

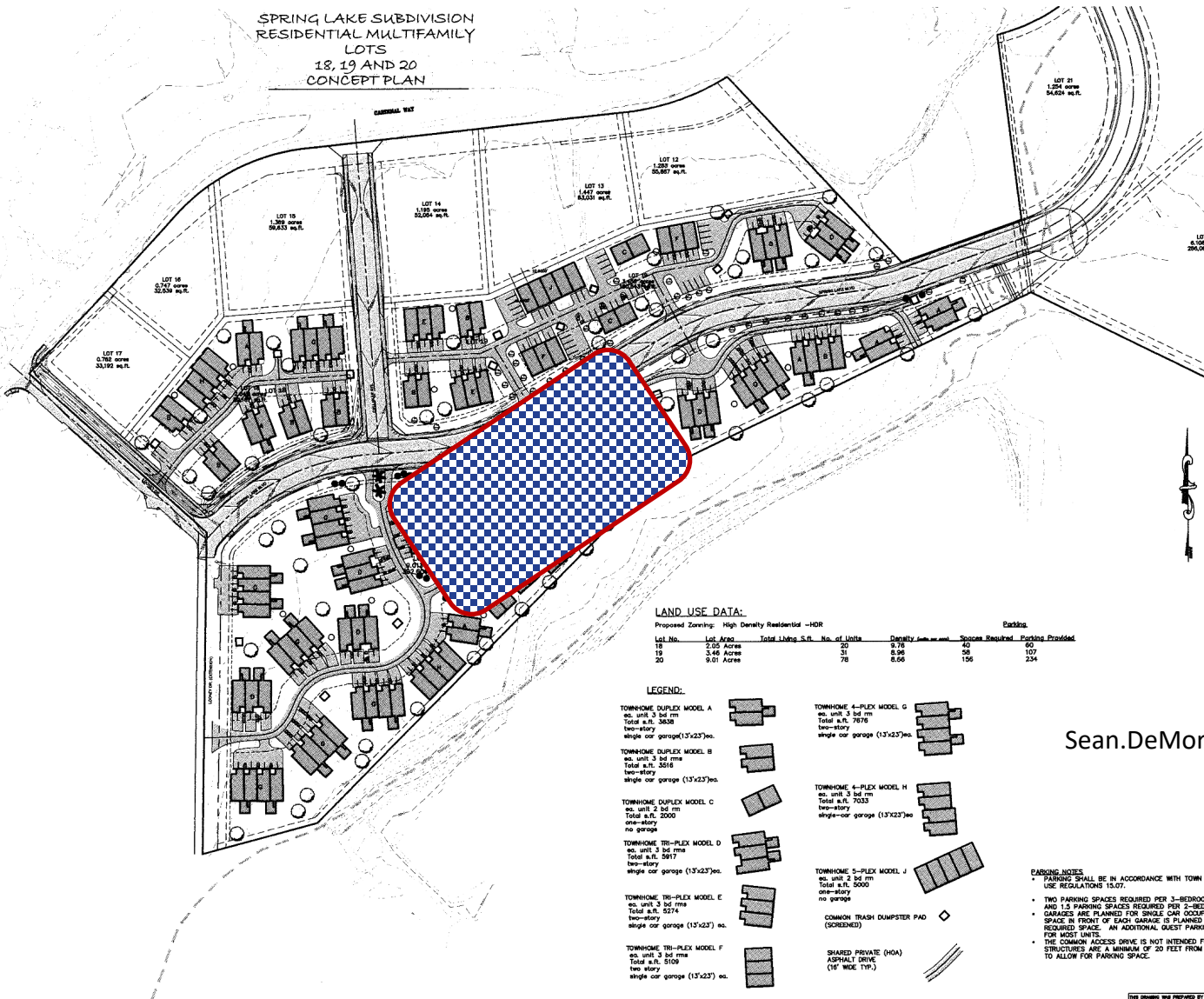
SPRING LAKE ESTATES

14.53 AC High Density Residential
10.84 AC Service Commercial
47.02 AC Fresh Water Lake Area



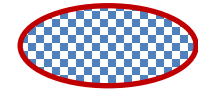
➤ Aerial Red Boxed Parcels and Tracts

SPRING LAKE SUBDIVISION
RESIDENTIAL MULTIFAMILY LOTS
18, 19 AND 20
CONCEPT PLAN



➤ Original Multi-Family Layout

➤ Gas Lease Area



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LAND USE DATA:

