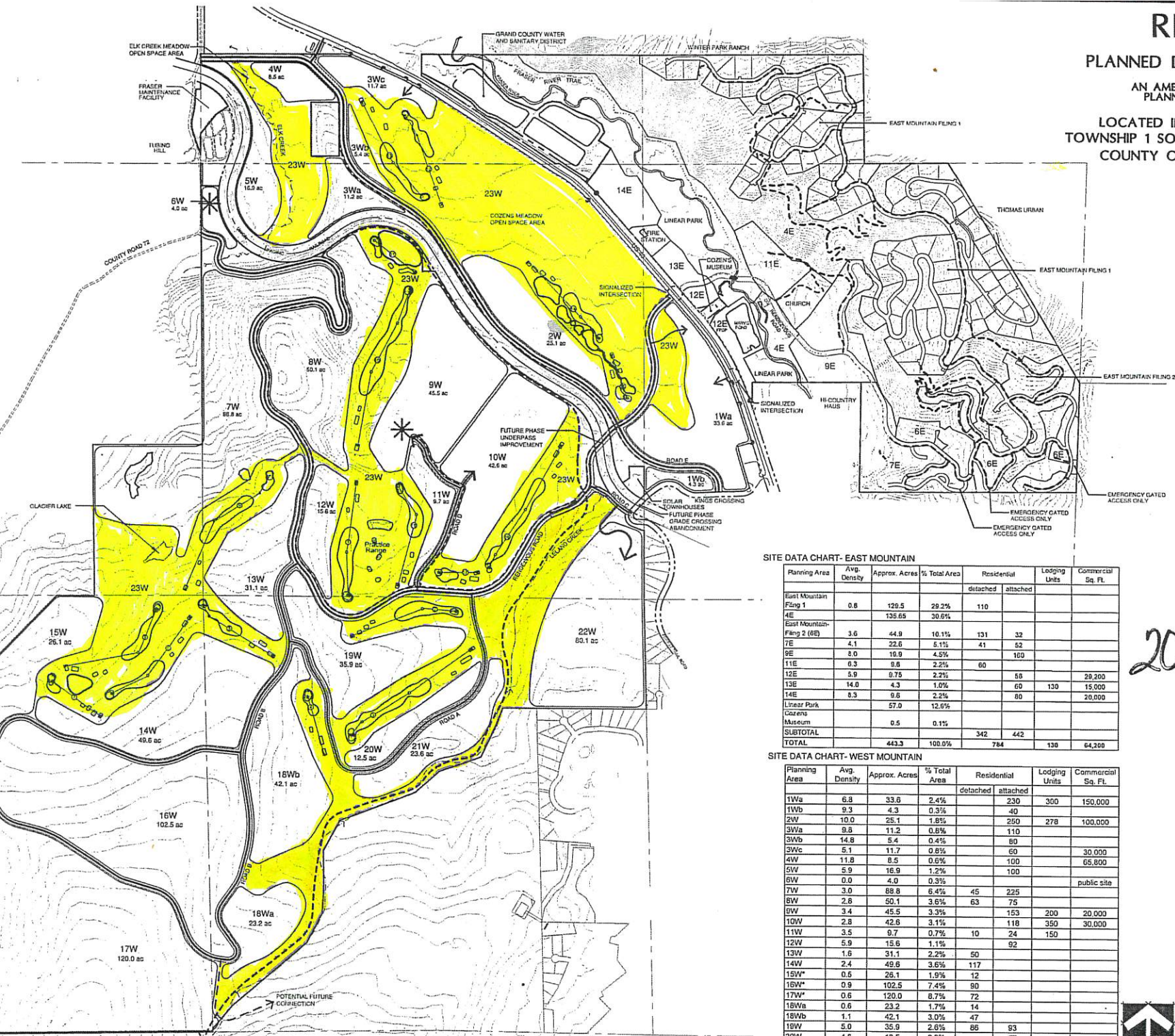


# RENDEZVOUS

## PLANNED DEVELOPMENT DISTRICT PLAN

AN AMENDMENT OF THE MARYVALE VILLAGE  
PLANNED DEVELOPMENT DISTRICT PLAN

LOCATED IN SECTIONS 20, 21, 28, 29, 30, 31, 32  
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM  
COUNTY OF GRAND, STATE OF COLORADO



