



**MONUMENT TOWN COUNCIL
REGULAR MEETING AGENDA
TUESDAY, SEPTEMBER 8, 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: 408 250 029#

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 - September 8, 2026
- b. Meeting Minutes - August 17, 2026
- c. Invoices Over \$25K
- d. Resolution No. 66-2026 - A Resolution Appointing an Alternate Member of the Planning Commission - *(Dan Ungerleider)*

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. Proclamations:

- a. Creek Week

6. Presentations:

- a. E-Bike Enforcement - *(Lt. Mitch Mihalko)*

7. Liquor License Authority:

- a. A Public Hearing to Consider a New Beer and Wine Liquor License for Milano Nail Spa Monument Located at 1036 W. Baptist Road - *(Tina Erickson)*

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

- a. Ordinance No. 20-2026 - An Ordinance Repealing Subsection 12.28.125(I) of the Monument Municipal Code Related to the Waiver of Parking Permit Requirements During Town Sponsored Special Events - *(Laura Hogan)*

- b. Ordinance No. 23-2026 - An Ordinance Granting Approval of the Final Planned Unit Development Plan for the 7 Brew Drive Thru Coffee, Located at 15822 Jackson Creek Parkway - (*Rey Medina*)
- c. Ordinance No. 24-2026 - An Ordinance Granting Approval of the Final Planned Unit Development Amendment Plan For Native Sun Construction, Located at 15010 Woodcarver Road - (*Rey Medina*)

9. Resolutions:

- a. Resolution No. 67-2026 - A Resolution Authorizing Submission of a Federal Lands Access Program Grant Application - (*Jennifer Phillips*)
- b. Resolution No. 68-2026 - A Resolution Authorizing a New Tap to Be Installed to Two (2) Out of District Commercial Buildings - (*Jon Rigaud*)

10. Future Agenda Item Authorization:

- a. National Veterans Small Business Week Proclamation on Oct. 5

11. Council Comments:

12. Adjournment:

**MONUMENT TOWN COUNCIL
MEETING MINUTES**

Monday, August 17, 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- arrived at 6:35pm Councilmember Kenneth Kimple Councilmember Laura Kronick Councilmember Chad Smith		Madeline VanDenHoek, Town Manager Patrick Regan, Police Chief Tina Erickson, Town Clerk Ashley Hernandez-Sclagel, Town Attorney Will Williams, Director of IT Jennifer Phillips, Director of Finance/ Interim Public Works Director Laura Hogan, Director of Administration Dan Ungerleider, Director of Planning Jenna Gorney, Senior Planner Rey Medina, Planner I Andrew Archuleta, Assistant Public Works Director Jonathan Rigaud, Water Manager	
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 - August 17, 2026
- b. Meeting Minutes - August 3, 2026
- c. Invoice Over 25K

e. Resolution No. 63-2026 - A Resolution for the Town Council to Approve the Purchase of Shadow Systems Handguns and Required Accessories For Monument Police Department Officers' On-Duty Use

f. Resolution No. 65-2026 - A Resolution Approving a Change Order For Heart of Monument Parking Lot

g. Liquor Licensing Authority - Festival Permit Application From Goat Patch Brewing Company For Pours in the Park Event at Limbach Park on Sept. 19, 2026

Councilmember Laura Kronick made a motion to modify the consent agenda to remove resolution no. 56-2026 from the consent agenda for further discussion.

Councilmember Laura Kronick made a motion to approve the consent agenda as modified and the motion was seconded by Mayor Pro Tem Steve King. Roll call vote was taken and the motion passed 5 to 1.

Councilmember Chad Smith opposed the motion.

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.*

-No public comments were received.

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

a. Ordinance No. 15-2026 - (Continued from Aug. 3) An Ordinance Granting Approval of the Falcon Commerce Center Phase 2 Preliminary PUD Major Amendment Located in the South 43 Acres of Falcon Commerce Center Known As Area D

Gorney re-introduced ordinance no. 15-2026 and provided a timeline of events that have occurred since August 3, 2026 Town Council meeting. Due to scheduling conflicts a meeting with USAFA, Councilmember Chad Smith, Mayor Pro Tem Steve King, the developer, the applicant and town staff, the meeting was unable to be conducted. Ungerleider read a statement into the record provided by Amy Kelley with USAFA stating the impacts and concerns with the proposed project. Mayor Mitch LaKind opened the public hearing, Mayor Mitch LaKind closed the public hearing. Tom Blunk with CP Realestate Capitol representing the owners Falcon Commerce Center, Falcon Commerce center is roughly 12% land area left before completion. Prior council had requested other alternatives for the south 43 acres. The project initially included 500 mufti-family units and 205k sf lite industrial, Classic Homes has since proposed the solution of low density homes for residents. Blunk spoke in response to the statement by the USAFA to include drainage, security issues with trespassing concerns and the drones that were mentioned. Steve Schlosser with Classic Homes spoke on the density of the proposed community, security as well as drone activities that the residents may encounter when purchasing a home in the area and stated a covenant could have language to prohibit the usage of drones. Mayor Mitch LaKind questioned if a

covenant was legally allowed to prohibit usage of drones or purchasing the drones. The council had further discussion around airspace, regulations and flying drones. Andrea Barlow with NES was available for questions on the presentation provided at the last meeting. Councilmember Marco Fiorito stated his concerns for homeowners purchasing homes with the exercises that occur at Jacks Valley and USAFA training; concerned about the increased workload on staff with managing complaints from citizens. Councilmember Laura Kronick is concerned about how people break HOA rules and regulations; agrees with Councilmember Marco Fiorito's concerns; would like to have seen better efforts to include USAFA every step of the way. Councilmember Sana Abbott is not in favor of this project, and does not want homes so close to a military base. Mayor Mitch LaKind pointed out that USAFA is the most active runway; agrees with fellow councilmembers concerns; stated this is the second time this applicant has tried to place homes near a military base installation; appreciates the reduced density. Councilmember Chad Smith appreciated the process; stated the applicant currently has a use for the property which is high-density apartments; likes this project better. Kenneth Kimple is concerned about drainage and problematic evacuations; concerned about the future plans for Aardvark Park and Jacks Valley operations. Mayor Pro Tem Steve King hoped for USAFA representatives to join to answer questions, but understands the legal restrictions; he likes the project presented more than industrial warehouses and more apartment buildings. Ungerleider clarified USAFA would likely not coordinate with the Town of Monument for further discussions at this time. Councilmember Chad Smith made a motion to approve ordinance no. 15-2026 and the motion was seconded by Councilmember Marco Fiorito. Roll call vote was taken and the motion failed 6 to 1.

Mayor Mitch LaKind, Mayor Pro Tem Steve King, Councilmember Sana Abbott, Councilmember Marco Fiorito, Councilmember Kenneth Kimple and Councilmember Laura Kronick opposed the motion.

b. Ordinance No. 16-2026 - (Continued from Aug. 3) An Ordinance Granting Approval of the Santa Fe Meadows Final Planned Unit Development Located in the South 43 Acres of Falcon Commerce Center Known As Area D

Ungerleider clarified the presentation was included with ordinance no. 16-2026. Mayor Mitch LaKind opened the public hearing, no public comments were received. Mayor Mitch LaKind closed the public hearing. Councilmember Chad Smith made a motion to approve ordinance no. 16-2026 and the motion was seconded by Councilmember Marco Fiorito. Roll call vote was taken and the motion failed 6 to 1.

Mayor Mitch LaKind, Mayor Pro Tem Steve King, Councilmember Sana Abbott, Councilmember Marco Fiorito, Councilmember Kenneth Kimple and Councilmember Laura Kronick opposed the motion.

c. Ordinance No. 22-2026 - (Continued from Aug. 3) An Ordinance Granting Approval of the Final Planned Unit Development Plan for Conexus Lot 1 Filing 2, Also Known as Hillpointe, Located Along Old Denver Road Within the Conexus Development

Medina presented ordinance no. 22-2026 as included in the council packet. Jason

Alwine representing NES Inc., introduced Marcus Wiedower with Hillpointe briefly spoke about workforce housing. They make attaining a home possible; their products include apartments and town house style with luxury amenities. Alwine gave a presentation on behalf of the applicant. Councilmember Kenneth Kimple questioned the flow of the bus route; dust mitigation plan while development occurs. Mayor Pro Tem Steve King questioned the town home renderings with the front compared to the back; privacy along old Denver Road to shield the homes patios. Councilmember Laura Kronick stated her concerns with the sound from I-25 traffic. Councilmember Chad Smith stated his concerns on traffic, hopeful the stop signs help with traffic flow; questioned if workforce homes will have restrictions on affordability; will there be a restriction to trucks on Old Denver Road. Mayor Mitch LaKind opened the public hearing; Brock Chapman property owner and Conexus master plan developer- provided some background of the Conexus lot that has been in process for 6 years; thanked the Hillpointe team for their thoughtful and well prioritized plan; he restated the comprehensive package that is being proposed; respectfully requested for approval of the PUD. Mayor Mitch LaKind closed the public hearing. Mayor Pro Tem Steve King spoke further on the Conexus property development. Councilmember Sana Abbott does not want additional apartments, but likes the look of the project. Councilmember Marco Fiorito made a motion to approve ordinance no. 22-2026 and the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

d. Ordinance No. 19-2026 - (Continued from Aug. 3) An Ordinance Submitting to the Eligible Electors Voting in the Town's Regular Election, to Be Held November 3, 2026, a Ballot Issue Increasing the Use Tax Rate, and Contingent Upon Elector Approval, Amending the Monument Municipal Code to Provide For the Same

Hernandez-Schlagel presented ordinance no. 19-2026 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 Chad Smith made a motion to approve "AN ORDINANCE SUBMITTING TO THE ELIGIBLE ELECTORS VOTING IN THE TOWN'S REGULAR ELECTION, TO BE HELD NOVEMBER 3, 2026, A BALLOT ISSUE INCREASING THE USE TAX RATE ONLY ON CONSTRUCTION AND BUILDING MATERIALS AND CONSTRUCTION EQUIPMENT, AND CONTINGENT UPON ELECTOR APPROVAL, AMENDING THE MONUMENT MUNICIPAL CODE TO PROVIDE FOR THE SAME." The motion was seconded by Councilmember Sana Abbott. Roll call vote was taken and the motion passed 6 to 1. Councilmember Kenneth Kimple opposed the motion.

6. Presentations:

a. Initial 2027 Budget - (*Jennifer Phillips*)

Phillips presented the initial 2027 budget as included in the council packet. The Council provided direction to look at employee compensation potentially at 3.5–4%; discuss hiring additional police officers and one fleet employee or explore a

contract option; public works priority equipment needs; JCP; emergency reserve; water emergency connect. The Council would be comfortable bringing the 60% expected general fund reserve down to 20%. Jennifer recommended the general fund reserve to be 25%. The Council directed staff to come up with a priority list and the Council would create a priority list to compare. The Council also directed staff to use traffic impact fees for JCP.

7. Resolutions:

- a. Resolution No. 64-2026 - A Resolution Approving Fee Increases and Adopting Fee Schedule Effective October 1, 2026

Phillips presented resolution no. 64-2026 as included in the council packet. Councilmember Marco Fiorito made a motion to approve resolution no. 64-2026 and the motion was seconded by Councilmember Laura Kronick. Roll call vote was taken and the motion passed 7 to 0.

- d. Resolution No. 56-2026 - A Resolution of the Town Council of the Town of Monument, Colorado, Awarding RFP No. 26-007 for Managed Print, Mailing, and Document Systems Equipment Lease and Support Services and Authorizing Execution of the Agreement

Williams presented resolution no. 56-2026 as included in the council packet. Councilmember Laura Kronick questioned why the contract has fixed and variable costs within the same contract. Councilmember Laura Kronick made a motion to approve resolution no. 56-2026 per the discussion with the Town Manager and the motion was seconded by Councilmember Sana Abbott. Roll call vote was taken and the motion passed 7 to 0.

8. Future Agenda Item Authorization:

No future agenda items to include.

9. Reports:

- a. Town Manager's Monthly Report

VanDenHoek gave a quick overview of the Town Manager's monthly report.

10. Council Comments:

Councilmember Marco Fiorito- gave kudos to the heavy equipment petting zoo on Saturday; proposed to have a joint Triview and Town Council to hold a meeting for topics such as transportation study, storm water study and targeted development collaboration.

Councilmember Kenneth Kimple- also attended the event on Saturday- appreciated the collaboration for the event.

Councilmember Chad Smith- also attended the event on Saturday, fantastic turnout; gave appreciation to the water department for another water break on Buffalo Valley Path, with minimal impact

11. 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

Mayor Mitch LaKind moved to enter into 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 and to adjourn the regular meeting from executive session. Councilmember Chad Smith seconded the motion. Roll call vote was taken and the motion passed 7 to 0.

The Council entered executive session at 10:30 pm.
The Council concluded executive session at 10:50 pm.

12. Adjournment:

The regular council meeting was adjourned at 10:50 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: 08/20/2026

Matter: Town of Monument-General-20028-0001

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #9246	Balance: \$22,543.00					
08/20/2026	Invoice #9246	09/19/2026	\$22,543.00			\$22,543.00
Totals:			\$22,543.00	\$0.00	\$0.00	\$22,543.00

Matter: Town of Monument-Water-20028-0002

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #9246	Balance: \$4,728.00					
08/20/2026	Invoice #9246	09/19/2026	\$4,728.00			\$4,728.00
Totals:			\$4,728.00	\$0.00	\$0.00	\$4,728.00

Matter: Town of Monument-PD-20028-0003

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #9246	Balance: \$2,730.00					
08/20/2026	Invoice #9246	09/19/2026	\$2,730.00			\$2,730.00
Totals:			\$2,730.00	\$0.00	\$0.00	\$2,730.00

Matter: Town of Monument-Plannning-20028-0008

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #9246	Balance: \$8,583.50					

08/20/2026	Invoice #9246	09/19/2026	\$8,583.50			\$8,583.50
Totals:			\$8,583.50	\$0.00	\$0.00	\$8,583.50

Matter: Town of Monument-Buc-ee's Annexation-20028-0009

Responsible Attorney Robert Cole

Date	Activity	Due Date	Invoice Amount	Payments	Credit	Balance
Invoice #9246	Balance: \$728.00					

08/20/2026	Invoice #9246	09/19/2026	\$728.00			\$728.00
Totals:			\$728.00	\$0.00	\$0.00	\$728.00

Totals for all Client Matters:			\$39,312.50	\$0.00	\$0.00	\$39,312.50
---------------------------------------	--	--	--------------------	---------------	---------------	--------------------



TO: The Honorable Mayor and Town Council
Madeline VanDenHoek, Town Manager

FROM: Dan Ungerleider, Director of Planning

DATE: September 8, 2026

SUBJECT: Resolution No. 66-2026, a Resolution appointing Daniel Tucker to serve as an alternative member of the Town of Monument Planning Commission

BACKGROUND: The Town of Monument Planning Commission is to consist of seven (7) regular members and two (2) alternate members, the terms of which are staggered. Alternate members are utilized to ensure a quorum at each meeting and are appointed to serve as regular members in the absence of one or two regular Commissioners. All members are appointed for a two-year term.

As of July 20, 2026, the Town of Monument Planning Commission consists of seven (7) regular members and no alternate members. On August 3, 2026, the Planning Department received an application from resident Daniel Tucker to serve as an alternate member of the Planning Commission. Mr. Tucker's application is attached for consideration by Town Council.

After meeting with Mr. Tucker and reviewing his application, the Planning Department was impressed by his experience in civil and water engineering, and his desire to serve on the Planning Commission and his community. His background and qualifications make him a strong candidate for service on the Planning Commission.

STAFF RECOMMENDATION: Appointment of Daniel Tucker to serve as a Planning Commission alternate member for the remainder of a two-year term effective September 8, 2026, and expiring December 31, 2027.

REQUESTED ACTION: A motion to approve Resolution No. 66-2026, a resolution appointing Daniel Tucker to serve as an alternate member of the Town of Monument Planning Commission for the remainder of a two-year term beginning September 8, 2026, and expiring December 31, 2027.

ATTACHMENTS:

1. Planning Commission Membership Roster – Updated 9/1/2026
2. Daniel Tucker, Planning Commission Member Application dated 8/3/2026
3. Daniel Tucker, Resume
4. Resolution No. 66-2026 a resolution appointing Daniel Tucker as an alternate member of the Planning Commission, term ending December 31, 2027

September 8, 2026

Attachment 1**Planning Commission Membership Roster**As of September 8, 2026¹ (updates noted by ■)

Name	Term Expiration	Renewable (y/n)	Current Term
Ray Egley, chair	12/31/2026	Y	3 of 4
Corey Petersen, member	12/31/2027	Y	2 of 4
Martin Trujillo, member	12/31/2026	Y	3 of 4
Donna Hatch, member	12/31/2026	Y	1 of 4
John Parr, member	12/31/2027	Y	2 of 4
Valerie Baumer, member	12/31/2026	Y	1 of 4
Christy Smith, member	12/31/2027	Y	1 of 4
■ Daniel Tucker, alt. member	12/31/2027	Y	1 of 4
Vacant, alt. member			

¹Assuming Appointment Approval on September 8, 2026**2.40.020 - Membership—Terms—Term limit—Vacancies.**

The planning commission shall consist of seven regular members and two alternates. The term of each planning commission member and alternates shall be two years, ending December 31 of the year immediately following the year of his or her appointment, or until his or her successor is appointed. Terms shall be staggered with three members being appointed during the same year for terms of two years, and four members being appointed the following year for terms of two years. Members shall serve no more than four consecutive terms. Terms are considered consecutive unless they are at least a term apart. Current members who have served in excess of four consecutive terms shall serve until their current term expires.

Vacancies occurring otherwise than through the expiration of term shall be filled for the remainder of the unexpired term by appointment by the Board of Trustees.

(Ord. 27-2007 § 1; Ord. 21-2000 § 1; Ord. 6-97: prior code § 2-10-2)

(Ord. No. 04-2013, § 1, 2-4-2013; Ord. No. 12-2017, § 1, 6-19-17)



TOWN OF MONUMENT
645 BEACON LITE ROAD
MONUMENT, CO 80132

PLANNING DEPARTMENT
Email: planning@tomgov.org
www.townofmonument.org

PLANNING COMMISSION APPLICATION

APPLICANT INFORMATION	
Name:	Daniel Tucker, PE
Address:	17572 Lake Overlook Court
Email:	danieltuckerpe@gmail.com
Phone:	[REDACTED]

MINIMUM REQUIREMENTS	
Are you at least 18 years of age?	☒ Yes ☐ No
Are you a U.S. citizen?	☒ Yes ☐ No
Have you lived within Monument Town limits for at least one year?	☒ Yes ☐ No

APPLICANT QUESTIONS

Please describe why you are interested in serving on the Planning Commission.

I have been a resident of Monument for nearly 10 years. I am trained as a civil and water engineer and have a deep background in water resources engineering, water rights, and water policy, as well as experience in general civil engineering. I am a husband and father of three children who all live in and attend school in Monument. Between my personal and professional duties, I believe that I can bring a unique and knowledgeable perspective on planning issues and policies in this community. My role with my employer is as a water planner and coupled with a lifelong interest in urban and regional planning, it is my belief that I can be a positive and constructive participant in the process of shaping what our town will be and will look like for years to come.

Have you ever served on a civic board, commission, or other similar body? If yes, please identify which one with your role and years served.

I served as an at-large water rights representative on the Arkansas Basin Roundtable beginning in April of 2024 through October of 2025. I have served on the Agricultural-Municipal Committee of the Arkansas Basin Roundtable as its vice-chair since the committee's inception in December of 2021, and I have served as a steering committee member for the Lower Arkansas River Corridor Initiative (LARCI) since its inception in February of 2025.

What are your qualifications for serving on the Planning Commission?

I have been a civil engineer for over 13 years and am a licensed professional engineer in the State of Colorado. My full-time duties are as a water resources planner for Colorado Springs Utilities, where I serve as an in-house expert on Utilities' water rights cases, work on long-range water supply planning, and work collaboratively with agricultural water users in the Lower Arkansas Valley of Southeastern Colorado on developing long-term water sharing programs and policies that meet the needs of both the agricultural community and the City of Colorado Springs. This experience, combined with other projects that I have worked on have given me a deep and unique background that I think can be leverage for the benefit of Monument's residents.

What are your goals associated with serving in this capacity?

My goals for the Monument Planning Commission are to contribute in an impactful way regarding questions of growth, water supplies, infrastructure, capital budgeting, zoning, and comprehensive town planning. I would like to work with other members of the planning commission and residents of Monument to develop plans and policies that are smart, sensitive to residents' concerns, and which lay the groundwork for Monument to continue to enjoy the quality of life that we have enjoyed in our time here, and that have made us happy to raise our children here, for years to come.

Does your schedule allow you to attend regular, special, and work session meetings? Typically, a minimum of a 15-day notice will be given.

Yes, my schedule will allow me to fully participate in all meetings and activities required by the Planning Commission.

A resume may be submitted with this application but is not required.

If you are not immediately selected for appointment on the Planning Commission, would you like your application kept on file for future consideration?

☒ Yes ☐ No

Thank you for your interest in serving your community. Town Staff will be in touch if you are selected for an interview or appointment. All appointments are made by the Town of Monument Town Council.


Signature

08/03/2026
Date

Please submit your application to the Town of Monument Planning Department.

Attn: planning
645 Beacon Lite Road
Monument, CO 80132
Or email to
planning@tomgov.org

For Staff Use Only

Date Application Received:

Interview:

BOT Appointment:

Contacted By:

Other:

Daniel Tucker, P.E.