Proposed Zoning: High Density Residential -HR

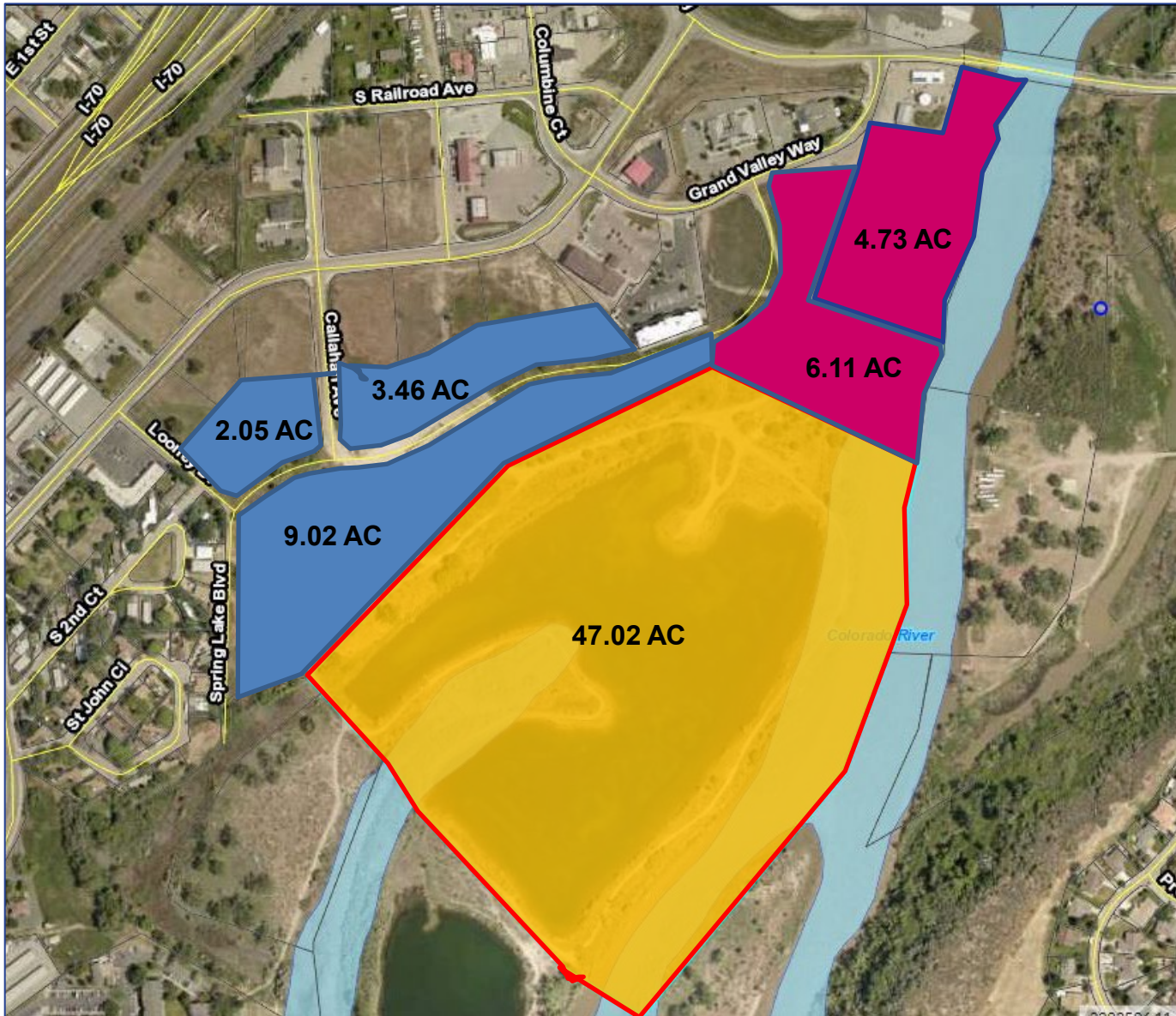
Lot No.	Lot Area	Total Living S.F.	No. of Units	Density per acre	Spores Required	Parking Provided
18	2.10 Acres	20	9.76	40	60	107
19	3.46 Acres	31	8.96	58	107	234
20	8.01 Acres	78	8.66	106		

