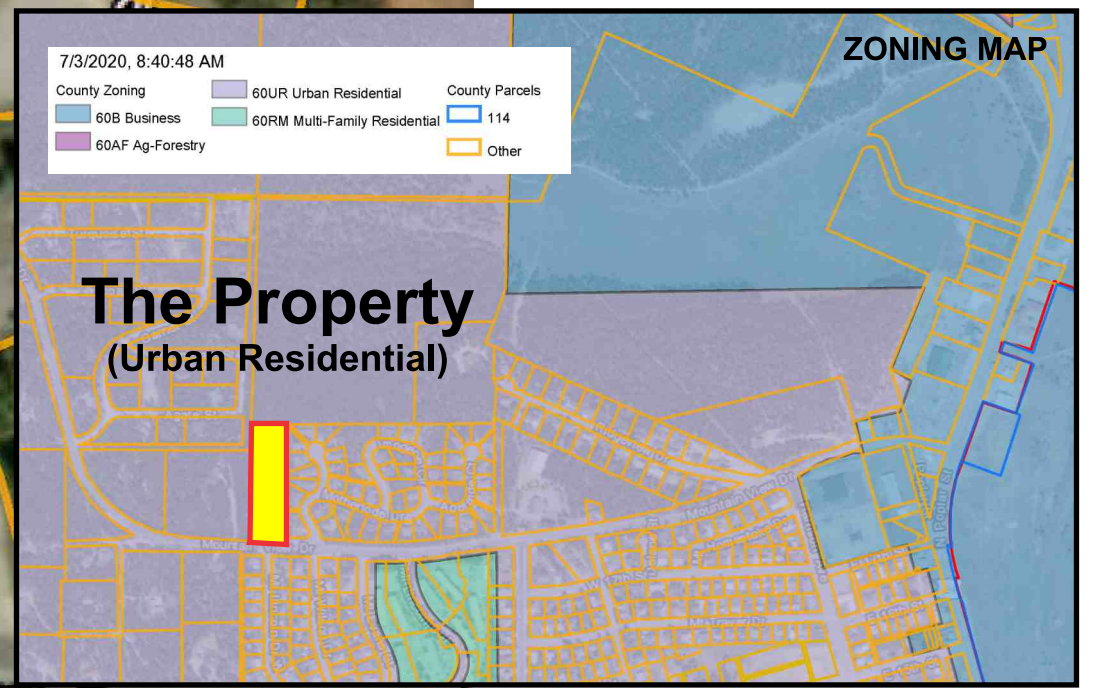
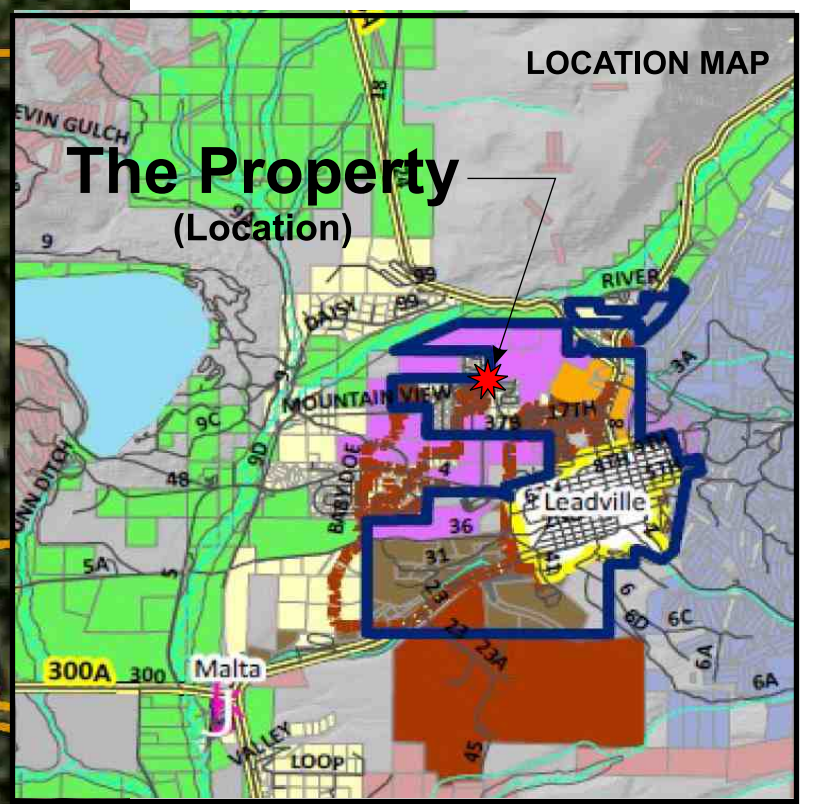


