



**JOINT CITY OF GRAND JUNCTION/MESA COUNTY
PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, SEPTEMBER 27, 2011, 6:00 PM**

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

In an effort to give everyone who would like to speak an opportunity to provide their testimony, we ask that you try to limit your comments to 3-5 minutes. If someone else has already stated your comments, you may simply state that you agree with the previous statements made. Please do not repeat testimony that has already been provided. Inappropriate behavior, such as booing, cheering, personal attacks, applause, verbal outbursts or other inappropriate behavior, will not be permitted.

Copies of the agenda and staff reports are available on the table located at the back of the Auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

Approve the minutes of the August 9, 2011 Regular Meeting.

[Attach 1](#)

2. Fuoco Waterline Easement Vacation – Vacation of Easement [Attach 2](#)

Request a recommendation of approval to City Council to vacate a 15' public water line easement.

FILE #: VAC-2011-1099
PETITIONER: Bob Fuoco – Fuoco Investments LLC
LOCATION: 2582 Highway 6 and 50
STAFF: Senta Costello

* * * END OF CONSENT CALENDAR * * *

* * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * *

Public Hearing Items

On the following items the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Public Works and Planning Department (244-1430) after this hearing to inquire about City Council scheduling.

3. Comprehensive Plan Text Amendment – Comprehensive Plan Amendment [Attach 3](#)

The City of Grand Junction and Mesa County are proposing text amendments to the Grand Junction Comprehensive Plan to clarify which zone districts implement the Grand Junction Comprehensive Plan Future Land Use designations and to change the name of the “Agriculture” Future Land Use designation name to “Large Lot 35+”.

FILE #: CPA-2011-994
FILE #: 2011-0185 MP – Grand Junction Comprehensive Plan Update
PETITIONER: City of Grand Junction
LOCATION: City wide
STAFF: Lisa Cox

4. Comprehensive Plan Future Land Use Map Amendments – Comprehensive Plan Amendment [Attach 4](#)

The City of Grand Junction is proposing to amend the Grand Junction Comprehensive Plan Future Land Use Map in various areas throughout the community to resolve conflicts between the current zoning of certain parcels and the Future Land Use designations. If adopted, the proposed amendments will be reflected as changes to the Comprehensive Plan Blended Residential Land Use Categories Map.

FILE #: CPA-2011-1064
PETITIONER: City of Grand Junction
LOCATION: City wide
STAFF: Lisa Cox

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 1
Minutes of Previous Meetings

GRAND JUNCTION PLANNING COMMISSION
AUGUST 9, 2011 MINUTES
6:00 p.m. to 7:28 p.m.

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reggie Wall (Chair), Lynn Pavelka (Vice Chair), Pat Carlow, Ebe Eslami, Rob Burnett, Lyn Benoit, and Greg Williams (Alternate). Commissioner Mark Abbott was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Scott Peterson (Senior Planner) and Eric Hahn (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 25 interested citizens present during the course of the hearing.

Announcements, Presentations, and/or Prescheduled Visitors

None.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the June 14, 2011 Regular Meeting.

2. Community Hospital Rezone - Rezone

Request a recommendation of approval to City Council to rezone 40 acres from a City MU (Mixed Use) to a City BP (Business Park Mixed Use) zone district.

FILE #: RZN-2011-990

PETITIONER: Chris Thomas – Colorado West Health Care System

LOCATION: 2373 G Road

STAFF: Greg Moberg

3. Off-Premise Sign (Billboard) Appeal – Appeal of Director's Decision – Continued from June 28, 2011 Planning Commission Hearing – moved to Consent Agenda

Appeal of Director's Decision pursuant to Section 21.02.210(c), Appeal of Final Action on Administrative Development Permits, regarding denial for an administrative permit to construct a sign at 515 South 7th Street.

FILE #: APL-2011-863
PETITIONER: Thomas Volkmann – Spiecker, Hanlon, Gormley and Volkmann
LOCATION: 515 South 7th Street
STAFF: Lisa Cox

4. Off-Premise Sign (Billboard) Appeal – Appeal of Director's Decision – Continued from June 28, 2011 Planning Commission Hearing – moved to Consent Agenda

Appeal of Director's Decision pursuant to Section 21.02.210(c), Appeal of Final Action on Administrative Development Permits, regarding denial for an administrative permit to construct a sign at 610 West Gunnison Avenue.

FILE #: APL-2011-864
PETITIONER: Tim Murray – CWOA Inc.
LOCATION: 610 West Gunnison Avenue
STAFF: Lisa Cox

5. Off-Premise Sign (Billboard) Appeal – Appeal of Director's Decision – moved to Consent Agenda

Appeal of Director's Decision pursuant to Section 21.02.210(c), Appeal of Final Action on Administrative Development Permits, regarding revocation of an administrative permit to construct a sign at 715 South 7th Street.

FILE #: APL-2011-927
PETITIONER: Thomas Volkmann – Spiecker, Hanlon, Gormley and Volkmann
LOCATION: 715 South 7th Street
STAFF: Lisa Cox

MOTION:(Commissioner Benoit) “Mr. Chairman, I make a motion that the Consent Agenda be approved as submitted.”

Commissioner Pavelka seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

NOTE:Regarding items 3) APL-2011-863, 4) APL-2011-864 and 5) APL-2011-927: These items are not approved but have been postponed to a date uncertain.

Public Hearing Items

6. Casas de Luz – Planned Development

Request recommendation of approval to City Council of an Amendment to the previously Amended Zoning Ordinance 2596 for the Ridges Planned Development

to develop a total of 20 dwelling units on 1.88 acres and request a recommendation of approval to City Council to Vacate a Public Right-of-Way and Utility and Drainage Easement.

FILE #: PLD-2010-259
PETITIONER: Robert Stubbs – Dynamic Investments Inc.
LOCATION: West Ridges Blvd at School Ridge Road
STAFF: Scott Peterson

A PowerPoint presentation was made by Scott Peterson, Senior Planner with the Public Works and Planning Department, regarding the request to amend the original Planned Development Zoning Ordinance for the Ridges Subdivision for 10 existing lots for a new residential development. In addition, the applicant had requested vacation of excess right-of-way and utility and drainage easements no longer necessary as part of the residential development. Mr. Peterson identified that the existing properties were located along West Ridges Boulevard near the Redlands Mesa Golf Course. The aerial photo showed that the subject properties were adjacent to current single-family attached and one detached housing unit directly to the north. The photo also showed that the area of the requested right-of-way vacation along West Ridges Boulevard.

Mr. Peterson said that the Comprehensive Plan Future Land Use Map and the Blended Residential Map indicated the area to be designated as Residential Medium – 4 to 8 dwelling units per acre – and the Blended Residential Map also indicated the Residential Medium category of 4 to 16 dwelling units per acre. He stated the current zoning was Planned Development and under the current Ridges Planned Development each platted lot as part of the development application was designated for a maximum of 2 dwelling units within the overall PD.

The Ridges, originally approved as a Planned Unit Development by Mesa County in the late 1970s, provided approximately 85 acres of open space in Filings 1 through 6, numerous parks of various sizes and a network of detached multi-use trails throughout the development. The approved PUD included a mix of land uses, included a variety of housing types, offices and neighborhood Commercial uses. In 1992 the developed and undeveloped areas of the Ridges were annexed into the City limits and upon annexation an amended plan and zoning ordinance for the Ridges were adopted. The plan allocated the remaining allowable dwelling units to the undeveloped parcels including the multi-family parcels.

Mr. Peterson said the Casas de Luz properties were designated as A lots with a density of 2 family dwelling units per each platted lot; however, it was specifically noted on the plat that the same area could be developed also as a multi-family area. The proposed site plan depicted four filings or phases. He advised the Commission that the applicant had requested to re-subdivide the existing 10 lots and create new residential lots, tracts and stacked condominium units for a total of 20 dwelling units. It was anticipated the new subdivision would be completed over 4 phases.

The proposed development would be subject to the provisions of the Zoning and Development Code except as deviated by the approved Casas de Luz plan to be adopted as part of this amended ordinance. Mr. Peterson said the proposed plan would have a mixture of two family, multi-family and/or single-family detached dwelling units. As proposed, some of the multi-family dwellings would be stacked and would require approval of a Condominium Map if individual units would be sold. He said the building footprint for each dwelling unit in Filings 1, 2 and 4 would be a lot with the multi-family lots as proposed as stacked dwelling units in Filing 3. All areas outside the building footprint would be dedicated as tracts for maintenance responsibilities by the homeowner's association.

Access for the proposed plan would be from West Ridges Boulevard in three distinct locations with proposed internal access by way of shared drives and parking areas or tracts maintained by the homeowner's association. Mr. Peterson outlined the proposed phasing schedule as: The first phase to be completed on or before December 31, 2014; second phase by December 2017; the third phase by 2019; and the fourth phase by 2021.

He next pointed out that as this was an amendment to the original Planned Development Ordinance for the Ridges, a community benefit was not required for this development; however, an amendment for the subject property provided a community benefit by providing a needed housing type with innovative design and utilization of the topography of the site. The design would incorporate elements of cluster units to allow for a more private open space within the development. The development would also provide for more effective use of infrastructure by eliminating public right-of-way and using the three shared accesses to serve the 20 dwelling units which would significantly minimize the impact onto West Ridges Boulevard.

The default zoning for the PD zone, if the first phases for the development were not completed and the amended plan lapsed, then the amended ordinance for Casas de Luz would have no force and effect and the previous ordinance from 1992 would then be in full force and effect; however, if the first phase was completed but the entire plan was not completed, then the Casas de Luz development plan proposed a default zone of R-8.

Mr. Peterson next identified the dimensional standards for the R-8 zone district would then be in effect. He advised that applicant had requested certain deviations regarding the building setbacks whereby the proposed plan applied the front and rear setbacks to the exterior boundary of the subject property rather than individual lots. The front yard setbacks were proposed to be deviated further – the front yard setback would be 15 feet for Filing 1; 11 feet for Filing 2; and 16 feet for Filing 4. Standard setbacks to the exterior boundary would apply. He said that staff found the reduced setbacks were reasonable as there was additional right-of-way along the Casas de Luz property and it was not likely to be developed as roadway because of the detached trail that was in part of the Ridges plan for the Planned Development.

The trail and additional green space would provide a similar appearance to the area as would the standard setbacks. He next advised that the West Ridges Boulevard was dedicated as an 80-foot wide right-of-way whereas normal residential streets would typically be a 52-foot right-of-way and, therefore, staff recommended approval of the setback deviations to the front yard.

The proposed landscaping plan included a total of 33 trees and 212 shrubs along with granite, stone mulch and dry land grass seed mix in the open space tract areas which were in conformance with the Zoning Code.

Mr. Peterson next brought up another deviation requested by applicant – building height. By the existing PD ordinance, the maximum height for a multi-family dwelling was 40 feet and for a single-family attached and detached, including a two-family dwelling unit, was 25 feet. With the proposed plan, only two single-family detached and attached dwellings were taller than originally allowed by the Ridges PD; however, the multi-family units were shorter than what would be allowed. The clustering of the buildings opened more space between the buildings to reduce the overall obstruction of views. In addition, the applicant had taken into consideration the appropriate height for each building within the development. Applicant and staff agreed that the development as proposed was reasonable considering the topography of the site. The immediate surrounding area and all buildings were at least 5 feet below the allowable possible 40-foot height for a multi-family unit.

Mr. Peterson advised that the applicant had also requested the vacation of a dedicated frontage road and utility and drainage easements that were not needed with the proposed development. The City would retain the existing 10-foot utility easement adjacent to West Ridges Boulevard. The existing frontage road provided access for 7 of the existing 10 lots; the frontage road provided a separate ingress/egress point for each lot without impacting traffic movements on West Ridges Boulevard; however, since this development modified existing lot configuration with three access points, the frontage road was no longer necessary with the exception of maintaining of the multi-purpose easement along the remaining right-of-way for utilities. With regard to the easements, he said that they were not necessary for development and some interfered with the location of buildings with the proposed development. Also, existing easements did not contain any public utilities in the areas to be vacated.

In conclusion, he stated the requested amendments to the amended Ridges Planned Development Ordinance were consistent with the Comprehensive Plan, the applicable review criteria of the Zoning Code had been met for the amendment of the PD ordinance and the review criteria had also been met as pertaining to the vacation of those portions of the utility and drainage easements identified and the right-of-way for the frontage road and further conditioned on recordation with the Clerk and Recorder of the plat with the first phase of the plan retaining an existing 10-foot multi-purpose easement.

QUESTIONS

Chairman Wall asked for clarification pertaining to the building heights and asked if the whole portion would be underground or if it would just be the front part. Scott Peterson said that the stacked units would be part of the garage and they would be level on the front but then recessed in the back.

Chairman Wall asked for a review of the setbacks related to Filings 1, 2 and 4 and wanted to know what the difference applicant had asked for. Mr. Peterson said normally in a residential zone the front yard setback would be 20 feet; however, since there was excess right-of-way plus a detached sidewalk with a landscaping strip, staff found the requested deviation for the front yard setback to be appropriate.

Commissioner Williams also asked for clarification regarding the current zoning code and would it allow a single-family to be a maximum of 25 feet. Mr. Peterson said that was per the Ridges Planned Ordinance but with the straight R-8 zone it could be up to 40 feet. The applicant was basically requesting a deviation from the Ridges Planned Development zone to be specific to each property.

APPLICANT'S PRESENTATION

Rebekah Mandrop, 251 West Water Circle, Fruita, stated there was a public benefit that was offered with the proposal – mainly the ideals presented in architectural design they would be able to cluster the units rather than have duplex units across the board. This would allow for open corridors between the buildings and would allow for the landscaping for the overall development. The drainage too was overall rather than individual units. Ms. Mandrop confirmed that it was the owner's intent to create a community that was rich in beauty that had visual appeal and was a public benefit. According to Rebekah, a neighborhood meeting was held on September 8, 2010. The impact of the neighbors was considered by the proposal. Pockets of landscaping would be allowed with this proposal that would not be allowed if the duplex units were installed as currently platted.

QUESTIONS

Chairman Wall asked for an explanation regarding the drainage being overall rather than individual. Ms. Mandrop said that all of the drainage was incorporated. She added that right now they were separately platted lots so each individual lot would need to take care of their own drainage; however, the drainage of the whole site had been incorporated both in the landscaping plan, into the design of the buildings, the topography was also taken into consideration. There would be some stream beds that went all the way across the length of the property which would be landscaped around with different features.

Commissioner Eslami asked if there would be just one lot. Ms. Mandrop said that was her understanding as well. Eric Hahn, City Development Engineer, said the easiest way to compare would be single-family residential lots as a standard subdivision as compared to a site plan for the entire site as one incorporated drainage plan.

Commissioner Williams asked if the height restriction was 40 feet to the very top of every structure on the multi-family structures. Ms. Mandrop confirmed the height shown in staff's presentation showed the very top of any feature.

Commissioner Benoit asked if they were essentially four-story structures. Ms. Mandrop confirmed there was a garage and structures on top of that.

Commissioner Benoit asked how one would access their condominium unit and was there only one access point in each building. Ms. Mandrop said she was not sure that had been finalized at this point but there were access points of stairwells as well as an elevator in each building.

Chairman Wall asked how far the entrance and exit for Filing 1 were down from the median in the middle of the road. As there were some significant concerns raised regarding site distance at that point, Mr. Hahn advised that the City Transportation Engineer was asked to send out a technician to do an analysis and their conclusion was that the site distance would be fine provided that all landscaping was continued to be kept under 30 inches in height.

Chairman Wall voiced his concern that the existing landscaping covered a lot of length of the median and was concerned with cars coming down the hill and someone exiting left out of the entrance. Eric Hahn stated he believed the analysis at the Transportation engineer's office was a requirement to see at least 325 feet which in this instance could easily be done. He stated that provided the landscaping stayed below 30 inches, the visibility was surprisingly good.

Commissioner Benoit asked if the existing shrubbery at the curb line at Ridges Boulevard would remain there. Eric Hahn said that was also analyzed and addressed in the analysis from the City's Transportation Engineer's Office with the same conclusion – that it would have to be removed and/or lowered but, provided that occurred, the site distance was very good.

Chairman Wall asked if that would be more of the responsibility of the homeowner's association or a City responsibility. Eric Hahn said that in reality in most cases it was the City that would be called to take care of that.

APPLICANT'S PRESENTATION

Mike Stubbs, president of Dynamic Investments, the applicant, said that he had 25 years of history with this. It was his understanding that under the Ridges Amended Plan, heights were established for the existing A, B and C lots at 25 feet. The standard for multi-family development was purposefully not adopted in the Amended Plan and it was also his understanding that it was the staff's and the City's opinion that they wanted to not have different sets of rules going forward with new development but rather they should follow the current City code and current City standards. He read into the record two pertinent paragraphs within the Amended Plan. He reiterated that current City standards for both an R-4 and an R-8 were 40-foot height limitations for both single-family, duplex

and multi-family. They had proposed far lower on all of the buildings. He believed the lots were no longer A lots due to the re-platting and, therefore, there was no height standard established. Taking into consideration the topography, they made sure that homes were at the 28-foot height standard for Filing 1 and all of the units behind were developed to a multi-family replat. He discussed the height limitations and standards and how they were applied to this development. Also, with regard to the condominium buildings, there would be a drive-in underground garage with two and one-half stories which could be seen by the neighbors behind.

QUESTIONS

Rick Thurtle, 2343 B Rattlesnake Court, adjacent to the proposed subdivision, said both he and his wife had attended the neighborhood meeting and stated that in some ways they agreed that in some ways it would be good for the community but in many ways believed it was not. He read into the record a letter previously provided to the Commission which was a formal request by some citizens of the Rattlesnake Court community for denial of the requested proposed Planned Development. Some points cited were that the applicant had not established how the proposed development would benefit current Rattlesnake residents. It was their opinion that it would adversely affect residents due to lack of adequate buffering from existing homes; lack of privacy; and may have a negative effect on passive solar capabilities.

Additionally, the proposal violated the adopted bulk standards of the Ridges Planned Development. He added that the site plan was not consistent with the covenants which allowed for no more than two units per lot. Mr. Thurtle next discussed the building height of some of the proposed buildings as well as the elevators.

An additional concern was impending traffic on West Ridges Boulevard and ingress and egress in the area could lead to traffic safety issues for those entering and exiting Redlands Mesa Golf Course and the surrounding homes.

Concerns were also raised regarding whether the proposed development was adequately funded to carry through to completion and the requested timetable was simply too long for residents in the area to be living in a construction zone. The recent economic downturn in Mesa County had caused a decline in real estate values in the area and a more than 10-year window to complete the project was not acceptable to nearby residents.

Many citizens were concerned that the development may cause building shift in the soil under the homes. The landscaping involved would not be a community improvement to everyone and they deemed it to be unacceptable. The multi-family stacked four-story units were a concern and were also deemed to be unacceptable. The views would be taken away. He also believed the density was a little bit too thick, the height was not acceptable and the cost per square foot was concerning.

QUESTIONS

Commissioner Carlow asked what covenants Mr. Thurtle made reference to. Mr. Thurtle said it was the Ridges Subdivision. Jamie Beard, Assistant City Attorney, said that these

particular lots were originally designated as A lots when they were platted. However, the plat itself indicated this same area could be developed as multi-family and the plat would have been considered a portion of the original plan.

PUBLIC COMMENT

Rick Thurtle said their main concern was the height issue.

QUESTIONS

Chairman Wall wanted clarification regarding the height issue. Rick Thurtle confirmed that the height could be 40 feet. Jamie Beard confirmed that because they can develop this particular area as a multi-family area, the multi-family isn't specific in the amended plan for the Ridges area. It said that it was directed to what the Zoning and Development Code allowed for at that time. As the Zoning and Development Code at this point, based on what they would be allowed to develop in this particular area, would allow for a 40-foot height building.

Chairman Wall asked if he was correct that Mr. Thurtle's position was that the 40-foot height was not consistent with the area. Rick Thurtle said that although it was consistent with current Code, it was not acceptable to the neighbors.

Commissioner Burnett asked a question regarding the sales price as referenced by Mr. Thurtle. Rick Thurtle said that he learned from the September 8th meeting that the units would be between \$250-300,000 each with the square footage ranging from 1800 to 2200 including the garage. Chairman Wall interjected that the size and/or cost of the units were irrelevant to this conversation at this time.

Commissioner Benoit asked if there were any other four-story buildings in the area. Mr. Thurtle stated there were none to the best of his knowledge.

Carole Chowen (2342 Rattlesnake Court, Unit B) added that the drawings presented by Mr. Peterson and confirmed by the developer's drawings made the case that Mr. Thurtle presented. She said the people who lived in the solar homes might lose some of their solar capabilities and would literally have to climb up on their roofs to get a view. She added that the areas in between would not benefit from this development. She asked the Commission to look at and consider the solar aspect as well as the high rise development being considered.

Sue Carbone, 2337 B Rattlesnake Court, said that she currently lived behind where Phase 1 would occur and reiterated what Rick Thurtle had stated and added that when she purchased her home in 1987 she never envisioned there would be a two-story home less than 10 feet behind her fence. She asked that the Commission to take a look at this plan and look at building heights and corridors.

Claudia McBride (3092 Hoisington) said that she and her husband had a unit at 2337 Rattlesnake Court #A. She had been a builder and a developer in the Grand Junction area since 1979. She identified her first development in Fruita to be similar in that the

garages were down below and the structures were up above. It was also in a very, very steep location. She explained that the soils and ridges did not have a good reputation so the soils made a lot of cracks and affected the units. She stated one of her major concerns about this project was the erosion from the surface water. She believed there would be a good possibility there would be large ruts which could turn into making the structures unstable. Also, access and the ability to keep railings and walkways in good condition may also be affected. She hoped that a reasonable thing to do was to go with a lower density and to give the visibility for the primary reason of aesthetics and to keep the community happy especially considering the nearby projects that had been left incomplete. Ms. McBride thought some respect should be shown to Redlands Mesa and that section of housing which had brought a lot of popularity to the area. Adding three driveways with ingress/egress along that road would be more confusing and believed a reasonable project with a lower density would reduce the number of cars and people.

An unidentified male speaker asked the Commission why the City was allowed to change its mind. He remembered when the golf course was being put in and the area surrounding was shown with patio homes. In addition, the golf course was to have provided a trail for people to walk on which it had not done.

APPLICANT'S REBUTTAL

Rebekah Mandrop reiterated that they were not increasing the density at all. The density would stay the same as what it was currently. The height limitation was that the buildings could be taller. She showed an illustration that the four-story units would actually be about two and one-half stories out of the ground with the rest being a drive-in garage to work with the topography. She added that the elevators were being installed in order to be ADA compliant. The drainage had been incorporated into an engineered designed drainage plan.

QUESTIONS

Commissioner Carlow asked Ms. Mandrop to expand on the passive solar and asked whether or not a problem existed with that. Ms. Mandrop said that she was not familiar with a solar problem. She confirmed that it had been brought to her attention.

Chairman Wall raised a question regarding closeness of the buildings to the fence in Filing 1. Scott Peterson showed that Filing 1 was on the west side of the property. He commented on the setback requirements in relation to the existing R-8 type of zoning district. The R-8 zone for a rear yard setback was 10 feet. He believed there was a 10-foot utility easement in the back and so the corridors would be 12 to 13 feet from the north property line. Also, the building footprint in essence became the property line; therefore, the outer boundary was what was looked at as far as setbacks were concerned. In essence, the West Ridges Boulevard property line was the front yard setback and the north property line would be the rear yard setback. Accordingly, a 10-foot setback from the north property line would be in conformance with the current Zoning Code for the R-8 zone district.

Chairman Wall asked if it were developed as drawn previously as A lots, what would the setbacks be. Scott Peterson said he believed the Amended Ridges PD for an A lot was also 10 feet in the rear.

Chairman Wall asked if it was a single-story or two-story for Filing 1. Mr. Peterson said they were two stories.

Chairman Wall asked Mr. Stubbs how the Commission could possibly ensure that when the digging and moving the ground was begun that it would not cause the other ground above to start to shift and possibly move. Mike Stubbs said that a number of builders in the Ridges took the overall soils report for 1100 acres and planned many foundations on that. He explained that they had geologic soils reports done through the area. In addition, they had a review performed by the Colorado Geologic Society and a soils engineer reviewed that information. They also had done additional digging and testing of the soils. He confirmed that each foundation would be individually designed based on the soils test in that location by a professional engineer. He assured they were taking advantage of the technology that had been improved on over the years as far as foundation design.

Commissioner Pavelka asked if there was anything specific within the Code with respect to solar access. Greg Moberg, Planning Services Supervisor, answered that basically there was nothing in the Code that would restrict someone from building within a perceived solar access.

DISCUSSION

Commissioner Pavelka said that she realized that it was difficult when something was being built in a back yard. However, when you consider what could be put on that land such as strict multi-family, there were some unique features that were respective to the terrain. She addressed the solar access issue and was unsure whether it was enough to impact or degrade from the solar. She believed there were a lot of features that would make this fit in to enhance the area. She did not believe there would be a visibility standpoint out of the three drives. She thought this development could work and thought it was much more creative and desirable than just a straight line of multi-family units. She stated that she would be in favor of the project.

Commissioner Williams also did not believe the sight visibility would be an issue. The design of the plot and the layout of the buildings were innovative. He thought the project accompanied the Comprehensive Plan and the goals and the valley's effort to grow up rather than continue urban sprawl. He too would be in favor of this plan.

Chairman Wall said this particular project was interesting mainly because of the ground. He commended the public who lived in the neighborhood for how they had planned and organized their time and comments for this project. He addressed the concerns raised and stated that the setbacks met Code. With regard to the heights of the buildings, they could build up to 40 feet and unfortunately when there was a Code that a developer went by, it wasn't fair for the Commission to say that it was unacceptable to build within Code.

He was not concerned about the amount of traffic. He was, however, concerned about the entrance just before the median. He deferred to the traffic engineers on that point. Whether or not the project was adequately funded could not be taken into consideration. Also, he considered property values to be a matter of opinion. Every property being developed had to be done correctly for it to positively influence the development around it. The stability of the ground was a concern; however, with testing of each individual pad site helped to alleviate some of those concerns. Chairman Wall concluded that the project met Code, was consistent with the Comprehensive Plan and was consistent with the Zoning Code and he would be in approval of this project.

MOTION:(Commissioner Williams) “Mr. Chairman, on Item PLD-2010-259, I move we forward a recommendation of approval to the City Council on the request to vacate the portions of utility easements requested and the drainage easement with the findings of fact and conclusions as identified in the staff report.”

Commissioner Pavelka seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

MOTION:(Commissioner Williams) “Mr. Chairman, on Item PLD-2010-259, the request to amend the Ridges Planned Development Ordinance with the Casas de Luz plan, I move that the Planning Commission forward to the City Council a recommendation of approval of the Amendment with the findings of fact and conclusions as identified in the staff report.”