LEGEND:


- TOWNHOME DUPLEX MODEL A
ea. unit 3 bd rm
Total s.f. 3436
two-story
single car garage (13'x23') ea.
- TOWNHOME DUPLEX MODEL B
ea. unit 3 bd rms
Total s.f. 3516
two-story
single car garage (13'x23') ea.
- TOWNHOME DUPLEX MODEL C
ea. unit 2 bd rm
Total s.f. 2000
one-story
no garage
- TOWNHOME TRI-PLEX MODEL D
ea. unit 3 bd rms
Total s.f. 3917
two-story
single car garage (13'x23') ea.
- TOWNHOME TRI-PLEX MODEL E
ea. unit 3 bd rms
Total s.f. 5274
two-story
single car garage (13'x23') ea.
- TOWNHOME TRI-PLEX MODEL F
ea. unit 3 bd rms
Total s.f. 5109
two-story
single car garage (13'x23') ea.
- TOWNHOME 4-PLEX MODEL G
ea. unit 3 bd rm
Total s.f. 7676
two-story
single car garage (13'x23') ea.
- TOWNHOME 4-PLEX MODEL H
ea. unit 3 bd rm
Total s.f. 7033
two-story
single car garage (13'x23') ea.
- TOWNHOME 5-PLEX MODEL J
ea. unit 2 bd rm
Total s.f. 5000
one-story
no garage
- COMMON TRASH DUMPSTER PAD (SCREENED)
- SHARED PRIVATE (HOA) ASPHALT DRIVE (16' WIDE TYP.)


- PARKING NOTES:**
PARKING SHALL BE IN ACCORDANCE WITH TOWN OF USE REGULATIONS 15.07.
- TWO PARKING SPACES REQUIRED PER 3-BEDROOM AND 1.5 PARKING SPACES REQUIRED PER 2-BEDROOM
 - GARAGES ARE PLANNED FOR SINGLE CAR OCCUPANCY SPACE IN FRONT OF EACH GARAGE IS PLANNED FOR REQUIRED SPACE. AN ADDITIONAL GUEST PARKING FOR MOST UNITS.
 - THE COMMON ACCESS DRIVE IS NOT INTENDED FOR STRUCTURES ARE A MINIMUM OF 20 FEET FROM THE TO ALLOW FOR PARKING SPACE.

THIS DRAWING WAS PREPARED BY CBA (P&S) AND WAS NOT CORRECTED BY CBA



➤ **72.4 Total Acres**

➤ **47.025 AC** 
Lake Parcel
Zoned PUD

➤ **14.53 AC** 
High Density
Residential
9.02 + 3.46 + 2.05 AC

➤ **10.84 AC** 
Svc Commercial
6.11 + 4.73 AC

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- Spring Fed Lake
- Mixed Zoning
- Apply for Zone Changes



- Sewer Line Installed
- Water Taps Available
- Electric, phone and cable TV easily accessible



- Sewer line has been installed along the length of the lakefront parcels
- Town of Parachute water taps are available
- Natural gas, electric, phone and cable easily accessible



