


**EL PASO COUNTY**  
**COLORADO**

**COMMISSIONERS:**  
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**LONGINOS GONZALEZ, JR. (VICE-CHAIR)**

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**STAN VANDERWERF**  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Planning Commission**  
**Jim Egbert, Chair**

**FROM: Nina Ruiz, Planner II**  
**Daniel Torres, PE Engineer II**  
**Craig Dossey, Executive Director**

**RE: Project File #: U-19-002**  
**Project Name: Monument Academy**  
**Parcel No.: 61000-00-245**

<b>OWNER:</b>	<b>REPRESENTATIVE:</b>
83 Walker, LLC 1230 Scarsbrook Court Monument, CO 80132	Land Resources Associates 9736 Mountain Road Chipita Park, CO 80809

**Commissioner District: 1**

Planning Commission Hearing Date:	5/7/2019
Board of County Commissioners Hearing Date	NA

**EXECUTIVE SUMMARY**

A request by 83 Walker, LLC, and Monument Academy for approval of location to allow for the siting of a combined middle/high school. The approval of location application is submitted pursuant to C.R.S. § 30-28-110 and Section 5.3.3 of the El Paso County Land Development Code (2019). The 69.8 acre parcel is zoned RR-5 (Residential Rural) and is located at the southeast corner of the Highway 83 and Walker Road intersection and within Section 15, Township 11 South, Range 66 West, of the 6<sup>th</sup> Principal Meridian. The subject parcel is within the Black Forest Preservation Plan (1987).



**A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION**

**Request:** A request by 83 Walker, LLC, and Monument Academy for approval of location to allow a middle/high school pursuant to C.R.S. § 30-28-110 and Section 5.3.3 of the El Paso County Land Development Code (2018).

**Waiver(s)/Deviation(s):** There are no waivers requested with the approval of location.

**Authorization to Sign:** There are no documents associated with this application that require signing.

**B. PLANNING COMMISSION SUMMARY**

**Request Heard:**

**Recommendation:**

**Waiver Recommendation:**

**Vote:**

**Vote Rationale:**

**Summary of Hearing:**

**Legal Notice:**

**C. APPROVAL CRITERIA**

Section 5.3.3.J, Approval of Location, Review Standards, of the Land Development Code (2019) states:

“The application for a public use, structure or utility is reviewed for conformity with the submittal and processing requirements included within this Code and Procedures Manual and for conformity with the adopted Master Plan.”

**D. LOCATION**

North: RR-5 (Residential Rural)	Residential
South: RR-5 (Residential Rural)	Residential
East: RR-5 (Residential Rural)	Water Treatment/Vacant
West: RR-5 (Residential Rural)	Residential

**E. BACKGROUND**

The 69.8 acre property was zoned A-5 (Agricultural) on January 5, 1955 when zoning was first established for this area of the County. Due to changes of the nomenclature, the A-5 zoning has been renamed as the RR-5 (Residential Rural) zoning district. The applicant has requested an approval of location to allow for a middle/high school to be constructed on 20.75 acres of the 69.8 acre metes and bounds parcel.

Monument Academy is in negotiations with the Young Men’s Christian Association (YMCA) to share facilities. If the negotiations between the applicant and the TMCA are successful as anticipated, then approximately 12,000 square feet of the facility will be utilized as shared athletic and community space. The proposed YMCA component is categorized as a Community Building, which is defined by the Land Development Code as:

“A facility used for the assembling of people for recreational, social, cultural, political or educational purposes operated by a not-for-profit, special district, or governmental entity, a homeowners' association, or a mobile home or recreational vehicle park owner generally designed to serve a neighborhood or development. A community building may include outdoor recreation facilities including tennis courts, basketball courts, playgrounds, bike trails, picnic areas, or other facilities approved as part of the site development plan or special use”

A Community Building in the RR-5 (Residential Rural) zoning district requires approval of a special use. No special use application has been submitted to date.