Mountain View Drive 3AC Lot

Leadville, Colorado
Development Study
Location - LUZ



CONCEPT DESIGN

TAX MAP



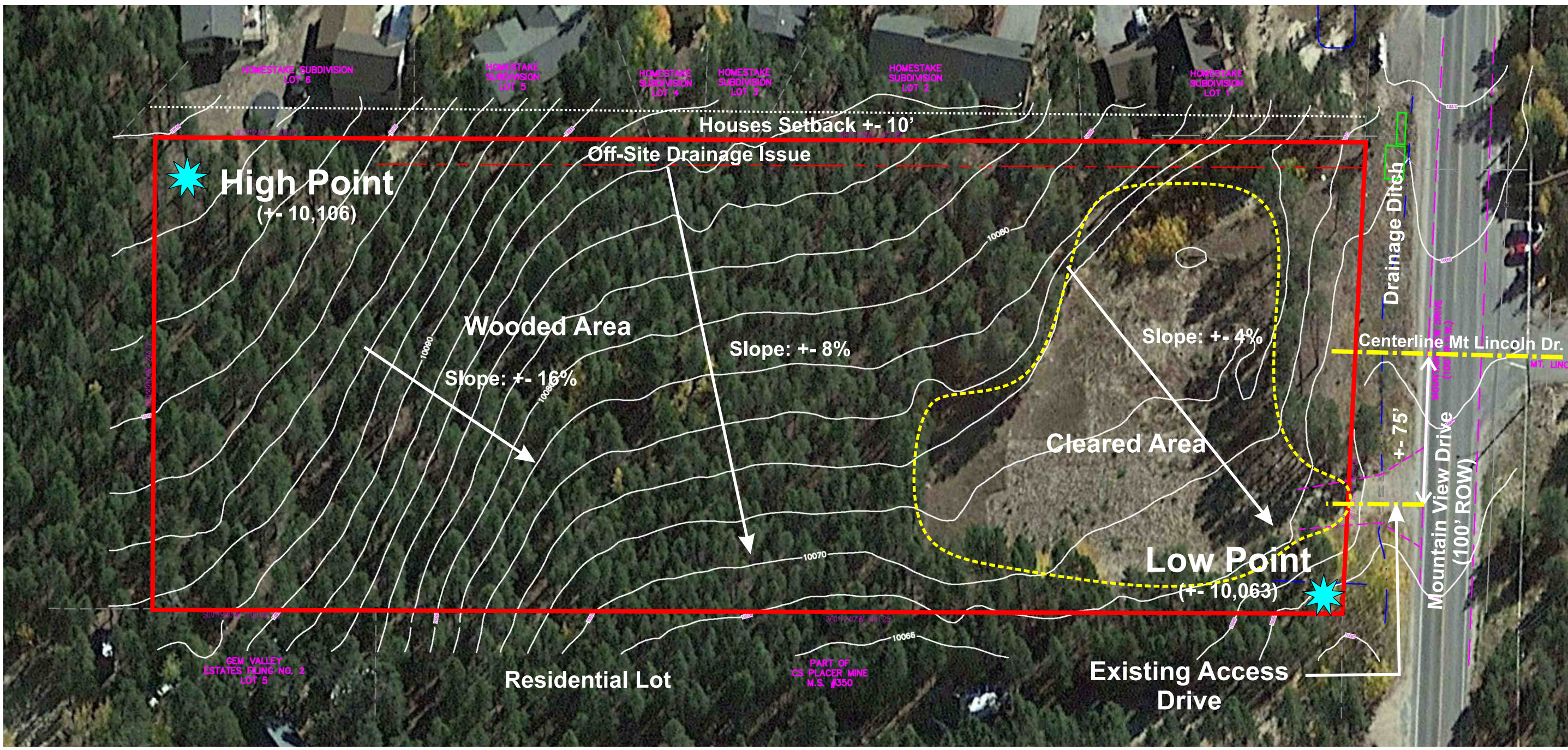
A

Mountain View Drive 3AC Lot

Leadville, Colorado

Development Study

Site Aerial- Topography



Contour Interval 2'

North

0 50 100

Scale: 1"=50' for 11x17

FADING WEST
DEVELOPMENT

CONCEPT DESIGN

B

7/6/20

Mountain View Drive 3AC Lot

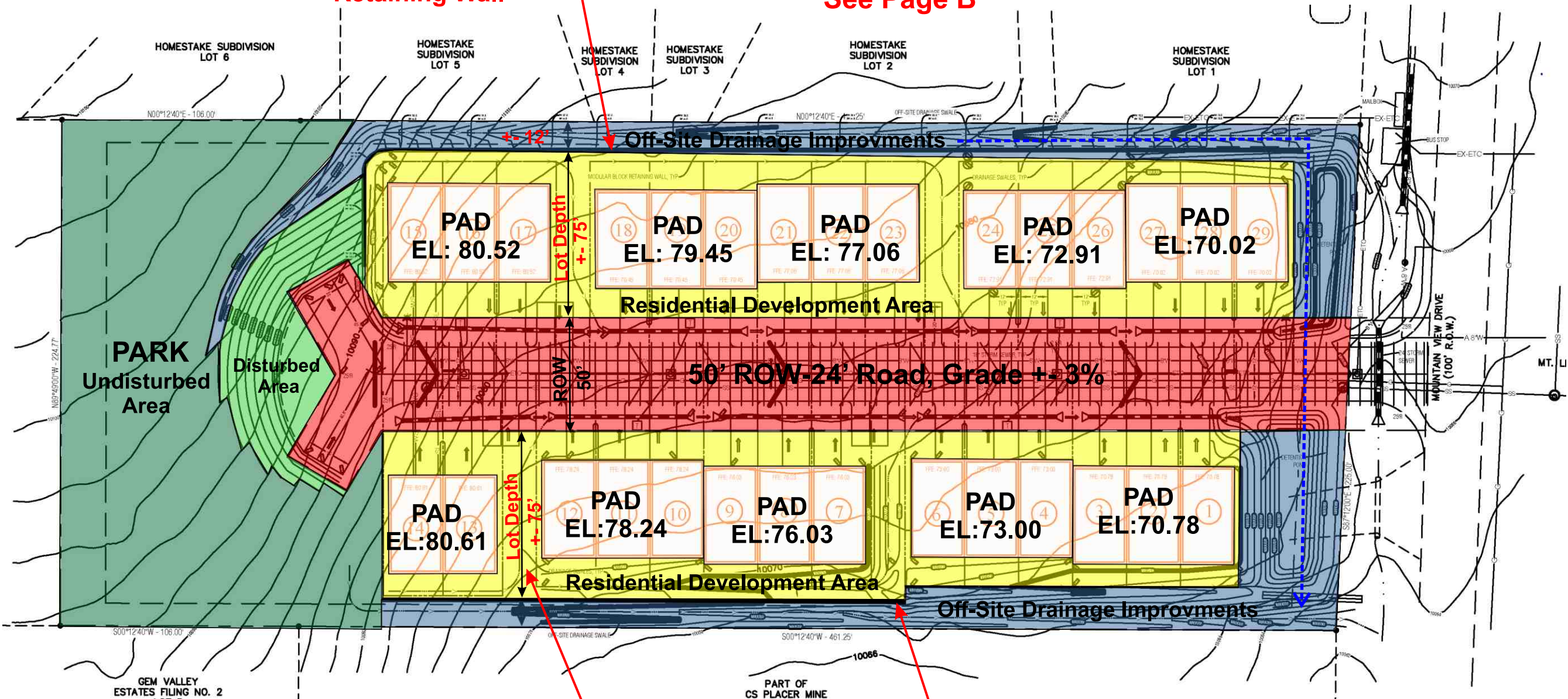
Leadville, Colorado

Development Study

Site Plan Analysis

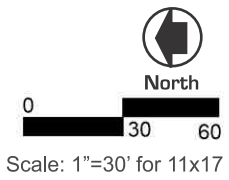
Adjacent Home Proximity
See Page B

Retaining Wall



Lot Depth Issue, See Page D

Retaining Wall



C CONCEPT DESIGN

Property Zoning Dimensional Standards

4.4 DENSITY AND DIMENSIONAL STANDARDS

4.4.1 Table of Density and Dimensional Standards. Table 4.1 lists the density and dimensional standards that apply within all zoning districts except the Resort (R) Zone District. These are “base” standards, not guarantees that stated minimums or maximums can be achieved on every site. Other regulations of this Land Development Code or site-specific conditions may further limit development on a site.

Table 4.1: Density and Dimensional Standards.

