancy factors.

Table 15. Monument Residential Service Demand Factor Calculation, 2024

Description	Factor	2024	Source
Residential Conditions			
Population		13,408	U.S. Census, 2022
Nonworking Residents	68.3%	9,159	LEHD 2023; U.S. Census
Working Residents	31.7%	4,249	LEHD 2023; U.S. Census
Out Commuter Residents	94.3%	4,007	LEHD 2023; U.S. Census
Work/Live Residents	5.7%	242	LEHD 2023; U.S. Census
Residential Service Demand			
Nonworking Residents	20 hours per day	183,179	person-hours per day
Out Commuter Residents	14 hours per day	56,095	person-hours per day
Work/Live Residents	14 hours per day	<u>3,392</u>	person-hours per day
Residential Total	A	242,666	person-hours per day
Total Person-Hours per Day	B	24	population X 24 hours
Residential Service Demand Factor	=A/B	75.4%	% of day spent at home

Source: U.S. Census; LEHD; Economic & Planning Systems

Next, this service demand factor is applied to the average household size for different types of homes. U.S. Census Public Use Microdata Sample (PUMS) data was used to estimate the household size for different types of dwelling units. The average household size in the Monument area is 3.24 people per household, as shown in **Table 16**. For Single Family Detached units, it is 3.41 people per household; for Single Family Attached units, it is 2.45 people per household; and for Multifamily (apartments) it is 1.94 people per household.

Table 16. PUMS Average Household Size by Type, 2023

Description	2023
Single Family Detached	3.41
Single Family Attached	2.45
Multifamily	<u>1.94</u>
Total	3.30

Source: U.S. Census PUMS; Economic & Planning Systems

The final step is to convert the average household sizes into the effective household size used to calculate the residential impact fees. This is done by multiplying each household size against the residential service demand factor of 75.4 percent to provide an effective household size, as shown in **Table 17**.

Table 17. Effective Household Size, Monument

Description	Monument Avg. HH Size	% of Time in Unit	Effective HH Size
Single Family Detached	3.41	75.4%	2.57
Single Family Attached	2.45	75.4%	1.85
Multifamily	1.94	75.4%	1.46

Source: 2023 American Housing Survey, Division 8 (Mountain Region), U.S. Census Bureau; Economic & Planning Systems

Nonresidential Occupancy Factors

Service demand from non-residential development is comprised of on-site employees, and customers or visitors to the business. Nonresidential occupancy factors are derived from vehicle trip rate factors, vehicle occupancy data, and employee per square foot factors, shown in **Table 18**. Daily trip rates are one-half the average daily trip ends during a weekday and are sourced from the Institute of Transportation Engineers (ITE) Trip Generation Manual. Employee per square foot factors come from the U.S. Energy Information Administration Commercial Building Survey. Service population figures were derived for three general land use categories, ranging from 0.55 for industrial uses, to 2.12 for retail and commercial uses.

Table 18. Monument Nonresidential Occupancy Factors

Land Use Category	Unit Sq. Ft.	ITE Code	Daily Trip Ends	Daily Trips ^[1] (Trip ends / 2)	Persons/ Trip	Persons per 1,000 sq. ft. (8 hours/day)	Employees per 1,000 sq. ft. (8 hours/day)	Employee Hours in Day	Employee Hours
<i>Factor</i>				<i>A</i>	<i>B</i>	<i>C = A * B</i>	<i>D</i>		<i>E</i>
Retail/Commercial	1,000	820	37.75	18.88	1.91	36.11	2.12	8	16.98
Office and Other Services	1,000	710	9.74	4.87	1.18	5.75	3.15	8	25.17
Industrial	1,000	110	4.87	2.44	1.18	2.87	1.57	8	12.56

Land Use Category	Visitors per 1,000 sq. ft. (8 hours/day)	Visitor Hour Factor	Visitor Hours	Total Hours	Total Hours in Day	Service Population per day
<i>Factor</i>	<i>F = C - D</i>	<i>G</i>	<i>H = F * G</i>	<i>I = E + H</i>	<i>J</i>	<i>= I / J</i>
Retail/Commercial	33.99	1.00	33.99	50.97	24	2.12
Office and Other Services	2.60	1.00	2.60	27.77	24	1.16
Industrial	1.30	0.50	0.65	13.21	24	0.55

Source: Economic & Planning Systems

^[1]The daily trips are the daily trip ends divided by 2 so that non-residential land uses are not charged for both ends of a trip (origin and destination)

Level of Service Definition

The LOS for Police is the total replacement cost of its capital assets divided by the Town's total service population. The total replacement cost of police facilities, fleet, and equipment is estimated at \$6.4 million, shown in **Table 19**. The capital assets include one half of the Town Hall building occupied by the Police Department, plus all associated gear and vehicles.

Impact fees need to be adjusted for other revenue sources to ensure that the fee does not include any "double paying". This analysis accounts for \$1.65 million in revenues generated by the dedicated 0.5 percent public safety sales tax, which helps fund and enhance police services. After accounting for this funding source, the net replacement cost totals \$4.8 million, or \$311.30 per service population.

Table 19. Police Capital Assets and Level of Service

Description	Units	Cost Factor	Replacement Cost
Police Facilities			
Police Facilities	8,376 sq. ft.	\$500 per sq. ft.	\$4,188,000
Subtotal	8,376 sq. ft.	\$500 per sq. ft.	\$4,188,000
Police Fleet/Equipment			
Clothing/Uniform	30 sw orn pers.	\$1,741 per sw orn pers.	\$52,239
Duty Gear/Equipment	30 sw orn pers.	\$12,904 per sw orn pers.	\$387,117
Vehicle and Equipment	30 sw orn pers.	\$51,750 per sw orn pers.	\$1,552,500
Onboarding Costs	30 sw orn pers.	\$8,415 per sw orn pers.	\$252,450
Subtotal	30	\$74,810	\$2,244,306
Total			\$6,432,306
(Less Public Safety Sales Tax)			-\$1,650,000
Net Total			\$4,782,306
Net Cost per Service Population		15,362 service pop.	\$311.30

Source: Town of Monument; Economic & Planning Systems

Residential Impact Fee Calculation

Residential impact fees for Police were calculated using a cost per service population factor that is then multiplied by the effective household size for each housing unit type. For Single Family Detached units, this results in a fee of \$799.98 per unit, as shown below in **Table 20**. For Single Family Attached units, this results in a fee of \$576.22 per unit. For Multifamily units, this results in a fee of \$455.70 per unit.

Table 20. Police Residential Impact Fee Calculation

Description	Factor	Total
Police Impact Fees		
Inventory and Replacement Cost	--	\$4,782,306
Cost per Service Population	15,362	\$311.30
SFD Impact Fee	2.57	\$799.98
SFA Impact Fee	1.85	\$576.22
MF Impact Fee	1.46	\$455.70

Source: Town of Monument; Economic & Planning Systems

Nonresidential Impact Fee Calculation

Using the previously derived service population and occupancy factors, the proposed nonresidential impact fee was calculated for three major land uses. The proposed fees range from \$171.22 per 1,000 square feet for industrial uses to \$659.96 per 1,000 square feet for retail/commercial use, as shown below in **Table 21**.