The Monument Academy will utilize approximately 21 acres of the overall 69.8-acre site. The current property owner, Walker 83, LLC, anticipates developing the remainder of the property as residential and commercial in the future. This will require approval of rezoning(s), preliminary plan(s), and final plat(s) prior to establishing any new use or constructing any new structures.

In order to plan for this future development, the applicants are proposing to construct the internal private drives to County standards and to have El Paso County inspect those roadways. Doing so will facilitate the County’s ability to accept the roadways for maintenance after the right-of-way has been dedicated to the County with a future subdivision action. See the Transportation section below for more information regarding the proposed roadway connections.

## **F. ANALYSIS**

### **1. Land Development Code Analysis**

The request for approval of location is reviewed for conformity with the requirements of the El Paso County Land Development Code (2019) and for conformity with the County master plan. Staff finds that the proposed use complies with Section 5.3.3 of the Land Development Code regarding Approval of Location and C.R.S. 30-28-110, with the conditions and notation.

### **2. Zoning Compliance**

A Public Educational Institution is a permitted use in the RR-5 (Residential Rural) zoning district, subject to the approval of location process. The density and dimensional standards of the zoning district should be considered in the siting of any structures to ensure compatibility with surrounding land uses. The dimensional standards of the RR-5 (Residential Rural) zoning district are as follows:

Minimum Lot Size: 5 acres  
Minimum Setback: 25 feet on all sides  
Maximum Lot Coverage: 25 percent  
Maximum Height: 30 feet

The proposed middle/high school, as depicted on the applicant's site plan, will meet all dimensional standards.

### 3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County master plan. Relevant goals and policies are as follows:

***Goal 12.3** Recognize the importance of educational infrastructure in the land use planning process.*

***Policy 12.3.1-** Support innovative planning approaches which allow school sites and educational facilities to be provided in an efficient and cost-effective manner.*

***Policy 12.3.2-** Designate school sites early in the planning process and promote adjoining uses and access patterns which are complementary.*

***Policy 12.3.4-** Encourage planning and locating park and recreational facilities in association with schools.*

The applicant anticipates collaborating with the YMCA in order to provide recreational facilities in association with the proposed school. Approval of a special use application will be required in order to establish the YMCA as an allowed use on the property.

The applicant's letter of intent states the following:

"This site was originally owned by District 38. District 38 held the property for a number of years with the intent of developing a public high school on the site. Over the years, the District's infrastructure expansion plans changed and the District sold the site to the developers of the adjoining Walden community. In turn, the developers of the Walden community agreed to donate 20.75 acres to the Monument Academy for the construction of a middle and high school facility serving all of the north El Paso area community."

The school site is being proposed early in the planning process, in advance of the development of the remainder of the 69-acre parcel. In an effort to plan for complementary access patterns, the applicant is proposing two points of access to be constructed to El Paso County standards that can then allow for future right-of-way dedication.

#### 4. Small Area Plan Analysis

The parcel is included within the Black Forest Preservation Plan (1987) area, specifically the Spruce Hill/Highway 83 Corridor area. Relevant goals and policies are as follows:

***Policy 4.3** Limit commercial activities within the forested and low-density residential planning units to those which accommodate the needs of local residents...*

***Policy 4.5** Discourage commercial uses if they are incompatible with existing or planned residential development.*

***Policy 9.4** Encourage cooperation between the County, other governmental entities, the development community, and area school districts to reserve adequate and appropriate school sites in a timely manner.*

The current Monument Academy, located at 1150 Village Ridge Point, is at capacity and has a need for a new school in order to meet the educational demands of the local residents. The applicants are proposing to construct a new school in advance of development of the 69-acre parcel to facilitate the expansion of the existing Charter School.

