

\\flwr-fp-1155-005\Org\Exhibits\ Larson Property - Concept Plan - Option2.dwg | 1/14/2025 9:23 AM |



<div></div>	209 LOTS (53' X 100')	27.1 AC	37.6%
<div></div>	57 LOTS (63' X 100')	10.8 AC	15.0%
<div></div>	36 LOTS (75' X 100')	6.6 AC	9.2%
<div></div>	MULTIFAMILY	5.9 AC	8.2%
<div></div>	OPEN SPACE	21.6 AC	30.0%
	TOTAL	72.0 AC	100%

NOTE:
RIGHT-OF-WAY AREA IS NOT INCLUDED WITHIN THE OPEN SPACE
CALCULATION.



LARSON PROPERTY
CONCEPT PLAN
JOHNSTOWN, CO

January 14, 2025