



ELIM VALLEY

NOURISH LIFE



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NOURISH LIFE

INTRODUCTION

We have embraced the principles of "Most Loved Places" for Elim Valley.

Certain places in the world evoke feelings of comfort, well-being and belonging through architecture.

These "Most Loved Places" touch the hearts, minds and spirits of all who experience them.

*Elim Valley will be a "Most Loved Place." We have chosen some of the finest Planners
in the world to create this unique Community.*

Callison Commercial Architects

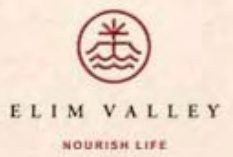
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BUILDING FACADES
FRAME VIEW TO
CENTER HOUSE

TOWN GATE

STREET WIDENS
TO FRAME VIEW
OF THE MILL

"TREE OF LIFE"
SPECIMEN TREE

VIEWS TO
MOUNTAIN
RANGE
BEYOND

FASHION RETAIL
DISTRICT

GROCERY

CLOCK TOWER
LOWER PLAZA

WATER FEATURE
PUBLIC ART

THE CENTER
HOUSE HOTEL

UPPER PLAZA

THE MILL
GENERAL
STORE

HOME/CONVENIENCE
DISTRICT

TOWN GATE

ELIM MUSIC HALL
AND THEATER

PUBLIC ART

OFFSET MUSIC HALL
FACADE ANCHORS
ENTERTAINMENT
PLAZA

FOOD, THEATER
ENTERTAINMENT
DISTRICT

VIEWS TO
MOUNTAIN
RANGE
BEYOND



SCALE 1:150 0 150 300 400



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SCALE 1:300 0 200 400 800

Elim Valley Town Center

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MASTER PLAN



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SCALE 1:200
 0 200 400 800

Elim Valley Town Center

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ENLARGED MASTER PLAN



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SCALE 1:200
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Elim Valley Town Center

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FAMILY RECREATIONAL AREA



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Area Maps

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Zion National Park



Bryce Canyon



Las Vegas

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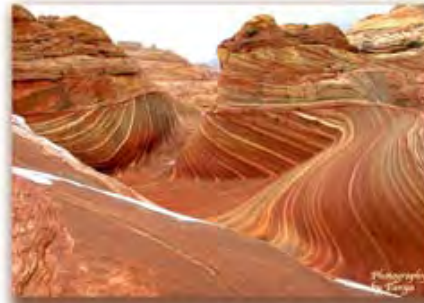
In The Heart of Southern Utah