Table 21. Police Nonresidential Impact Fee Calculation

Description	Factor	Total
Police Impact Fees (per 1,000 sq. ft.)		
Inventory and Replacement Cost	--	\$4,782,306
Cost per Service Population	15,362	\$311.30
Retail Impact Fee	2.12	\$659.96
Office Impact Fee	1.16	\$361.11
Industrial Impact Fee	0.55	\$171.22

Source: Town of Monument; Economic & Planning Systems

Adoption Process

If the Town Council elects to adopt an impact fee for Police, this Chapter can be converted to a standalone nexus study report. The next steps would be for the Town to draft an ordinance containing a fee schedule, descriptions of the applicable land use types, and procedures for collecting and spending the fees. The Town may choose to adopt the maximum fee calculated in this Study or a lower fee based on policy considerations.

TOWN OF MONUMENT

RESOLUTION NO. 23-2026

**A RESOLUTION OF THE TOWN COUNCIL OF THE
TOWN OF MONUMENT, COLORADO
APPROVING NEW FEES AND UPDATED FEE SCHEDULE**

WHEREAS, the Town of Monument has identified the need to ensure long-term financial health and sustainability as a strategic priority for 2026–2028, including supporting prudent financial planning, long-range forecasting, and responsible investment in order to maintain efficient, resilient, and high-quality municipal services for the benefit of the Monument community; and

WHEREAS, The Town of Monument Charter Sec. 10.3 - Setting Fees for Town Services. In adopting any new Town-imposed fee or changing the amount of any existing Town-imposed fee for any service rendered by the Town (specifically excluding franchise fees), the Town Council shall determine the amount of such fee by resolution based on the direct and indirect costs incurred by the Town in providing the service for which the fee is charged; and

WHEREAS, Finance Policy 4 – Revenue and Collections, Section 4.02 The Town will strive to maintain a diversified and stable revenue base to shelter it from economic changes or short-term fluctuations by b) establishing new charges and fees as appropriate and as permitted by law; and

WHEREAS, the Town contracted with a qualified third-party consultant to conduct an impact fee study which identified the Town’s ability to charge a Police Impact Fee based on the Nexus Study findings in Development Impact Fee Feasibility Study Final Report dated February 9, 2026; and

WHEREAS, The Town may collect Developer Retainer Fees as a financial guarantee that the developer will fulfill their obligations and commitments.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF
THE TOWN OF MONUMENT, COLORADO THAT:**

Section 1. Adoption. The Town Council hereby approves and adopts the Updated Town of Monument Fee Schedule, attached hereto as Exhibit A which adds Police Impact Fees and Developer Retainer Fees.

Section 2. Effective Date. This Resolution shall take effect on May 1, 2026.

PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 6th day of April 2026, by a vote of ____ for and ____ against.

ATTEST:

TOWN OF MONUMENT:

Tina Erickson, Town Clerk

Mitch LaKind, Mayor

TOWN OF MONUMENT FEE SCHEDULE

REVISED 04/06/2026

I. ADMINISTRATION DEPARTMENT FEES

A. LICENSES AND PERMITS

Business Licenses		
Initial Application Fee, Annual Renewal Fee	\$75	Fee is not prorated
Late Renewal Fee, Duplicate License Fee	\$10	Per month
Solicitor's License Application Fee	\$10	
Escort Bureau Application Fee	\$1000	Non-refundable
Escort, Escort Service Runner Application Fee	\$500	Non-refundable
Refuse Hauler - First Vehicle	\$25	\$10 per additional vehicle
Sexually-Oriented Business Application Fee, Transfer Ownership	\$600	Non-refundable
Sexually-Oriented Business Annual License Fee	\$300	
Sexually-Oriented Business Manager Registration Fee	\$250	
Permits		
Farmer's Market Application Fee, Annual Renewal Fee	\$200	
Lake Use Application Fee	\$350	
Special Event Permit Application Fee	\$100	Waived for non-profits orgs.
Special Event Permit Maintenance Fee	\$35	If applicable
Special Event Permit Service Fee	\$500	If temporary fencing required
Special Event Permit Security Fee	\$70/hr/officer	If applicable
Liquor Licenses and Special Event Liquor Permits		
State fees: https://sbg.colorado.gov/liquor Local fees: https://www.townofmonument.org/163/Liquor-Licenses		

B. OTHER ADMINISTRATIVE FEES

Cemetery Services		
Burial Rights Full Size Plot	\$800	
Burial Rights Cremation Garden	\$350	
Open/Close Fees Full Size Plot	\$350	
Open/Close Fees Cremation Garden	\$150	Cremation only
Disinterment Fee	\$750	

Notary Services		
Document Notarization	\$5	No charge for senior citizens
Payment Processing Fees		
EFT Web Transaction Fee	\$.74	Per transaction
EFT Returned Item Basic Fee	\$7	Per item
EFT Return NSF of Account Closed Fee	\$14	Per item
EFT Return Stop Payment or Charge Back Fee	\$30	Per item
Credit/Debit Card Web Transaction Fee	\$.74	Per transaction
Bank Bill Pay Transaction Fee	\$.25	Per transaction
Return Check Fee	\$25	Per check

C. PARK RESERVATIONS

FEES PER RESERVATION FACILITY: Dirty Woman Creek Pavillion & Grill, Dirty Woman Creek Sports Field, Santa Fe Trail Baseball Field North, Santa Fe Trail Baseball Field South		
Use Fee	\$50	First 4 hours
Use Fee	\$15	Each additional hr.
Maintenance Fee	\$35	Non-refundable
Damage Deposit	\$100	Refundable

D. PUBLIC RECORDS

Type	Fee
Standard Copy (8.5"x11" Black & White)	\$. 25 per page
Non-Standard Copy	All non-standard copies charged at the actual cost of production.
Color or Certified Copy	\$2 per page
Audio/Video Recordings	\$15 per recording
Faxes	\$. 50 per page (10 page minimum)
Research and Retrieval	\$41.37 per hour (after the first hour).
Manipulation	Actual cost of manipulation (e.g., redaction costs, reformatting costs).
Transmittal	Actual cost of delivery (other than by electronic mail).
Third-Party Documents	Actual cost of production.

II. PLANNING DEPARTMENT FEES

A. CONSTRUCTION PERMITS

Type	Fee	
Residential: New	\$150 + 2% use tax	
Residential: Addition	\$25 + 2% use tax	
Commercial/Multi Family	\$125 + 2% use tax	
*Residential Fence Permit	\$15 + 2% use tax	
Non-Residential Fence Permit	\$50 + 2% use tax	
Revocable Permit	\$25 + 2% use tax	
Revocable Permit for Sandwich Sign	No charge	
Sign Permit	\$100 per permanent sign	\$15 per temporary sign
Temporary Use Permit, Business Operating in a Parking Lot, or Demolition Permit	\$50	
Monument construction new builds (residential and commercial) will utilize a combined permit to include sidewalks, landscaping and fences related to that property. All related fees will be included on one permit for ease of payment. *There are no fees for existing fences that need to be replaced or repaired.		

