PUD DEVELOPMENT GUIDE

3rd AMENDMENT

Bella Vista

A Gated Community

February, 2014

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Gilbert Ortiz Clerk/Recorder, Pueblo County, Co

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Introduction

This document shall serve as a guideline for the implementation of development standards for *Bella Vista* residential development by providing, in detail, the objectives of the development. These guidelines will assist in providing a definitive set of objectives and the intended community design character, whereby a high level of design can be achieved.

PROJECT NARRATIVE

Bella Vista is a planned mixed residential development that consists of Single-Family Detached (SFD), Single-Family Attached (SFA), Assisted Living (AL), and Recreational Vehicle Storage (RVS) areas. This development lies parallel to Ridge Drive from Eagleridge Boulevard to Outlook Boulevard and consisting of approximately 28.6 acres in northwest Pueblo, Colorado. The design is intended to create a private, gated (Single-Family Detached (SFD), Single-Family Attached (SFA), and Recreational Vehicle Storage (RVS) areas) neighborhood with a variety of housing types in an identifiable community.

The PUD development will help to create a positive social environment. Development of this parcel will provide high quality diverse housing opportunities to Pueblo citizens. Additionally, development of this PUD will help to aesthetically enhance the neighborhood surrounding a regional city park.

Once developed, the property within the SFA, SFD and RVS areas will be a private, gated community with a neighborhood community center. Architectural control of construction will be established by the *Bella Vista* Community Architectural Standards enforced by the Architectural Review Committee. Maintenance of general common areas and facilities shall be the responsibility of the owners of all lots within this subdivision (HOA) subject to the terms and conditions of the Declaration of Covenants.

It is anticipated that final approvals for the PUD development will be in place by July 2008 and allow for a third quarter 2008 groundbreaking with completion in the first quarter of 2009.

Directly to the south is a regional city park. Directly east is Ridgegate Subdivision, Filing No. 3, an existing single-family residential subdivision. Directly to the northwest is Eagleridge Estates, Filing No. 2, an existing residential subdivision.

DEVELOPMENT DEFINITION

INTENT

It is the intent of this Development Guide to be consistent with and to assist in the implementation of the City of Pueblo's Zoning Ordinance to:

- Provide diverse, high quality housing alternatives to Pueblo's citizens
- Minimize the burden of traffic on streets and highways
- Conserve and enhance the value of the land
- Provide a procedure which can provide consistent design to the development of the site Conserve and enhance the value of the land
- Minimize stormwater run-off from the development by incorporating post construction "Best Management Practices" into the site design

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DEFINITION

Assisted Living:

Means a place of residence which provides lodging, board and personal services for persons fifty-five (55) years of age or older and the co-habitation spouses of persons fifty-five (55) or older.

Single-Family Detached (SFD):

Means a low-density, single-family detached residential dwelling unit.

Single-Family Attached (SFA):

Means a medium-density, single-family attached (duplex) and detached residential dwelling units with on-site landscaped open space.

Recreational Vehicle Storage:

Means a place for storage of recreational vehicles owned by residents of the *Bella Vista* PUD development.

APPLICATION

These standards shall apply to all property contained within *Bella Vista* PUD that is shown on the attached plan. The regulations and requirements shall become the governing standards for review, approval and modification of all development activities occurring on the site.

Provisions of this guide shall prevail and govern the uses permitted within *Bella Vista*; however, this guide shall only supersede the specific zoning regulations of the City of Pueblo when referenced within the Development Guide and the City's Zoning Ordinance as amended.

Bella Vista Subdivision is to be developed for one (1) dwelling unit per lot in the SFA and SFD areas and the strict application of the requirements contained in Section 17-8-7 would result in undue hardship or injustice to the future homeowner. The developer requests the requirements of the PUD Site Plan as outlined in Section 17-8-7 be waived for all single-family units within *Bella Vista* Subdivision by the Planning and Zoning Commission as outlined in Section 17-8-8(d).
The developer requests the following modifications to Subdivision regulations, per Section 12-4-10 of the Code of Ordinances.

