



BATTELEMENT MESA  
COLORADO



*Where everyday*



*is picture perfect.*





## Big Country. Small Town.



*Situated in a quiet valley of Western Colorado, Battlement Mesa offers small-town living amid the open splendor of spectacular scenery.*



*The setting is perfect for an active lifestyle, with extensive indoor and outdoor recreational opportunities.*

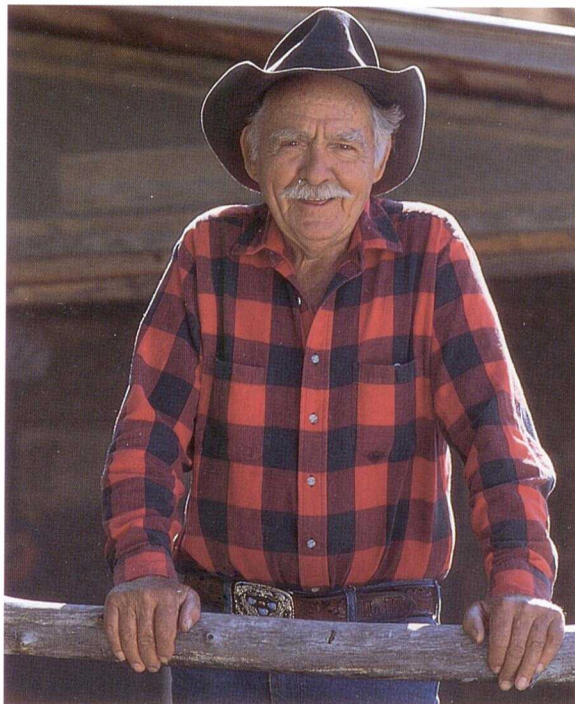


*Perhaps more important, at Battlement Mesa you can enjoy a way of life that is rapidly disappearing from most urban and many suburban areas. Here you'll find clean air, an unspoiled environment and the safety and security of friendly neighbors.*



## Colorful Colorado

*Like many other small towns and communities in western Colorado, Battlement Mesa was named for its physical appearance. Some of the flat-topped mesas surrounding the community do indeed resemble fortresses of old, with their sloping battlements that protected from enemy attack. Nearby are equally distinctive towns with names like Rifle, Parachute and Silt. All recall*



*some of the colorful history of this pioneer state.*

*Even today the area is rich in western traditions and culture, which is evident in the clothing, decor, music and food. You'll find a down-home comfortable feeling you're not likely to find in many other parts of the country.*

*In 1989, Battlement Mesa, originally developed by Exxon Corporation, was acquired by a partnership of two of Colorado's leading residential developers who formed The Battlement Mesa Company. The Company has continued the development of Battlement Mesa with a strong commitment to maintaining the quality and integrity of the original master plan, and an equal commitment to creating a special quality of life for community residents.*