Commissioner Pavelka seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

MOTION:(Commissioner Williams) “Mr. Chairman, on Item PLD-2010-259, I move we forward a recommendation of conditional approval to the City Council on the request to vacate the frontage road with the findings of fact, conclusions and conditions as identified in the staff report.”

Commissioner Pavelka seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 7:28 p.m.

Attach 2
Fuoco Waterline Easement

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: September 27, 2011
PRESENTER: Senta Costello

AGENDA TOPIC: Fuoco Easement Vacation – VAC-2011-1099

ACTION REQUESTED: Recommendation to City Council on the Requested Easement Vacation.

BACKGROUND INFORMATION				
Location:		2582 Hwy 6 & 50		
Applicants:		Owner/Applicant: Fuoco Investments LLC – Bob Fuoco Representative: River City Consultants – Tracy States		
Existing Land Use:		Car dealership		
Proposed Land Use:		Car dealership		
Surrounding Land Use:	North	Car dealership		
	South	Vacant retail		
	East	Retail/Office/Car dealership		
	West	Retail/Gym		
Existing Zoning:		C-1 (Light Commercial)		
Proposed Zoning:		C-1 (Light Commercial)		
Surrounding Zoning:	North	C-1 (Light Commercial)		
	South	C-1 (Light Commercial)		
	East	C-1 (Light Commercial)		
	West	C-1 (Light Commercial)		
Future Land Use Designation:		Commercial		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: Vacation of a 15' public water line easement.

RECOMMENDATION: Recommend a recommendation of approval be forwarded to City Council.

ANALYSIS

1. Background

The eastern portion of the property has been used as a car dealership since the mid 60's. The eastern building was built in 1984 and the western buildings were constructed in 1991. A 15' water line easement was dedicated in 1991 to give the City access to a water line that crosses the property.

The applicant wants to tear down one of the smaller western buildings and build a new showroom in its place. The new building will sit atop the area containing the water line and covered by the 15' easement mentioned above. As a part of the site plan for the new showroom, the applicant proposes to relocate the water line, dedicate a new easement, abandon the old water line and vacate the existing easement.

The vacation of this easement will be conditioned upon installation of a new water line to the City's standards and granting of an easement for the water line in a form acceptable to the City Attorney. As part of the site plan review, the City's utility engineer has reviewed the proposal to relocate the water line and has indicated his approval for the plan based on the conditions stated above.

2. Section 21.02.100 of the Grand Junction Municipal Code

The vacation of the easement shall conform to the following:

- a. The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.
 - Goal 6: Land use decisions will encourage preservation and appropriate reuse.
 - Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.
 - Policy B – The City and County will provided appropriate commercial and industrial development opportunities.

This vacation will facilitate the continued use of this property by the property owner and allow the owner's proposed upgrades to the site, so that the owner will not need to relocate.

- b. No parcel shall be landlocked as a result of the vacation.
 - No other parcels are affected by the relocation of the water line or by the vacation of the water easement.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.
 - Access will not be affected by the relocation of the water line or the vacation of the water easement.
- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

Vacation of the easement is conditioned upon relocation of the water line and acceptance of the waterline by the City, and granting of a new easement in a form acceptable to the City Attorney.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.
 - The provision of services to any property will not be inhibited. The water line will be relocated by the applicant at the applicant's expense and installed in its new location in compliance with City standards. Water service will continue as before to all affected properties.
- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.
 - The vacation of the easement will allow the owner to continue to operate on this property using existing infrastructure rather than relocating which would potentially increasing demands on infrastructure or creating a need for new/additional infrastructure.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Fuoco water line easement vacation application, VAC-2011-1099 for the vacation of a public water line easement, I make the following findings of fact, conclusions and conditions:

1. The requested water line easement vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100 of the Grand Junction Municipal Code have all been met.

3. Vacation of the easement shall be conditioned upon the relocation of the water line, its installation according to City standards, and acceptance of the water line by the City; vacation of the easement shall also be conditioned upon the granting of a new water line easement in a form approved by the City Attorney.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested water line easement vacation, VAC-2011-1099 to the City Council with the findings, conclusions and conditions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

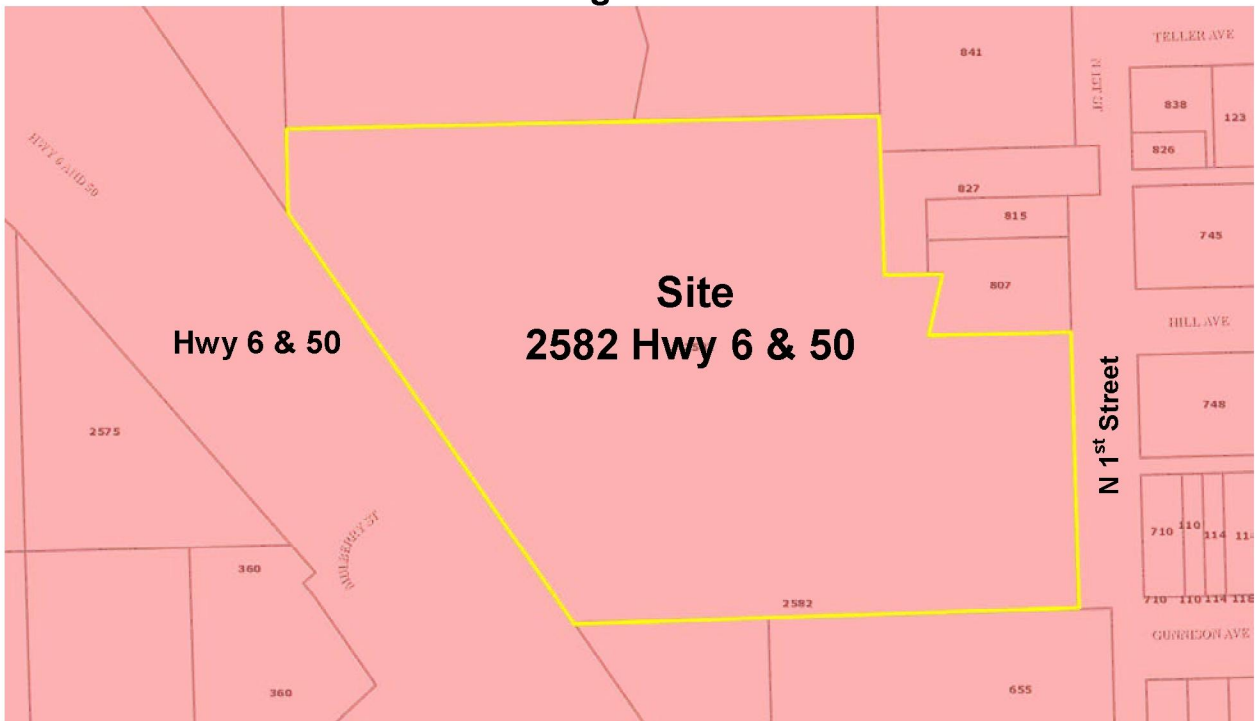
Mr. Chairman, on item VAC-2011-1099, I move we forward a recommendation of approval to the City Council on the request to vacate a 15' public water line easement with the findings of fact, conclusions and conditions in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Resolution

Site Location Map

Figure 1



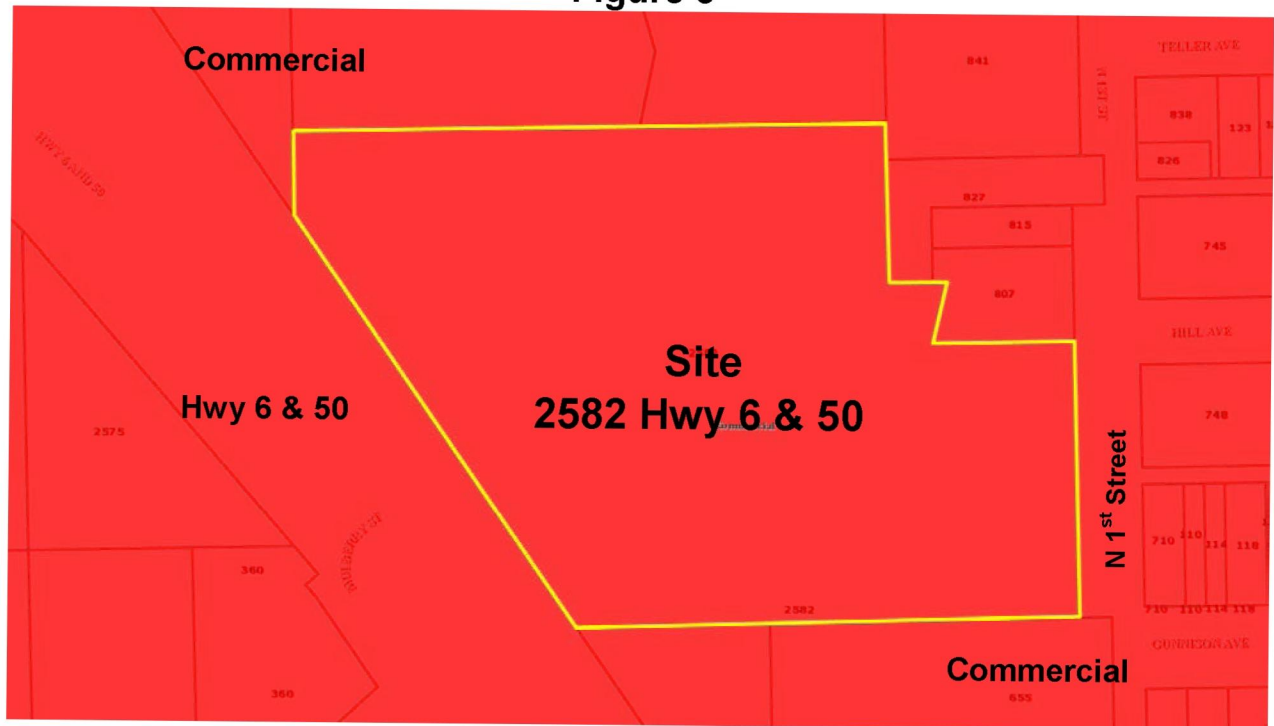
Aerial Photo Map

Figure 2



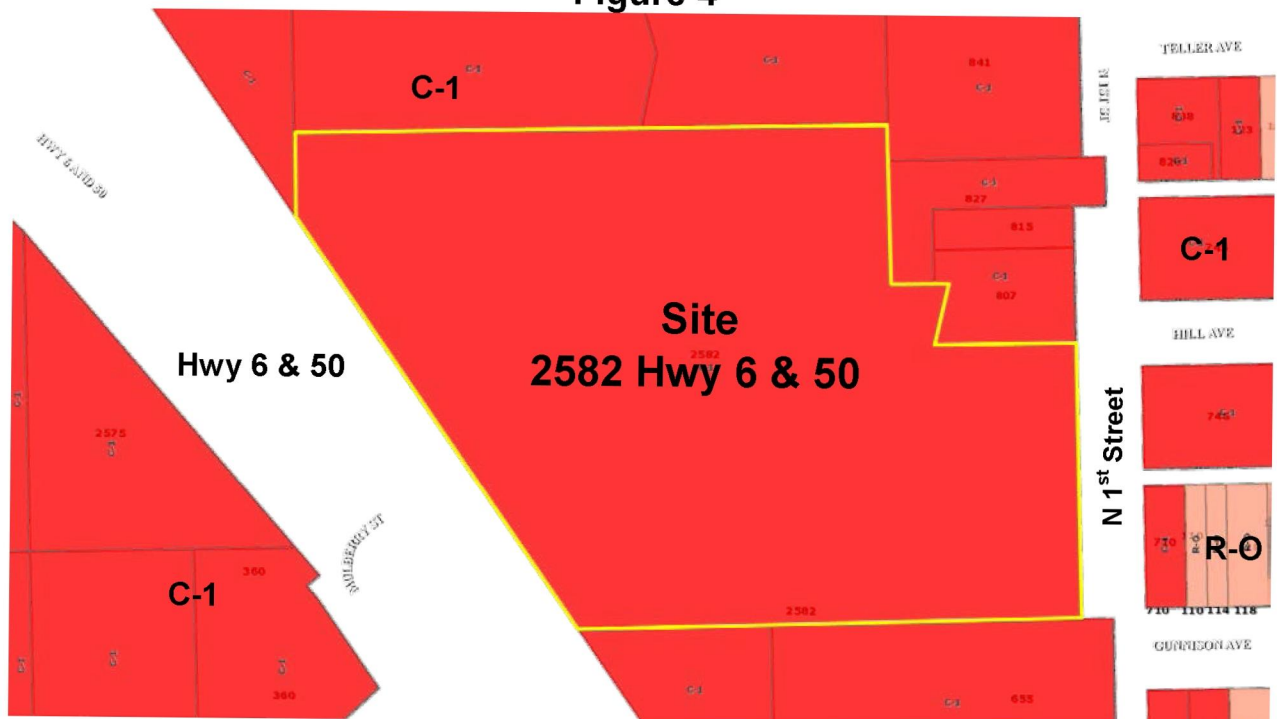
Comprehensive Plan Map

Figure 3



Existing City and County Zoning Map

Figure 4



CITY OF GRAND JUNCTION

Ordinance No.

AN ORDINANCE VACATING 15' WATER LINE EASEMENT LOCATED AT 2582 HWY 6 & 50

RECITALS:

A vacation of the dedicated water line easement for has been requested by the property owner.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described dedicated water line easement for is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated easement to be vacated:

A parcel of land situated in the southeast quarter of the northeast quarter of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Commencing at Mesa County Survey Marker #630 for the north sixteenth corner on the east line of said Section 15 whence a pin and cap "PLS 18480" in a monument box for the northeast corner of said Section 15 bears North 0°01'22" East, a distance of 1317.13 feet with all bearings herein relative thereto;

Thence North 59°39'59" West, a distance of 705.88 feet to the point of beginning on the north line of an existing easement recorded in Mesa County at Reception No.1571250;

Thence South 33°19'39" East, a distance of 17.82 feet to a point on the south line of said easement;

Thence along said south line South 89°19'28" West, a distance of 166.56 feet;

Thence North 56°40'21" East, a distance of 27.80 feet to a point on the north line of said easement;
Thence along said north line North 89°19'28" East, a distance of 133.54 feet to the Point of Beginning.

Containing 0.052 acres, more or less.

Introduced for first reading on this day of , 2011.

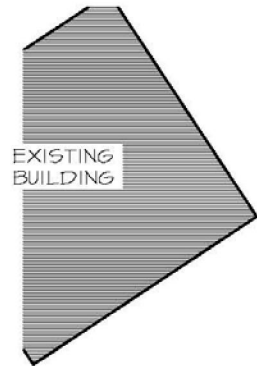
PASSED and ADOPTED this day of , 2011.

ATTEST:

President of City Council

City Clerk

EXHIBIT B



EXISTING
BUILDING

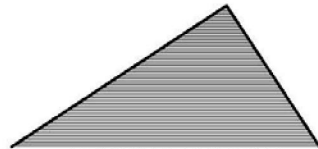
PROPOSED BUILDING

EXISTING EASEMENT
Rec. #1571250

EASEMENT TO BE VACATED

EXISTING EASEMENT
Rec. #1571250

bore hole



EXISTING BUILDING

PQB

NE cor.
S.15

NO°01'22"E Basis of Bearings

N59°39'59"W 105.88'

N 1/4
S.15



1"=30'



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY
REPRESENTING A WRITTEN DESCRIPTION - IT DOES
NOT REPRESENT A MONUMENTED BOUNDARY SURVEY



744 Horizon Ct.
Suite 110
Grand Junction
CO 81506
970-241-4722

Drawn:kst Checked:drs Sep 6, 2011

S:\PROJECTS\Fuoco Nissan 1104-0021\Survey. 15P.pro

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Attach 3
Comp Plan Text Amendment

CITY OF GRAND JUNCTION and
MESA COUNTY PLANNING COMMISSIONS
PRESENTERS:

MEETING DATE: Sept. 27, 2011
Lisa Cox, AICP, City Planning Division
Kaye Simonson, AICP, Mesa County Planning Division

AGENDA TOPIC:

City file # CPA-2011-994, Grand Junction Comprehensive Plan Text Amendments
Mesa County file # 2011-0185 MP – Grand Junction Comprehensive Plan Update

ACTION REQUESTED:

City Planning Commission: Request a recommendation of approval to City Council of the proposed text amendments to the Grand Junction Comprehensive Plan, Title 31 of the Grand Junction Municipal Code (GJMC)

Mesa County Planning Commission: Request approval and adoption of the proposed text amendments to the Grand Junction Comprehensive Plan

RECOMMENDATION:

City Planning Commission: Recommend approval of the proposed amendments

Mesa County Planning Commission: Approval of the proposed amendments

BACKGROUND:

The City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan in February, 2010. The Plan includes new land use designations to implement the vision of the Plan and guide development. These include higher density or more intense development in more urban areas.

Chapter One of the Comprehensive Plan entitled “Land Use Designations” identifies the City and County zone districts that serve to implement each of the land use designations of the Comprehensive Plan. The City Zoning and Development Code also identify the zone districts that serve to implement the Comprehensive Plan. In the Mesa County Land Development Code this information is found in Chapter Four.

Working with the Comprehensive Plan and the City Zoning Code, City Staff identified some inconsistencies between the two regarding which zone districts implement each land use category in the Comprehensive Plan. These inconsistencies arose primarily due to changes made late in the City’s legislative process with respect to adoption of the Form Based Districts. The proposed changes to the Comprehensive Plan clarify which zone districts implement each of the land use designations of the Comprehensive Plan. Mesa County recently adopted an amendment to the Mesa County Land Development Code that reconciled implementing zone districts with the Mesa County Master Plan.

In addition, in certain areas of the City there is a conflict between the applicable land use designation and zone district. The proposed changes to the Comprehensive Plan are also intended to correct some of those conflicts.

The proposed Comprehensive Plan text amendments serve to correct Chapter One, "Land Use Designations," by (1) including all of the City zone districts that implement the various Comprehensive Plan designations, (2) removing all Mesa County zone districts from each Comprehensive Plan land use designation, (3) adding a footnote reference directing readers to the Mesa County Land Development Code for a description of which County zone districts implement which Future Land Use designation, and (4) renaming the "Agriculture" land use designation "Large Lot 35+".

The proposed text amendments are shown on the attached description of the Comprehensive Plan land use designations.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed amendments are consistent with the following goals and policies of the Comprehensive Plan:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Policy 1A: City and County land use decisions will be consistent with the Future Land Use Map. Mesa County considers the Comprehensive Plan an advisory document.

Policy 1C: The City and Mesa County will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy 3A: To create large and small "centers" throughout the community that provides services and commercial areas.

Policy 3B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy 5A: In making land use and development decisions, the City and County will balance the needs of the community.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

CITY OF GRAND JUNCTION APPROVAL CRITERIA:

Chapter One, Amendments to the Comprehensive Plan (document), states that “An amendment is required when a requested change significantly alters the land use or the Comprehensive Plan document.”

The following Criteria for Plan Amendments are found in Chapter One of the Comprehensive Plan document:

- (1) The City may amend the Comprehensive Plan, neighborhood plans, corridor plans and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and:
 - (i) Subsequent events have invalidated the original premises and findings; and/or
 - (ii) The character and/or conditions of the area has changed such that the amendment is consistent with the Plan; and/or
 - (iii) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
 - (iv) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
 - (v) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Working with the Comprehensive Plan and the City Zoning Code, City Staff identified some inconsistencies between the two regarding which zone districts implement each land use category in the Comprehensive Plan. The proposed changes to the Comprehensive Plan clarify which zone districts implement each of the land use designations of the Comprehensive Plan.

By creating consistency among the Comprehensive Plan and the development codes, the amendments express a clearer vision for the community; therefore the proposed amendments meet criterion (v) above. The community will benefit from the proposed amendments because the conflict between the land use designations and the zone districts will be resolved.

In other areas of zoning/Comprehensive Plan conflict, the City will be looking at other means of resolving the conflicts. Those are not before the joint Planning Commissions at this time.

MESA COUNTY APPROVAL CRITERIA:

Section 3.2.8, Approval Criteria, of the Mesa County Land Development Code states that the Planning Commission may approve proposed Master Plan Amendments only if it is determined that the proposed amendment is consistent with the overall purpose and

intent of the Mesa County Master Plan and with any intergovernmental agreements then in effect between the County and any other unit of government and only after consideration of each of the following criteria:

(Consistency with the overall purpose and intent of the Mesa County Master Plan is discussed in approval criteria D below and intergovernmental agreements are addressed in approval criteria 3.1.17.C below.)

A. There was an error in the original Master Plan such that then-existing facts, projects, or trends (that were reasonably foreseeable) were not accounted for.

Errors have been found within the Comprehensive Plan Future Land Use designation descriptions and it is recommended the Plan text be amended accordingly.

This criterion **is met.**

B. Events subsequent to the adoption of the Master Plan have invalidated the original premises and findings.

There have been no events that invalidate original premises or findings.

This criterion **is not applicable.**

C. The character and/or condition of the area has changed enough that the amendment is acceptable.

There have been no changes to the character or condition of the area.

This criterion **is not applicable.**

D. The change is consistent with the goals and policies of the Master Plan, including applicable special area, neighborhood, and corridor plans.

The proposed changes are consistent with the goals and policies of the Grand Junction Comprehensive Plan, which is part of the Mesa County Master Plan, as described above.

This criterion **is met.**

E. Public and community facilities are adequate to serve the type and scope of land use proposed.

The proposed amendments have no effect on public and community facilities.

This criterion **is not applicable.**

F. An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use.

The proposed amendments have no direct effect on the designation of future land uses.

This criterion **is not applicable.**

G. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The amendments will benefit users of the Plan by ensuring the Plan and the Land Development Code are consistent with respect to implementing zoning districts.

This criterion **is met.**

The Planning Commission must also consider the general approval criteria of Section 3.1.17:

A. Complies with the standards, provisions and purposes of the Land Development Code.

The proposed amendments recognize changes that have been made to the Land Development Code to implement the Plan, and generally support the Code or resolve differences that have occurred as the Code has been revised to implement the Plan.

This criterion **is met.**

B. Is consistent with review agency comments.

No substantive review comments were received. Review comments are attached.

This criterion **is met.**

C. Is consistent with applicable intergovernmental agreements (IGAs) between the County and other entities.

All agencies with which Mesa County has IGAs and MOUs were provided the opportunity to comment on the proposed amendments. The proposed amendments are consistent with all applicable IGAs and MOUs.

This criterion **is met.**

FINDINGS OF FACT/CONCLUSIONS:

City Planning Commission:

After reviewing CPA-2011-994, Grand Junction Comprehensive Plan Text Amendments to Title 31 of the Grand Junction Municipal Code (GJMC), the following findings of fact and conclusions have been determined:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

Mesa County Planning Commission:

After reviewing Item # 2011-0185 MP – Grand Junction Comprehensive Plan Update, the following findings of facts and conclusions have been determined:

1. Amending the Grand Junction Comprehensive Plan does meet a majority of the approval criteria found in Section 3.2.8 and Section 3.1.17 of the Mesa County Land Development Code.

STAFF RECOMMENDATION:

City staff:

I recommend that the Planning Commission forward a recommendation of approval of the proposed amendments to the City Council with the findings and conclusions listed above.

Mesa County staff:

I recommend that the Planning Commission adopt a resolution amending the Grand Junction Comprehensive Plan and certify the amendments to the Board of County Commissioners.

RECOMMENDED PLANNING COMMISSION MOTIONS:

City Planning Commission:

Mr. Chairman, on file CPA-2011-994, Grand Junction Comprehensive Plan Text Amendments to Title 31 of the Grand Junction Municipal Code (GJMC), I move that the Planning Commission forward a recommendation of the approval of the proposed amendments with the facts and conclusions listed in the staff report.

Mesa County Planning Commission:

Move to adopt Resolution 2011-07, amending the Grand Junction Comprehensive Plan, an element of the Mesa County Master Plan, regarding Zoning Districts that implement the Future Land Use Designations, and certify the amendments to the Board of County Commissioners.





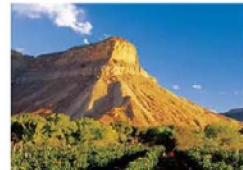











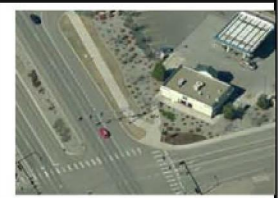





Attachments:

1. Comprehensive Plan Future Land Use Designations and the Grand Junction Municipal Code Use Table (showing marked-up revisions)
2. Comprehensive Plan Future Land Use Designations and the Grand Junction Municipal Code Use Table (clean copy)
3. Review agency comment
4. Mesa County Resolution No. MCPC 2011-007, Planning Department No. 2011-0185 MP



The following paragraphs describe each of the use designations in detail. Zoning districts will be used to establish the conditions for the use and development of land in each of the designations. The zone districts listed under each description of a land use designation below are those zone districts which presumptively are consistent with, comply with and implement that land use designation. In addition to the following, The development codes will may identify which district or districts are appropriate for each land use designation.



