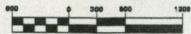


# Eagle Falls P.U.D. - A Master Planned Community - Lincoln County, Nevada

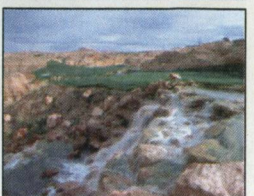
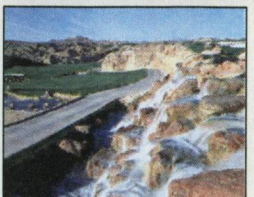
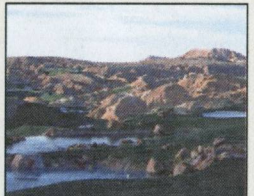
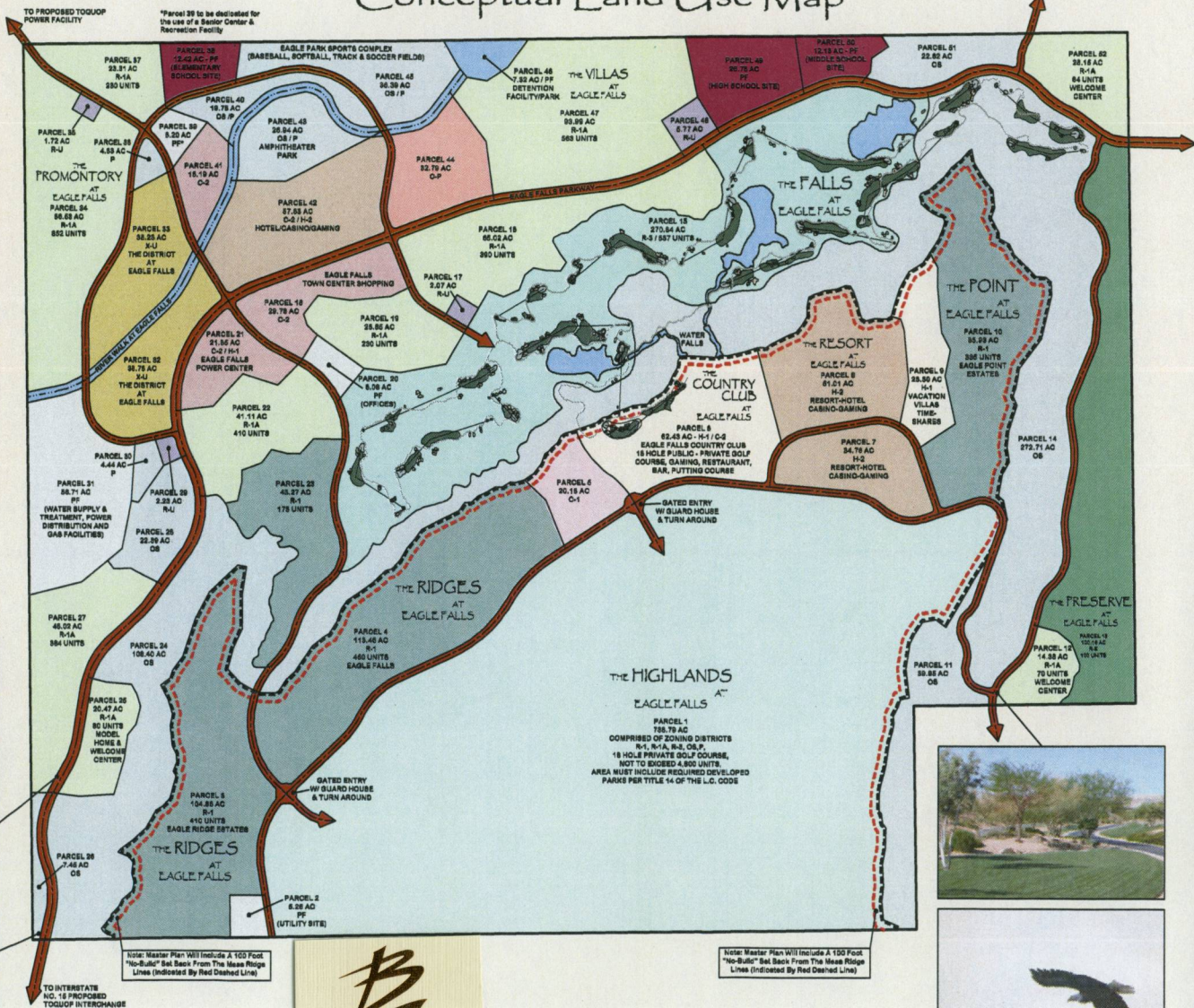
## Conceptual Land Use Map



