

Lot ID	Land Use Designation	Gross Acres	Allowable Density [1]	Allowable Units	SFR	TH	CO	EH	TTL Units	Commercial Allowed	Comments
Lots 1-26	RS-2	21.3	7	149	26	0	0	0	26	No	SFR lots
Lot A	RS-2	3.1	7	21	0	21	0	0	21	No	2-3 story bldgs.
Lot B	RS-2	3.0	7	21	0	21	0	0	21	No	2-3 story bldgs.
Lot C	RS-2	9.8	7	67	0	67	0	0	67	No	2-3 story bldgs.
Lot D	CC	5.9	30	176	0	0	151	0	176	No	2-3 story bldgs.
Lot E	RS-1	13.0	2	26	0	26	0	0	26	No	2-3 story bldgs.
Lot F	RS-2	1.8	7	13	0	13	0	0	13	No	2-3 story bldgs.
Lot G	RS-1	0.3	2	6	0	6	0	0	6	No	2-3 story bldgs.
Lot H	CC	1.0	30	30	0	0	0	30	30	No	Employee housing
<b>TOTALS:</b>		<b>67.1</b>		<b>558</b>	<b>26</b>	<b>164</b>	<b>120</b>	<b>90</b>	<b>400</b>		
Outparcels		0.0									
<b>TOTAL LAND</b>		<b>67.1</b>									



NOTES:  
 [1] Density is based on gross acreage

KEY:  
 SFR = Single Family Residential Lots  
 TH = Townhomes  
 CO = Condominiums  
 EH = Employee Housing

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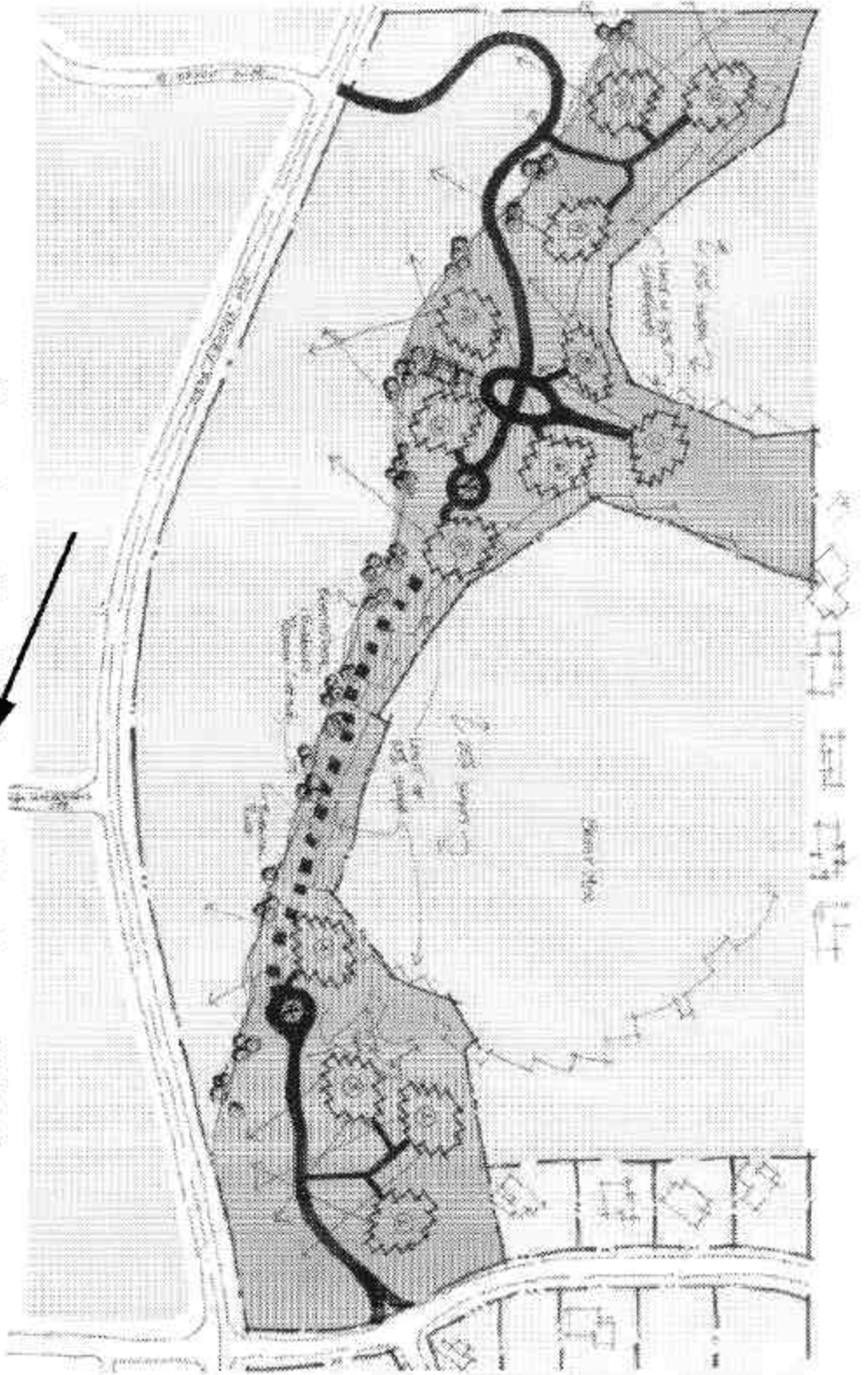