<p>Parks and Open Space Active park and recreation sites with significant public access, whether publicly or privately owned.</p> <p><u>Applicable Zones</u> CSR All Zone Districts</p> 	<p>Agriculture-Large Lot 35+ or greater 1 du/35 acres or greater Private lands with homes on approximately 35 acres or more. Typical uses would consist of the farms, orchards, pastures, and other agriculture operations or open areas. Agriculture-Large Lot 35+ parcels will not receive urban level services. This designation does not include industrial farms or livestock feedlots.</p> <p><u>Applicable Zones</u> AFT* AF-35* See Note *</p> 	<p>Rural Private land that will remain in parcels of 5 to 10 acres on average. The uses will vary among low density residential lots, low intensity agricultural operations, orchards and other small scale farm operations. Rural land use areas serve as a transition between urban and agricultural uses. Clustering techniques are required to achieve maximum density. No urban level services are supplied.</p> <p><u>Applicable Zones</u> AFT* R-4 R-R R-5 R-E CSR R-1 R-2</p> 	<p>Conservation/Mineral Extraction Public or private lands reserved for open space, wildlife habitat, sensitive or hazardous land protection, and other environmental or conservation purposes. Mining and sand/gravel operations may be permitted as a temporary use.</p> <p><u>Applicable Zones</u> CSR RR I-1 I-2</p> 	<p>Cooperative Planning Area 5 to 35 acre parcels Land uses will be in accordance with the Cooperative Planning Agreements between Mesa County and the Municipalities.</p> <p><u>Applicable Zones</u> AFT* AF-35* See Note *</p> 	<p>Urban/Residential Reserve 5 (URR) URR is intended to accommodate single family residential densities of up to one unit per two acre. Subdivided lots are grouped together with a larger building lot "reserved" for future urban development when public sewer and other urban infrastructure/services are available to serve that subdivision in the reasonable foreseeable future.</p> <p><u>Applicable Zones</u> URR* See Note *</p> 
<p>Estate 1 - 3 acre lots Typical "estate" style single family homes on large lots of 1 to 3 acres. Centralized services might be needed depending on site conditions and proximity to existing services. Uses are residential.</p> <p><u>Applicable Zones</u> R-R R-E R-1 R-2 R-4 R-5</p> 	<p>Residential Low Density (RL) Density: 0.5-2 du/acre Single family detached residences with typically 0.5 to 2 units per acre. These homes are served by a public water and wastewater system.</p> <p><u>Applicable Zones</u> R-R R-E R-1 R-2 R-4 R-5</p> 	<p>Residential Medium Low Density (RML) 2-4 du/acre Detached single family residences with typically 2 to 4 units per acre that receive full urban services. Alternative residential development types, including single family attached, townhomes, and multi-family units may be permitted in these areas.</p> <p><u>Applicable Zones</u> R-R R-E R-1 R-2 R-4 R-5</p> 	<p>Residential Medium Density (RM) 4 - 8 du/acre A mix of residential development types with gross densities of 4 to 8 dwelling units per acre are anticipated in areas with this designation. Single family development will be integrated with other dwelling types, including duplexes, and low intensity attached residential development. Some low intensity multi-family development may be permitted.</p> <p><u>Applicable Zones</u> R-4 R-16 R-5 R-O R-8 R-12</p> 	<p>Residential Medium High (RMH) Density: 8 - 16 du/acre A mix of residential development types with gross densities of 8 to 16 dwelling units per acre. Duplexes, manufactured home subdivisions and low intensity attached residential development will be integrated with townhomes and low-intensity, multi-family development. Larger multi-family developments and/or small (less than 5,000 square feet) neighborhood retail/service centers may be permitted.</p> <p><u>Applicable Zones</u> R-4 R-O R-5 MU-C* R-8 MU-R* R-12 MU-OTC* R-16 R-24 MXR MXG</p> 	
<p>Residential High Mixed-Use (RHMU) Density: 16 - 24 du/acre All types of residential development may be permitted in these areas provided that gross densities are at least 16 and up to 24 du/acre. Modest amounts (dependant on zoning applied but not intended for more than 10% of a development) of service-oriented and retail commercial are allowed in the Residential High Density-Mixed use Land Use Classification. Higher density residential (and neighborhood retail/service center development) may be permitted.</p> <p><u>Applicable Zones</u> R-16 MXG R-24 MUR* R-O MUOTC* B-1 MUC* MU MXR</p> 	<p>Urban Residential Mixed Use (URMU) Density: 24+ du/acre Residential development with minor amounts of service-oriented and retail commercial are allowed (depending on zoning applied, non-residential not intended for more than 10% of a development).</p> <p><u>Applicable Zones</u> R-16 R-24 R-O B-1 MU-C* MU-R* MU-OTC*</p> 	<p>Neighborhood Center Mixed Use (NCMU) Limited employment, residential, open space and limited retail focused on uses that provide convenience items to immediate neighborhood. Residential uses are encouraged to integrate with commercial uses.</p> <p><u>Applicable Zones</u> R-8 MXR -3 R-12 MXG -3 R-16 MXS -3 R-24 MU-C* MU MU-R* R-O MU-OTC* B-1 C-1</p> 	<p>Village Center Mixed Use (VCMU) Employment, residential, service, park and retail allowed. The Village Center is intended to be at a smaller scale (1-5 stories and smaller land area) than Downtown Mixed Use. A mix of uses, either horizontal or vertical is expected unless otherwise designated in an adopted Area or Neighborhood Plan.</p> <p><u>Applicable Zones</u> R-8 MXR -3.5 R-12 MXG -3.5 R-16 MXS -3.5 R-24 MU R-O MU-C* B-1 MU-R* C-1 MU-OTC*</p> 	<p>Downtown Mixed Use (DMU) Density: 24+ du/acre Employment, residential, retail, office/business park uses allowed. A mix of uses (2 to 8 stories), either horizontal or vertical is expected. Residential densities may exceed 24 du/acre.</p> <p><u>Applicable Zones</u> R-16 R-24 B-2 C-1 MU MXG -3.5,8 MXR -3.5,8 MXS -3.5,8 MU-C* MU-OTC*</p> 	
<p>Mixed Use Opportunity Corridors (MUOC) Service, retail and office commercial uses that service the immediate surrounding area with no outdoor storage may be allowed at various locations along the identified corridors</p> <p><u>Applicable Zones</u> MXG -3.5 MXR -3.5 MXS -3.5 R-O B-1</p> 	<p>Business Park Mixed Use (BPMU) Business, light industrial, employment-oriented areas with the allowance of multi-family development.</p> <p><u>Applicable Zones</u> R-8 R-12 R-16 R-24 R-O CSR BP-MU C-1 C-2 I-O</p> 	<p>Commercial (C) Permits a wide range of commercial development (office, retail, service, lodging, entertainment) with outdoor storage or operations allowed in some locations. Mixed commercial and residential developments may be encouraged in some areas.</p> <p><u>Applicable Zones</u> R-O B-1 C-1 C-2 I-O MU</p> 	<p>Commercial Industrial (CI) Heavy Commercial, offices and light industrial uses with outdoor storage, with some outdoor operations (e.g., office/warehouse uses, auto sales, auto repair shops, lumber yards, light manufacturing, oil and gas businesses). Yard operations may be permitted where adequate screening and buffering can be provided to ensure compatibility with existing and planned development in the vicinity of the proposed use. Residential uses are limited to the business park mixed-use development.</p> <p><u>Applicable Zones</u> C-2 MU BP-MU I-O I-1</p> 	<p>Industrial (I) Heavy commercial and industrial operations are predominant in industrial areas. Batch plants and manufacturing uses with outdoor operations are appropriate if developed consistently with zoning regulations. Residential uses are not appropriate.</p> <p><u>Applicable Zones</u> MU I-O I-1 I-2</p> 	<p>Airport Land owned or managed by the Airport Authority are included in the Grand Junction Regional Airport Master Plan. These lands as they are annexed into the City of Grand Junction are zoned Planned Airport Development.</p> <p><u>Applicable Zones</u> PAD</p> 

* See Mesa County Land Development Code for zoning districts that implement Future Land Use designations.

* See Mesa County Land Development Code for zoning districts that implement Future Land Use designations.

The following paragraphs describe each of the use designations in detail. Zoning districts will be used to establish the conditions for the use and development of land in each of the designations. The zone districts listed under each description of a land use designation below are those zone districts which presumptively are consistent with, comply with and implement that land use designation. In addition to the following, the development codes may identify which district or districts are appropriate for each land use designation.

<p>Parks and Open Space Active park and recreation sites with significant public access, whether publicly or privately owned.</p> <p><u>Applicable Zones</u> All Zone Districts</p> 	<p>Large Lot 35+ 1 du/35 acres or greater Private lands with homes on approximately 35 acres or more. Typical uses would consist of the farms, orchards, pastures, and other agriculture operations or open areas. Large Lot 35+ parcels will not receive urban level services. This designation does not include industrial farms or livestock feedlots.</p> <p><u>Applicable Zones</u> See Note *</p> 	<p>Rural 1 du/5-10 acre lots Private land that will remain in parcels of 5 to 10 acres on average. The uses will vary among low density residential lots, low intensity agricultural operations, orchards and other small scale farm operations. Rural land use areas serve as a transition between urban and agricultural uses. Clustering techniques are required to achieve maximum density. No urban level services are supplied.</p> <p><u>Applicable Zones</u> CSR R-4 RR R-5 R-E R-1 R-2</p> 	<p>Conservation/Mineral Extraction Public or private lands reserved for open space, wildlife habitat, sensitive or hazardous land protection, and other environmental or conservation purposes. Mining and sand/gravel operations may be permitted as a temporary use.</p> <p><u>Applicable Zones</u> CSR</p> 	<p>Cooperative Planning Area 5 to 35 acre parcels Land uses will be in accordance with the Cooperative Planning Agreements between Mesa County and the Municipalities.</p> <p><u>Applicable Zones</u> See Note *</p> 	<p>Urban/Residential Reserve 5 (URR) URR is intended to accommodate single family residential densities of up to one unit per two acre. Subdivided lots are grouped together with a larger building lot "reserved" for future urban development when public sewer and other urban infrastructure/services are available to serve that subdivision in the reasonable foreseeable future.</p> <p><u>Applicable Zones</u> See Note *</p> 
<p>Estate 1 - 3 acre lots Typical "estate" style single family homes on large lots of 1 to 3 acres. Centralized services might be needed depending on site conditions and proximity to existing services. Uses are residential.</p> <p><u>Applicable Zones</u> RR R-E R-1 R-2 R-4 R-5</p> 	<p>Residential Low Density (RL) Density: 0.5–2 du/acre Single family detached residences with typically 0.5 to 2 units per acre. These homes are served by a public water and wastewater system.</p> <p><u>Applicable Zones</u> RR R-E R-1 R-2 R-4 R-5</p> 	<p>Residential Medium Low Density (RML) 2-4 du/acre Detached single family residences with typically 2 to 4 units per acre that receive full urban services. Alternative residential development types, including single family attached, townhomes, and multi-family units may be permitted in these areas.</p> <p><u>Applicable Zones</u> RR R-E R-1 R-2 R-4 R-5</p> 	<p>Residential Medium Density (RM) 4 - 8 du/acre A mix of residential development types with gross densities of 4 to 8 dwelling units per acre are anticipated in areas with this designation. Single family development will be integrated with other dwelling types, including duplexes, and low intensity attached residential development. Some low intensity multi-family development may be permitted.</p> <p><u>Applicable Zones</u> R-4 R-5 R-8 R-12 R-16 R-O</p> 	<p>Residential Medium High (RMH) Density: 8 - 16 du/acre A mix of residential development types with gross densities of 8 to 16 dwelling units per acre. Duplexes, manufactured home subdivisions and low intensity attached residential development will be integrated with townhomes and low-intensity, multi-family development. Larger multi-family developments and/or small (less than 5,000 square feet) neighborhood retail/service centers may be permitted.</p> <p><u>Applicable Zones</u> R-4 R-O R-5 R-8 R-12 R-16</p> 	
<p>Residential High Mixed-Use (RHMU) Density: 16 - 24 du/acre All types of residential development may be permitted in these areas provided that gross densities are at least 16 and up to 24 du/acre. Modest amounts (dependant on zoning applied but not intended for more than 10% of a development) of service-oriented and retail commercial are allowed in the Residential High Mixed Use Land Use Classification. Higher density residential (and neighborhood retail/service center development) may be permitted.</p> <p><u>Applicable Zones</u> R-16 R-24 R-O B-1</p> 	<p>Urban Residential Mixed Use (URMU) Density: 24+ du/acre Residential development with minor amounts of service-oriented and retail commercial are allowed (depending on zoning applied, non-residential not intended for more than 10% of a development).</p> <p><u>Applicable Zones</u> R-16 R-24 R-O B-1</p> 	<p>Neighborhood Center Mixed Use (NCMU) Limited employment, residential, open space and limited retail focused on uses that provide convenience items to immediate neighborhood. Residential uses are encouraged to integrate with commercial uses.</p> <p><u>Applicable Zones</u> R-8 MXR – 3 R-12 MXG – 3 R-16 MXS – 3 R-O B-1 C-1</p> 	<p>Village Center Mixed Use (VCMU) Employment, residential, service, park and retail allowed. The Village Center is intended to be at a smaller scale (1-5 stories and smaller land area) than Downtown Mixed Use. A mix of uses, either horizontal or vertical is expected unless otherwise designated in an adopted Area or Neighborhood Plan.</p> <p><u>Applicable Zones</u> R-8 MXR – 3,5 R-12 MXG – 3,5 R-16 MXS – 3,5 R-24 MU R-O B-1 C-1</p> 	<p>Downtown Mixed Use (DMU) Density: 24+ du/acre Employment, residential, retail, office/business park uses allowed. A mix of uses (2 to 8 stories), either horizontal or vertical is expected. Residential densities may exceed 24 du/acre.</p> <p><u>Applicable Zones</u> R-16 R-24 B-2 C-1 MXR – 3,5,8 MXG – 3,5,8 MXS – 3,5,8</p> 	
<p>Mixed Use Opportunity Corridors (MUOC) Service, retail and office commercial uses that service the immediate surrounding area with no outdoor storage may be allowed at various locations along the identified corridors</p> <p><u>Applicable Zones</u> MXR – 3,5 MXG – 3,5 MXS – 3,5</p> 	<p>Business Park Mixed Use (BPMU) Business, light industrial, employment-oriented areas with the allowance of multi-family development.</p> <p><u>Applicable Zones</u> R-8 R-12 R-16 R-24 R-O B-1 CSR BP I-O</p> 	<p>Commercial (C) Permits a wide range of commercial development (office, retail, service, lodging, entertainment) with outdoor storage or operations allowed in some locations. Mixed commercial and residential developments may be encouraged in some areas.</p> <p><u>Applicable Zones</u> R-O B-1 C-1 C-2 MU</p> 	<p>Commercial Industrial (CI) Heavy Commercial, offices and light industrial uses with outdoor storage, with some outdoor operations (e.g., office/warehouse uses, auto sales, auto repair shops, lumber yards, light manufacturing, oil and gas businesses). Yard operations may be permitted where adequate screening and buffering can be provided to ensure compatibility with existing and planned development in the vicinity of the proposed use. Residential uses are limited to the business park mixed-use development.</p> <p><u>Applicable Zones</u> C-2 MU BP I-O I-1</p> 	<p>Industrial (I) Heavy commercial and industrial operations are predominant in industrial areas. Batch plants and manufacturing uses with outdoor operations are appropriate if developed consistently with zoning regulations. Residential uses are not appropriate.</p> <p><u>Applicable Zones</u> MU I-O I-1 I-2</p> 	<p>Airport Land owned or managed by the Airport Authority are included in the Grand Junction Regional Airport Master Plan. These lands as they are annexed into the City of Grand Junction are zoned Planned Airport Development.</p> <p><u>Applicable Zones</u> PAD</p> 

*See Mesa County Land Development Code for zoning districts that implement Future Land Use designations



PUBLIC WORKS & PLANNING



REVIEW SHEET

PLANNING COMMISSION Public Hearing: 9/27/11 (Joint Hearing - MCPC and GJPC)

GJCC Public Hearing: First Reading 10/5/11; Second Reading 10/17/11

BoCC Public Hearing: N/A

Please comment by 9-6-11.

Failure to comment by this date may constitute approval pursuant to statute by certain non-county entities and the Mesa County Health Department.

ITEM 1 (To be adopted jointly by Mesa County and the City of Grand Junction):

2011-0185 MP GRAND JUNCTION COMPREHENSIVE PLAN MASTER

CPA-2011-994 PLAN AMENDMENT

Representative(s): Mesa County Planning Division

City of Grand Junction Public Works and Planning Department

Planner: Kaye Simonson, AICP, 255-7189, kaye.simonson@mesacounty.us

Lisa Cox, AICP, 244-1448, lisac@gjcity.org

Request: To amend the 2010 Grand Junction Comprehensive Plan (adopted jointly by the City of Grand Junction and Mesa County), Chapter One, Land Use Designations to clarify implementing zoning districts and to change the name of the "Agriculture" Future Land Use to "Large Lot 35+."

ITEM 2 (To be adopted by the City of Grand Junction):

CPA-2011-1064 GRAND JUNCTION COMPREHENSIVE PLAN AMENDMENTS – FUTURE LAND USE MAP AMENDMENT

Representative(s): City of Grand Junction Public Works and Planning Department

Planner: Lisa Cox, AICP, 244-1448, lisac@gjcity.org

Request: To amend the 2010 Grand Junction Comprehensive Plan Future Land Use Map

Details can be found at the following links:

<http://www.mesacounty.us/planning/proposed-master-plan-amendments.aspx>

OR

<http://www.gjcity.org/CityDeptWebPages/CommunityDevelopment/DevelopmentServices/ComPlan/CompPlan.htm>

Review Office/Agency: Grand Junction Regional Airport

Reviewed By (Print Full Name): Kathie Lucas Date: 8/25/11

Please return to: Mesa County Planning Division, P.O. Box 20,000, Grand Junction, CO 81502-5022

OR City of Grand Junction Public Works & Planning Department, 250 N 5th St., Grand Junction, 81501

(Note: Comments may be sent to either the Mesa County Planning Division or City of Grand Junction Public Works & Planning Division. If you are commenting primarily on the proposed Map Amendments (CPA-2011-1064), please direct those comments to the City of Grand Junction.)

Review Comments:

Review Office/Agency: Grand Junction Regional Airport

Reviewed By (Print Full Name): Kathie Lucas Date: 8/25/11

Please return to: Mesa County Planning Division, P.O. Box 20,000, Grand Junction, CO 81502-5022
OR City of Grand Junction Public Works & Planning Department, 250 N 5th St., Grand Junction, 81501

RESOLUTION NO. MCPC 2011-007
Planning Department No. 2011-0185 MP

**APPROVAL OF AN AMENDMENT TO THE GRAND JUNCTION
COMPREHENSIVE PLAN, AN ELEMENT OF THE MESA COUNTY
MASTER PLAN, REGARDING ZONING DISTRICTS THAT IMPLEMENT
THE FUTURE LAND USE DESIGNATIONS**

WHEREAS, analysis of the Grand Junction Comprehensive Plan has been conducted and recommendations for amendments to the Plan to correct implementing zoning districts as described in the Plan have been prepared; and

WHEREAS, the staff recommendation was contained in a report dated September 27, 2011; and

WHEREAS, the Mesa County Planning Commission and the Grand Junction Planning Commission conducted a public hearing on the application on September 27, 2011; and

WHEREAS, the Mesa County Planning Commission approved the amendments to the Grand Junction Comprehensive Plan at the October 27, 2011 hearing.

NOW, THEREFORE, THE MESA COUNTY PLANNING COMMISSION FINDS AS FOLLOWS:

THAT public notice requirements of Section 3.1.8 of the Mesa County Land Development Code (2000, as amended) have been met; and

THAT the proposed amendments to the Grand Junction Comprehensive Plan meet the applicable Approval Criteria for Master Plan Amendments of Section 3.2.8 and the General Approval Criteria (Section 3.1.17) of the Mesa County Land Development Code (2000, as amended); and

THAT amending the Grand Junction Comprehensive Plan is in accordance with the health, safety and welfare of the residents of Mesa County.

NOW, THEREFORE, BE IT RESOLVED BY THE MESA COUNTY PLANNING COMMISSION, STATE OF COLORADO:

THAT the Grand Junction Comprehensive Plan is hereby amended, as set forth in Exhibit A; and

THAT the Mesa County Planning Commission hereby certifies the Grand Junction Comprehensive Plan Amendment to the Board of County Commissioners pursuant to Section 30-28-109 of the Colorado Revised Statutes.

PASSED AND ADOPTED THIS 27th DAY OF OCTOBER, 2011.





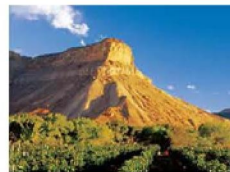









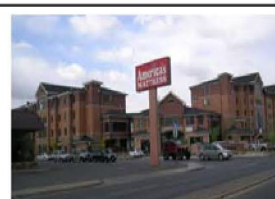
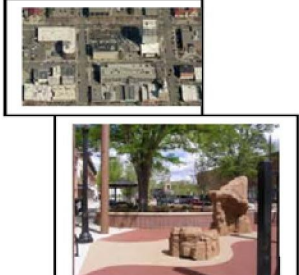
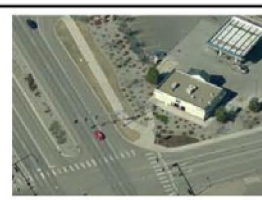





CHRISTI FLYNN, CHAIRPERSON
MESA COUNTY PLANNING COMMISSION

PHILLIP JONES, SECRETARY
MESA COUNTY PLANNING COMMISSION

EXHIBIT A

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATIONS AND THE GRAND
JUNCTION MUNICIPAL CODE USE TABLE

The following paragraphs describe each of the use designations in detail. Zoning districts will be used to establish the conditions for the use and development of land in each of the designations. **The zone districts listed under each description of a land use designation below are those zone districts which presumptively are consistent with, comply with and implement that land use designation. In addition to the following, The development codes will identify which district or districts are appropriate for each land use designation.**

<p>Parks and Open Space Active park and recreation sites with significant public access, whether publicly or privately owned.</p> <p><u>Applicable Zones</u> CSR All Zone Districts</p> 	<p>Agriculture-Large Lot 35+ or greater Private lands with homes on approximately 35 acres or more. Typical uses would consist of the farms, orchards, pastures, and other agriculture operations or open areas. Agriculture-Large Lot 35+ parcels will not receive urban level services. This designation does not include industrial farms or livestock feedlots.</p> <p><u>Applicable Zones</u> AFT AF-35 See Note *</p> 	<p>Rural Private land that will remain in parcels of 5 to 10 acres on average. The uses will vary among low density residential lots, low intensity agricultural operations, orchards and other small scale farm operations. Rural land use areas serve as a transition between urban and agricultural uses. Clustering techniques are required to achieve maximum density. No urban level services are supplied.</p> <p><u>Applicable Zones</u> AFT R-R R-E R-1 R-2</p> 	<p>Conservation/Mineral Extraction Public or private lands reserved for open space, wildlife habitat, sensitive or hazardous land protection, and other environmental or conservation purposes. Mining and sand/gravel operations may be permitted as a temporary use.</p> <p><u>Applicable Zones</u> CSR RR I-1 I-2</p> 	<p>Cooperative Planning Area 5 to 35 acre parcels Land uses will be in accordance with the Cooperative Planning Agreements between Mesa County and the Municipalities.</p> <p><u>Applicable Zones</u> AFT AF-35 See Note *</p> 	<p>Urban/Residential Reserve 5 (URR) URR is intended to accommodate single family residential densities of up to one unit per two acre. Subdivided lots are grouped together with a larger building lot "reserved" for future urban development when public sewer and other urban infrastructure/services are available to serve that subdivision in the reasonable foreseeable future.</p> <p><u>Applicable Zones</u> URR See Note *</p> 
<p>Estate 1 - 3 acre lots Typical "estate" style single family homes on large lots of 1 to 3 acres. Centralized services might be needed depending on site conditions and proximity to existing services. Uses are residential.</p> <p><u>Applicable Zones</u> R-R R-E R-1 R-2 R-4 R-5</p> 	<p>Residential Low Density (RL) Density: 0.5-2 du/acre Single family detached residences with typically 0.5 to 2 units per acre. These homes are served by a public water and wastewater system.</p> <p><u>Applicable Zones</u> R-R R-E R-1 R-2 R-4 R-5</p> 	<p>Residential Medium Low Density (RML) 2-4 du/acre Detached single family residences with typically 2 to 4 units per acre that receive full urban services. Alternative residential development types, including single family attached, townhomes, and multi-family units may be permitted in these areas.</p> <p><u>Applicable Zones</u> R-R R-E R-1 R-2 R-4 R-5</p> 	<p>Residential Medium Density (RM) 4 - 8 du/acre A mix of residential development types with gross densities of 4 to 8 dwelling units per acre are anticipated in areas with this designation. Single family development will be integrated with other dwelling types, including duplexes, and low intensity attached residential development. Some low intensity multi-family development may be permitted.</p> <p><u>Applicable Zones</u> R-4 R-5 R-8 R-12</p> 	<p>Residential Medium High (RMH) Density: 8 - 16 du/acre A mix of residential development types with gross densities of 8 to 16 dwelling units per acre. Duplexes, manufactured home subdivisions and low intensity attached residential development will be integrated with townhomes and low-intensity, multi-family development. Larger multi-family developments and/or small (less than 5,000 square feet) neighborhood retail/service centers may be permitted.</p> <p><u>Applicable Zones</u> R-4 R-5 R-8 R-12 R-16 MXR R-O MU-C MU-R MU-OTC R-24 MXG</p> 	
<p>Residential High Mixed-Use (RHMU) Density: 16 - 24 du/acre All types of residential development may be permitted in these areas provided that gross densities are at least 16 and up to 24 du/acre. Modest amounts (dependant on zoning applied but not intended for more than 10% of a development) of service-oriented and retail commercial are allowed in the Residential High Density-Mixed use Land Use Classification. Higher density residential (and neighborhood retail/service center development) may be permitted.</p> <p><u>Applicable Zones</u> R-16 R-24 R-O B-1 MU MXR MXG MXS MU-C MU-R MU-OTC</p> 	<p>Urban Residential Mixed Use (URMU) Density: 24+ du/acre Residential development with minor amounts of service-oriented and retail commercial are allowed (depending on zoning applied, non-residential not intended for more than 10% of a development).</p> <p><u>Applicable Zones</u> R-16 R-24 R-O B-1 MU-C MU-R MU-OTC</p> 	<p>Neighborhood Center Mixed Use (NCMU) Limited employment, residential, open space and limited retail focused on uses that provide convenience items to immediate neighborhood. Residential uses are encouraged to integrate with commercial uses.</p> <p><u>Applicable Zones</u> R-8 R-12 R-16 R-24 R-O MXR MXG MXS MU-C MU-R MU-OTC</p> 	<p>Village Center Mixed Use (VCMU) Employment, residential, service, park and retail allowed. The Village Center is intended to be at a smaller scale (1-5 stories and smaller land area) than Downtown Mixed Use. A mix of uses, either horizontal or vertical is expected unless otherwise designated in an adopted Area or Neighborhood Plan.</p> <p><u>Applicable Zones</u> R-8 R-12 R-16 R-24 R-O B-1 C-1 MXR MXG MXS MU-C MU-R MU-OTC</p> 	<p>Downtown Mixed Use (DMU) Density: 24+ du/acre Employment, residential, retail, office/business park uses allowed. A mix of uses (2 to 8 stories), either horizontal or vertical is expected. Residential densities may exceed 24 du/acre.</p> <p><u>Applicable Zones</u> R-16 R-24 B-2 C-1 MU MXG MXR MXS MU-C MU-OTC</p> 	
<p>Mixed Use Opportunity Corridors (MUOC) Service, retail and office commercial uses that service the immediate surrounding area with no outdoor storage may be allowed at various locations along the identified corridors</p> <p><u>Applicable Zones</u> MXG MXR MXS R-O R-1</p> 	<p>Business Park Mixed Use (BPMU) Business, light industrial, employment-oriented areas with the allowance of multi-family development.</p> <p><u>Applicable Zones</u> R-8 R-12 R-16 R-24 R-O CSR BP-MU C-1 C-2 I-O</p> 	<p>Commercial (C) Permits a wide range of commercial development (office, retail, service, lodging, entertainment) with outdoor storage or operations allowed in some locations. Mixed commercial and residential developments may be encouraged in some areas.</p> <p><u>Applicable Zones</u> R-O B-1 C-1 C-2 I-O MU</p> 	<p>Commercial Industrial (CI) Heavy Commercial, offices and light industrial uses with outdoor storage, with some outdoor operations (e.g., office/warehouse uses, auto sales, auto repair shops, lumber yards, light manufacturing, oil and gas businesses). Yard operations may be permitted where adequate screening and buffering can be provided to ensure compatibility with existing and planned development in the vicinity of the proposed use. Residential uses are limited to the business park mixed-use development.</p> <p><u>Applicable Zones</u> C-2 MU BP-MU I-O I-1</p> 	<p>Industrial (I) Heavy commercial and industrial operations are predominant in industrial areas. Batch plants and manufacturing uses with outdoor operations are appropriate if developed consistently with zoning regulations. Residential uses are not appropriate.</p> <p><u>Applicable Zones</u> MU I-O I-1 I-2</p> 	<p>Airport Land owned or managed by the Airport Authority are included in the Grand Junction Regional Airport Master Plan. These lands as they are annexed into the City of Grand Junction are zoned Planned Airport Development.</p> <p><u>Applicable Zones</u> PAD</p> 

* See Mesa County Land Development Code for zoning districts that implement Future Land Use designations.

