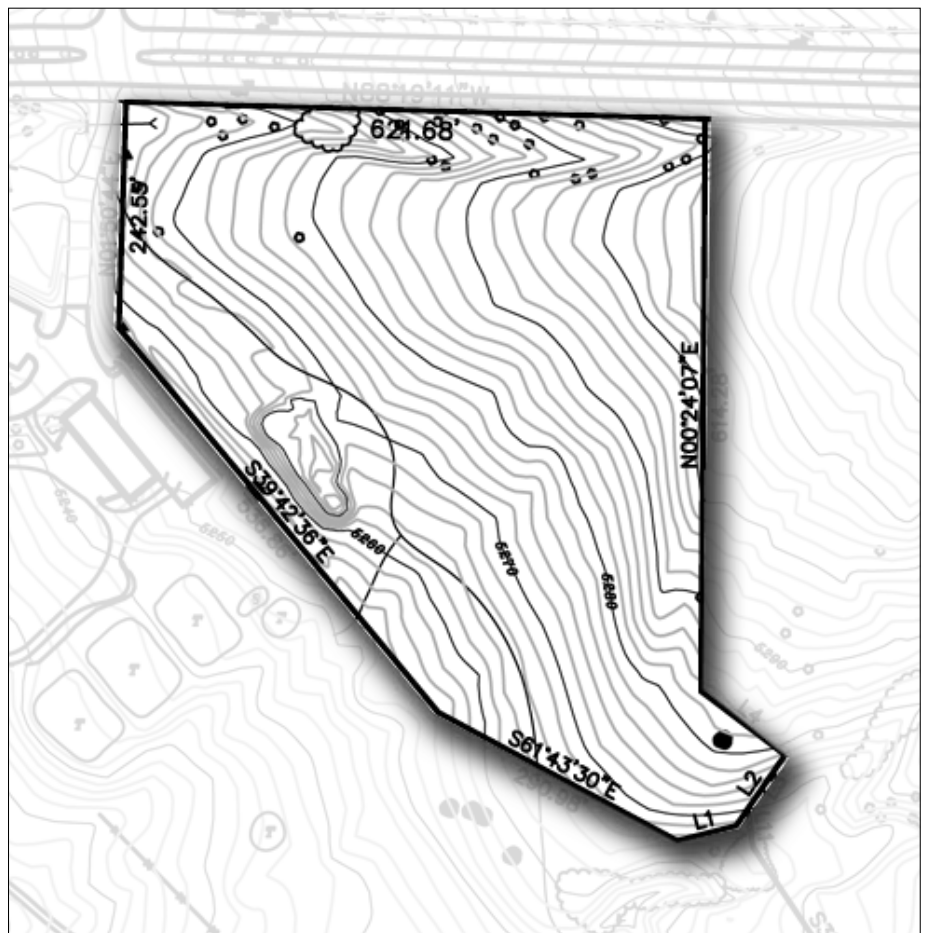


PARCEL 1 A BOUNDARY

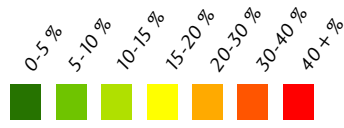
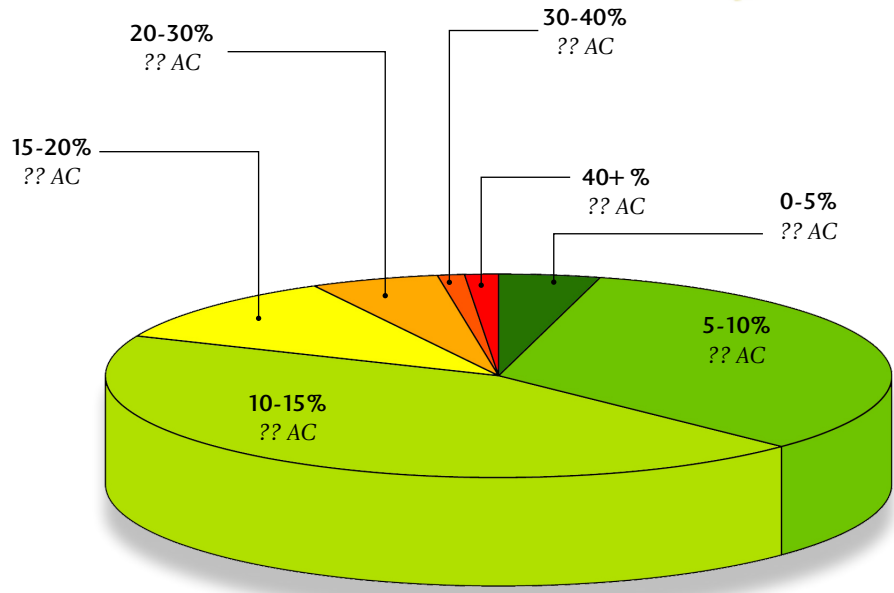
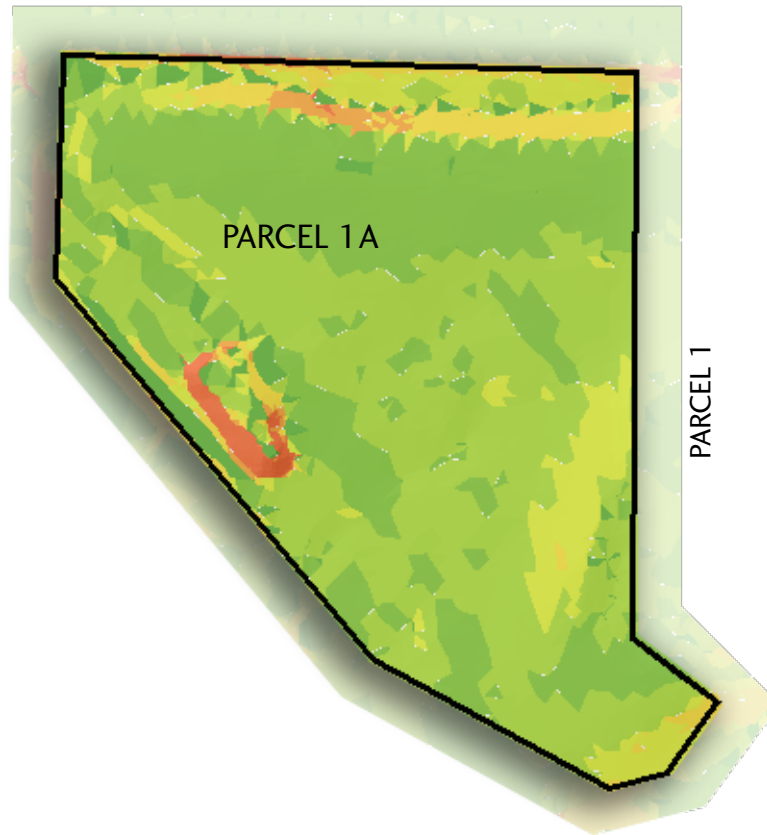
Parcel 1a is 8.33 acres and is located adjacent to Parcel 1 and the Golf Club House and Driving Range. The majority of the major utilities can be found in Battlement Mesa Parkway, the main sewer is located in the golf course. The Parcel was rezoned in 2008 to medium density residential. This zoning category will allow a maximum density of 12 dwelling units per gross acre which equates to a maximum of 100 units. The Planners and Engineers

are in the process of preparing a preliminary plan set of drawings for this Parcel. It is expected that these drawings will be ready by the end of the summer 2008. The concept plan assumed a townhome/duplex product that totaled 65 units.



Parcel 1A - 8.33 Acres

PARCEL 1 A *Gross Slope Analysis*



EXISTING UTILITIES



- Existing Sewer Line
- Existing Water Line
- Existing Telephone Line
- Existing Gas Line
- Existing Overhead Power
- Existing Power
- Existing Storm Sewer
- Existing Conduit (no wire)

CONCEPT PLAN