Although a school is not considered commercial, the potential impacts created by a new school are similar to many commercial uses including intermittent additional traffic volume (automobile and pedestrian), greater utility demand, intermittent heightened levels of noise, larger areas of non-impervious surfaces, and increased building scale and massing . The plan recommends, “Commercial developments should serve a local need and be located only at designated intersections.” A potential commercial node is shown at the intersection of Highway 83 and Highway 105. Staff recommends that although the proposed school is not within the general use category of “commercial”, it will, nevertheless, serve a pressing local need. Staff also recommends that many of the impacts associated with schools are very similar to commercial uses and, therefore, need to be equally mitigated through careful siting, design, and construction.

Should the Planning Commission find that the proposed school is similar to a commercial use; a finding of consistency with the Plan can be made.

#### 5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. El Paso County Environmental Services Division was sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential stream terrace deposits in the area of the subject parcels. A mineral rights certification was

prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

## **G. PHYSICAL SITE CHARACTERISTICS**

### **1. Hazards**

No hazards were identified in the review of the approval of location.

### **2. Wildlife**

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a moderate wildlife impact potential. The El Paso County Environmental Division of the Community Services Department was sent a referral and have no objections to the application.

### **3. Floodplain**

The property is not located within a defined floodplain as determined by FEMA Flood Insurance Rate Map panel number 08041C0310G.

### **4. Drainage And Erosion**

The property is located within the West Cherry Creek (CYCY0400) drainage basin, which is an unstudied basin. No drainage and bridge fees are assessed with approval of location requests. Drainage from the east side of the property flows northerly and drainage from the west side of the property flows westerly. A drainage report is currently under review with the site development plan. The drainage report provides the design of full spectrum detention ponds.

A grading and erosion control plan, which calls for permanent and construction best management practices (BMPs), is currently under review with the site development plan.

### **5. Transportation**

The property is located south of Walker Road and east of State Highway 83. Access to the site is proposed via an extension of Pinehurst Circle from the Walden Development, located southeast of the site, to State Highway 83. The traffic impact study identifies that this intersection would be restricted to right-in/right-out movements only and would require a Colorado Department of Transportation (CDOT) access permit. An additional access is proposed via a new north-south collector from Pinehurst Circle to Walker Road. The proposed intersection at Walker Road is anticipated to be a one-lane roundabout. A total of three access points are proposed for the school site. Two of the access points will be via the new north-south collector and the third via Pinehurst Circle. The proposed roads and any required offsite improvements are required to be constructed to County standards.

By constructing the roads to County standards, it will allow the County to accept the roadways for maintenance after the right-of-way has been dedicated to the County with a future subdivision action. The review of the traffic impact study and roadway design will be completed with the site development plan application. Any deviations from the El Paso County Engineering Criteria Manual (2016) determined to be necessary will be submitted with the site development plan application.

The road impact fee does not apply at this time since they are not subdividing the parcel and are not requesting approval of a zoning action as defined in the El Paso County Road Impact Fee Program (Resolution 18-471).

## **H. SERVICES**

### **1. Water**

Water supply service is proposed to be provided by the Walden Corporation.

### **2. Sanitation**

Wastewater service is proposed to be provided by the Walden Corporation.

### **3. Emergency Services**

The property is within the Tri-Lakes Monument Fire Protection District. The District was sent a referral for the Approval of Location application and has not responded to date.

### **4. Utilities**

Electrical service will be provided by Mountain View Electric Association and natural gas service will be provided by Black Hills Energy.

### **5. Metropolitan Districts**

The parcel is not within the boundaries of a metropolitan district.

### **6. Parks/Trails**

Land dedication and fees in lieu of park land dedication are not required for an approval of location.

### **7. Schools**

Land dedication and fees in lieu of school land dedication are not required for an approval of location. The approval of location request is for a proposed school site.

## **I. APPLICABLE RESOLUTIONS**

Approval            Page 9

Disapproval       Page 10

## **J. STATUS OF MAJOR ISSUES**

There are no major outstanding issues.

