

# PARCEL 5-1 STONE QUARRY COMMONS - TRACT 3

Stone Quarry Commons, Parcel 5-1, Tract 3 is 13.93 acres and is located to the South of Battlement Mesa Parkway and north of County Road 302 and east of Tract 2. Access for this tract would be from Battlement Mesa Parkway between the existing Fire Station Parcel and the Light House Church. The tract is well situated for utilities that are located in the Parkway. The zoning for this tract was changed to Medium Density Residential and allows a

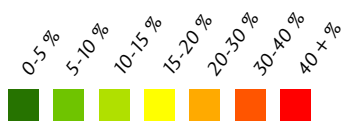
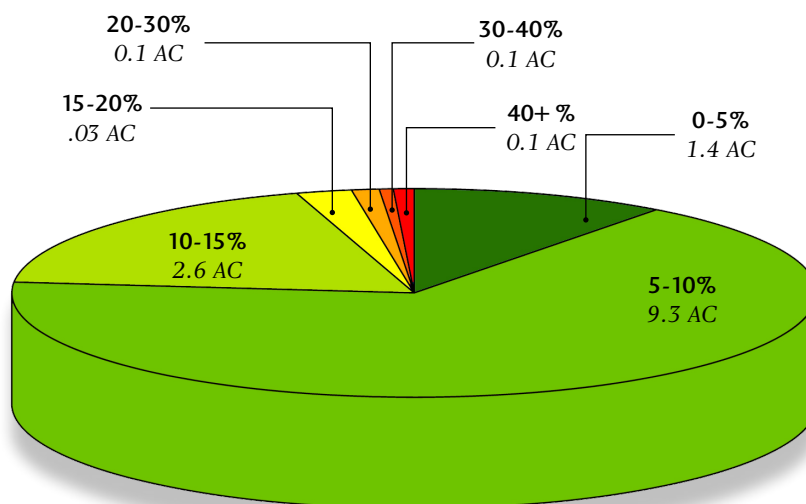
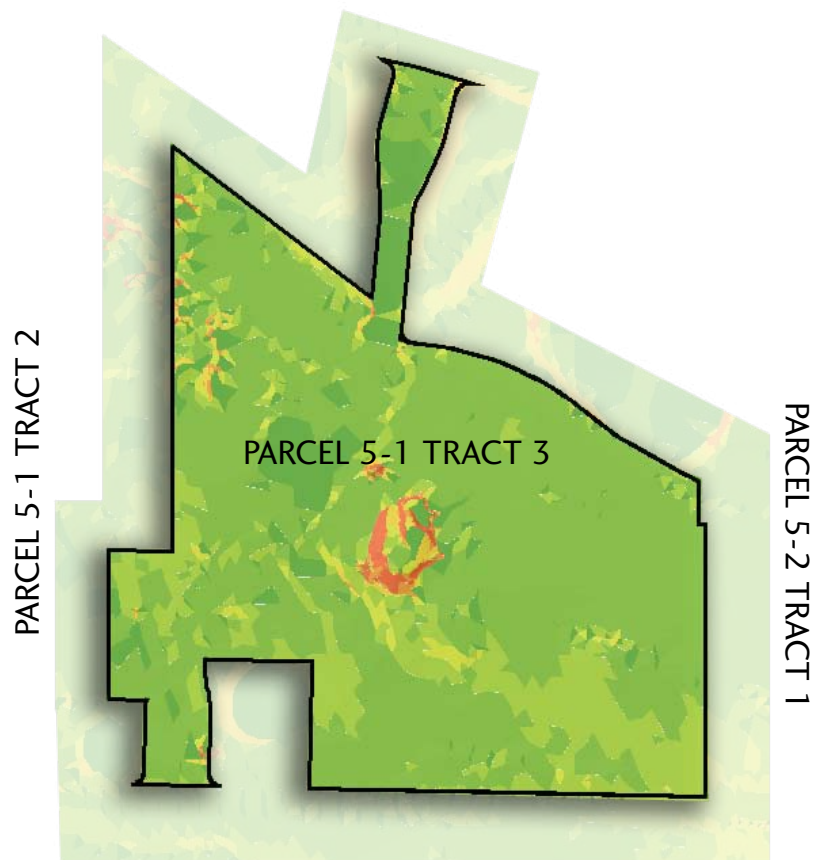
maximum of 12 units per gross acre, this would equate to a maximum of 167 units for this tract.