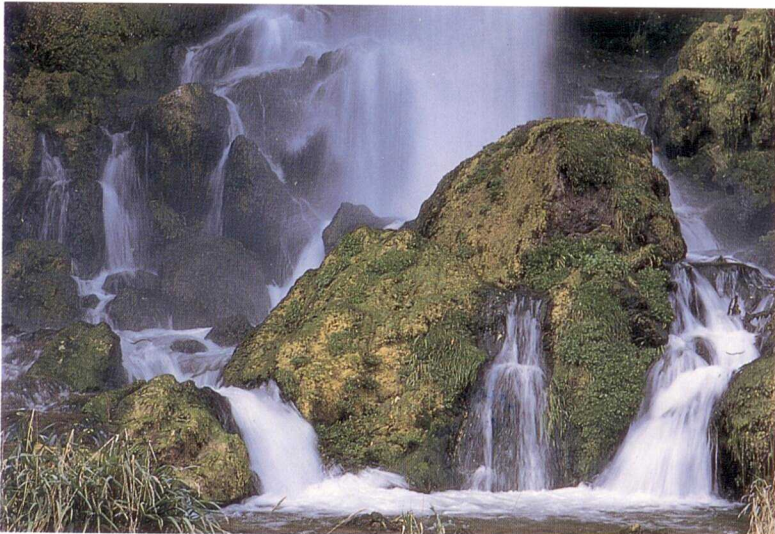


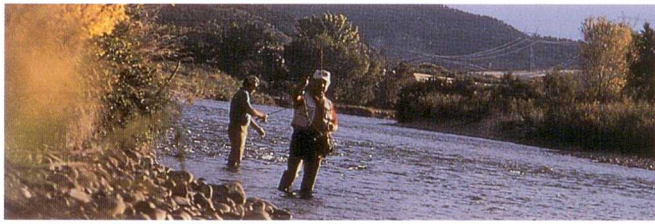
*The 3,200-acre community features affordable living in a variety of home styles set against one of Colorado's most glorious backdrops, the mesas west of the Rocky Mountains.*

*Situated just a mile from Colorado's major east-west highway, I-70, Battlement Mesa is located midway between Grand Junction and Glenwood Springs. Each is an easy 40-minute drive through magnificent mesas and canyons. Both towns offer a varied selection of shops and restaurants, as well as full calendars of social and cultural activities. Grand Junction also offers an airport*

*with direct flights to Denver as well as many other western cities.*

*While mountainous central Colorado is known worldwide for its ski resorts, western Colorado — where Battlement Mesa is located — offers a mild four-season climate, with an average daytime temperature of 68 degrees. At an elevation of 5,500 feet, residents enjoy a pleasant dry climate with little precipitation. Of course, for those who enjoy winter sports, great skiing is a short distance away in the higher elevations.*





## Always Something To Do

*The residents at Battlement Mesa are helping to redefine “retirement,” enjoying the vast array of outdoor activities and a full social calendar.*

*The 53,000-sq.-ft. Activity Center serves as the hub for social and recreational activities in the*



*community. It features extensive indoor facilities, including an Olympic pool, indoor running track, fully outfitted gym, fitness center, racquetball courts and game room, plus sauna and Jacuzzi. Low-impact aerobic and water-aerobic classes are also offered.*

*A full schedule of games, meetings, classes and workshops at the Activity Center cover a myriad of topics, from fiction writing to fly tying to quilting. Some 30 clubs and organizations offer opportunities to socialize, learn, express an art or enjoy a hobby.*

*Outdoor recreational opportunities are equally diverse. The 18-hole championship golf course appeals both to novices as well as experienced players, and tennis courts are open to all, from newcomers to tournament players. The Colorado River borders Battlement Mesa, offering year-round trout fishing.*

*For those who prefer to view the magnificent scenery while they get their exercise, miles of trails are maintained for biking, hiking or walking. For the more vigorous, horseback riding is also available at neighboring ranches.*



*An hour or so away in the winter months one can also find snow for cross-country or downhill skiing.*

*The staff of Battlement Mesa organizes a wide variety of social events, including concerts, outings to nearby casinos and festive holiday parties.*