* See Mesa County Land Development Code for zoning districts that implement Future Land Use designations.

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Attach 4
Comp Plan FLU Map Amendments

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: Sept. 27, 2011
PRESENTER: Lisa Cox, AICP

*******Revised with updated maps*******

AGENDA TOPIC: Grand Junction Comprehensive Plan Future Land Use Map Amendments -
Planning Division File No. CPA-2011-1064

ACTION REQUESTED: Request a recommendation of approval to City Council of the proposed amendments to the Grand Junction Comprehensive Plan Future Land Use Map, Title 31 of the Grand Junction Municipal Code (GJMC)

RECOMMENDATION: Recommend approval of the proposed amendments

BACKGROUND:

The City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan in February, 2010. The Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for more density or more intense development than the current zoning of the property. Upon analysis of each area, Staff has determined that in some areas the current zoning is appropriate and consistent with the vision of the Comprehensive Plan. In order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties, Staff recommends amending the Comprehensive Plan Future Land Use Map to be consistent with the existing zoning.

Staff has identified twenty-four areas of the City with a conflict of this nature, which are shown on maps attached to this staff report.

To eliminate the conflict between the current land use designation and zoning in these nineteen areas, Staff recommends and proposes to change to the future land use designation for each area. The attached maps and descriptions show the changes proposed for each of the affected areas.

The proposed amendments to the Future Land Use Map will resolve the conflicts between the land use designations and the current zoning. In two cases, Staff will likely recommend rezoning to a higher density in order to maintain the vision of the Comprehensive Plan. Those recommendations will come before you in the near future.

To clarify, the amendments to the Future Land Use Map proposed here will not change the zoning of any parcel. Where a rezone is recommended for a specific area, there will be a separate process with formal notice to property owners and opportunity for input and participation.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed amendments are consistent with the following goals and policies of the Comprehensive Plan:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Policy 1A: City and County land use decisions will be consistent with the Future Land Use Map. Mesa County considers the Comprehensive Plan an advisory document.

Policy 1C: The City and Mesa County will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy 3A: To create large and small “centers” throughout the community that provides services and commercial areas.

Policy 3B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy 5A: In making land use and development decisions, the City and County will balance the needs of the community.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

APPROVAL CRITERIA:

Chapter One, Amendments to the Comprehensive Plan (document), states that “An amendment is required when a requested change significantly alters the land use or the Comprehensive Plan document.”

The following Criteria for Plan Amendments are found in Chapter One of the Comprehensive Plan document:

(1) The City may amend the Comprehensive Plan, neighborhood plans, corridor plans and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and:

- (i) Subsequent events have invalidated the original premises and findings; and/or
- (ii) The character and/or conditions of the area has changed such that the amendment is consistent with the Plan; and/or

- (iii) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
- (iv) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
- (v) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

When the City adopted the Comprehensive Plan, property in the urban areas was not rezoned to be consistent with the new land use designations. This means that in certain areas there is now a conflict between the new land use designation (that calls for more density or more intense development) and the current zoning of the property.

The City recognizes that the current zoning is appropriate in certain areas, and is consistent with the vision of the Comprehensive Plan, but there is a conflict between the Comprehensive Plan and the zoning. The proposed amendments will resolve the conflict between the land use designation and the zoning. The community will benefit from the conflict between the land use designation and zoning being eliminated which will facilitate development of property when the market is ready (because an amendment to the Future Land Use Map will not be required by the property owner), therefore criterion (v) has been met.

REVIEW AND COMMENT PROCESS:

The proposed amendments were distributed to the Mesa County Planning Division and various external review agencies for their review and comment. The City did not receive any comments for or against the proposed amendments during the review period from external review agencies.

Because the City is requesting to amend the Comprehensive Plan Future Land Use Map, written notice was provided to each property owner to inform them of the City's intention to change the land use designation of property that they owned. Individual letters were mailed to each property owner which informed them of the proposed Future Land Use Map amendments and how they could review the proposed amendments and provide comments.

An Open House was held on August 31, 2011 to allow property owners and interested citizens to review the proposed amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City and Mesa County websites with information about how to submit comments or concerns. Public review and comments were accepted from August 22, 2011 through September 2, 2011. Citizen comments were received by phone, email and written comments made during the Open House. Comments received are attached to this staff report.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing CPA-2011-1064, Grand Junction Comprehensive Plan Future Land Use Map Amendments to Title 31 of the Grand Junction Municipal Code (GJMC), the following findings of fact and conclusions have been determined:

1. The proposed amendments to the Comprehensive Plan Future Land Use Map are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the proposed amendments to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTIONS:

Mr. Chairman, on file CPA-2011-1064, Grand Junction Comprehensive Plan Future Land Use Map Amendments to Title 31 of the Grand Junction Municipal Code (GJMC), I move that the Planning Commission forward a recommendation of the approval of the proposed amendments with the facts and conclusions listed in the staff report.

Attachments:

Maps of Areas with Proposed Changes to the Future Land Use Map

Citizen comments

Spreadsheet with specific parcel numbers and data for affected properties

Area 1

Location: Generally located west of 25 Road on Commerce Boulevard and the north side of Industrial Boulevard and east of 25 Road over to North and South Commercial Drive.

Parcels: 192

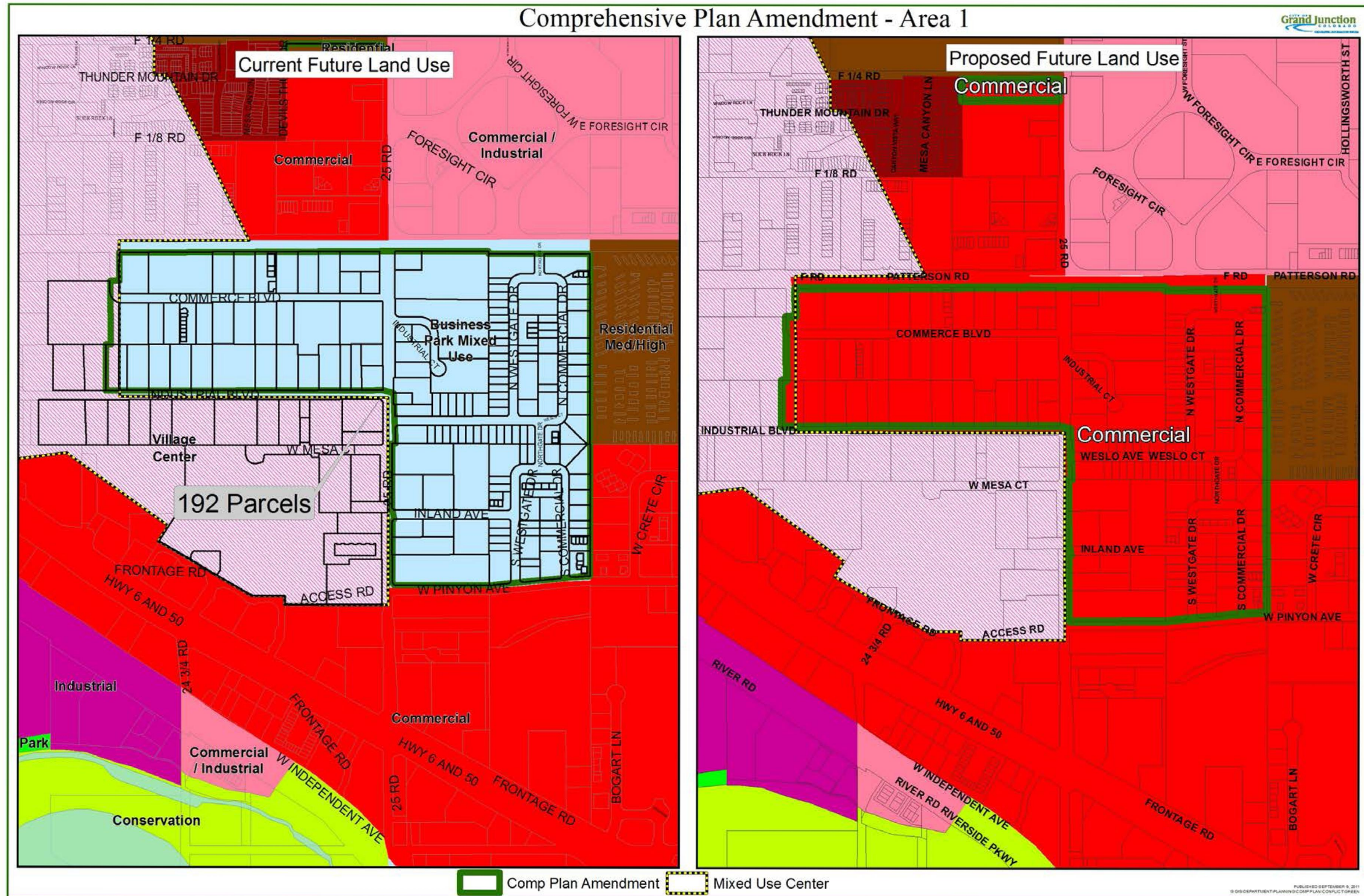
Existing zoning: C-1 and C-2

Recommended change to future land use designation:

From: Business Park Mixed Use

To: Commercial

Recommend changing future land use designation with no change to current zoning.



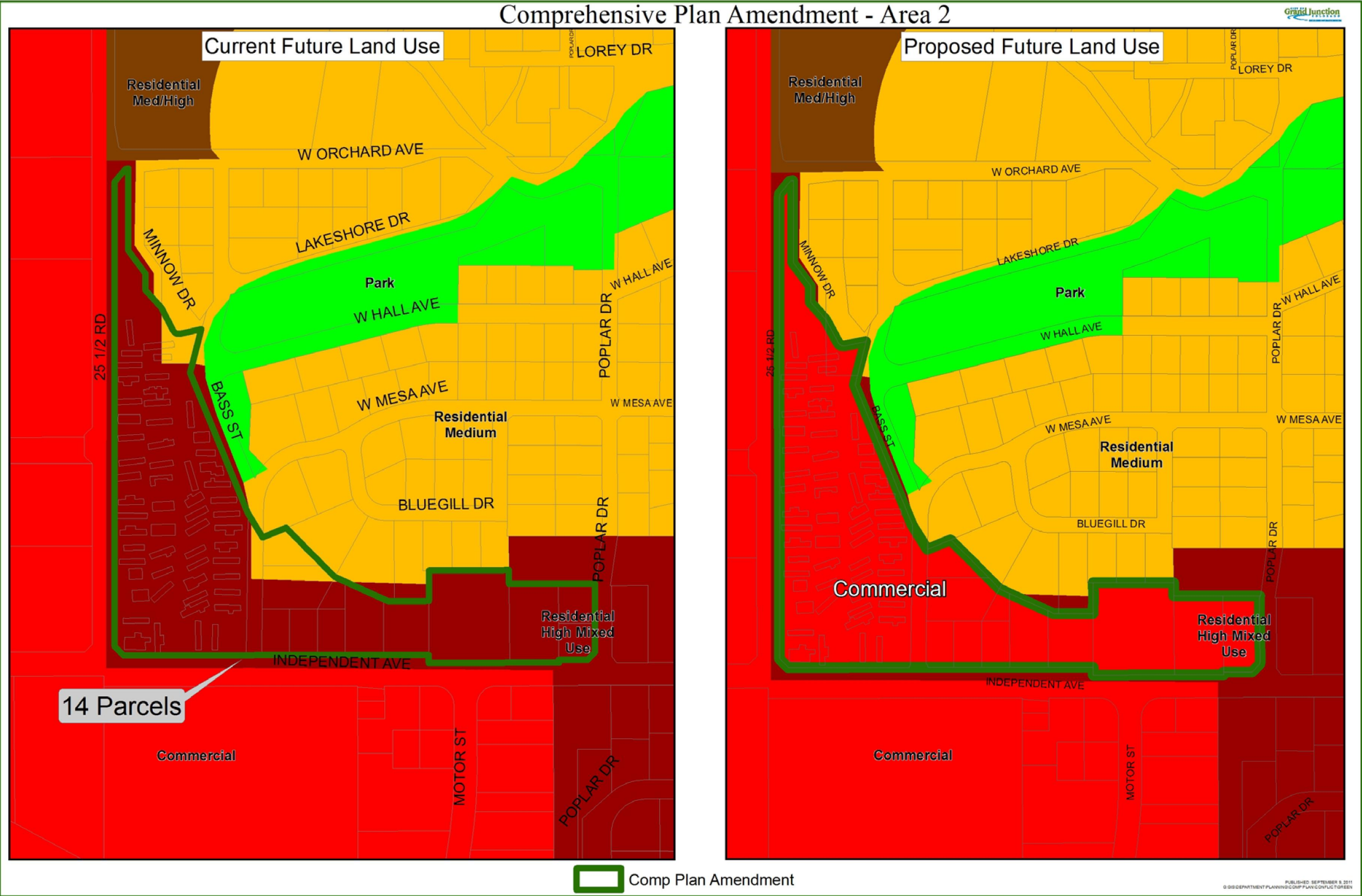
Area 2

Location: Generally located along the east side of 25 1/2 Road and the north side of Independent Avenue.

Parcels: 14 Existing zoning: C-1 and C-2

Recommended change to future land use designation:
From: Residential Medium High Mixed Use To: Commercial

Recommend changing future land use designation with no change to current zoning.



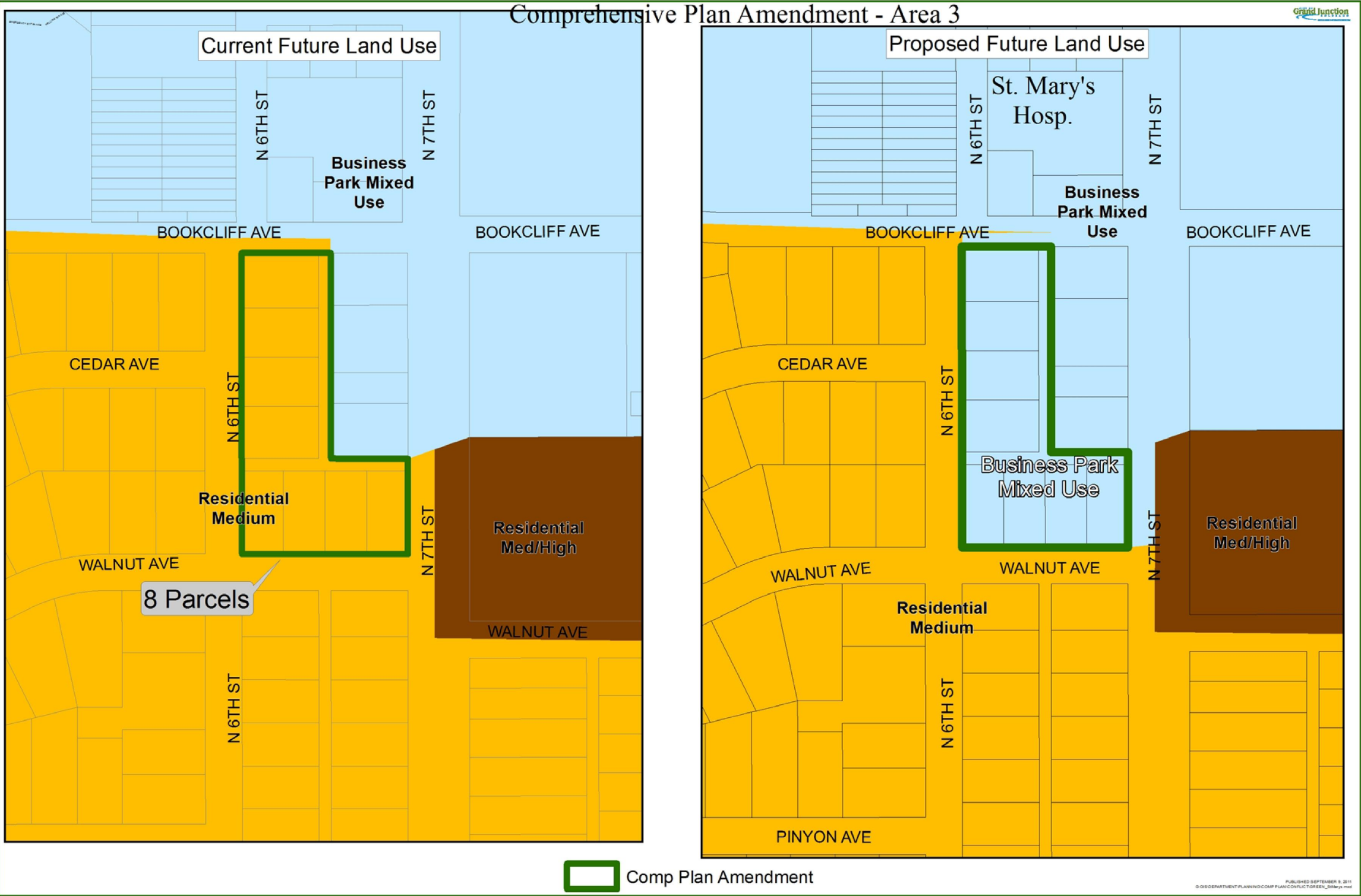
Area 3

Location: Generally located on the east side of N. 6th Street and the north side of Walnut Avenue.

Parcels: 8 Existing zoning: R-24 and B-1

Recommended change to future land use designation:
From: Residential Medium To: Business Park Mixed Use

Recommend changing future land use designation with no change to current zoning.



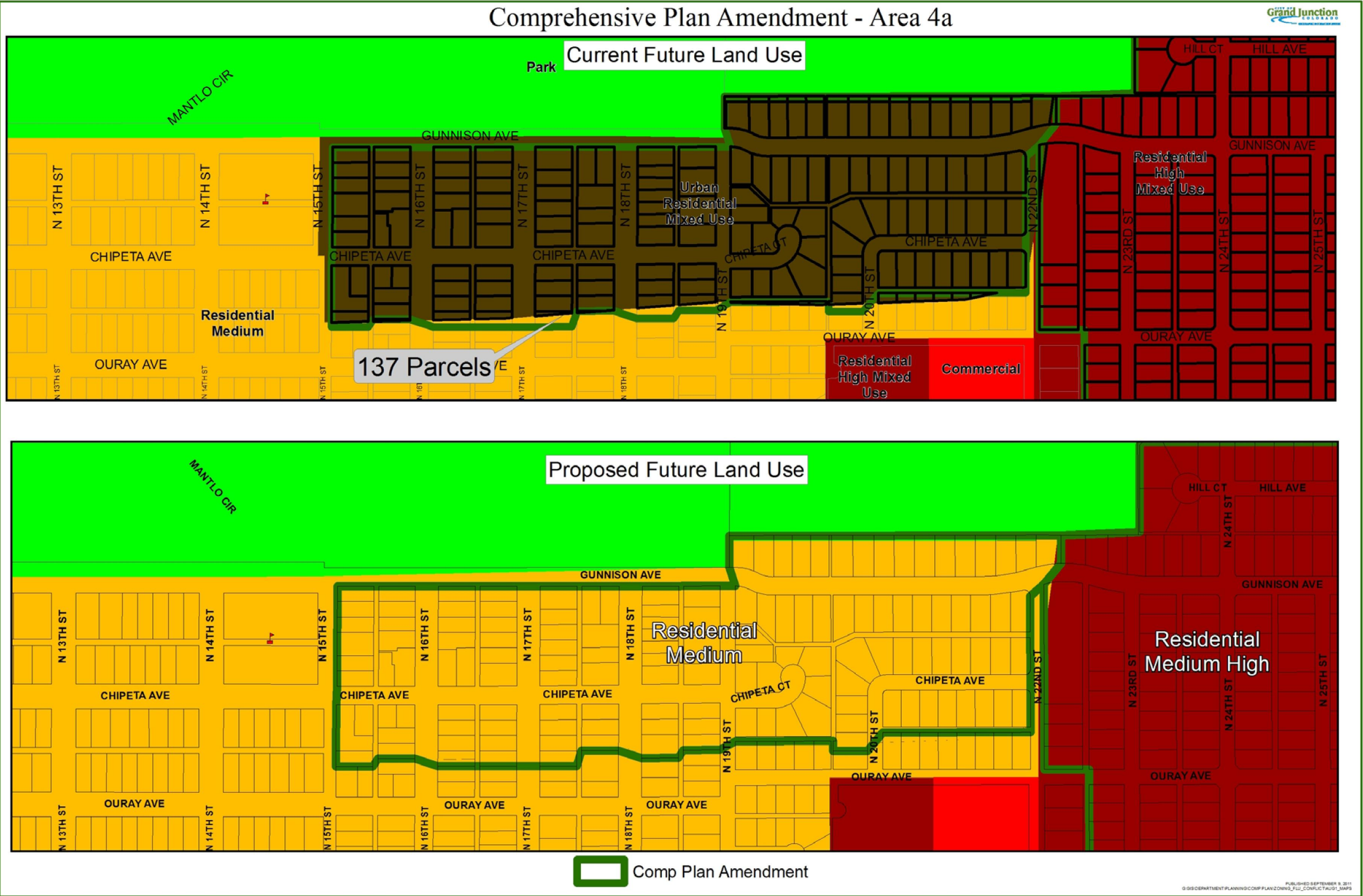
Area 4a

Location: Generally located on the east side of N. 15th Street to the west side of N. 22nd Street and from the north side of Gunnison Avenue to the south side of Chipeta Avenue.

Parcels: 137 **Existing zoning:** R-8

Recommended change to future land use designation:
From: Urban Residential Mixed Use **To:** Residential Medium

Recommend changing future land use designation with no change to current zoning.



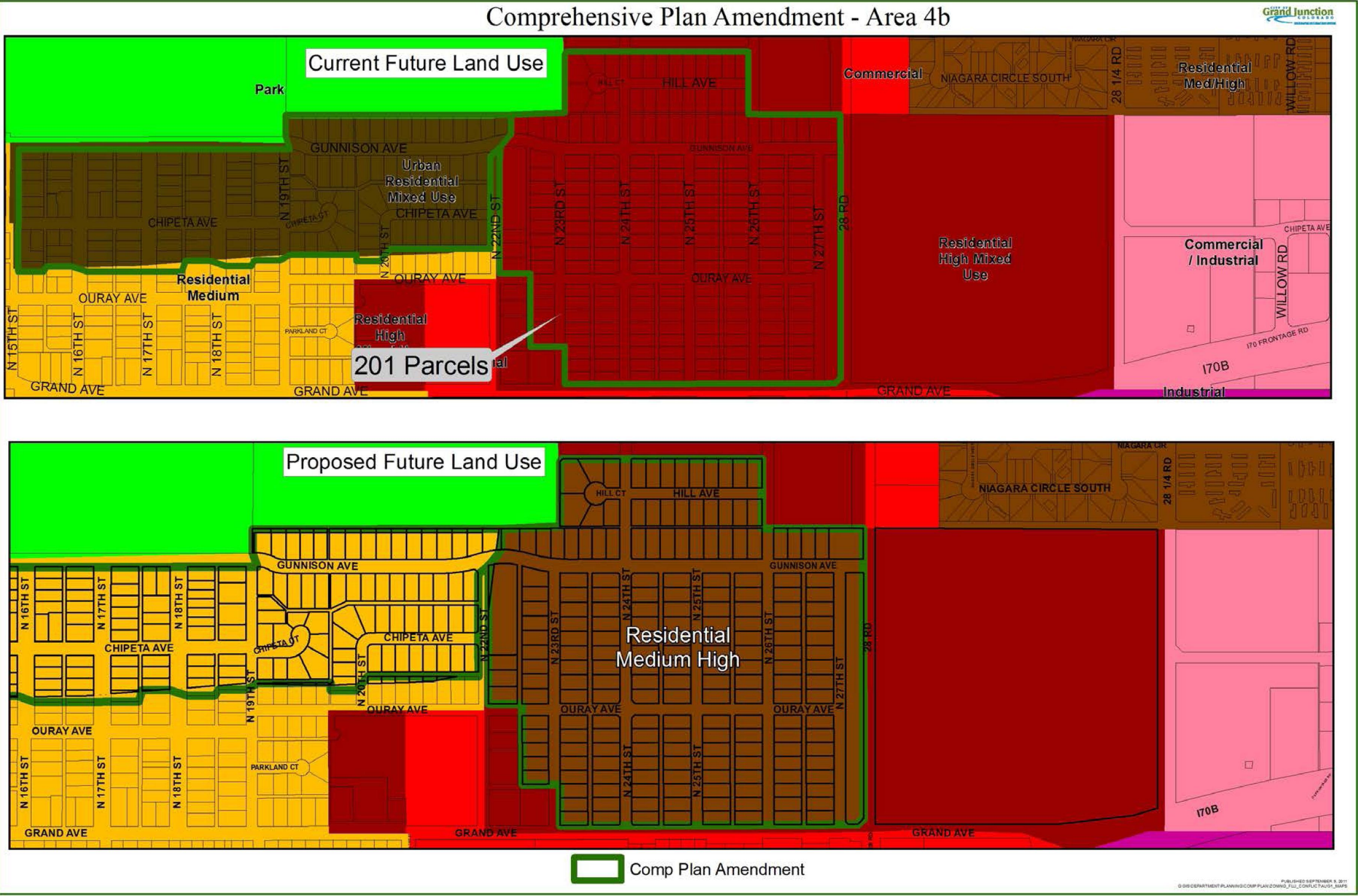
Area 4b

Location: Generally located on the east side of N. 22nd Street to the west side of 28 Road, and from the north side of Hill Avenue to the north side of Grand Avenue.

Parcels: 201 **Existing zoning:** R-8

Recommended change to future land use designation:
From: Residential High Mixed Use **To:** Residential Medium High

Recommend changing future land use designation with a subsequent rezone to R-12.



