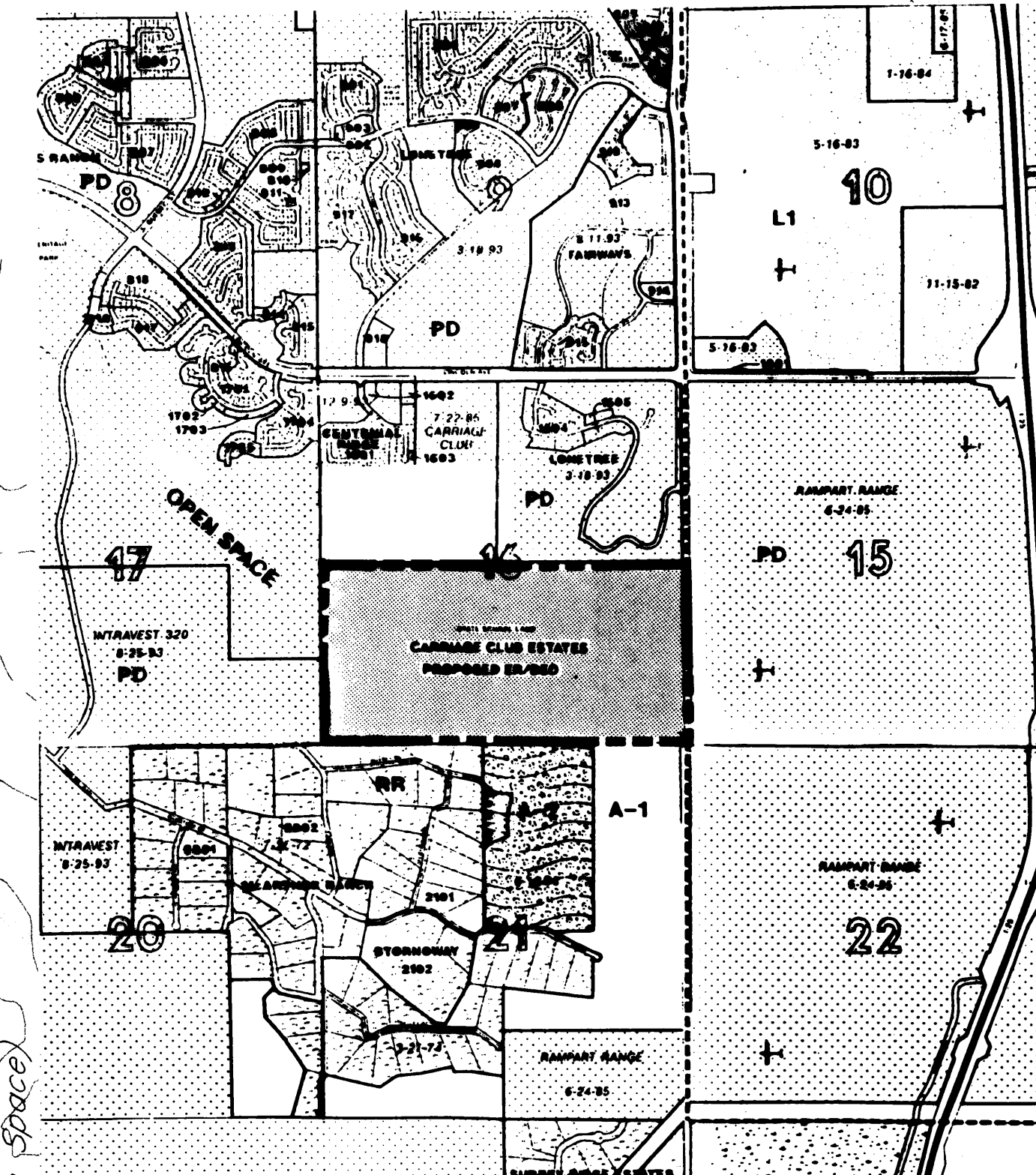
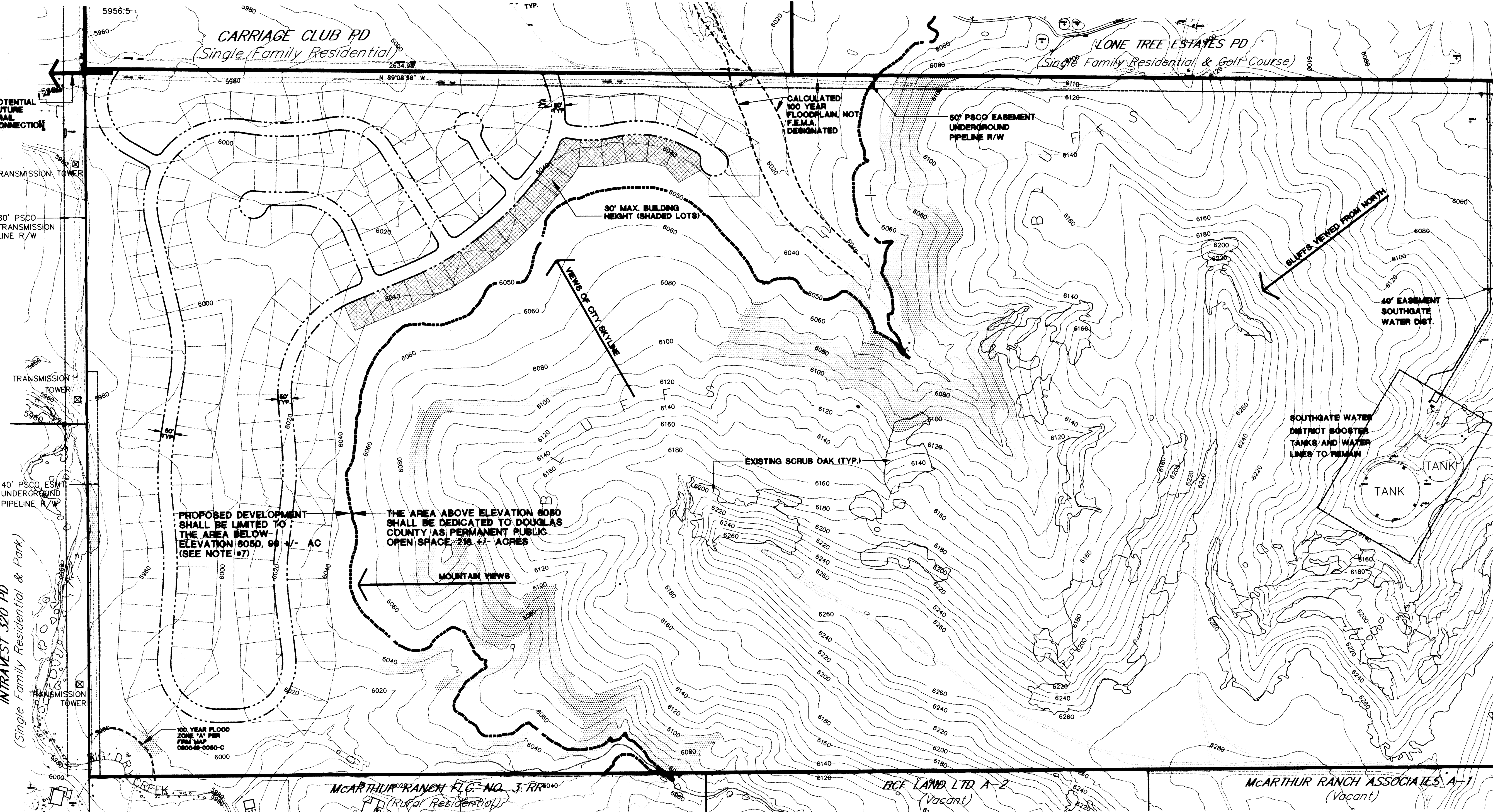