Zoning District	Min. Lot Size		Minimum Setbacks			Maximum Lot Cover (%)	Minimum Occupied Structure Size (sq ft)	Maximum Height (ft) [4]
	Area (sq ft)	Width (ft)	Street (ft) [1]	Side (ft)	Rear (ft)			
RUR	35 acres	300	50	25	25	N/A	N/A	35
AF	5 acres	200	50	25	25	20	600	35
AR	3 acres	100	50	20	20	30	600	35
RC	3 acres [3]	50	20	10	20	50	600	35
UR	7,500	50	20	10	20	50	600	35
RM	2,500 [2]	50 [2]	20	10	15	67	600	35
B	5,000	50	30	0 / 10 [5]	20	67	450	35
CI	10,000	50	30	0 / 10 [5]	20	67	450	None
IM	21,780	50	10	25	25	50	450	None

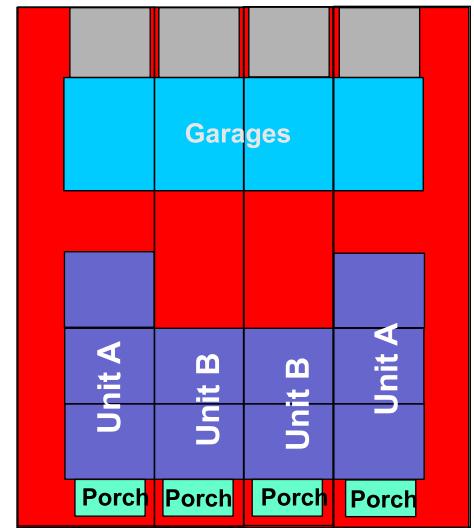
Min Lot - 50 x150'

[1]: See also Section 4.4.3, Highway Setbacks.
 [2]: Per Dwelling Unit.
 [3]: Minimum lot size may be reduced to 1 acre if central water and central sewer systems are provided.
 [4]: Maximum height is 35 feet in the APO zone district.
 [5]: Residential setback in Business Zoning District must meet ten foot side setback.

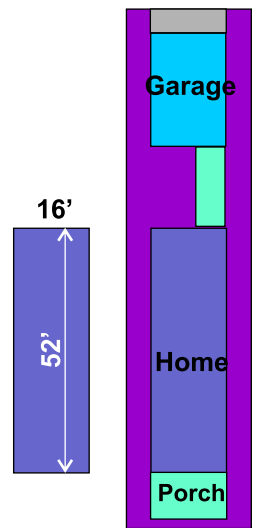
4.4.2 Dimensional Standards for R, Resort District. The minimum lot area, minimum lot width, the front yard setback, the side yard setback and the rear yard setback requirements in a Resort district shall be as follows:

- 1) Agricultural uses, including large animal ownership: As specified for the AF Agricultural and Forestry district
- 2) Residential uses: As specified for the RM Urban Multi-family district
- 3) Commercial, office business and related uses: As specified for the B business district