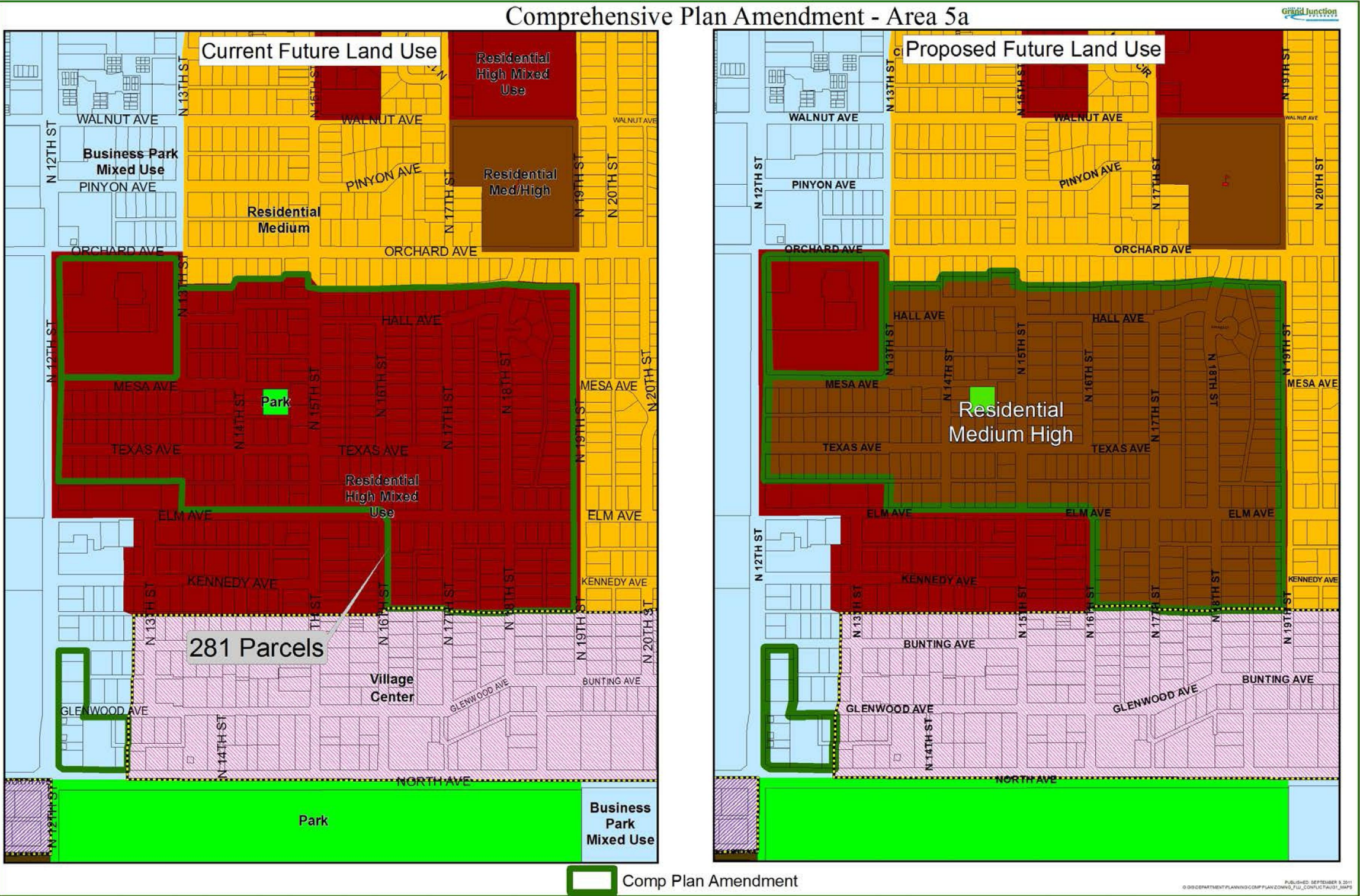
Area 5a

Location: Generally located east of N. 12th Street to the west side of N. 19th Street, and from the north side of Hall Avenue to the middle block south of Elm Avenue. Located east of Colorado Mesa University.

Parcels: 281 **Existing zoning:** R-8

Recommended change to future land use designation:
From: Residential High Mixed Use **To:** Residential Medium High

Recommend changing future land use designation with a subsequent rezone to R-12.
Note: Residential Medium High supports the current R-8 zoning, but rezoning to R-12 will encourage higher future density as envisioned by the Comprehensive Plan.



Area 5b

Location: Generally located on N. 12th Street between Mesa Avenue and Orchard Avenue just east of Colorado Mesa University.

Parcels: 5

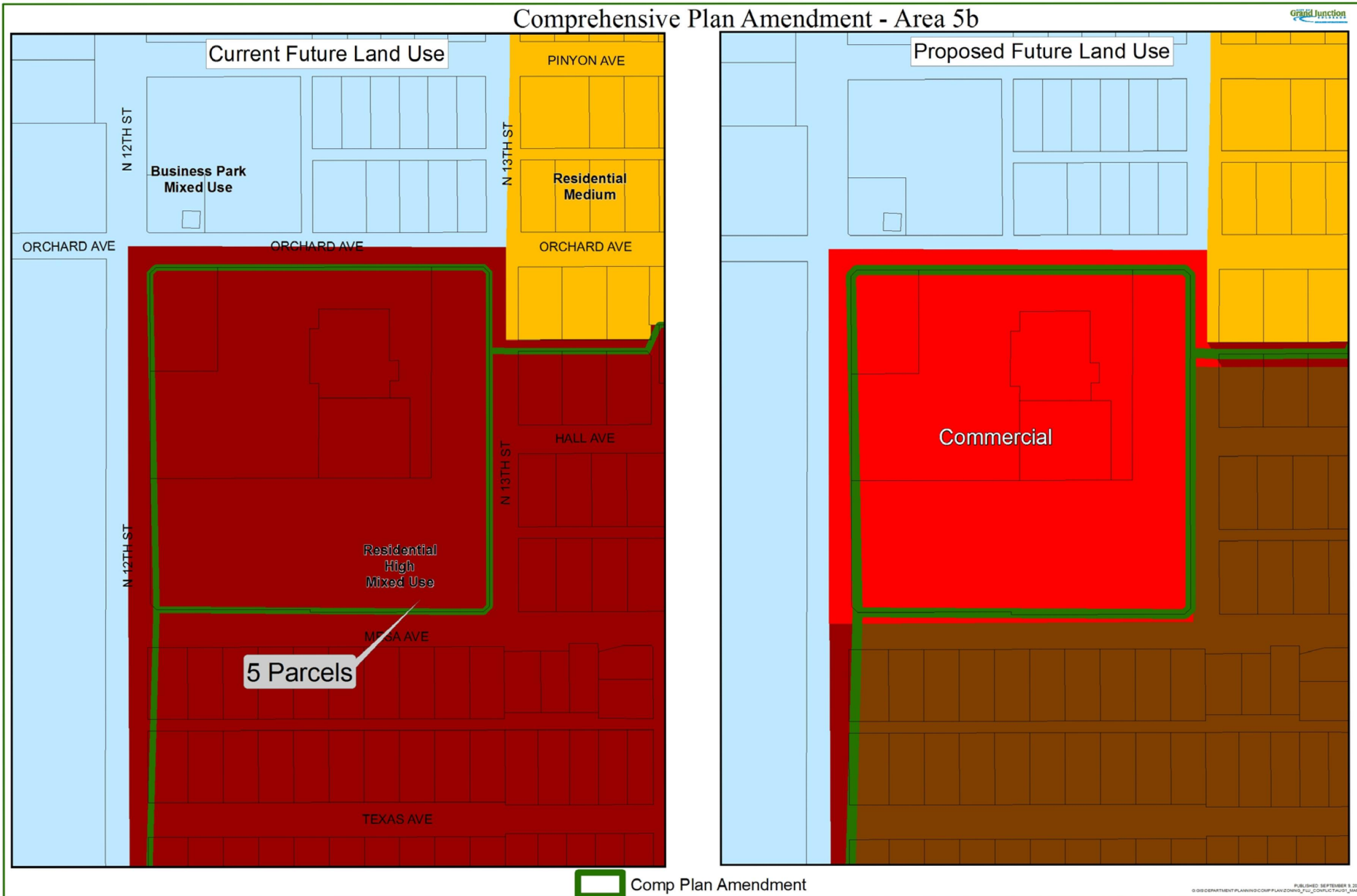
Existing zoning: C-1

Recommended change to future land use designation:

From: Residential High Mixed use

To: Commercial

Recommend changing future land use designation with no change to current zoning.



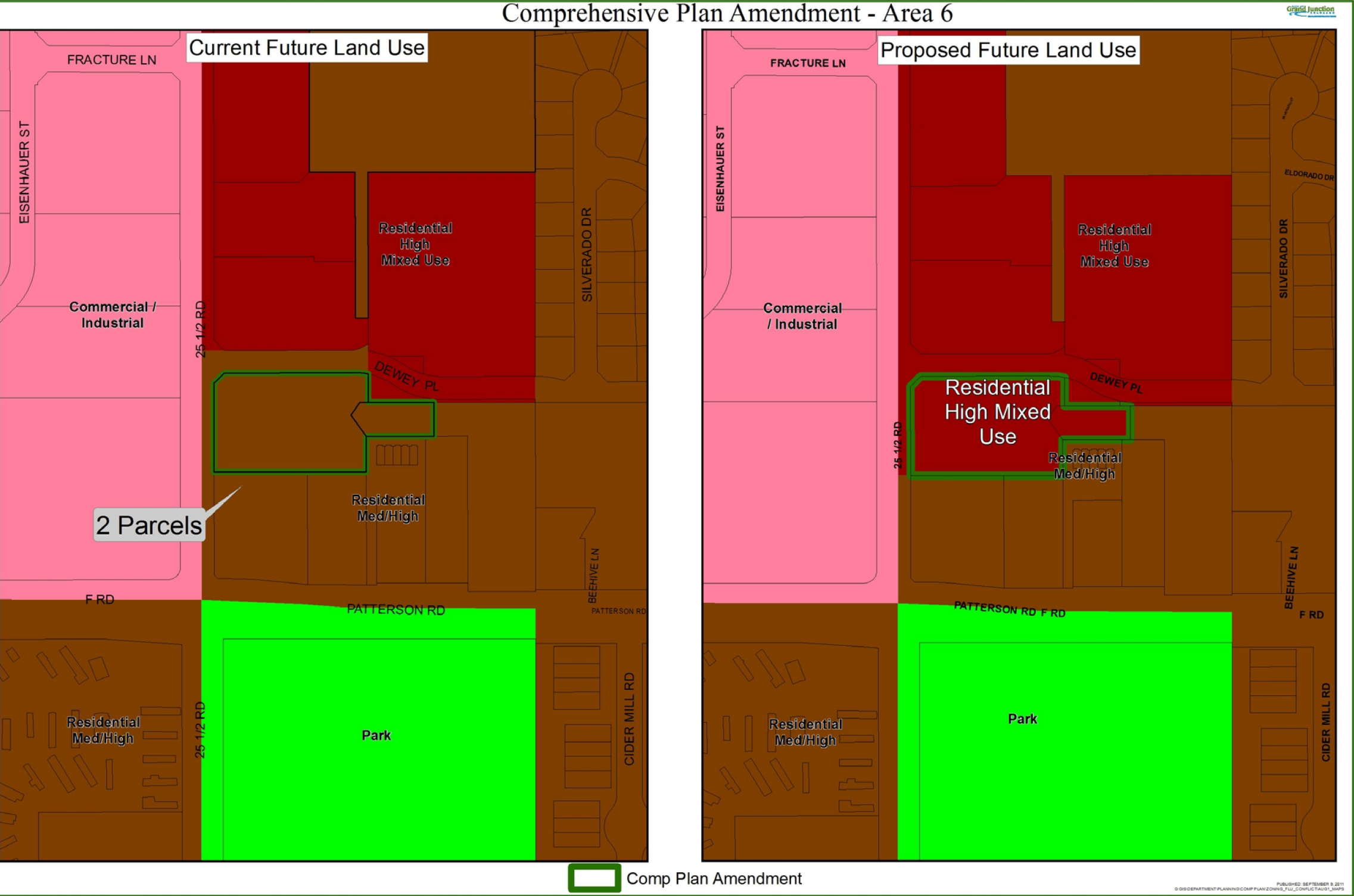
Area 6

Location: Generally located on the east side of 25 1/2 Road at the Foresight Village Apartments.

Parcels: 2 Existing zoning: R-24

Recommended change to future land use designation:
From: Residential Medium High To: Residential High Mixed Use

Recommend changing future land use designation with no change to current zoning.



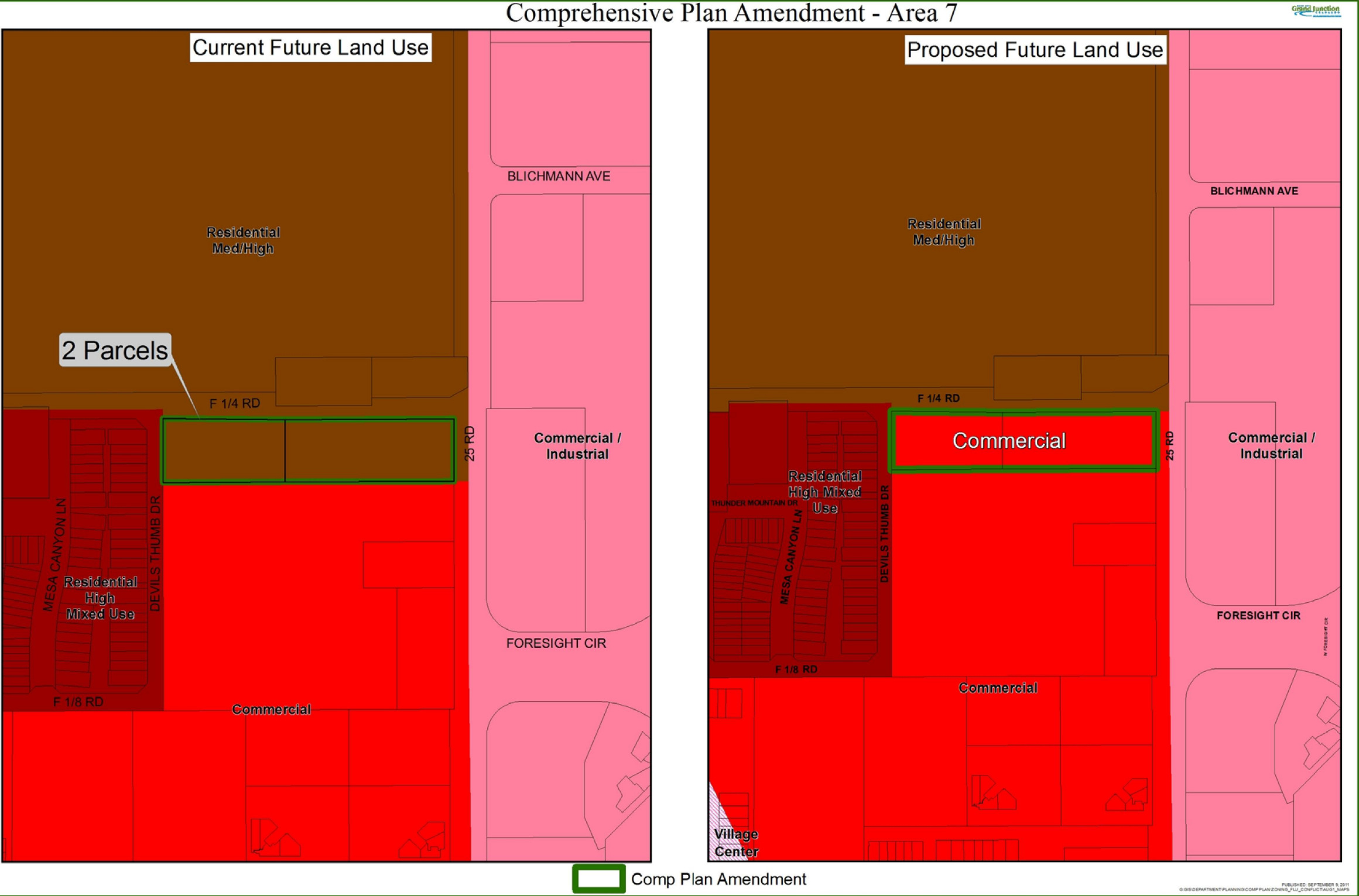
Area 7

Location: Generally located on the south side of F ¼ Road and 25 Road.

Parcels: 2 Existing zoning: C-1

Recommended change to future land use designation:
From: Residential Medium High To: Commercial

Recommend changing future land use designation with no change to current zoning.



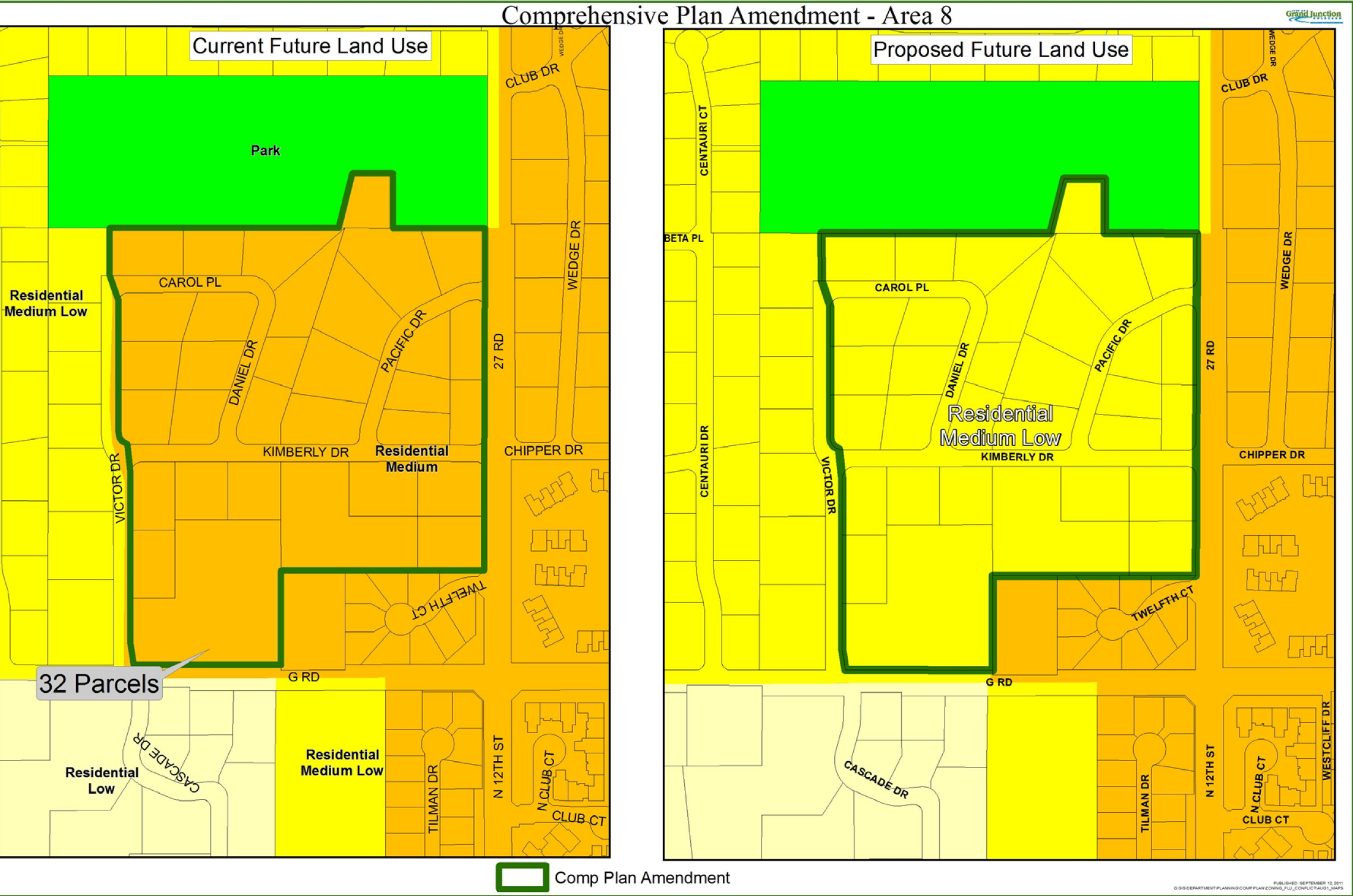
Area 8

Location: Generally located north of G Road and west of 27 Road.

Parcels: 32 Existing zoning: R-2

Recommended change to future land use designation:
From: Residential Medium To: Residential Medium Low

Recommend changing future land use designation with no change to current zoning.



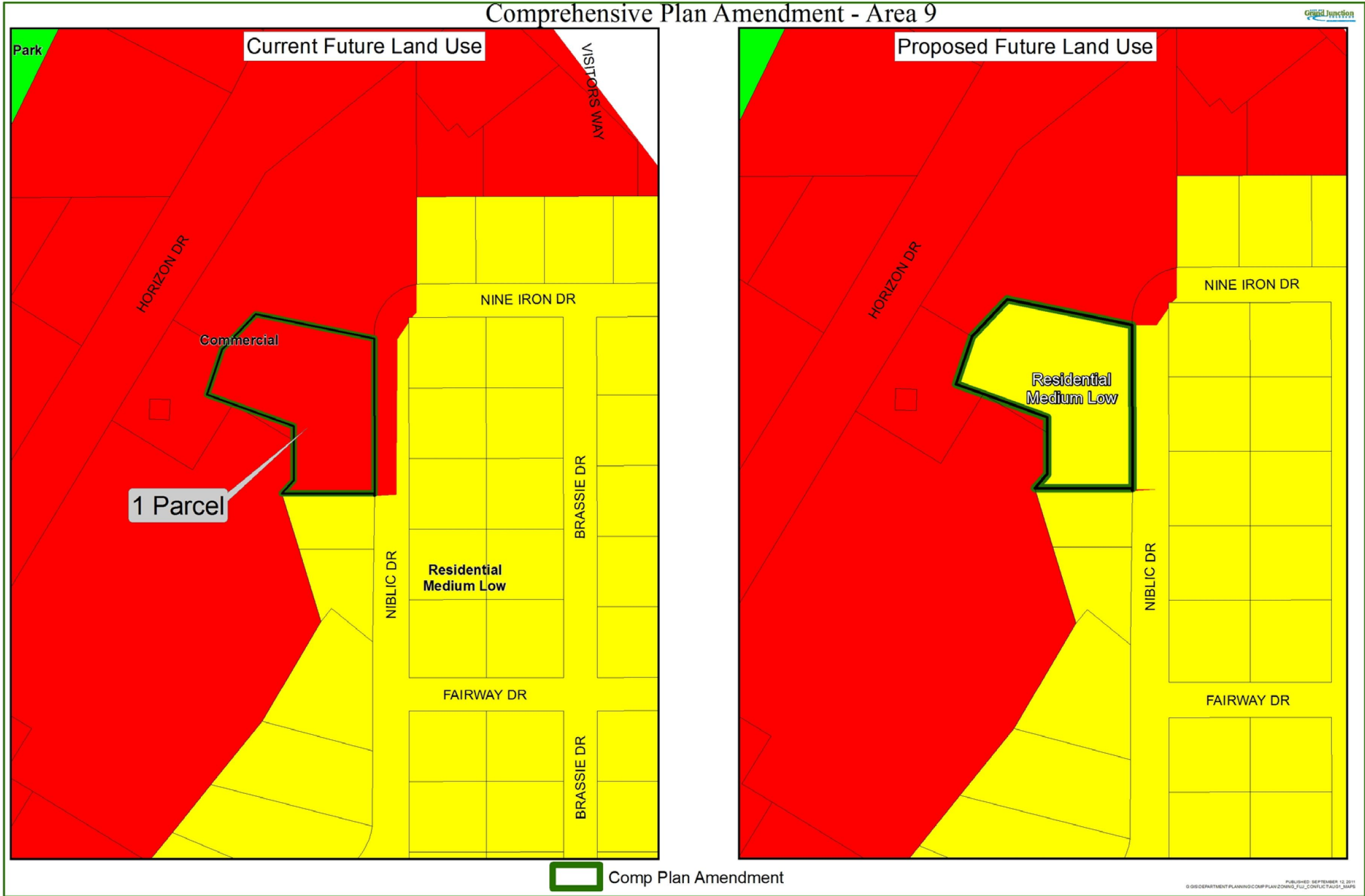
Area 9

Location: Located on Niblic Drive

Parcels: 1 Existing zoning: R-5

Recommended change to future land use designation:
From: Commercial To: Residential Medium Low

Recommend changing future land use designation with no change to current zoning.



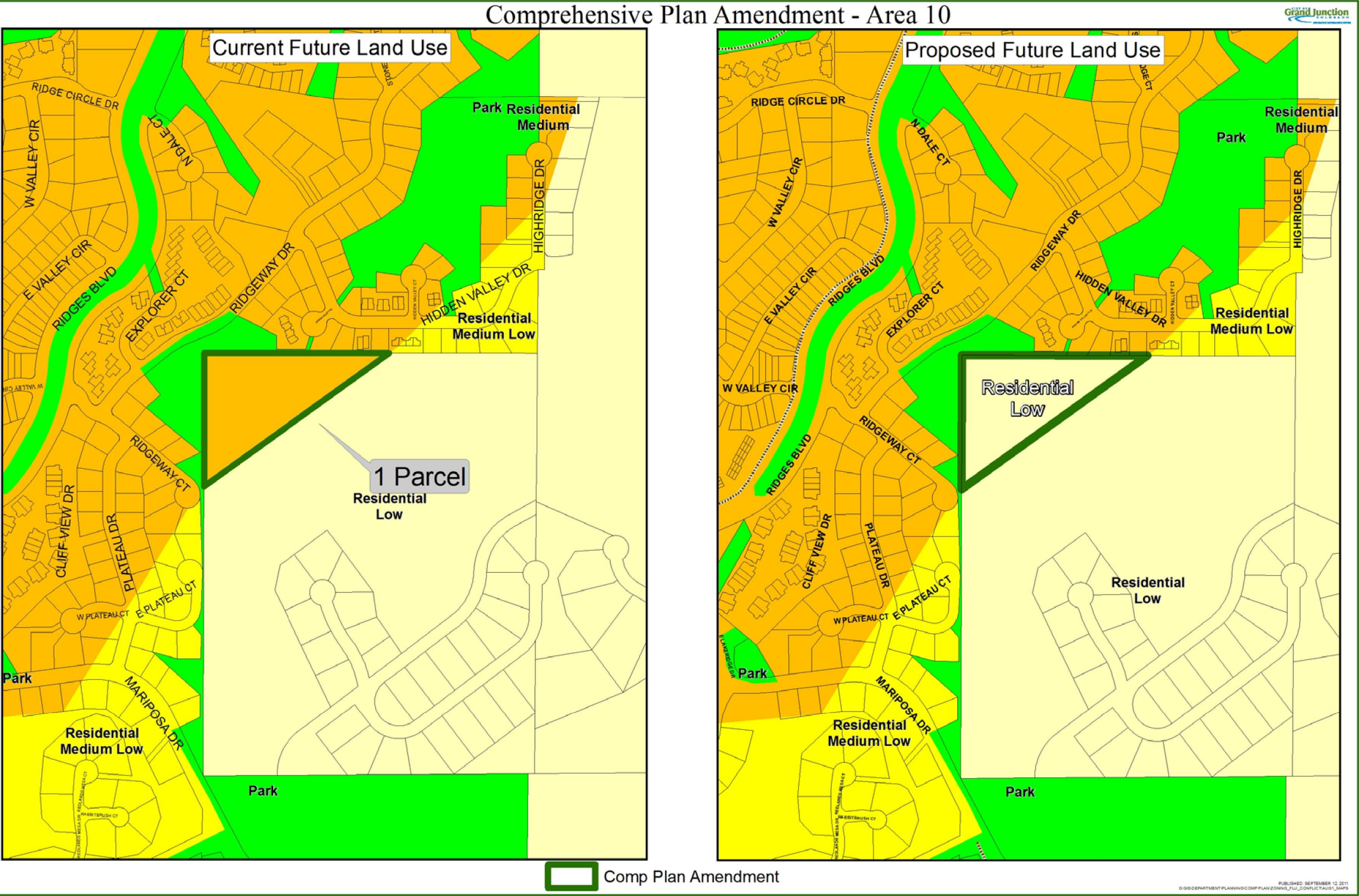
Area 10

Location: Generally located in the Pinnacle Ridge area, south of Ridgeway Drive and Hidden Valley Drive.