CARRIAGE CLUB ESTATES REZONING PLAN

A rezone from A-1 to ER / DEO
 The S1/2 of Section 16, Township 6S, Range 67W, 6th P.M., Douglas County, CO
 314.98 Acres, 151 Residential Lots



VICINITY MAP scale: 1'-2000'

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEING ALL OF THE SOUTH ONE-HALF (S1/2) OF SAID SECTION 16,
 CONTAINING 314.98 ACRES OF LAND, MORE OR LESS.

- ### NOTES
- Roadway alignment and lot areas have been established after careful analysis of existing topography and vegetation. The most significant features have been preserved in open space.
 - Existing vegetation consists of native grasses, a few native deciduous trees in the drainage areas, and several stands of scrub oak on the slopes of the bluffs.
 - The wildlife habitat value is moderate to low as identified by the Douglas County Master Plan.
 - According to the Douglas County Map of Environmental Constraints and Hazards, there are no flood hazards on the site.
 - No residential construction will be allowed on ground above elevation 6050.
 - Hatching denotes areas of 20% slope or greater.
 - The reproduction of any information generated by Architects, Engineers or other consultants on these drawings is for the express purpose of coordination and ease of reference only. Inclusion of said information on these drawings does not constitute a representation by Plan West as to the sufficiency or accuracy of said information.

COMPARISON ANALYSIS

ZONING DISTRICT	EXISTING A-1	CONVENTIONAL ER	PROPOSED ER/DEO
Density-Gross	1.0 du/35 Ac.	1.0 du/2.5 Ac	1.0 du/ 2.08 Ac.
Max. Number of Lots	9	126 Lots	151*
Public Open Space	None	None	216 Acres - 70%
Minimum Lot Size	35 Acres	2.3 Acres	7,200 S.F.
Setbacks	Front - 100' Side - 100' Rear - 100'	Front - 25' Side - 25' Rear - 25'	Front - 20' Corner Lot Side - 15' Interior Lot Side - 7.5' Rear - 20'
Building Height	35'	35'	35'

* includes a 20% density bonus for the preservation of over 50% of the gross acreage in open space (126 units x 20% bonus + 25 bonus units = 151 total units)

DESIGN ENHANCEMENT OVERLAY DISTRICT

- A. Minimum Design Guidelines:** Final Design standards will be submitted with the final plats as part of the mandatory Homeowner Association requirements.
- B. Building Design Guidelines:**
- Proposed residential buildings shall be not more than 35 feet above finished grade.
 - Large retaining walls are discouraged. Where retaining walls are required, terraces should be created. Individual walls should be a maximum of 4 feet from finished grade to top of wall. Offset terraces a minimum of 2 times the height. Align walls to conform to the natural character of the land.