17572 Lake Overlook Ct.
Monument, CO 80132
Cell/Home: [REDACTED]
Email: daniel.tucker.pe@gmail.com
Colorado PE License No. 56546

Colorado Springs Utilities: September 2025 to Present

- Perform water rights engineering duties pertinent to CS-U water court applications and CS-U water rights administration.
- Serve as Project Technical Lead (PTL) for projects related to water storage, irrigation design, pumping and pump station design, and water conveyance planning and design.

Arkansas Groundwater and Reservoir Association: May 2020 to September 2025

- Perform data collection and water accounting for AGRA's water deliveries and operations, including AGRA's 07CW128 decreed plan for augmentation, 07CW127 Bessemer water rights, AGRA's Pueblo Reservoir Excess Capacity (EC) account, AGRA's recharge deliveries, Excelsior Ditch 04CW0062 water rights, Twin Lakes storage, Lakes Henry/Meredith storage, and John Martin Reservoir storage.
- Management and administration of AGRA's Rule 10 Surface Irrigation Improvements Plan and Rule 14 Arkansas River Replacement Plan.
- Preparation and submission of Substitute Water Supply Plans (SWSP) requests and renewal requests, including request letters, plan accounting, plan operations, and analysis of replacement sources.
- Review of water court applications, change of use engineering reports, water supply agreements, feasibility studies, engineering design reports, and other documents related to AGRA operations.
- Oversight, management, and coordination of AGRA's replacement operations, including requests for storage releases, water transfers, storage bookovers, exchanges to storage, augmentation station deliveries, and deliveries to recharge structures.
- Management and oversight of AGRA infrastructure, including recharge structures, storage vessels, and ditch structures. Responsibilities include construction management, field surveying, installation of staff gauges, design of appurtenances, and other duties as needed.

Matrix Design Group, Inc.: Dec. 2017 to May 2020

- Engineering design for stream channel restoration, water quality, stormwater, land development, and general water resources engineering projects.
- Used AutoCAD Civil 3d and ArcGIS for engineering design and mapping
- Wrote engineering design reports and technical memoranda.
- Used engineering design criteria including Colorado Department of Transportation (CDOT), Federal Highway Administration (FHWA), City of Colorado Springs Drainage Criteria Manual, and Mile High Flood District (MHFD) Storm Drainage Manual.
- Performed cost estimating tasks for both preliminary and detailed design phases
- Responsibility for writing project management documents including proposals, fee and labor estimates, change orders, and other items.
- Supervised junior engineering staff and directed CAD staff in grading, site layout, and plan production.

CH2M, Inc.: Feb. 2016 to Dec. 2017

- Engineering design for transportation drainage, stream channel restoration, water quality, stormwater, airfield, and general water resources engineering
- AutoCAD Civil 3D (airfield projects) and Bentley Microstation/InRoads (all other projects) were used for engineering design and mapping.

- Responsibility for writing engineering design reports and technical memoranda.
- Performed cost estimating tasks for both preliminary and detailed design phases
- Aided in writing project management documents including proposals, fee and labor estimates, change orders, and other items.
- Supervised junior engineering staff and directed CAD staff in grading, site layout, and plan production.

Felsburg, Holt, and Ullevig, Inc: July 2015 to Feb. 2016

- Performed analysis and design of transportation drainage systems and structures.
- Performed hydraulic analyses and modeling using HEC-RAS, StormCAD, Culvertmaster and other programs of bridge crossings and stormwater systems.

JEO Consulting Group: April 2013 to July 2015

- Performed 1D and 2D hydrologic and hydraulic modeling of floodplains, urban stormwater systems, dams, culverts, and other water resource systems and structures.
- Performed engineering design and plan production using Bentley Microstation, AutoCAD, and used ESRI ArcMap for watershed modeling tasks
- Analyzed and modeled floodplain hydraulics to support no-rise determinations for floodplain development permits
- Aided senior engineering staff with meetings and reports
- Performed construction administration and observation

University of Nebraska-Lincoln: January 2011 to April 2013

- Performed research related to the design and management of urban stormwater Best Management Practices (BMP) such as rain gardens and bioretention basins.
- Performed mixing design and field tests using Rhodamine as a simulated non-point source pollutant.
- Worked to incorporate a sensor into an existing runoff simulator to measure Rhodamine concentrations and simulate non-point source pollution runoff.
- Aided other graduate researchers in performing rain garden infiltration tests and rainfall-runoff tests on plots of no-till corn and soybeans.
- Wrote progress reports, attended weekly progress meetings, and participated in UNL Extension events.

United States Geological Survey: April 2007 to December 2010

- Performed field stream gaging and water quality sampling duties to support the Data Section in Southeast Colorado.
- Used field surveying equipment to monitor gaging station movements.
- Entered and analyzed stream gage data and prepared yearly stream flow records for publishing.
- Aided senior Data Section staff with field, shop, and office tasks.

Education:

- Graduate and Undergraduate Courses – Civil Engineering
 - **CVEN 3718 – Geotechnical Engineering I** (Sp. 2020) - UC Denver
 - **CIVE 550 – Foundation and Retaining Wall Engineering** (Fa. 2020), **CIVE 514 – Hydraulic Structures** (Sp. 2021) - Colorado State University
 - **CET 102 – General Surveying I** (Fa. 2022), **CET 208 – Concrete and Asphalt Materials** (Sp. 2023) - CSU-Pueblo
- Master of Science in Civil Engineering (Water Resources), University of Nebraska-Lincoln, May 2014
- Bachelor of Science in Industrial Engineering, Colorado State University-Pueblo, December 2010

Continuing Education:

- Watershed Modeling using CUHP/SWMM, Instructor: Derek Rapp, PE. and Ben Urbonas, PE.
 - City of Colorado Springs, October 2019
- Introduction to EPA SWMM 5.1, Instructor: Derek Rapp, PE.
 - Mile High Flood District, October 2018
- Employer supplied training courses in Autodesk Civil 3D and Autodesk Storm and Sanitary Analysis
- Culvert Analysis and Design, Instructor: Rollin Hotchkiss, PE, PhD.
 - Nebraska Department of Roads (now Department of Transportation), July 2014

Organizations:

- American Society of Civil Engineers, 2011 to Present
- Lower Arkansas River Corridor Initiative, Steering Committee member, 2025 to Present
- Arkansas Basin Roundtable, At-Large Water Rights Representative, April 2024 to October 2025
- Arkansas Basin Roundtable, Agricultural-Municipal Committee, December 2021 to Present

TOWN OF MONUMENT
Resolution 66-2026

**A RESOLUTION APPOINTING AN ALTERNATE MEMBER OF THE PLANNING
COMMISSION**

WHEREAS, pursuant to Section 2.40.020 of the Monument Municipal Code, the Planning Commission shall consist of seven (7) regular members and two (2) alternate members; and

WHEREAS, Planning Commission terms are for two (2) years, required to be staggered, and Commissioners shall serve no more than four (4) consecutive terms; and

WHEREAS, two (2) alternate member positions are vacant; and

WHEREAS, resident Daniel Tucker has applied and submitted a resume in consideration of his appointment as an alternate member of the Planning Commission; and

WHEREAS, if the applicant seeking appointment as an alternate member is appointed, one (1) alternate member vacancy will remain on the Planning Commission.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF
MONUMENT, COLORADO THAT:**

Daniel Tucker is hereby appointed to the position of alternate member of the Town of Monument Planning Commission. The term of this appointment shall commence on September 8, 2026, and shall terminate on December 31, 2027, thereby completing the remaining portion of a two-year term.

PASSED AND RESOLVED by the Town of Monument, El Paso County, Colorado, this 8th day of September 2026, by a vote of ____ for and ____ against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Tina Erickson, Town Clerk



Proclamation Recognizing “Creek Week” 2026

- WHEREAS,** The Town of Monument is fortunate to have extensive and diverse natural resources, such as forests, grasslands, riparian areas, lakes, creeks, and a wide variety of open spaces; and
- WHEREAS,** the Fountain Creek watershed, including Fountain Creek, related wetlands, existing trails, and recreational facilities, is a unique watershed that is an important resource and asset to the residents and visitors of Fountain and the Pikes Peak Region; and
- WHEREAS,** the Fountain Creek Watershed District is partnering with the City of Colorado Springs, Colorado Springs Utilities, El Paso County, Pueblo County, the Cities of Manitou Springs, Fountain, and towns of Monument and Green Mountain Falls, along with numerous community organizations to coordinate the 13th Annual “Creek Week” cleanup, which will encourage the protection, restoration, and maintenance of the Fountain Creek watershed; and
- WHEREAS,** this nine-day litter clean-up effort kicks off in Fountain Creek Regional Park on September 26th and runs through October 4th, 2026 throughout the watershed; and
- WHEREAS,** “Creek Week” programs and activities are designed to raise awareness about the littering issue within our watershed, to encourage organizations and individuals to collect litter and debris to make Fountain Creek and the watershed cleaner and safer; and
- WHEREAS,** businesses, churches, schools, non-profits, neighborhood associations, youth groups, service clubs and individuals are encouraged to form a “Creek Crew” to clean up at a “Creek Week” project site; and
- WHEREAS,** “Creek Week” litter removal activities will reduce pollution in our creeks and clogs in our waterways that can lead to flooding, provide for a safer drinking water supply, and enhance wildlife habitat and property values.

NOW, THEREFORE, the Councilmembers of Town of Monument, Colorado hereby proclaim September 26 through October 4, 2026, as “Creek Week” in the Town of Monument and encourage our citizens to help protect, restore, and maintain our waterways by participating in “Creek Week” activities.

PROCLAIMED THIS 8th day of September 2026.

Attest:

Town of Monument

Tina Erickson, Town Clerk

Mitch LaKind, Mayor

E-BIKES, E-MOTOS, AND PUBLIC SAFETY

**Education first. Safety always. Accountability
when necessary.**

Problem • Community Feedback • Current Enforcement • Proposed
Ordinance Measures

Town of Monument Council Briefing



CORE MESSAGE

The issue is not lawful e-bikes

IS IT AN E-BIKE OR AN E-MOTO?

KNOW THE DIFFERENCE BEFORE YOU BUY OR RIDE

Not every electric device is a legal e-bike. Some high-powered devices are electric motorcycles, dirt bikes, or off-highway vehicles that may require registration, insurance, and a driver license.

Know what you're riding. Know where you can legally ride it.

LAWFUL E-BIKES

Colorado recognizes 3 classes of electrical-assisted bicycles.

CLASS 1 E-BIKE

- ✓ Pedal assist only
- ✓ Assistance up to 20 mph
- ✓ Fully operable pedals
- ✓ Motor 750 watts or less



CLASS 2 E-BIKE

- ✓ Pedal assist and/or throttle
- ✓ Assistance up to 20 mph
- ✓ Fully operable pedals
- ✓ Motor 750 watts or less



CLASS 3 E-BIKE

- ✓ Pedal assist only
- ✓ Assistance up to 28 mph
- ✓ Speedometer required
- ✓ Operator must be 16 years or older
- ✓ Riders and passengers under 18 must wear a helmet



COMMON E-BIKE FEATURES

- Bicycle pedals
- Bicycle drivetrain
- Bicycle-style controls
- Class 1, 2, or 3 label

ASK THESE 5 QUESTIONS

- 1 Does it have fully functional pedals? 
- 2 Is there a Class 1, 2, or 3 label? 
- 3 Is the motor 750 watts or less? 
- 4 Does motor assistance stop at 20 or 28 mph? 
- 5 Is it designed like a bicycle or a motorcycle? 

If you answer "NO" to several of these questions, it may not be a legal e-bike.

E-MOTOS / ELECTRIC DIRT BIKES / OHV (NOT E-BIKES)

These devices often look like bikes but are designed for off-road or motorcycle use. They may require registration, insurance, and a driver license and are **not allowed on many public areas**.



COMMON WARNING SIGNS

- ✗ Motorcycle-style controls
- ✗ Foot pegs
- ✗ No functional pedals
- ✗ Speeds greater than 28 mph
- ✗ Motor exceeds 750 watts
- ✗ Motorcycle-style seat
- ✗ Off-road tires
- ✗ Marketed as an e-moto or electric dirt bike

WHY THE DIFFERENCE MATTERS

- Licensing
- Registration
- Insurance
- Helmet Requirements
- Age Restrictions
- Where You Can Legally Ride



Monument supports lawful e-bike use

Class 1, Class 2, and Class 3 e-bikes are lawful when they meet Colorado requirements. Many students, commuters, families, and recreational riders use them responsibly every day.

The focus is on unsafe or unlawful conduct

The objective is to preserve lawful use while addressing dangerous riding and motorized devices that may actually be motorcycles, mopeds, electric dirt bikes, or off-highway vehicles.

RESPONSIBLE RIDING IS NOT THE PROBLEM

Community concerns center on behavior, risk, and device classification

- ✗ High-speed riding on streets and sidewalks
- ✗ Wheelies and stunts in active traffic
- ✗ Darting into and out of vehicle lanes
- ✗ Racing on sidewalks, trails, parks, and open space, including locations not owned or controlled by the Town.
- ✗ Failure to stop, near misses, collisions, and injuries



Public-safety concern

The risk extends to riders, pedestrians, bicyclists, motorists, and families using shared public spaces.

RECENT SERIOUS-INJURY COLLISION

A factual reminder of the potential consequences; investigation remains active

AUGUST 24, 2026

At approximately 8:00 p.m., MPD responded to a traffic collision involving an E-Moto and a vehicle on Baptist Road east of Jackson Creek Parkway.

The E-Moto rider sustained serious injuries and was transported to a local hospital. The matter remains under investigation, and no conclusions should be drawn until the investigation is complete.

WHAT WE ARE HEARING

Community feedback supports clarity and education, with differing views on enforcement

Education before purchase

Parents want understandable information. Retailers can be valuable partners in explaining capability, limitations, and legal requirements.

Enforce dangerous behavior

Residents ask why officers do not simply address wheelies, unsafe speed, roadway stunts, and other conduct already covered by law.

Avoid overreach

Some residents are concerned about targeting children, lawful riders, or creating a revenue-driven enforcement program.

Clarify classifications

A recurring question is why e-motos are not treated like e-bikes and when licensing, registration, insurance, or equipment requirements apply.

Common ground: safe riding, clearer information, and consistent rules.

CURRENT ENFORCEMENT TOOLS

Officers already have authority under Colorado law when the facts support it

Area	Current Enforcement / Investigation Focus
Behavior	Careless driving; reckless driving; failure to stop; crash-related duties
Operator	Driver license or motorcycle endorsement requirements when applicable
Vehicle	Registration, insurance, equipment, lighting, brakes, labels, and other requirements when applicable
Investigation	Classification, location, speed/power indicators, VIN/serial number, observed conduct, and evidence

Officer Contact Framework

1. What is it?
2. Where is it?
3. What is the behavior?
4. Is a parent involved?

Classify • Document • Apply the right law

Existing tools address conduct and state-law compliance. They do not create the specific local parent-civil-citation and ordinance impoundment framework under consideration.

Class 1

Pedal assist only
Assist stops at 20 mph

Class 2

Pedal or throttle assist
Assist stops at 20 mph

Class 3

Pedal assist only
Assist stops at 28 mph
Speedometer;
operator 16+

Possible e-moto / motorcycle / OHV

Red flags: over 750 watts, over 28 mph, no functional pedals, no class label, motorcycle-style controls, foot pegs, or off-road configuration.

Education audience

Parents and riders need clear information before purchase. Retailers, schools, officers, and community partners can reinforce classification, lawful operating locations, and safety expectations.

Why classification matters

Classification determines whether licensing, registration, insurance, equipment, age, helmet, and operating-location rules may apply.

Prevention begins before the device leaves the store or garage.

WHERE THE ORDINANCE APPLIES

Applies Only to Town Public Property

Town public property includes property owned, operated, maintained, or controlled by the Town of Monument, including:

- Town streets and sidewalks
- Town trails
- Town parks
- Town-owned or Town-controlled open space
- Town public parking areas
- Town public facilities

What is Restricted?

Prohibited motorized devices may not be operated on Town public property unless otherwise authorized by law.

Examples may include:

- Off-highway vehicles
- Electric dirt bikes
- Unlawfully operated electric motorcycles or e-motos
- Unlawfully operated mopeds
- Similar motorized recreational vehicles that do not qualify as lawful e-bikes

Exceptions

The ordinance does not prohibit:

- Lawful Class 1, Class 2, or Class 3 e-bikes
- Properly registered, insured, street-legal vehicles operated lawfully
- Government, emergency, utility, or maintenance operations
- Operation on private property with the owner's permission

HOA, developer, school, county, state, and other private property are not automatically covered. Current Colorado law and other applicable authority remain available.

PROPOSED ORDINANCE MEASURES

Additional local tools, not a replacement for current Colorado law



Public-Property Prohibition

Prohibited motorized devices may not be operated on Town-owned, Town-operated, Town-maintained, or Town-controlled property unless otherwise authorized by law.

Parent Accountability

A proportional \$250 municipal civil option when a parent or legal guardian knowingly causes, authorizes, permits, or allows unlawful operation by a minor.

Impoundment and Discretion

Discretionary impoundment when one or more listed factors exists, including unlawful operation, failure to stop, crash involvement, reckless or repeat conduct, prior warning, public-safety necessity, or evidence preservation.

Clear rules. Proportional accountability. Consistent enforcement.

WHY PARENT ACCOUNTABILITY?

The goal is involvement and prevention, not automatic liability

1

Access

Parents often purchase, transport, store, charge, maintain, or control the device.

2

Knowledge

A parent or legal guardian must **knowingly cause, authorize, permit, or allow** a minor to operate or ride a prohibited motorized device in violation of the ordinance.

3

Proportionality

A municipal civil option provides a more measured response than relying only on more serious criminal alternatives.

4

Discretion

A parent citation is not automatic. Officers retain discretion based on the totality of circumstances.

HB26-1125 proposed statewide parent penalties for certain minor electric-vehicle violations, but did not become law.

RECOMMENDED APPROACH

Education first, safety always, accountability when necessary

1

EDUCATE

Website, infographic, retailers, schools, parents, and community outreach

2

ENGAGE

Warnings, parent notification, voluntary compliance, documentation, and hotspot monitoring

3

ENFORCE

Target repeat, reckless, dangerous, crash-related, or failure-to-stop conduct

Monument supports lawful e-bike use and responsible riders.

The proposal is intended to improve education, clarify classifications, preserve officer discretion
Provide measured tools for repeat or dangerous conduct.



MEMORANDUM

TO: Town Council – Local Licensing Authority
FROM: Tina Erickson, Town Clerk
DATE: September 8, 2026
RE: Hearing to Consider Issuance of a new Beer & Wine Liquor License

BACKGROUND: A Colorado Liquor License Application for a Beer & Wine liquor license has been filed with the Town Clerk's Office for the business Milano Nail Spa Monument (DBA) located at 1036 W. Baptist Road Ste 5 Colorado Springs CO 80921.

DISCUSSION: Based on the information contained in Exhibits A - E that will be entered into the record of the hearing, the Town Clerk's Office presents the following initial findings:

1. The application was filed on July 22, 2026
2. The Notice of Public Hearing on this matter was published in the Tri-Lakes Tribune on August 26, 2026 and posted in a conspicuous manner on the premises on August 27, 2026.
3. There has not been within two years preceding the date of application, a denial of an application by either the State of Colorado or Liquor Licensing Authority for the Town of Monument for the same class license at the same location (or within five hundred feet of the same location) because the reasonable requirements of the neighborhood and the desires of the inhabitants were satisfied by the existing outlets.
4. From the evidence submitted, the applicant is entitled to possession of the premises where the applicant proposes to exercise the license being applied for.
5. The selling of alcohol beverages for consumption on the premises in the manner proposed in the application is not in violation of the Town of Monument Municipal Code or other applicable laws, rules or regulations of the Town of Monument, County of El Paso or State of Colorado.
6. The building where the applicant proposes to exercise the privilege of alcohol beverages for consumption on the premises is not within 500 feet from a public or parochial school or the principal campus of any college, university or seminary.

7. All officers, directors, general partners, and managing members with ownership of 10% or more in the applicant and the registered manager have submitted Individual History Records and fingerprints for the conduct of background checks as required.
8. An inspection of the premises will be conducted prior to the issuance of a license to confirm the diagram submitted is accurate.
9. The issuance of the local license is prohibited prior to the receipt of the license issued by the state licensing authority.

- EXHIBIT A

Completed application DR 8404

- EXHIBIT B

Diagram of License Premises

- EXHIBIT C

Evidence of proper publication in a newspaper of local circulation

- EXHIBIT D

Evidence of proper posting of the premises

- EXHIBIT E

Evidence of the needs and desires of the adult inhabitants of the neighborhood

MOTIONS:

“I move to **approve** the issuance of a beer & wine liquor license to Milano Nail Spa Monument based on the hearing findings.

-OR-

“I move to **deny** the application for a beer & wine liquor license to Milano Nail Spa Monument for the following reason(s): _____.”