Parcels: 1 Existing zoning: R-2

Recommended change to future land use designation:
From: Residential Medium To: Residential Low

Recommend changing future land use designation with no change to current zoning.



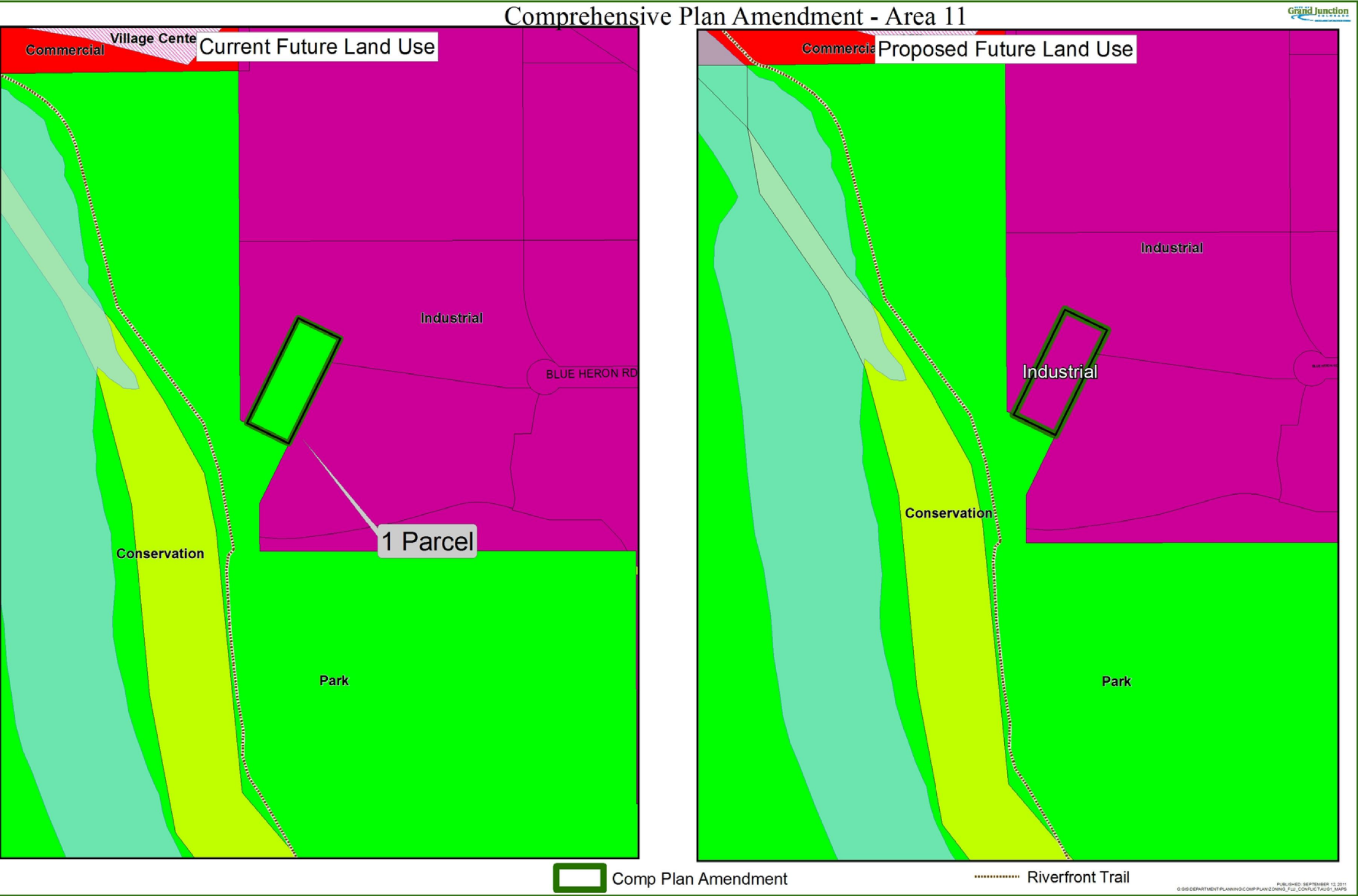
Area 11

Location: Generally located on west side of Coors Tech property, north of the Colorado River.

Parcels: 1 Existing zoning: I-2

Recommended change to future land use designation:
From: Park To: Industrial

Recommend changing future land use designation with no change to current zoning.



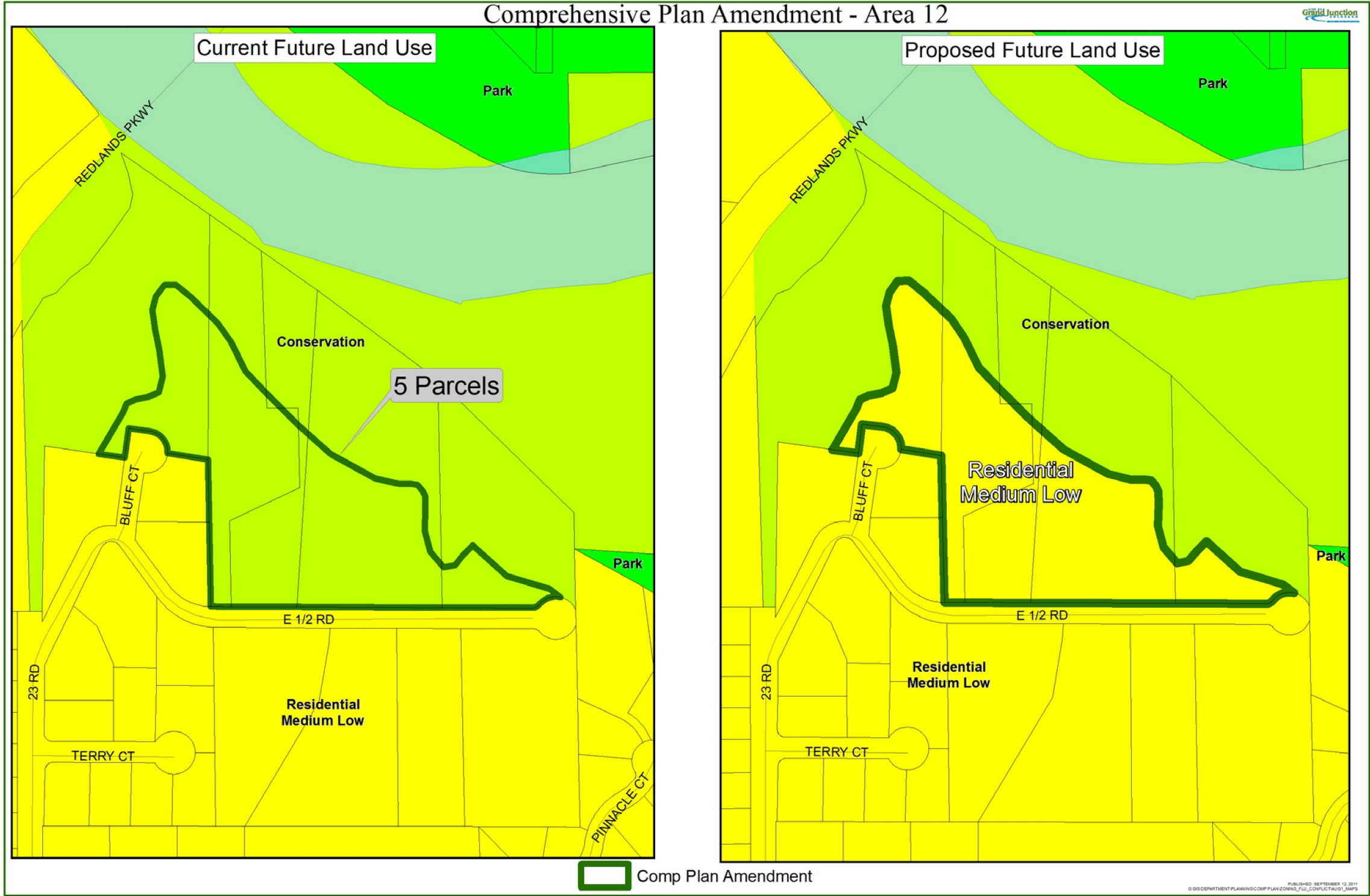
Area 12

Location: Generally located north of E 1/2 Road on the Redlands.

Parcels: 5 Existing zoning: R-4

Recommended change to future land use designation:
From: Conservation To: Residential Medium Low

Recommend changing future land use designation with no change to current zoning.
Note: Only that area above the ridgeline will change to Residential Medium Low. The area below the ridgeline will remain Conservation.



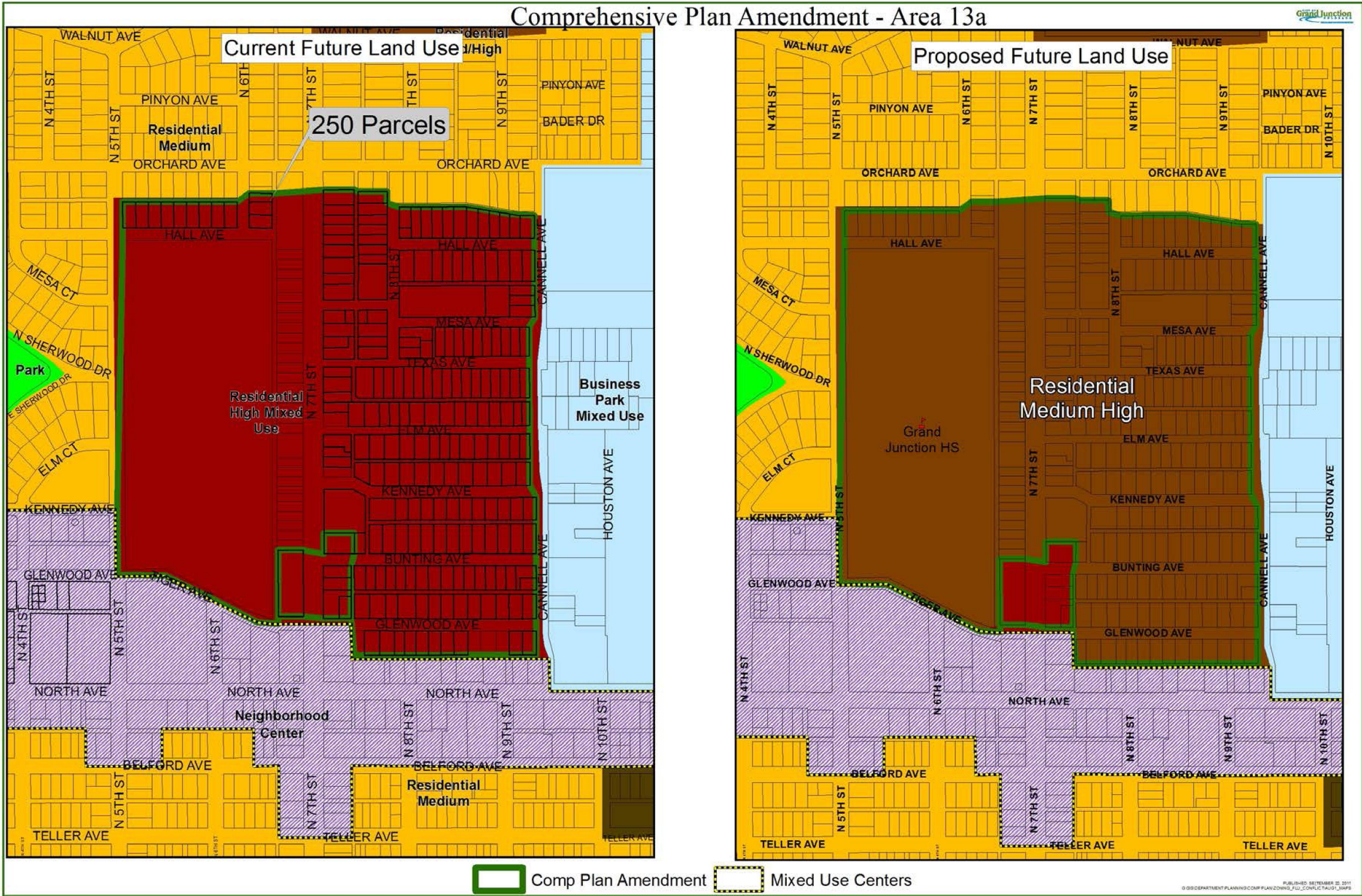
Area 13a

Location: Generally located on east side of N. 5th Street to the west side of Cannell Avenue, from the south side of Glenwood Avenue to the north side of Hall Avenue.

Parcels: 250 Existing zoning: R-8, R-O and CSR

Recommended change to future land use designation:
From: Residential High Mixed Use To: Residential Medium High

Recommend changing future land use designation with no change to current zoning.



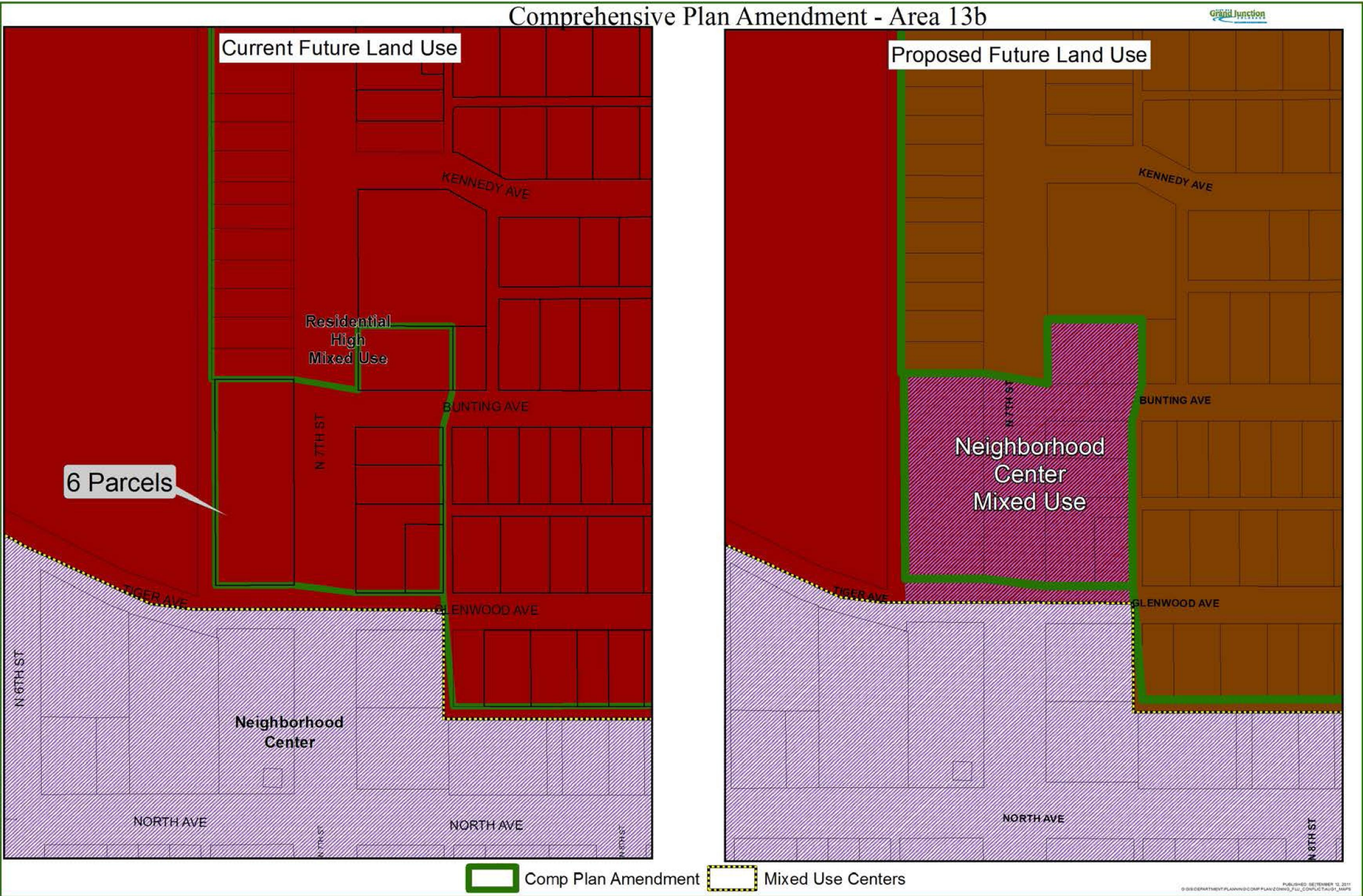
Area 13b

Location: Generally located on N. 7th Street between Glenwood Avenue and Bunting Avenue.

Parcels: 6 Existing zoning: B-1

Recommended change to future land use designation:
From: Residential High Mixed Use To: Neighborhood Center Mixed Use

Recommend changing future land use designation with no change to current zoning.
Note: Current B-1 zoning is supported by Residential High Mixed Use. Changing future land use designation to Neighborhood Center Mixed Use allows a broader mix of development as envisioned by the Comprehensive Plan.



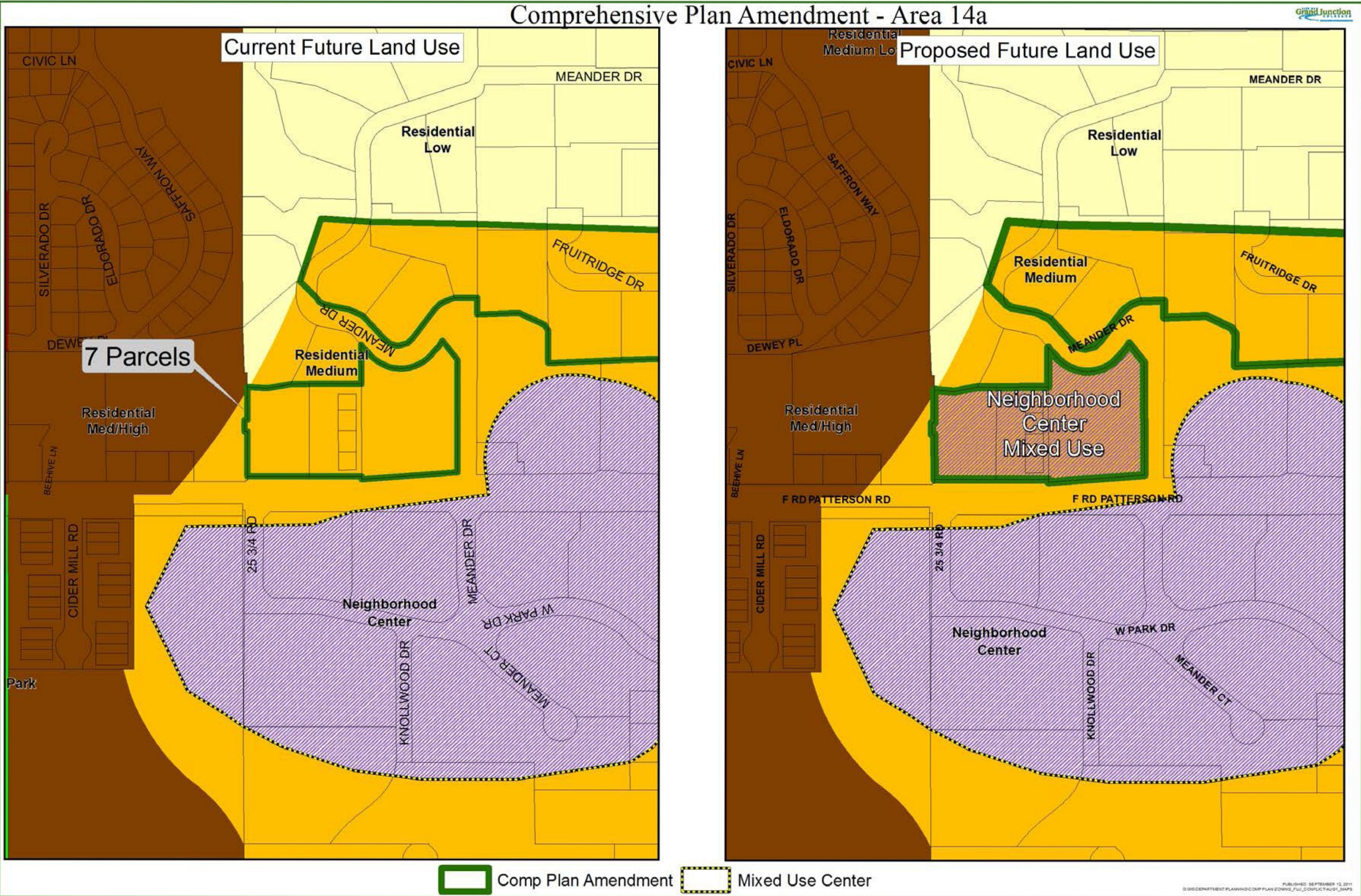
Area 14a

Location: Generally located on the north side of Patterson Road and the west side of Meander Drive.

Parcels: 7 Existing zoning: B-1

Recommended change to future land use designation:
From: Residential Medium To: Neighborhood Center Mixed Use

Recommend changing future land use designation with no change to current zoning.



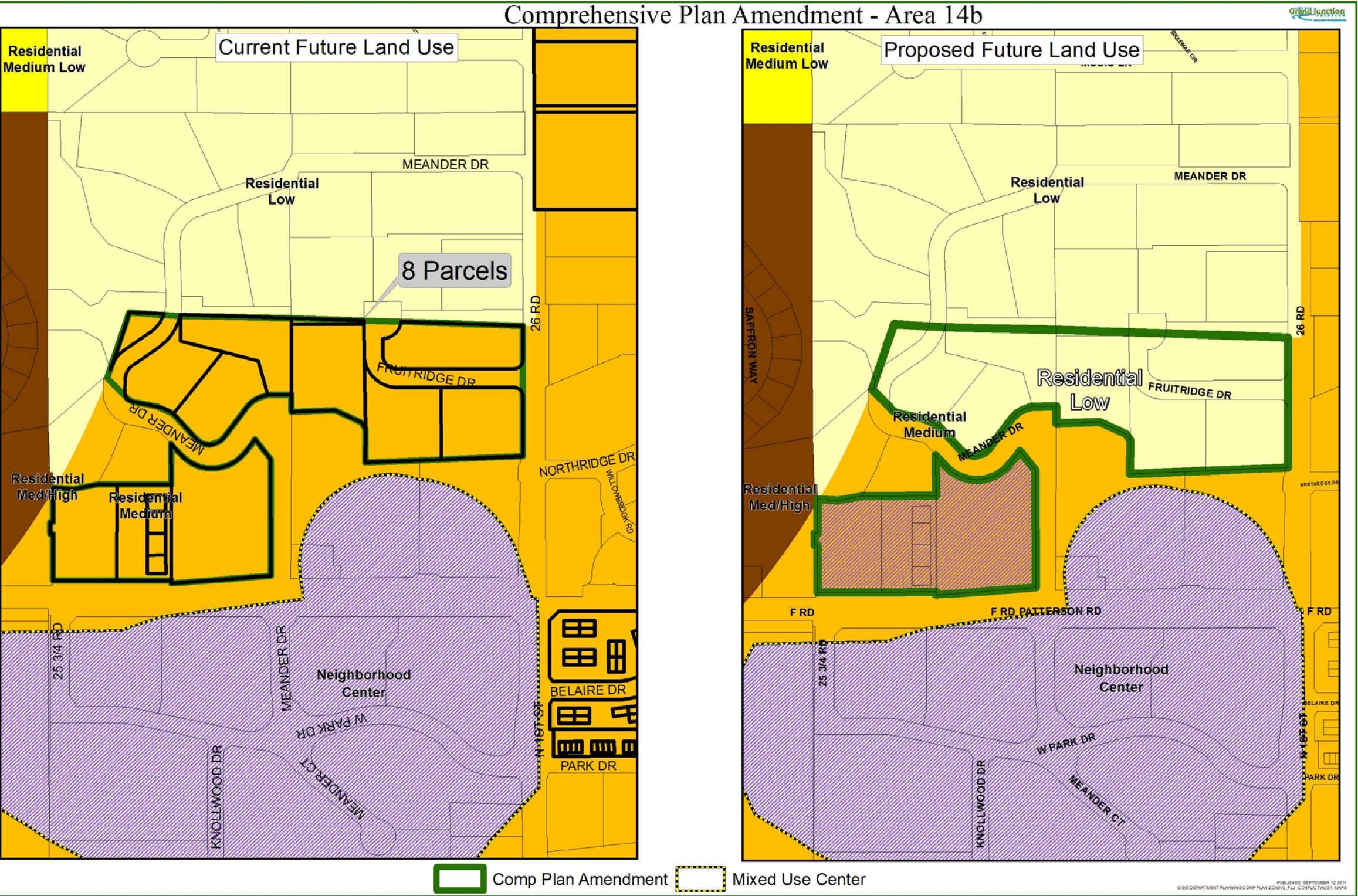
Area 14b

Location: Generally located on the west side of 26 Road to the east side of Meander Drive.

Parcels: 8 Existing zoning: R-1

Recommended change to future land use designation:
From: Residential Medium To: Residential Low

Recommend changing future land use designation with no change to current zoning.