1. 3' minimum sidewalks in Single-Family Detached and Single Family Attached areas (in lieu of 5' sidewalks).
2. 10' side yard drainage easements (in lieu of 20' drainage easement).
3. Non-radial lot lines to maintain the feasible lot pattern.
4. Residential lots front on private roadway (in lieu of public right-of-way).
5. Modified cul-de-sac road design (in lieu of standard 40' radius cul-de-sac bulb).
6. 3' sidewalks through common areas with 5' x 5' pads as required by ADA guidelines (in lieu of 5' sidewalks).
7. Private road right-of-way width of 50' (in lieu of 60').

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AUTHORITY

The authority of this Development Guide is Chapter 8 of Title XVII of the Pueblo Municipal Code as amended.

Adoption

Reference: Section 17-8-2(c) – Paragraph J of the City of Pueblo Municipal Code

Relationship of City Regulations

The provisions of this Development Guide shall prevail and govern development of the *Bella Vista* Subdivision except where the provisions of the Development Guide do not clearly address a specific subject, or where there is a conflict. In such a case the provisions of the City of Pueblo Zoning Ordinance, or any other codes or regulations for the City of Pueblo shall prevail where applicable.

Enforcement

The provisions of the Development Guide relating to the use of land shall run in favor of the City of Pueblo and shall be enforceable, at law or in equity, by the City of Pueblo.

CONTROL PROVISIONS

Control Over Use

After the adoption of this Development Guide by the City Council:

1. Any new building or other structure, and any parcel of land may be used in accordance with the provisions of this Development Guide and Plan;
2. The use of any existing building, other structure, or parcel of land may not be changed or extended except for those uses provided for by this Development Guide.

Control Over Location and Bulk

After the adoption of this Development Guide by the City Council, the location and bulk of all buildings and other structures built after the effective date of the Development Guide shall be in conformance with:

1. All applicable standards contained within the Development Guide and,
2. All applicable standards contained within the Community Architectural Standards enforced by the Architectural Review Committee (ARC). The Building Permit Applicant shall provide the City of Pueblo written approval of the Architectural Plans and Site Plan from the ARC.

SITE DEVELOPMENT STANDARDS

The large home sites at *Bella Vista* provide an opportunity to individually site each home with sensitivity to view corridors, the natural environment and neighboring homes. Building setbacks and height requirements shall comply with the Development Standards as well as any other site-specific restrictions, such as drainage and utility easements. Any variances to the setbacks and building heights will not be granted.