SITE DATA CHART - EAST MOUNTAIN

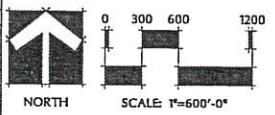
Planning Area	Avg. Density	Approx. Acres	% Total Area	Residential		Lodging Units	Commercial Sq. Ft.
				detached	attached		
East Mountain Flng 1	0.6	129.5	29.2%	110			
4E		135.65	30.6%				
East Mountain Flng 2 (6E)	3.6	44.8	10.1%	131	32		
7E	4.1	22.6	5.1%	41	52		
9E	3.0	19.9	4.5%		160		
11E	0.3	9.8	2.2%	60			
12E	5.9	0.75	0.2%		58		29,200
13E	14.0	4.3	1.0%	60	130		15,000
14E	0.3	9.6	2.2%		80		20,000
Linear Park Cozens Museum		57.0	12.6%				
Cozens Museum	0.5	0.1%					
<b>SUBTOTAL</b>				342	442		
<b>TOTAL</b>		443.3	100.0%	784	130		64,200

SITE DATA CHART - WEST MOUNTAIN

Planning Area	Avg. Density	Approx. Acres	% Total Area	Residential		Lodging Units	Commercial Sq. Ft.
				detached	attached		
1Wa	6.8	33.6	2.4%	230	300		150,000
1Wb	9.3	4.3	0.3%	40			
2W	10.0	25.1	1.8%	250	278		100,000
3Wa	9.9	11.2	0.8%	110			
3Wb	14.8	5.4	0.4%	80			
3Wc	5.1	11.7	0.8%	80			30,000
4W	11.8	8.5	0.6%	100			65,800
5W	5.9	16.9	1.2%	100			
6W	0.0	4.0	0.3%				public site
7W	3.0	88.8	6.4%	45	225		
8W	2.8	50.1	3.6%	63	75		
9W	3.4	45.5	3.3%	153	200		20,000
10W	2.8	42.6	3.1%	118	350		30,000
11W	3.5	9.7	0.7%	10	24	150	
12W	5.9	15.6	1.1%		92		
13W	1.6	31.1	2.2%	50			
14W	2.4	49.6	3.6%	117			
15W*	0.5	26.1	1.9%	12			
15W*	0.9	102.5	7.4%	90			
17W*	0.6	120.0	8.7%	72			
18Wb	0.6	23.2	1.7%	14			
18Wb	1.1	42.1	3.0%	47			
18W	6.0	35.9	2.6%	88	93		
20W	4.8	12.5	0.9%		57		
21W	2.1	23.6	1.7%		50		
22W	1.0	80.1	5.8%	80			
Subtotal	2.8	919.7	68.3%	686	1857		
23W (golf / facilities)		488.8	33.7%				
<b>TOTAL</b>		1388.5	100.0%	2543	1278		395,800

2003-016735

- LEGEND**
- RESIDENTIAL
  - MIXED USE
  - GOLF COURSE / OPEN SPACE
  - CLUBHOUSE SITE
  - ROADWAYS
  - MAJOR DRAINAGES
  - REGIONAL TRAIL
  - COMMUNITY TRAIL
  - ON-ROAD TRAIL



DATE: OCTOBER 2, 2002  
JANUARY 17, 2003  
MAY 21, 2003

\* DENSITIES MAY BE ADJUSTED DEPENDENT UPON PROVISION OF CENTRAL SERVICES

STATE OF COLORADO  
County of GRAND } SS  
Filed for record this 30th day of January 2003 at 11:10 o'clock AM  
Recorded in Book \_\_\_\_\_ Page \_\_\_\_\_  
SARAH ROSENE  
Recorder  
Deputy  
Fees \$ 111.00