Area 15a

Location: Generally located on the south side of Colorado Avenue between S. 12th Street and S. 14th Street.

Parcels: 16

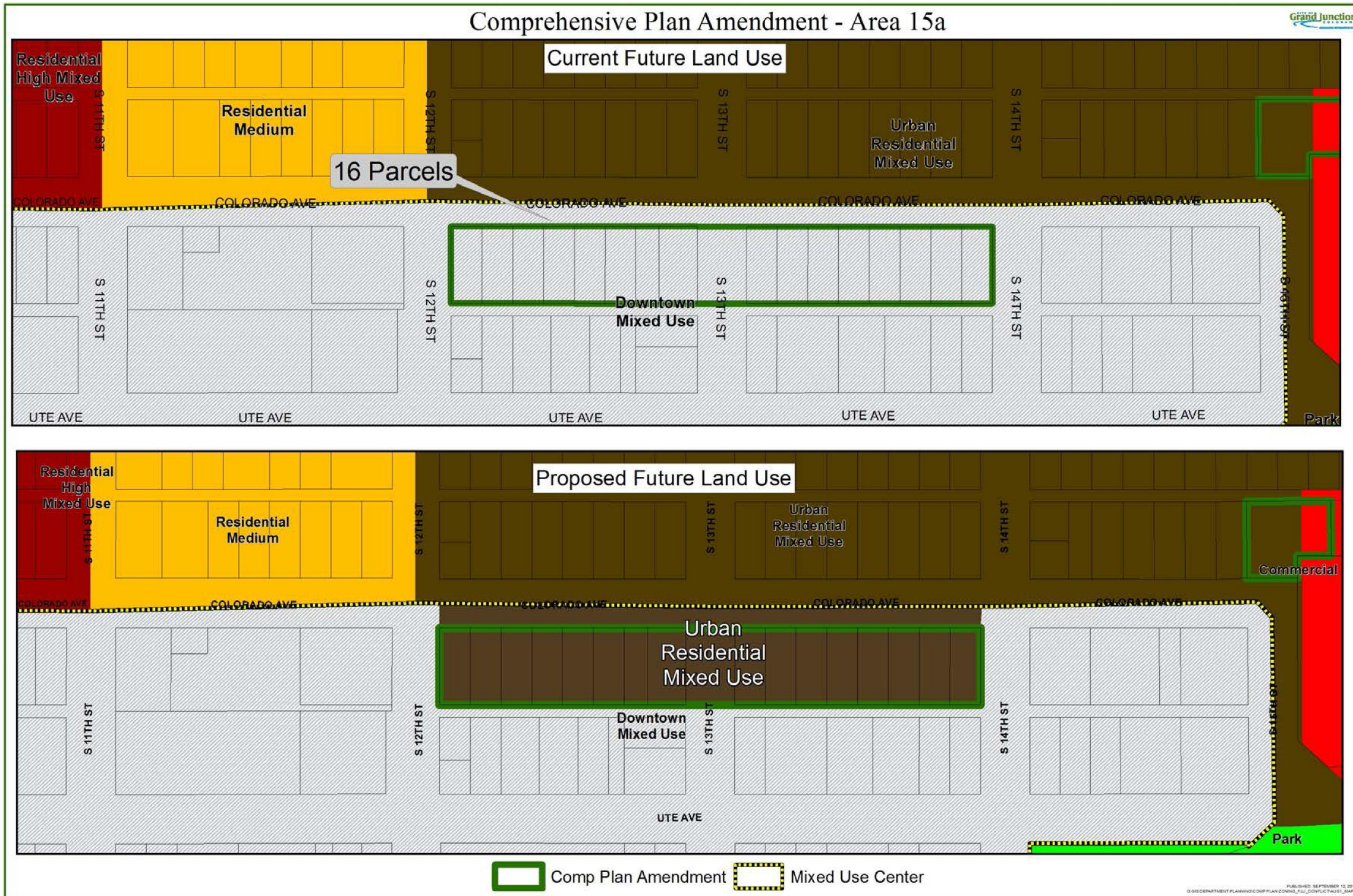
Existing zoning: R-O

Recommended change to future land use designation:

From: Downtown Mixed Use

To: Urban Residential Mixed Use

Recommend changing future land use designation with no change to current zoning.



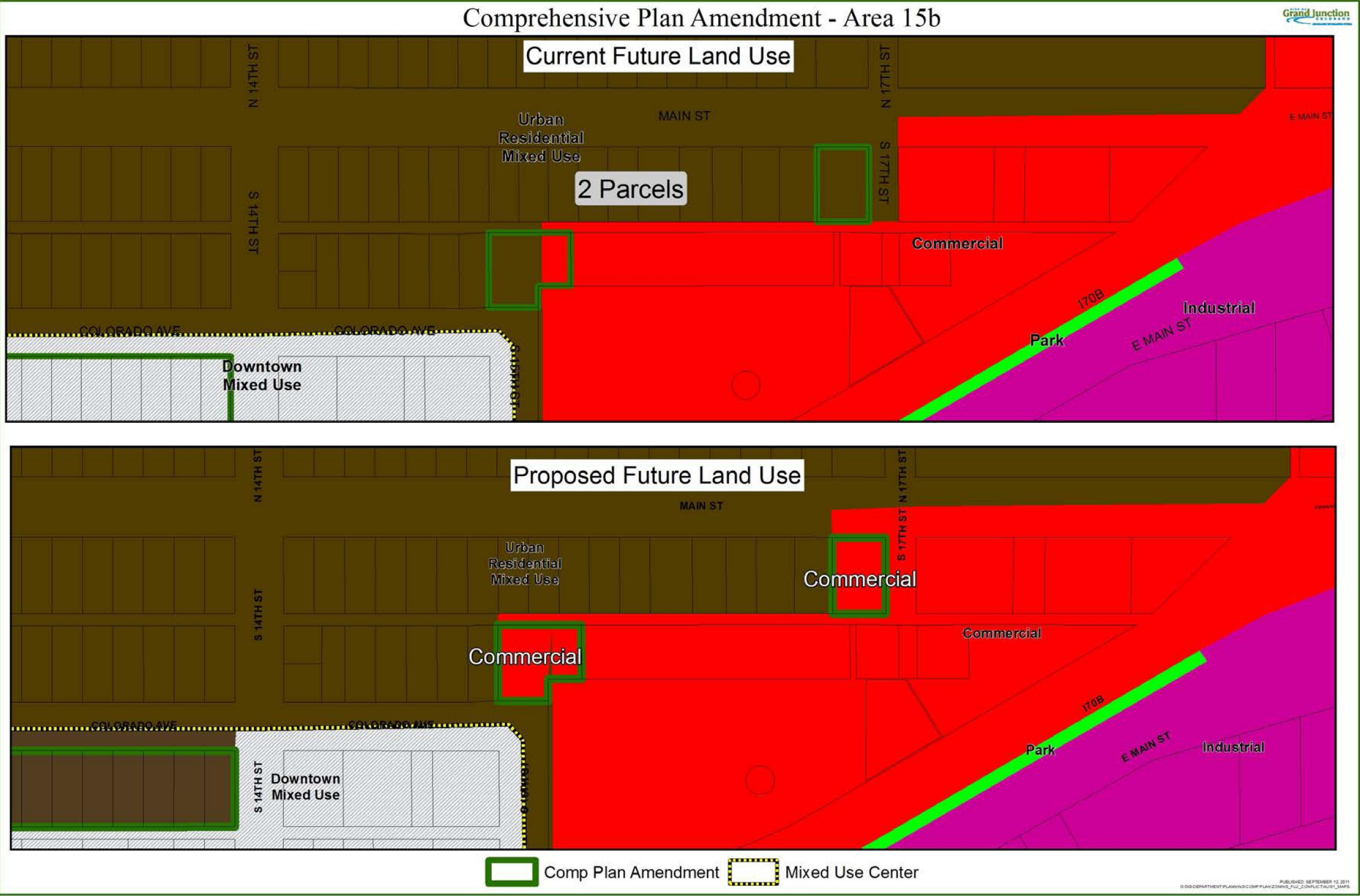
Area 15b

Location: Generally located on Colorado Avenue and Main Street.

Parcels: 2 Existing zoning: C-2

Recommended change to future land use designation:
From: Urban Residential Mixed Use To: Commercial

Recommend changing future land use designation with no change to current zoning.



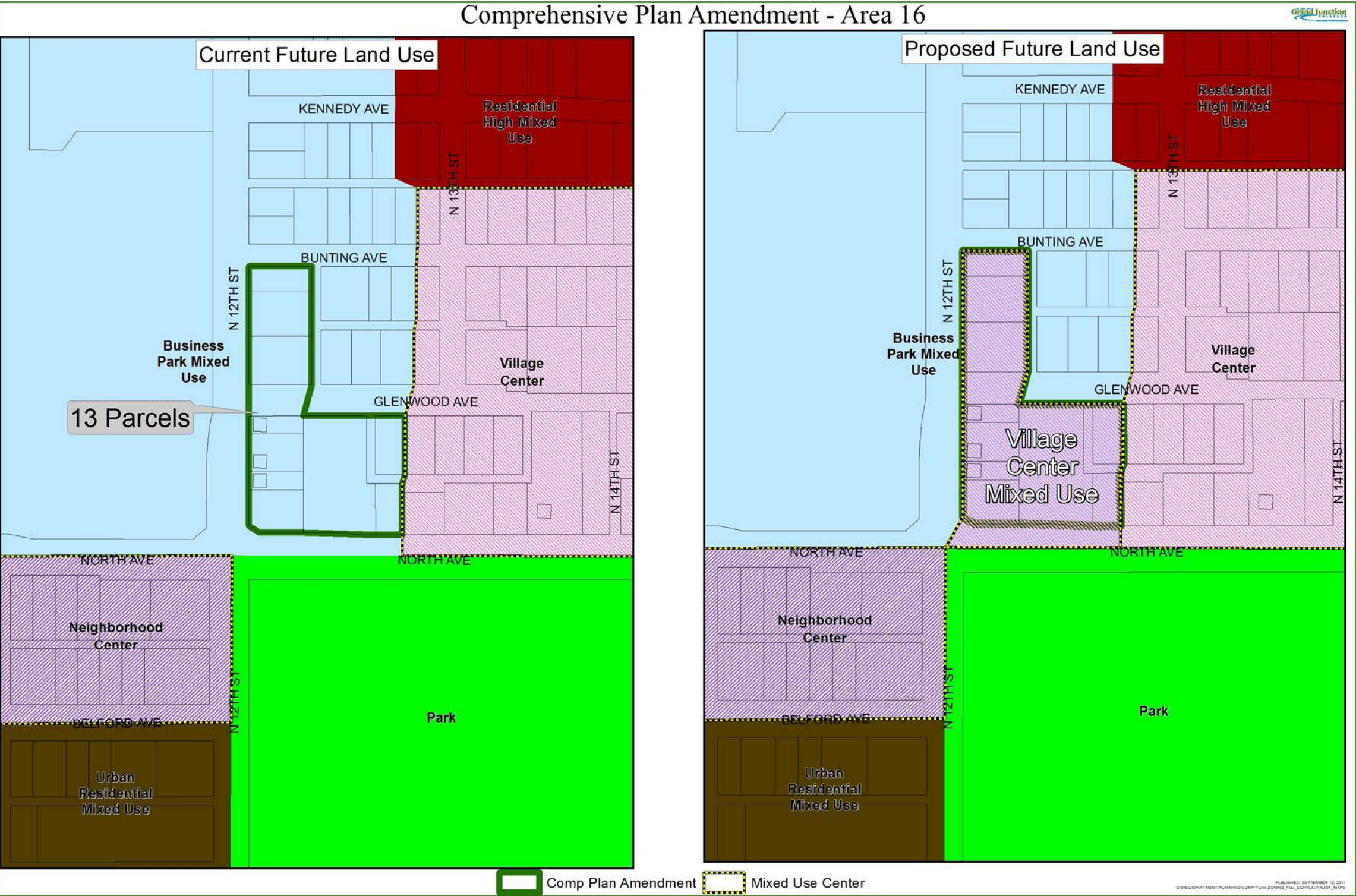
Area 16

Location: Generally located at the northeast corner of N. 12th Street and North Avenue, just east of Colorado Mesa University.

Parcels: 13 Existing zoning: C-1

Recommended change to future land use designation:
From: Business Park Mixed Use To: Village Center Mixed Use

Recommend changing future land use designation with no change to current zoning.



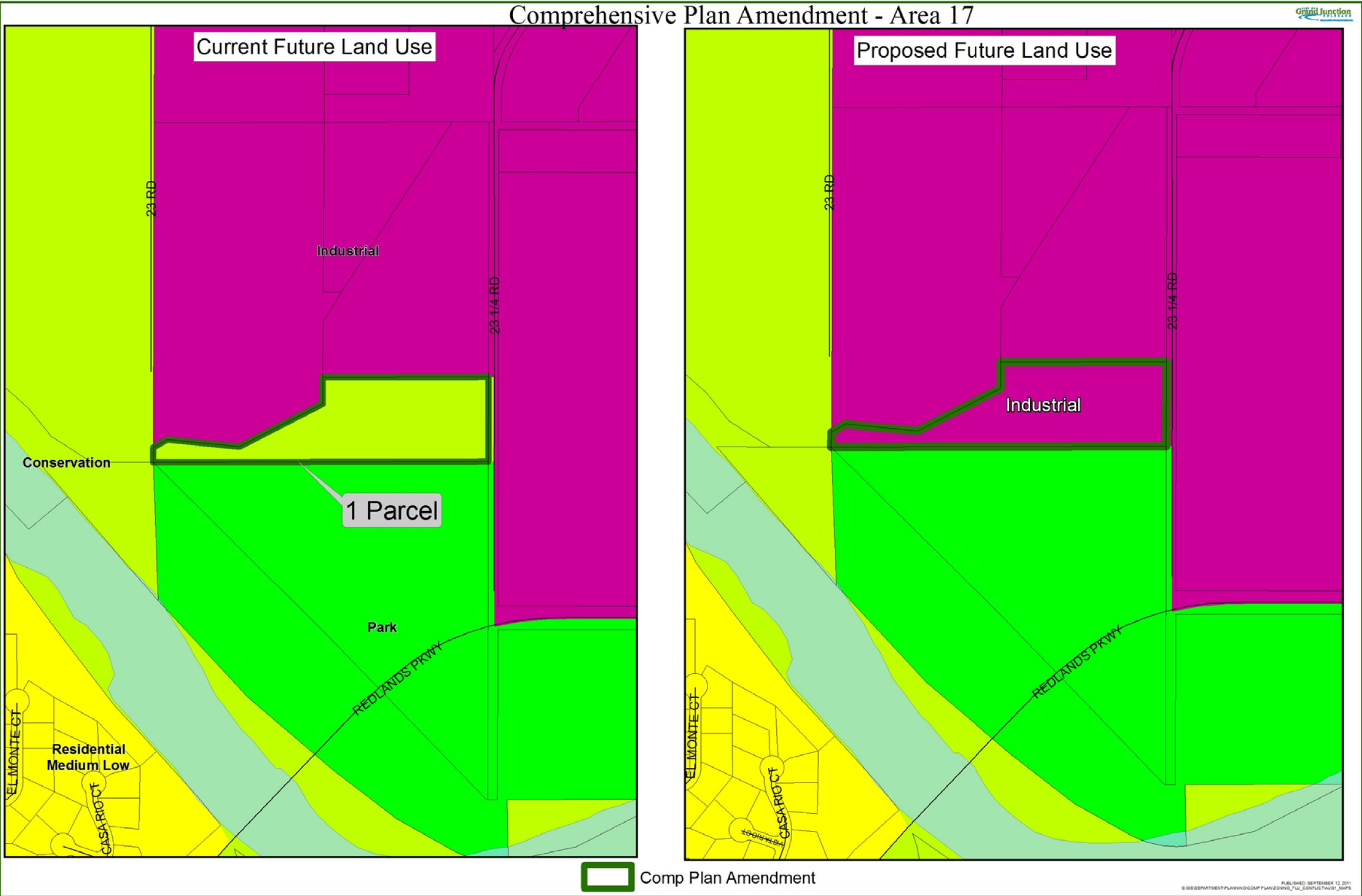
Area 17

Location: Generally located on the west side of 23 1/4 Road just north of the Redlands Parkway.

Parcels: 1 Existing zoning: I-2

Recommended change to future land use designation:
From: Conservation To: Industrial

Recommend changing future land use designation with no change to current zoning.



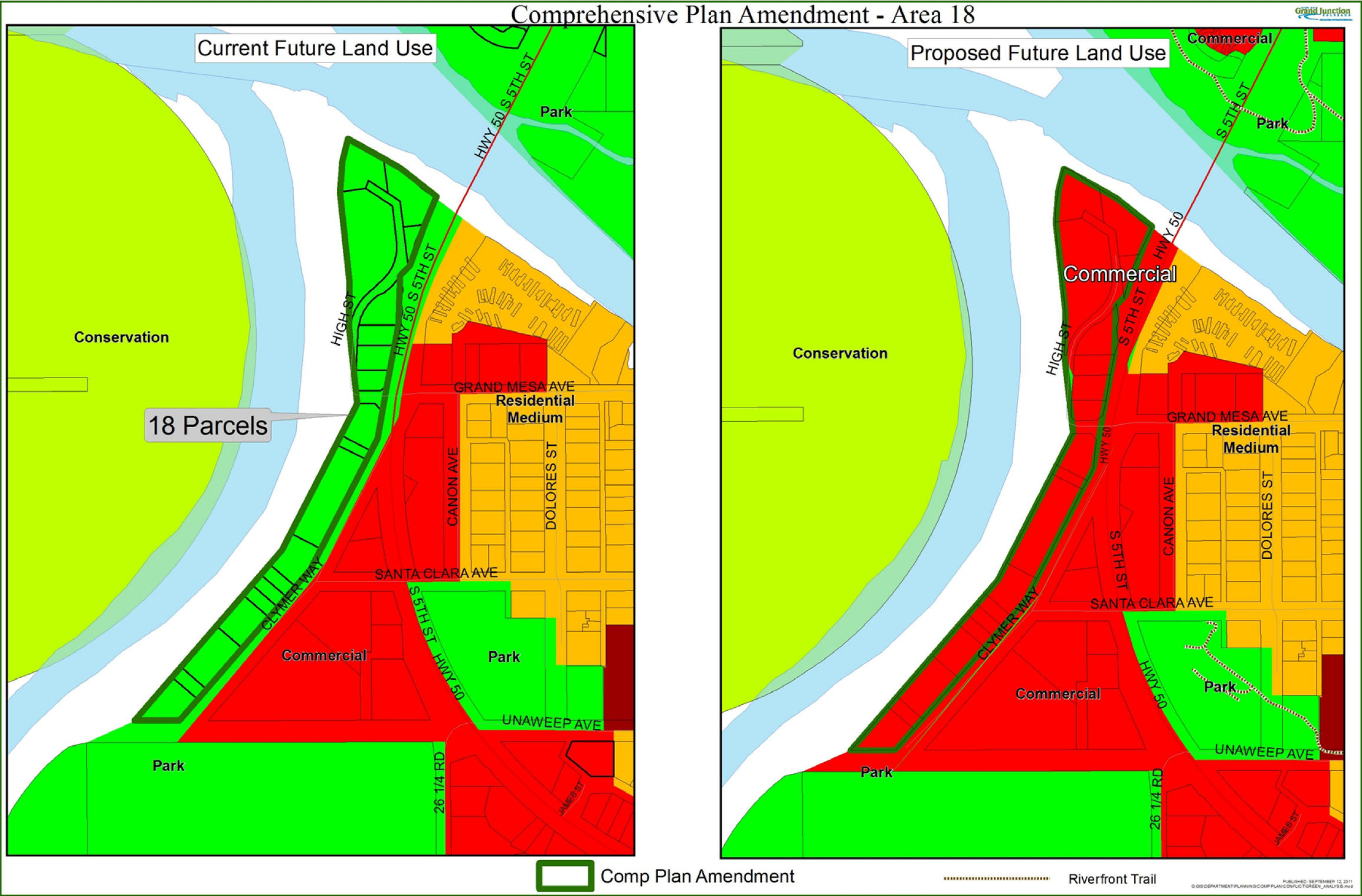
Area 18

Location: Generally located on the west side of Clymer Way and Hwy 50 near the Confluence Point area.

Parcels: 18 Existing zoning: C-1

Recommended change to future land use designation:
From: Park To: Commercial

Recommend changing future land use designation with no change to current zoning.



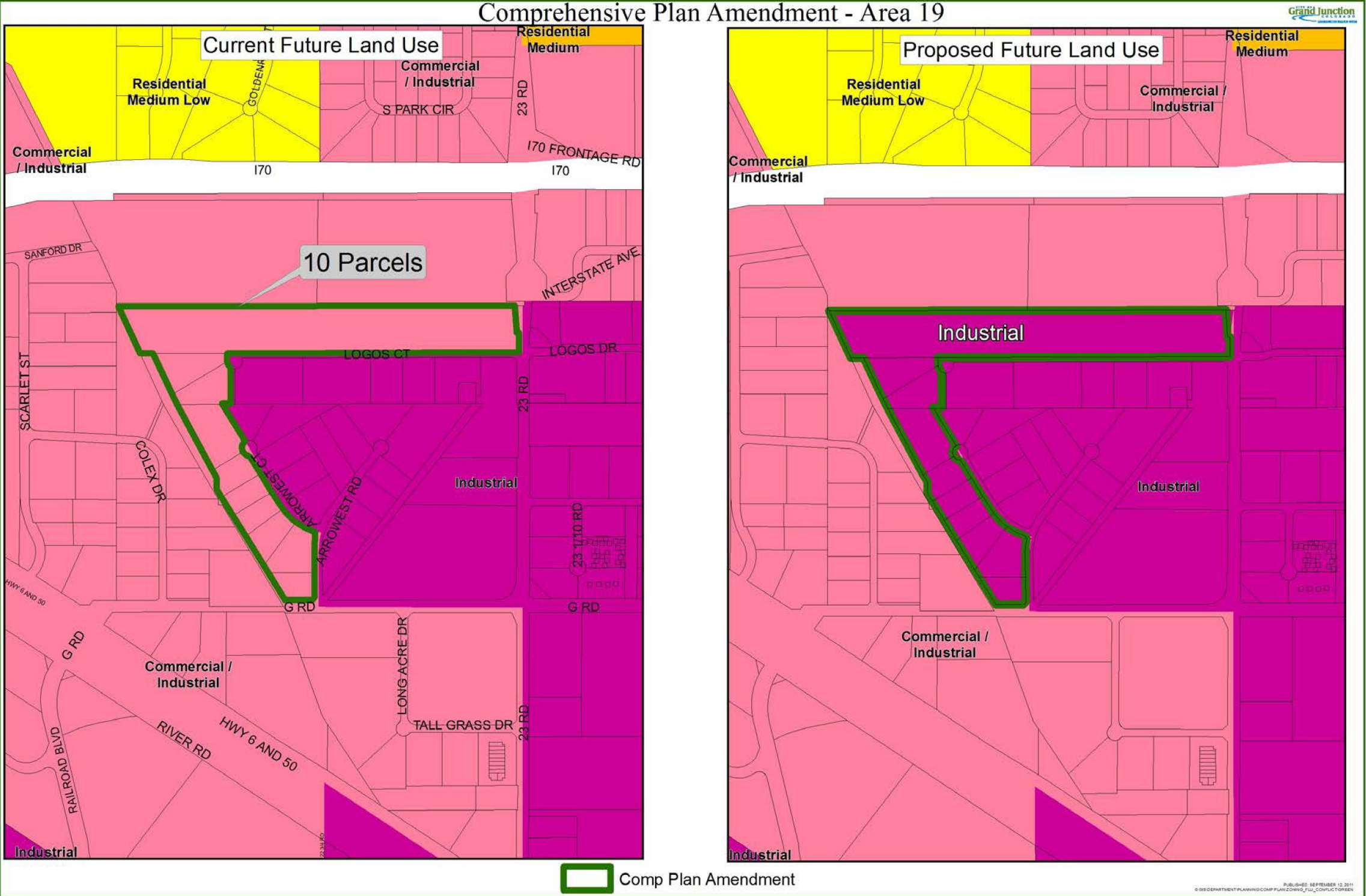
Area 19

Location: West of 23 Road and North of G Road

Parcels: 10 Existing zoning: I-2

Recommended change to future land use designation:
From: Commercial/Industrial To: Industrial

Recommend changing future land use designation with no change to current zoning.



Citizen Comments

From: "Keith Ehlers" <keith@ciavonne.com>
To: "Brian Rusche" <brianr@ci.grandjct.co.us>, "Lisa Cox" <lisac@ci.grandjct.co.us>, "Greg Moberg" <gregm@ci.grandjct.co.us>
Date: 8/11/2011 1:54 PM
Subject: Comp Plan adjustment
Staff,

In a recent General Meeting for a property that exists along Patterson within a Mixed Use Opportunity Corridor designation per the Comp Plan I was informed that the Mixed Use Form Zones was an applicable Zone within the MUOC. This email is intended as a suggestion/request to update the Comp Plan, specifically page 34, to reflect the Form districts as an applicable zone. There may be other areas that disclose this information, but the graphics found on page 34 are a helpful tool we use when working with clients that could reflect the information as well. Thanks for your time.

Keith Ehlers Ciavonne, Roberts, & Assoc.

PS - I spoke with Brian Rusche regarding this and he indicated there is possibly an amendment coming down the pipe that will address this, but I thought I would still pass this along for 'the record'.

From: David Thornton
To: JPVLEFTY@aol.com
CC: Cox, Lisa
Date: 8/19/2011 4:53 PM
Subject: Re: Rezoning

Jeff,

Come on in anytime into City Hall and we can walk through the plan amendment for your property. We are also having an open house on August 31st to talk with affected property owners of this proposal. We encourage you to attend that as well.

For the High Fashion Fabric property the proposal is to change the Comprehensive Plan designation of Residential Medium, and include the property into the Neighborhood Center land use designation which includes Corner Square across the street and the out patient facility across from you. See left side of map below, the Neighborhood Center designation would wrap to include your property, the building to the west of you and the Redstone Vet Clinic. The 8 properties to the north of you that are single family residential are not included in this proposal. Their situation is different and the proposal is to reduce the density to conform to existing conditions and zoning.

The Neighborhood Center land use designation allows business zoning which allows the existing zoning to remain. Business uses are not allowed in the Residential Medium land use category as currently represented by the Comprehensive Plan. Our desire and proposal is to change the Comprehensive Plan and leave the current business zoning intact which will remove the conflict between the zoning and the long range plan, the Comprehensive Pan.

Thanks for your inquiry. Have a great weekend.

Dave

Dave Thornton, AICP
Principal Planner
(970)244-1450
davidt@gjcity.org

Hi Dave,

Just received the notice of proposed comprehensive plan amendment. It does not state where the Public review and comment can be made. I would like to review it before I comment, where do I do this? Aug 22 thru Sept 2???? Or do I just wait till Sept 27th?

