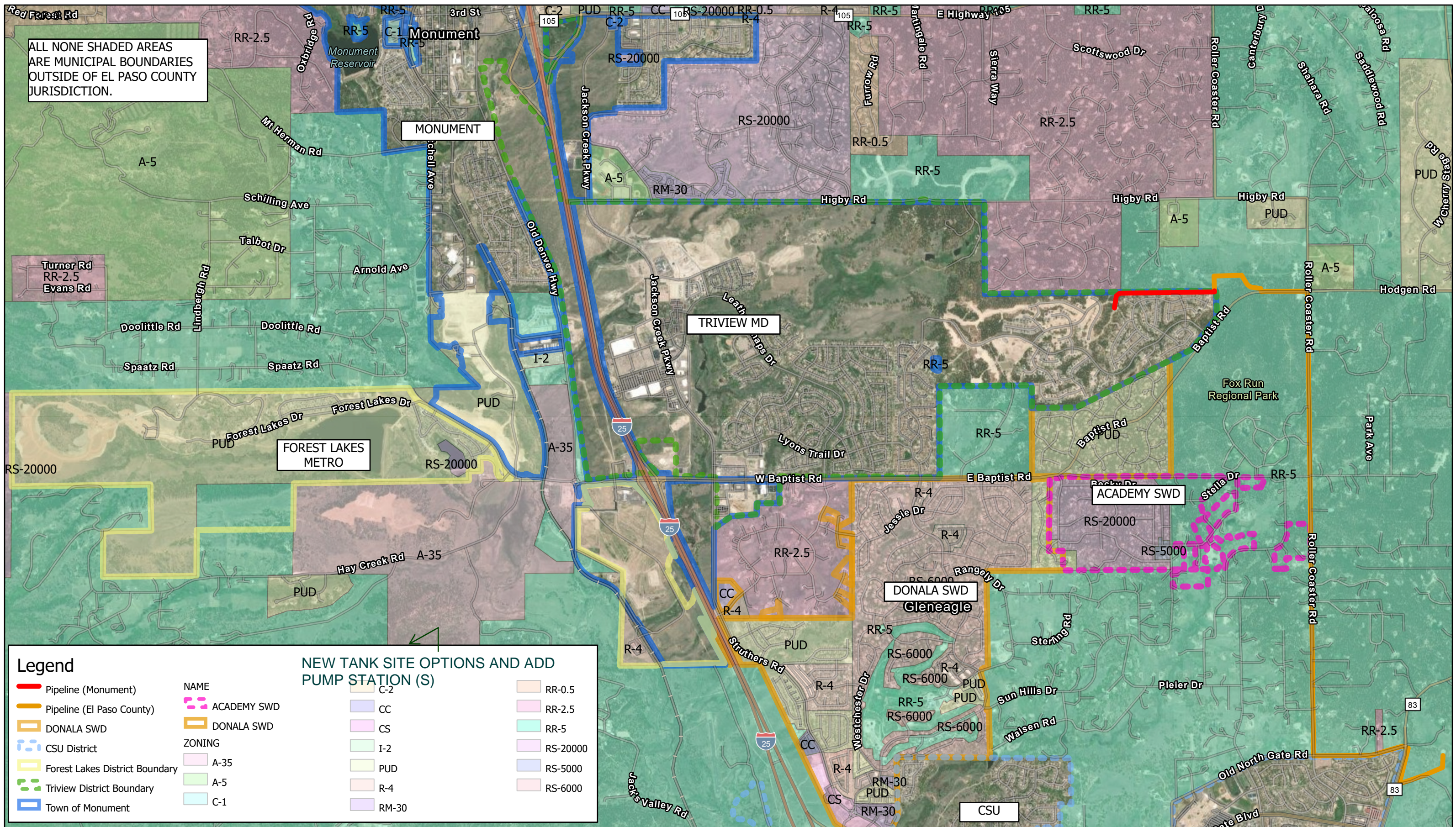


ALL NONE SHADED AREAS ARE MUNICIPAL BOUNDARIES OUTSIDE OF EL PASO COUNTY JURISDICTION.



**Legend**

Pipeline (Monument)	<b>NAME</b>	C-2	RR-0.5
Pipeline (El Paso County)	ACADEMY SWD	CC	RR-2.5
DONALA SWD	DONALA SWD	CS	RR-5
CSU District	<b>ZONING</b>	I-2	RS-20000
Forest Lakes District Boundary	A-35	PUD	RS-5000
Triview District Boundary	A-5	R-4	RS-6000
Town of Monument	C-1	RM-30	

0 1,250 2,500  
**FEET**  
 Scale: 1" = 2,500'