## **K. RECOMMENDED CONDITIONS AND NOTATIONS**

Should the Planning Commission find that the request meets the criteria for approval outlined in Section 5.3.3 of the El Paso County Land Development Code (2019); staff recommends the following conditions and notations:

### **CONDITIONS**

1. No substantial expansion, enlargement, or modification of the site plan, shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The applicant shall seek approval from the Planning and Community Development Department of a site development plan prior to authorization of a building permit by the Pikes Peak Regional Building Department.
3. The proposed use shall comply with all requirements of the El Paso County Land Development Code and all County, State, and federal regulations except for those portions varied by this action.

### **NOTATIONS**

1. Approval of location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.
2. This action does not authorize the creation of a parcel of land less than 35 acres in size, nor does it obligate El Paso County to accept right-of-way (future Pinehurst Circle and Shannon Road extensions).

## **L. PUBLIC COMMENT AND NOTICE**

The Planning and Community Development Department notified nine (9) adjoining property owners on April 17, 2019, for the Planning Commission meeting. Responses will be provided at the hearing.

## **M. ATTACHMENTS**

Vicinity Map  
Letter of Intent  
Site Plan

# El Paso County Parcel Information

File Name: U-19-002

PARCEL	NAME
6100000245	83 WALKER LLC

Zone Map No. --

ADDRESS	CITY	STATE
1230 SCARBROOK CT	MONUMENT	CO

ZIP	ZIPLUS
80132	

Date: APRIL 15, 2019



Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600



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**LETTER OF INTENT  
FILE NO. U-19-002**

April 25, 2019

**RE: MONUMENT ACADEMY – APPROVAL OF LOCATION APPLICATION**

**PARCEL NUMBERS:** 6100000245

**OWNER:**

83 Walker, LLC a Colorado Limited Liability Company  
Matthew W. Dunston, Managing Partner  
1230 Scarsbrook Ct.  
Monument, CO 80132  
719.339.2410  
mattdunston@hotmail.com

**APPLICANT**

Monument Academy  
Don Griffin, PhD, Executive Director  
1150 Village Ridge Point  
Monument, CO 80132  
719.481.1950 ext. 1701  
dgriffin@monumentacademy.net

**CONSULTANTS**

Land Resource Associates, c/o David Jones  
9736 Mountain Road  
Chipita Park, CO 80809  
719.684.2298  
[chipita1@comcast.net](mailto:chipita1@comcast.net)

CRP Architects, Brian Riskey, Principal Architect  
100 East St. Vrain St., Suite 300  
Colorado Springs, CO 80903  
719.633.5901 ext. 1008  
[brian@crparchitects.com](mailto:brian@crparchitects.com)

JPS Engineers, John Schwab, Principal Engineer  
19 East Willamette Ave.  
Colorado Springs, CO 80903  
719.477.9429  
[john@jpsengr.com](mailto:john@jpsengr.com)

LSC Transportation Consultants, Inc., Jeff Hodsdon, Principal Engineer  
545 East Pikes Peak Ave, Suite 210  
Colorado Springs, CO 80903  
719 633.2868  
[jeff@lsctrans.com](mailto:jeff@lsctrans.com)

## **DEVELOPMENT REQUEST**

The applicant is requesting an APPROVAL OF LOCATION allowing the applicant to construct and operate a middle school and high school on the site as defined and described below.

## **SITE INFORMATION**

The 64.10 acre Monument Academy site is currently zoned RR-5 and is located within a portion of the NW1/4 of Section 15, T11S, R66W of the 6<sup>th</sup> PM. More specifically, the property is located at the southeast corner of the intersection of Highway 83 and Walker Road. Vehicular access to the site will be via two interior roadways accessing Walker Road on the north and Highway 83 on the west. See Traffic Circulation below of a detailed description of vehicular access.

## **PROPOSED SCHOOL CAMPUS**

Monument Academy, a Colorado Charter School authorized by the Lewis-Palmer School District No. 38, desires to construct a new middle/high school serving grades 6-12. The school intends to open in the fall of 2020 with approximately 600 students and anticipates growing its enrollment to 1,000 students at full build out. The school as proposed, would consist of approximately 55,000 SF built in phase one, and an additional 30,000 SF to be constructed in a future phase. The school will contain all customary program spaces such as academic spaces, athletic and gymnasium spaces, band, vocal music, art, drama and typical support spaces such as administrative and counseling spaces. While most of these functions will be constructed in the first phase, the second phase would likely expand the athletic and performance arts spaces including a multi-purpose performance venue.

