

AMENDED LAND USE MASTER PLAN

for

CORAL CANYON

A PLANNED COMMUNITY DEVELOPMENT
CITY OF HURRICANE & CITY OF WASHINGTON, UTAH

by



Engineering by

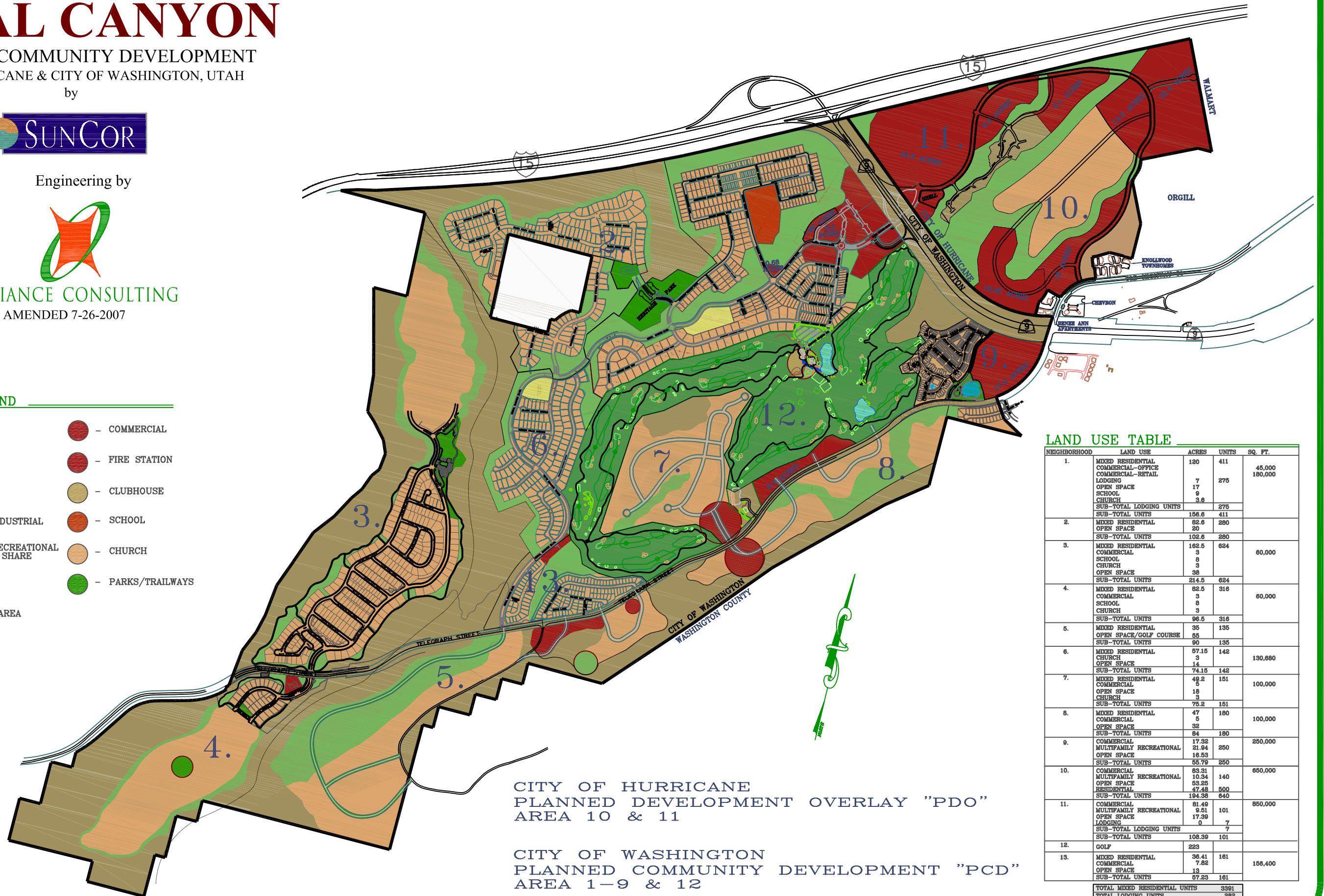


ALLIANCE CONSULTING

AMENDED 7-26-2007

PCD ZONING LEGEND

- RESIDENTIAL
- CHURCH
- GOLF COURSE
- COMMERCIAL/INDUSTRIAL
- MULTIFAMILY RECREATIONAL CONDO / TIME SHARE
- OPEN SPACE
- UNDEVELOPED AREA
- COMMERCIAL
- FIRE STATION
- CLUBHOUSE
- SCHOOL
- CHURCH
- PARKS/TRAILWAYS



CITY OF HURRICANE
PLANNED DEVELOPMENT OVERLAY "PDO"
AREA 10 & 11

CITY OF WASHINGTON
PLANNED COMMUNITY DEVELOPMENT "PCD"
AREA 1-9 & 12

LAND USE TABLE

NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ. FT.
1.	MIXED RESIDENTIAL	120	411	45,000 180,000
	COMMERCIAL-OFFICE			
	COMMERCIAL-RETAIL			
	LODGING	7	275	
	OPEN SPACE	17		
	SCHOOL	9		
	CHURCH	3.6		
	SUB-TOTAL LODGING UNITS		275	
	SUB-TOTAL UNITS	156.6	411	
2.	MIXED RESIDENTIAL	82.6	280	
	OPEN SPACE	20		
	SUB-TOTAL UNITS	102.6	280	
3.	MIXED RESIDENTIAL	182.5	624	60,000
	COMMERCIAL	3		
	SCHOOL	3		
	CHURCH	3		
	OPEN SPACE	38		
	SUB-TOTAL UNITS	214.5	624	
4.	MIXED RESIDENTIAL	82.5	316	60,000
