

**TOWN OF MONUMENT
ORDINANCE 04-2022**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF MONUMENT ESTABLISHING THE LARGE LOT RESIDENTIAL (LLR) ZONE DISTRICT RELATED TO THE AREA KNOWN AS 17750 KNOLLWOOD DRIVE CONSISTING OF 5.00 ACRES

WHEREAS, the Town of Monument, has applied for annexation and establishment of zoning on behalf and with consent of the property owner of the real property legally described in Exhibit A attached hereto (Property), and addressed as 17750 Knollwood Drive; and

WHEREAS, the Planning Commission of the Town of Monument conducted a public hearing on, and considered all applicable evidence with respect to, the proposed zoning of the Property, and recommended to the Board of Trustees of the Town of Monument that establishment of the business zoning be approved for the Property; and

WHEREAS, a public hearing by the Board of Trustees for the Town of Monument on the Large Lot Residential (LLR), zoning request for the Property was duly noticed in accordance with Section 18.01.260 of the Town of Monument Land Development Code; and

WHEREAS, after conducting a public hearing on, and considering all applicable evidence with respect to, the Large Lot Residential (LLR) zoning request for the Property, the Board of Trustees for the Town of Monument finds that such LLR zoning request meets the minimum development requirements and regulations and that the request is compatible with the zoning and land uses surrounding the Property, in accordance with the review criteria set forth the Town of Monument Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, COLORADO THAT:

Section 1. The Official Zoning Map of the Town of Monument is hereby amended by zoning the Property described in Exhibit A attached hereto and incorporated by reference herein to Large Lot Residential (LLR) pursuant to the Land Development Code of the Town of Monument.

Section 2. This ordinance shall be in effect at the time of filing of this ordinance with the El Paso County Clerk and Recorder.

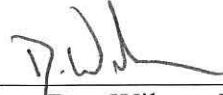
PASSED AND ORDAINED by the Board of Trustees of the Town of Monument, El Paso County, Colorado, this 18th day of January 2022 by a vote of 6 for and 0 against.

TOWN OF MONUMENT

ATTEST:



Tina Erickson, Deputy Town Clerk



Don Wilson, Mayor



**EXHIBIT A
ZONING MAP AND LEGAL DESCRIPTION:**

**TRINITY LUTHERAN CHURCH
PHYSICAL ADDRESS 17750 KNOLLWOOD DRIVE
(Parcel ID #: 7114401001)**



**17750 KNOLLWOOD DRIVE, TRINITY LUTHERAN CHURCH PROPERTY LEGAL
DESCRIPTION:**

LOT 1 BLACK FOREST LUTHERAN CHURCH SUB