## **TRAFFIC CIRCULATION**

To support these proposed uses on the site, robust on-site traffic circulation and parking facilities are proposed. Primary access to the site will be provided by a new roadway extending south from Walker Road into the site. Based on the Traffic Study, a Tee Intersection is proposed at the intersection of Walker Road and the new north-south roadway entering the site. The proposed intersection is located at the high point of Walker Road. Depending on future development plans and traffic requirements, the access point on Walker Road could potentially be converted to a roundabout at a future time. An additional right-in; right-out access is planned to extend from State Highway easterly into the site. This access will extend east-west across the property, connecting with the future extension of Pinehurst Circle planned through the adjoining Walden Preserve 2 PUD southeast of the school site. Both the north-south and east-west access roads will be constructed with the ultimate intention of dedication as public collector roadways in conjunction with a future subdivision application.

The applicant intends to submit a subdivision plat application for the entire 65 acre parcel within sixty days of completion of the Location Approval process. All required road right-of-way

dedication and public roadway/intersection improvement construction, including CDOT permitting of the Hwy 83 right-in / right-out intersection, will be facilitated through the upcoming subdivision process.

Two separate parking lots will be constructed within the school site, providing dedicated access and parking for students and faculty in one lot on the north side of the school building, while the second lot will provide drop off and loading spaces for students brought to school by parents. The second lot on the south side of the building will provide additional staff parking and visitor parking. Entrances to these parking lots will be separated by the maximum distance afforded by the site to prevent congestion during peak times. The site improvements will also ultimately include regional athletic fields and connection to a regional pedestrian and equestrian trail system.

## **UTILITIES**

The proposed school site is located within close proximity to the central water and wastewater systems owned and operated by the Walden Corporation, which currently serves Kilmer Elementary School. The easterly boundary of the school site is adjacent to the existing Walden Wastewater Treatment Facility. The Walden Corporation will work collaboratively with the Monument Academy to provide the required central water and wastewater system connections and ensure that sufficient capacity is provided.

## **FUTURE DEVELOPMENT AND APPLICATIONS**

In addition to the school functions, Monument Academy is currently negotiating with the YMCA of the Pikes Peak Region, the largest non-profit community support organization serving El Paso County, to occupy approximately 12,000 SF of phase one space that would be co-located with the school. The YMCA program would consist of athletic spaces such as a healthy living center, group exercise class space, personal training, and other similar functions. As with the school, the YMCA envisions constructing their program space in phases. Phase two could include an expanded healthy living center, additional group exercise spaces and potentially a competition aquatic venue. While negotiations with the YMCA have yet to be finalized, if all of these envisioned uses are eventually constructed, future phases would total approximately 40,000 SF of additional space. Inclusion of the YMCA land uses will require a future special use zoning application.

Ultimately, the 64.10 acre parcel is planned to be subdivided into three parcels, one of which will contain the 19.84 acre school parcel. In order to subdivide the 64.10 acre parcel, the applicant will be required to submit a minor land subdivision application. This application will immediately follow the Approval of Location process.

Long term development of the remaining two parcels, currently zoned RR-5, include the potential development of a mixed use community containing neighborhood commercial, office, multi-family residential and/or single family residential. Future development of these two parcels will require zone change and site development plan applications.

## **JUSTIFICATION FOR REQUEST**

The El Paso County Land Development Code's Section 5.3.3(G)(1) Approval of Location requires that the applicant "...ensure that the proposed site conforms to the adopted Master

*Plan as far as is feasible*". The Monument Academy site is located within the Black Forest Preservation Plan (adopted Master Plan). Section 9 of the Black Forest Preservation Plan addresses Community Services and Public Facilities including schools.