B. ENGINEERING REVIEW FEES -fees apply to review of engineering plans

Construction Documents (CD)	\$500 for internal review only
<i>Outside fees such as engineering and consultant fees may be billed directly, which replaces the retainer.</i>	

C. FEES-IN-LIEU

Fees-in-Lieu of Park Land Dedication
1. Pro-rated using the average value of land in the Town, <u>plus</u>, 2. Cost per acre of constructing the improvements for that type of facility
Such fee may be updated from time to time to reflect current market land values and costs of the improvements and shall be adopted by Resolution and included in the Town's fee schedule.
• Average value of land in the Town at \$83,160 per acre • Cost per acre of constructing improvements as documented in the <i>Town of Monument Parks, Trails, and Open Space Master Plan</i> (see Monument Municipal Code § 18.02.350, 18.02.330(B), and 18.02.330(D))

Fees-in-Lieu of School Land Dedication (Based on a District Conducted Fee Study)	
Unit Type	Fee Per Unit
Single-Family Detached	\$2,217.84
Townhouse/Duplex/Single-Family Attached	\$1,412.82
Multi-Family/Other	\$992.39

D. IMPACT FEES

Drainage Impact Fees (2018 El Paso County Drainage Basin Fees)	
Basin Name and Number	Fee Per Impervious Acre
Crystal Creek (FOMO5300) Dirty Woman Creek (FOMO5200) Monument Branch (FOMO03800)	\$18,350
Jackson Creek (FOMO4400)	\$7,263
Palmer Lake (FOMO5400)	\$12,717
Teachout Creek (FOMO4800)	\$5,044
Monument Rock (FOMO4800)	\$7,953
Beaver Creek (FOMO4600)	\$10,970
Police Impact Fees	
Type	Fee
Residential	
Single Family Dwelling	\$799
Single Family Accessory	\$576
Multi Family	\$455
Commercial	
Non-Residential Retail	\$659
Non-Residential Office	\$361
Non-Residential Industrial	\$171
Traffic Impact Fees	
Type	Fee Per Dwelling Unit (DU) or 1,000 Sq. Ft. (KSF)
Single Family	\$707/du
Multi-Family	\$457/du
Industrial	\$515/ksf
Office	\$1,186/ksf
Retail High Trip	\$4,418/ksf
Retail Low Trip	\$2,165/ksf

E. NEW BUILD SITE DEVELOPMENT & INFRASTRUCTURE INSPECTION FEES

Site Preparation, Grading, & Stormwater Drainage	
0-5 Acres	\$150
6-50 Acres	\$350
Over 50 Acres	\$1,000
Potable Water Distribution Systems, Sanitary Sewer Collections, & Transmission Systems	
0-499 Linear Feet	\$250
500-2,500 Linear Feet	\$1,000
Over 2,500 Linear Feet	\$2,000
Pavement (Impervious Surface)	
0-4,999 Square Feet	\$150
5,000-25,000 Square Feet	\$600
Over 25,000 Square Feet	\$1,200
Curbing or Sidewalk, Irrigation	
0-1,000 Linear Feet	\$150
Over 1,000 Linear Feet	\$500
Landscaping	\$50 Per Lot
Dust Control - Disturbed Area Exceeding One (1) Acre in Size	\$50
Tree Removal	
Per Mature Tree - Commercial & Residential New Build/Development Only	\$25 (max. of \$500)
Work Within Town Right-of-Way	
Road Cuts & Restoration	\$200 per lane (omitted bond)
Jack & Bore	\$125 per lane
Maintenance of Traffic	\$100 per application
Final Inspection	
0-5 Acres	\$125
6-50 Acres	\$350
Over 50 Acres	\$600

Outside fees such as engineering and consultant fees may be billed directly.

Note 1: Acceptance of road restoration shall include submittal of subsurface density tests and/or engineer's certification that backfill has been properly compacted and asphalt has been properly installed to meet all applicable standards.

Note 2: A Maintenance of Traffic Plan is required for any work done within a Town right-of-way. The plan must be submitted by a person or entity qualified to prepare such a plan. Work within the right-of-way may not commence until the plan and the installation are approved by the Town.

For any activity not in a listed category including but not limited to investigation fees, fee(s) due and payable pursuant to Chapter 17.09 of the Monument Municipal Code will be assessed at an hourly rate of \$50.

F. OTHER PLANNING FEES

Type	Fee
Zoning Variance: Non-Residential	\$1,000
Zoning Variance: Residential	\$500
Conditional Use	\$500 *
Annexation	\$2,000 if 10 acres or less / \$3,500 if over 10 acres
Pre-Application Meeting	No charge: \$1,000 retainer upon request for consultant review
Additional Review Fee (After 2 Reviews)	\$200: plus \$50/Hour (\$1,000 max. fee per review)
Additional Charges	\$50/hour for additional research (at staff discretion)
CMRS Facility Fees	
Building, Structure or Roof-Mounted, or Freestanding	\$500 **
Small Cell, Microcell Facility, or Small Cell Network	\$270 ***
Applicants will be invoiced for any outside engineering fees. *There may be an additional \$3,000 application fee charged for requests with infrastructure issues; at Planning Department Staff discretion.**For non-recurring fees, including a single up-front application that includes up to five small cell facilities, with an additional \$100 for each small cell facility beyond five, or \$1,000 for non-recurring fees for a new pole (i.e., not a collocation) intended to support one or more small cell facilities. ***Per small cell facility per year for all recurring fees, including any right of way access fee or fee for attachment to Town-owned structures in the right of way.	

Subdivision	Fee	Retainer/Deposit
Preliminary Plat *	\$3,000	\$2,000
Final Plat, Minor Plat, or Replat	\$1,500	\$2,500
Plat, Right-of-Way or Easement of Vacation, Sketch Plan, or Plat Amendment	\$1,000	
Zoning	Fee	Retainer/Deposit
Preliminary PUD* or Site Plan	\$3,500 if 5 acres or less / \$5,000 if over 5 acres	Preliminary PUD - \$2,500 Site Plan - \$3000
Final PUD	\$3,000	\$3,000

PUD Major Amendment	\$2,000	\$2,000
PUD Minor Amendment or Rezoning	\$1,000	\$1,000
Zoning Letters	\$50	
Applicants will be invoiced for any outside engineering fees. *Preliminary/Final concurrent review charged as preliminary.		

III. POLICE DEPARTMENT FEES

Service	Fee
Fingerprinting: Resident	\$10
Fingerprinting: Non-Resident	\$20
Crime Analysis	\$20/hour
Local Background Checks	\$5/hour
Sex Offender Initial Registration	\$30

IV. WATER DEPARTMENT FEES

A. IMPACT FEES

Water Service Size (inches)	Domestic (Potable) Water – Indoor Use or Combined Indoor/Outdoor Use	Irrigation Only
3/4 Typical SFE	\$23,080	\$23,080
1	\$41,030	\$41,030
1 1/2	\$92,320	\$92,320
2	\$123,090	\$180,650
3	\$276,960	\$369,280
4	\$492,730	\$656,500
Multi-Family Units – Indoor Consumption Only, With Separate Irrigation Service		
3/4 (MFU)	\$14,000	

B. NEW TAP/LINE INSPECT, METER SET, & MONTHLY BASE RATE FEES

Water Meter Installation and Monthly Base Rates			
Meter Size (Inches)	Installation Fee	Base Rate/Month	Base Rate/Month Outside Town's Service Boundary
3/4	\$470	\$31.85	\$47.78
1	\$571	\$56.71	\$85.07
1 1/2	\$987	\$127.43	\$191.15
2	\$1,287	\$226.49	\$339.74

3	*	\$509.68	\$764.52
4	*	\$905.94	\$1,358.91
Installation fees include meter, transponder, and installation by Town Staff. *Coordinate with the Water Dept.			