DR 8404 (06/20/26)
 COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Colorado Liquor Retail License Application

* Note that the Division will not accept cash ☐ Paid by Check Date Uploaded to MoveIt

☐ Paid Online

☐ New License ☒ New-Concurrent ☐ Transfer of Ownership ☐ State Property Only ☐ Master file

- All answers must be printed in black ink or typewritten
- Applicant must check the appropriate box(es)
- Applicant should obtain a copy of the Colorado Liquor and Beer Code: SBG.Colorado.gov/Liquor

Applicant is applying as a/an ☐ Individual ☒ Limited Liability Company ☐ Association or Other
☐ Corporation ☐ Partnership (includes Limited Liability and Spouse or Partner in a Civil Union)

Applicant Name If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation

NOA - MNS DEVELOPMENT LLC

FEIN Number

State Sales Tax Number

Trade Name of Establishment (DBA)

Business Telephone

MILANO NAIL SPA MONUMENT

719-374-8899

Address of Premises (specify exact location of premises, include suite/unit numbers)

1036 W. Baptist Rd. SUITE 5

City

County

State

ZIP Code

COLORADO SPRINGS

EL PASO

CO

80921

Mailing Address (Number and Street)

1036 W. BAPTIST RD. SUITE 5

City or Town

State

ZIP Code

COLORADO SPRINGS

CO

80921

Email Address

MILANOMONUMENTCO@GMAIL.COM

If the premises currently has a liquor or beer license, you **must** answer the following questions.

Present Trade Name of Establishment (DBA)

Present State License Number

Present Class of License

Present Expiration Date

Section A Nonrefundable application fees*

- ☐ Application Fee for New License.....\$1,100.00
- ☒ Application Fee for New License with Concurrent Review.....\$1,200.00
- ☐ Application Fee for Transfer.....\$1,100.00

Section B Liquor License Fees*

- ☐ Add Optional Premises to H & R.....\$100.00 X Total
- ☐ Add Sidewalk Service Area.....\$75.00
- ☐ Arts License (City).....\$308.75
- ☐ Arts License (County).....\$308.75
- ☒ Beer and Wine License (City).....\$351.25
- ☐ Beer and Wine License (County).....\$436.25
- ☐ Brew Pub License (City).....\$750.00
- ☐ Brew Pub License (County).....\$750.00
- ☐ Campus Liquor Complex (City).....\$500.00
- ☐ Campus Liquor Complex (County).....\$500.00
- ☐ Campus Liquor Complex (State).....\$500.00
- ☐ Club License (City).....\$308.75
- ☐ Club License (County).....\$308.75
- ☐ Distillery Pub License (City).....\$750.00
- ☐ Distillery Pub License (County).....\$750.00
- ☐ Entertainment Facility License (City).....\$500.00
- ☐ Entertainment Facility License (County).....\$500.00
- ☐ Hotel and Restaurant License (City).....\$500.00
- ☐ Hotel and Restaurant License (County).....\$500.00
- ☐ Hotel and Restaurant License with one optional premises (City).....\$600.00
- ☐ Hotel and Restaurant License with one optional premises (County).....\$600.00
- ☐ Liquor-Licensed Drugstore (City).....\$227.50
- ☐ Liquor-Licensed Drugstore (County).....\$312.50
- ☐ Lodging Facility License (City).....\$500.00
- ☐ Lodging Facility License (County).....\$500.00

Section B Liquor License Fees* (Continued)

☐ Manager Registration - H & R.....	\$30.00
☐ Manager Registration - Tavern.....	\$30.00
☐ Manager Registration - Lodging & Entertainment.....	\$30.00
☐ Manager Registration - Campus Liquor Complex.....	\$30.00
☐ Optional Premises License (City).....	\$500.00
☐ Optional Premises License (County).....	\$500.00
☐ Racetrack License (City).....	\$500.00
☐ Racetrack License (County).....	\$500.00
☐ Resort Complex License (City).....	\$500.00
☐ Resort Complex License (County).....	\$500.00
☐ Related Facility - Campus Liquor Complex (City).....	\$160.00
☐ Related Facility - Campus Liquor Complex (County).....	\$160.00
☐ Related Facility - Campus Liquor Complex (State).....	\$160.00
☐ Retail Gaming Tavern License (City).....	\$500.00
☐ Retail Gaming Tavern License (County).....	\$500.00
☐ Retail Liquor Store License - Additional (City).....	\$227.50
☐ Retail Liquor Store License - Additional (County).....	\$312.50
☐ Retail Liquor Store (City).....	\$227.50
☐ Retail Liquor Store (County).....	\$312.50
☐ Tavern License (City).....	\$500.00
☐ Tavern License (County).....	\$500.00
☐ Vintners Restaurant License (City).....	\$750.00
☐ Vintners Restaurant License (County).....	\$750.00

Questions? Visit: SBG.Colorado.gov/Liquor for more information

Do not write in this space - For Department of Revenue use only

Liability Information

License Account Number

Liability Date

License Issued Through (Expiration Date)

Total

\$

Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. **All** documents must be properly signed and correspond with the name of the applicant exactly. **All** documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.

Questions? Visit: SBG.Colorado.gov/Liquor for more information

Items submitted, please check all appropriate boxes completed or documents submitted

I. Applicant information

- ☒ Applicant/Licensee identified
- ☒ State sales tax license number listed or applied for at time of application
- ☒ License type or other transaction identified
- ☐ Return originals to local authority (additional items may be required by the local licensing authority)
- ☐ All sections of the application need to be completed
- ☐ Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application

II. Diagram of the premises

- ☒ No larger than 8½" X 11"
- ☐ Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.)
- ☐ Separate diagram for each floor (if multiple levels)
- ☐ Return originals to local authority (additional items may be required by the local licensing authority)
- ☐ Kitchen - identified if Hotel and Restaurant
- ☒ Bold/Outlined Licensed Premises

III. Proof of property possession (One Year Needed)

- ☐ Deed in name of the applicant (or) (matching Applicant Name provided on page 1) date stamped / filed with County Clerk
- ☒ Lease in the name of the applicant (or) (matching Applicant Name provided on page 1)
- ☐ Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant
- ☐ Other agreement if not deed or lease. (matching Applicant Name provided on page 1)

IV. Background information (DR 8404-I) and financial documents

- ☒ Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)
- ☒ Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved State Vendor. Master File applicants submit results to the State
Do not complete fingerprint cards prior to submitting your application.
The Vendors are as follows:
IdentoGO
Appointment Scheduling Website: <https://uenroll.identogo.com/workflows/25YQHT>
Phone: 844-539-5539 (toll-free)
IdentoGO FAQs: <https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/biometric-identification-and-records-unit-faqs>
State Liquor Code for IdentoGO: 25YQHT
Colorado Fingerprinting
Appointment Scheduling Website: <http://www.coloradofingerprinting.com/cabs/>
Phone: 720-292-2722 833-224-2227 (toll free)
State Liquor Code for Colorado Fingerprinting: C030LIQI

- ☐ Purchase agreement, stock transfer agreement, and/or authorization to transfer license
- ☐ List of all notes and loans (Copies to also be attached)

V. Sole proprietor/Spouse or partners in a civil union (if applicable)

- ☐ Form DR 4679 Lawful Presence Affidavit
- ☐ Copy of State issued Driver's License or Colorado Identification Card for each applicant

VI. Corporate applicant information (if applicable)

- ☐ Certificate of Incorporation
- ☐ Certificate of Good Standing
- ☐ Certificate of Authorization if foreign corporation (out of state applicants only)

VII. Partnership applicant information (if applicable)

- ☐ Partnership Agreement (general or limited).
- ☐ Certificate of Good Standing

VIII. Limited Liability Company applicant information (if applicable)

- ☒ Copy of articles of organization
- ☒ Certificate of Good Standing
- ☒ Copy of Operating Agreement (If applicable)
- ☐ Certificate of Authority if foreign LLC (out of state applicants only)

IX. Manager registration for Hotel and Restaurant, Tavern, Lodging & Entertainment, and Campus Liquor Complex licenses when included with this application

- ☒ \$30.00 fee
- ☐ If owner is managing, no fee required

1. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?..... ☐ Yes ☒ No

2. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):

a. Been denied an alcohol beverage license?..... ☐ Yes ☒ No

b. Had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No

c. Had interest in another entity that had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No

If you answered yes to a, b or c above, explain in detail on a separate sheet.

3. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years?..... ☐ Yes ☒ No

If "yes", explain in detail.

4. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?..... ☐ Yes ☒ No

or

Waiver by local ordinance? ☐ Yes ☐ No

Other

5. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... ☒ Yes ☐ No

6. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.....

☐ Yes ☒ No

For additional Retail Liquor Store only.

a. Was your Retail Liquor Store License issued on or before January 1, 2016?...

☐ Yes ☒ No

b. Are you a Colorado resident?.....

☒ Yes ☐ No

7. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any current financial interest in said business including any loans to or from a licensee..... (See additional page.)

☒ Yes ☐ No

8. Does the applicant, as listed on line 2 of this application, **have legal possession of the premises by ownership**, lease or other arrangement?.....

☒ Yes ☐ No

☐ Ownership ☒ Lease ☐ Other (Explain in detail)

a. If leased, list name of landlord and tenant, and date of expiration, **exactly** as they appear on the lease:

Landlord

Tenant

Expires

REGENCY CENTERS L.P

NOR - MVS DEVELOPMENT LLC

12 - 19 - 2033

b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question on page 9.....

☐ Yes ☒ No

c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11".

Q.#7. Currently holding active liquor license
in Westminster NOA - Development LLC
DBA Milano Nail Spa - Walnut Creek
address 10436 Town Center Dr. #300
Westminster CO, 80021. License # 03-25027
No Loans.

9. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.

Last Name		First Name	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
Last Name		First Name	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
Last Name		First Name	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	

Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.

10. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: Has a local ordinance or resolution authorizing optional premises been adopted?..... ☐ Yes ☒ No

Number of additional Optional Premise areas requested. (See license fee chart)

For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

11. Liquor Licensed Drugstore (LLDS) applicants, answer the following:

a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's L L D S premise?..... ☐ Yes ☒ No

If "yes" a copy of license must be attached.

12. Club Liquor License applicants answer the following: **Attach a copy of applicable documentation**

a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?..... ☐ Yes ☒ No

b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?..... ☐ Yes ☒ No

c. How long has the club been incorporated?.....

d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?..... ☐ Yes ☒ No

13. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:

a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)..... ☐ Yes ☒ No

14. Campus Liquor Complex applicants answer the following:

a. Is the applicant an institution of higher education?..... ☐ Yes ☒ No

b. Is the applicant a person who contracts with the institution of higher education to provide food services?..... ☐ Yes ☒ No

If "yes" please provide a copy of the contract with the institution of higher education to provide food services.

15. For all on-premises applicants.

a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.

Last Name of Manager

LE

First Name of Manager

THAO

16. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number..... ☐ Yes ☒ No

Name

Type of License

Account Number

17. Related Facility - Campus Liquor Complex applicants answer the following:

- a. Is the related facility located within the boundaries of the Campus Liquor Complex?..... ☐ Yes ☒ No

If yes, please provide a map of the geographical location within the Campus Liquor Complex.

If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.

b. Designated Manager for Related Facility - Campus Liquor Complex

Last Name of Manager

First Name of Manager

18. Entertainment Facility License

If Applicant is applying for an Entertainment Facility License, you affirm that your business model and aligns with the statutory privileges and requirements:..... ☐ Yes ☒ No

Pursuant to 44-3-103(15.5) C.R.S., an Entertainment Facility means an establishment in which the primary business is to provide the public with sports or entertainment activities within its licensed premises; and that, incidental to its primary business, sells and serves alcohol beverages at retail for consumption on the licensed premises; and has sandwiches and light snacks available for consumption on the licensed premises.

If Applicant is applying for a Lodging Facility License, you affirm that your business model and aligns with the statutory privileges and requirements:..... ☐ Yes ☒ No

Pursuant to 44-3-103(29) C.R.S., a Lodging Facility means an establishment in which the primary business is to provide the public with sleeping rooms and meeting facilities; and that sells and serves alcohol beverages at retail for consumption on the licensed premises; and has sandwiches and light snacks available for consumption on the licensed premises.

19. Tax Information.

- a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... ☐ Yes ☒ No

- b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... ☐ Yes ☒ No

If applicant is a corporation, partnership, association or limited liability company, applicant must list all **Officers, Directors, General Partners, and Managing Members**. In addition, applicant must list any stockholders, partners, or members with **ownership of 10% or more in the applicant**. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.

Name			Date of Birth (MM/DD/YY)	
THAI TRAN				
Street Address				
15714 SHOALWATER LANE				
City	State	ZIP Code	Position	% Owned
HOUSTON	TX	77070	PRESIDENT	100

Name			Date of Birth (MM/DD/YY)	
Street Address				
City	State	ZIP Code	Position	% Owned
Name			Date of Birth (MM/DD/YY)	
Street Address				
City	State	ZIP Code	Position	% Owned
Name			Date of Birth (MM/DD/YY)	
Street Address				
City	State	ZIP Code	Position	% Owned
Name			Date of Birth (MM/DD/YY)	
Street Address				
City	State	ZIP Code	Position	% Owned
Name			Date of Birth (MM/DD/YY)	
Street Address				
City	State	ZIP Code	Position	% Owned
Name			Date of Birth (MM/DD/YY)	
Street Address				
City	State	ZIP Code	Position	% Owned
Name			Date of Birth (MM/DD/YY)	
Street Address				

** If applicant is owned 100% by a parent company, please list the designated principal officer on above.

** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)

** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

☒ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.

I would like to apply for a Two-Year Renewal..... ☐ Yes ☒ No

Oath Of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer and Wine Code which affect my license.

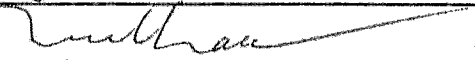
Printed Name

THAI TRAN

Title

PRESIDENT

Authorized Signature



Date (MM/DD/YY)

07/02/26

Report and Approval of Local Licensing Authority (City/County)

Date application filed with local authority

7/22/2026

Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)

09/07/2026

For Transfer Applications Only - Is the license being transferred valid? ☒ Yes ☐ No

The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:

☒ Fingerprinted

☐ Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license

(Check One)

☐ Date of inspection or anticipated date

☒ Will conduct inspection upon approval of state licensing authority

☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000?.....

☐ Yes ☐ No

☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000?.....

☐ Yes ☐ No

NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.

☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?.....

☐ Yes ☐ No

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

Report and Approval of Local Licensing Authority (Continued)

Local Licensing Authority approves the Temporary Permit..... ☐ Yes ☐ No

Approval Date of the Temporary Permit

Expiration Date of the Temporary Permit

*If the temporary permit expires or an extension is required, the state liquor licensing authority should be notified of the status of the temporary permit.

**If the temporary permit information is not filled out for the transfer of ownership, the Transfer Application will not be accepted and processed.

Local Licensing Authority Approves this license for a two-year renewal..... ☐ Yes ☐ No

If "No", please cite the law, regulation, local ordinance or resolution that gives the local licensing authority the ability to deny the applicant and grounds for denial. Also, please provide any and all investigative reports, and administrative or criminal action that relate or justify this denial.

Proof of Violation

Local Licensing Authority for

Telephone Number

☐ Town, City

☐ County

Printed Name

Signature

Title

Date (MM/DD/YY)

Printed Name

Signature

Title

Date (MM/DD/YY)

Tax Check Authorization, Waiver, and Request to Release Information

I, THAI TRAN

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter
"Waiver") on behalf of

(the "Applicant/Licensee")

NOA - MNS DEVELOPMENT LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

NOA - MNS DEVELOPMENT LLC

Social Security Number/Tax Identification Number

Home Phone Number

Business/Work Phone Number

Street Address

15714 SHOALWATER LANE

City

State

ZIP Code

HOUSTON

TX

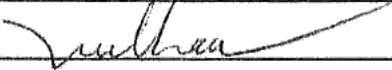
77070

Printed name of person signing on behalf of the Applicant/Licensee

THAI TRAN

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)

Date Signed



07/02/26

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

AFFIDAVIT OF PUBLICATION

248012

STATE OF COLORADO**COUNTY OF El Paso**

I, Katrina Marie Gross, being first duly sworn, deposes and says that she is the Legal Sales Representative of Tri Lakes Tribune, a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Tri Lakes Tribune; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s)** **08/26/2026**.

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a news paper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.

PUBLIC NOTICE

PURSUANT TO THE LIQUOR LAWS OF COLORADO
 NAO – MNS DEVELOPMENT LLC. DBA MILANO NAIL
 SPA MONUMENT
 OWNER: THAI TRAN
 15714 SHOALWATER LANE HOUSTON TX 77070
 MANAGER: THAO LE
 638 OLD GROTTO DRIVE MONUMENT CO 80132
 HAS REQUESTED THE TOWN OF MONUMENT LOCAL
 LICENSING AUTHORITY TO
 GRANT: BEER AND WINE
 LIQUOR LICENSE AT: 1036 W. BAPTIST ROAD STE 5
 MONUMENT CO 80132
 TO SERVE ALCOHOL BEVERAGES BY THE DRINK
 FOR CONSUMPTION ON THE PREMISES
 HEARING ON APPLICATION (DATED 07/22/2026) TO
 BE HELD AT TOWN COUNCIL MEETING
 6:30pm – TUESDAY SEPTEMBER 8, 2026
 Visit www.townofmonument.org for meeting
 agenda and details
 PETITIONS OR REMONSTRANCES MAY BE FILED AT
 THE TOWN CLERK'S OFFICE
 AT 645 BEACON LITE RD. MONUMENT, CO 80132
 Published in the Tri-Lakes Tribune August 26, 2026.

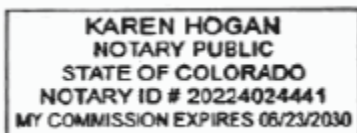


Katrina Marie Gross
Sales Center Agent

Subscribed and sworn to me this 08/27/2026, at said City of Colorado Springs, El Paso County, Colorado.
 My commission expires June 23, 2030.



Karen Hogan
Notary Public
The Gazette





WARNING

You are subject to subpoena to testify before the Director of the Department of Licensing and Consumer Protection concerning this petition and, therefore,

DO NOT SIGN THIS PETITION UNLESS

1. You are at least twenty-one (21) years of age.
2. You are a resident of the area designated by the Office of the Director of the Department of Licensing and Consumer Protection.
3. You are the owner or manager of a business within the area designated by the Office of Director of the Department of Licensing and Consumer Protection.
4. You have not signed another petition concerning the same application.
5. You sign YOUR OWN NAME ONLY. (For example, do not sign for a spouse), and
6. You have read, or had read to you, the petition in its entirety and understand its meaning.

PETITION IN SUPPORT OR OPPOSITION TO THE ISSUANCE OF A RETAIL LIQUOR LICENSE AT MILANO NAIL SPA MONUMENT, 1036 W BAPTIST RD SUITE 5, COLORADO SPRINGS CO 80921.