Capitol Reef



Lake Powell



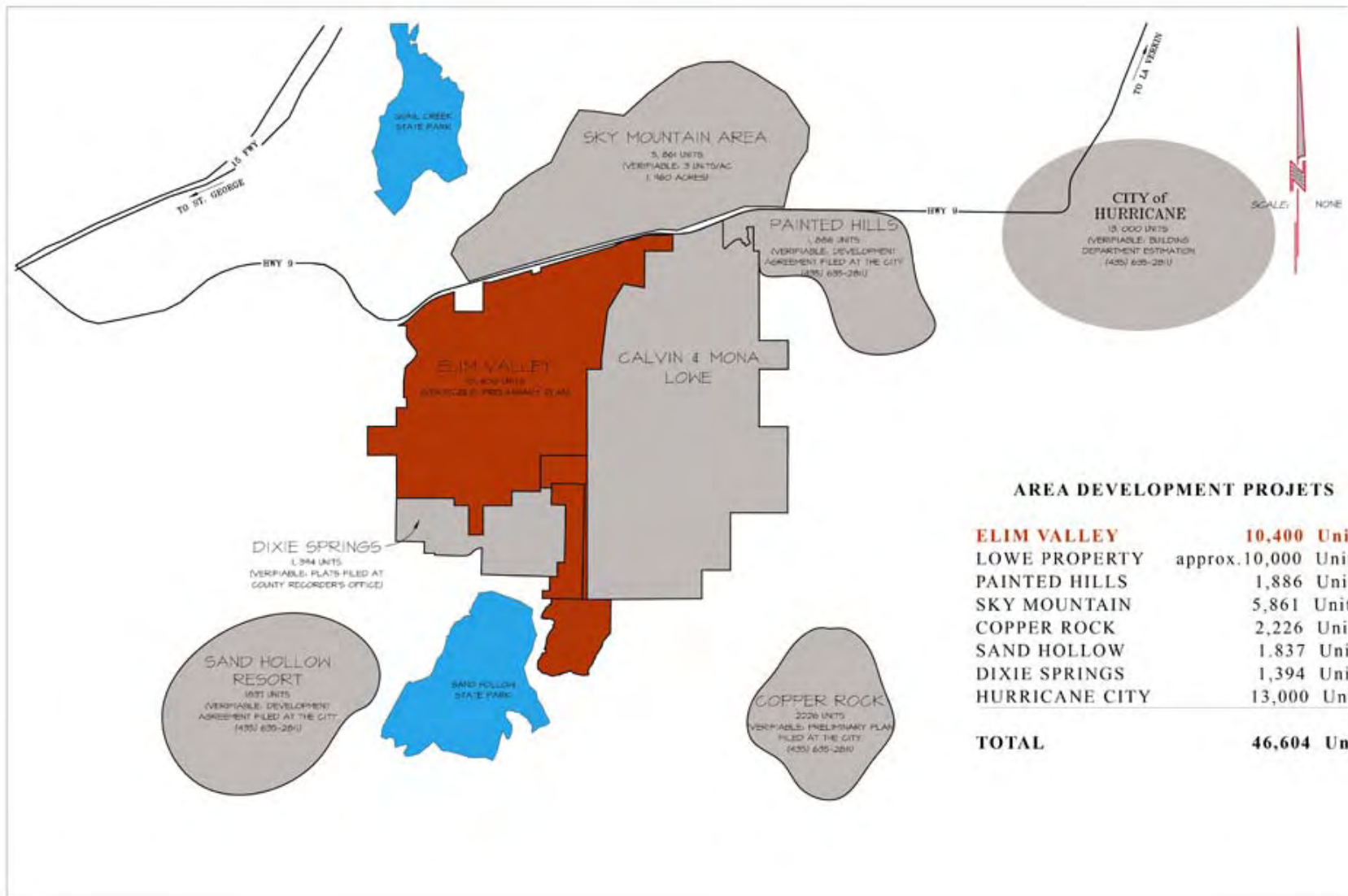
Grand Staircase



Glen Canyon



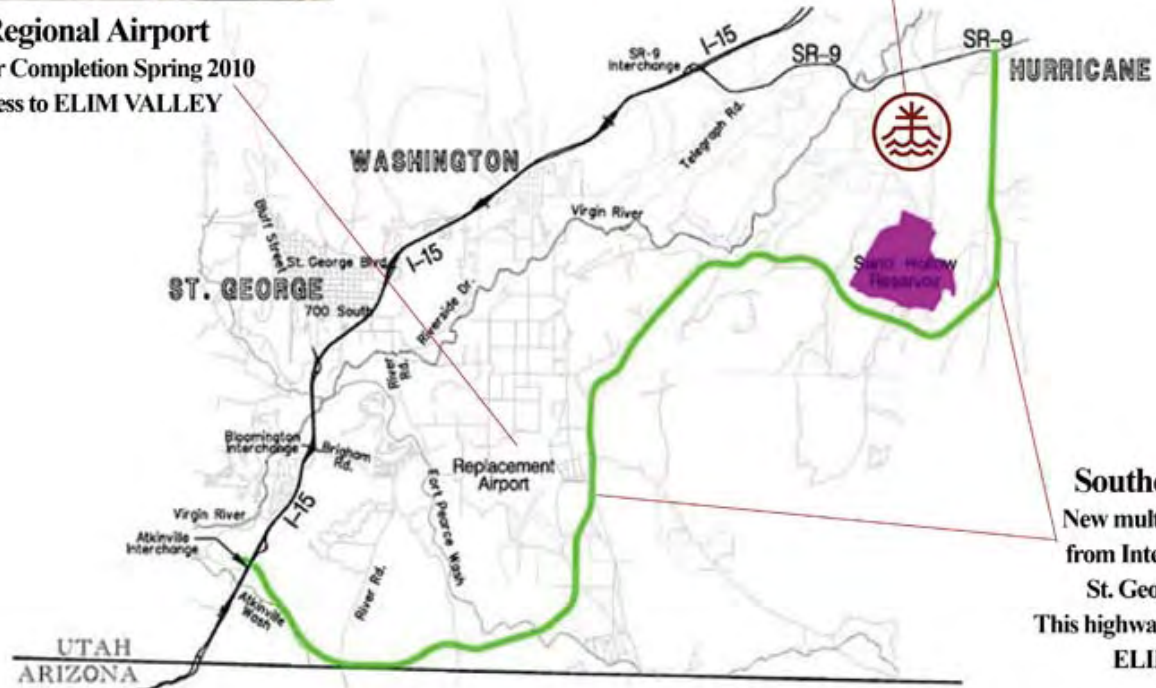
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New Regional Airport
 Scheduled for Completion Spring 2010
 Direct access to ELIM VALLEY

ELIM VALLEY



Southern Corridor
 New multi-lane access route
 from Interstate 15 south of
 St. George, to Route 9.
 This highway will run adjacent to
 ELIM VALLEY.