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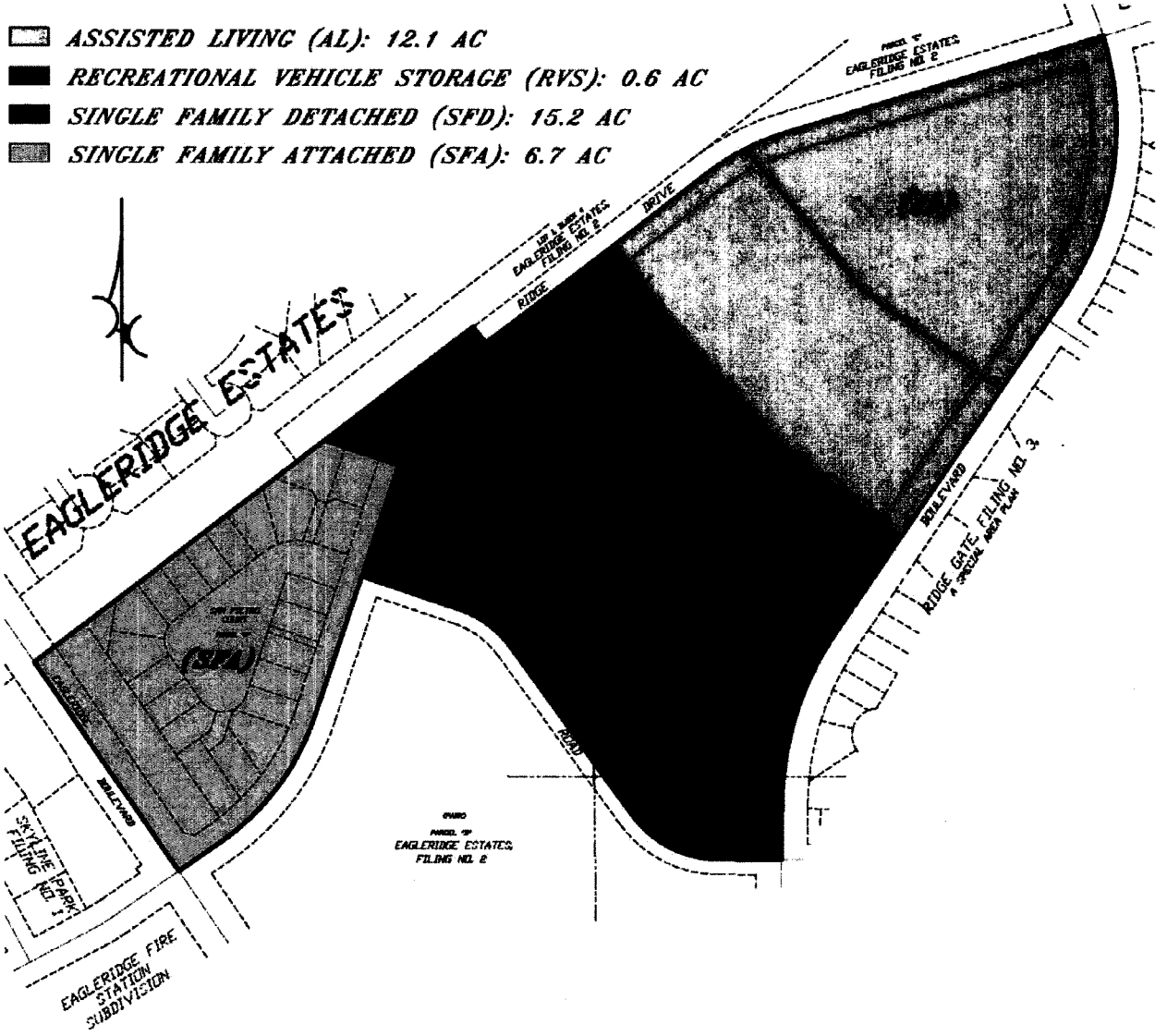
Recreational facilities and ancillary buildings, including swimming pools, tennis and volleyball courts must conform to setbacks and are subject to approval from the ARC.

Singly-family home placement standards outlined in section 17-4-11 of the Pueblo Municipal Code shall govern except as outlined in the PUD Development Standards and the PUD Architectural Standards.

Stormwater quality and run-off reduction techniques within the development will be implemented. Maintenance of on-site water quality "Best Management Practices" will be the responsibility of the Home Owners Association.

COMMUNITY NEIGHBORHOOD PLAN



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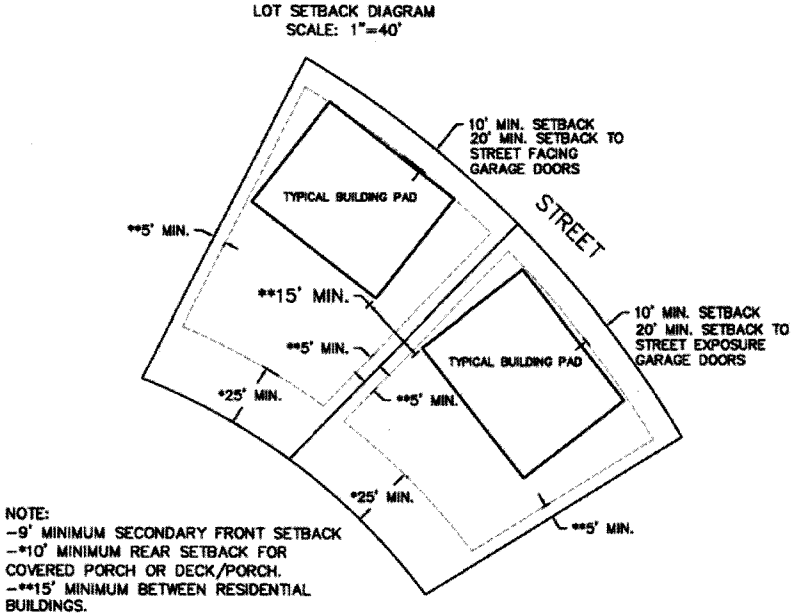
SINGLE-FAMILY DETACHED

Neighborhood Lot Standards

The Single-Family Detached Home neighborhood offers a unique opportunity in *Bella Vista*. The Single-Family homes neighborhood will encourage low-density residential solutions that offer a blend of housing types that will appeal to a wide buyer profile.