C. OTHER WATER DEPARTMENT FEES

Item	Fee
Town Labor of Installation and Inspection	\$150
Meter Test (tested accurate)	\$125
After Hours/Weekend Trip Fee	\$40
Shut-Off Notice Fee (Effective Upon Issuing a Shut-Off Notice)	\$20
Construction Meter Deposit (\$2,900 Refundable)	\$3,000
Lien Fee	\$100

D. WATER NON-PAYMENT OR REQUESTED TURN OFF/TURN ON FEES

Item	Fee
First Time Shut-off	\$50 per incident
Second Time Shut-off (Within One Year From First Shut-off)	\$100 per incident
Third Time Shut-off (Within One Year From First Shut-off)	\$150 per incident
Late Payment Fees	\$12.50 per month

E. WATER RATES

All water sold by the Town shall be sold at the following rates.

1. Residential/Commercial, mobile-home parks, and multifamily units with residential billing status in the Town; excluding Triview and Village Center Metropolitan Districts:

Volumetric Rates Per Gallon by Use Type

Usage in Gallons	Residential/ Commercial	Residential/ Commercial Outside Town's Service Boundary	Bulk Water for Residential	Bulk Water for Commercial, Government, & Contractors
0 – 3,000g	\$0.013	\$0.020	\$0.016	\$0.030
3,001-6,000g	\$0.014	\$0.021	\$0.023	\$0.032
6,001-12,000g	\$0.015	\$0.023	\$0.025	\$0.034
12,001-24,000g	\$0.016	\$0.024	\$0.027	\$0.036
24,001g+	\$0.017	\$0.026	\$0.029	\$0.038

F. FEES-IN-LIEU OF WATER RIGHTS

- \$30,000 per acre-foot
- Limited to 10% of the total water demand at full buildout



MEMORANDUM

TO: The Honorable Mayor and Town Council
FROM: Jenna Gorney, Senior Planner
DATE: April 6, 2026

SUBJECT: Resolution authorizing the submission of a grant application to the Statewide Internet Portal Authority (SIPA) in the amount of \$250,000 and authorizing use of general fund reserve funds in the amount of \$50,000 for the local match and authorizing the execution of related agreements

PURPOSE.

Request approval of Resolution authorization staff to submit a Statewide Internet Portal Authority (SIPA) grant application in the amount of \$250,000 and authorizing use of General Fund Reserve Funds in the amount of \$50,000 for the local match.

DISCUSSION /ANALYSIS.

The Town of Monument currently relies on permitting and land development processes that involve online systems that can be difficult for applicants and staff to navigate and lack transparency for developers, residents, and public officials. As development activity continues to grow and service expectations increase, the need for a more modern, integrated permitting platform has become increasingly apparent. Implementing updated software would allow the Town to improve workflow efficiency, enhance interdepartmental coordination, and provide more transparent and accessible services to the public.

The Statewide Internet Portal Authority (SIPA) grant program supports local governments in adopting modern digital solutions that improve public access to services and increase operational efficiency. By pursuing this grant opportunity, the Town may be able to offset a portion of the initial costs associated with procuring and implementing a more modern permitting system.

The purpose of this Resolution is to authorize staff to submit a grant application, designate a representative to administer the application process, and allow for the execution of necessary agreements if the grant is awarded. The resolution also establishes a local match commitment of 20% of the requested \$250,000 grant, totaling \$50,000. Approval of this resolution does not obligate the Town to accept the funding but enables staff to pursue this grant opportunity.



Acceptance of the grant, including any financial commitments related to implementation, subscription, or maintenance costs, would be evaluated further and incorporated into future budget discussions.

A 20% local match represents a sensible and responsible investment that demonstrates the Town's commitment to modernizing its permitting process while leveraging external funds to maximize public benefit.

Strategic Priorities (2026-2028)

- ☒ **Ensure Long-Term Financial Health and Sustainability.** Pursuing grant funding helps reduce the financial burden on the Town while investing in efficient systems that can lower long-term operational costs.
- ☒ **Strengthen Community Engagement.** Modern permitting software will improve accessibility, transparency, and communication with residents, contractors, and developers, and elected and appointed officials through online services and real-time information.
- ☒ **Enable Responsible Community Development.** Streamlined and consistent permitting processes support predictable, accountable, and efficient development review, fostering responsible growth in the Monument community.
- ☒ **Reinforce a Positive Work Culture.** Providing staff with modern tools improves internal workflows, reduces manual processes, and supports a more productive and professional work environment

The Statewide Internet Portal Authority (SIPA) offers grant funding on a biannual cycle, with awards in the spring and fall. The current spring application deadline is April 10. To ensure this permitting software project can be considered as part of the Town's 2027 budget planning process, staff is seeking to meet this application deadline.

FISCAL IMPACT.

Staff are seeking the Town Council's approval to submit the SIPA grant and are requesting Council approval of the \$50,000 local match.

RECOMMENDED ACTION.

Approve Resolution No. 24 - 2026 authorizing the submission of a SIPA grant application in the amount of \$250,000 with a minimum local match of 20% or \$50,000 and authorize the execution of related agreements.

TOWN OF MONUMENT
645 Beacon Lite Road
Monument, CO 80132



PLANNING DEPARTMENT
719-884-8015
www.townofmonument.org/planning

ATTACHMENTS.

1. Resolution No. 24-2026 - A Resolution Authorizing the Submission of a Grant Application to The Statewide Internet Portal Authority (SIPA) in the Amount of \$250,000 and Authorizing Use of General Fund Reserve Funds in the Amount of \$50,000 for the Local Match and Authorizing the Execution of Related Agreements

**TOWN OF MONUMENT
RESOLUTION NO. 24-2026**

**A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION
TO THE STATEWIDE INTERNET PORTAL AUTHORITY (SIPA) IN THE AMOUNT
OF \$250,000 AND AUTHORIZING USE OF GENERAL FUND RESERVE FUNDS IN
THE AMOUNT OF \$50,000 FOR THE LOCAL MATCH AND AUTHORIZING THE
EXECUTION OF RELATED AGREEMENTS**

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and Town’s Home Rule Charter and approved by the electors on November 8, 2022; and

WHEREAS, the Town of Monument is committed to providing efficient, transparent, and high-quality public services to residents, businesses, and development stakeholders; and

WHEREAS, the Town Council has identified as a strategic priority the enhancement of operational efficiency and service delivery through the adoption of modern technology solutions; and

WHEREAS, the Town Council has further prioritized improving customer experience and accessibility by streamlining processes related to permitting, planning, and land development services; and

WHEREAS, the Town’s current permitting and land development processes would benefit from upgraded software systems that improve workflow efficiency, interdepartmental coordination, data accuracy, and public access to services; and

WHEREAS, grant funding is available through the Statewide Internet Portal Authority (SIPA) to support local governments in implementing digital government solutions, including permitting and land management systems; and

WHEREAS, the Town of Monument desires to apply for such grant funding to offset the costs associated with the procurement and implementation of new permitting and land development software; and

WHEREAS, participation in this grant program may require the Town to enter into agreements and assume certain financial and operational responsibilities related to the implementation and ongoing use of the software.