Washington County, UT – Home of Elim Valley

Washington County is projected to be the fastest growing county in Utah

- 2005 Population – 125,010

Projected population:

- 2010 – 162,500
- 2020 – 251,900
- 2030 – 353,922

Resident Demographic

30% = 18-45

- Single adults, married couples, with and without children

17% = 65+

18-20% = Second homeowners

- Most second home owners stay in their Washington County home for several weeks at a time.

Where are residents coming from?

Over the last five years, people relocating to Washington County have come from three main areas:

- 45% from northern Utah
- 22% from California (90% from Southern California)

- 17% from Las Vegas

Why are people coming to Washington County?

- Recreation opportunities, scenic beauty
- Location, Climate
- Size/feel of community
 - 'Small town feel,' less crime, less pollution, better place to raise a family

Employment Opportunities

Job growth is very strong in Washington County:

- Healthcare is the #1 growth sector
- Education and government are enjoying strong growth
- Financial services, construction, real-estate are strong
- Tourism, hospitality and service/retail growing as expected
- Average income = \$70,000 to \$135,000, ages 25-49

Competitive Overview

As might be expected in a booming market, several residential developments are underway or in the planning/permitting stages. Following is an overview of some of the developments that will compete with Elim Valley, Washington County, UT

The Ledges of St. George

The Ledges of St. George (5,000 to 10,000 units) is a 1,093-acre development on Highway 18 in the Snow Canyon/Winchester Hills area. It will have 2,500 residential units surrounding a 7,145-yard Matt Dye-design championship golf course.

"*The Ledges* is perfectly situated among some of Mother Nature's finest work, offering amazing vista combined with dynamic architecture and one of the finest golf courses in the entire southwest region. Also present, *The Ledges*, will have an almost limited list of amenities, including a full-service spa, fine dining, exercise and fitness facilities and much more" -(*St. George Chamber of Commerce website*).

Coral Canyon

From its red rock mountains to its clear blue skies, they call this part of southwestern Utah "Color Country," and in the heart of it all is *Coral Canyon*, a 2,600-acre planned community offering peaceful living in distinctive neighborhoods with a wide variety of home plans. Community amenities include a championship golf course and extensive biking/walking trails, for an enviable lifestyle in a magnificent location -(*taken from Coral Canyon website*).

Hidden Valley

Hidden Valley by Ivory Homes will soon build a residential community of almost 1,000 residences on 360-acres of trust land two miles southeast of the Bloomington interchange on Interstate 15. It will include a mix of single-family homes, patio homes, town homes and apartments. It will also have a park, a site for an elementary school, a community center and an urban trail system. This project is scheduled to open fall, 2006. Ivory is the largest homebuilder in Utah. This development in Washington County represents its first foray into the region. They will be a significant competitive force among working families in particular, to whom they offer flexible floor plans, competitive pricing and contemporary styling.

Sand Hollow Resort

Sand Hollow Resort will be a place where family memories will be a legacy for generations. These memories will blend the scenic and natural beauties that surround the resort with the many recreational activities available. At Sand Hollow Resort you can build an elegant custom private residence, select a model home, or opt for a vacation villa. Each becomes a place where family memories and timeless traditions will be established. The first piece of the puzzle in creating a magnificent golf experience was to select a first class golf course designer, John Fought. The *Sand Hollow* golf experience will include 18 holes of Championship Golf as well as a nine hole walking course designed after the early traditions of golf and appropriately named the *Honorable Links at Sand Hollow Resort*.

South Mountain

South Mountain by Ence Homes plans 1800 units. There are 18 Ence Homes communities in Southern Utah and Nevada. The target market for their homes are young families, professional couples or singles, 30-65 years, with/without children, and retired couples looking to permanently relocate. They provide homes for those looking as first time buyers, as move up buyers, and as custom homebuyers. They have been building homes in this region since 1957.

Del Webb

Del Webb, the leader in active adult living, is introducing a new Sun City to the charming town of Mesquite, NV. With a Grand Opening expected in summer of 2007, Sun City Mesquite will offer residents a one-of-a-kind community with world-class amenities, including a 54,000+ square foot recreation center, brand new golf course and club house and a variety of energy-efficient homes to choose from.

Sun City by Del Webb is a premiere 'active adult' community brand with high name recognition among adults 55+ looking to relocate.