Typical FADING WEST Home Product Lot Sizes



Townhome- 96'x 90'-110'' Lot



SFD-26'x 100-120' Lot

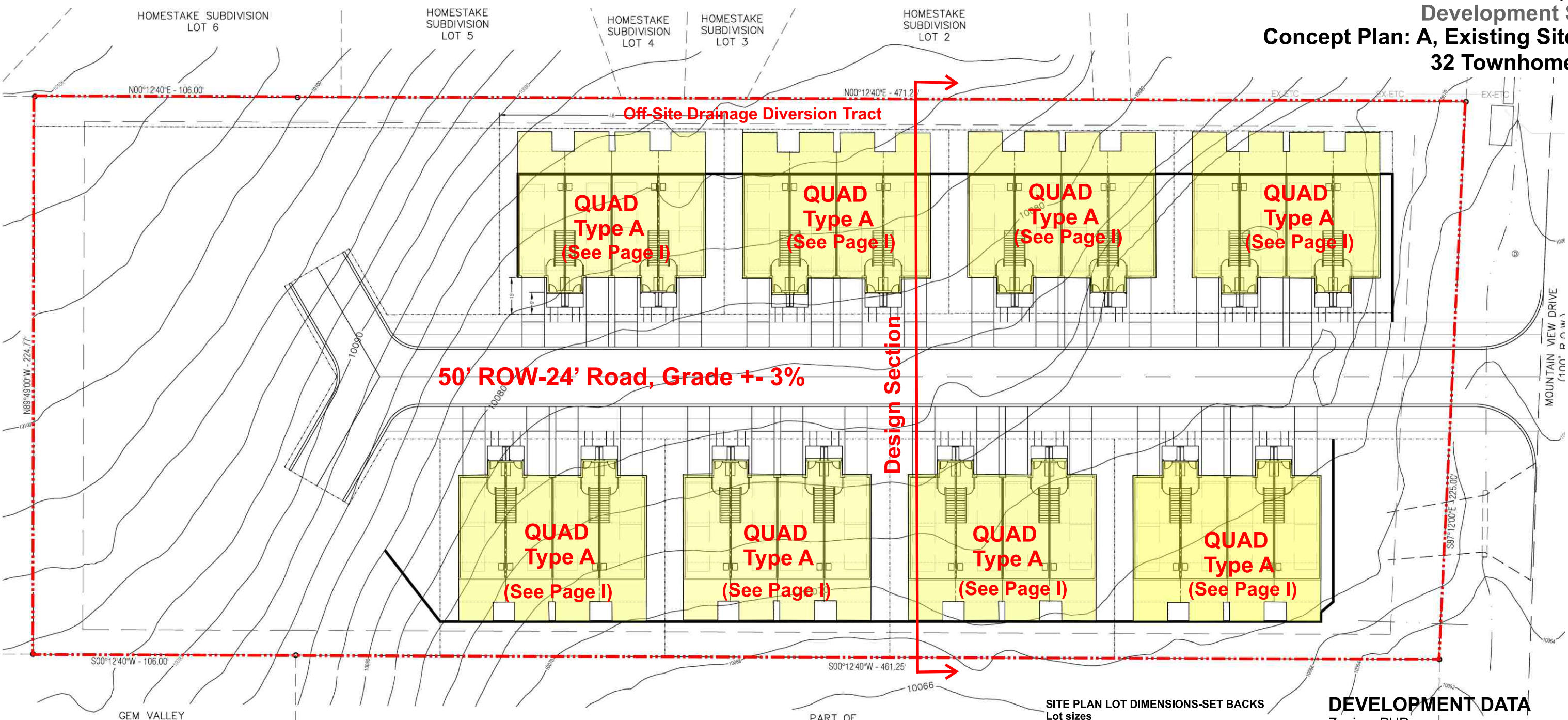
Mountain View Drive 3AC Lot

Leadville, Colorado

Development Study

Concept Plan: A, Existing Site Plan

32 Townhome Units



SITE PLAN LOT DIMENSIONS-SET BACKS

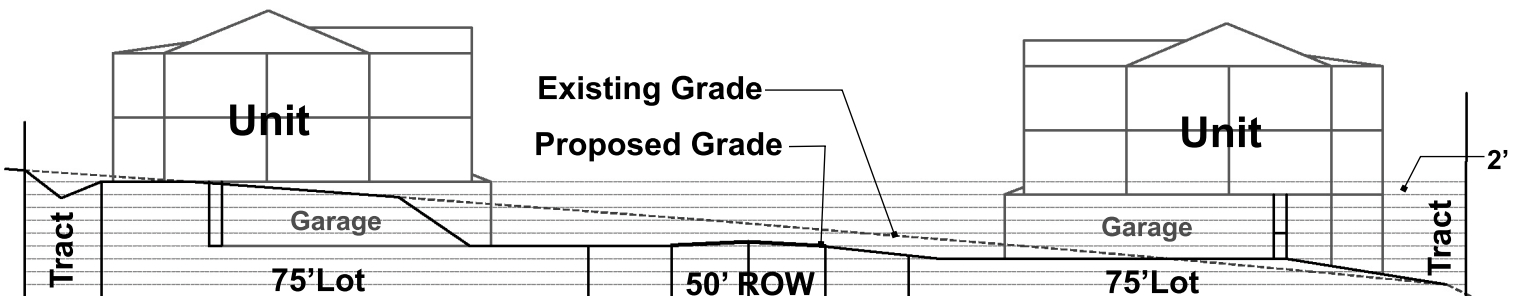
Lot sizes
 Quad- Inside 19' x 75' (1425 SF)
 Outside: 26.5' x 75' (1987 SF)
Setbacks As Shown
 Garage: 15'
 Front: 9'
 Side Quad: 7.5'
 Rear: 2'
 Building Ht: 35'

Snow Storage Preliminary Calculation
 Need To Be Determined

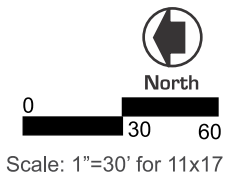
DEVELOPMENT DATA

Zoning: PUD
 Units 32 Acres 2.95 AC Density 10.8 du/ac

Unit Mix:
 3/2.5 32 100%



Design Section



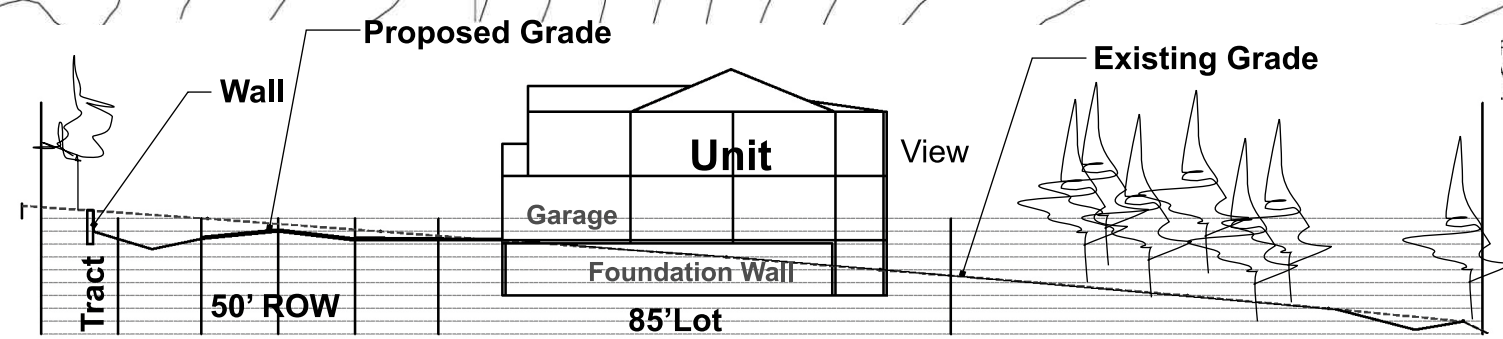
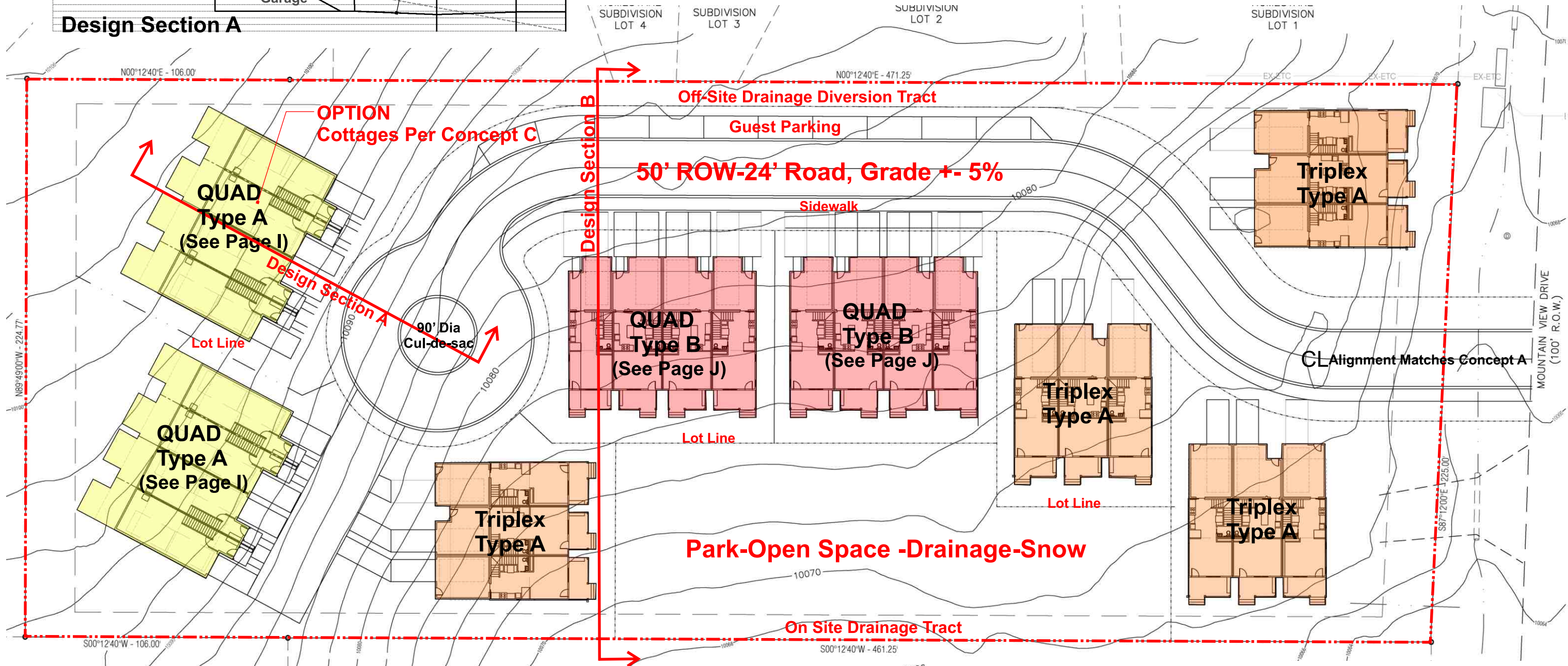
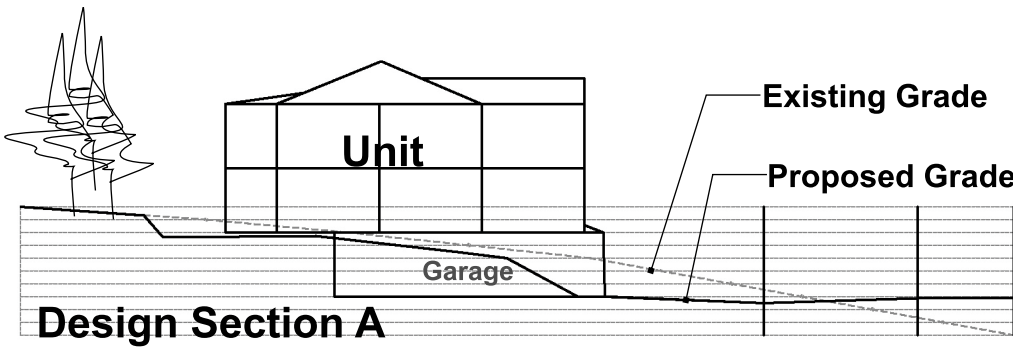
FADING WEST CONCEPT DESIGN