WHEREAS, the Town intends to apply for the SIPA Grant requesting \$250,000 and is proposing a 20% local match of \$50,000; and

WHEREAS, use of \$50,000 in General Fund Reserve Funds requires Town Council Authorization;

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MONUMENT, COLORADO AS FOLLOWS:

Section 1. Authorization to Apply.

The Town Council hereby authorizes the submission of a grant application to the Statewide Internet Portal Authority (SIPA) for funding to support the procurement and implementation of permitting and land development software.

Section 2. Designation of Authorized Representative.

The Director of Planning, or their designee, is hereby authorized to act as the Town's official representative for the purpose of preparing, submitting, and managing the grant application.

Section 3. Authorization to Execute Agreements.

If the grant is awarded, the Town Manager or other appropriate authority, upon approval as required by Town policy, is authorized to execute all necessary agreements, contracts, and related documents to accept and implement the grant funding.

Section 4. Financial Commitment.

The Town acknowledges that acceptance of the grant may require financial commitments, including matching funds, subscription costs, or ongoing maintenance expenses, and agrees to budget and appropriate such funds in accordance with applicable laws and policies.

Section 5. No Obligation to Accept Grant.

Approval of this Resolution authorizes the submission of a grant application only and does not obligate the Town to accept grant funding if awarded. Acceptance of any grant award shall be subject to further review and approval in accordance with applicable Town policies and procedures.

Section 6. Procurement Compliance.

All procurement and contracting related to the project funded by the grant shall be conducted in accordance with the Town of Monument's purchasing policies and all applicable local, state, and federal laws and regulations.

Section 7. Effective Date.

This Resolution shall take effect upon its approval and adoption.

PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 6th day of April 2026, by a vote of for and against.

TOWN OF MONUMENT

ATTEST:

Mitch LaKind, Mayor

Tina Erickson, Town Clerk



TOWN OF MONUMENT COUNCIL MEMORANDUM

TO: Mayor and Town Council

FROM: Jonathan Rigaud, Water Manager

DATE: March 26, 2026

SUBJECT: Resolution No. 25-2026 – Temporary Modification of Watering Procedures

STRATEGIC PRIORITIES (2026–2028)

- ☒ **Ensure Long-Term Financial Health and Sustainability** - Supports long-range financial health, forecasting and sustainability to ensure efficient and resilient municipal services.
- ☐ **Strengthen Community Engagement** - Enhances community engagement, and strengthens communication and collaboration with residents, partners, and neighboring communities.
- ☐ **Enable Responsible Community Development** - Establishes clear, accountable plans, processes, and procedures for responsible and enduring community development and growth.
- ☐ **Reinforce a Positive Work Culture** - Promotes a positive and professional work culture that attracts and retains top talent and enhances high-quality service delivery to the community.

BACKGROUND

From late 2025 into early 2026, the Colorado Front Range experienced below-average precipitation and above-average temperatures, resulting in increased heat stress and evaporative demand across the region. These conditions typically lead to earlier and more intensive residential irrigation use.

Within the Town of Monument, seasonal irrigation demand during the summer months routinely exceeds municipal potable water demand by more than twofold, placing significant strain on the water system during peak periods.

DISCUSSION / ANALYSIS

While a wetter-than-average spring could help reduce system demand, continued dry conditions are likely to result in elevated irrigation usage earlier in the season. To proactively manage this risk,

staff recommends temporarily extending the timeframe for watering procedures for the 2026 irrigation season.

Although the aquifers supplying the Town's water system may be less immediately impacted by drought conditions, increased demand results in longer pump run times. This accelerates wear on critical infrastructure and increases the likelihood of mechanical failures.

The Town's primary responsibility is to provide safe, reliable drinking water. Temporarily extending the watering procedures is a prudent, preventative measure to reduce peak demand, protect system infrastructure, and maintain service reliability.

Pros:

- Reduces peak seasonal water demand
- Decreases pump run times and associated equipment wear
- Helps preserve aquifer levels
- Lowers the risk of service interruptions or emergency outages
- Supports proactive system management, which is generally more cost-effective than reactive repairs

Cons:

- Potential for public dissatisfaction or pushback
- Possible impacts to landscaping and irrigation-dependent businesses
- Minor increases in enforcement and public outreach efforts
- Potential reduction in irrigation-related revenue

Maintaining the current timeframe for watering procedures may avoid short-term public concerns and enforcement costs but increases the risk of prolonged peak demand, accelerated infrastructure wear, unplanned outages, and higher long-term repair or replacement costs.

IMPACT

There may be a modest reduction in irrigation-related water revenue. However, this may be offset by avoided costs associated with emergency repairs, system failures, or unplanned service disruptions.

RECOMMENDED ACTION

Staff recommends approval of Resolution No. 25-2026, which would temporarily modify the timeframe for watering procedures from May 15–September 30 to April 7 through October 30, 2026, in order to reduce demand on the Town's water system.

ATTACHMENTS

Resolution No. 25-2026

**TOWN OF MONUMENT
RESOLUTION NO. 25-2026**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MONUMENT,
COLORADO, TEMPORARILY MODIFYING THE TIMEFRAME FOR
WATERING PROCEDURES TO REDUCE DEMAND ON THE TOWN'S WATER
SYSTEM**

WHEREAS, Section 13.04.110 of the Monument Municipal Code establishes watering procedures for the period beginning May 15 and ending September 30 of each year; and

WHEREAS, Section 13.04.110(B) authorizes the Town Council, by resolution, to modify or suspend such watering procedures; and

WHEREAS, the Town is experiencing drought conditions, increased temperatures, and reduced precipitation, which are contributing to increased water demand; and

WHEREAS, the Town's Water Department has identified a potential for increased strain on the water system, including impacts to water production capacity; and

WHEREAS, Town staff recommends temporarily modifying the time frame for watering procedures in order to reduce demand on the Town's water system during the 2026 irrigation season.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF MONUMENT, COLORADO THAT:**

Section 1. Pursuant to Section 13.04.110(B) of the Monument Municipal Code, the Town Council hereby modifies the time frame for watering procedures for the 2026 irrigation season.

Section 2. For calendar year 2026 only, the watering procedures set forth in Section 13.04.110 shall be in effect from April 7, 2026, through October 30, 2026, instead of May 15 through September 30.

Section 3. Except as expressly modified herein, all other provisions of Section 13.04.110 shall remain in full force and effect.

Section 4. The Town shall make reasonable efforts to inform the public of the modified watering procedures established by this Resolution. Such efforts may include, but

are not limited to, posting notice on the Town’s official website, distribution through the Town’s social media channels, and notification through utility billing communications and newsletters. The Town Manager, or designee, is authorized to implement such outreach measures as deemed appropriate to ensure public awareness.

PASSED AND ADOPTED by the Town Council of the Town of Monument, Colorado, this 6th day of April, 2026, by a vote of ____for and ____against.

TOWN OF MONUMENT, COLORADO

By: _____
Mitch LaKind, Mayor

Attest:

Tina Erickson, Town Clerk

TOWN OF MONUMENT

RESOLUTION NO. 30-2026

**A RESOLUTION FOR THE TOWN COUNCIL TO APPROVE THE PURCHASE OF
SHADOW SYSTEMS HANDGUNS AND REQUIRED ACCESSORIES FOR
MONUMENT POLICE DEPARTMENT OFFICER ON-DUTY USE**

WHEREAS, the Monument Police Department is charged with the safety and protection of the Town of Monument.