- The predominant color of all structures shall be compatible with the surrounding natural environment. Bright primary colors shall be discouraged, except for accent.

C. Fencing Design Guidelines:

- Side and rear lot fences shall not exceed 6 feet in height.
- 6 foot high side lot fences shall not extend beyond the front facade of the primary structure.
- Where lot lines are adjacent to public or private open space, fences shall not exceed 4 feet in height and shall be open in design. Provide a sloped transition between fences of different heights.
- Front yard fences shall not exceed 3 feet in height and shall be open in design.
- Fence colors shall blend with the natural environment.
- Fences that are an architectural extension of the primary structure may exceed these standards but not to exceed 6 feet in height.

D. Landscape Design Guidelines:

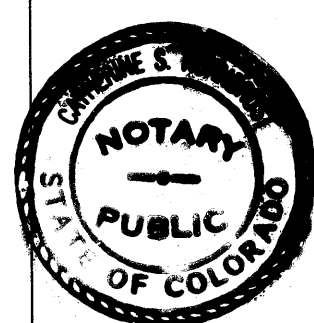
- Single family lot owners will landscape individual lots. Developers may landscape front yards.
- The use of drought tolerant plant material is encouraged.
- All disturbed areas designated as public open space shall be planted with a drought tolerant vegetative or seed mixture that is compatible with the existing prairie grasses. Irrigated turf area shall be limited to 5,000 square feet per lot.
- Private open space may be used for: Biking, hiking and riding trails; community events; outdoor recreation; and playgrounds.
- Landscaping shall conform to the requirements of existing easements.

E. Design Modifications:

Minor reconfiguration of lots and road layout is permitted during sketch plan processing without requiring amendments to this rezoning plan.

OWNERSHIP CERTIFICATION

Colorado State Board of Land Commissioners
 State of Colorado } ss
 County of Arapahoe }
 This instrument was acknowledged before me this 17th day of August, A.D., 1995, by Carol M. Mueller and Carol Mueller
 Notary Public
 My Commission expires October 19, 1997



"Ownership Certification"

We, Land Title Guarantee Company, duly qualified, insured and licensed by the State of Colorado, do hereby certify that we have examined the title of all lands depicted and described herein and that title to such land is owned in fee simple by Colorado State Board of Land Commissioners.
Carol M. Mueller, Vice President
 Name of Authorized Official
 Land Title Guarantee Company
 State of Colorado
 County of Denver ss
 Subscribed and sworn before me this 9 day of August, 1995
 Notary Public
 My Commission expires 5-31-96



PLANNING COMMISSION CERTIFICATION

The Design Enhancement Overlay Plan for the Carriage Club Estates was reviewed by the Planning Commission on July 10, 1995.
 File No. ZR95-010
Ed Tepe Planning Director, on behalf of the Planning Commission

BOARD OF COUNTY COMMISSIONERS CERTIFICATION

The Design Enhancement Overlay Plan was approved for recording by the Board of Douglas County Commissioners of Douglas County, CO, on the 11th day of July, 1995.
Robert C. Christiansen 9/20/95
 Chair, Board of County Commissioners

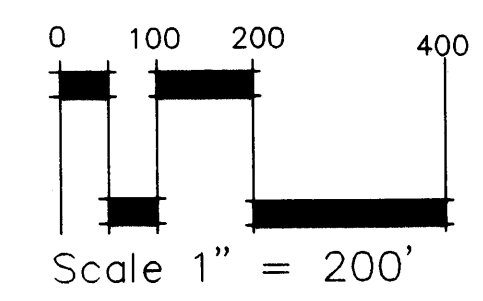
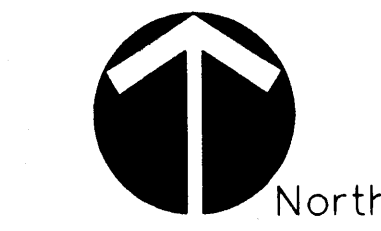
CLERK AND RECORDER CERTIFICATION

I hereby certify that this Plan was filed in my office on the 22nd day of Sept, 1995 A.D., at 9:00 a.m. and was recorded at
 Reception Number 9544934
 Clerk and Recorder

Owner/Applicant
 STATE OF COLORADO / US HOME
 5970 Greenwood Plaza Blvd, Suite 310
 Englewood, Colorado 80111

Representative
 PLAN WEST, INC.
 8000 E. Prentice Ave., Bldg C-1
 Englewood, Colorado 80111

Engineer
 LUND PARTNERSHIP
 12265 W. Bayaud Ave.,
 Suite 130
 Lakewood, Colorado 80228



Rezone Plan Exhibit
Carriage Club Estates
 Douglas County Colorado
 job no. 23/93
 date 11-1-94
 revisions 3-3-95
4-28-95
7-31-95
 sheet 1 of 1