- Minimum Lot Size: 5,000 SF
- Maximum Lot Coverage: 50%
- Minimum Lot Frontage: 50'
- Maximum Building Height: 35'
- Front Setbacks: any garage door whose plane is less than 75 degrees from the plane of the street fronting the dwelling shall be set back a minimum of 20 feet. The intent of this provision is to discourage garage doors fronting to the street. Thus, side entering garages can be set to the minimum front setback of 10 feet as can non-garage dwelling, so long as there are a minimum of two spaces either in the garage or on the drive way behind the 20 foot set back line.
- Secondary Front Setback: 9' Minimum
- Side Yard Setback: 5' Minimum
- Rear Yard Setback: 25' Minimum

- Foundations: Must be placed on poured-in place concrete perimeter foundation with no more than 12" (average) of concrete exposed above grade on street face, which meet Code as determined from plans and specifications submitted to obtain a building permit
- Driveways: Must be located to provide at least one (1) on-street parking space per lot within the block, except on the turning circles of cul-de-sacs
- Driveways and Off-Street Parking: Must have a paved or concrete driveway and paved off-street parking spaces and a paved, 3' (minimum) sidewalk from either the public sidewalk or driveway to the front entry.
- Private Streets: 24' (minimum) wide from flowline to flowline



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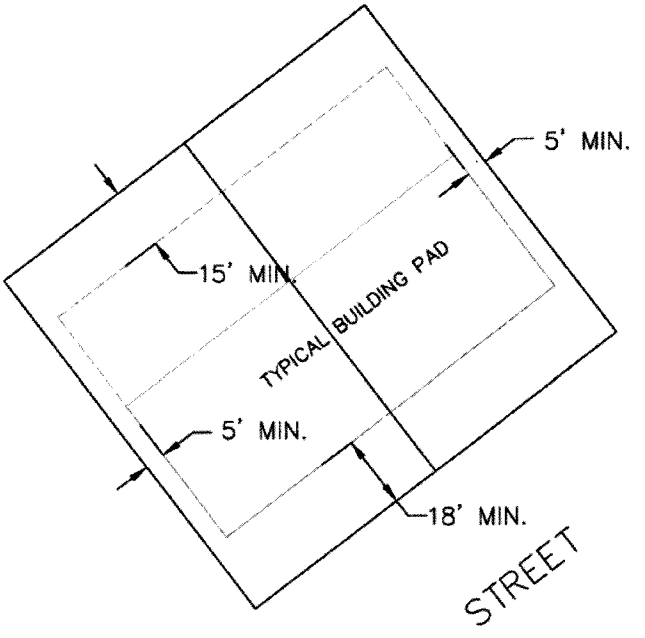
SINGLE-FAMILY ATTACHED

Neighborhood Lot Standards

The Single-Family attached Home neighborhood offers a unique opportunity in *Bella Vista*. The Single-Family Attached neighborhood will encourage a low maintenance residential solution that offers a blend of housing types that will appeal to a wide buyer profile.

- Minimum Lot Size: 5,000 SF
- Maximum Lot Coverage: 50%
- Maximum Building Height: 35'
- Front Yard Setback: 18' Minimum
- Side Yard Setback: 5' Minimum
- Rear Yard Setback: 15' Minimum
- Foundations: Must be placed on poured-in place concrete perimeter foundation with no more than 12" (average) of concrete exposed above grade on street face, which meet Code as determined from plans and specifications submitted to obtain a building permit
- Driveways: Must be located to provide at least one (1) on-street parking space per lot within the block, except on the turning circles of cul-de-sacs
- Driveways and Off-Street Parking: Must have a paved or concrete driveway and paved off-street parking spaces and a paved, 3' (minimum) sidewalk from either the public sidewalk or driveway to the front entry.
- Private Streets: 24' wide (minimum) from flowline to flowline

LOT SETBACK DIAGRAM
SCALE: 1"=30'



NOTE:
-COMMON WALL SETBACK IS 0 FEET
-9' MIN. SECONDARY FRONT SETBACK

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ASSISTED LIVING

Neighborhood Lot Standards

The Assisted Living neighborhood offers a unique opportunity in *Bella Vista.* The Assisted Living neighborhood will provide residential solutions that will appeal to persons (55) years of age or older.

