

# DIVARIO PA- 4, 5, & 6

OFFERING: Papered Lots, Engineered, City Plat Approval



Views!

## Master Planned Community

- 3,196 Residential Units- Fully Entitled and Recorded City Development Agreement.
- Adjacent to Sunbrook Golf Course, Las Palmas Resort, The Highlands, WorldMark.
- Multiple Zoning Uses: High, Medium, and Low Density; 20 Acres Commercial.
- 4 to 15 Units Per Acre. Open Space Allocation for Hiking & Biking Trails, Parks.
- Back Drop of Pine Valley Mountains and Snow Canyon State Park.

Marketed by:

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**DIVARIO — Sunbrook Drive & Plantation Drive**





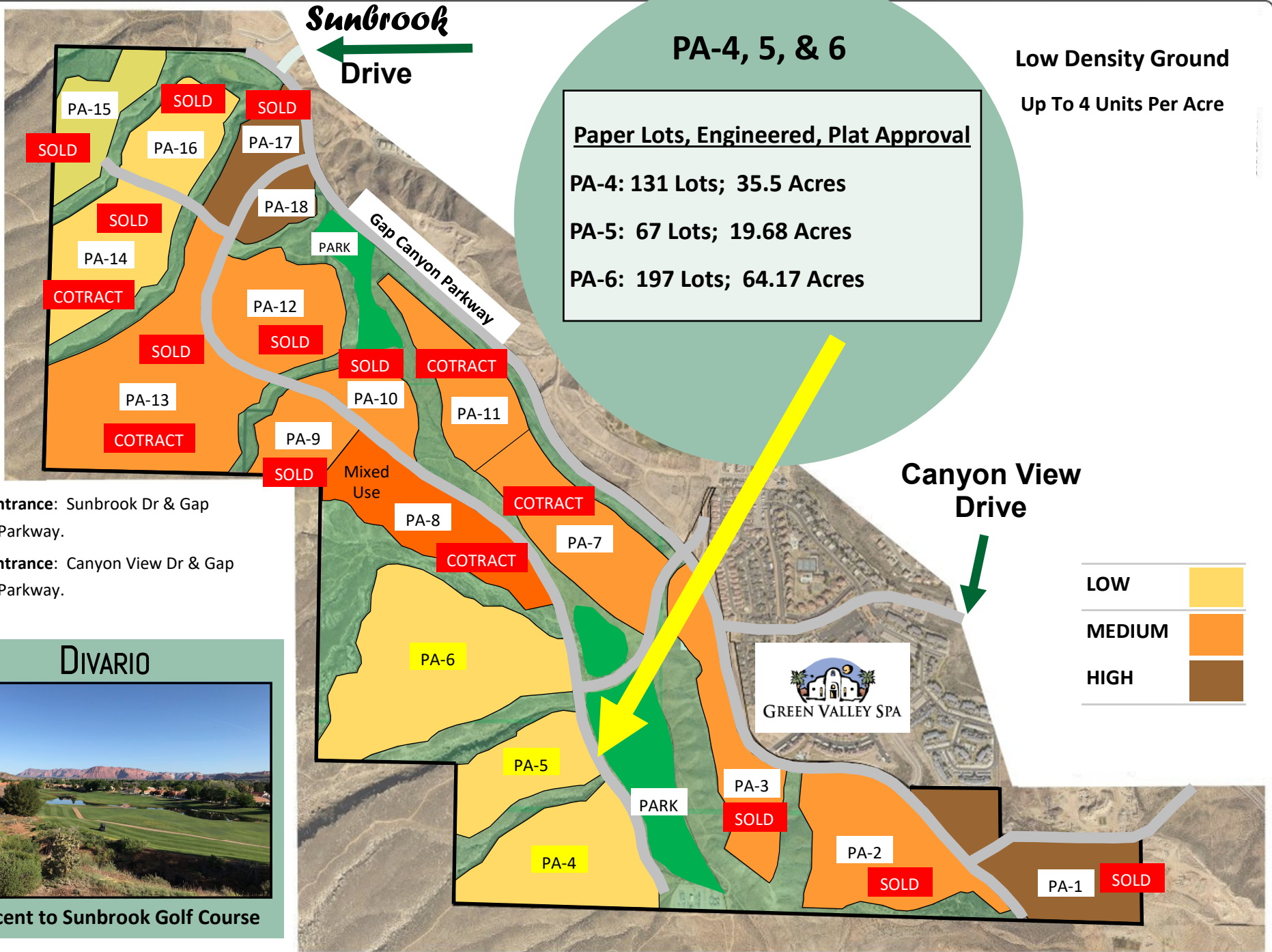


# DIVARIO

## A MASTER PLANNED COMMUNITY

Divario is a 730 acre mixed use master planned community located on the west side of St. George, adjacent to Sunbrook Golf Course. There are 18 individual Planning Areas inside the Divario development that offers low, medium, and high density ground from 8 to 60 acre parcels. Each Planning Area is bordered by open space with natural hiking and biking trails. The project includes a city park and a neighborhood park that interconnect with the open space trail system. The elevated landscape provides spectacular scenic mountain/city views from most points in Divario. Set among the red hills of southern Utah and adjacent to a 27 hole championship golf course, Divario offers an active lifestyle in a breathtaking setting for the discerning home buyer.





**Sunbrook Drive**

**PA-4, 5, & 6**

**Low Density Ground  
Up To 4 Units Per Acre**

**Paper Lots, Engineered, Plat Approval**  
**PA-4: 131 Lots; 35.5 Acres**  
**PA-5: 67 Lots; 19.68 Acres**  
**PA-6: 197 Lots; 64.17 Acres**