**TRIVIEW METROPOLITAN DISTRICT**  
 NORTHERN DELIVERY SYSTEM  
 APPENDIX G4 - LAND ZONING IN POTENTIAL SERVICE AREAS







# OFFICIAL ZONING MAP

## RESIDENTIAL ZONING DISTRICTS

- LLR: Large Lot Residential
  - SFD-1: Single-Family Detached Low Density
  - SFD-2: Single-Family Detached Medium Density
  - RA: Residential Attached
  - MHP: Mobile Home Park
- ## NON-RESIDENTIAL ZONING DISTRICTS
- CC: Commercial Center
  - DB: Downtown Business
  - BC: Business Campus
  - LI: Light Industrial
  - P: Public

## REGENCY PARK OVERLAY ZONE DISTRICTS

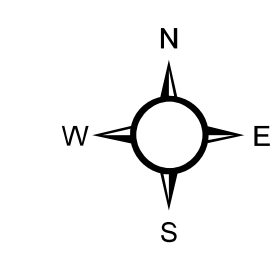
- PRD-2: Planned Residential District - Estate
- PRD-4: Planned Residential District - Single-Family
- PRD-6: Planned Residential District - Single-Family
- PRD-10: Planned Residential District - Multiple-Family
- PMD: Planned Multi-Use Development
- PCD: Planned Commercial Development
- PID: Planned Industrial Development