	NAME	HOME OR BUSINESS ADDRESS	21+ YEARS OF AGE	SUPPORT OPPOSE (select one)	DATE
1	Yupin Lee	16240 Morning Rise Ln	yes	✓	7/3/26
2	Angele Prosser	116154 Gold Creek Dr	yes	✓	7/3/26
3	Katie Milain	17301 Leisure Ln	yes	✓	7/3/26
4	Lynn Finckum	158 W View	yes	✓	7/3/26
5	Olivia Finckum	158 W View	yes	✓	7/3/26
6	Genette Olden	19936 Alexandria Dr	yes	✓	7/3/26
7	Caitlin Huang	638 old Grotto Dr	yes	✓	7/3/26
8	Kelly Thibault	15825 Transcontinental Dr	yes	✓	7/3/26
9	Shelbi Washam	14395 Westchester Dr.	yes	✓	7/3/26
10	Marcy Hickson	6805 HT Ranch Trl	yes	✓	7/3/26
11	Kirsten Martinez	16132 Old Forest point	yes	✓	7/3/26
12	Cristin Hagan	15605 Blue Pearl Ct.	yes	✓	7/3/26
13	Susan Brown	15922 Little Bluestem Rd 80132	yes	✓	7/3/26
14	Sarah Haney	2285 Coyote Hunt Drive	yes	✓	7/3/26
15	Sherri Nelson	2522 Waterfront	yes	✓	7/3/26

	NAME	HOME OR BUSINESS ADDRESS	21+ YEARS OF AGE	SUPPORT OPPOSE (select one)		DATE
1	George Nelson	2822 Waterfront Dr.	Yes	X		7/3/26
2	Jon Wilson	6865 HT Ranch Trl	Yes	X		7/3/26
3	Carly Huch	1865 HT Ranch Trl	Yes	X		7/3/26
4	Justin Hudson	6865 HT Ranch Trl	Yes	✓		07/02/26
5	Shelley Paulson	322 Sabon Creek Dr	yes	+		7/3/26
6	James Fickner	15535 Candle Creek	Yes	X		7/3/26
7	Lauren Trent	15823 Apache Creek Drive 80132	Yes	✓		7/3/26
8	Anais Minks	1010 Becky Dr. 80921	Y	X		7/3/26
9	Ares Minks	1010 Becky Dr. 80921	Y	X		7/3/26
10	Lynne Beck	19210 Decatur 80132	Y	X		7/3/26
11	Erika Gerlach	15708 Old Post Dr., Monument CO 80132	Y	X		7/3/26
12	Brenda Torres	20153 Schuyler Rd Monument CO 80132	Y	X		7/3/26
13	Crystalyn Johnson	1730 Smugglers Rd. Monument, CO	Y	X		7/3/26
14	Jordan Worley	10077 Chalmersford Trl Parker CO, 80131	Y	X		7/3/26
15	Ashley Divilto	4941 Pearl Lake C. Springs 80921	Y	X		7/3/26
16	Dawn Wainwright	15714 Jones Blvd Monument CO 80132	X	X		7/3/26
17	Becky Stevens	920 Withering Heights COS, CO 80921	X	X		7/3/26
18						

	NAME	HOME OR BUSINESS ADDRESS	21+ YEARS OF AGE	SUPPORT OPPOSE (select one)		DATE
1	Aubree VanMiesle	16480 Monument Rock Ct Monument	51	✓		7/3/26
2	Mart Sperry	16976 Greenfield Dr Monument CO 80132	46	✓		7/3/26
3	Melinda Rickard	304 Candletree Cir, Monument	43	✓		7/3/26
4	Leandra Storrs	16876 Greenfield Dr. Monument, CO 80132	36	✓		7/3/24
5	Brittney Ryott	15504 Native Willow Dr, Monument	41	✓		7/3/24
6	Sindy Pahniger	14438 Peaceful Glen Cir, Colorado Springs 80921	62	✓		7/3/24
7	Lexa Blackburn	14950 Bear Gulch St COS. CO 80908	57	✓		7/3/26
8	Theresa Scott	15440 Holbein Dr COS, CO 80921	63	✓		7/3/26
9	Claire Wilhite	13418 Ormes Pike Heights Colorado Springs, CO 80921	28	✓		7/3/26
10	Allie Irwin	1232 W Colorado Ave Colorado Springs, CO 80904	27	✓		7/3/26
11	Richelle Johnson	15845 Transcontinental Drive, Monument CO	57	✓		7/3/24
12	Erila Pratt	18680 Knollwood Dr Monument, CO 80132	55	✓		7/3/26
13	Michelle Muniz	15824 Painted Cir Monument, CO 80132	49	✓		03/26/26
14	Beth Gabbard	1351 Buckwood Ln Monument CO	53	✓		03/26/26
15	Susan Dener	153 Green Rock Pl Monument, CO 80132	41	✓		7/3/26
16	Krustal Nage	224 Mitchell Ave Monument CO	42	✓		7-3-26
17	Josh Nage	224 Mitchell Ave Monument CO	45	✓		7-3-26
18						

	NAME	HOME OR BUSINESS ADDRESS	21+ YEARS OF AGE	SUPPORT OPPOSE (select one)		DATE
1	April Barry	16647 Caruthers Dr Monument, CO	39	X		3/1/26
2	Crystal Clore	15445 Destree Dr 80921	37	X		7/3/26
3	Robin Garbow	16181 Oak Forest Pt 80132	40	X		7/3/26
4	Jules	305 halfbrook Colorado Springs CO 80921	21	X		7/3/26
5	Rachel Bigney	14320 Woodrock Path, Colorado Springs 80921	33	✓		7/3/26
6	Maria Renee	16395 Golden Spr Way Monument 80132	58	X		7/4/26
7	Don	19015 W. 101st Ave Monument, CO 80132	43	✓		7/4/26
8	Amber Smith	822 Coyote Willow Pt Colorado Springs CO 80921	50	✓		7/4/26
9	Angie Taban	20150 Redwood Dr. Monument, CO 80132	59	✓		7/4/26
10	Kathryn Beluy	16161 Alpine Smel Dr. Monument, CO 80132	37	X		7/4/26
11	Jamie Holsten	1505 Carnation monument	46	X		7/5/26
12	Mark Swenson	125 Winding Meadows Way Monument	37	X		7/5/26
13	Rebecca Orwig	3617 Raspberry St Monument, CO 80132	34	X		7/5/2026
14	Ashley Urbino	10625 Roller Coaster Rd, CO SP CO, 80921	34	X		7/5/2026
15	Alison Soper	447 Caprice Ct. Colorado Springs CO 80921	39	X		7/6/26
16	Linda Gray	461 Seiber Creek Dr. monument, CO	64	X		7/6/26
17	Kim Rhine Smith	15934 Dawson Creek Dr; Monument	47	X		7.6.26
	Megan Anderson	243 Green Rock Monument	47	X		7/6/26

	NAME	HOME OR BUSINESS ADDRESS	21+ YEARS OF AGE	SUPPORT OPPOSE (select one)	DATE
1	Kathryn Goetz	15924 Longmeadow Lane, 80921	yes	✓	7-6-26
2	Jan Harris	1115 Edinburg Monument	yes	✓	7-6-26
3	John H. D.	16287 Windsnack Dr Monument	yes	✓	7-6-26
4	John H. D.	14354 Summer Glen CS 80921	yes	✓	7-6-26
5	Teri Kuger	288 Readinghwy monument CO	yes	✓	7-6-26
6	Teri Johnson	16386 Shadlow Crest monument CO 80132	yes	✓	7-7-26
7	Nicole Binkley	Monument CO 1405 Cathe Ln 80130	yes	✓	7-7-26
8	Janice Pieper	630 Horner Rd Monument CO	yes	✓	7-7-26
9	Wendy G. Farnsworth	20336 Glasbury monument CO 80132	yes	✓	7-7-26
10	Angela Green	23211 Renshaw Monument	yes	✓	7-7-26
11	Kari Davis	1986 Pearl Prairie Lane	yes	✓	7-7-26
12	Lauren Osgood	16485 Golden Sunway Monument, CO	yes	✓	7-7-26
13	Carrie Williamson	66421 Morning Rise Ln Monument, CO 80132	yes	✓	7-7-26
14	Shaquetta Howard	1142 Bella Vista Springsville Colorado Springs, CO 80921	yes	✓	7-7-26
15	Judy Ankeney	725 Platt Ln Palmer Lake CO	yes	✓	7-7-26
16	Wade Woodbury	711 westward in Palmer Lake CO	yes	✓	7/7/26
17	Lydia Woodbury	711 westward Ln. Palmer Lake, CO	Yes	✓	7/7/26
18					

	NAME	HOME OR BUSINESS ADDRESS	21+ YEARS OF AGE	SUPPORT OPPOSE (select one)		DATE
1	Dianna Harris	15680 Park Ave.	yes	✓		7/8
2	Jessica Williams	11050 Park trail Dr 80130	yes	✓		7/8
3	Allison Vincent	5170 W. 1st Rd Palmer Lake CO 80133	yes	✓		7/8
4	Brittany Wiebenga	16454 Mountain Peak Dr.	yes	✓		7/8
5	Kathryn Graham	16461 Alpine Summit Dr. Monument CO 80132	41	✓		7/8
6	Suzanne Krasney	464 Sage Forest Ln Monument	yes	—		7/8
7	Leah Jaworski	1363 Old Cedar Cove monument CO 80132	yes	✓		7/8
8	Caylon Youniss	1668 Colorado Springs 80912	yes	X		7/8
9	Cheryl	13754 Fiddlers Village Springs 80904	yes	✓		7/8
10	Amy Bell	17925 Tom Boy Way Monument 80132	yes	✓		7/8
11	Rianna Robledo	404 Pasadena Way monument	yes	✓		7/8
12	Crystal Hognson	210 South Valley Rd Palmer Lake CO 80133	yes	✓		7/8
13	Jane Thomas	773 Sally Hill Monument, CO 80132	yes	✓		7/9
14	Julie Elliott	16481 Curved Oak Dr. Monument, CO 80132	yes	✓		7/9
15	Kerry Egelston	1327 Eagle Claw Tr monument CO 80132	yes	✓		7/9
16	Bailey Macgregor	19985 Indian Summer Lane monument 80132	yes	✓		7/9
17	Tamara Tadlock	7350 Swan Rd CO 80408	yes	✓		7/9
18						

	NAME	HOME OR BUSINESS ADDRESS	21+ YEARS OF AGE	SUPPORT OPPOSE (select one)	DATE
1	Colleen Calkins	16053 Enchanted Peak Dr Forest Glen Monument, CO 80132	yes	X	7/9/2020
2	Wendy Weber	18256 Forest Glen Dr Monument, CO 80132	yes	X	7/9/2020
3	Trace Ellis	15105 Summit Blvd Monument, CO 80132	yes	X	7/9/20
4	Anna Morgan	18440 Chandler Pl. Monument CO 80132	yes	X	7/9/20
5	Christina Jenner	15045 Buu Ct CO Springs 80921	yes	X	7-10-20
6	Susan K. Clark	15090 Jessie Dr. CO Springs 80921	yes	X	7-10-20
7	Christine Krempach	2197 Ranchero Dr Monument 80132	yes	X	7-10-20
8	Sara Loulby	19575 Monument Hill Monument, CO 80132	yes	X	7-10/20
9	Whitney Barnford	19575 Monument Hill Monument, CO 80132	y	X	7/10/20
10	Tracey Osborne	2823 Ranchero Dr CO Springs	y	X	7/10/20
11	Reagan Slack	710 Reagan Heights	yes	X	7-10-20
12	Shannon Davis	2823 Coyote Valley Monument, CO	yes	X	7/10/20
13	Dana Gregory	1365 Woodcreek Dr Monument, CO	yes	X	7/10/20
14	Jennifer Wright	2307 Shoshone Monument CO	yes	X	7/11/20
15	Mark Salmon	1033 Caribou Dr Monument	yes	X	7/11/24
16	Romy Rhee	1033 Caribou Dr Monument	yes	X	7-11-20
17	Yvonne	2049 Wagner Cap Tr. Monument	yes	X	7-11-20
18	Abby Miller	2415 Bricker Rd Monument CO 80132	yes	X	7/11/20
19	Dana Seefelt	15740 Holbein Dr Colorado Springs CO	yes	X	7/11/20

AFFIDAVIT OF PETITION CIRCULATOR

I, Thao Thai Le,

Name of circulator

who resides at

638 Old Grobb Drive
Monument CO 80132

Address of Circulator

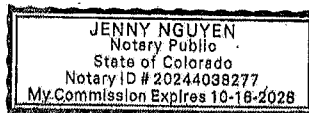
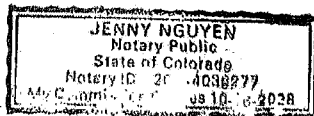
Hereby state that I was the circulator of the petition attached hereto and further assert that I personally witnessed the placing of each signature on the attached petition and that each signature is the signature of the person whose name it purports to be. Additionally, every individual who signed the attached petition represented himself or herself to be over the age of 21 years and is either a resident or the owner or manager of a business in the neighborhood designated as the immediately affected area by the Department of Licensing and Consumer Protection. Lastly, every signatory of the attached petition read or had read to them the petition in its entirety, understands the nature of the petition and thereby freely and voluntarily signed such petition without the employment of any promises, threats, force or inducements.

[Signature]
Signature of Circulator

Subscribed and sworn to me this 14th day of July, 2026

[Signature]
Notary of the Public Signature

My commission expires: 10-16-2028





TOWN OF MONUMENT COUNCIL MEMORANDUM

TO: Mayor and Town Council
FROM: Laura Hogan, Director of Administration
THROUGH: Madeline VanDenHoek, Town Manager
DATE: Sept. 8, 2026
SUBJECT: Ordinance No. 20-2026, An Ordinance Repealing Subsection 12.28.125(I) of the Monument Municipal Code Related to the Waiver of Parking Permit Requirements During Town Sponsored Special Events.

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

This memorandum requests Town Council consideration of an ordinance repealing Subsection 12.28.125(I) of the Monument Municipal Code. The amendment will remove the exemption from parking permit requirements during designated Town sponsored special events and align the Code with Council direction provided at the June 15 study session.

BACKGROUND

Ordinance No. 13-2026 and Resolution No. 33-2026 were introduced during the May 18 Town Council meeting and continued to July 20. Council requested staff schedule a study session before July 20 to discuss options related to the proposed parking permit program. At the June 15 study session, Council requested two changes: allow Town residents to purchase annual parking permits for \$50 and remove the proposed waiver of parking permit requirements during Town sponsored special events. Resolution No. 33-2026 was revised to reflect Council direction; however, Section I of Exhibit A to Ordinance No. 13-2026, which waives permit requirements during designated Town-sponsored special events, was inadvertently retained in the ordinance adopted on July 20.

DISCUSSION / ANALYSIS

The proposed ordinance repeals Subsection 12.28.125(I) in its entirety. That subsection currently provides that parking permits are not required during designated Town-sponsored special events

and that the kiosks will be turned off or display messaging that permits are not required. Repealing the subsection will ensure that parking permit requirements remain in effect during Town sponsored events, consistent with Council direction and Resolution No. 33-2026. All other provisions of Ordinance No. 13-2026 and Section 12.28.125 will remain unchanged.

FINANCIAL IMPACT

The proposed amendment is not expected to create any additional expenditure. Because permits will remain required during Town sponsored special events, the amendment may preserve parking permit revenue that otherwise would not be collected during those events. The amount of such revenue cannot be estimated at this time.

RECOMMENDED ACTION

Staff recommends that Town Council approve Ordinance No. 20-2026, an ordinance repealing Subsection 12.28.125(I) of the Monument Municipal Code related to the waiver of parking permit requirements during Town sponsored special events.

ATTACHMENTS

1. Proposed Ordinance No. 20-2026.
2. Ordinance No. 13-2026.
3. Resolution No. 33-2026.

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

**AN ORDINANCE REPEALING SUBSECTION 12.28.125(I) OF THE
MONUMENT MUNICIPAL CODE RELATING TO THE WAIVER OF
PARKING PERMIT REQUIREMENTS DURING TOWN SPONSORED
SPECIAL EVENTS**

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, on July 20, 2026, the Town Council adopted Ordinance No. 13-2026 adding Section 12.28.125 to the Monument Municipal Code to establish parking permit requirements for Monument Lake; and

WHEREAS, prior to final adoption of Ordinance No. 13-2026, the Town Council conducted a study session on June 15, 2026, regarding implementation of the Monument Lake parking permit program and provided direction to modify certain provisions under consideration; and

WHEREAS, at that study session, the Town Council directed that Town residents be allowed to purchase annual parking permits and that parking permit requirements continue to apply during Town sponsored special events; and

WHEREAS, on July 20, 2026, the Town Council adopted Resolution No. 33-2026, establishing the parking permit area, operational parameters, fees, fines, and exemptions for the parking permit program, which did not include an exemption from permit requirements during Town sponsored special events; and

WHEREAS, Resolution No. 33-2026 was revised consistent with the Town Council's direction; however, Subsection I of Section 12.28.125, which exempts vehicles from parking permit requirements during Town-sponsored special events, was inadvertently retained in Ordinance No. 13-2026; and

WHEREAS, the Town Council finds that the repeal of Subsection I is necessary to conform the Monument Municipal Code to the Town Council’s intended direction and to eliminate inconsistencies between the Code and Resolution No. 33-2026; and

WHEREAS, the Town Council finds that adoption of this Ordinance promotes clarity, consistency, and effective administration of the Monument Lake parking permit program; and

WHEREAS, this Ordinance was introduced by title, considered at public hearing, and voted upon at the regular meeting of the Town Council on September 8, 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. Repeal. Section 12.28.125(I) of the Monument Municipal Code is hereby repealed in its entirety. The repealed subsection reads as follows:

"I. During designated Town sponsored special events, no Parking Permit will be required in the Permit Areas. Town kiosks will either be turned off or display messaging that Parking Permits are not required for such events."

Section 3. Remaining Provisions Unaffected. Except as expressly provided herein, all provisions of Ordinance No. 13-2026 and Section 12.28.125 of the Monument Municipal Code shall remain in full force and effect.

Section 4. 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.

Section 5. 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 6. Effective Date. This Ordinance shall become effective and be in full force and effect ten (10) days after final publication.

Section 7. 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 8th day of September, 2026, by a vote of _____ for and _____ against.

TOWN OF MONUMENT, COLORADO

By: _____
Mitch LaKind, Mayor

Attest:

Tina Erickson, Town Clerk

TOWN OF MONUMENT

ORDINANCE NO. 13-2026

AN ORDINANCE ADDING SECTION 12.28.125 TO THE MONUMENT MUNICIPAL CODE REQUIRING PARKING PERMITS AT MONUMENT LAKE

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 has the police power and home-rule authority under Colorado Revised Statute § 31-15-711(1)(f) to regulate parking on public ways and public property to protect public health, safety, and welfare; and

WHEREAS, the Town Municipal Code (“Code”) Section 12.28.120 sets forth the rules and regulations governing Monument Lake; and

WHEREAS, Monument Lake and its surrounding public access points experience seasonal and peak-period parking congestion that impedes emergency access, degrades pedestrian, cyclist and other users’ safety, and disrupts nearby residential areas; and

WHEREAS, parking demand at Monument Lake has contributed to unsafe roadway conditions, parking on unauthorized areas, litter and erosion, and conflicts between lake users and neighboring residents; and

WHEREAS, a parking permit requirement at Monument Lake and the associated overflow parking lot is a reasonable and minimally intrusive means to manage demand, promote and preserve safe and orderly access to Monument Lake for residents and visitors and help offset the costs associated with maintaining the public parking available at Monument Lake; and

WHEREAS, establishing designated permit areas and setting reasonable fees will equitably allocate limited parking capacity while supporting ongoing stewardship of lake amenities and related infrastructure; and

WHEREAS, permit revenue will be used to offset administrative costs the Town incurs related to Monument Lake and to fund related public safety, maintenance, and environmental protection measures consistent with applicable law; and

WHEREAS, the Town intends to implement clear signage, accessible payment and permit acquisition methods, and reasonable exemptions to parking permit requirements; and

WHEREAS, the Town further finds that clear enforcement provisions, including fines, are necessary to ensure compliance and the effectiveness of the permit requirement; and

WHEREAS, the Town desires to adopt parking permit requirements for Monument Lake to promote safety, protect quality of life, and ensure sustainable public access; and

WHEREAS, this Ordinance was introduced by title, considered at public hearing, and voted upon at the regular meeting of the Town Council on May 18, 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. Addition of Section 12.28.125 to the Monument Municipal Code. Section 12.28.125 of the Monument Municipal Code is hereby added as set forth in Exhibit A, attached hereto and incorporated herein.

Section 3. Publication. Pursuant to Subsection 6.5, 3. of the Town of Monument Home Rule Charter and Subsection 2.04.040, F. 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.

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 20th day of July, 2026 by a vote of 5 for and 1 against.

TOWN OF MONUMENT, COLORADO

By: _____

Steve King, Mayor Pro Tem

Attest:

Tina Erickson

Tina Erickson, Town Clerk

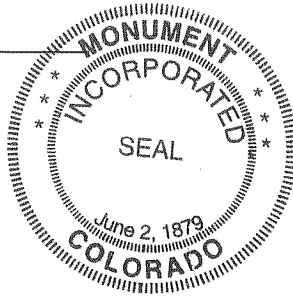


Exhibit A to Certificate of Publication

[Screenshot showing date and time of website publication]

Exhibit A to Ordinance No. 13-2026

CHAPTER 12.28 – PARK AND RECREATION AREAS

12.28.125 –Monument Lake Parking Permits

A. The purpose of this Chapter is to manage parking demand at and around Monument Lake; maintain emergency access and traffic safety; manage residential and visitor traffic for the benefit of adjacent neighborhoods and nearby public roadways; preserve environmental resources; equitably allocate limited curb and lot capacity through a permit system; and promote funding for maintenance and public safety.

B. As used in this Section, the following definitions apply:

1. “Administrator” means the Town department or official designated to implement and enforce this Chapter.
2. “Permit Area” means the streets, lots, and facilities designated by Town Council through Resolution under Subsection D.
3. “Permit” means electronic authorization issued under this Chapter allowing parking subject to stated terms.
4. “Public Parking Lot” means the publicly owned or controlled on-street space, lot, or other facility within the Permit Area.

C. Parking Permits required by this Chapter apply to all Public Parking Lots within the Permit Area in accordance with and directed by the signage located within such Permit Areas. Nothing herein authorizes any parking contrary to other laws, temporary traffic control orders, or posted restrictions.

D. The Town Council may by resolution designate, expand, reduce, or otherwise modify the Permit Area, described by map and/or list of streets and facilities. The Administrator shall maintain an official map and list and publish it on the Town’s website and at the Clerk’s Office. Changes under this Section shall take effect upon posting of signage and public notice.

E. The Administrator may implement operational adjustments within parameters set by resolution, including setting time-limits, establishing no-parking periods for maintenance, and adjusting hours upon public notice.

F. The Town Council shall adopt a fee schedule by resolution, which fee schedule may be incorporated into the Town’s existing fee schedule. Fees shall be reasonably related to administrative costs, enforcement, facility stewardship and

maintenance, safety initiatives and transportation demand management objectives, consistent with applicable law.

G. Permits will be issued at kiosks located near or within the Permit Area. These kiosks will be electronic payment only and printed permits will be deposited for users to display on their vehicle's dashboard. Residents of the Town may purchase an annual permit in lieu of a daily permit.

H. The Administrator shall install and maintain signage at entrances to the Permit Area and at affected streets and facilities indicating permit requirements. Enforcement of a new or modified restriction will not occur until appropriate signage has been posted and public notice of the new or modified restriction has been posted on the Town's website. This requirement does not apply to situations designated as emergencies and are temporary in nature.

I. During designated Town sponsored special events, no Parking Permit will be required in the Permit Areas. Town kiosks will either be turned off or display messaging that Parking Permits are not required for such events.

J. The following are exempt from permit requirements while acting within the scope of official duties or as otherwise noted:

1. Emergency vehicles and public safety personnel.
2. Government vehicles on official business.
3. Utility and public works vehicles actively engaged in service or repairs.
4. Vehicles engaging in lawful loading/unloading activities within any designated areas for short durations.

K. The following are prohibited:

1. Parking within the Permit Area without a valid Permit, except as exempted in Sections I and J.
2. Displaying or using a forged, altered, transferred, or invalid permit.
3. Obstructing emergency access, fire lanes, hydrants, sidewalks, trails, or boat launch operations.
4. Parking on vegetation or unpaved areas.

