

TRIVIEW (Cont. from 1)
ies, and Dirty Woman Creek and Teachout Creek bordered the property's north and south ends. Although the land was originally zoned in 1987 for heavy indus-

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trial use, a 2020 modification changed the zoning to mixed-use commercial, he said.
Conexus was closing the sale of a 92-acre parcel—about one-quarter of the total property from the midsection toward the north end—to a company that plans to build a warehouse complex. DeGrant reported that four of the six warehouse buildings were expected to be completed in 2022, with the remaining

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two being constructed in late 2022 or early 2023. The warehouse subdivisions would allow accommodations for various types of tenants, such as manufacturing and technology, and would incorporate about 10% office space. Anticipating that the plan would be submitted to the Monument Planning Commission on Aug. 18 and then to the Monument Board of Trustees in September, he estimated a construction start date of sometime in November.
Referring to the aesthetics, DeGrant described the complex as having extensive landscaping that would incorporate trees (about 490), shrubs, flower beds, and native grasses as well as manicured turf. The planned landscaping included a 25-foot setback that would run parallel to the Santa Fe Trail and screening walls at each of the truck dock parking lots. The landscaping would also provide a sound buffer for I-25 traffic, he added.
Current zoning allows three access points within the Conexus parcel, thus turn lanes for entering and exiting the complex from Old Denver highway would be incorporated into the construction plan. DeGrant confirmed that Conexus is collaborating with the Town of Monument and Triview in designing modifications for a revamped Old Denver Highway, but coordination of financing from all three entities would likely postpone the road rehabilitation for another four to five years.
Responding to directors' questions, DeGrant explained that a service road within the warehouse property could not be built due to drainage issues and the need to avoid the Preble's meadow jumping mouse habitat. He confirmed that 23½ acres would be deeded to the Town of Monument for the development of trails, open space, and associated amenities, but inclusion of a playground had yet to be determined.

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