	COMMERCIAL	3		
	SCHOOL	8		
	CHURCH	3		
	SUB-TOTAL UNITS	96.5	316	
5.	MIXED RESIDENTIAL	35	135	
	OPEN SPACE/GOLF COURSE	55		
	SUB-TOTAL UNITS	90	135	
6.	MIXED RESIDENTIAL	57.15	142	130,680
	CHURCH	3		
	OPEN SPACE	14		
	SUB-TOTAL UNITS	74.15	142	
7.	MIXED RESIDENTIAL	49.2	151	100,000
	COMMERCIAL	5		
	OPEN SPACE	18		
	CHURCH	3		
	SUB-TOTAL UNITS	75.2	151	
8.	MIXED RESIDENTIAL	47	180	100,000
	COMMERCIAL	5		
	OPEN SPACE	32		
		SUB-TOTAL UNITS	84	
9.	COMMERCIAL	17.32		250,000
	MULTIFAMILY RECREATIONAL	21.94	250	
	OPEN SPACE	16.53		
		SUB-TOTAL UNITS	55.79	
10.	COMMERCIAL	83.31		650,000
	MULTIFAMILY RECREATIONAL	10.34	140	
	OPEN SPACE	53.25		
	RESIDENTIAL	47.48	500	
		SUB-TOTAL UNITS	194.38	
11.	COMMERCIAL	81.49		850,000
	MULTIFAMILY RECREATIONAL	9.51	101	
	OPEN SPACE	17.39		
	LODGING	0	7	
		SUB-TOTAL LODGING UNITS		
	SUB-TOTAL UNITS	108.39	101	
12.	GOLF	223		
13.	MIXED RESIDENTIAL	36.41	161	158,400
	COMMERCIAL	7.82		
	OPEN SPACE	13		
		SUB-TOTAL UNITS	57.23	
TOTAL MIXED RESIDENTIAL UNITS			3391	
TOTAL LODGING UNITS			282	
TOTAL UNITS			3873	
TOTAL COMMERCIAL SQUARE FOOT				2,582,080