Mountain View Drive 3AC Lot

Leadville, Colorado

Development Study

Concept Plan: B, Townhomes Single Loaded



SITE PLAN LOT DIMENSIONS-SET BACKS

Lot sizes

Quad- Inside	19' x 85'	(1615 SF)
Inside	20' x 85'	(1700SF)
Outside:	26.5' x 85'	(2252 SF)
Outside:	25.5' x 85'	(2167 SF)

Setbacks As Shown

Front Garage: 15'
Side Quad: 7.5'
Rear: 2'
Building Ht: 28'

Snow Storage Preliminary Calculation
Need To Be Determined

DEVELOPMENT DATA

Zoning: PUD

Units	Acres	Density
28	2.95 AC	9.5 du/ac

Unit Mix:

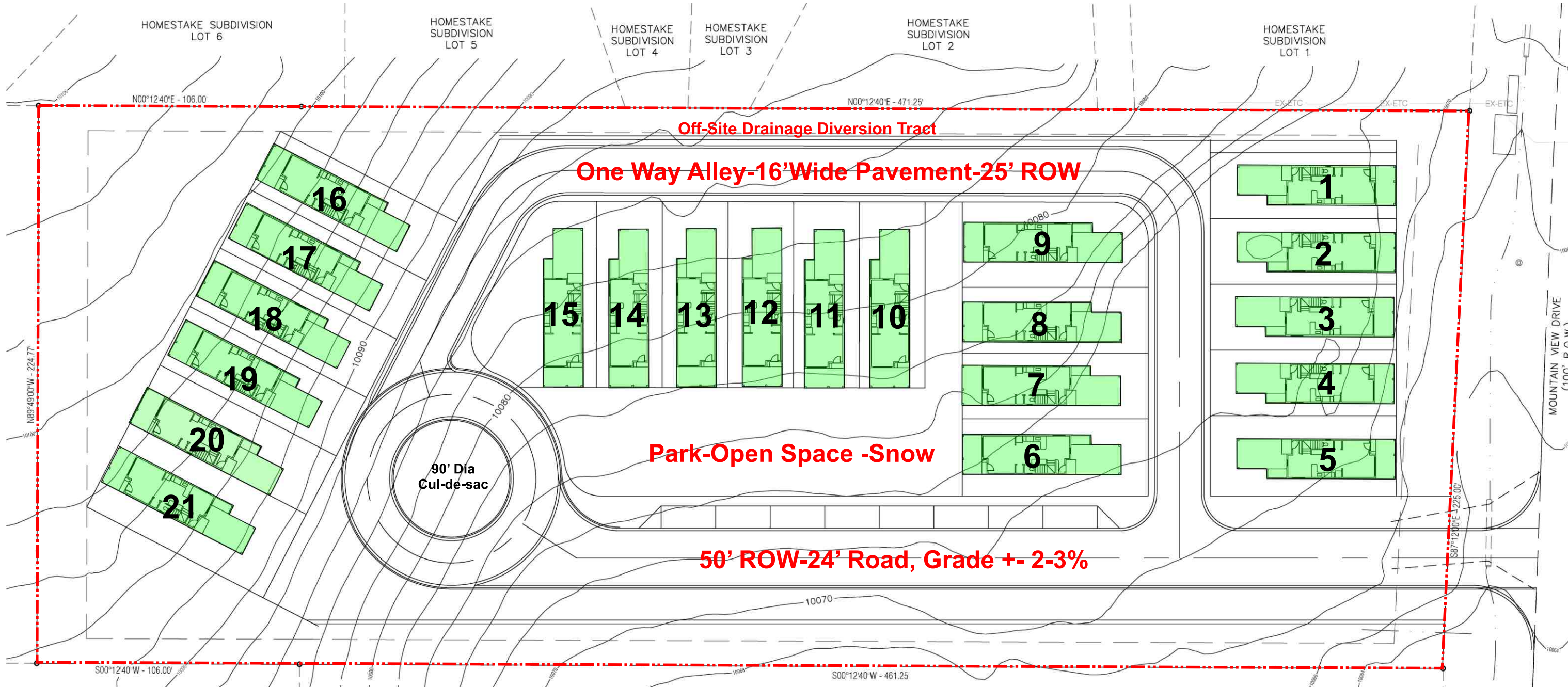
Unit Type	Count	Percentage
TH-Type A, 3/2.5	8 Units	28%
TH-Type B1, 3/2.5	12 Units	44%
TH-Type B2, 3/2.5	8 Units	28%



CONCEPT DESIGN

Mountain View Drive 3AC Lot

Leadville, Colorado
Development Study
Concept Plan: C, Cottage Layout

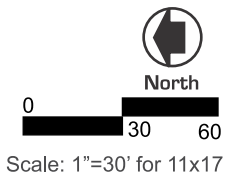


GEM VALLEY ESTATES FILING NO. 2 LOT 5

PART OF CS PLACER MINE M.S. #350

SITE PLAN LOT DIMENSIONS-SET BACKS
Lot sizes
 27' x 90' (2430 SF)
Setbacks As Shown
 Front-Garage: 15'
 Side Quad: 6'
 Rear: 10'
 Building Ht: 30'
Snow Storage Preliminary Calculation
 Need To Be Determined