- Maximum Lot Coverage: 50%
- Total Area: 12.10 Acres (527,076 sf)
- Minimum Number of Dwelling Units: 70 DU's
- Maximum Density (DU's per Acre): 43 DU's
- Maximum Building Height: 45'
- Foundations: Must be placed on poured-in place concrete perimeter foundation with no more than 12" (average) of concrete exposed above grade on street face, which meet Code as determined from plans and specifications submitted to obtain a building permit
- Private Drive: 24' wide (minimum) from flowline to flowline
- Architectural standards and styles shall be compatible and similar with respect to the large Assisted living facility and the smaller duplex units.
- Parking requirements: Clubhouse parking shall be provided 1 space per 300 square feet of gross building area.

RECREATIONAL VEHICLE STORAGE

Neighborhood Lot Standards

The Recreational Vehicle Storage neighborhood offers a unique opportunity in *Bella Vista.* The Recreational Vehicle Storage neighborhood will provide residents of *Bella Vista* the opportunity to store Recreational Vehicles in this area.

- Maximum Parcel Coverage: 100%
- Total Area: 11,969 SF 0.27 AC
- Parcel will be owned and maintained by the Homeowners Association.
- Only residents of Bella Vista are allowed to store their recreational vehicles in this area. There will be no leasing of space allowed except to residents of Bella Vista.

COMMUNITY LIGHTING

Lighting of private roadways and community elements:

Community lighting shall be installed by the Developer and maintained by the Home Owners Association. Lighting shall be reviewed and located in accordance with the site plan.

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ALLOWABLE USES

Uses within the Assisted Living (AL), Recreational Vehicle Storage (RVS), Single-Family Attached (SFA) and Single-Family Detached (SFD) Land Use Areas

RESIDENTIAL AND ACCOMMODATION USES			
Type of Use	**Permitted**	**UbSR**	**Not Permitted**
GROUP LIVING			
Boarding and rooming houses			
Fraternity and sorority houses			
Group homes			
HOUSEHOLD LIVING			
Duplex	AL		
Live/work units			
Mobile homes			
Multi-family dwelling			
Single Family - attached	SFA, AL		
Single Family - detached	SFD, SFA, AL		
HOUSING SERVICES FOR THE ELDERLY			
Nursing homes and other housing offering skilled nursing services for residents			
Assisted living services, including group homes for the elderly	AL		
Independent living services			
Continuing care communities or life care services			
ACCOMMODATION SERVICES			
Bed and breakfast establishments			
Hotels and motels			
Resort lodge/cabins			

GENERAL COMMERCIAL SALE OR SERVICE USES			
Type of Use	**Permitted**	**UbSR**	**Not Permitted**
ANIMAL AND PETS SALES OR SERVICES			
Riding academies, board stables			
Pet sales (household pets only)			
Small animal veterinary clinics/hospitals; dog training/grooming facilities; kennels; or pet day care			
AUTOMOBILE SALES OR SERVICE ESTABLISHMENTS			
Automobile and truck services and repair – no outdoor storage			
Automobile and truck services and repair – with outdoor storage			
Automobile body shop – no outdoor storage			
Automobile body shop – with outdoor storage			
Automobile sales (new and used)			
Car wash (automatic or self-service)			
Motor vehicle filling stations including convenience retail			
Motor vehicle sales and services, other than automobiles and light trucks (e.g., RVs, boats, ATVs) – no outdoor storage			
Tire sales and repair (indoor)			
BUSINESS SERVICES			
Business Support, Primary Business Activity including Office, Banking, Legal Services			
EATING AND/OR DRINKING ESTABLISHMENT			
Bar, microbrewery, tavern			
Carry-out or delivery service			
Full-service restaurant, with or without liquor service			
Limited-service restaurant			
Snack and nonalcoholic beverage bar			
With drive-in or drive through facility			
FINANCIAL ESTABLISHMENT			
Check-cashing facility			
With drive-through facility			
Without drive-through facility			