L. Violations of this Ordinance are civil infractions subject to fines established by resolution. Each day and each vehicle constitutes a separate violation. The Administrator shall issue notices of violation stating the facts, code sections, and penalty. Unpaid penalties may be subject to late fees, lawful collections, or towing at the vehicle owner's expense. During initial implementation, the Administrator may issue warnings in lieu of penalties for a period of up to 60 days.

M. Revenues from fees and penalties shall be deposited into a dedicated fund and used to administer the parking permit requirements; maintain and improve parking, access, safety, and environmental mitigation at Monument Lake; support multimodal access to Monument Lake; and for other related purposes authorized by the Town.

N. This Section supplements existing parking and traffic regulations. In case of conflict, the more restrictive provision governs. Nothing herein authorizes parking contrary to state law, fire codes, or environmental protection requirements.

TOWN OF MONUMENT
RESOLUTION NO. 33-2026

**A RESOLUTION REQUIRING PARKING PERMITS AT MONUMENT LAKE,
ESTABLISHING THE PARKING PERMIT AREA, FEES, AND FINES**

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, by Ordinance No. 13-2026 ("Ordinance"), the Town amended the Town of Monument Municipal Code (the "Code") to establish a parking permit requirement for Monument Lake; and

WHEREAS, the Ordinance authorizes the Town Council, by resolution, to designate, expand, reduce, or otherwise modify the Permit Area, described by map and/or list of streets and facilities, implement operational adjustments within parameters set by resolution, establish no-parking periods for maintenance, adjust hours upon public notice, and adopt a fee schedule; and

WHEREAS, the Council finds that establishing the Permit Area and related regulations is necessary to control traffic management, maintain emergency access, manage parking demand, ensure fair access, preserve neighboring residential areas, encourage orderly use of space and to provide revenue for maintenance and administrative costs in the area; and

WHEREAS, the Council finds that the fee schedule to be adopted by this resolution is reasonably related to the cost of administering and enforcing the permit requirement and to maintaining lake-related areas, facilities and access; and

WHEREAS, the Town will implement clear signage and public outreach to inform users of the permit requirements and enforcement provisions; and

WHEREAS, the Council has reviewed and approves the Permit Area map attached as Exhibit A, the operational parameters attached as Exhibit B, the fee schedule attached as Exhibit C, and the fine schedule attached as Exhibit D; and

WHEREAS, the Council desires to establish the parameters of the Monument Lake parking permit requirements consistent with the authority granted in the Ordinance.

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

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

Section 2. Designation of Permit Area. The Town Council designates the Permit Area as depicted and described in Exhibit A, attached hereto and incorporated herein, (the "Permit Area"). The Administrator shall maintain the official map/list and make it available to the public at the Town Clerk's Office and on the Town's website.

Section 3. Operational Parameters. The Town Council establishes operational parameters within the Permit Area as set forth in Exhibit B, attached hereto and incorporated herein. The operational rules in Exhibit B may include time limits, no-parking periods, days in which no permits are required related to Town events, and temporary closures to preserve such things as safety and access.

Section 4. Fees. The Town Council adopts the fee schedule set forth in Exhibit C, attached hereto and incorporated herein. Fees reflect administrative, enforcement, and facility maintenance and stewardship costs. The Administrator may prorate, refund, or credit fees consistent with the Ordinance. This fee schedule may be incorporated into the Town of Monument Fee schedule as set forth in the Ordinance.

Section 5. Fines. The Town Council adopts the fine schedule set forth in Exhibit D, attached hereto and incorporated herein.

Section 6. Administration. The Town Police Department is designated as the Administrator. Consistent with the Ordinance, the Administrator may make operational adjustments within parameters set by this Resolution and Exhibit B, including establishing temporary no-parking periods for maintenance or safety. The Administrator may temporarily suspend permit requirements as deemed necessary.

Section 7. Signage. The Administrator shall install and maintain signage at entrances to and within the Permit Area indicating permit requirements, hours, and penalties. No enforcement of any new or modified requirements shall occur until appropriate signage is posted. Enforcement of posted requirements shall begin immediately.

Section 8. Revenue. Revenues from fees and fines shall be deposited into the appropriate Town fund(s) and used for area maintenance, administration and enforcement as authorized by the Ordinance.

Section 9. Effective Date. This Resolution shall become effective and be in full force and effect immediately upon approval.

Section 10. Severability. If any portion of this Resolution or the application hereof shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications 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, El Paso County, Colorado, this 20th day of July 2026 by a vote of 5 for and 1 against.

TOWN OF MONUMENT, COLORADO

By: _____

Steve King, Mayor Pro Tem

Attest:



Tina Erickson, Town Clerk



Exhibit A

Designated Permit Area

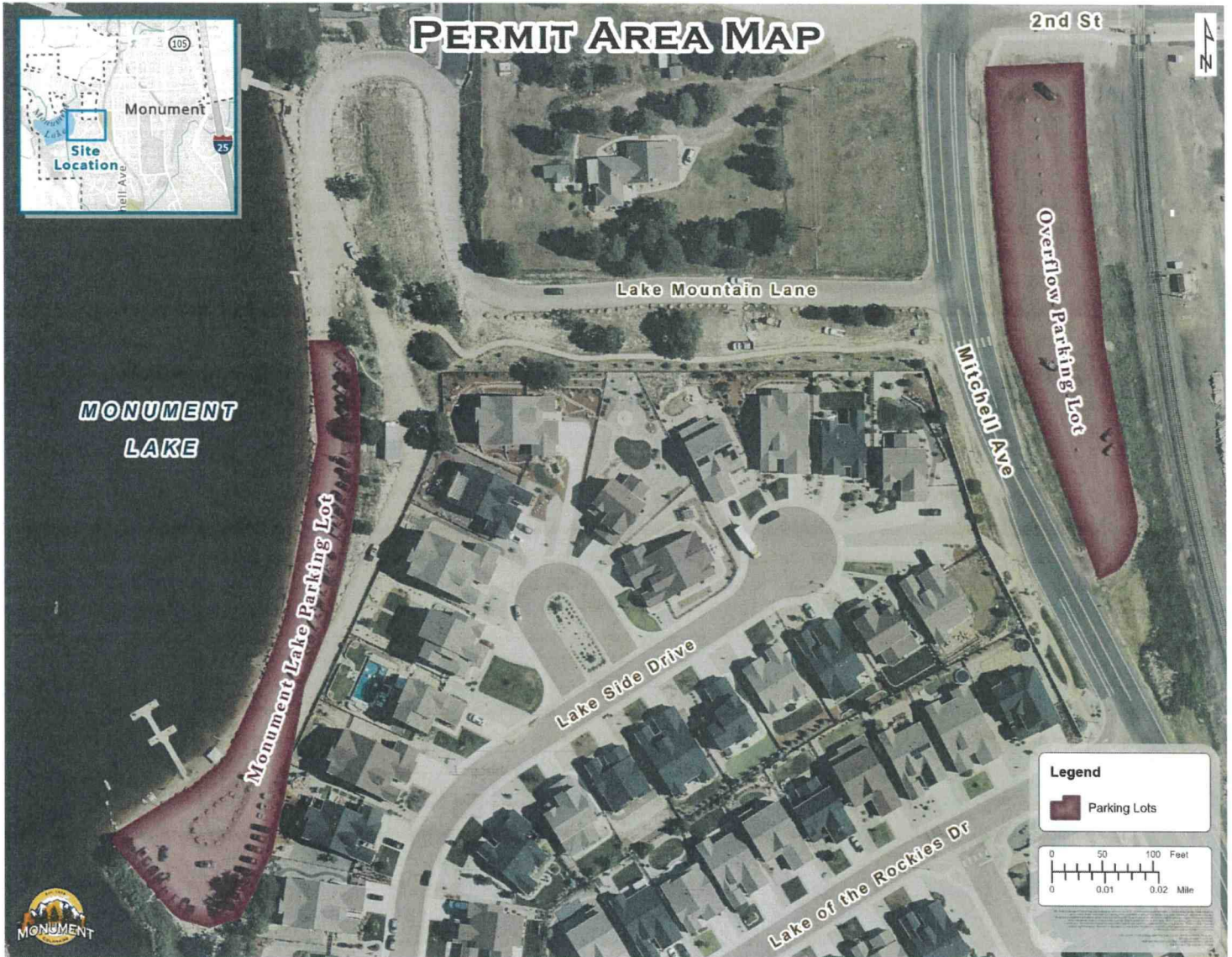


Exhibit B

Exclusion to Parking Permit Requirement

The following are exempt from permit requirements while acting within the scope of official duties or as otherwise noted:

1. Emergency vehicles and public safety personnel.
2. Government vehicles on official business.
3. Utility and public works vehicles actively engaged in service or repairs.
4. Vehicles engaging in lawful loading/unloading activities within any designated areas for short durations.

Exhibit C

Fee Schedule

Daily/Kiosk fee: \$5.25 per 24-hour period. Fees shall not be prorated.

*Resident annual permit: \$50.00

The Town reserves the right to increase the fee amount in connection with yearly inflation and increased costs for such things as maintenance, enforcement, traffic control, and safety measures as more specifically identified in the Town's Ordinance.

* Residents of the Town may purchase an annual permit in lieu of a daily permit. The annual permit will be issued as a windshield sticker and is valid for the remainder of the calendar year. The purchase price will not be prorated. Proof of residency is required to purchase the annual permit and may include, without limitation, a current driver's license, a recent utility bill or other mail showing a Town address, a lease agreement, or a property tax statement.

Exhibit D

Fine Schedule

\$50.00 per violation/citation/vehicle.



MEMORANDUM

TO: The Honorable Mayor and Town Council
Madeline VanDenHoek, Town Manager

FROM: Rey Medina, Planner

DATE: September 8, 2026

SUBJECT: Ordinance No. 23-2026 — An Ordinance Granting Approval of the Final Planned Unit Development Plan for the 7 Brew Drive Thru Coffee located at 15822 Jackson Creek Parkway.

ALL RESOURCES [[link](#)]

BACKGROUND.

The Applicant, Harman Management Corporation, represented by Brandon Humann of TAIT & Associates, is requesting approval of a Final Planned Unit Development (FPUD) for the proposed 7 Brew Drive Thru Coffee development located at 15822 Jackson Creek Parkway within Monument Marketplace Filing 16. The subject property consists of approximately 0.91 acres and is situated within the established Monument Marketplace commercial center, generally located north of Freddy's Steakburgers, east of Kohl's Department Store, west of Advance Auto Parts, and south of Wells Fargo Bank.

Development of the subject property is governed by the 4th Amended Final Planned Unit Development for Monument Marketplace, approved by Ordinance No. 07-2007, and the Monument Marketplace Filing 1 Final Plat, approved by Ordinance No. 25-2006. Under the approved PUD framework, the lot was anticipated for commercial retail development and allows up to 3,100 square feet of retail floor area. The Applicant is proposing a 510-square-foot drive-thru coffee facility, which is consistent with the approved zoning, commercial land use designation, and development framework established for Monument Marketplace.

The Monument Marketplace property has undergone an extensive planning and entitlement process beginning with approval of the Final Plat in 2006 and the 4th Amended Final PUD in 2007. These approvals established the commercial land uses, lot configuration, circulation network, drainage infrastructure, and development standards for the commercial center. The current application represents the final implementation step necessary to allow development of this remaining vacant commercial parcel within the approved Monument Marketplace development.

On August 12, 2026, the Planning Commission held a public hearing on the Final Planned Unit Development application and reviewed the proposal against the applicable criteria contained in Section 18.03.460 of the Monument Land Development Code. Following its review, the Planning Commission recommended approval of the Final Planned Unit Development. A copy of the Planning Commission Staff Report and meeting minutes are attached with this transmittal.

DETAILS

The proposed 7 Brew Drive Thru Coffee Final PUD includes development of a 510-square-foot drive-thru coffee shop on approximately 0.91 acres. The project includes the principal building, dual drive-thru ordering lanes, a vehicle pass-through lane, six parking spaces, landscaping, utility connections, drainage facilities, pedestrian improvements, and a screened trash enclosure. Access to the site will be provided through the existing private drive aisle network serving Monument Marketplace and will function in coordination with shared access arrangements serving the adjacent Freddy's Steakburgers property.

The development has been designed in compliance with the applicable Planned Unit Development standards, including building setbacks, parking requirements, landscaping standards, snow storage requirements, and architectural design requirements. The site provides six parking spaces, including one ADA-accessible space, meeting the Town's minimum parking requirement. The proposed building height remains below twenty feet and all setbacks substantially exceed the thirty-foot minimum setback required by the approved PUD.

The project incorporates significant landscaping improvements throughout the site. Approximately 12,635 square feet, or 33 percent of the property, will be landscaped with canopy trees, shrubs, ornamental grasses, native grasses, and groundcover plantings. The landscape plan includes 23 trees and approximately 334 additional plantings, with enhanced landscaping around building foundations, drive aisles, site entrances, mechanical equipment, and the proposed trash enclosure. The proposed plant palette utilizes drought-tolerant species from the Town's approved plant list and supports the Town's water conservation goals.

Traffic, drainage, utility, and site design analyses were reviewed by Town staff and the Town Engineer. A Traffic Compliance Memo prepared by Kellar Engineering concluded that the proposed coffee shop is expected to generate approximately 358 average daily trips, 80 AM peak-hour trips, and 30 PM peak-hour trips. The analysis determined that the proposed use generates substantially fewer trips than the fast-food use previously contemplated for the site under the approved Monument Marketplace development and that the existing roadway network and access configuration are adequate to accommodate the project. Operational

analysis further demonstrated that nearby intersections will continue to function at acceptable levels of service and that the drive-thru queue provides adequate on-site vehicle stacking capacity.

Stormwater management was evaluated through a Final Drainage Report prepared by TAIT & Associates. The analysis concluded that existing regional detention facilities and downstream drainage infrastructure are adequate to accommodate runoff from the proposed development. Hydraulic modeling demonstrated that the stormwater system has sufficient capacity during both 10-year and 100-year storm events and that the project will not create adverse drainage impacts to surrounding properties. The Town Engineer concurred with these findings.

The application was reviewed by the Town Engineer and relevant referral agencies. Required infrastructure improvements, utility connections, drainage facilities, landscaping, parking, pedestrian access, and circulation elements have been incorporated into the site design. Staff finds that the Final PUD is consistent with the approved Monument Marketplace Planned Unit Development, satisfies all applicable review criteria contained in Section 18.03.460 of the Land Development Code, and advances the goals of the Town's Comprehensive Plan by providing an appropriately scaled commercial service within an established commercial center while utilizing existing infrastructure and maintaining compatibility with surrounding commercial development.

FINDING OF FACT

On August 12, 2026, the Planning Commission held a public hearing for the Final PUD Amendment for Native Sun Construction and recommended approval based on the following Finding of Fact:

1. The proposed Final Planned Unit Development (PUD) Plan for 7 Brew Coffee meets the applicable review criteria set forth in Section 18.03.460 of the Land Development Code. The plan demonstrates compliance with applicable development standards and provides for orderly, coordinated development that is compatible with surrounding land uses and supported by adequate public infrastructure and services.

SUGGESTED ACTION

I move to **ADOPT/DENY** Ordinance No. 23-2026, An Ordinance Granting Approval of the Final Planned Unit Development Plan for the 7 Brew Drive Thru Coffee located at 15822 Jackson Creek Parkway, supported by the attached and linked exhibits together with the Findings of Fact provided in the Staff Report.

ATTACHMENTS AND LINKED DOCUMENTS.

0. Staff Report
1. Staff Presentation
2. Applicant Narrative, prepared by Tait and Associates, dated February 6, 2026
3. Final PUD Plan Set, prepared by Tait and Associates, dated April 27, 2026
4. Public Notice Mailing Affidavit
5. Public Notice Posting Affidavit
6. Town Engineer Recommendation of Approval, dated May 18, 2026
7. Traffic Compliance Memo prepared by Kellar Engineering, dated May 11, 2026
8. Final Drainage Report, prepared by Tait and Associates, dated April 17, 2026
9. Geotechnical Report, prepared by Granite Engineering Group dated April 7, 2026

History

1. August 12th Planning Commission Minutes ([link](#))
2. Monument Marketplace Filing 1 Final Plat, Approved June 5, 2006, Ordinance 25-2006 ([link](#))
3. 4th Amended Final PUD – Monument Marketplace, Approved February 5, 2007, Ordinance 07-2007 ([link](#))

7 Brew Coffee Final PUD Plan

Staff Presentation

Town Council Meeting – 9/8/2026



INTRODUCTION

The applicant is requesting approval of a Final Planned Unit Development (PUD) Plan for a proposed 7 Brew Coffee drive-thru located on a vacant 0.9-acre parcel within Monument Marketplace at 15822 Jackson Creek Parkway.

The project includes a 510-square-foot drive-thru coffee shop and associated site improvements and is proposed in accordance with the existing Monument Marketplace PUD. Staff has reviewed the application for compliance with the Town's Land Development Code, Comprehensive Plan, and applicable engineering, traffic, and drainage requirements.



PUBLIC HEARING NOTICE



7 Brew Coffee
Final PUD Plan
File Number: 2026-005-FPUD

AFFIDAVIT – MAILING Final PUD Plan

I, Thomas Esposito, (print name) as the ☐ owner ☒ authorized agent, (check one) for the property located at property schedule number(s) 7125306007, in the Town of Monument, El Paso County, Colorado do hereby attest that I reviewed the records of the El Paso County Assessor on the day of July 21st (month/day), 2026, and have sent letters via first class U.S. mail to the owners of record for the properties within 500-feet of the perimeter property line of the proposed Final PUD Plan for the 7 Brew Coffee development, giving notice of forthcoming public hearings for Planning Commission on **August 12, 2026** and Town Council on **September 8, 2026** in compliance with Town Code Section 18.01.260-Public notice requirements., F. Mailed notice. on July 21st, 2026, which is at least 15 days prior to the date of the hearings.

Signed: Thomas Esposito
Print Name: Thomas Esposito
Owner/Authorized Agent (circle one)
State of, Colorado
County of: Boulder

Sworn and subscribed to before me, a Notary Public, by Thomas Esposito, this 27th day of 2026, who is either personally known to me or who has produced drivers license as identification.

My Commission Expires: 06/01/2030
Notary Public for the State of Colorado
Print Name: Josiah Arthur

JOSIAH ARTHUR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20264022689
MY COMMISSION EXPIRES 06/01/2030



7 Brew Coffee
Final PUD Plan
File Number: 2026-005-FPUD

AFFIDAVIT – POSTED NOTICE Final PUD Plan

I, Thomas Esposito, (print name) as the ☐ owner ☒ authorized agent, (check one) for the property located at property schedule number 7125306007, in the Town of Monument, El Paso County, Colorado do hereby attest that I installed, ONE sign along Jackson Creek Parkway, facing out to traffic, in compliance with Town Code Section 18.01.260-Public notice requirements., E. Posted Notice. On July 20th (month/day), 2026, which is at least 15 days prior to the public hearing, scheduled for Planning Commission on **August 12, 2026**, and Town Council on **September 8, 2026**, for the proposed development application: 7 Brew Coffee.

Signed: Thomas Esposito
Print Name: Thomas Esposito
Owner/Authorized Agent (circle one)
State of, Colorado
County of: Boulder

Sworn and subscribed to before me, a Notary Public, by Thomas Esposito, this 27th day of 2026, who is either personally known to me or who has produced drivers license as identification.