The Land Planners and Engineers proposed 82 duplex units for this tract. The tract has a utility and access easement running north-south through the tract, although such uses as roads, trails and open space can occur on the easement, vertical development can not.

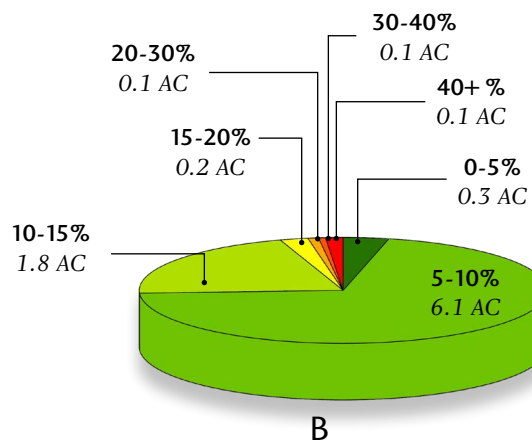
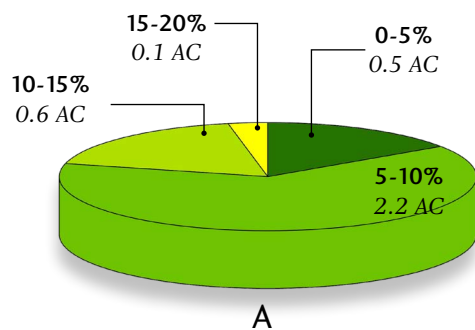
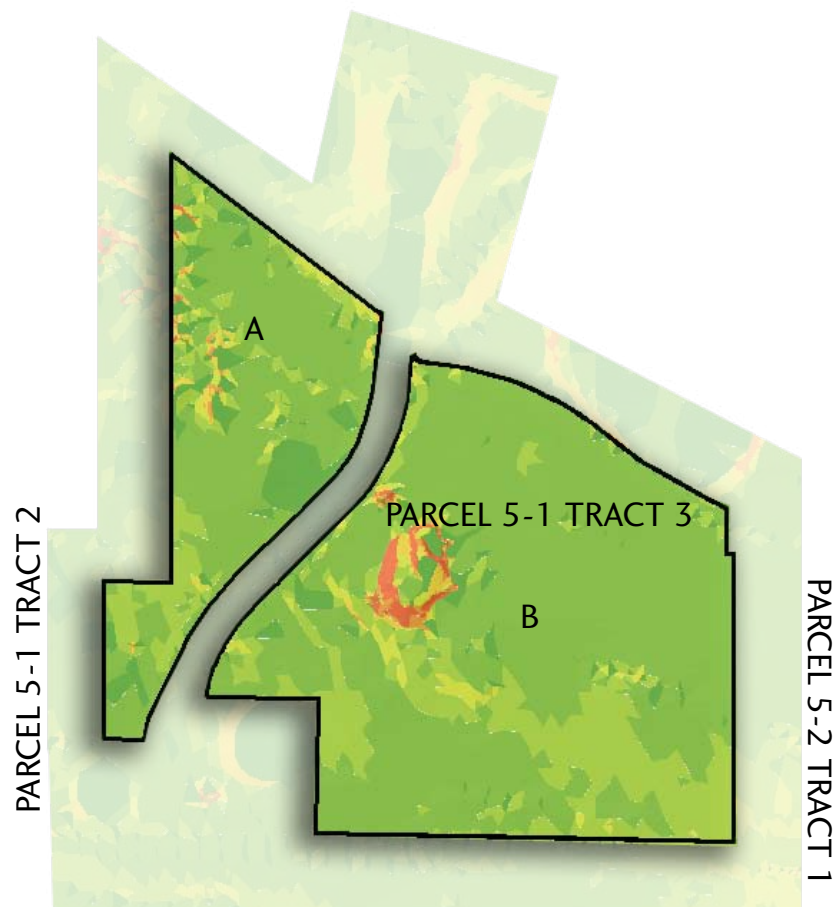


Parcel 5-1 Tract 3 - 13.93 Acres

# PARCEL 5-1 STONE QUARRY COMMONS - TRACT 3 *Gross Slope Analysis*



# PARCEL 5-1 STONE QUARRY COMMONS - TRACT 3 *Developable Area Slope Analysis*



# EXISTING UTILITIES