Additional developments

Red Hawk, 700 units

South Block, 5,000 to 10,000 units

Knoll Pasture, 1,000 units

The Lakes, 2000 units

Mile Post, 13, 1,500 to 2,000 units

The Mosaic, 1,300 – 1,800 units



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Elim Valley Photos

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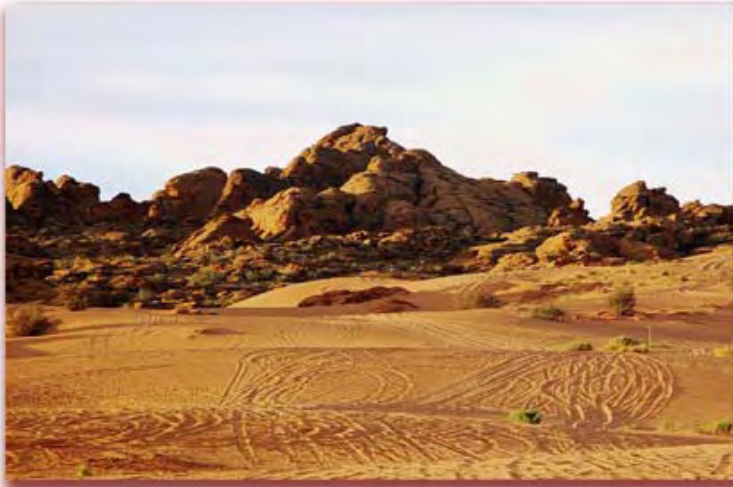
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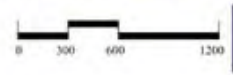
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Elim Valley Golf Course

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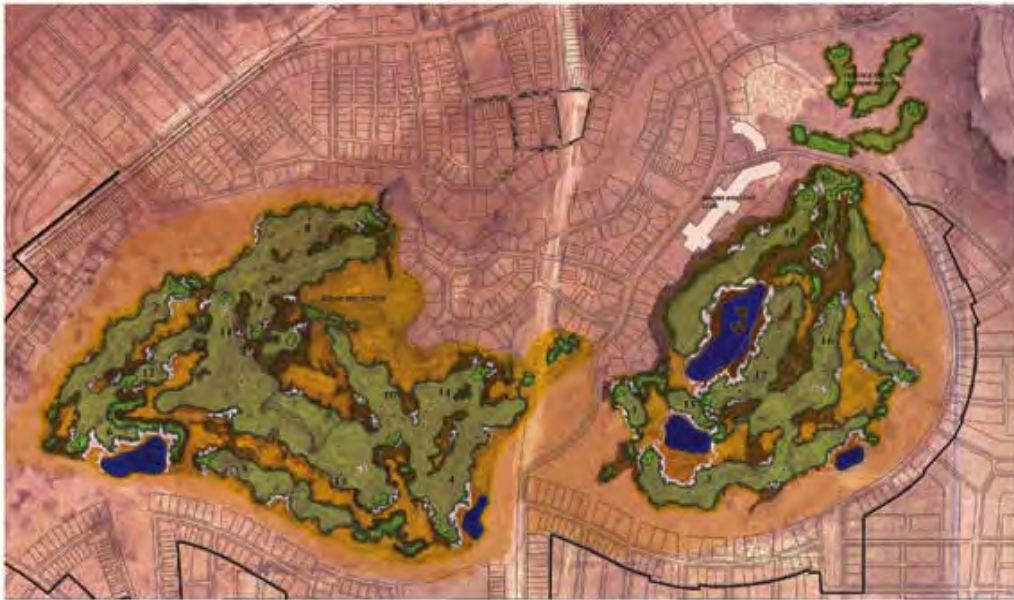


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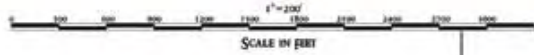
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A PLAN FOR ELIM VALLEY GOLF CLUB

OCTOBER, 2006



NO.	NAME	Length in yards			NO.	NAME	Length in yards		
1.	POINT	427	591	504	16.	MEAR	144	133	111
2.	LONG POND	601	515	521	17.	HORSON	473	421	389
3.	THEATRE	173	154	241	18.	CLAY VALLEY	300	276	311
4.	ZION	508	490	472	19.	MOLLY	181	234	401
5.	GROVE	444	411	371	20.	SPECTACLE	421	406	371
6.	BELLOWS	222	181	164	21.	BURBANK	401	178	150
7.	BLUFF	421	401	381	22.	ELAN	181	167	141
8.	STRATH	414	392	364	23.	GAMBLER	194	181	160
9.	CROSSING	388	372	352	24.	HOME	521	491	476
Sub. 1940 1919 1840 181				In 1941 1218 1082 14				Total 7143 6597 4426 72	



ROBERT
TRENT JONES.
Golf Course Architects





Golf
Course
Views



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Elim Valley Amenities

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Residential Architecture

Bassinian Lagoni Architects

Scheurer Architects

Robert Hidey Architects





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LEFT ELEVATION



FRONT ELEVATION

ELEVATION 'A'





PLAN 1R

PLAN 2R

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PLAN 4

PLAN 1R

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FRONT ELEVATION

BUILDING TYPE 1





STREET SCENE
COURTYARD HOMES
BLOCK G - LOTS 7-11

M VALLEY

MCNEIL
SCHEUR
Project # 06

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STREET SCENE

