

RE: Escrow for Sidewalk along Beacon Lite Road

Nina Ruiz <nruiz@tomgov.org>

Fri 7/15/2022 3:07 PM

To: Chadwin Cox @ Western ECI <chadwin.cox@westerneci.com>; Debbie Flynn <Dflynn@tomgov.org>

Cc: Cameron Alexander <c.alexander@westerneci.com>; Leticia Maldonado <leticia.maldonado@westerneci.com>

Hello,

It was nice talking with you over the phone! As we discussed, the additional façade is not a requirement as your application was submitted prior to our Code being updated. We also discussed the opaque fence and the nature of those items to be stored on the property. I understand that the items to be stored are new vehicles and that they will be placed onsite in an organized fashion, more similar to a parking lot. Additionally, you will be planning a number of evergreen trees to screen the area from view. For these reasons, I do not think our requirement for a n opaque fence will apply. Please be aware that we will likely condition the approval so that only new items in an orderly fashion may be stored.

Please let me know if you have any other questions. Have a wonderful day!

Nina Ruiz

Planning Director

Town of Monument

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From: Chadwin Cox @ Western ECI <chadwin.cox@westerneci.com>

Sent: Friday, July 15, 2022 2:40 PM

To: Debbie Flynn <Dflynn@tomgov.org>

Cc: Cameron Alexander <c.alexander@westerneci.com>; Leticia Maldonado <leticia.maldonado@westerneci.com>; Nina Ruiz <nruiz@tomgov.org>

Subject: RE: Escrow for Sidewalk along Beacon Lite Road

Afternoon Debbie,

Just wanted to let you know the Owner was very upset at the request for additional facades on a recently approved building for ABC Landscaping. He has not directed us to proceed on that at this time.

I'll wait to next week to give him this new additional request. The request isn't surprising – the fact ABC didn't have to is.

Thank you,

Chadwin F. Cox, PE

Senior Project Manager

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From: Debbie Flynn <Dflynn@tomgov.org>

Sent: Friday, July 15, 2022 2:29 PM

To: Chadwin Cox @ Western ECI <chadwin.cox@westerneci.com>

Cc: Cameron Alexander <c.alexander@westerneci.com>; Leticia Maldonado <leticia.maldonado@westerneci.com>; Nina Ruiz <nruiz@tomgov.org>

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Good Afternoon Chad,

The Town met with EPC regarding the roadway improvements to Beacon Lite road. The County will not be installing sidewalk as part of the development. Section 18.05.130 requires sidewalks to be installed on each side of the street in all zone districts. The Town will require you to provide funds for escrow towards the sidewalk installation when the County completes the roadway improvements. In your resubmission please provide a proposed estimate (include calculation) for the amount to be provided.

Respectfully Yours,

Debbie Flynn

Planner II

Planning Department

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