**North Entrance:** Sunbrook Dr & Gap Canyon Parkway.  
**South Entrance:** Canyon View Dr & Gap Canyon Parkway.

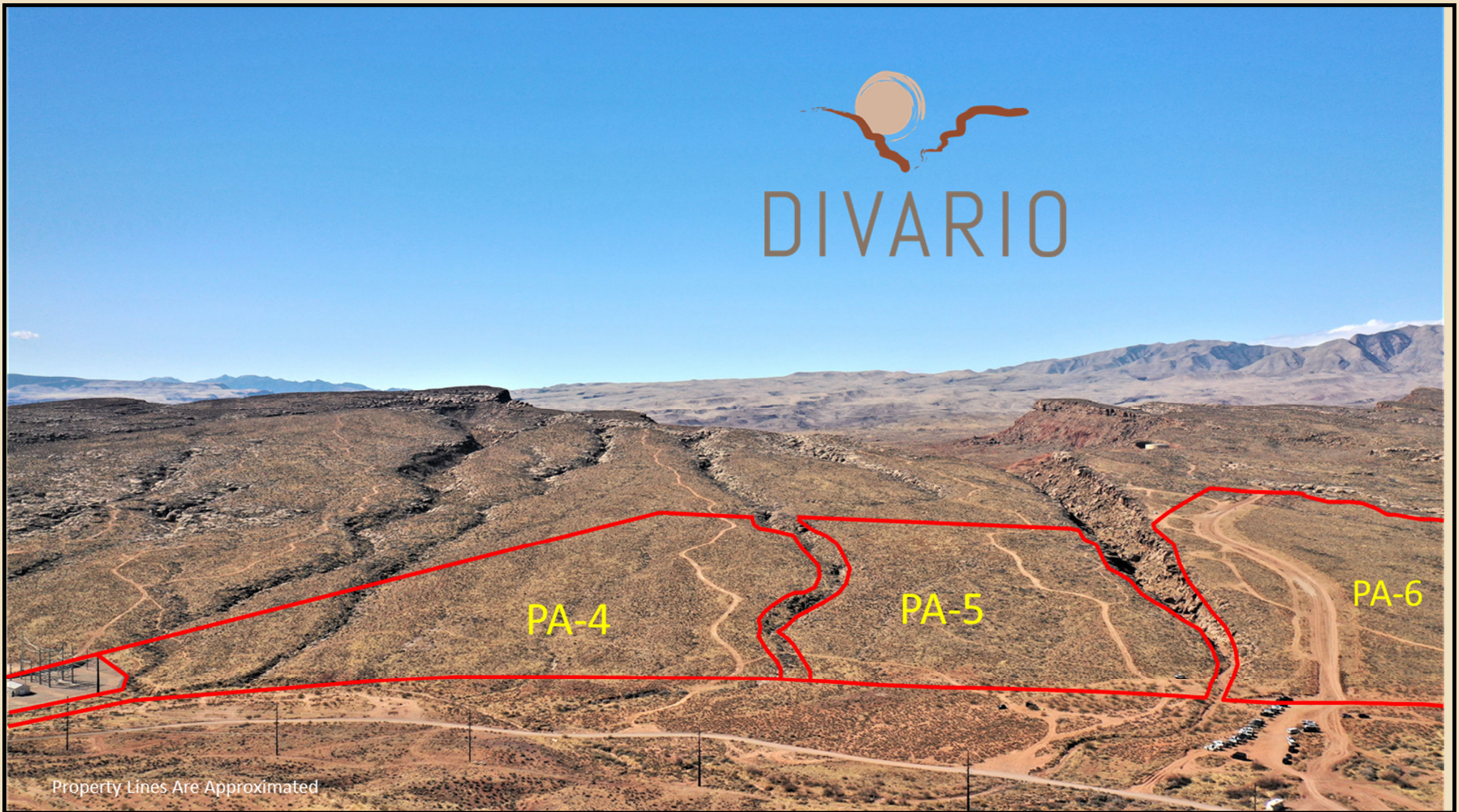


<b>LOW</b>	
<b>MEDIUM</b>	
<b>HIGH</b>	

**DIVARIO — Sunbrook Dr. & Plantation Dr.**



# PA-4 Lugano Landing & PA-5 Velino Crossing



Property Lines Are Approximated

PA-4: 35.5 Acres Low Density Residential Ground. City Preliminary Plat Approved 131 Lots