WHEREAS, the citizens of Monument voted for the 2F ballot measure in 2021 to provide the police department with additional funds to purchase equipment, including firearms.

WHEREAS, in 2025, the Police Department's staff determined its handgun inventory needed to be replaced, with the initial police officer handgun transition to the Shadow Systems product occurring that year.

WHEREAS, the Police Department's staff has reviewed the needs of the agency, determining the purchase of 27 Shadow Systems handguns with accessories is required to effectively equip the remainder of the sworn police officers with the modern, high quality, and capable Shadow Systems handgun.

WHEREAS, three separate quotes for the firearms and accessories were received, with On Target Solutions providing the lowest bid (\$26,912.53).

WHEREAS, the Police Department's staff specifically allocated funds in the 2026 2F budget to accommodate these purchases (\$29,750).

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF MONUMENT, COLORADO THAT:**

The Town Council hereby approves the purchase of 27 Shadow Systems handguns with accessories from On Target Solutions totaling approximately **\$26,912.53**.

PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 6th day of April 2026 by a vote of ____ for and ____ against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Tina Erickson, Town Clerk



On Target Solutions, LLC

19250 Wakonda Way
Monument, CO 80132
719.310.7099

Invoice

Date	Invoice #
3/3/2026	2666

Bill To
Monument Police Department 645 Beacon Lite Rd. Monument, CO 80132

Terms
Due on Receipt

Quantity	Description	Rate	Amount
27.00	Shadow Systems XR920 with 3 dot tritium optic height sights Part # ML-3306-3D - LE/MIL Agency Purchase CO Excise Tax Exempt - LE Agency Sale	448.00	12,096.00T
27.00	Streamlight TLR1-HL - SKU 69260	144.99	3,914.73T
10.00	Shadow Systems CR920X or CR920 with 3 dot tritium optic height sights Part #ML 4306-3D or 5306-3D - LE/MIL Agency Purchase CO Excise Tax Exempt - LE Agency Sale	405.00	4,050.00T
10.00	Trijicon RMRcc - SKU CC06-C-3100001 - 3.25 MOA - Black	492.00	4,920.00T
10.00	Trijicon RMR Sealing Plate	9.00	90.00T
10.00	Holster - Galco Hornet - Black - RH or LH	99.00	990.00T
10.00	Mag Pouch - Blade Tech Total Eclipse Single Mag - Black or Safariland 074-83-61 - Black	38.79	387.90T
10.00	Mag and Cuff Pouch - Gould & Goodrich GG-B841-3 - Black (LH or RH) or Safariland 573-83-131 - Black (LH or RH)	46.39	463.90T

Make all checks payable to On Target Solutions.

Subtotal	\$26,912.53
Sales Tax (0.0%)	\$0.00
Total	\$26,912.53
Payments/Credits	\$0.00
Balance Due	\$26,912.53

2026 Handgun Quote 2

KyGunCo

- XR920 Foundation - \$649 per unit x 27 = \$17,523
 - CR920 Foundation - \$579 per unit X 10 = \$5,790
 - Trijicon RMRcc 3.25 MOA dot - \$501.52 x 10 = \$5,015.20
 - Shipping - \$13.94
 - Vendor Mandated Shipping Insurance - \$354.10
- Total from KYGunCo - \$28,696.24

Optics Planet

- C&H Precision Trijicon RMRcc Sealing plate - \$24.99 per unit x 10 = 249.90
 - Galco Hornet for Glock 43x MOS - \$76.79 x 10 = \$767.90
 - Safariland 074-83-61 single mag pouch \$33.20 x 10 = \$332.00
 - Gould and Goodrich 841-3 Mag and cuff pouch \$61.99 x 10 = \$619.90
- Total from Optics Planet \$1,969.70

Primary Arms

- Streamlight TLR1-HL Tactical Weapon Light - \$179.99 Per unit x 27 = \$4,859.73

Total Cost Quote 2 = \$35,525.67



\$28,696.24²

Ships from
Bardstown, KY **\$23,604.41**

Billing Details

Enter the billing address associated with
your payment method.

Contact

First Name

Last Name

Phone #

Address

Street

Street 2

Optional

City

S...

Postco...



SHADOW SYSTEMS XR920 9mm 4"
17rd - LE Edition **\$17,523.00**
\$649.00 × 27



SHADOW SYSTEMS CR920X LE 9mm
3.4" 15rd - Black **\$5,790.00**
\$579.00 × 10

Shipping Insurance **\$291.41**

Ships from
Shreveport, LA **\$5,091.83**



TRIJICON RMRcc 1x13 3.25MOA Reflex
Red Dot Sight | Black **\$5,015.20**
\$501.52 × 10

Shipping and Handling **\$13.94**

Shipping Insurance **\$62.69**

Shipping Insurance **\$354.10**

Shipping and Handling **\$13.94**

Grand Total \$28,696.24

BACK TO FULFILLMENT

CONTINUE TO SHIPPING



C&H Precision Weapons Trijicon RMRcc Sealing Plate, RD-RMR-CC-SEALING-PLATE
Red Dot Sights-Footerprint: RMR Optic Cut: Trijicon RMRcc
Code: 5HT-SAP-CHRCSS-RD-RMR-CC-SEALING-PLATE

\$24.99 [10](#) [remove](#) [save for later](#) \$249.90

Get **\$5.00 OP Bucks**



Gould & Goodrich Cuff/Mag Case w/Belt Loops, Colt 9mm/.40, Right Hand, Black, B841-3
Color: Black Finish: Plain
of Mag Pouch Compartments: 1 Belt Width: 2.25 in
of Mags Held in Each Compartment: 1 Hand: Right
Gun Make: Ruger Gun Model: Beretta Cheetah 84
Single/Double Cuff: Single Cuff Caliber: 9mm Luger
Accessory Attachment System: Belt Loop
Fastener/Closure Type: Tension Screw
Code: 7G-H4-ACEAFA-B841-3

\$61.99 [10](#) [remove](#) [save for later](#) \$619.90

You Save \$109.10 (15%)

Get **\$12.40 OP Bucks**



Safariland 074 Concealment Magazine Holder, Paddle - Plain Black, Right Hand 074-83-61
Color: Black Finish: Plain
of Mag Pouch Compartments: 1 Hand: Right
Gun Make: Glock Gun Model: Glock 17, Glock 22
Belt Width: 1.5 in Accessory Attachment System: Belt Loop
Condition: New
Code: DS-MZ-074CHP-074-83-61

\$33.20 [10](#) [remove](#) [save for later](#) \$332.00

You Save \$83.00 (20%)

Get **\$6.60 OP Bucks**



Galco Hornet Belt Leather Holster, Glock 43/Glock 43X, Right Hand, Plain, Black, HT800B
Color: Black Gun Make: Glock
Gun Model: CZ P-10 M, Glock 43, Glock 43X, Glock 43X MOS, Mossberg MC1sc, Taurus GX4
Hand: Right Holster Type: Outside the Waistband Holster
Accessory Attachment System: Belt Loop Finish: Plain
Application: Concealment Belt Loop/Snap Width: 1.5 in
Fastener/Closure Type: Open Top Condition: New
Cant: Forward
Code: GC-HT5-GAL-HT-HT800B

\$76.79 [10](#) [remove](#) [save for later](#) \$767.90

You Save \$222.10 (22%)