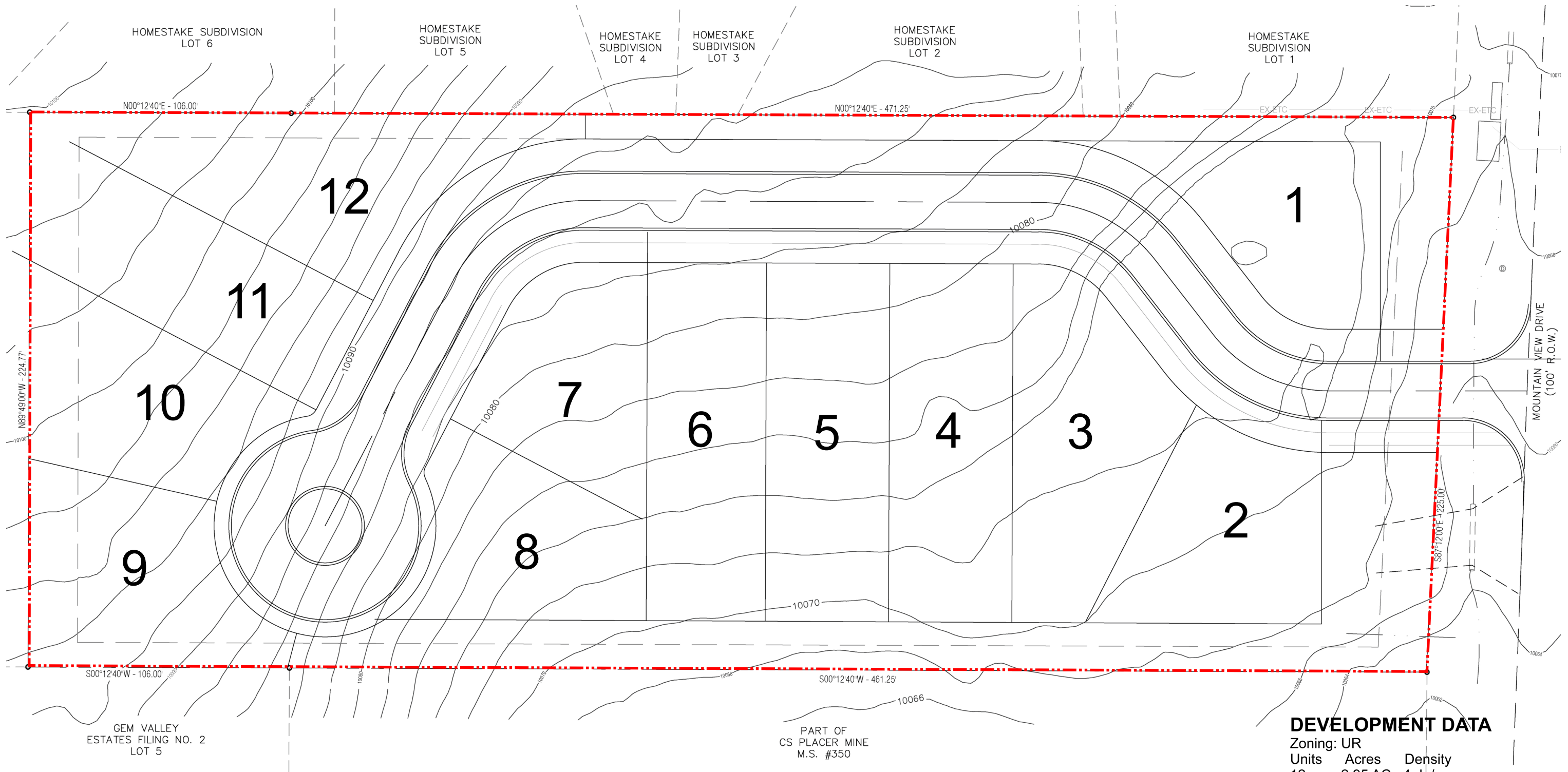
DEVELOPMENT DATA
 Zoning: PUD
 Units Acres Density
 21 2.95 AC 7.1 du/ac
Unit Mix: TBD- Unit Options Per Sheet L



CONCEPT DESIGN

Mountain View Drive 3AC Lot

Leadville, Colorado
Development Study
Concept Plan: D, Existing Zoning 50' Lots



DEVELOPMENT DATA

Zoning: UR

Units	Acres	Density
12	2.95 AC	4 du/ac


 North

 Scale: 1"=30' for 11x17

FADING WEST
 DEVELOPMENT

CONCEPT DESIGN

Mountain View Drive 3AC Lot

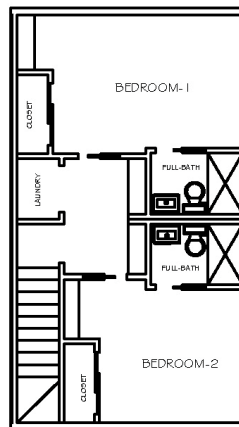
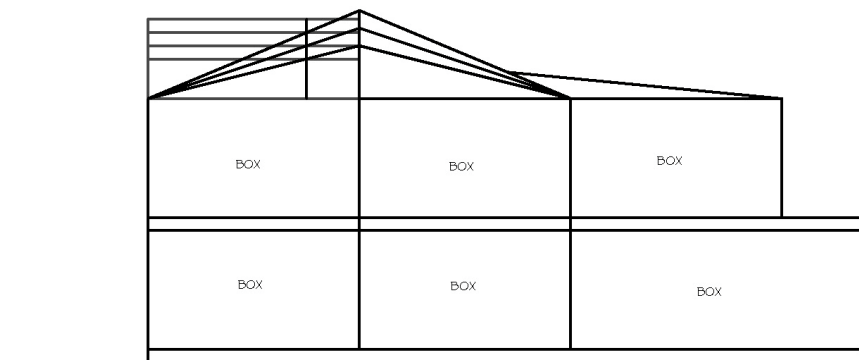
Leadville, Colorado

Development Study

QUAD1820 - 18' & 20' Width

(2 Story Unit)

