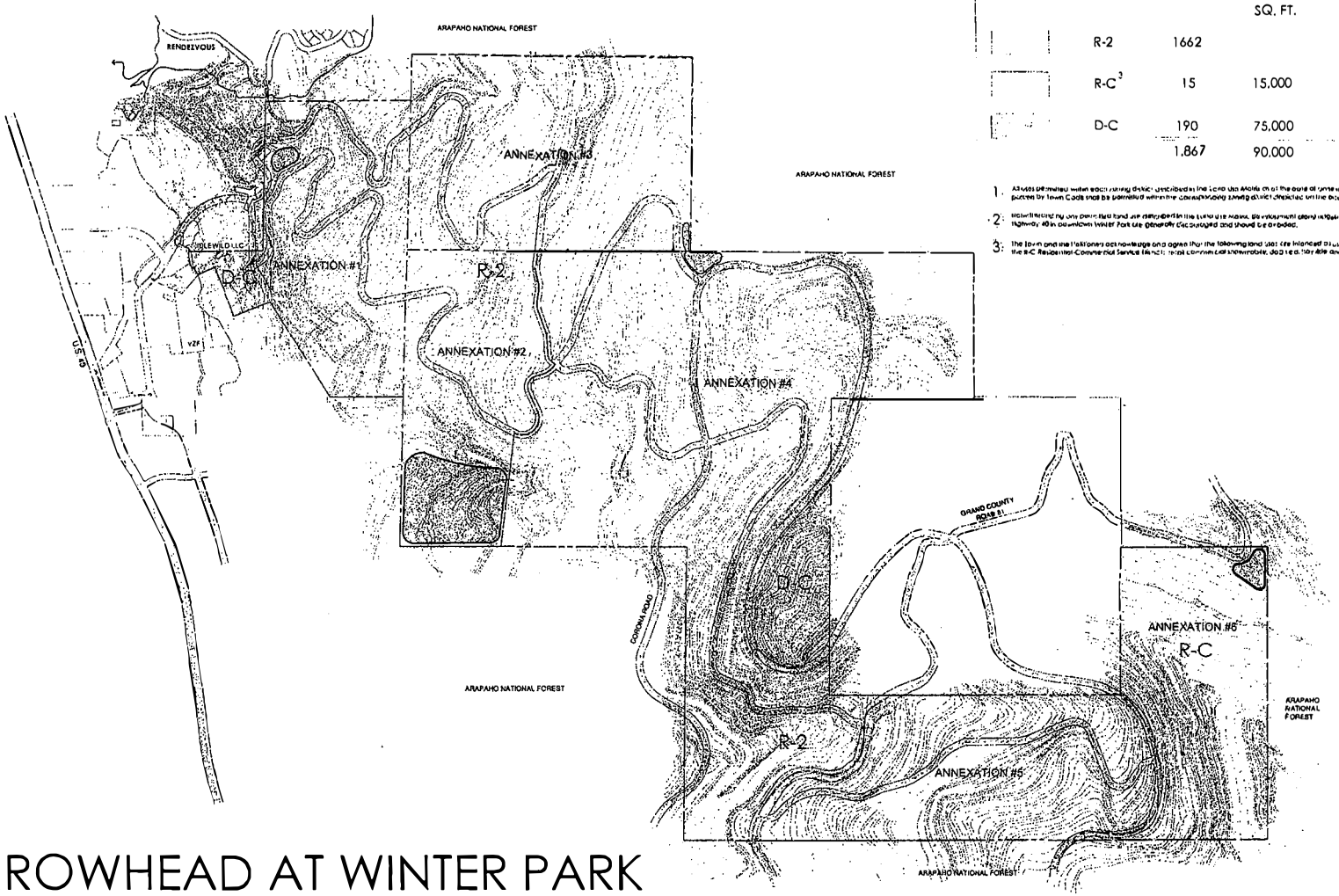

LAND USE MATRIX

	ZONING[1,2] DISTRICT	NO. OF UNITS	APROX. COMMERCIAL SQ. FT.
	R-2	1662	
	R-C[3]	15	15,000
	D-C	190	75,000
		1,867	90,000

1. All uses permitted within each zoning district described in the Land Use Matrix as of the date of annexation of the annexation pursuant by Town Code shall be permitted within the corresponding zoning district depicted on the accompanying map.
2. Notwithstanding any permitted land use described in the Land Use Matrix, the enjoyment of any rights and uses that are within Town Highway 40 in downtown Winter Park are generally discouraged and should be avoided.
3. The Town and the Petitioners acknowledge and agree that the following land uses are intended as uses permitted by right in the R-C Residential-Commercial Service District: retail commercial showroom, dog sled, tiny tile and investigation operations.

ARROWHEAD AT WINTER PARK
Master Zoning Plan

SCALE 0 150 300 600 1200

February 23, 2006

GAGE DAVIS ASSOCIATES 475 W. 12th Avenue · Suite F · Denver, Colorado 80204-3498 · (303) 893-4908

NOTE: This graphic is for illustrative purposes only. Streets, Land Use, and Open Space locations are subject to change.