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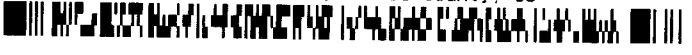

FOOD AND BEVERAGE SERVICE			
Catering establishment			
Convenience store – no fuel sales			
Convenience store – with fuel sales			
Grocery store			
Liquor store			
Specialty food store			
OFFICE			
Office, general – no outdoor shops, activities, or storage			
Contractors office and storage, all storage within a completely enclosed bldg.			
Corporate shipping and receiving companies			
Employee training facility			
Governmental agency and quasi-public agency offices, no outdoor shops, activities, or storage			
PERSONAL SERVICES			
Dry cleaning and laundry establishment			
Health, fitness, athletic club or day spa			
Travel agency			
All other personal service uses			
REPAIRS AND RENTALS – (NOT INCLUDING VEHICLES) - ALL ACTIVITIES WITHIN ENCLOSED BUILDING			
Light equipment rental			
Furniture and major household appliance repair			
Repair of motorized equipment			
Other repair and rental services			
RETAIL SALES AND SERVICES			
Building material sales – with outdoor storage			
Building material sales – without outdoor storage			
Factory outlet store			
Flea market/swap meet			
Greenhouses and plant nurseries			
Interior decorating and design showroom or gallery			
Other retail sales establishments not specifically listed in the Use Table – conducted entirely within a completely enclosed building			
Pawn shop			
Retail sales and services with accessory outdoor sales, displays, or storage			
Retail sales and services with drive-in or drive-through facility			
SEXUALLY ORIENTED BUSINESSES			
All types			

MANUFACTURING, INDUSTRIAL SERVICES AND WHOLESALE TRADE

Type of Uses	Permitted	UbSR	Not Permitted
ELECTRONIC WAREHOUSING			
All types			
INDUSTRIAL SERVICES			
Contractor's office and shop, limited			
Industrial services, heavy			
Industrial services, light, not otherwise listed			
Research and development laboratory or facility			
MANUFACTURING			
Concrete or asphalt batching facilities			
Heavy manufacturing – all other uses			
Light manufacturing – all other uses			
Printing and publishing facilities			
WAREHOUSE/STORAGE AND DISTRIBUTION SERVICES			
Mini-warehouse (self-storage) facilities			
Motor freight terminals			
Moving and storage facility			
Outdoor storage yard for goods, vehicles, equipment, materials, or supplies (not otherwise listed)			
Recreational vehicle storage			
Warehouse and distribution facilities (not including motor freight materials)			
Warehousing and/or storage			