PA-5: 19.68 Acres Low Density Residential Ground. Plat Preliminary Plat Approved 67 Lots

*Utilities Located in Divario Canyon Drive.*



# PA-6 Palermo Pass



PA-6: 64.17 Acres Low Density Residential Ground. City Preliminary Plat Approved 197 Lots

*Utilities Located in Divario Canyon Drive.*



PA-14



PA-14



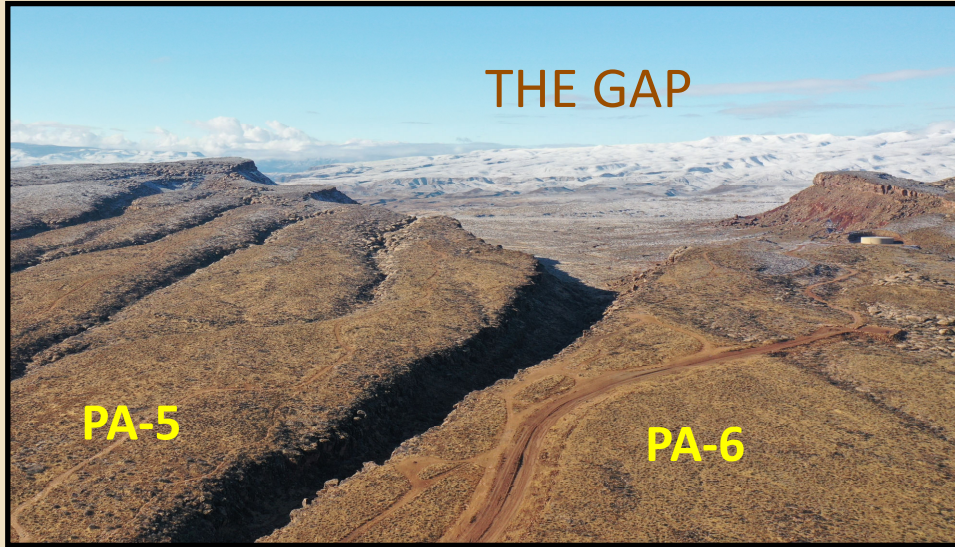
PA-14



PA-14



PA-12



PA-13 & 14



PA-14



PA-12, 13, & 16



PA-12