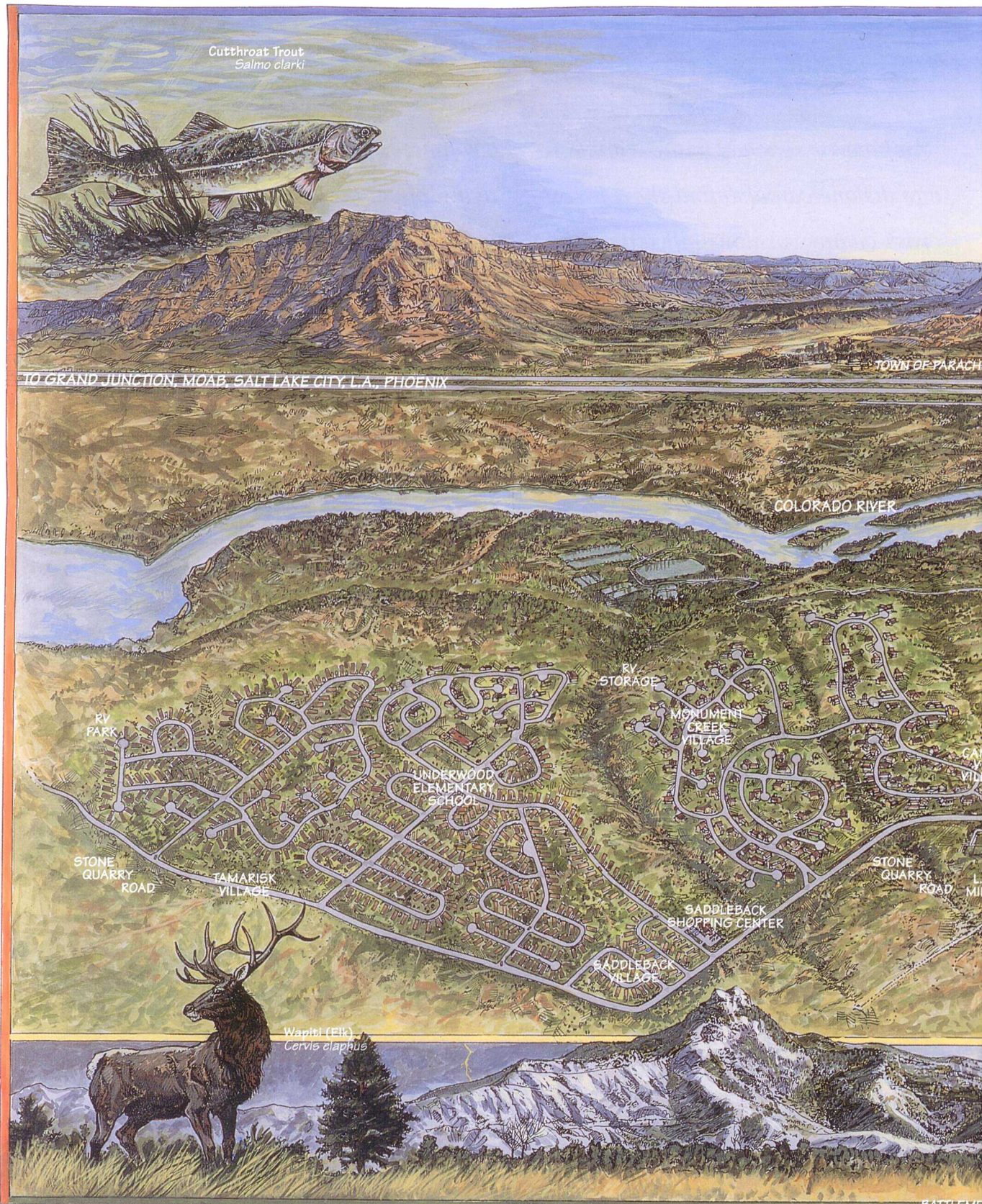
*Volunteer opportunities are available at the library and through numerous community organizations.*

