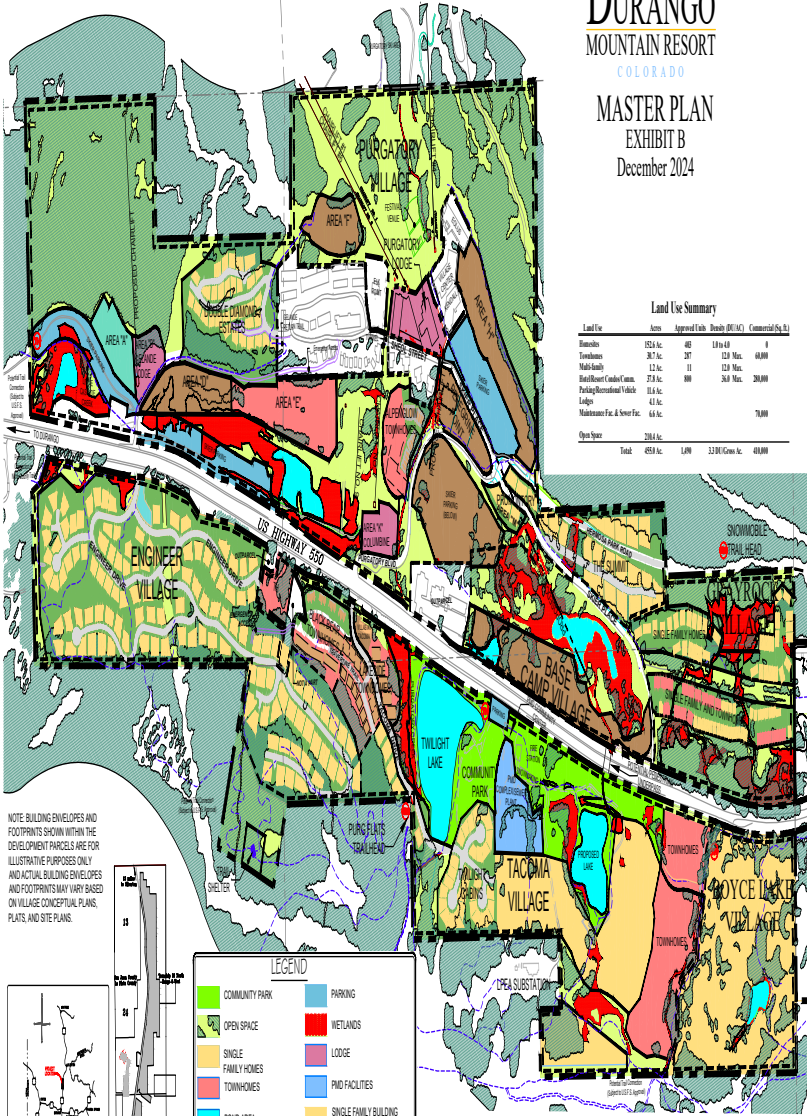
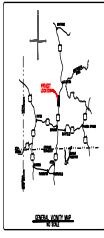




DURANGO
MOUNTAIN RESORT
COLORADO
MASTER PLAN
EXHIBIT B
December 2024



NOTE: BUILDING ENVELOPES AND FOOTPRINTS SHOWN WITHIN THE DEVELOPMENT PARCELS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ACTUAL BUILDING ENVELOPES AND FOOTPRINTS MAY VARY BASED ON VILLAGE CONCEPTUAL PLANS, PLATS, AND SITE PLANS.



LEGEND	
COMMUNITY PARK	PARKING
OPEN SPACE	WETLANDS
SINGLE FAMILY HOMES	LODGE
TOWNHOMES	PMO FACILITIES
POND AREA	SINGLE FAMILY BUILDING ENVELOPE
MAINTENANCE FACILITY	HOTEL/RESORT CONDOMINIUMS/COMMERCIAL
TREE COVER	PROPERTY LINE
TRAILS	VILLAGE BOUNDARY LINE

Land Use Summary				
Land Use	Acres	Approved Units	Density (DU/AC)	Commercial (Sq. Ft.)
Residences	152.4	405	1.8 to 4.0	0
Townhomes	30.7	287	12.0 Max.	60,000
Multi-family	12.2	11	12.0 Max.	
Hotel/Resort/Condo/Comm.	22.6	100	3.60 Max.	200,000
Parking/Recreational Vehicle	11.6			
Lodges	4.1			
Maintenance Fac. & Snow Fac.	6.6			70,000
Open Space	218.6			
Total	459.8	1,409	2.2301 Gross Ac.	410,000

Grayrock		
Land Use	Acres	Units
Residences	18.2	42
Townhomes	3.1	28
Open Space	21.3	
Total	34.6	100

Tacoma		
Land Use	Acres	Units
Residences	21.2	120
Townhomes/Commercial	18.2	100
Multi-family	1.2	11
Storage Treatment Facility	4.1	
Open Space	45.3	
Total	93.5	299

Base Camp		
Land Use	Acres	Units
Hotel/Resort/Commercial/Other	8.5	200
Open Space	10.8	
Total	27.3	200

Purgatory		
Land Use	Acres	Units
Residences	21.6	50
Townhomes	10.0	42
Hotel/Resort/Condo/Commercial	29.3	599
Parking/Recreation	11.6	
Cabin/Lodge/Resort	1.7	
Cabin/Lodge/Resort	2.4	
Maintenance Facility	2.5	
Open Space	121.8	
Total	200.9	729

Engineer (Previously Windham)		
Land Use	Acres	Units
Residences	63.1	125
Open Space	4.1	
Total	67.2	125

Boyce Lake		
Land Use	Acres	Units
Residences	26.8	24
Open Space	1.1	
Total	27.9	24

The designated land uses and infrastructure layout depicted on this map are subject to review and approval by La Plata County, and therefore subject to change. This map should not be relied upon as an accurate depiction of the final development of Durango Mountain Resort.