## PLANNED UNIT DEVELOPMENT DISTRICT

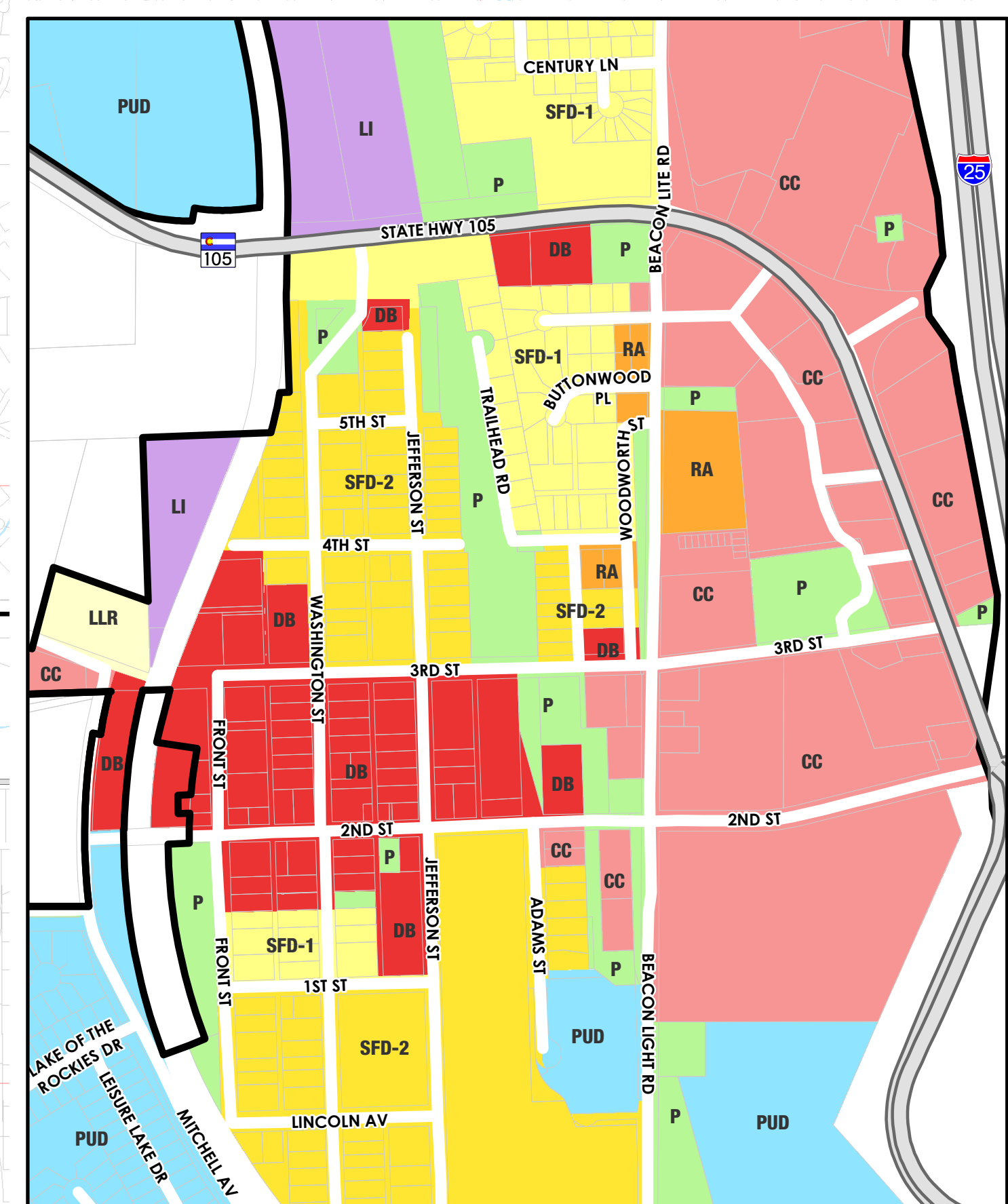
- PUD: Planned Unit Development

- Railroad
- Interstate Highway
- State Highway

- 36 Section
- Unrecorded Annexation
- Town of Monument Boundary



1 inch = 1,150 feet  
 0 750 1,500 3,000 Feet



DOWNTOWN INSET

NOT TO SCALE

### Planned Developments in the Town of Monument

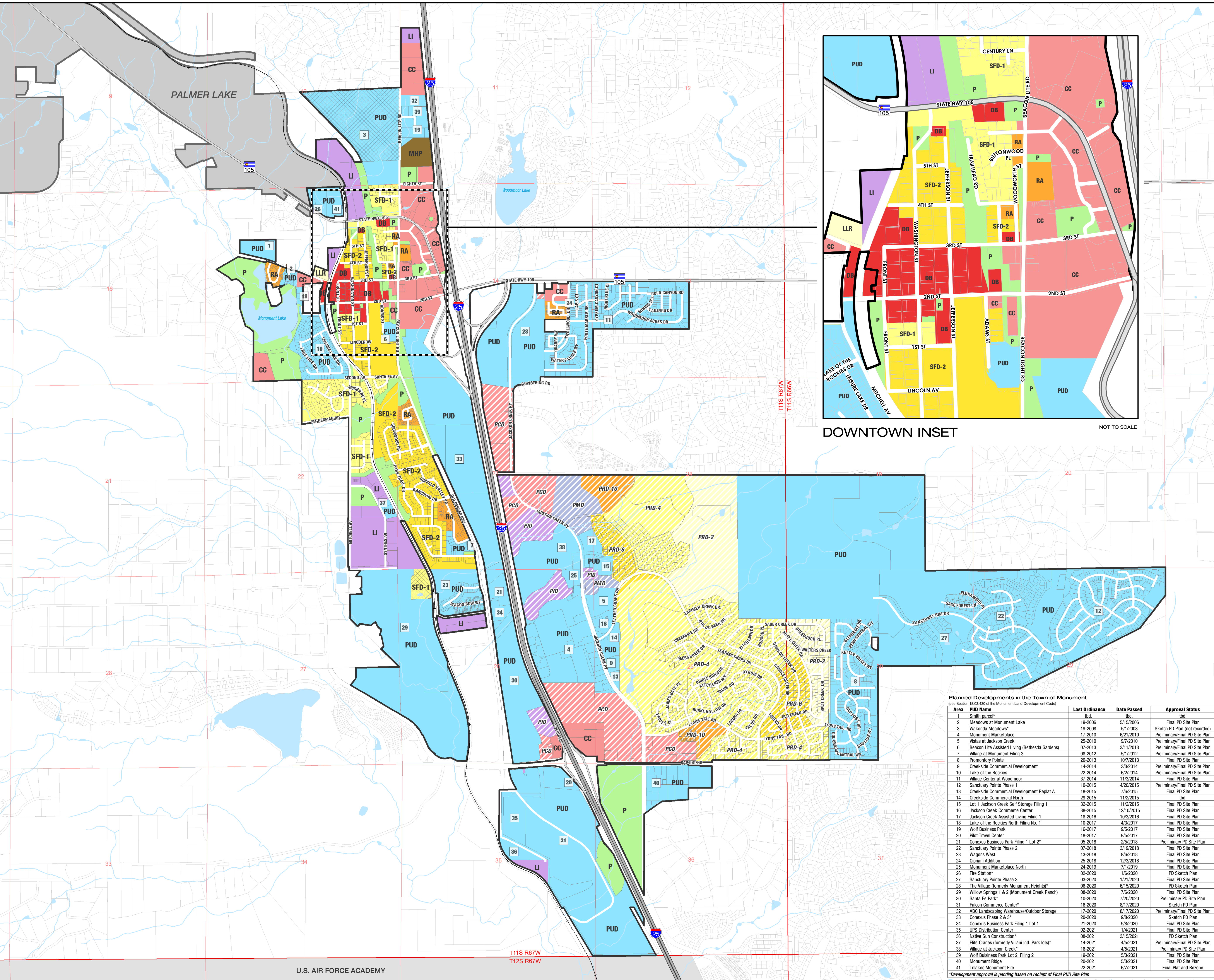
Area	PUD Name	Last Ordinance	Date Passed	Approval Status
1	Smith parcel*	tbd.	tbd.	tbd.
2	Meadows at Monument Lake	19-2006	5/15/2006	Final PD Site Plan
3	Wakanda Meadows*	19-2008	5/1/2008	Sketch PD Plan (not recorded)
4	Monument Marketplace	17-2010	8/21/2010	Preliminary/Final PD Site Plan
5	Vistas at Jackson Creek	25-2010	9/7/2010	Preliminary/Final PD Site Plan
6	Beacon Life Assisted Living (Bethesda Gardens)	07-2013	3/11/2013	Preliminary/Final PD Site Plan
7	Village at Monument Filing 3	08-2012	5/1/2012	Preliminary/Final PD Site Plan
8	Promontory Pointe	20-2013	10/7/2013	Final PD Site Plan
9	Creskide Commercial Development	14-2014	3/3/2014	Preliminary/Final PD Site Plan
10	Lake of the Rockies	22-2014	6/2/2014	Preliminary/Final PD Site Plan
11	Village Center at Woodmoor	37-2014	11/3/2014	Final PD Site Plan
12	Sanctuary Pointe Phase 1	10-2015	4/20/2015	Preliminary/Final PD Site Plan
13	Creskide Commercial Development Replat A	18-2015	7/6/2015	Final PD Site Plan
14	Creskide Commercial North	28-2015	11/2/2015	Final PD Site Plan
15	Lot 1 Jackson Creek Self Storage Filing 1	32-2015	11/2/2015	Final PD Site Plan
16	Jackson Creek Commerce Center	38-2015	12/10/2015	Final PD Site Plan
17	Jackson Creek Assisted Living Filing 1	18-2016	10/3/2016	Final PD Site Plan
18	Lake of the Rockies North Filing No. 1	10-2017	4/3/2017	Final PD Site Plan
19	Wolf Business Park	16-2017	9/5/2017	Final PD Site Plan
20	Pilot Travel Center	18-2017	9/5/2017	Final PD Site Plan
21	Conexus Business Park Filing 1 Lot 2*	05-2018	2/5/2018	Preliminary PD Site Plan
22	Sanctuary Pointe Phase 2	07-2018	3/19/2018	Final PD Site Plan
23	Wagons West	13-2018	8/6/2018	Final PD Site Plan
24	Cypress Addition	25-2018	12/3/2018	Final PD Site Plan
25	Monument Marketplace North	24-2019	7/1/2019	Final PD Site Plan
26	Fire Station*	02-2020	1/6/2020	PD Sketch Plan