*At Battlement Mesa there's always something to do, and someone to do it with.*

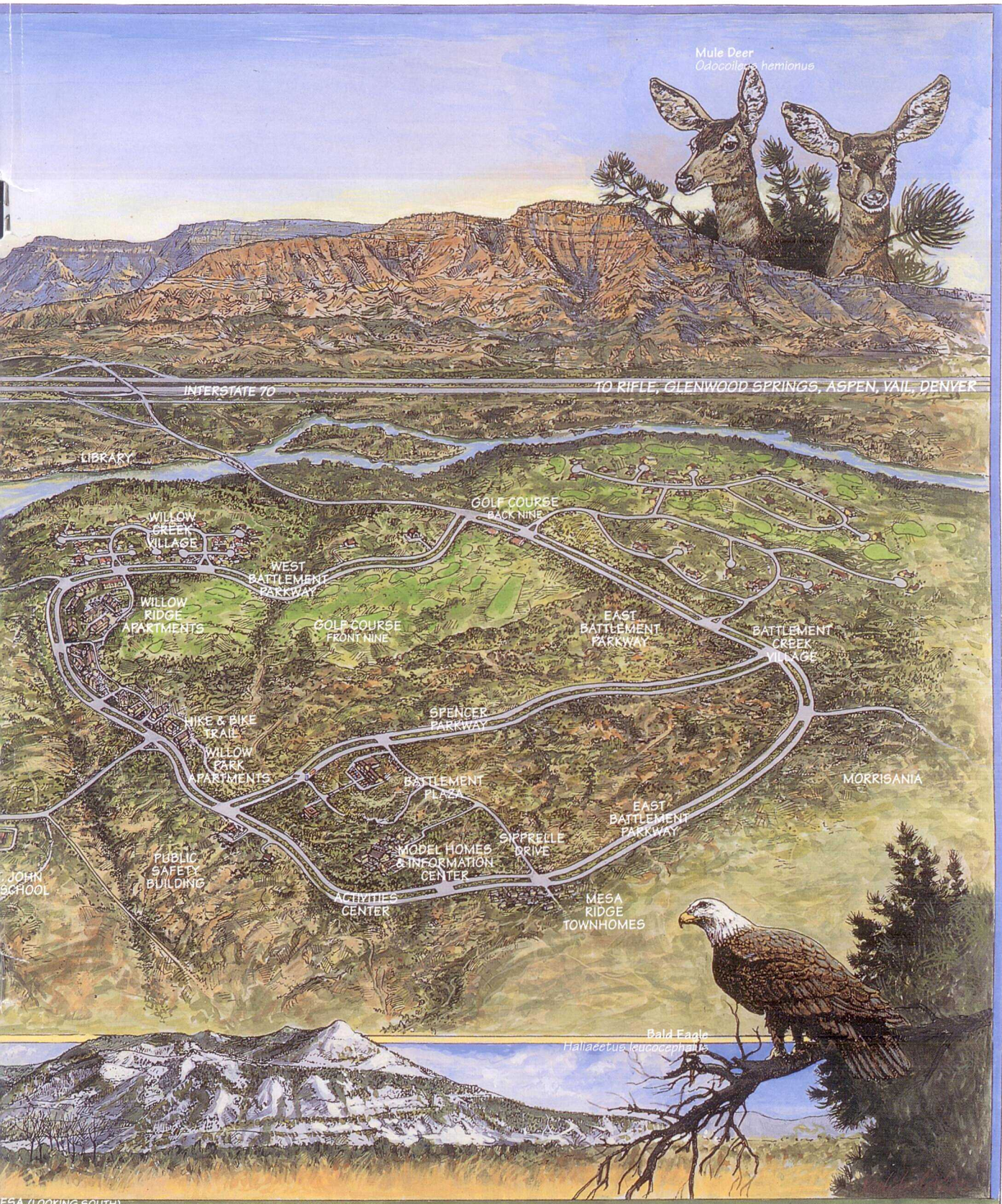




# Scenic Battlement Mesa







Mule Deer  
*Odocoileus hemionus*

INTERSTATE 70

TO RIFLE, GLENWOOD SPRINGS, ASPEN, VAIL, DENVER

LIBRARY

WILLOW CREEK VILLAGE

WILLOW RIDGE APARTMENTS

WILLOW PARK APARTMENTS

PUBLIC SAFETY BUILDING

JOHN SCHOOL

WEST BATTLEMENT PARKWAY

GOLF COURSE FRONT NINE

SPENCER PARKWAY

BATTLEMENT PLAZA

MODEL HOMES & INFORMATION CENTER

ACTIVITIES CENTER

SIPPRELLE DRIVE

MESA RIDGE TOWNHOMES

GOLF COURSE BACK NINE

EAST BATTLEMENT PARKWAY

EAST BATTLEMENT PARKWAY

BATTLEMENT CREEK VILLAGE

MORRISANIA

Bald Eagle  
*Haliaeetus leucocephalus*

ESA (LOOKING SOUTH)