# Gun Club Parcel Development Summary

DESIGNWORKSHOP

1350 Lawrence St. Suite 200 Denver, CO 80202  
 303.441.4144 Fax 303.441.2489

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## Sun Valley 2

LEGEND	
OC	30 du/acre
OC	0 du/acre
RM-2	21 du/acre
RM-1	14 du/acre
RS-2	7 du/acre
RS-1	2 du/acre
RA	1 du/acre
OR	0 du/acre



## Penny Mountain Parcel

DESIGNWORKSHOP

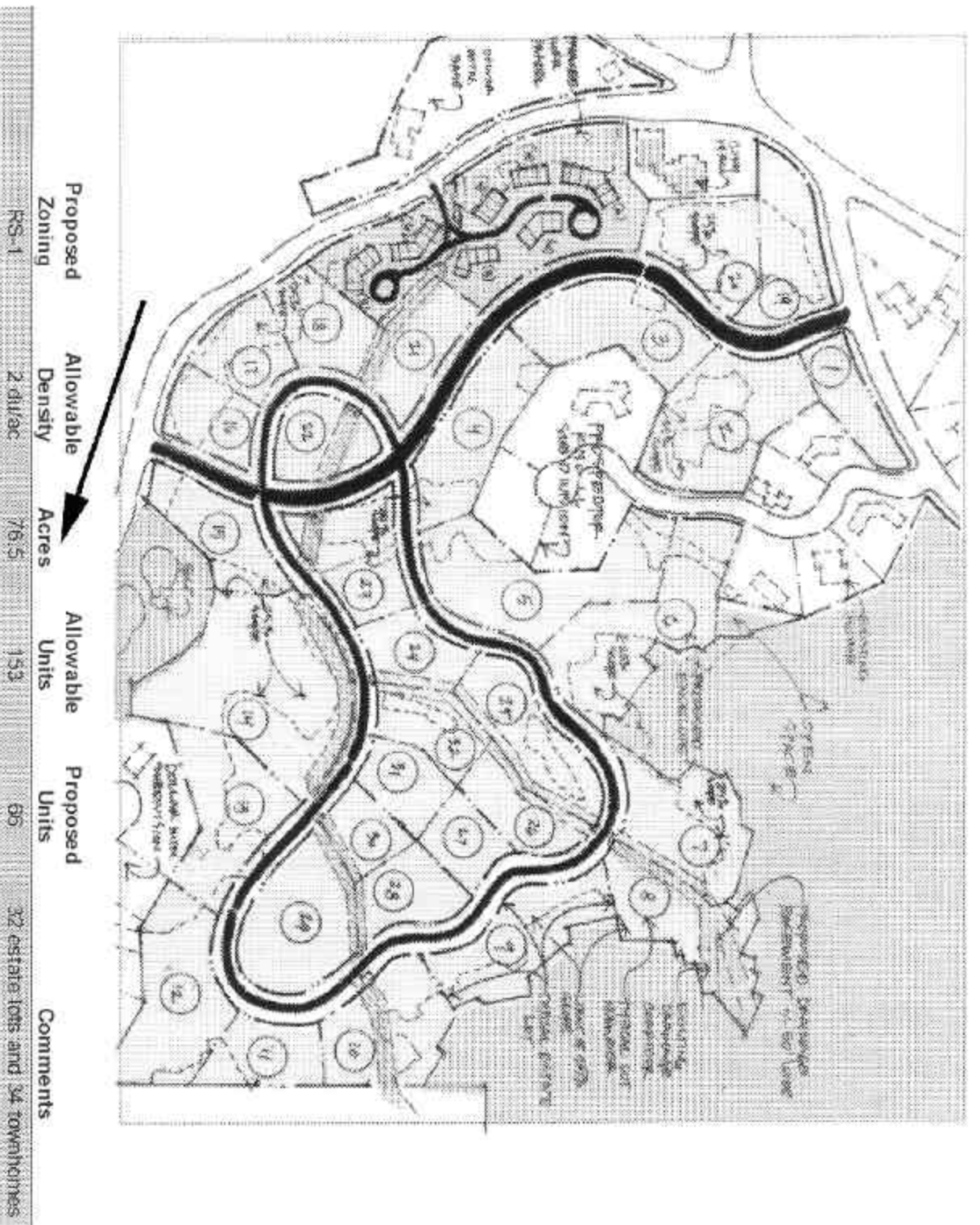
1050 Lawrence St Suite 200 Denver, CO 80204-2940  
303.427.4166 Fax: 303.871-2280



