

**AVAILABLE**

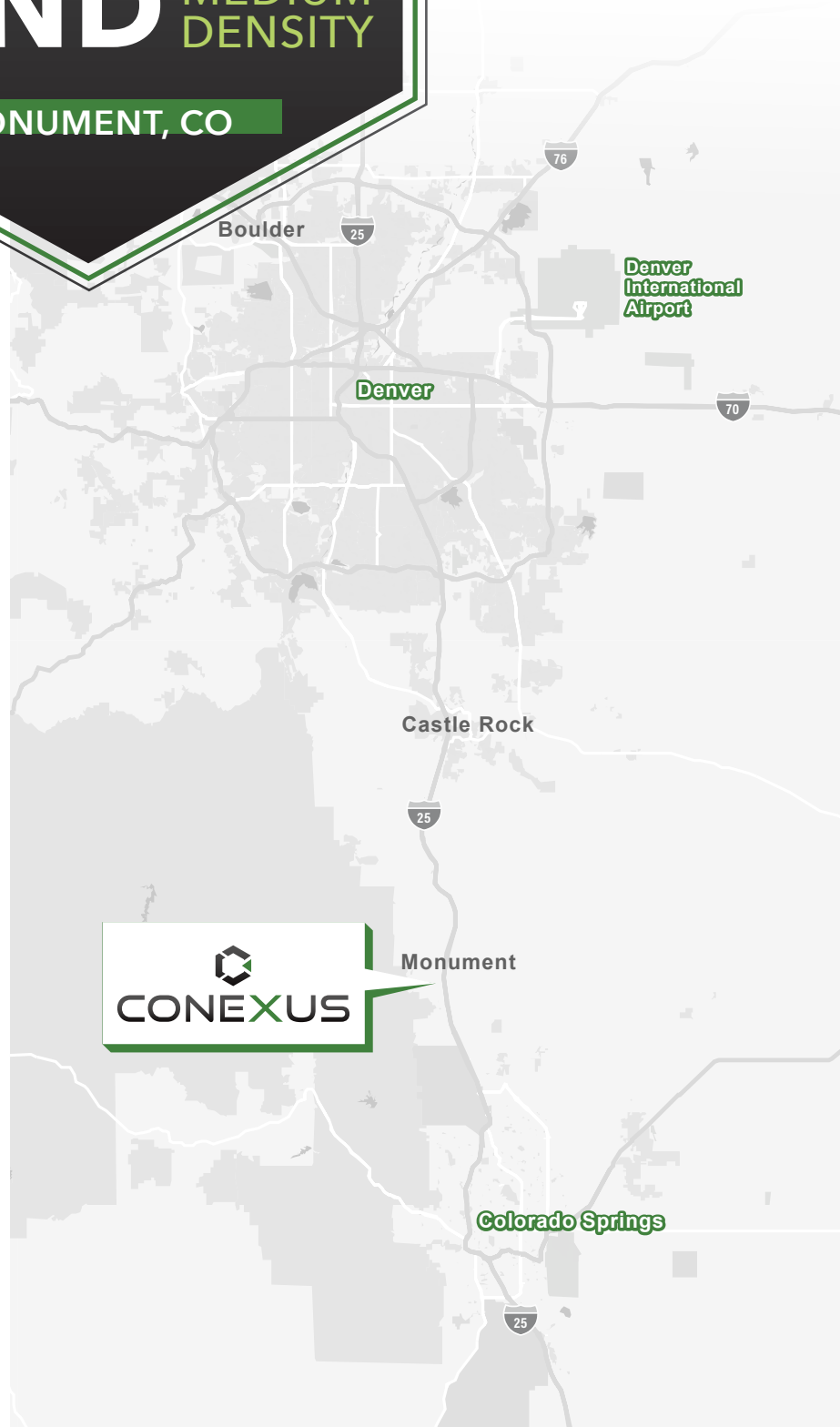
**22.92 ACRE  
RESIDENTIAL  
LAND** MEDIUM  
DENSITY

**MONUMENT, CO**

**GREAT SITE FOR  
TOWNHOMES, PATIO HOMES  
OR PAIRED HOUSING. ALL  
ZONING/PRELIMINARY PUD  
APPROVALS IN PLACE. BUYER  
TO PRESENT FINAL PUD TO  
TOWN OF MONUMENT FOR  
APPROVAL.**

**HIGHLIGHTS:**

- Preliminary PUD, final recorded plat and all spine infrastructure and Metro District approved
- Density up to 10 units per acre
- Regional detention provided (offsite)
- Highway visibility with access from two interchanges
- Access roads and all utilities will be stubbed to the site
  - Water and sewer - Triview Metropolitan District
  - Electric - Mountain View Electric Assoc.
  - Gas - Black Hills Energy
  - Fiber/Cable - Comcast



# PLAT MAP



## SALE INFORMATION

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