## A Home Just For You

*Like communities of earlier decades, Battlement Mesa offers a number of distinct neighborhoods, each with its own sense of community and style of home. We know that you want your home and your neighborhood to reflect your identity, as it suits the needs and requirements of your lifestyle.*

*At Battlement Mesa you can choose from a wide selection of home styles and price ranges, from custom homes on the fairway to detached homes to townhomes. You can choose to maintain your own landscaping, and enjoy putting in the garden, or let us look after the lawn while you perfect your putt on the golf course.*

*Prices range from the \$90's to \$300,000, including the lot.*

*Through ongoing research, we determine what home buyers like*

*yourself are seeking in a new home and we incorporate those desires into our home designs. Open, airy floor plans, low maintenance, single-floor living, combination rooms that make entertaining easy — these are the features you'll find at Battlement Mesa.*

*Quality construction with durable, low-maintenance finishes, brand name appliances and energy efficient systems are found in all Battlement Mesa homes.*

*Magnificent views of the surrounding vistas are standard with each home.*

*Currently the 3,200-acre community includes the following neighborhoods and home styles:*

*Battlement Creek Village: Very large lots overlooking the golf course, perfect for prestigious estate homes.*

*Willow Creek Village: Spectacular views from custom homes in the mid*





to high \$100's.

*Mesa Ridge Townhomes:*

*Maintenance-free attached deluxe townhomes priced in the \$100's.*

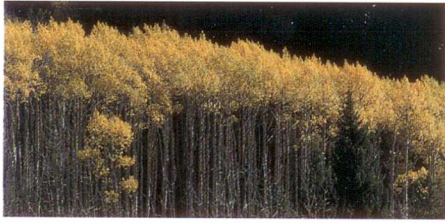
*Monument Creek Village: A variety of floor plans in the \$100's.*

*Canyon View: "Carefree" detached homes from the low \$100's, with lawn care and complete exterior maintenance included.*

*Tamarisk Village: Manufactured homes starting in the mid \$90's.*

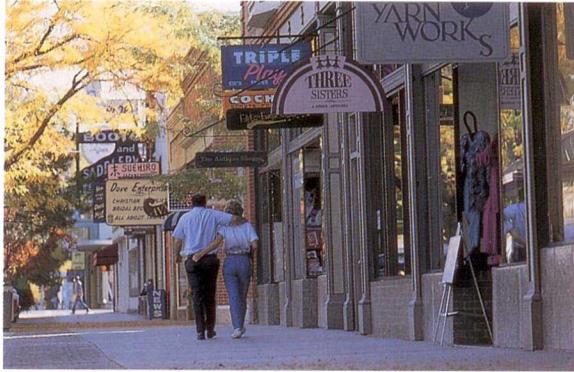
*For those who want to sample the Battlement Mesa lifestyle for a few weeks or a summer — or those waiting for their Battlement Mesa home to be completed — one and two-bedroom apartments are also available.*





## Services & Amenities

*On-site services and amenities include supermarket, shops, restaurants, bank, post office, churches, schools, medical offices, clinic, emergency response service and shuttle service.*