Get **\$15.40 OP Bucks**

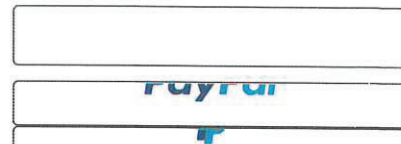
Grand Total (40 items)

\$2,568.84 **\$2,071.03**

You Save **\$497.81 (19%)**

[CHECKOUT NOW](#)

Alternative Payment Methods



Order Summary (40 items)

Order Subtotal \$1,969.70
Est. Sales Tax (CO) \$101.33
Shipping Subtotal **FREE**

Grand Total \$2,071.03

[Log In](#) or [Register](#) to earn **\$39.40 OP Bucks**

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[United States](#)

[80132](#)

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3 to 5 business days

\$87.09

☐ Expedited Shipping

3 business days

\$203.33

☐ Two-Day Shipping

2 business days

\$294.18

☐ One-Day Shipping

1 business day

\$585.58

Saved for Later



US Peacekeeper MRAT Case 32in. Black 114153
Color: Black Gun Type: Rifle Length: 32 in Condition: New
Gun Model: M4
Code: UP2-GC-114153

\$61.99 [remove](#) [move to cart](#)



Aimpoint Duty RDS MR Reflex Red Dot Sight, 1x39mm, 2 MOA Dot/65 MOA Circle, Multi Reticle, Black, 200985
Color: Black Reticle: 2 MOA Dot/65 MOA Circle
Illumination Color: Red
Code: AI-RD-DRDSMR-200985

\$599.00 [remove](#) [move to cart](#)



Magpul Industries PMAG GEN M3 AR-15/M16/M4 Rifle Magazine, .223 Rem/5.56x45mm NATO, 30 Round, Black, 1 Pack, Polymer, MGMPIS57BLK-30RD
Color: Black Magazine Capacity: 30 Round
Caliber: .223 Remington, 5.56x45mm NATO Gun Make: AR Platform
Gun Model: AR-15 Quantity: 1 Condition: New
Code: 55-RM-100993-MAG557-BLK-30RD

\$14.99 [remove](#) [move to cart](#)



Magpul Industries MS4 Dual QD - Multi-Mission Sling GEN 2, Black MAG518-BLK
Color: Black Attachment Type: Quick Detach Condition: New
Code: 55-CS-MS4SL-MAG518-BLK

\$61.99 [remove](#) [move to cart](#)

Suggested Accessories

1-30 / 30

Best Rated



Norma Range Training FMJ
9mm Luger 124 grain Full
Metal Jacket Brass Cased

(41)

List: ~~\$24.99~~ (Save 49%)

\$12.69

\$0.25/Round

ADD TO CART

Blazin' Deal



SIG SAUER Romeo Zero
Elite 1x24mm Reflex Sight,
3 MOA Red Dot, Black,

(123)

List: ~~\$239.99~~ (Save 53%)

\$112.99

ADD TO CART



Fiocchi 9mm Luger 0 Grain
Brass Blank Ammo, 50
Rounds, 9MMBLANK

List: ~~\$40.59~~ (Save 24%)

\$30.99

\$0.62/Round

ADD TO CART

Best Rated



Strike Industries Exter
Magazine Plate for Glo
9mm and Glock 22, 40

(45)

List: ~~\$28.82~~ (Save 24%)

\$21.99

ADD TO CART

Related Products

1-30 / 30

Best Rated



3 models

Federal Premium 9 mm
Luger 115 Grain Full Metal
Jacket Brass Pistol

(30)

As Low As (Save Up to 38%)

\$13.69

\$0.27 - \$0.34/Round

On Sale



59 models

Galco Fletch High Ride
Leather OWB Belt Holster

(22)

As Low As (Save Up to 42%)

\$103.99

Best Rated



6 models

Magpul Industries PMAG 10
GL9, Glock 17/19 10-Round
9mm Magazine

(57)

As Low As (Save Up to 51%)

\$14.99

Best Rated



2 models

Mec-Gar Beretta 84 CF
.380 ACP 13 Round Pis
Magazine

(1)

As Low As (Save Up to 1

\$33.99

Products You Might Like

1-12 / 12



3 models

C&H Precision Weapons
Comp Optic Sights

(6)

As Low As (Save Up to \$80.00)

\$249.99



37 models

Gould & Goodrich K-Force
Lined Duty Belt w/4 Row
Stitched

As Low As (Save Up to \$112.00)

\$13.49



(6)

List: ~~\$42.51~~ (Save \$1.62)

\$40.89



26 models

Galco Concealable Belt
Holsters, Leather

(31)

As Low As (Save Up to \$

\$93.49



GO

27

Home (/) > Shopping Cart

SHOPPING CART

1 Product, 27 Items

Items in your cart may still be purchased by other customers until checkout is complete. They are not allocated to your order until payment is processed.

Quick Add

Proceed to Checkout



(/streamlight-tlr1-hl-weapon-light-1000-lumens)

Streamlight TLR-1 HL Tactical Weapon Light - 1000 Lumens - Black (/streamlight-tlr1-hl-weapon-light-1000-lumens)

\$179.99

SKU: STL69260

Quantity:

- 27 +

Amount:\$4,859.73

☒ In Stock

Edit (/streamlight-tlr1-hl-weapon-light-1000-lumens?

quantity=27&source=cart&internalid=item3538set83699698)

ORDER SUMMARY

SUBTOTAL 27 ITEMS

\$4,859.73

\$259.27/mo with **credova**

Subtotal Does Not Include Shipping Or Tax

Checkout

Have a Promo Code? Please proceed to Checkout to enter the coupon code

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✓ In Stock

★★★★★

Streamlight TLR-1 HL
Tactical Weapon Light -
1000 Lumens - Black
(/Streamlight-Tlr1-Hl-
Weapon-Light-1000-
Lumens)

\$179.99

✓ In Stock

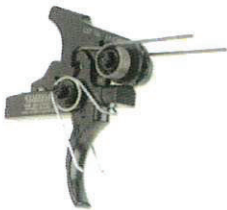
★★★★★

Streamlight ProTac Rail
Mount HL-X 1000 Lumen
Weapon Light With
Tapeswitch (/Streamlight-
Protac-Rail-Mount-Hl-X-
1000-Lumen-Weapon-Light-
Tapeswitch)

\$149.99

00

CUSTOMERS WHO BOUGHT THIS ITEM ALSO BOUGHT



(/geissele-automatics-super-semi-
automatic-enhanced-ssa-e-two-
stage-ar-15-trigger-.154in)



(/magpul-m-lok-qd-sling-mount-
mag606)



(/streamlight-protac-rail-mount-hl-
x-1000-lumen-weapon-light-
tapeswitch)



(/bcm-gunfighter-mod-3-v
grip-m-lok-black)



✓ In Stock

★★★★★

Geissele Automatics Super Semi-
Automatic Enhanced SSA-E Two
Stage AR-15 Trigger (/Geissele-
Automatics-Super-Semi-Automatic-
Enhanced-Ssa-E-Two-Stage-Ar-15-
Trigger-.154in)

\$245.00

✓ In Stock

★★★★★

Magpul M-LOK QD Sling Mount
(/Magpul-M-Lok-Qd-Sling-Mount-
Mag606)