*9. Community Services and Public Facilities – 9.A goal: Provide adequate, efficient and economically feasible community services and public facilities to the planning area.*

The Monument Academy's proposal to provide much needed middle school and high school facilities along with access to community recreational facilities is consistent with goal 9.A.

*Policies – Schools – 9.4 Encourage cooperation between County, other governmental entities, the development community and area school districts to reserve adequate and appropriate school sites in a timely manner.*

This site was originally owned by District 38. District 38 held the property for a number of years with the intent of developing a public high school on the site. Over the years, the District's infrastructure expansion plans changed and the District sold the site to the developers of the adjoining Walden community. In turn, the developers of the Walden community agreed to donate 20.75 acres to the Monument Academy for the construction of a middle and high school facility serving all of the north El Paso area community. This public / private partnership exemplifies the cooperation encouraged by Policy 9.4.

*Policies – Schools – 9.5 Promote multiple utilization of school facilities for such uses as recreation, adult education, vocational training, senior citizens programs and community events.*

As discussed in the previous PROJECT DESCRIPTION, the Monument Academy is negotiating with the YMCA, as a tenant within the Monument Academy facilities, to provide significant community recreational and educational programs. If successful in their joint negotiations, additional governmental entitlements will be required in order to implement the proposed land uses. In addition to the community facilities and programs offered by the YMCA, the Monument Academy site will be integrated into an existing County Parks regional trail system. This existing trail system provides non-motorized trail access to the adjoining Walden community as well as the entire northern El Paso County community (see El Paso County Parks Regional Trail Master Plan).

*Proposed Actions – Schools 9.c Analyze proposed school sites to ensure that they are not located in flood plains or immediately adjacent to proposed major transportation corridors.*

The Monument Academy site is not located within an established flood plain (see Plot Plan). While the actual school site is located nearby Highway 83, a major transportation corridor, it is buffered from the Highway by the 16.6 acre Tract B. Additionally and importantly, vehicular access to the school site is provided via an internal public collector status roadway rather than directly onto the Highway or from within the adjoining residential community.

*Proposed Actions – Schools 9.d The interconnection of school sites with recreational areas and trail corridors should be encouraged.*

The Monument Academy site is interconnected with an existing El Paso County Parks Regional Trail connecting adjoining communities and recreational facilities including the Black Forest Regional Park and the Fox Run Regional Park.

## **EXISTING AND PROPOSED IMPROVEMENTS**

Existing improvements within this parcel are related to past ranching activities including fences and erosion control facilities. Future improvements include middle and high school facilities (see previous PROJECT DESCRIPTION), collector status public roadways and dry underground utilities including telephone/communication, electric and natural gas.

Water service, including fire protection, will be provided by the Walden Corporation's central water system. Waste water collection and treatment will be provided by the Walden Corporation's central waste water collection and treatment system. Storm water runoff will be detained and managed within two proposed detention pond facilities (see Plot Plan).

The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone and the Tri-lakes Monument Fire Protection District.