### **Retail and Services**

*Super market: Full service grocery and pharmacy*

*Alpine Bank: Full service bank with automatic teller machine*

*U.S. Post Office*

*Travel agency*

*Beauty shop*

*Women's fashions*

*Liquor store*

*Convenience store*

*Cable TV Service*

### **Medical Services**

*Dental clinic*

*Family practice*

*Eye center*

### **Restaurants**

### **Churches**

*Assembly of God*

*Crown Peak Baptist*

*Faith Baptist*

*Grace Bible*

*Grand Valley Christian*

*Grand Valley Methodist*

*St. Brendan's (Catholic)*

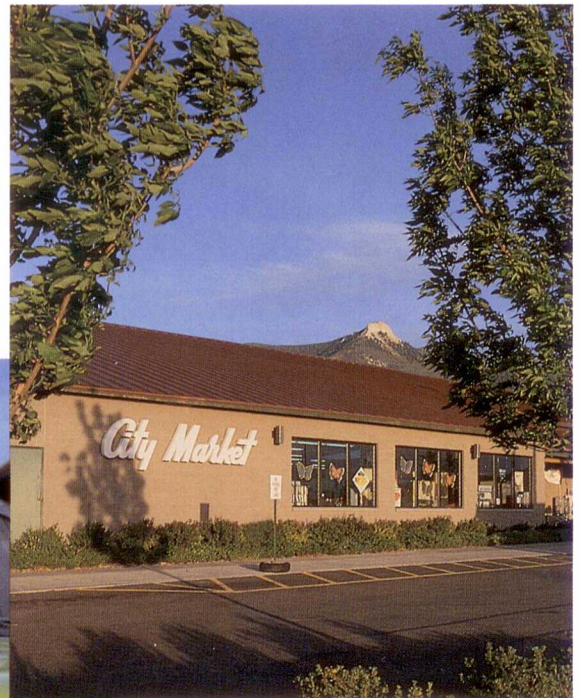




*St. Mary's Hospital of Grand Junction operates the Grand Valley Family Practice, a complete on-site medical clinic, staffed by physicians from St. Mary's. The office is open 8:30 a.m. to 5p.m., Monday through Friday, and is fully equipped with emergency room equipment. A variety of lab tests can also be performed in the office.*



*St. Mary's is committed to providing comprehensive and continuous health care to the residents of Battlement Mesa.*

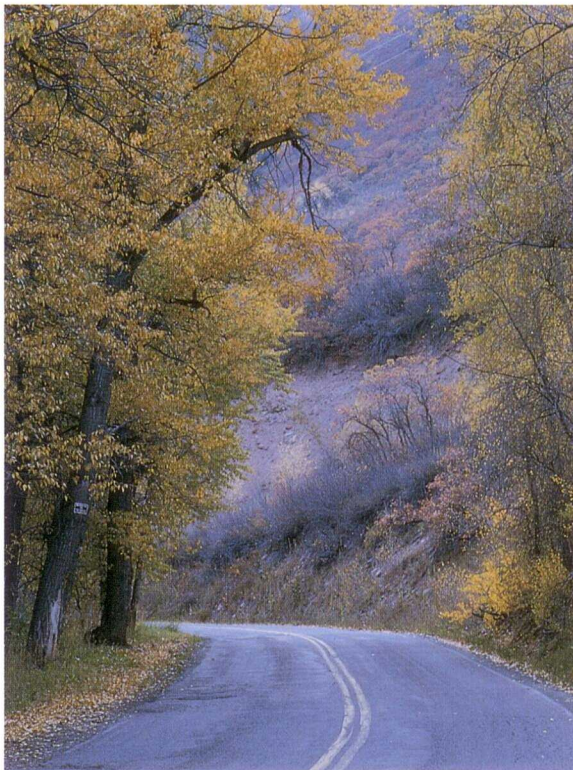






## Point of Departure

*Colorado serves as the Gateway to the West, and Battlement Mesa offers an ideal location from which to*



*depart for vacations throughout the West or for one-day trips to impressive sites, such as the Colorado National Monument and Rifle Falls State Park.*

*The area offers numerous opportunities for camping, hunting,*

*fishing, rock climbing, boating and wildlife watching.*

*If you travel by RV, you'll be glad to know Battlement Mesa has a full service RV Park and a lighted RV storage facility. When your RV-ing friends visit you at Battlement Mesa, they'll find the RV Park convenient and comfortable. Open year-round, it offers complete hook-ups with water, electricity, cable TV, restrooms, showers, dump station and phone.*

*But even if you do get the urge to travel from time to time, you'll always look forward to returning to your home in Battlement Mesa.*

*P.O. Box 6000  
Battlement Mesa, CO 81636  
1-800-252-VIEW*



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