\$18.95

✓ In Stock

★★★★★

Streamlight ProTac Rail Mount HL-X
1000 Lumen Weapon Light With
Tapeswitch (/Streamlight-Protac-
Rail-Mount-Hl-X-1000-Lumen-
Weapon-Light-Tapeswitch)

\$149.99

✓ In Stock

★★★★★

BCM GUNFIGHTER Vertic
Mod 3 - M-LOK - Black (/
Gunfighter-Mod-3-Vertical-
Lok-Black)

\$18.95



00



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Handguns and Accessories Quote 1

Adamson Police Supply

- XR920 Foundation 509T cut 3 dot Tritium - \$470 per unit x27 = \$12,690
- CR920 X Foundation Optics Ready 3 dot tritium - \$425 per unit x10 = \$4,250
- TLR-1 HL 1000 Lumen light - \$166 per unit x27 = 4,482
- Total cost for Adamson - \$21,422

Brownells

- Trijicon RMRcc 3.25 Moa Optic - \$521.85 per unit x 10 = \$5,218
- Shipping = \$12.99
- Total = \$5,231.49

C&H Precision

- RMRcc Sealing plate - \$14.99 per unit x 10 = \$149.90
- Total Cost with \$10 shipping - \$159.90 without tax and fees

Galco Gun Leather

- Hornet Holster G48 MOS \$99.00 Per unit x 10 = \$990
- \$22.25 shipping
- Total From Galco = \$1,012.25

Safariland

- 074-83-61 magazine Pouch \$41.50 per unit x 10 = \$415

Gould and Goodrich

- #841-3 mag and cuff pouch \$72.99 x 10 = 729.90

Total Cost = \$28,970.54



Quotation

DATE: Dec 23, 2025 PAGE: 1

ORDER NUMBER: CO129841

3763 Imperial Street, Unit A
Frederick, CO 80516
PH: (877) 833-4699 FX: (303) 833-4762

Sold To

MONUMENT POLICE DEPT.
ATTN: ACCTS PAYABLE
P.O. BOX 325
645 BEACON LITE RD
MONUMENT, CO 80132-9143

Ship To

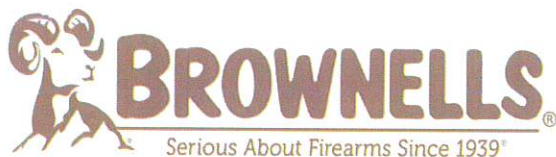
MONUMENT POLICE DEPT.
ATTN: MORGAN CHAPMAN
P.O. BOX 325
645 BEACON LITE RD
MONUMENT, CO 80132-9143

REFERENCE	PO NUMBER	CUSTOMER NO	SALESPERSON	ORDER DATE	SHIP VIA	TERMS
MICHAEL O	SHADOW SYSTEMS	CO288	MICHAEL O	Dec 23, 2025	FED04	NETO30

QUANTITY			ITEM NUMBER	DESCRIPTION	UNIT PRICE	UNIT	AMOUNT
ORD	SHIP	B/O					
27	0	27	817/ML-3306-39	XR920 9MM FOUNDATION 509T CUT 17RD 3 DOT TRIT	470.00	EA	12,690.00
10	0	10	817/ML-5306-3D	S.S. CR920X 9MM FOUNDATION O.R. GRN TRIT SIGHTS 3 15RD MAGS	425.00	EA	4,250.00
27	0	27	888/69260	TLR-1 HL 1000 LUMEN LED WEAPON LIGHT	166.00	EA	4,482.00
			MC0009	FREIGHT ON MERCHANDISE - COLORADO FREIGHT-SHIPING TO BE DETERMINED			0.00
THIS QUOTE IS VALID FOR 30 DAYS							

Subtotal	21,422.00
Total Sales Tax	0.00
Total Order	21,422.00

Original



3006 Brownells Parkway
Grinnell IA 50112
United States

QUOTATION

Customer: 2500169571

BILL TO
MONUMENT POLICE DEPARTMENT 645 Beacon Lite Rd Monument CO 80132

SHIP TO
MONUMENT POLICE DEPARTMENT 645 Beacon Lite Rd Monument CO 80132

Quote Details
Quotation no: 9000008375 Quote Date: 2026-01-21 Valid until Date: 2026-02-20 PO #:

Item #	Name	Qty	Sales Price	Discount Price	Amount
892100020	RMRC 3.25 MOA RED DOT SIGHT BLACK	10	521.85		5,218.50

Net Order Value	\$5218.50
	\$
Shipping Fee	\$12.99
Order Total	\$5,231.49
Total	\$5,231.49

Quotes hold prices at the listed quantity only.

Phone: 800-741-0015

Website: www.brownells.com

Page 1 of 1



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Shipping costs updated.

1
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2
Shipping and Checkout

3
Confirmation



Trijicon RMRcc Sealing Plate
\$14.99
Quantity:
Subtotal:



10
\$149.90

Coupon code

APPLY COUPON

UPDATE CART

Subtotal \$149.90

Shipping

- ☐ UPS Ground (No P.O. Boxes): \$10.00
- ☐ 2 BUSINESS DAYS - UPS (No P.O. Boxes): \$20.00
- ☐ 1 BUSINESS DAY - UPS (No P.O. Boxes): \$32.00

Shipping to Monument, CO 80132.

[Change address](#)

Retail Delivery Fee	\$0.00
State Sales Tax	\$4.64
County Sales Tax	\$1.96
Special Sales Tax	\$1.60
Retail Delivery Fee	\$0.28
Total	\$168.38

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Torx Bits T8 / T10

\$4.99

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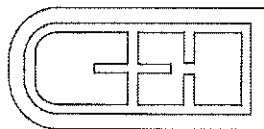
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Richmond Hill GA 31324
912-445-5803

M-T 8am-5pm Eastern
F 8am-12pm Eastern



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TOWN OF MONUMENT

RESOLUTION NO. 27-2026

**A RESOLUTION APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT
WITH PROJECT COBALT.**

WHEREAS, the Town of Monument (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town’s Home Rule Charter approved by the electors on November 8, 2022 (“Charter”); and

WHEREAS, the Town Council has identified the need to ensure long-term financial health and sustainability as a strategic priority for 2026–2028, including supporting prudent financial planning, long-range forecasting, and responsible investment in order to maintain efficient, resilient, and high-quality municipal services for the benefit of the Monument community; and

WHEREAS, Company intends to develop certain property within the Town as a manufacturing facility; and

WHEREAS, the Town desires to provide financial assistance to Company related to the development and construction of the Facility and building costs necessary for Company’s development of the Facility within the Town (the “Project”); and

WHEREAS, the proposed Project will provide tax revenues, employment opportunities for Town residents, and opportunities for products and goods for consumers from within and outside the Town; and

WHEREAS, the Town Council finds that entering into this Agreement will serve to provide benefit to and advance the public interest and welfare of the Town and its citizens by securing the location of this economic development project within the Town; and

WHEREAS, the Town Council finds that the economic and tax benefits to the Town and its residents is sufficient consideration to enter into this Agreement upon the terms and conditions described hereafter.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF MONUMENT, COLORADO THAT:**

Section 1. The Town Council hereby approves an Economic Development Agreement with Project Cobalt.

PASSED AND RESOLVED by the Town Council of the Town of Monument, El Paso County, Colorado, this 6th day of April, 2026 by a vote of for and against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Tina Erickson, Town Clerk