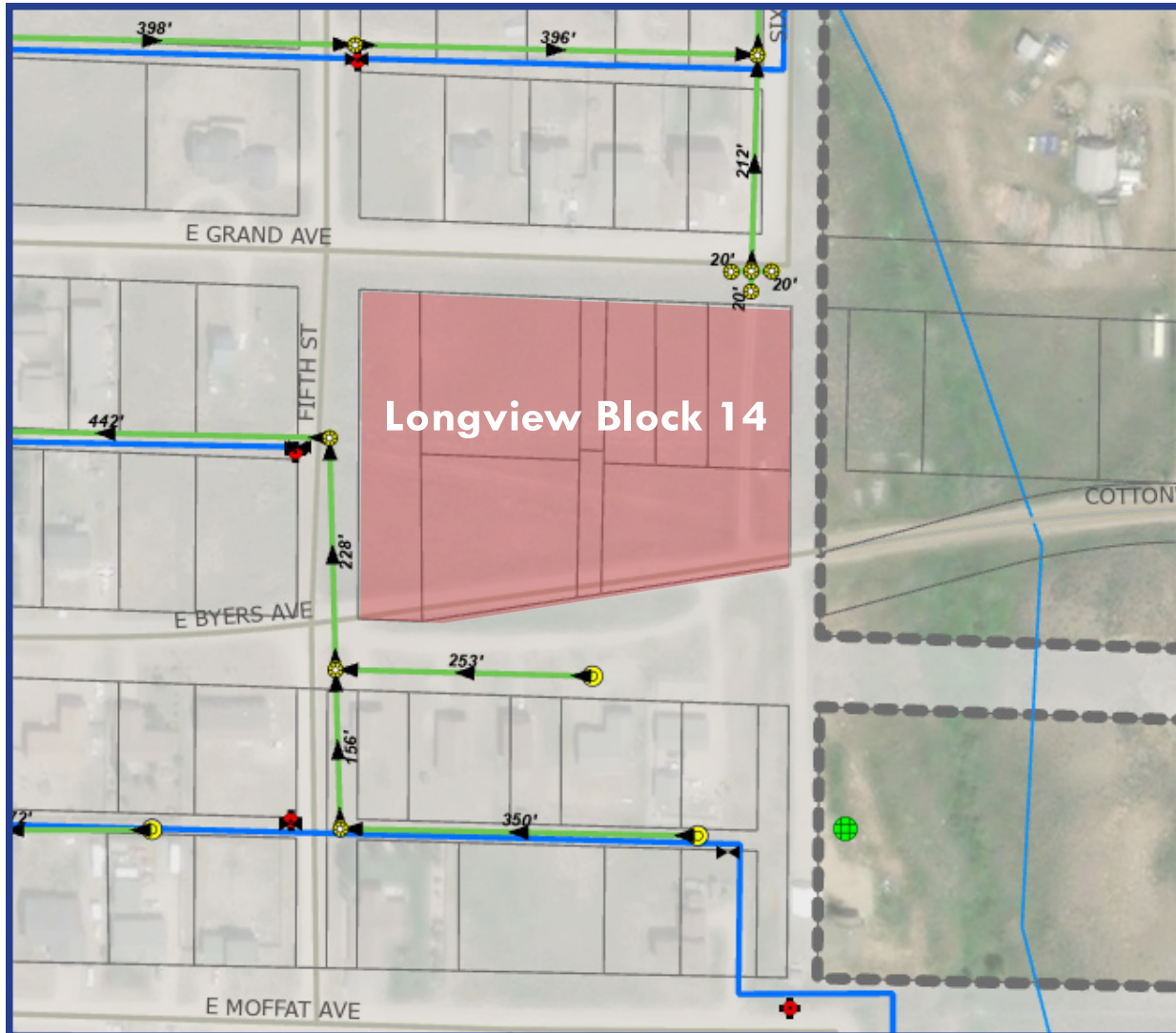


Development Improvements for Longview Block 14

EXISTING ASSESSMENT



Block 14 Evaluated:

- 9 total lots
- All currently vacant
- 1 lots served by water
- 5 lots served by sanitary sewer
- 6 lots served by roadway (Grand Ave)
- 4 lots served by Byers Ave
- 5th Ave is unimproved
- Alley is unimproved

Utility Policies:

- Minimum infrastructure for maximum service area
- Loop system for redundancy
- Minimize dead end lines
- Minimize bends & turns
- Locate main lines within ROW

Roadways:

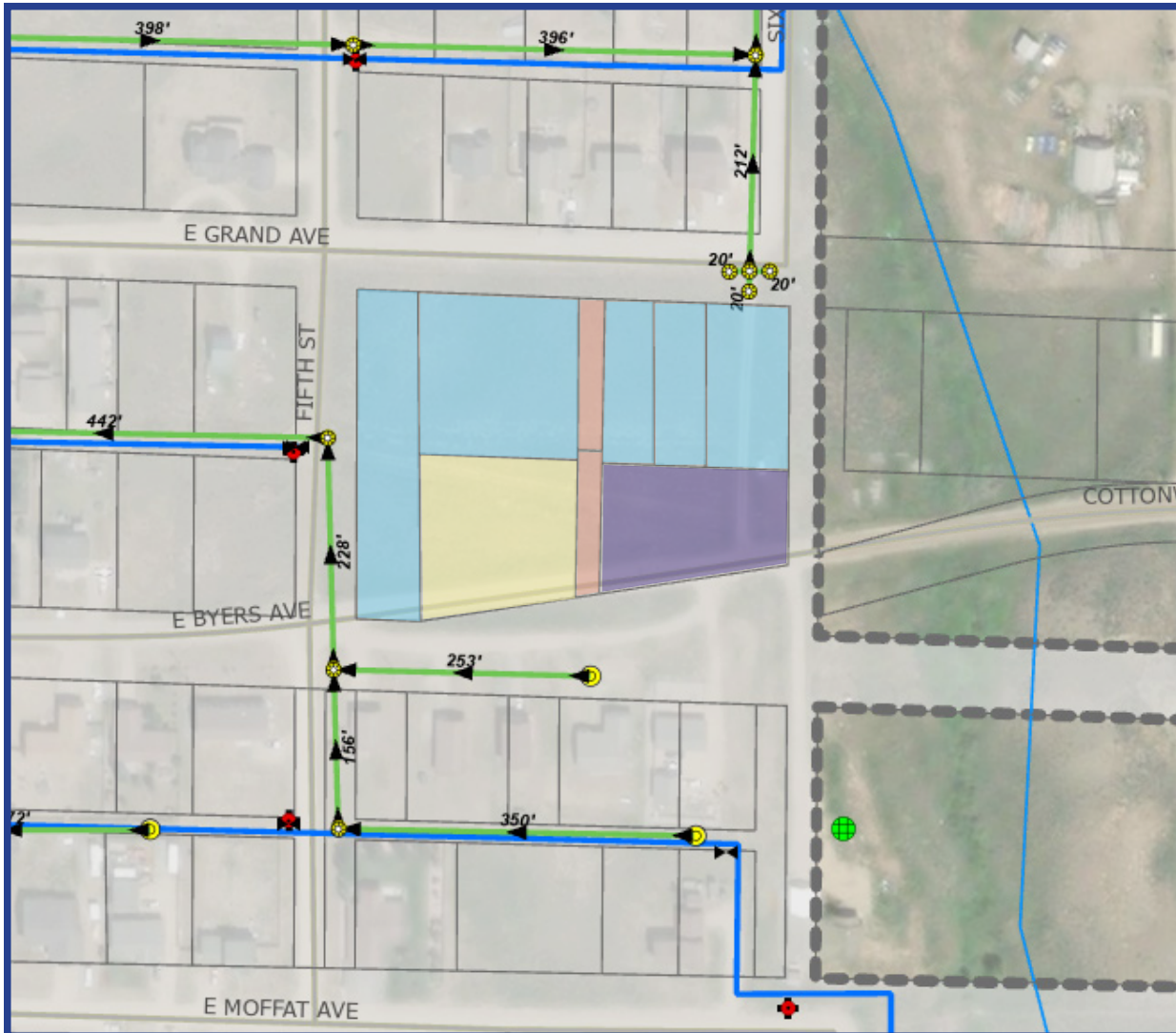
- All existing roads are considered local roads
- Only half ROW width on 6th Ave (B287P484)



No improvements are planned at this time. Evaluation completed with anticipation of future development inquiries. To be used as reference for development inquiries for Lot 14.

Development Improvements for Longview Block 14

PARCEL OWNERSHIP



Property Owners:

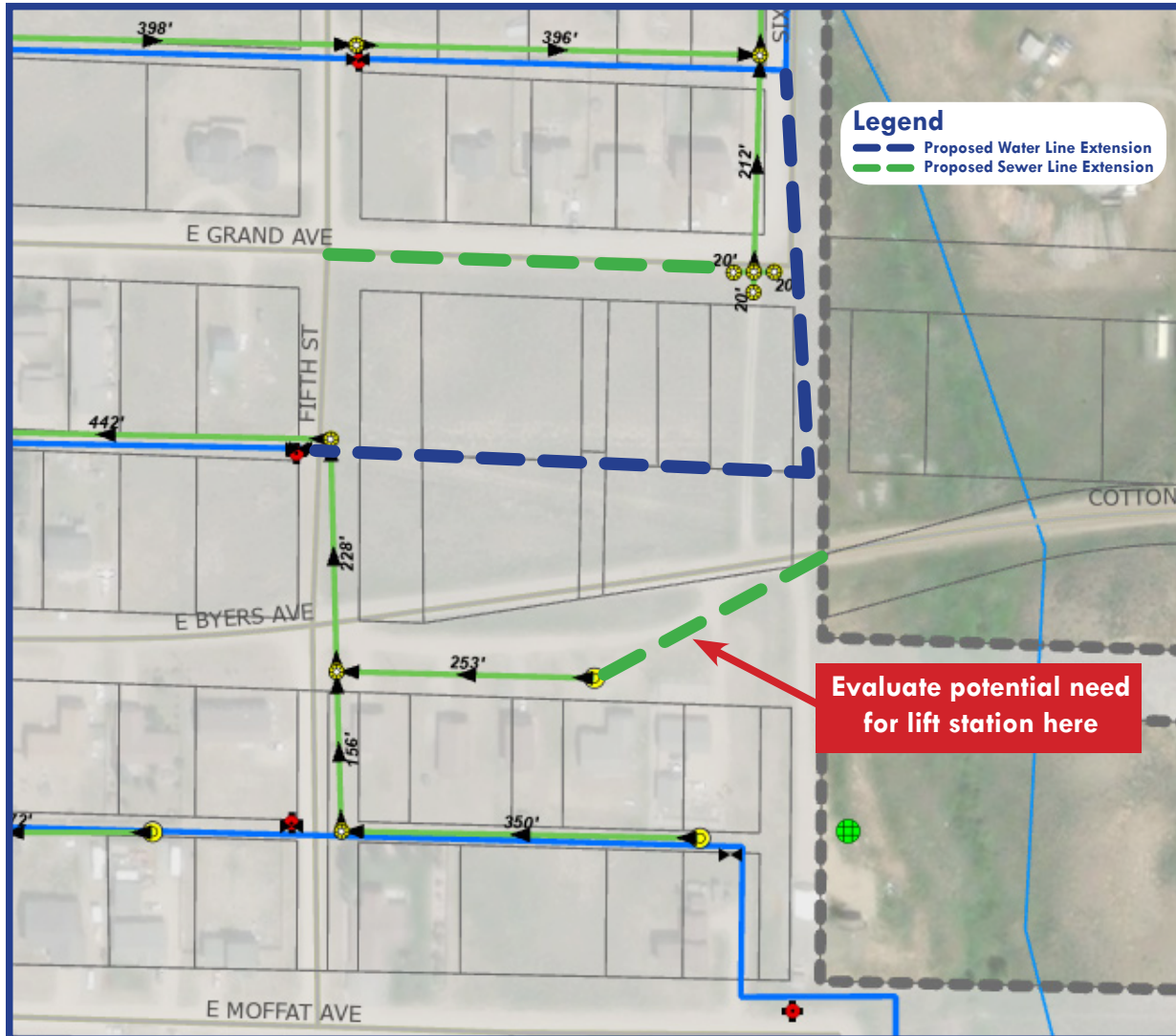
-  BALDO, BRUCE AND DAWNIE TRUST DTD
-  WHITTLESEY DOUGLAS S
-  BIRD, WILLIAM J & MEREDITH G
-  PRATT, TED J



No improvements are planned at this time. Evaluation completed with anticipation of future development inquiries. To be used as reference for development inquiries for Lot 14.

Development Improvements for Longview Block 14

UTILITY LAYOUT: EXTEND WATER LINE EAST AND NORTH THROUGH ALLEY



Waterline:

- 850 LF
- All 9 lots served

Sewerline:

- 610 LF
- All 9 lots served
- Extend main in Byers to serve future development
- Lift station may be required

Roadway:

- Assumes all lots are accessing Byers Ave & Grand Ave. If access is to be obtained from 5th or 6th, roadway improvements will be needed.






No improvements are planned at this time. Evaluation completed with anticipation of future development inquiries. To be used as reference for development inquiries for Lot 14.

Longview Sewer and Water Availability Scenarios

STREET VACATION/DEED INFORMATION



Rights-of-Way:

-  1) Vacated on May 4, 1964 per Resolution (can't read #) by the Town
-  2) Deeded ownership back to the Town in 1981
-  3) Deeded as public rights-of-way for the Town on May 21, 1998 via Resolution 1998-10

NOTE: CPS has not completed a full title search nor a detailed property records research. The findings made in this document are based on a search of Grand County public records available on the county's website. Claims should not be relied on and should be confirmed and verified.



No improvements are planned at this time. Evaluation completed with anticipation of future development inquiries. To be used as reference for development inquiries for Lot 14.