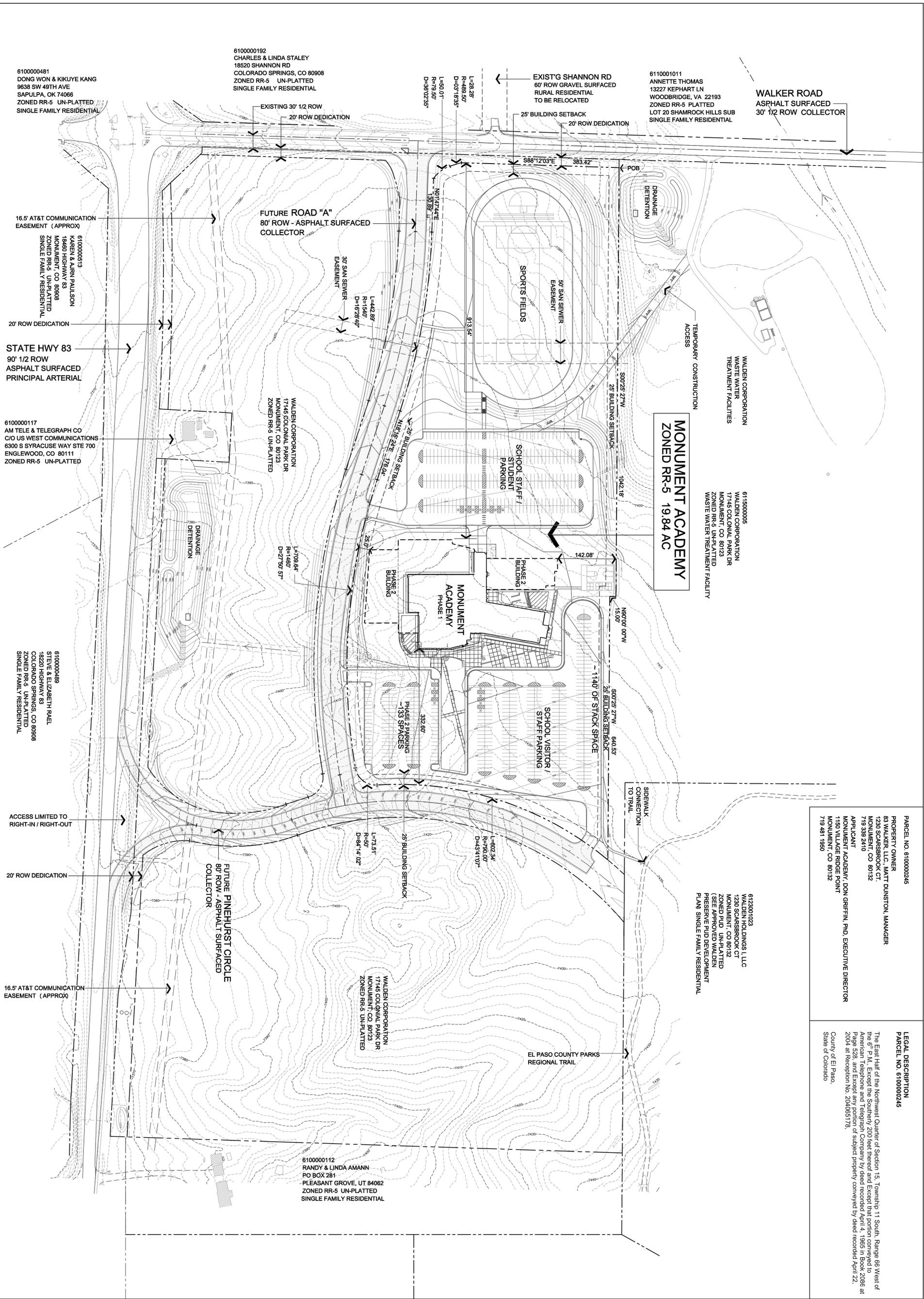
## **SUPPLEMENTAL INFORMATION**

The applicant will be responsible for constructing all required public improvements at its sole expense. Installation of the required improvements will be guaranteed by a completion bond, letter of credit or joint certificate of deposit acceptable to the El Paso County Board of County Commissioners.

There are no slopes exceeding 30% within the proposed development areas or road ROW.

No waivers to the El Paso County Land Development Code or deviations to the El Paso County Engineering Criteria Manual are proposed within this Approval of Location application. Waivers to the LDC and deviations to the ECM requirements will be included within future Monument Academy applications including Site Development Plan applications and subdivision applications.

The applicant has waived the statutory 30 day requirement for EPC to schedule the Planning Commission's approval.