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WASTE/SALVAGE USES			
Junk, scrap metal, and auto-wrecking facility			
Recycling center, all processing within a completely enclosed building			
Sanitary landfill areas			
Waste transfer station (not including hazardous waste)			
WHOLESALE TRADE ESTABLISHMENT			
Lumber yard			
All other wholesale establishments			
TRANSPORTATION AND VEHICLE PARKING SERVICES USES			
Type of Use	**Permitted**	**UbSR**	**Not Permitted**
AVIATION USES			
Airports and heliports, subject to the requirements of the FAA			
MASS TRANSIT FACILITIES			
Mass transit stations and stops, including park and ride (not including maintenance yards or repair facilities)			
Mass transit maintenance yards or repair facilities			
VEHICLE PARKING STRUCTURES OR SERVICES (AS PRINCIPAL USE OF LAND)			
Parking garage (as principal use)			
Surface off-street parking lot or area (as principal use)	RVS		
Media communications offices and broadcasting studios (newspaper, television stations, radio stations), not including earth station antenna arrays			
TELECOMMUNICATIONS AND BROADCASTING FACILITIES			
Cable television lines			
Commercial communications facility			
CMRS Facility – Freestanding			
CMRS Facility – Building, Roof, Wall Mounted			
CMRS Facility – Pole Mounted			
Telephone and internet data connection lines			
Telephone exchanges and buildings for telephone equipment			
UTILITY SERVICES, AND ALTERNATIVE ENERGY USES			
Type of Use	**Permitted**	**UbSR**	**Not Permitted**
MAJOR UTILITIES			
Major electric power, oil and natural gas, water, wastewater, and alternative energy facilities			
Drainage and flood control structures			
MINOR UTILITIES			
Minor utility services not otherwise specifically listed			
ARTS, ENTERTAINMENT, AND RECREATION USES			
Type of Use	**Permitted**	**UbSR**	**Not Permitted**
AMUSEMENT, SPORTS, OR RECREATION ESTABLISHMENT			
Drive-in movie theatre			
Equestrian events center, including horse boarding and training facilities, indoor and outdoor arenas			
Indoor recreational and game facilities, such as bowling, game rooms, pool Halls, video arcades			
Indoor Movie Theatre			
Outdoor recreation and sports facilities (public or private), such as golf courses and driving ranges, tennis courts, basketball courts, hockey rinks – both ice and in-line skating, athletic facilities			
Pools and water-related recreation parks and facilities (outdoor and indoor)			
Private recreational uses, country clubs, and other private clubs operated for benefit of members only and not for commercial gain			
Sporting arenas, coliseums, and other similar spectator sports venues			
CAMPS, CAMPING AND RELATED ESTABLISHMENTS			
Public and private campgrounds			
Recreational vehicle park and/or overnight campground			

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MUSEUM, ZOOS, AND OTHER SPECIAL PURPOSE RECREATIONAL OR CULTURAL INSTITUTION			
Community or visitor information center	AL		
Outdoor displays of public art (e.g. Sculpture gardens, formal landscape gardens, etc.)			
Library			
Museum, historic park, or similar cultural facility			
Non-Profit neighborhood or community recreation centers, including outdoor or indoor pools	AL		
Zoo, arboretum or botanical gardens			
NATURAL AND OTHER RECREATIONAL PARKS AND OPEN SPACE			
Nature center /environmental education center			
Parks, playgrounds, trails, trailheads, picnic tables,/shelters, and other outdoor passive recreation facilities			
PERFORMING ARTS ESTABLISHMENTS AND SUPPORTING ESTABLISHMENTS			
Dancing, music and theatrical studio			
Theatres, auditoriums, concert halls, amphitheatres, and similar performing arts venues			
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONAL USES			
Type of Use	**Permitted**	**UbSR**	**Not Permitted**
EDUCATIONAL SERVICES			
Colleges and universities			
Preschool, nursery school, and child day-care facilities			
Secondary Schools			
Technical, trade, business, or other specialty school			
COMMUNITY SERVICES AND NON-RELIGIOUS ASSEMBLY			
Neighborhood Community Center (Lot 4, Block 7, Bella Vista Subdivision, Filing No. 2)	SFD, AL		
Events center, convention or conference center, meeting hall exhibition hall, and similar places of public assembly			
Private clubs or lodges; civic, social, and fraternal organizations			
DEATH SERVICE			
Cemeteries, crematoriums, and mausoleums			
Funeral homes, mortuaries			
HEALTH AND HUMAN SERVICES			
Clinics – Medical, dental			
Hospitals and emergency care facilities			
Medical and Diagnostic laboratories			
Residential child care facility			
PUBLIC ADMINISTRATION, PUBLIC SAFETY, AND OTHER GOVERNMENT FACILITIES			
Ambulance or emergency response dispatch; fire and rescue, police facilities			
Outdoor training facilities for police and fire personnel			
RELIGIOUS ASSEMBLY			
Religious assembly with (1) accessory educational or community service uses, or (2) in combination with another allowed principal use, or (3) with seating capacity of 600 or more in sanctuary or main activity area, or (4) proposed on a site 20 acres or larger			
MINING AND EXTRACTION USES			
Type of Use	**Permitted**	**UbSR**	**Not Permitted**
MINING AND EXTRACTION USES			
Mining quarries, sand and gravel operations, and similar extractive land uses.			
AGRICULTURAL AND RELATED SERVICE USES			
Type of Use	**Permitted**	**UbSR**	**Not Permitted**
AGRICULTURAL PRODUCTION			
Agricultural uses, limited to the cultivation of crops and grazing of animals			
AGRICULTURAL RELATED SALES			
Sale of agricultural products not requiring a sales tax license			