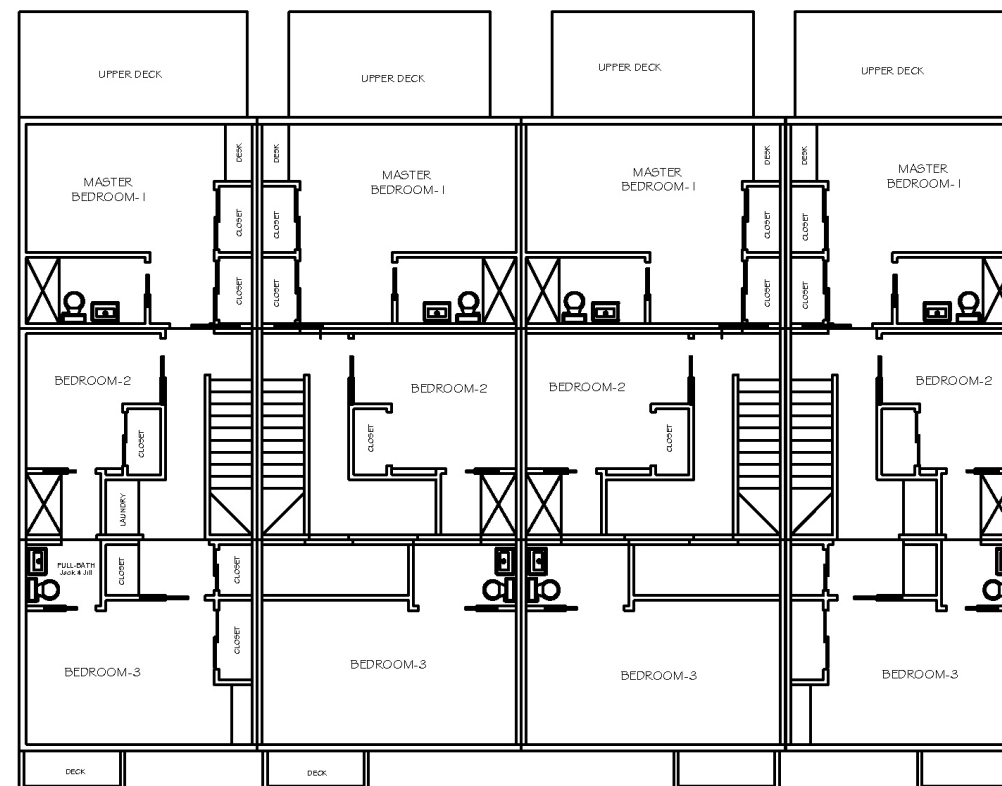
TYPE B



Unit A Alt. 2nd Floor PLAN
2 Bed- 2 Bath Layout
Unit A: 578 GSF



1st Floor PLAN
Unit A: 944 GSF
Unit B: 1080 GSF



2nd Floor PLAN
Unit A: 864 GSF
Unit B: 960 GSF

4-Plex1820- 3 Bed-2.5 Bath

Unit A:1808 GSF
Unit B: 2040 GSF

18' & 20' Units

CONCEPT DESIGN



North

Scale: 1"=30' for 11x17



J

7/6/20

Mountain View Drive 3AC Lot

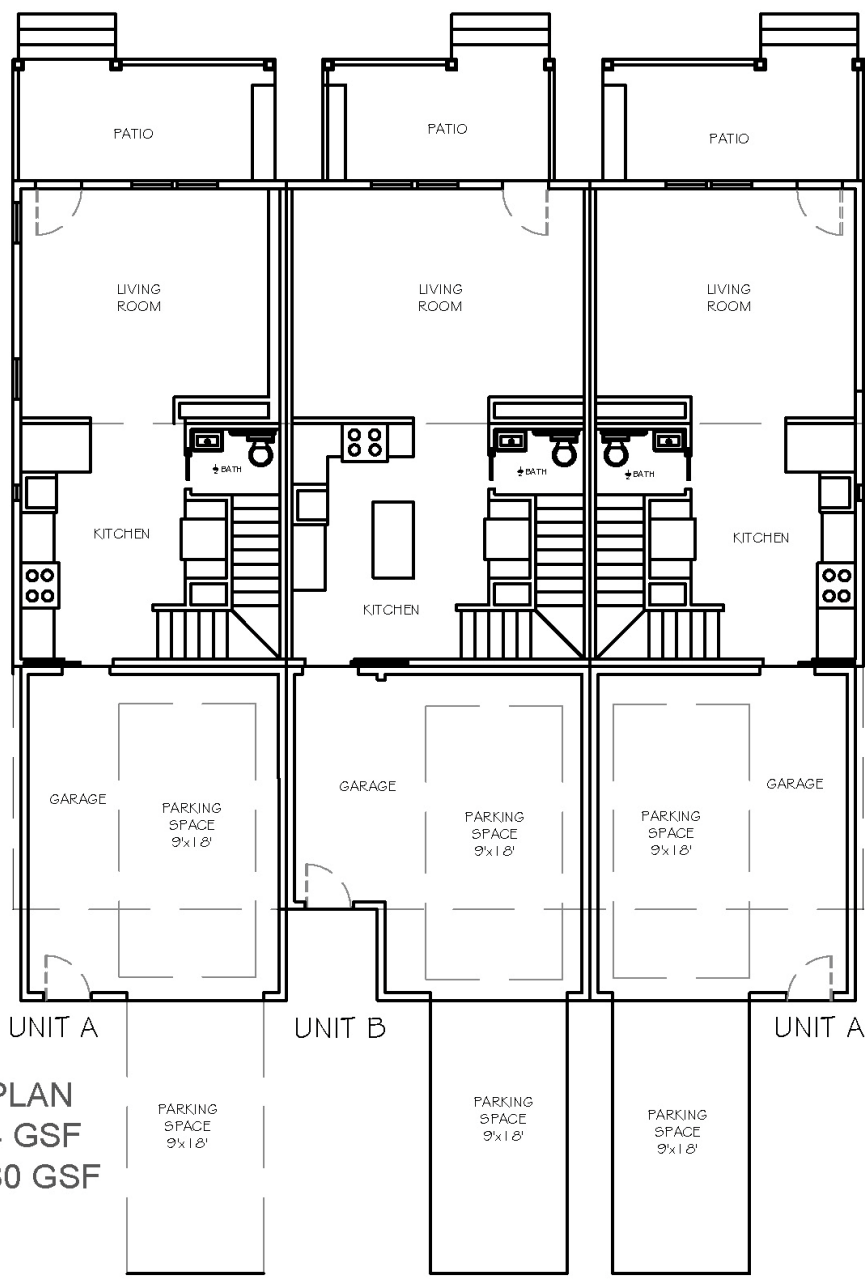
Leadville, Colorado

Development Study

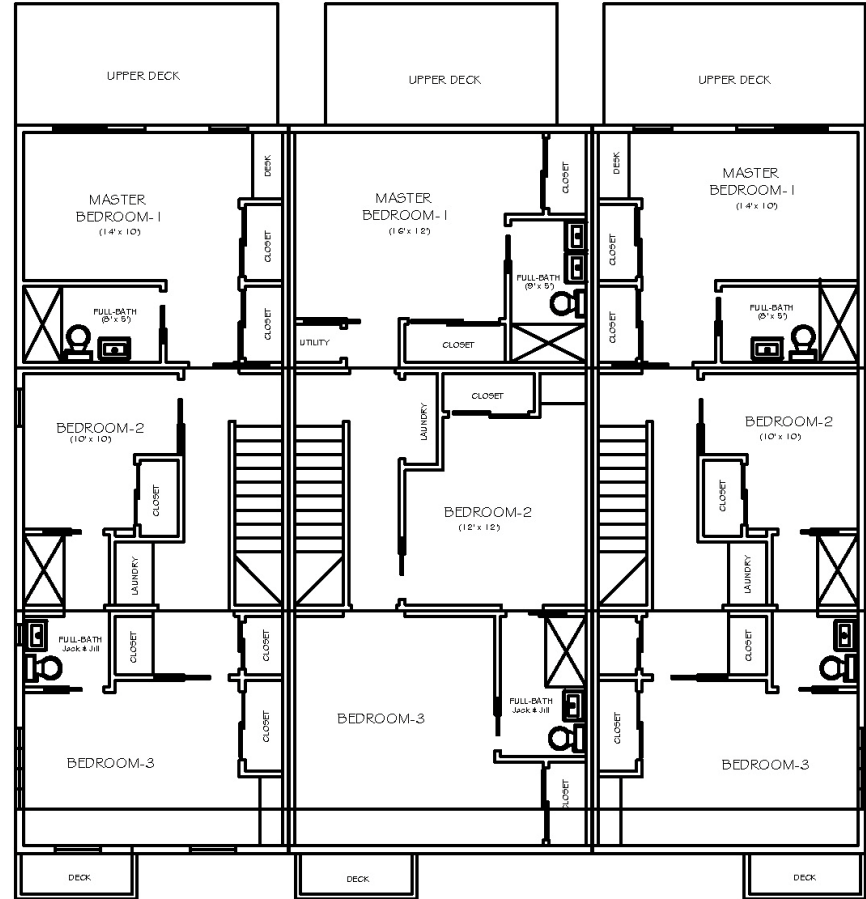
Triplex - 18' & 20' Width

(2 Story Unit)