LEGEND:

- (30 FEET)
  - 1 inch = 600 ft.
  - DATE: 08/08/2007
  - Acres in Project = 3,040 Acres ±
  - Single-Family Density = 3.3 U.P.A.
  - Projected Gross Ac. (UPA) = 10,032 ±
  - Projected Dwelling Units = 10,032 ±
  - Land Use Codes
- |                                   |
|-----------------------------------|
| Rural Estate (R-E) 1 UPA          |
| Rural Residential (R-R) 2 UPA     |
| Single Family (R-1) 4 UPA         |
| Single Family (R-1A) 10 UPA       |
| Commercial / Professional (C-P)   |
| Limited Commercial (C-1)          |
| General Commercial (C-2)          |
| Mixed Use Res. / Commercial (C-U) |
| Hotel / Resort (H-1)              |
| Hotel / Resort / Casino (H-2)     |
| Public Facility (PF)              |
| Parks (P) & Open Spaces (OS)      |
| Religious Use (R-U)               |
| Public Facility - School (P-F-1)  |
- 
- |                      |            |
|----------------------|------------|
| Open Space/Parks     | = 675 AC ± |
| PF                   | = 75 AC ±  |
| School Sites         | = 60 AC ±  |
| Religious Use Sites  | = 12 AC ±  |
| Commercial Use (ALL) | = 425 AC ± |
| Rural Estate         | = 100 AC ± |
| Rural Residential    | = 270 AC ± |
| Single Family        | = 800 AC ± |

- EAGLE FALLS COMMERCIAL CENTERS**
- Eagle Falls commercial centers will provide exciting, unusual services for area residents. Anticipated to be among these are:
- Grocery Stores - Retail Stores - Variety Stores
  - Dentist Offices - Doctors Offices (Chiropractors - Financial Institutions (Banks, Credit Unions, etc.)
- Eagle Falls commercial centers will be designed to accommodate golf cart parking. Golf cart travel lanes throughout the project will add to the service of community within the project.
- EAGLE FALLS TRAIL SYSTEM**
- Eagle Falls P.U.D. includes walking and jogging trails system through out the project and separate bicycle use lanes. The trail system will exclude any type of motorized vehicles. Heat stops will be available at intervals on the trail.
- EAGLE FALLS GOLF CART USE**
- Eagle Falls Residents will be encouraged to use street-legal golf carts through out the Eagle Falls P.U.D. road way system. All Eagle Falls commercial areas will be required to maintain "Golf Cart Parking Only" areas.
- EAGLE FALLS SERVICE AREA**
- Water Treatment Plant
  - Self-Contained Sanitation Sewer Package Plant
  - Sheriff's Office
  - County Extension Offices
  - Project Communications Office
  - Lifeline 911
  - Telephone, Broadband Internet & CATV Center
- EAGLE FALLS MASTER PLANNED COMMUNITY AMENITIES**
- Driving Range & Practice Area
  - Golf Academy - Executive Golf Course
  - Baseball, Softball and Basketball Fields
  - Senior Olympic Track & Field
  - Senior Center - Event Center - Library
  - Piano Area - Playground
  - Prescription Walking/Bicycle Trails - Golf Cart Trails
- EAGLE FALLS DEVELOPED PARKS**
- Eagle Falls P.U.D. will comply with Title 14 of the Lincoln County Code pertaining to Open Spaces, Parks and Recreation. A required 6 acres park per 1000 people will be provided with a total of 79 acres of programmable parks being planned.



Note: Master Plan Will Include A 100 Foot "No-Build" Set Back From The Meas Ridge Lines (Indicated By Red Dashed Line)

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