27	Sanctuary Pointe Phase 3	03-2020	1/21/2020	Final PD Site Plan
28	The Village (Formerly Monument Heights)*	06-2020	6/15/2020	PD Sketch Plan
29	Willow Springs 1 & 2 (Monument Creek Ranch)	08-2020	7/6/2020	Final PD Site Plan
30	Santa Fe Park*	10-2020	7/20/2020	Preliminary PD Site Plan
31	Falcon Commerce Center*	16-2020	8/17/2020	Sketch PD Plan
32	ABC Landscaping Warehouse/Outdoor Storage	17-2020	8/17/2020	Preliminary/Final PD Site Plan
33	Conexus Phase 2 & 3*	20-2020	9/8/2020	Sketch PD Plan
34	Conexus Business Park Filing 1 Lot 1	21-2020	9/8/2020	Final PD Site Plan
35	UPS Distribution Center	02-2021	1/4/2021	Final PD Site Plan
36	Native Sun Construction*	08-2021	3/15/2021	PD Sketch Plan
37	Elite Cranes (formerly Villani Ind. Park lots)*	14-2021	4/5/2021	Preliminary/Final PD Site Plan
38	Village at Jackson Creek*	16-2021	4/5/2021	Preliminary PD Site Plan
39	Wolf Business Park Lot 2, Filing 2	19-2021	5/3/2021	Final PD Site Plan
40	Monument Ridge	20-2021	5/3/2021	Final PD Site Plan
41	Tri Lakes Monument Fire	22-2021	6/7/2021	Final Plat and Rezone

\*Development approval is pending based on receipt of Final PD Site Plan

This Town of Monument Official Zoning District Map was prepared under the direction of the Planning Department. The information contained herein is believed to be accurate and suitable for use as the Town of Monument Official Map. No warranty exists, expressed or implied as to the accuracy of the information expressed in this map. This map is a graphical representation of zoning as adopted by the Town of Monument and is to be used for planning purposes only. Where uncertainty exists as to the boundaries of the zoning districts, the Town boundaries, or the zoning of a property, these shall be determined in accordance with Chapter 18.03.120 of the Municipal Code "Zoning Districts Boundaries".

The representations of locations in this mapped data cannot be substituted for actual legal surveys. This information does not replace legal description information in the chain of title and other information contained in official governmental records such as in the El Paso County Clerk and Records Office or the courts.

Map Product: 6/24/2021



U.S. AIR FORCE ACADEMY

T11S R67W  
T12S R67W