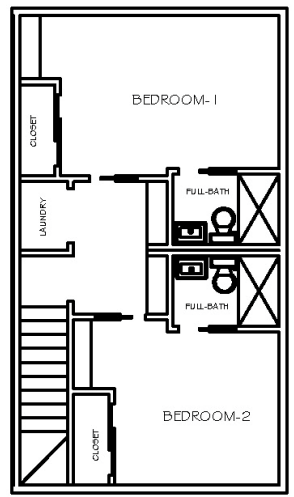
TYPE A



1st Floor PLAN
Unit A: 944 GSF
Unit B: 1080 GSF



2nd Floor PLAN
Unit A: 864 GSF
Unit B: 960 GSF

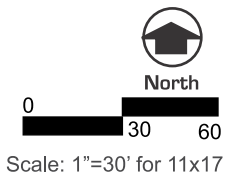


Unit A Alt. 2nd Floor PLAN
2 Bed - 2 Bath Layout
Unit A: 578 GSF

Tri-Plex 1820- 3 Bed-2.5 Bath

Unit A: 1808 GSF, Unit A Alt:
Unit B: 2040 GSF

CONCEPT DESIGN



K

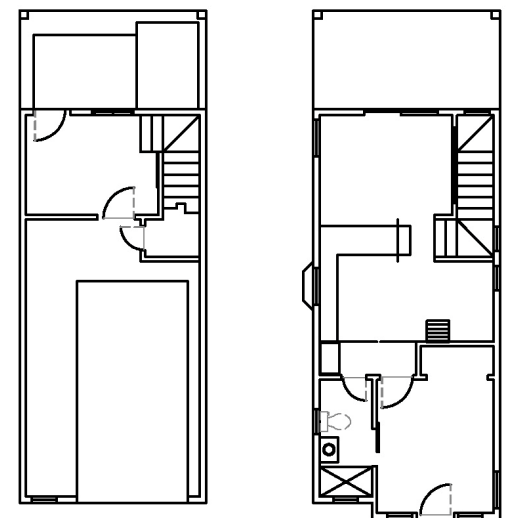
Mountain View Drive 3AC Lot

Leadville, Colorado

Development Study

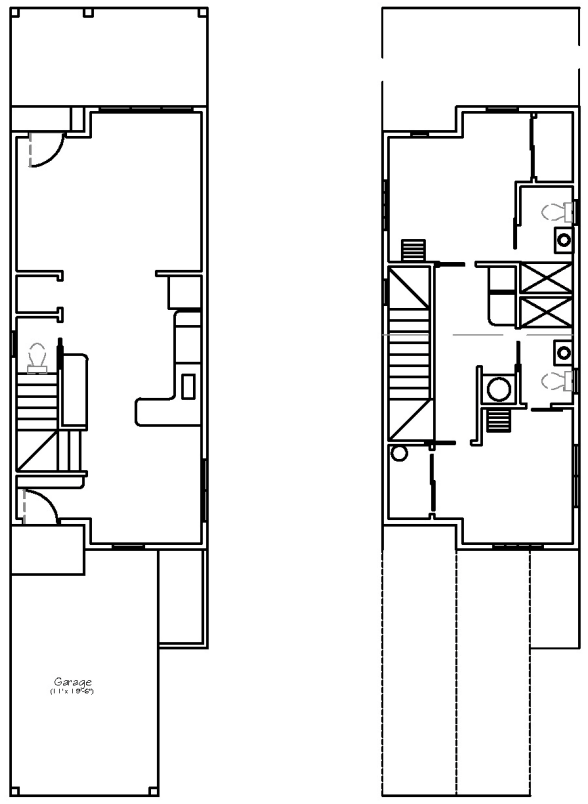
SFD Cottages

(2 Story Unit)



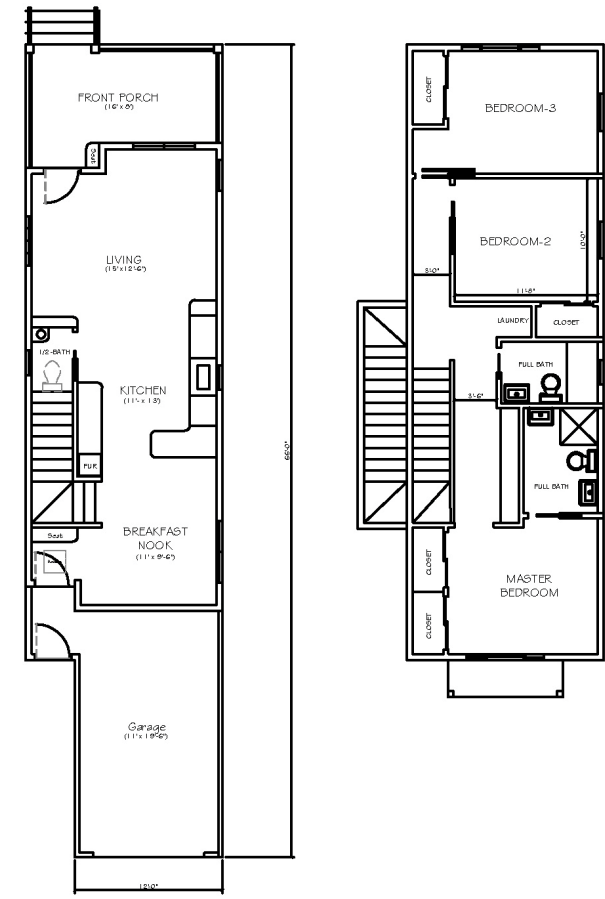
1st Floor PLAN- (485 GSF) 2nd Floor PLAN - (500GSF)

COTTAGE A- 1-Bed w Loft-1.5 Bath- 985 GSF
PORCH: 140 GSF



1st Floor PLAN- (804 GSF) 2nd Floor PLAN - (552 GSF)

COTTAGE B- 2 Bed-2.5 Bath- 1135 GSF
PORCH: 140 GSF



1st Floor PLAN- (852 SF) 2nd Floor PLAN - (800 SF)

COTTAGE C- 3 Bed-2.5 Bath- 1652 GSF
PORCH: 140 GSF

CONCEPT DESIGN

0 30 60
Scale: 1"=30' for 11x17

North

FADING WEST
DEVELOPMENT