



# 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

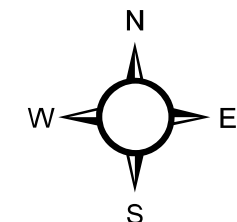
Interstate Highway

State Highway

36 Section

Unrecorded Annexation

Town of Monument Boundary



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

### Planned Developments in the Town of Monument

(See Section 18.03.03 of the Monument Land Development Code)

| 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    | Wakonda Meadows*                                 | 19-2008        | 5/1/2008    | Sketch PD Plan (not recorded)  |
| 4    | Monument Marketplace                             | 17-2010        | 6/21/2010   | Preliminary/Final PD Site Plan |
| 5    | Vistas at Jackson Creek                          | 25-2010        | 9/27/2010   | 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    | Creekside Commercial Development                 | 14-2014        | 3/3/2014    | Preliminary/Final PD Site Plan |
| 10   | Lake of the Rockies                              | 22-2014        | 6/22/2014   | 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   | Creekside Commercial Development Replat A        | 18-2015        | 7/6/2015    | Final PD Site Plan             |
| 14   | Creekside Commercial North                       | 29-2015        | 11/2/2015   | tbd.                           |
| 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                              | 19-2017        | 9/5/2017    | Final PD Site Plan             |
| 21   | Conexus Business Park Filing 1 Lot 2*            | 05-2018        | 2/5/2018    | Preliminary/Final 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   | Cipriani 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        | 1/8/2020    | 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/Final 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 Villanti 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             |

\*Development approval is pending based on receipt of Final PUD 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 District 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 Produced: 6/7/2021