PARCEL NO. 610000245  
 PROPERTY OWNER  
 83 WALKER, L.L.C., MATT DUNSTON, MANAGER  
 1230 SCARSBROOK CT.  
 MONUMENT, CO 80132  
 719.339.2410  
 APPLICANT  
 MONUMENT ACADEMY, DON GRIFFIN, PhD, EXECUTIVE DIRECTOR  
 1150 VILLAGE RIDGE POINT  
 MONUMENT, CO 80132  
 719.481.1990

**LEGAL DESCRIPTION**  
 PARCEL NO. 610000245  
 The East Half of the Northwest Quarter of Section 15, Township 11 South, Range 66 West of the 6<sup>th</sup> P.M., Except the Southern 200 feet thereof and Except that portion conveyed to American Telephone and Telegraph Company by deed recorded April 4, 1965 in Book 2086 at Page 528, and Except any portion of subject property conveyed by deed recorded April 22, 2004 at Reception No. 204065178.  
 County of El Paso,  
 State of Colorado

612901023  
 WALDEN HOLDINGS I, LLC  
 1230 SCARSBROOK CT  
 MONUMENT, CO 80132  
 ZONED PUD UN-PLATTED  
 (SEE APPROVED WALDEN PRESERVE PUD DEVELOPMENT PLAN) SINGLE FAMILY RESIDENTIAL

611500005  
 WALDEN CORPORATION  
 17145 COLONIAL PARK DR  
 MONUMENT, CO 80123  
 ZONED RR-5 UN-PLATTED  
 WASTE WATER TREATMENT FACILITY

**MONUMENT ACADEMY**  
 ZONED RR-5 19.84 AC

6110001011  
 ANNETTE THOMAS  
 13227 KEPHART LN  
 WOODBRIDGE, VA 22193  
 ZONED RR-5 PLATTED  
 LOT 20 SHAMROCK HILLS SUB  
 SINGLE FAMILY RESIDENTIAL

6100000192  
 CHARLES & LINDA STALEY  
 18520 SHANNON RD  
 COLORADO SPRINGS, CO 80908  
 ZONED RR-5 UN-PLATTED  
 SINGLE FAMILY RESIDENTIAL

6100000481  
 DONG WON & KIKUYE KANG  
 9638 SW 49TH AVE  
 SAPULPA, OK 74066  
 ZONED RR-5 UN-PLATTED  
 SINGLE FAMILY RESIDENTIAL

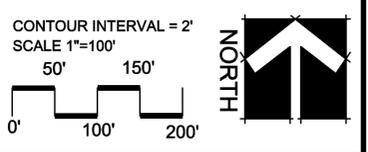
6100000513  
 KAREN & ALBIN PAULSON  
 18460 HIGHWAY 83  
 MONUMENT, CO 80908  
 ZONED RR-5 UN-PLATTED  
 SINGLE FAMILY RESIDENTIAL

6100000117  
 AM TELE & TELEGRAPH CO  
 C/O US WEST COMMUNICATIONS  
 6300 S SYRACUSE WAY STE 700  
 ENGLEWOOD, CO 80111  
 ZONED RR-5 UN-PLATTED

6100000488  
 STEVE & ELIZABETH RAEI  
 18220 HIGHWAY 83  
 COLORADO SPRINGS, CO 80908  
 ZONED RR-5 UN-PLATTED  
 SINGLE FAMILY RESIDENTIAL

6100000112  
 RANDY & LINDA AMANN  
 PO BOX 281  
 PLEASANT GROVE, UT 84062  
 ZONED RR-5 UN-PLATTED  
 SINGLE FAMILY RESIDENTIAL

**PLOT PLAN**  
**MONUMENT ACADEMY**  
**MIDDLE & HIGH SCHOOL**



**LRA**  
 LAND RESOURCE ASSOCIATES  
 9736 MOUNTAIN RD.  
 CHEFILA PARK, CO 80809  
 719.584.2288

ISSUED FOR:  
 COUNTY REVIEW

project number  
 computer file  
 issue date  
 JAN 21, 2019  
 drawn by  
 DFJ  
 checked by  
 revisions  
 APR 23, 2019  
 APR 25, 2019

sheet number  
**1**  
 PACO FILE NO.  
 U-19-002