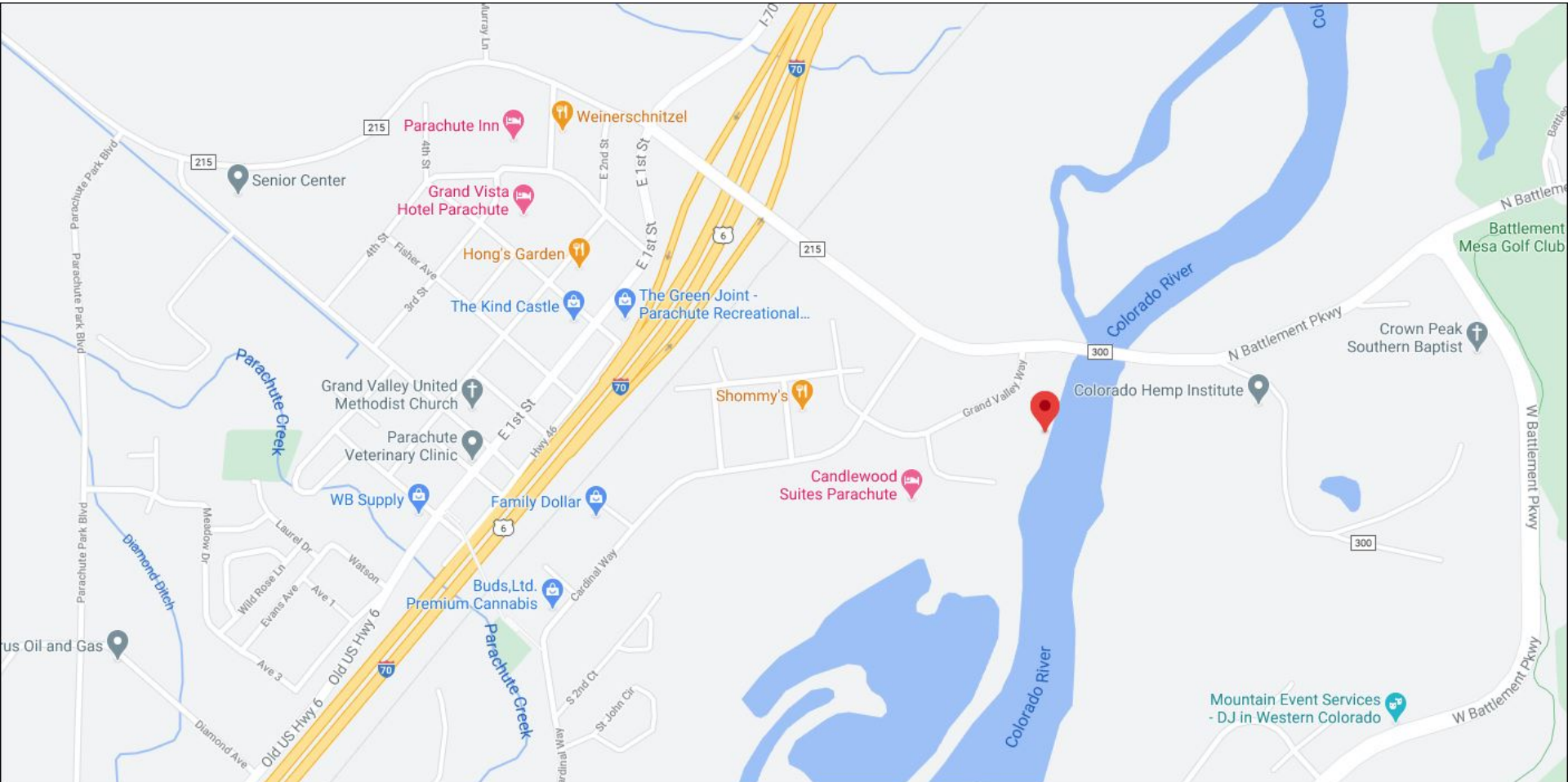
- Colorado River State Park -27 MI
- Harvey Gap State Park -28 MI
- Highline Lake State Park -29 MI
- Rifle Gap State Park -25 MI
- Hunting, Fishing, Skiing and Snowmobiling recreational sports areas abound