# Proctor

1530 Lawrence St. Suite 200 Denver, CO 80202 2015  
303.623.4196 Fax: 303.623.2460

## DESIGNWORKSHOP



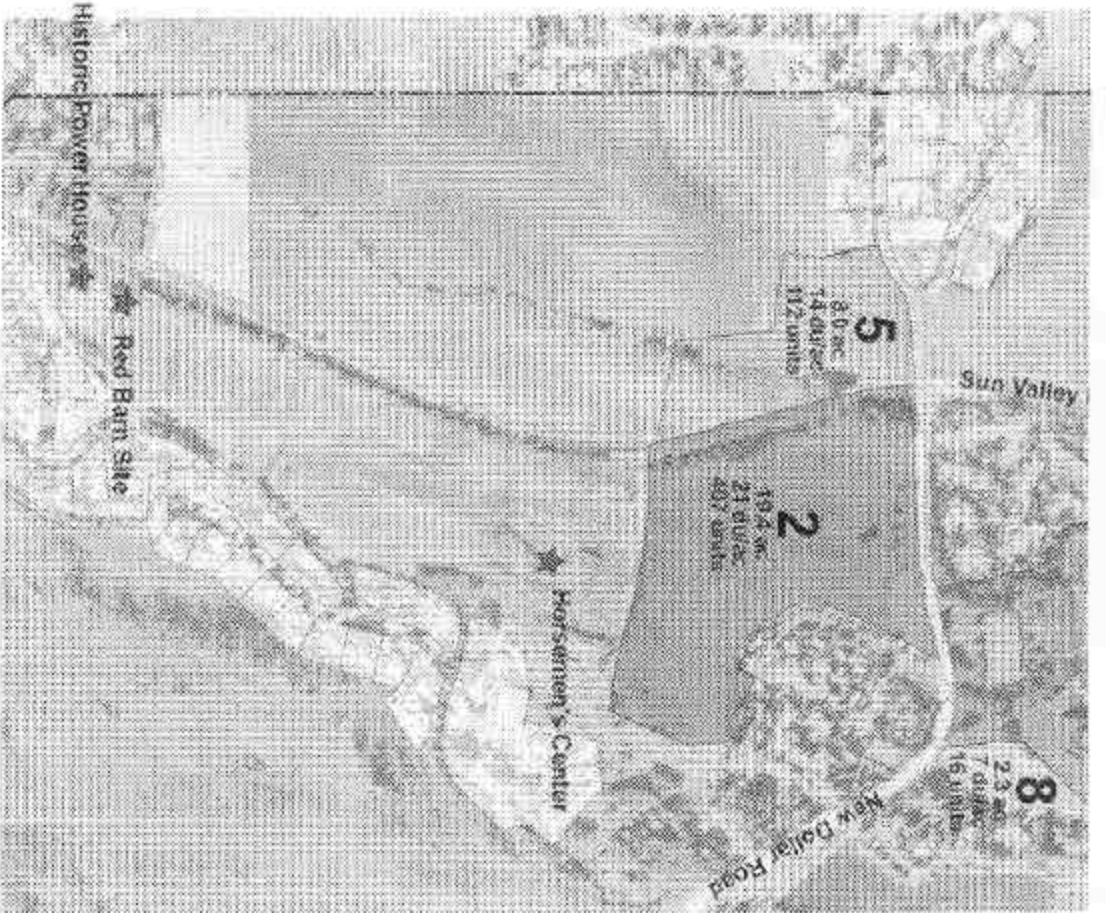
NOT TO SCALE



### LEGEND

- Townhomes 70 du/acre
- SF 2 du/acre
- Existing residential
- City street
- (1' district (open space))
- slopes > 25%

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# Zoning



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# Vision



## Other Parcels

**DESIGNWORKSHOP**

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