ACCESSORY USES AND STRUCTURES			
Type of Use	**Permitted**	**UbSR**	**Not Permitted**
Accessory dwelling units			
Caretaker residence			
Car wash (automatic or self-service)			
Dormitories			
Garage (attached or detached)	SFD, SFA, AL		
Guest houses			
Home occupations		SFD, SFA	
Keeping of household pets	SFD, SFA, AL		
Maintenance building or shed	AL		
Off-street parking areas, private garages, or structures	SFD, AL	SFA	
Outdoor eating and seating areas	AL		
Playhouses, patios, cabanas, porches, gazebos, and incidental household storage structures and buildings	SFD, SFA, AL		
Private fallout and storm shelters			
Private greenhouses			
Private swimming pools	SFD		
Private hot tubs	SFD, SFA		
Satellite dish and antennae	SFD, SFA, AL		
Visitors' center, gift shop, or food court accessory to a park, open space, or outdoor recreational facility			
TEMPORARY USES AND STRUCTURES			
Type of Use	**Permitted**	**UbSR**	**Not Permitted**
Christmas tree lots, fruit and vegetables sales stands, and similar seasonal sales			
Circuses, carnivals, festivals, petting zoos, outdoor concerts, and similar temporary special events			
Farmers' market			
Firework sales			
Flea markets			
Model homes	SFD, SFA		
Temporary construction structures and other temporary structures	SFD, SFA, AL		
Temporary school classroom structures			
Temporary vendor cart			

MINIMUM STANDARDS

Minimum Standards for Building Height and Setbacks in the Single-Family Detached (SFD) Area

Single-Family Detached Area		
Principal Structure Setbacks	Front (from street, public)	10' (20' To Garage Doors)
	Side	5'
	Rear	25' (10' To Deck/Porch)
Principal Structure Building Separation	Minimum Building Separation	10'
All Structures	Maximum Permitted Height	35'
SFD area	Total Acreage of Site	17.91 acres
Minimum Lot Area		5,000 S.F.
Minimum Number of Lots		62
Minimum Lot Width		50'
Maximum Density		

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Minimum Standards for Building Height and Setbacks in the Single-Family Attached (SFA) Area

Single-family Attached Area		
Principal Structure Setbacks	Front (from street, public)	18'
	Side	5' (0' Common Wall)
	Rear	15'
Principal Structure Building Separation	Minimum Building Separation	10' (0' Common Wall)
All Structures	Maximum Permitted Height	35'
SFA area	Total Acreage of Site	5.39 acres
Minimum Lot Area		5,000 S.F.
Minimum Number of Lots		22
Minimum Lot Width		N/A
Maximum Density		

Minimum Standards for Building Height and Setbacks in the Assisted Living (AL) Area

Assisted Living Area		
Principal Structure Setbacks	Front (from street, public)	25'
	Secondary Front (from street, public)	12.5'
	Rear	15'
Principal Structure Building Separation	Minimum Building Separation	10' (0' Common Walls)
All Structures	Maximum Permitted Height	45'
AL area	Total Acreage of Site	12.10 acres
Minimum Lot Area		214,892 sf
Minimum Number of Dwelling Units		70
Minimum Lot Width		N/A
Maximum Density (Dwelling Units per Acre)		43 units per acre

Minimum Standards in the Recreational Vehicle Storage (RVS) Area

Recreational Vehicle Area		
This is a Non-Buildable Parcel		
RVS Area	Total Acreage of Site	11.969 sf, 0.27 acres

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Property Owner Information of Record

Bella Vista of Pueblo, LLC
1700 Fortino Boulevard
Pueblo, CO 81008

Roger H. Fonda, Manager
719-253-1055

Chateaux Homes, Inc.
1320 Fortino Boulevard, Suite C-1
Pueblo, CO 81008

Jack W. Bay, President
719-289-8309

Legal Description of Subject Property

Lot 1, Block 8
Lot 1, Block 9
Eagleridge Estates, Filing No. 2

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