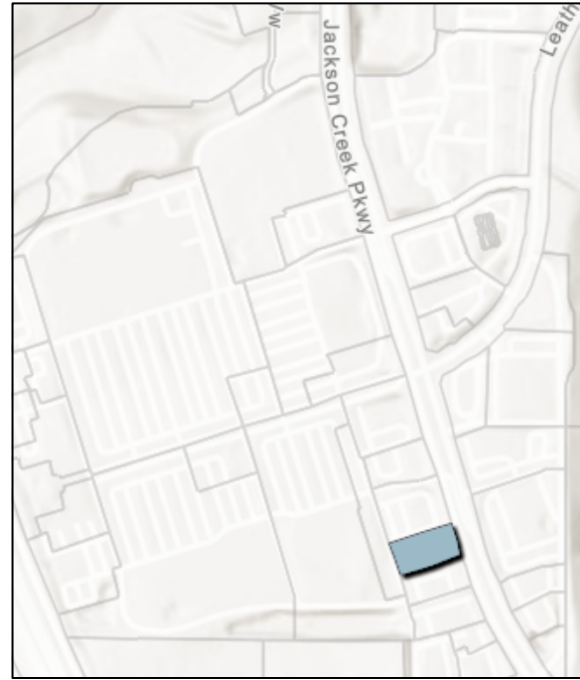
My Commission Expires: 06/01/2030
Notary Public for the State of Colorado
Print Name: Josiah Arthur

JOSIAH ARTHUR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20264022689
MY COMMISSION EXPIRES 06/01/2030



SURROUNDING ZONING LOCATION, LAND USE

- **North** – Wells Fargo Bank (Monument Marketplace)
- **South** – Freddy's Steakburgers (Monument Marketplace)
- **East** – Advance Auto Parts
- **West** – Kohl's Department Store (Monument Marketplace)

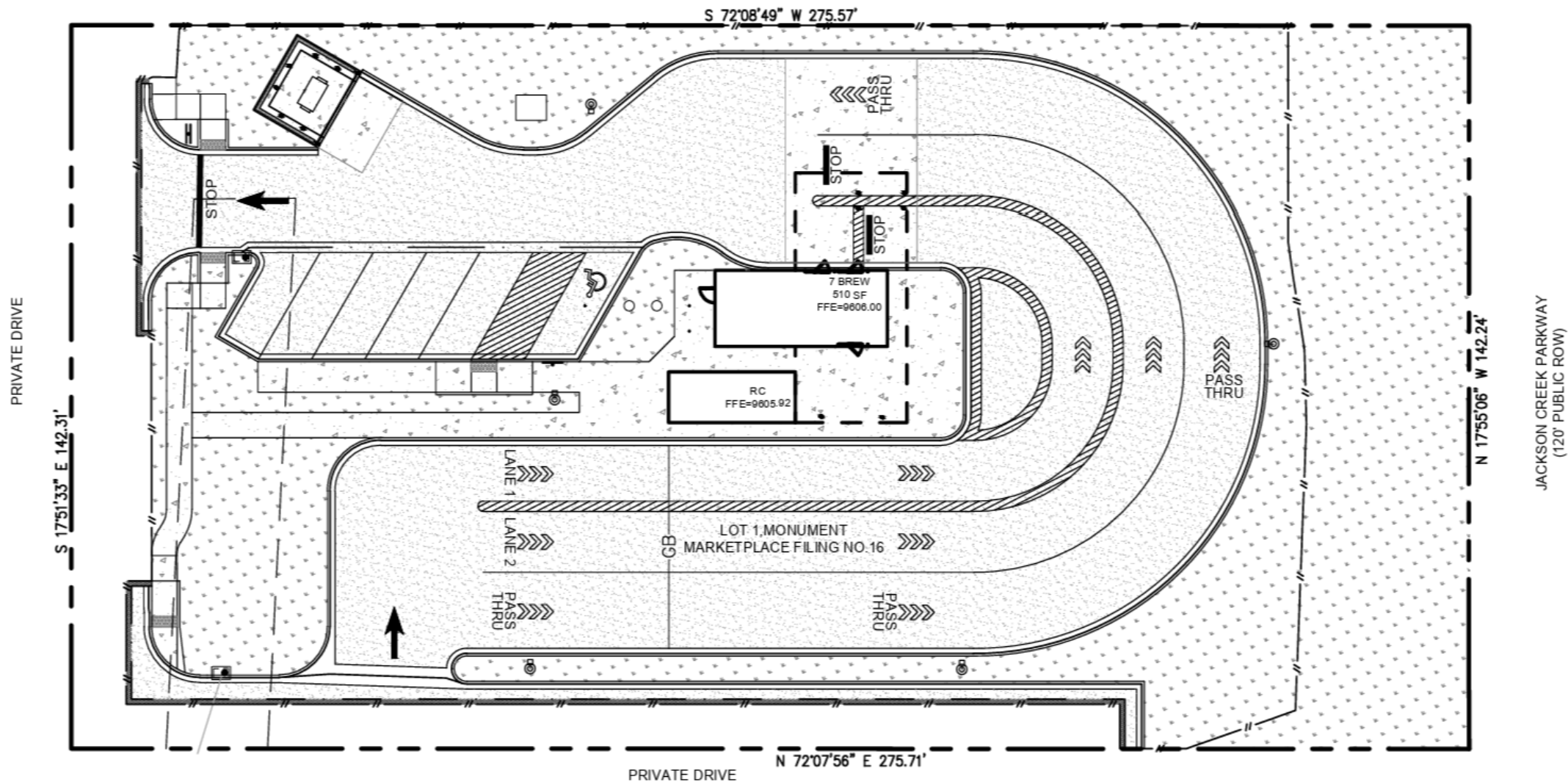


2017 Future Land Use Plan

- 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

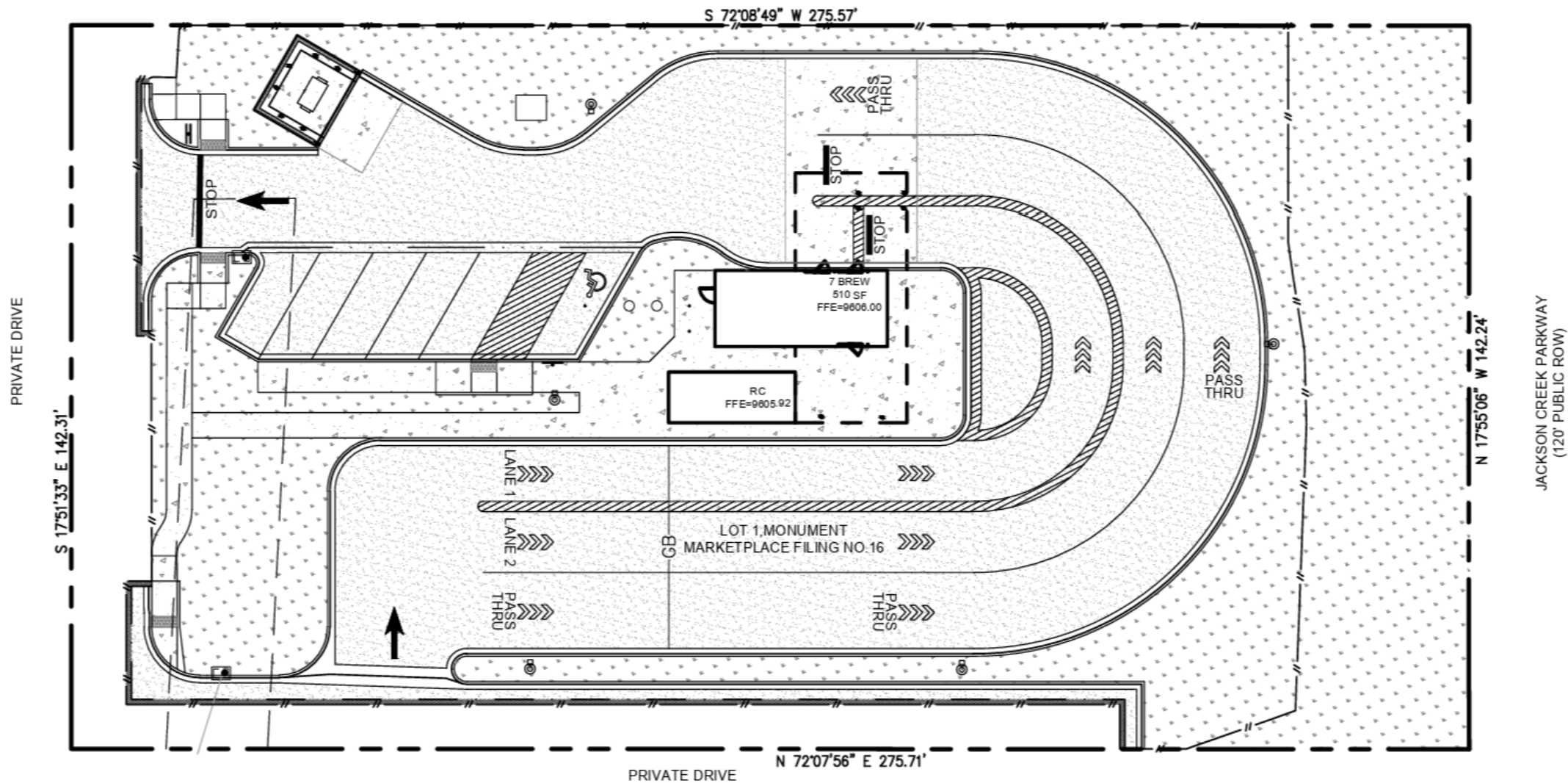


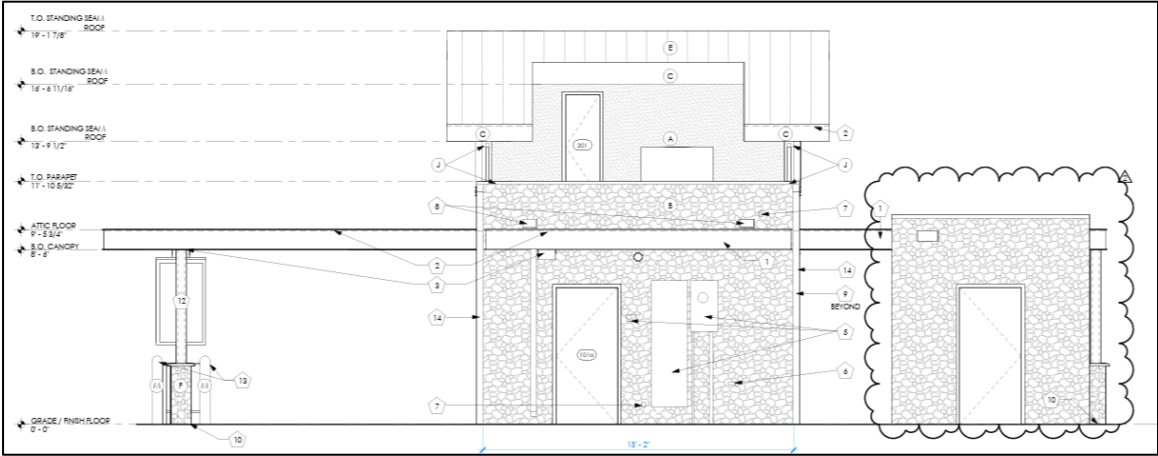
PROJECT DETAILS



PROJECT DETAILS

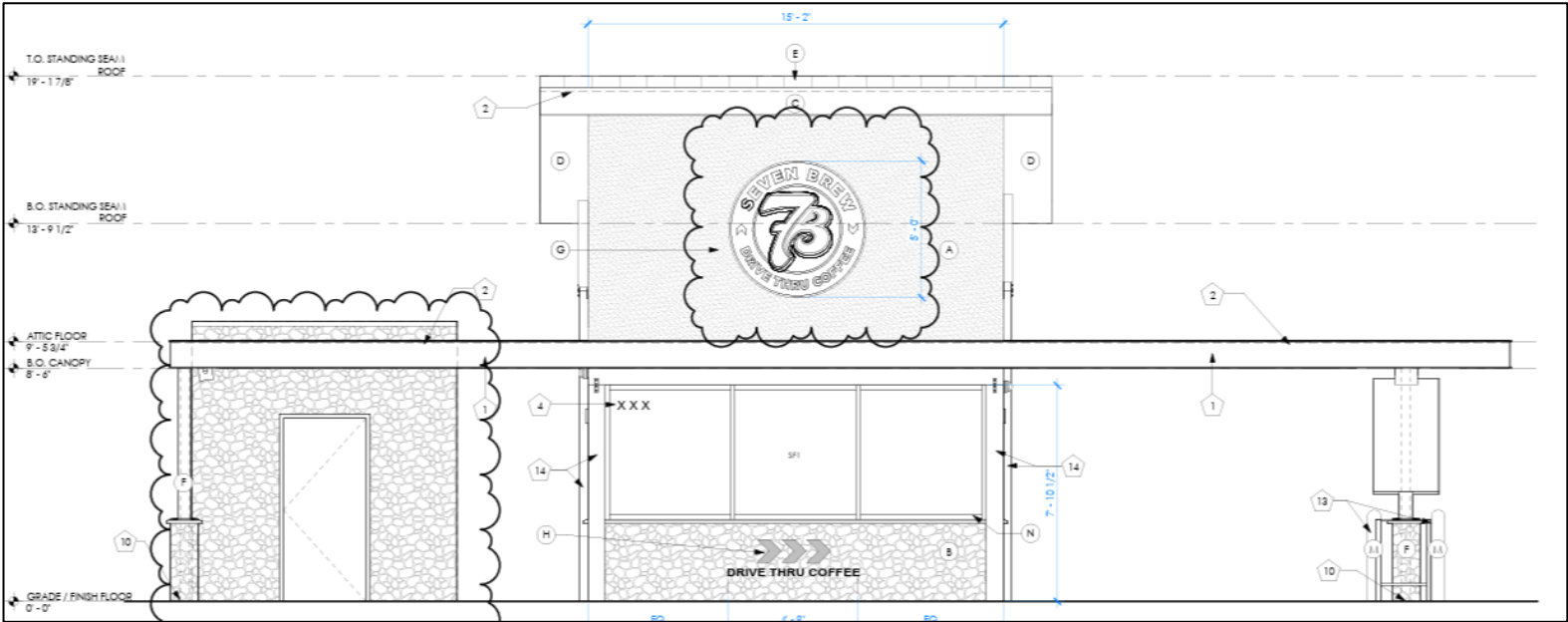
Site Circulation and Snow Storage



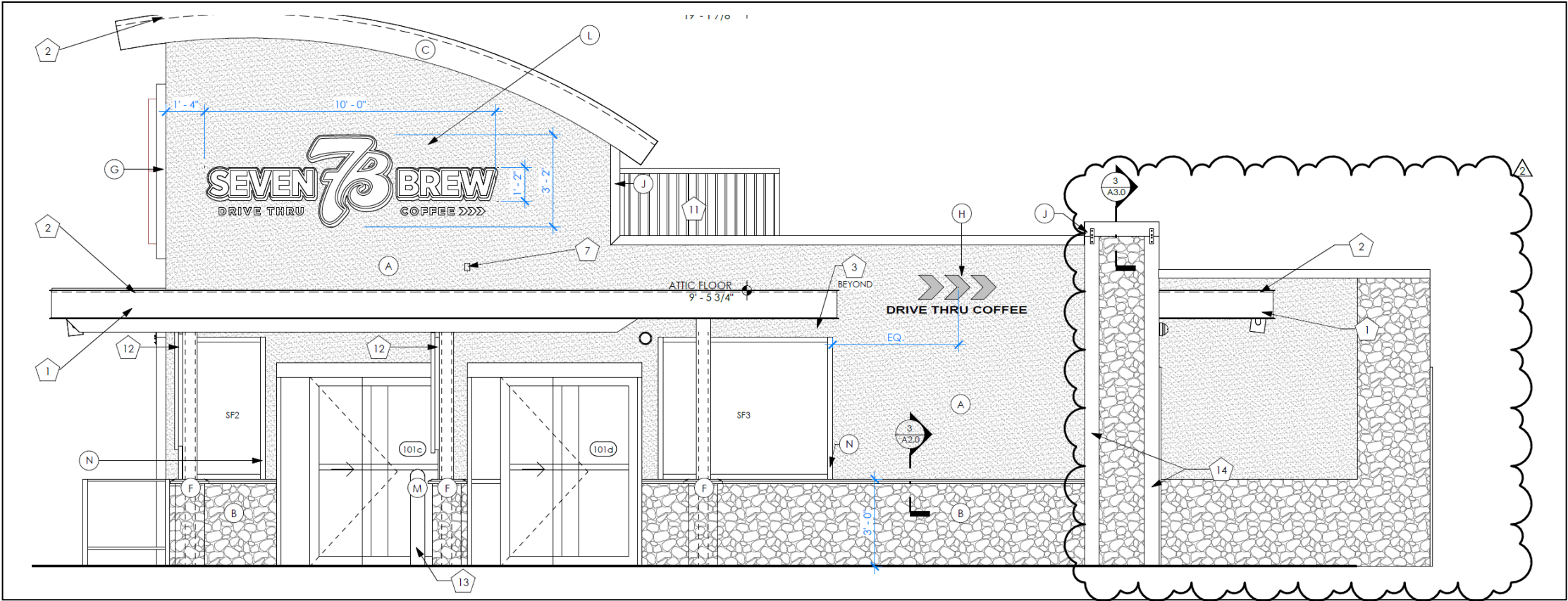


Exterior Elevation West

Exterior Elevation East

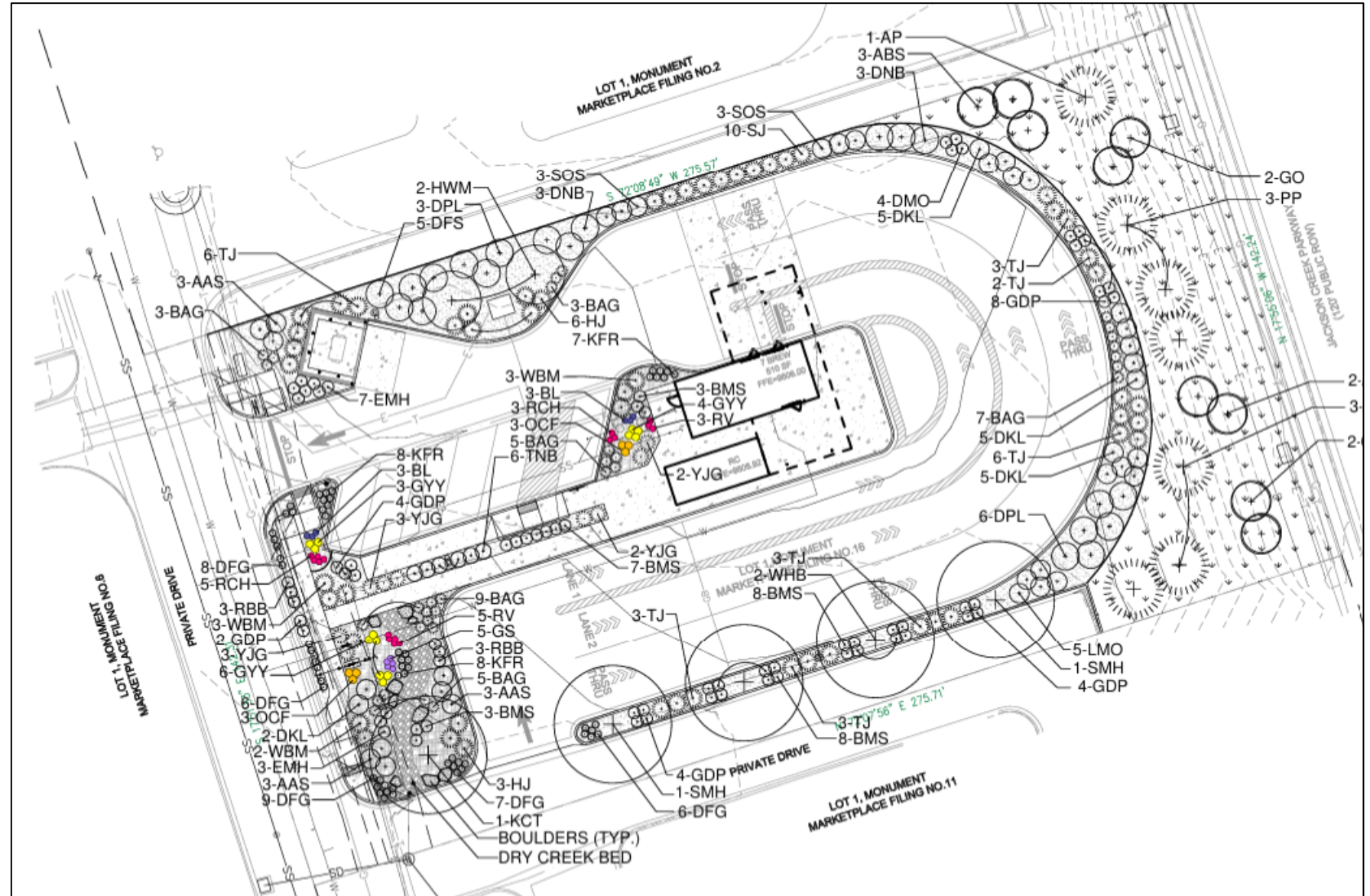


Exterior Elevation North



PROJECT DETAILS

Landscaping



PROJECT DETAILS

Traffic Analysis

- Project is expected to generate approximately 358 daily trips, including 80 AM peak-hour trips and 30 PM peak-hour trips.
- Traffic volumes are significantly lower than the previously approved fast-food use, resulting in approximately 1,031 fewer daily trips than originally anticipated.
- Existing roadway infrastructure, site access, and drive-thru stacking capacity are adequate to accommodate the proposed development without adverse traffic impacts.

Final Drainage Report

- The development will maintain existing drainage patterns and convey stormwater through proposed and existing storm sewer infrastructure.
- Runoff will be directed to the existing regional detention and water quality pond serving Monument Marketplace, which was designed for a more intensive development scenario.
- Hydraulic analysis confirmed adequate system capacity during both 10-year and 100-year storm events, with no anticipated downstream drainage impacts.



PLANNING COMMISSION PUBLIC HEARING

- On August 12, 2026 Planning Commission held a public hearing on this request and voted 6 to 0 to forward a recommendation of approval

The Commission discussed

- Vehicle stacking requirements.
- Snow storage requirements.
- Addition of a stop sign or signage located in the bypass lane.



CRITERIA FOR REVIEW – Final PUD Plan §18.03.460

1. *The final PUD is consistent with the Preliminary PUD*
2. *Circulation is designed for the type of traffic generated, and emergency access.*
3. *Functional parks, open space, and connectivity.*
4. *A variety of development and housing types and styles is proposed.*
5. *Privacy for individuals, families and neighbors is provided.*
6. *Building design results in a quality architectural design.*
7. *The landscaping is a quality design that enhances the site.*
8. *Adequate off-street parking will be provided.*
9. *The Town may increase or decrease off-street parking spaces.*
10. *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.*



MOTION/ACTION

I move to **ADOPT/DENY** Ordinance No. 23-2026, An Ordinance Granting Approval of the Final Planned Unit Development Plan for the 7 Brew Drive Thru Coffee located at 15822 Jackson Creek Parkway, supported by the attached and linked exhibits together with the Findings of Fact provided in the Staff Report.