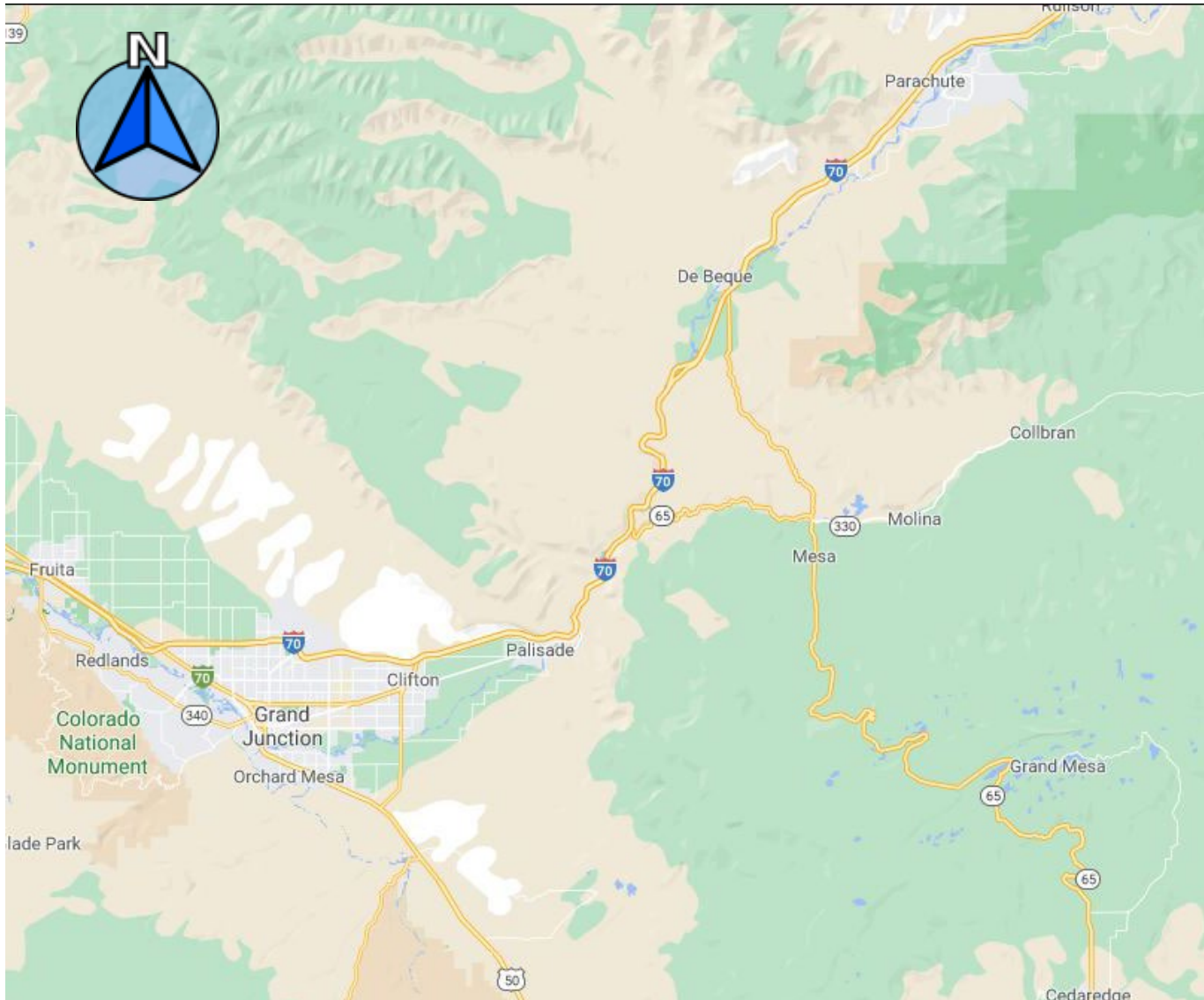


- Awesome Views
- Water sport potential



- Mountain View
- Colorado River Frontage





- 42 Miles to Grand Junction
- 42 Miles to Glenwood Springs
- Interstate Exit #75
- Battlement Mesa Retirement Community and Golf Course Proximity