**TOWN OF MONUMENT
ORDINANCE NO. 23-2026**

**AN ORDINANCE GRANTING APPROVAL OF THE FINAL PLANNED UNIT
DEVELOPMENT PLAN FOR 7 BREW DRIVE THRU COFFEE, LOCATED AT 15822
JACKSON CREEK PARKWAY.**

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 adopted the strategic objective to enable responsible community development by establishing clear and accountable plans, processes, and procedures that create positive conditions for responsible and enduring community development and growth; and

WHEREAS, Harman Management Corporation is seeking approval of a Final Planned Unit Development (FPUD), for the construction of a 510 square foot drive thru coffee shop, legally described in Exhibit A (the “Property”); and

WHEREAS, the Monument Planning Commission conducted a public hearing on this application on August 12, 2026, and made a recommendation of APPROVAL by a vote of 6 to 0, based upon the Findings of Fact attached hereto as Exhibit B; and

WHEREAS, approval of the Final PUD Plan advances the Town’s objective to enable responsible community development by providing a framework for high-quality site design, efficient land use, and compatibility with surrounding properties; and

WHEREAS, on September 8, 2026, the Monument Town Council received the Planning Commission’s recommendation and conducted a public hearing, and determined that the Final Planned Unit Development for 7 Brew satisfies the requirements of Section 18.03.460 et seq. of the Land Development Code; and

WHEREAS, this Ordinance was introduced by title and voted upon at the regular meeting of the Town Council on September 8, 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 7 Brew Drive Thru Coffee prepared by Tait & Associates, dated 4/27/2026, located at 15822 Jackson Creek Parkway.

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 8th day of September 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

LOT 1 MONUMENT MARKETPLACE FILING NO. 16 FINAL PLAT

EXHIBIT B

FINDINGS OF FACT

1. The proposed 7 Brew Coffee Drive Thru Final Planned Unit Development meets the applicable criteria identified in Section 18.03.460 of the Land Development Code.



MEMORANDUM

TO: The Honorable Mayor and Town Council
Madeline VanDenHoek, Town Manager

FROM: Rey Medina, Planner

DATE: September 8, 2026

SUBJECT: Ordinance No. 24-2026 — An Ordinance Granting Approval of a Major Amendment to the Planned Unit Development for Native Sun Construction at 15010 Woodcarver Road.

ALL RESOURCES [[link](#)]

BACKGROUND.

The Applicant, Native Sun Construction, represented by Rohs Heck of F9 Productions, is requesting approval of a Major Amendment to the Planned Unit Development for the property located at 15010 Woodcarver Road. The subject property consists of approximately 7.21 acres within the approved Native Sun Construction Planned Unit Development and is generally located along Woodcarver Road within the Town's Light Industrial area. The proposed amendment includes relocation of the approved shop building to a more northwesterly position on the site, regrading of Lot 1, installation of a deceleration lane along Woodcarver Road, and reconfiguration of the construction yard circulation pattern.

Development of the property is governed by Resolution No. 31-2022, which approved the Native Sun Construction Planned Unit Development. The proposed amendment does not modify the previously approved land use of the property, which remains an industrial contractor's shop, equipment storage yard, and vehicle maintenance facility. Rather, the amendment is intended to improve site functionality, circulation, and operational efficiency while maintaining consistency with the development objectives and intent of the approved PUD.

The Native Sun Construction property has been subject to a comprehensive planning and entitlement process beginning with approval of the Planned Unit Development (PUD) by Resolution No. 31-2022 on May 2, 2022, followed by the recording of the final plat on March 8, 2023. The project was later reviewed by the Planning Commission in July 2025, at which time the applicant revised the proposal to address utility service constraints and ensure compatibility with available infrastructure. The current request represents a modification to

the approved PUD site design while maintaining the originally approved use and development framework.

On August 12, 2026, the Planning Commission held a public hearing on the Major PUD Amendment application and reviewed the proposal against the applicable criteria contained in Section 18.03.470 of the Monument Land Development Code. Following its review, the Planning Commission recommended approval of the amendment. A copy of the Planning Commission Staff Report and meeting minutes are attached with this transmittal.

DETAILS

The Native Sun Construction PUD Major Amendment includes construction of a 6,117-square-foot shop building that will serve as an equipment storage and repair facility supporting Native Sun Construction's operations. The proposed building will be less than 29 feet in height and includes a wash bay and mechanical equipment area. The amendment also incorporates site grading modifications, relocation of the building footprint, expansion of perimeter fencing, and installation of a deceleration lane along Woodcarver Road to improve site access and traffic flow.

The proposed development has been designed in compliance with the applicable standards of the approved PUD. Building setbacks exceed minimum requirements, and the project includes four additional parking spaces to serve employees utilizing the facility. Landscaping improvements consist of 66 new trees, preservation of 21 existing trees, and approximately 207,490 square feet of native restoration seeding designed to provide screening, enhance habitat value, and reduce long-term irrigation demands. Architectural design incorporates consistent treatment on all building elevations utilizing vertical metal siding, galvanized metal roofing, and burnished slate accents to create a cohesive industrial appearance.

Traffic, drainage, utility, landscaping, and stormwater analyses were reviewed by Town staff and the Town Engineer. The Traffic Generation Analysis prepared by SM Rocha, LLC concluded that the proposed shop building is expected to generate approximately 155 daily vehicle trips, including 22 morning peak-hour trips and 21 afternoon peak-hour trips. The study determined that these traffic volumes would not adversely affect the surrounding roadway network and that the proposed site-generated traffic would not create negative operational impacts on Woodcarver Road or nearby intersections.

The Applicant also submitted a Final Drainage Report prepared by Raptor Civil Engineering, which concluded that the project complies with the Town of Monument Drainage Requirements and the MHFD Urban Storm Drainage Criteria Manual. The report found that the existing detention facilities have adequate capacity to accommodate the proposed

development and that the project will not negatively impact surrounding properties or drainage infrastructure. Town engineering staff concurred with these findings.

The application was reviewed by the Town Engineer and relevant referral agencies. Required site improvements, drainage facilities, roadway modifications, parking, landscaping, and utility infrastructure have been incorporated into the design. Staff finds that the proposed amendment satisfies the review criteria contained in Section 18.03.470 of the Land Development Code, remains consistent with the approved Planned Unit Development, and supports the continued development of the property as a well-designed and functional light industrial facility consistent with the goals of the Town's Comprehensive Plan.

FINDING OF FACT

On August 12, 2026, the Planning Commission held a public hearing for the Final PUD Amendment for Native Sun Construction and recommended approval based on the following Finding of Fact:

1. The proposed Final Planned Unit Development (PUD) Plan Amendment for Native Sun Construction meets the applicable review criteria set forth in Section 18.03.470 of the Land Development Code. The plan demonstrates compliance with applicable development standards and provides for orderly, coordinated development that is compatible with surrounding land uses and supported by adequate public infrastructure and services.

SUGGESTED ACTION

I move to **ADOPT/DENY** Ordinance No. 24-2026, An Ordinance Granting Approval of a Major Amendment to the Planned Unit Development for Native Sun Construction at 15010 Woodcarver Road, supported by the attached and linked exhibits together with the Findings of Fact provided in the Staff Report.

ATTACHMENTS AND LINKED DOCUMENTS.

ALL RESOURCES: [[link](#)]

0. Staff Report
1. Staff Presentation
2. Applicant Narrative, prepared by Legend Engineering, dated May 1, 2026
3. Final PUD Plan Set, prepared by F9 Productions, dated March 6, 2026
4. Public Notice Mailing Affidavit
5. Public Notice Posting Affidavit
6. Town Engineer Recommendation of Approval, dated July 24, 2026
7. Traffic Generation Analysis, prepared by SM Rocha, LLC, dated 1/22/2025
8. Alta Survey, prepared by Barron Land, dated 11/20/2024
9. Final Drainage Report, prepared by Raptor Civil Engineering, dated March 6, 2026
10. Woodcarver Road Maintenance Agreement

History

1. August 12th Planning Commission Minutes ([link](#))
2. Final Plat for Native Sun Construction, Approved May 2, 2022, Res. No. 32-2022 ([link](#))
3. Resolution approving Native Sun, Res. No. 31-2022 ([link](#))

Native Sun Construction Major PUD Amendment

Staff Presentation

Town Council– 9/8/2026



INTRODUCTION

The applicant, Rohs Heck, representing Winston Jessop and Native Sun Construction, is requesting approval of a Major Amendment to the previously approved Native Sun Final Planned Unit Development (PUD).

The proposed amendment would relocate the shop building to a more northwesterly location, regrade Lot 1 to accommodate the revised site layout, install a deceleration lane along Woodcarver Road to improve site access and traffic flow, and reconfigure the construction yard to use an open circulation pattern in place of the originally approved internal street network.

These modifications are intended to improve operational efficiency while remaining consistent with the overall intent and development goals of the approved PUD.



PUBLIC HEARING NOTICE



Native Sun Construction
PUD Amendment
File Number: 2025-006-PDAMJ

AFFIDAVIT – MAILING Final PUD Plan

I, Ephraim Jessel, (print name) as the ☒ owner ☐ authorized agent, (check one) for the property located at property schedule number(s) 7135006001, in the Town of Monument, El Paso County, Colorado do hereby attest that I reviewed the records of the El Paso County Assessor on the day of 7/22/2026 (month/day), 2026, and have sent letters via first class U.S. mail to the owners of record for the properties within 500-feet of the perimeter property line of the proposed PUD Plan for Native Sun Construction, giving notice of forthcoming public hearings for Planning Commission on **August 12, 2026** and Town Council on **September 8, 2026** in compliance with Town Code Section 18.01.260-Public notice requirements., F. Mailed notice. on 7/22/2026, 2026, which is at least 15 days prior to the date of the hearings.

Signed: [Signature]

Print Name: Ephraim Jessel

Owner/Authorized Agent (circle one)

State of, Colorado

County of: El Paso

Sworn and subscribed to before me, a Notary Public, by July, this 22nd day of 2026, who is either personally known to me or who has produced Driver License as identification.

My Commission Expires: 03-09-2029

Notary Public for the State of Colorado

Print Name: Patricia Barlow

PATRICIA BARLOW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20174010442
MY COMMISSION EXPIRES 03/09/2029



Native Sun Construction
PUD Amendment
File Number: 2025-006-PDAMJ

AFFIDAVIT – POSTED NOTICE Final PUD Plan

I, Ephraim Jessel, (print name) as the ☒ owner ☐ authorized agent, (check one) for the property located at property schedule number 7135006001, in the Town of Monument, El Paso County, Colorado do hereby attest that I installed, ONE sign along Woodcarver Road, facing out to traffic, in compliance with Town Code Section 18.01.260-Public notice requirements., E. Posted Notice. On 7/22/2026 (month/day), 2026, which is at least 15 days prior to the public hearing, scheduled for Planning Commission on **August 12, 2026**, and Town Council on **September 8, 2026**, for the proposed development application: Native Sun Construction, Final PUD Plan.

Signed: [Signature]

Print Name: Ephraim Jessel

Owner/Authorized Agent (circle one)

State of, Colorado

County of: El Paso

Sworn and subscribed to before me, a Notary Public, by July, this 22nd day of 2026, who is either personally known to me or who has produced Drivers License as identification.

My Commission Expires: 03-09-2029

Notary Public for the State of Colorado

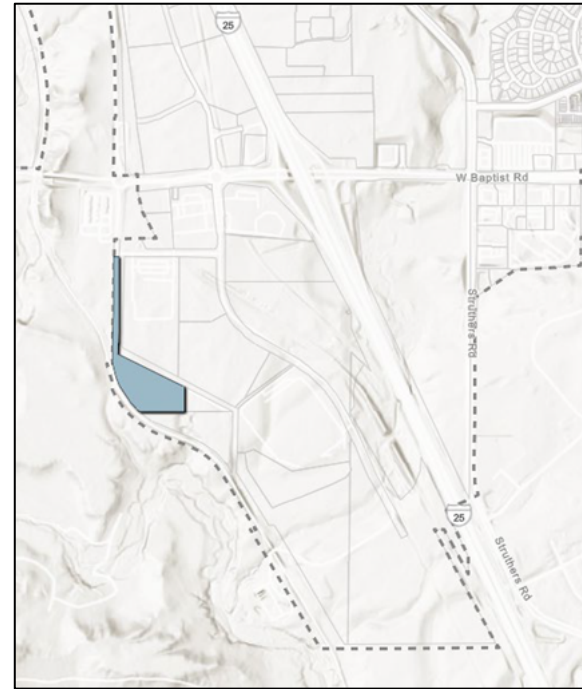
Print Name: Patricia Barlow

PATRICIA BARLOW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20174010442
MY COMMISSION EXPIRES 03/09/2029



SURROUNDING ZONING LOCATION, LAND USE

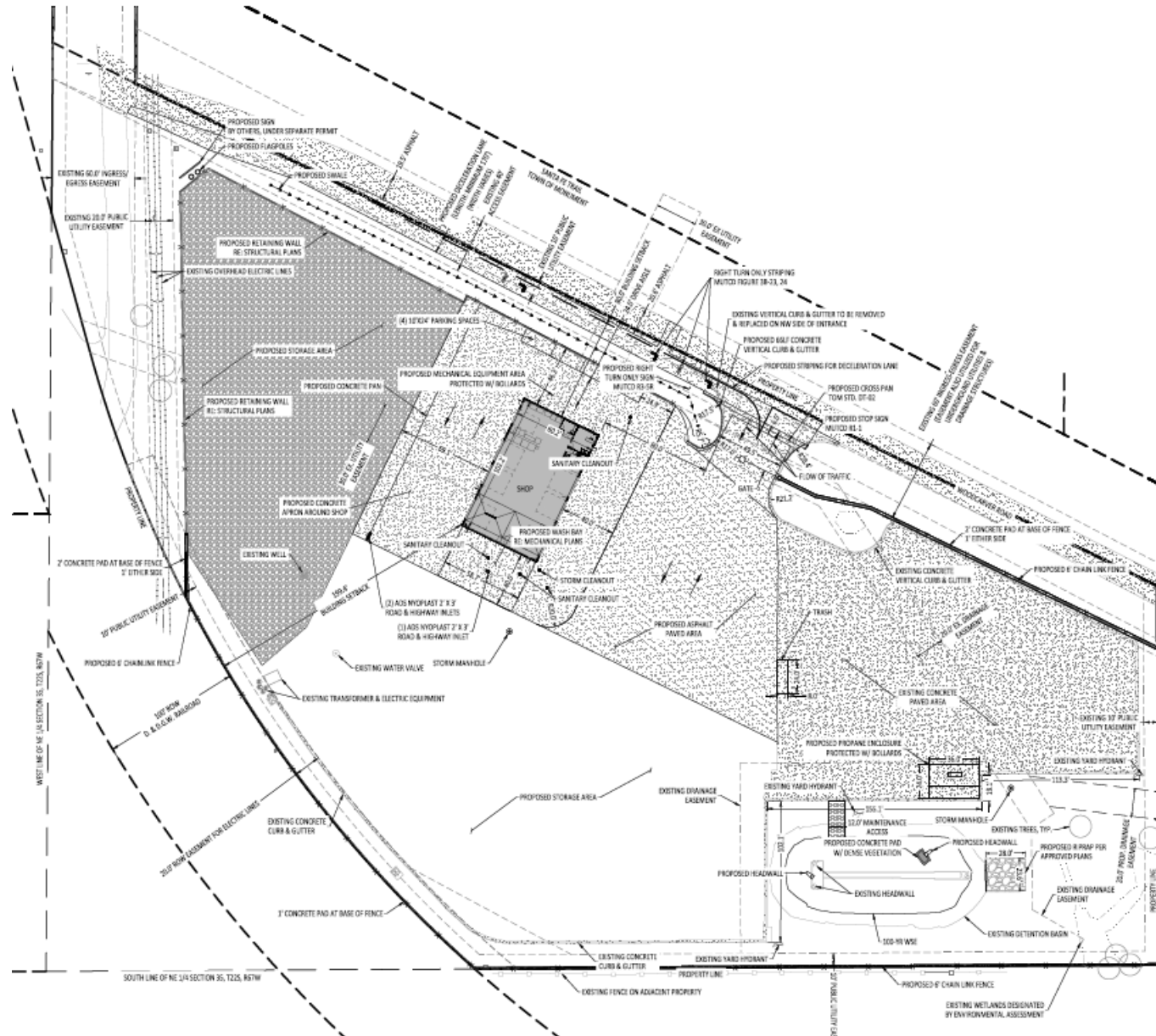
- **North** – UPS Center (PUD)
- **South** – NAVSYS Corporation (LI – Light Industrial)
- **East** – Eagle Rock Distribution (PUD)
- **West** – Vacant (El Paso County Agriculture)



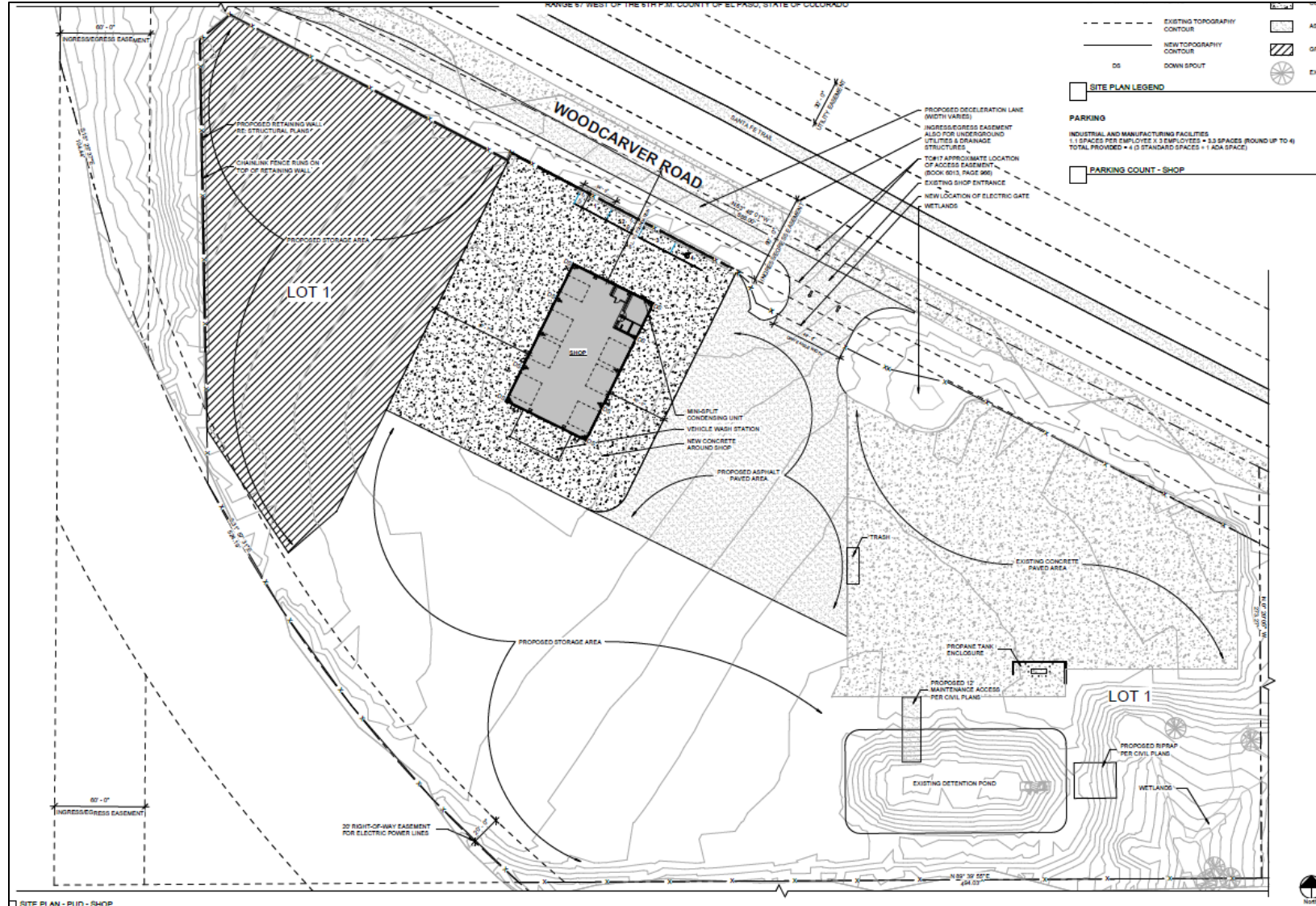
2017 Future Land Use Plan

- 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



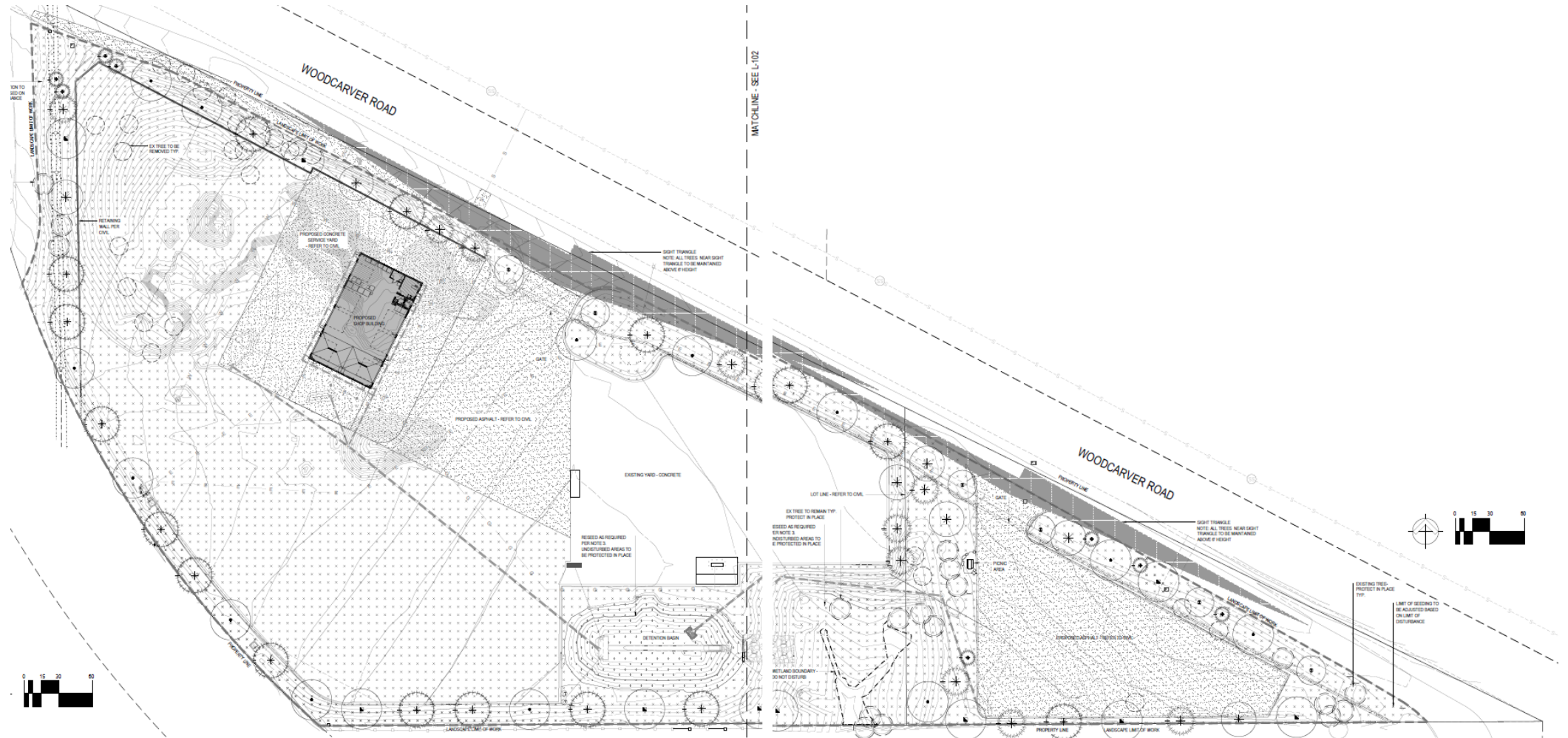


Site Improvements and Operations



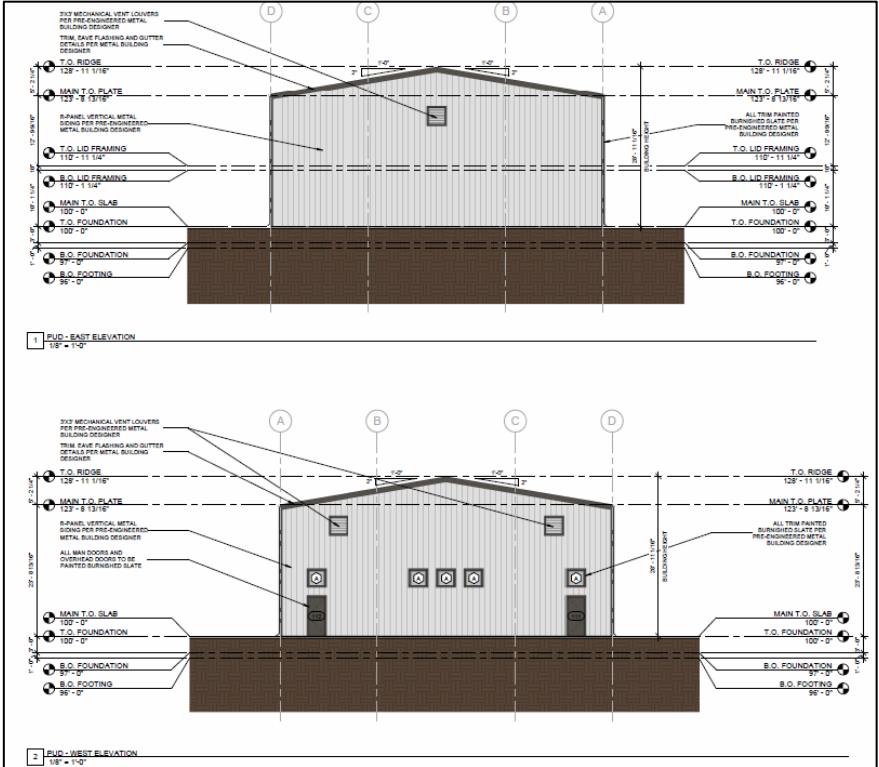
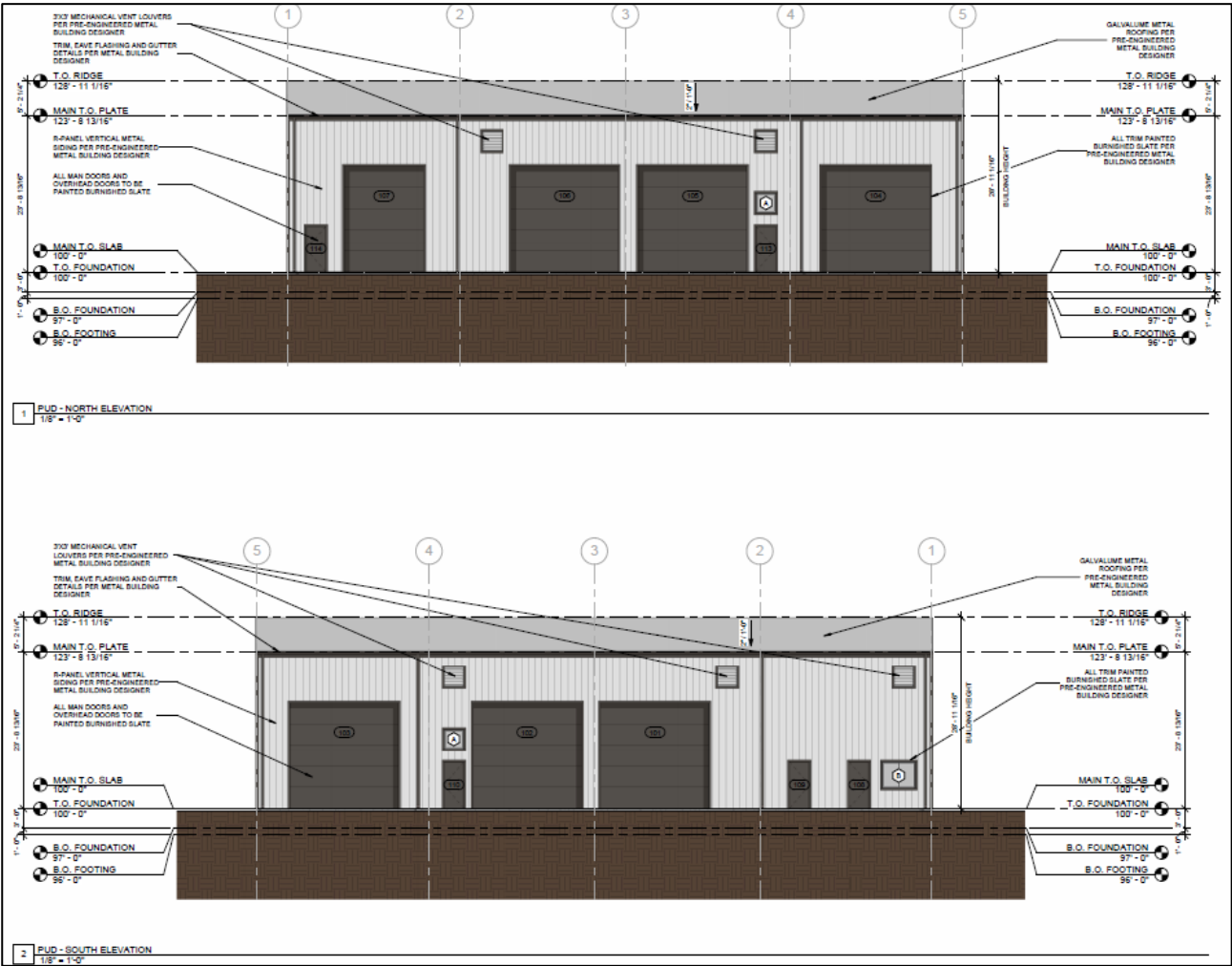
PROJECT DETAILS

Landscaping



PROJECT DETAILS

Architecture



Parking and Snow Storage



PROJECT DETAILS

Traffic Analysis

SM Rocha LLC. January 2025

Conclusions

The analysis determined that the projected traffic volumes are relatively low and will not adversely affect operations on Woodcarver Road or surrounding intersections.

Final Drainage Report

Raptor Civil Engineering, March 2026

Conclusions

The analysis confirms that the development has been designed to effectively manage stormwater runoff while protecting downstream properties and existing drainage infrastructure.



PLANNING COMMISSION PUBLIC HEARING

- On August 12, 2026 Planning Commission held a public hearing on this request and voted 6 to 0 to forward a recommendation of approval

The Commission discussed

- Maintenance of Woodcarver Road will be completed by Native Sun Construction.
- Outdoor storage materials were discussed in detail.
- Discussion of wash bay being proposed for their vehicles. Water confirmed to be drained to a catch basin for proper disposal.
- Lastly, further details of improvements to Woodcarver Road were discussed.



CRITERIA FOR REVIEW - PUD Amendment §18.03.470

4. Building Location. The change(s), modification(s), or adjustment(s) shall not impact more than twenty (20) percent of any building footprint.

The proposed shop building does not constitute a minor modification to an existing building footprint; instead, it introduces a new building footprint and alters the approved building layout on the property. The building location standard limits modifications to impacts affecting no more than twenty (20) percent of a building footprint; therefore, the addition of an entirely new structure exceeds the scope of allowable adjustments and is therefore inconsistent with this criterion.



CRITERIA FOR REVIEW - PUD Amendment §18.03.470

13. Finished Grade and Drainage System. Changes to the proposed finished grade affecting less than ten (10) percent of the site and not resulting in significant changes to the site drainage system are allowed.

The proposed development includes grading that exceeds the allowable 10 percent threshold for administrative approval. Based on the submitted plans, the total grading impact is estimated to be approximately 15 percent.

16. Architectural Features and Treatments. The Director shall have the authority to determine if the minor amendment is in keeping with the intent and overall design of the approved PUD, and that it does not change approved development standards. Minor amendment requests can include, but are not limited to, changes in color, materials, and architectural treatments.

The amendment alters the overall design of the approved PUD through the introduction of a new building, associated parking, and related site improvements on Lot 1.



MOTION/ACTION

I move to **ADOPT/DENY** Ordinance No. 24-2026, An Ordinance Granting Approval of a Major Amendment to the Planned Unit Development for Native Sun Construction at 15010 Woodcarver Road, supported by the attached and linked exhibits together with the Findings of Fact provided in the Staff Report.



**TOWN OF MONUMENT
ORDINANCE NO. 24-2026**

**AN ORDINANCE GRANTING APPROVAL OF THE FINAL PLANNED UNIT
DEVELOPMENT AMENDMENT PLAN FOR NATIVE SUN CONSTRUCTION, LOCATED
AT 15010 WOODCARVER ROAD.**

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 adopted the strategic objective to enable responsible community development by establishing clear and accountable plans, processes, and procedures that create positive conditions for responsible and enduring community development and growth; and

WHEREAS, Native Sun Construction, LLC is seeking approval of a Final Planned Unit Development Amendment (FPUD Amendment) for the property legally described in Exhibit A (the “Property”), to modify the previously approved Planned Unit Development and establish development standards for the proposed use and development of the Property; and

WHEREAS, the Monument Planning Commission conducted a public hearing on this application on August 12, 2026, and made a recommendation of APPROVAL by a vote of 6 to 0, based upon the Findings of Fact attached hereto as Exhibit B; and

WHEREAS, approval of the Final PUD Plan advances the Town’s objective to enable responsible community development by providing a framework for high-quality site design, efficient land use, and compatibility with surrounding properties; and

WHEREAS, on September 8, 2026, the Monument Town Council received the Planning Commission’s recommendation and conducted a public hearing, and determined that the Final Planned Unit Development Amendment for Native Sun Construction satisfies the requirements of Section 18.03.470 et seq. of the Land Development Code; and

WHEREAS, this Ordinance was introduced by title and voted upon at the regular meeting of the Town Council on September 8, 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 Amendment for Native Sun Construction prepared by F9 Production, dated 3/6/2026, located at 15010 Woodcarver Road.

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 8th day of September 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

NATIVE SUN CONSTRUCTION FILING NO. 1, A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

EXHIBIT B
FINDINGS OF FACT

1. The proposed Native Sun Construction Final Planned Unit Development Amendment meets the applicable criteria identified in Section 18.03.470 of the Land Development Code.



TOWN OF MONUMENT COUNCIL MEMORANDUM

TO: Mayor and Town Council

FROM: Jennifer Phillips, Finance Director

DATE: September 8, 2026

SUBJECT: Resolution Approving Submission of a Colorado Federal Lands Access Program grant application for the Replacement of the Mt. Herman Bridge

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.

PURPOSE OF MEMORANDUM

Request approval of Resolution 67-2026, authorizing staff to submit a Colorado Federal Lands Access Program grant application and authorizing use of General Fund Unrestricted Reserve Funds for the local match.

BACKGROUND

In 2026, the Town completed a Stormwater Master Plan (SWMP) that was approved by the Town Council on May 18, 2026. The SWMP is a comprehensive update to the Town's outdated 2006 stormwater plan and is designed to guide stormwater infrastructure planning, maintenance, regulatory compliance, and capital investment over the next 10-20 years.

The SWMP ranked the Town's stormwater projects totaling nearly \$85 million in costs by criteria to identify the most urgent projects. Replacement of the Mt. Herman Bridge was identified as a critical project. The bridge does not meet acceptable standards for railings, transitions and guardrails. Replacing the bridge will address the structural deterioration, remove debris from the channel that is causing localized scour, and will properly redirect water flow.

DISCUSSION / ANALYSIS

The Colorado Federal Lands Access Program grant opportunity was just recently brought to the Town's attention with an August 31, 2026, application deadline. Working with the Pikes Peak Area Council of Governments, Town staff worked diligently to assemble all the necessary documentation and letters of support to complete the application and submit by the deadline. El Paso County, Monument Fire District, Pikes Peak Area Council of Governments, and United States Department of Agriculture Pike-San Isabel National Forests.

The SWMP estimates the cost of the Mt. Herman bridge replacement to be approximately \$2 million. Staff prepared a cost estimate for the grant application of \$2.21 million. Therefore, staff submitted a grant application in the amount of \$2 million with a local match commitment of \$210,000.

Financial Policy 5 section 5.01 states that Town shall apply for only those grants that are consistent with the objectives and high priority needs identified by Council. Section 5.03 states that all grant submittals shall be reviewed for cash match requirements, potential impact on the operating budget, and the extent to which the grant meets the Town's policy objectives. When the potential for the Town's expenditures exceed a local match of \$20,000, departments should seek Council approval prior to submission of the grant application. Should time constraints under the grant make this impossible, the department shall obtain written approval to submit the grant application from the Town Manager and then, at the earliest feasible time, seek formal Council approval.

The only funding available for a local match is the General Fund Reserve, which currently is estimated at \$9.6 million, which is a 64% reserve. Additional unbudgeted General Fund capital expenditures are being considered for 2026 for the Public Work's modular units, however, adequate unrestricted reserves remain available to fund the \$210,000 local match.

RECOMMENDED ACTION

Approve Resolution 67-2026 authorizing submission of a Colorado Federal Lands Access Program grant in the amount of \$2,000,000 with a \$210,000 local match utilizing General Fund Unrestricted Reserves.

ATTACHMENTS

Resolution 67-2026 - AUTHORIZING SUBMISSION OF A COLORADO FEDERAL LANDS ACCESS PROGRAM GRANT APPLICATION

TOWN OF MONUMENT
RESOLUTION NO. 67-2026

**A RESOLUTION AUTHORIZING SUBMISSION OF A COLORADO FEDERAL
LANDS ACCESS PROGRAM GRANT APPLICATION**

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 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, Financial Policy 5 requires that when the potential for the Town’s expenditures exceed a local match of \$20,000, departments should seek Council approval prior to submission of the grant application. Should time constraints under the grant make this impossible, the department shall, as the earliest feasible time, seek formal Council approval; and

WHEREAS, the 2026 Stormwater Master Plan identifies the Mt. Herman Bridge Replacement as a critical project as the bridge does not meet acceptable standards; and

WHEREAS, the Colorado Federal Lands Access Program is accepting grant applications for projects that enhance access to federal lands; and

WHEREAS, the Colorado Federal Lands Access grant application will be more competitive with a committed local match amount; and

WHEREAS, a matching amount of \$210,000 in General Fund Unrestricted Reserve Funds requires Town Council Authorization;

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

The Town shall submit a Colorado Federal Lands Access Program grant application in the amount of \$2,000,000 with a \$210,000 local match utilizing General Fund Unrestricted Reserves.

PASSED AND RESOLVED by the Town Council of the Town of Monument, Colorado, this 8th day of September 2026, by a vote of ___ for and ___ against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Tina Erickson, Town Clerk



MEMORANDUM

TO: The Mayor and Town Council
FROM: Jonathan Rigaud, Water Manager
DATE: September 8, 2026
SUBJECT: Adoption of Resolution No. 68-2026 Authorizing Out-of-District Water Connection

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:

On January 3, 2023, the Town Council adopted Resolution 05-2023 approving a water service supply outside of the Town's current water service boundary. The memorandum that accompanied the resolution indicated that the property owner was requesting connection to the Town's water system due to Radium issues in his water supplying. The memo referenced the customers to be serviced were in the mobile home park located at 700 Highway 105, Palmer Lake. Daily water usage was estimated at 10,000 to 12,000 gallons. In addition, the memo states that the property owner would investigate annexing into the Town.

On July 6, 2026, staff presented a resolution on behalf of the property owner, who recently sold the mobile home park and is requesting a tap off the Town's water line to serve the two commercial properties located at 780 Highway 105, Palmer Lake. At this meeting, the Town Council requested additional information regarding this request due to their understanding based on the January 3, 2023, memo that the water service was authorized only for the mobile home park. Based on review of the memo, staff confirmed that water service to commercial buildings was not mentioned. However, the two commercial buildings were part of Public Water System ID CO0121550, known as Palmer Lake Mobile Home Ranch, which encompassed all taps connected to that system, including the two commercial buildings. Therefore, approving the

connection for that public water system also included the two commercial buildings along with the mobile homes. In addition, based on water usage records beginning in January 2024 when the connection was made, water usage has averaged 6,500 gallons per month, well under the initial water usage estimate.

DISCUSSION

At the most recent Council discussion of this matter on August 3rd some hesitation was expressed regarding the proposal due to concerns that the property could be subdivided in the future. To address this concern, staff recommends installing a single 1-inch tap located between the two structures, which would then split into two independent 3/4-inch service lines. Each building would be served by its own dedicated service line and meter, resulting in two separate customer accounts.

This approach satisfies the Council's request for independent metering in the event of a future parcel split while avoiding the expense of installing two separate taps on the water main. Additionally, the arrangement would generate an estimated \$1,146.60 annually in additional base rate revenue for the Town.

From an operational standpoint, this solution also reduces risk to the Town. Because the Town is responsible for the service line up to the curb stop, utilizing a single tap minimizes the amount of service infrastructure owned and maintained by the Town, thereby reducing the number of potential failure points and future maintenance obligations.

Overall, this option provides a practical balance between accommodating future subdivision considerations, meeting Council's metering objectives, limiting infrastructure costs for the property owner, and minimizing long-term operational risk for the Town.

RESOLUTION: Staff have submitted Resolution No. 68-2026 for Council consideration to approve an out-of-district water connection.

TOWN OF MONUMENT
RESOLUTION NO.68-2026

**A RESOLUTION AUTHORIZING A NEW TAP TO BE INSTALLED TO
TWO (2) OUT- OF-DISTRICT COMMERCIAL BUILDINGS**

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 has established enabling responsible community development as a strategic priority for 2026–2028, emphasizing the importance of clear, consistent, and accountable plans, processes, and procedures that foster positive conditions for thoughtful, sustainable, and enduring growth within the community; and

WHEREAS, Town may provide water to out of water district customers at a rate of one and half times the water rates charged to customers within the Town’s water district; and

WHEREAS, the property owner at 780 Highway 105 has requested approval for a new tap to be installed to directly serve two (2) commercial buildings already connected to the Town’s water supply with independent meters and accounts; and

WHEREAS, Chapter 13.08.060 – Service Charges and Water Rates, Section B states: “Service to areas outside the Town’s boundaries is at the sole discretion of the Town Council.”

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

The Town Council authorizes a new tap to be installed to service two (2) out-of-district independently metered commercial buildings, which are already receiving Monument Water.

PASSED AND RESOLVED by the Town Council of the Town of Monument, Colorado, this 8th day of September 2026, by a vote of ____ for and ____ against.

TOWN OF MONUMENT

Mitch LaKind, Mayor

ATTEST:

Tina Erickson, Town Clerk