Jeff Vogel

Hi Fashion Fabrics Inc.
BERNINA and Handi Quilter dealer
2586 Patterson (F) Rd
Grand Junction, CO 81505
970-242-1890
www.hifashinfabrics.com

From: Clare Boulanger <clareboulanger@gmail.com>
To: Lisa Cox <lisac@ci.grandjct.co.us>
CC: David Thornton <davidt@ci.grandjct.co.us>
Date: 8/23/2011 11:50 PM
Subject: Re: Notice of Proposed Comprehensive Plan Amendment

Thank you for your response. I apologize for being rude. It has not been easy to live around here, with the college – excuse me, university – creeping down the street.

Clare Boulanger

On Tue, Aug 23, 2011 at 11:48 AM, Lisa Cox <lisac@ci.grandjct.co.us> wrote:

Good morning Ms. Boulanger,

I apologize if you found my letter cryptic because that was not my intention. What I hoped to say in the letter was that the City has reviewed it's Comprehensive and found errors in certain areas between the kind of development that the Plan anticipates in the future and the current development or zoning of properties.

The property that you own at 820 Elm Avenue is located in one of the areas where we feel that the Comprehensive Plan anticipated too much density or development. Your property is zoned Residential-8 (which allows 8 dwelling units per acre). The Comprehensive Plan anticipates development between 16-24 dwelling units per acre for your neighborhood. Although the City would like to encourage more residential development, we feel that 16-24 dwelling units per acre is too much for your neighborhood at this time.

The City is proposing a change to the Comprehensive Plan that would reduce the future development potential to 8-16 dwelling units per acre for your neighborhood. This would allow property owners to add an accessory dwelling unit on their property or to redevelop their property in a way that would preserve the general character that exists now, but still allow additional growth or density. The zoning of your property will not change.

I hope that I've clarified the City's proposed change to the Comprehensive Plan for property in your neighborhood, but if you have questions that I haven't addressed then please call me at 244-1448 and I would be happy to answer any questions that you have. You are also welcome to attend the Open House on August 31, 2011 from 4:00-6:00 pm at City Hall (250 N. 5th Street). There will be several people there that can answer questions as well. Thank you.

Lisa Cox, AICP
Planning Manager
Public Works & Planning Dept
970.244.1448

>>> Clare Boulanger <clareboulanger@gmail.com> 8/19/2011 10:06

> PM >>>

OK, so I receive this notice, and it's incredibly cryptic regarding what's happening and/or what's going to happen. I quote in full the paragraph that would appear to be key: "This notice is to advise you that the City is proposing a Comprehensive Plan amendment that will change the land use designation of your property to support the current zoning or the future development potential. There will be no cost to you. Changing the land use designation on your property will not change the current zoning or impact your current land use." Could you please explain to me how changing the land use designation to support "future development potential" is NOT essentially a "change [of] the current zoning"? And what's this really all about, anyway, outside of the fact that Tim Foster wants to plow our neighborhood into parking lots prior to setting up dorms, new sporting facilities, and an events center?

Clare Boulanger
820 Elm Av

From: David Thornton
To: IKE
CC: Cox, Lisa
Date: 8/29/2011 10:29 AM
Subject: Re: re zoning and implications

Lauren,

Thanks for your inquiry. The City has reviewed it's Comprehensive and found errors in certain areas between the kind of development that the Plan anticipates in the future and the current development or zoning of properties.

The property that you own at 1416 N. 7th Street is located in one of the areas where we feel that the Comprehensive Plan anticipated too much density or development. Your property is zoned Residential-8 (which allows 8 dwelling units per acre). The Comprehensive Plan anticipates development between 16-24 dwelling units per acre for your neighborhood. Although the City would like to encourage more residential development, we feel that 16-24 dwelling units per acre is too much for your neighborhood at this time.

The City is proposing a change to the Comprehensive Plan that would reduce the future development potential to 8-16 dwelling units per acre for your neighborhood. This would allow property owners to add an accessory dwelling unit on their property or to redevelop their property in a way that would preserve the general character that exists now, but still allow additional growth or density. The zoning of your property of R-8 will not change as part of this proposed Plan amendment. There is no change to the current use of your property which means that there is no affect on city water, utilities, taxes, or tenants rights as you have asked about in your email.

I hope that I've clarified the City's proposed change to the Comprehensive Plan for property in your neighborhood, but if you have questions that I haven't addressed then please call me at 244-1450 and I would be happy to answer any questions that you have.

Have a great day! Thank you.

Dave Thornton, AICP
Principal Planner
(970)244-1450
davidt@gjcity.org

>>> IKE <laurenannino@aol.com> 8/24/2011 4:30 PM >>>
Dear Lisa and David,

Please let me know how this affects me as an owner of investment property at 1416 N 7th St. I now live in Boulder and have no way of making meetings but can send my attorney if need be.

Please address issues such as city water, utilities, taxes, tenants rights , or anything that will be considered infringing on the current and future development. please.
Thank you .

Lauren Annino, CEO
The Freedom Walker Co
303 499 2634

From: Greg Moberg
To: Lisa Cox; abunting4755@yahoo.com
Date: 8/25/2011 3:28 PM
Subject: Re: Fwd: Comp Plan question

Ms. Bunting,

Lisa needed to be out of the office this afternoon and asked me to respond to your email.

You are correct in your assertion that the current Comprehensive Plan designation for your property is Residential High Mixed Use and that the City is proposing to change that designation to Residential Medium High. Under the current designation your R-8 zoning is inconsistent with the Comprehensive Plan and the single family use would be nonconforming if zoned to a consistent zone. Because of this, the City is moving forward with a Comprehensive Plan amendment that, if approved, will remove any existing Comprehensive Plan inconsistencies.

The Residential Medium High would still allow your property to be rezoned to a higher density (R-12 and R-16) and to commercial (R-O).

If you have further questions, please do not hesitate to contact me.

Greg Moberg
Planning Services Supervisor
City of Grand Junction
Public Works and Planning Department
250 North 5th Street
Grand Junction, CO 81501
(970) 256-4023

>>> Ann Bunting <abunting4755@yahoo.com> 8/24/2011 1:53 PM >>>

Hi Lisa,
I'm Ann Bunting and I own the property at 1730 N 7th. From looking at the GJ city website, it looks as if my property is in Area 13a, with proposed change from Residential High Mixed Use to Residential Medium High. Does that mean that the few commercial applications would be phased out ? And would that affect my R-8 zoning? Also, it looks like Area 13b is being opened up to the possibility of a neighborhood center. It seems contradictory that the city would reduce density in the neighborhood where new amenities were being planned. Am I understanding that correctly? I live in a different part of the state and will be unable to attend the meeting, so please accept my questions by email.

Many thanks for any clarification you can offer,
Best,

Ann Bunting
abunting4755@yahoo.com

From: David Thornton
To: L, Jeanne
CC: Cox, Lisa
Date: 8/31/2011 2:24 PM
Subject: Re: comprehensive plan and zoning changes for north 18th Street
Jeanne,

The zoning east of you is the same as you have and that is R-8 or residential up to 8 units per acre. As far as the Comprehensive Plan is concerned for both your street and the area east of you, it all has the ability to ask for a zone change to higher density up to 16 units per acre. That doesn't mean that any proposed change or any proposed development would be approved. There are many things that go into a new development that the Code requires to be looked at and mitigated that protects existing neighborhoods and helps that new development fit into the neighborhood.

Regarding giving feedback, the current schedule is for Planning Commission to review and make a recommendation to City Council on September 27th

at 6 PM here in City Hall on the proposed amendment to reduce the density from Residential High to Residential Medium High for your area. Your feedback is encouraged in that meeting.

Thanks again for your email.

Dave Thornton, AICP
Principal Planner
(970)244-1450
davidt@gjcity.org

>> Jeanne L <jeannejml@yahoo.com> 8/31/2011 9:53 AM >>>

Dave,
Thanks for your timely response as well as the clarification. I am glad that the density would be lower than the comp plan indicates, however, I would feel even better if the density remained at the level it was at when I purchased my property of up to 8 units. 16 units is a lot and would greatly change the character of the neighborhood.

I do have a few more questions: What is the zoning for the next streets over (19th, 20th...) and is it the same density as my street or lower? And how do I give input/feedback about the increase in density up to 16 units (even though it is not as much of an increase as I thought)?

Thanks much,
Jeanne

From: David Thornton <davidt@ci.grandjct.co.us>
To: Jeanne L <jeannejml@yahoo.com>
Cc: Lisa Cox <lisac@ci.grandjct.co.us>
Sent: Wednesday, August 31, 2011 9:38 AM
Subject: Re: comprehensive plan and zoning changes for north 18th Street

Ms. Lelonek,

Thanks for your email. Perhaps I can clarify what the City is proposing. The City has reviewed its Comprehensive and found errors in certain areas between the kind of development that the Plan anticipates in the future and the current development or zoning of properties.

The property that you own on North 18th Street is located in one of the areas where we feel that the Comprehensive Plan anticipated too much density or development. Your property is zoned Residential-8 (which allows 8 dwelling units per acre). The Comprehensive Plan anticipates development between 16-24 dwelling units per acre for your neighborhood. Although the City would like to encourage more residential development, we feel that 16-24 dwelling units per acre is too much for your neighborhood at this time.

The City is proposing a change to the Comprehensive Plan that would reduce the future development potential to 8-16 dwelling units per acre for your neighborhood. This would allow property owners to add an accessory dwelling unit on their property or to redevelop their property in a way that would preserve the general character that exists now, but still allow additional growth or density. Changing the Comprehensive Plan to Residential Medium High removes the conflict between the Plan and the current zoning.

I hope that I've clarified the City's proposed change to the Comprehensive Plan for property in your neighborhood, but if you have questions that I haven't addressed then please call me at 244-1450 and I would be happy to answer any questions that you have.

Thanks and have a great day.

Dave Thornton, AICP
Principal Planner
(970)244-1450
davidt@gjcity.org

>>> Jeanne L <jeannejml@yahoo.com> 8/30/2011 9:35 PM >>>

Hi,
I was just reviewing the comp plan on-line and I am quite concerned about the re-zoning of my street to high mixed use. I live on North 18th street, just south of the elementary school. Our street is all single family homes and I walk my son to school daily. The next street over, North 19th street is planned as medium residential.

I am wondering why our street was chosen to have higher density? If I understand that zoning, and perhaps you could clarify, this means that my neighbor could change their house to an apartment building! This would totally ruin the character of our little street. The letter you sent is confusing---that you are not changing anything and yet this change in zoning would change a lot! This has already happened at 15th street and it looks terrible there; houses surrounded by apartments. It starts to look like a slum. I have lived here about 15 years and our street has been on an upswing. I think this kind of change will lead to more of us fleeing for the suburbs...starting more of a decline in the area.

Please let me know if I'm misunderstanding.... my address is 1850 North 18th Street. I feel like the high density should stay between 12th and 15th as it is already set up now. Is there a way to comment or let city council members know our concerns?

Thanks for any information on this.

Jeanne Lelonek

From: "Ron Abeloe" <ron@cwihomes.com>
To: <lisac@gjcity.org>
Date: 9/10/2011 12:08 PM
Subject: comp plan amndmnt

Hi Lisa,

I got a notice that one or more of the parcels I own will be affected, I own property under my name as well as 3 entities, The Greedy Group LLC, Legend Partners LLC and Chaparral West Inc. IO would be very interested in speaking to you about which parcels will be affected and what that affect will mean to future development. I can be reached at 970-234-5681.

Thanks,
Ron

Citizen Contacts by Phone:

Mr. Chuck Richardson
Elm Avenue Baptist Church
1510 N. 7th Street
243-5636

Cheryl Wilcox
2445 Hill Avenue
523-2185 or 589-2355

James Younger
East side of 25 Road, south of Patterson Road
245-8956

Johnny Schneider
(No further information provided)



OPEN HOUSE
August 21, 2011
4-6:00 p.m.

Grand Junction City Hall

Comprehensive Plan Comment Sheet

May we hear any comments or any concerns you have about proposed changes to the Comprehensive Plan?

Please consider moving the comp plan boundary North -
STARTING AT Pitkin and leave the area South of Pitkin as the
Industrial area it already is -

Name Steve Eick

Address 711 S 6th St

Phone 970 254-3040

Email seick@metalamex.com

Please turn your comments in tonight or mail them to:

Dave Thornton, Principal Planner
Public Works & Planning
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81506



OPEN HOUSE

August 21, 2011

4-6:00 p.m.

Grand Junction City Hall

Comprehensive Plan Comment Sheet

May we hear any comments or any concerns you have about proposed changes to the Comprehensive Plan?

Comprehensive Plan development was a major undertaking so can see that there were inconsistencies. It's okay to fix that but I still generally have the attitude that density levels should stay consistent with existing neighborhoods.

For example, properties in the Rollands built under R-1 density shouldn't have an R-5 approved next door. And that is what the Comp Plan did. (??)

Name _____

Address _____

Phone _____

Email _____

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City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81506



OPEN HOUSE

August 21, 2011

4-6:00 p.m.

Grand Junction City Hall

Comprehensive Plan Comment Sheet

May we hear any comments or any concerns you have about proposed changes to the Comprehensive Plan?

No comments or concerns because nothing
will change for the properties that
interest me.

Name Sandra N. Brown for Homer T. Hurst
Address 866 Texas, 745 Bunting, 139 Bunting
Phone 361-1225
Email thurst461@earthlink.com

Please turn your comments in tonight or mail them to:

Dave Thornton, Principal Planner
Public Works & Planning
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81506

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	PROPOSED FLU DESIGNATION	REZONE	BLENDED MAP USE	PROPOSED CHANGES TO BLENDED MAP	NOTES	Acres
City Center		Independent Avenue	PD	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove		1.16
City Center	2945-102-00-117	576 1/2 25 RD	C-2	Business Park Mixed Use	Commercial					0.414
City Center	2945-102-00-119	2515 PATTERSON RD	C-1	Business Park Mixed Use	Commercial					3.848
City Center	2945-102-00-120	596 25 RD	C-1	Business Park Mixed Use	Commercial					0.491
City Center	2945-102-00-157	578 25 RD	C-2	Business Park Mixed Use	Commercial					0.207
City Center	2945-102-00-158	580 25 RD	C-2	Business Park Mixed Use	Commercial					0.776
City Center	2945-102-00-159	574 25 RD	C-2	Business Park Mixed Use	Commercial					1.879
City Center	2945-102-00-948	560 25 RD	C-2	Business Park Mixed Use	Commercial					2.892
City Center	2945-102-01-001	2500 INLAND AVE	C-2	Business Park Mixed Use	Commercial					1.051
City Center	2945-102-01-002		C-2	Business Park Mixed Use	Commercial					1.05
City Center	2945-102-01-004		C-2	Business Park Mixed Use	Commercial					0.525
City Center	2945-102-01-008	2501 INLAND AVE	C-2	Business Park Mixed Use	Commercial					0.526
City Center	2945-102-01-010	564 25 RD	C-2	Business Park Mixed Use	Commercial					1.053
City Center	2945-102-01-945		C-2	Business Park Mixed Use	Commercial					2.285
City Center	2945-102-01-948		C-2	Business Park Mixed Use	Commercial					1.211
City Center	2945-102-12-005	595 N WESTGATE DR	C-1	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-12-006	593 1/2 N WESTGATE DR	C-1	Business Park Mixed Use	Commercial					0.15
City Center	2945-102-12-008	599 NORTHGATE DR	C-1	Business Park Mixed Use	Commercial					0.997
City Center	2945-102-12-009	597 N WESTGATE DR	C-1	Business Park Mixed Use	Commercial					0.128
City Center	2945-102-12-010	589 WESTGATE DR	C-1	Business Park Mixed Use	Commercial					0.148
City Center	2945-102-12-011	587 1/2 N WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-12-012	587 N WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-12-013		C-2	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-12-014		C-2	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-12-015	583 1/2 N WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-12-016		C-2	Business Park Mixed Use	Commercial					0.15
City Center	2945-102-12-017		C-2	Business Park Mixed Use	Commercial					0.15
City Center	2945-102-12-018		C-2	Business Park Mixed Use	Commercial					0.15
City Center	2945-102-12-019		C-2	Business Park Mixed Use	Commercial					0.15
City Center	2945-102-12-020		C-2	Business Park Mixed Use	Commercial					0.15
City Center	2945-102-12-021		C-2	Business Park Mixed Use	Commercial					0.15
City Center	2945-102-12-022		C-2	Business Park Mixed Use	Commercial					0.15
City Center	2945-102-12-023	577 N WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.15
City Center	2945-102-12-024	557 N WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.17
City Center	2945-102-13-011	591 N COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-13-013		C-2	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-13-015	587 N COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-13-018		C-2	Business Park Mixed Use	Commercial					0.15
City Center	2945-102-13-020		C-2	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-13-029	579 1/2 N COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-13-037	578 N WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.318
City Center	2945-102-13-040	2520 WESLO CT	C-2	Business Park Mixed Use	Commercial					0.467
City Center	2945-102-13-041	581 N COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.597
City Center	2945-102-13-042	585 N COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.299
City Center	2945-102-13-942	2523 F RD	C-1	Business Park Mixed Use	Commercial					0.636
City Center	2945-102-13-948		C-2	Business Park Mixed Use	Commercial					0.597
City Center	2945-102-14-023	580 N COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.481
City Center	2945-102-14-024	2521 WESLO CT	C-2	Business Park Mixed Use	Commercial					0.342
City Center	2945-102-14-029	576 S COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.36
City Center	2945-102-14-030	574 S COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.471
City Center	2945-102-14-037		C-2	Business Park Mixed Use	Commercial					0.157
City Center	2945-102-14-038		C-2	Business Park Mixed Use	Commercial					0.157
City Center	2945-102-14-046		C-2	Business Park Mixed Use	Commercial					0.245
City Center	2945-102-14-048	596 N COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.343
City Center	2945-102-14-049	574 NORTHGATE DR	C-2	Business Park Mixed Use	Commercial					0.297
City Center	2945-102-14-050	592 N COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.609

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	PROPOSED FLU DESIGNATION	REZONE	BLENDED MAP USE	PROPOSED CHANGES TO BLENDED MAP	NOTES	Acres
City Center	2945-102-14-051	586 N COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.256
City Center	2945-102-14-052	584 1/2 N COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.255
City Center	2945-102-14-053	572 S COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.315
City Center	2945-102-14-055	568 S COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.315
City Center	2945-102-14-056	570 S COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.315
City Center	2945-102-15-000		C-2	Business Park Mixed Use	Commercial					0.435
City Center	2945-102-15-001	590 N WESTGATE DR #A	C-2	Business Park Mixed Use	Commercial					0.054
City Center	2945-102-15-002	590 N WESTGATE #B	C-2	Business Park Mixed Use	Commercial					0.054
City Center	2945-102-15-003	590 N WESTGATE #C	C-2	Business Park Mixed Use	Commercial					0.054
City Center	2945-102-18-001	2504 WESLO CT	C-2	Business Park Mixed Use	Commercial					0.181
City Center	2945-102-18-002	2504 1/2 WESLO AVE	C-2	Business Park Mixed Use	Commercial					0.181
City Center	2945-102-18-003	2506 WESLO AVE	C-2	Business Park Mixed Use	Commercial					0.181
City Center	2945-102-18-004	2506 1/2 WESLO AVE	C-2	Business Park Mixed Use	Commercial					0.181
City Center	2945-102-18-005	2508 WESLO AVE	C-2	Business Park Mixed Use	Commercial					0.181
City Center	2945-102-18-008	2510 WESLO CT	C-2	Business Park Mixed Use	Commercial					0.362
City Center	2945-102-19-001	576 25 RD	C-2	Business Park Mixed Use	Commercial					0.572
City Center	2945-102-19-002	2505 WESLO CT	C-2	Business Park Mixed Use	Commercial					0.138
City Center	2945-102-19-003	2505 1/2 WESLO AVE	C-2	Business Park Mixed Use	Commercial					0.138
City Center	2945-102-19-004	2507 WESLO CT	C-2	Business Park Mixed Use	Commercial					0.138
City Center	2945-102-19-005	2507 1/2 WESLO CT	C-2	Business Park Mixed Use	Commercial					0.138
City Center	2945-102-19-006	2509 WESLO CT	C-2	Business Park Mixed Use	Commercial					0.138
City Center	2945-102-19-007	2509 1/2 WESLO AVE	C-2	Business Park Mixed Use	Commercial					0.138
City Center	2945-102-19-008	2511 WESLO AVE	C-2	Business Park Mixed Use	Commercial					0.138
City Center	2945-102-19-009	2513 WESLO AVE	C-2	Business Park Mixed Use	Commercial					0.138
City Center	2945-102-20-001	586 25 RD	C-2	Business Park Mixed Use	Commercial					0.688
City Center	2945-102-20-002	584 25 RD	C-2	Business Park Mixed Use	Commercial					0.529
City Center	2945-102-22-001		C-2	Business Park Mixed Use	Commercial					0.145
City Center	2945-102-22-002		C-2	Business Park Mixed Use	Commercial					0.143
City Center	2945-102-22-003	2515 WESLO CT	C-2	Business Park Mixed Use	Commercial					0.143
City Center	2945-102-22-004	2515 1/2 WESLO CT	C-2	Business Park Mixed Use	Commercial					0.143
City Center	2945-102-22-005	2517 WESLO AVE	C-2	Business Park Mixed Use	Commercial					0.143
City Center	2945-102-22-006		C-2	Business Park Mixed Use	Commercial					0.141
City Center	2945-102-22-007		C-2	Business Park Mixed Use	Commercial					0.147
City Center	2945-102-22-008		C-2	Business Park Mixed Use	Commercial					0.15
City Center	2945-102-22-011	571 1/2 S WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.162
City Center	2945-102-22-012	571 S WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.162
City Center	2945-102-23-013	556 S WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-23-014		C-2	Business Park Mixed Use	Commercial					0.161
City Center	2945-102-23-015		C-2	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-23-016		C-2	Business Park Mixed Use	Commercial					0.161
City Center	2945-102-23-023		C-2	Business Park Mixed Use	Commercial					0.149
City Center	2945-102-23-025	560 S WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.284
City Center	2945-102-23-027		C-2	Business Park Mixed Use	Commercial					0.322
City Center	2945-102-23-028	565 S COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.587
City Center	2945-102-23-029	569 S COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.485
City Center	2945-102-23-030	562 S WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.448
City Center	2945-102-23-031	570 S WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.447
City Center	2945-102-24-001	569 S WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.182
City Center	2945-102-24-002	567 S WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.161
City Center	2945-102-24-003	565 S WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.161
City Center	2945-102-24-004	563 S WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.161
City Center	2945-102-24-948		C-2	Business Park Mixed Use	Commercial					0.698
City Center	2945-102-25-011	592 25 RD	C-2	Business Park Mixed Use	Commercial					2.059
City Center	2945-102-25-012	2510 INDUSTRIAL CT	C-2	Business Park Mixed Use	Commercial					1.674
City Center	2945-102-25-013	2509 INDUSTRIAL CT	C-2	Business Park Mixed Use	Commercial					0.293
City Center	2945-102-25-014	588 25 RD	C-2	Business Park Mixed Use	Commercial					0.284

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	PROPOSED FLU DESIGNATION	REZONE	BLENDED MAP USE	PROPOSED CHANGES TO BLENDED MAP	NOTES	Acres
City Center	2945-102-25-015	2508 INDUSTRIAL CT	C-2	Business Park Mixed Use	Commercial					1.743
City Center	2945-102-35-000		C-2	Business Park Mixed Use	Commercial					0.745
City Center	2945-102-35-002	573 S COMMERCIAL DR #1	C-2	Business Park Mixed Use	Commercial					0.022
City Center	2945-102-35-003	573 S COMMERCIAL DR #2	C-2	Business Park Mixed Use	Commercial					0.044
City Center	2945-102-35-004	573 S COMMERCIAL DR #3	C-2	Business Park Mixed Use	Commercial					0.044
City Center	2945-102-35-005	573 S COMMERCIAL DR #4	C-2	Business Park Mixed Use	Commercial					0.044
City Center	2945-102-35-006	573 S COMMERCIAL DR #5	C-2	Business Park Mixed Use	Commercial					0.043
City Center	2945-102-39-000		C-2	Business Park Mixed Use	Commercial					0.196
City Center	2945-102-39-001	569 S WESTGATE DR #1	C-2	Business Park Mixed Use	Commercial					0.026
City Center	2945-102-39-002	569 S WESTGATE DR #2	C-2	Business Park Mixed Use	Commercial					0.024
City Center	2945-102-39-003	569 S WESTGATE DR #3	C-2	Business Park Mixed Use	Commercial					0.024
City Center	2945-102-39-004	569 S WESTGATE DR #4	C-2	Business Park Mixed Use	Commercial					0.115
City Center	2945-102-42-001	580 N WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.746
City Center	2945-102-43-001	584 N COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.34
City Center	2945-102-44-000		C-2	Business Park Mixed Use	Commercial					0.212
City Center	2945-102-44-002	576 NORTHGATE DR #1	C-2	Business Park Mixed Use	Commercial					0.036
City Center	2945-102-44-003	576 NORTHGATE DR #2	C-2	Business Park Mixed Use	Commercial					0.036
City Center	2945-102-45-000		C-2	Business Park Mixed Use	Commercial					0.381
City Center	2945-102-45-001	560 S COMMERCIAL DR #1	C-2	Business Park Mixed Use	Commercial					0.038
City Center	2945-102-45-002	560 S COMMERCIAL DR #2	C-2	Business Park Mixed Use	Commercial					0.023
City Center	2945-102-45-003	560 S COMMERCIAL DR #3	C-2	Business Park Mixed Use	Commercial					0.026
City Center	2945-102-45-004	560 S COMMERCIAL DR #4	C-2	Business Park Mixed Use	Commercial					0.052
City Center	2945-102-46-001	582 N COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.51
City Center	2945-102-47-001	598 NORTHGATE DR	C-2	Business Park Mixed Use	Commercial					0.859
City Center	2945-102-48-001	588 N COMMERCIAL DR	C-2	Business Park Mixed Use	Commercial					0.341
City Center	2945-102-49-001	575 S WESTGATE DR	C-2	Business Park Mixed Use	Commercial					0.889
City Center	2945-102-50-000		C-2	Business Park Mixed Use	Commercial					0.215
City Center	2945-102-50-001	598 COMMERCIAL DR #1	C-2	Business Park Mixed Use	Commercial					0.026
City Center	2945-102-50-002	598 COMMERCIAL DR #2	C-2	Business Park Mixed Use	Commercial					0.026
City Center	2945-102-50-003	598 COMMERCIAL DR #3	C-2	Business Park Mixed Use	Commercial					0.025
City Center	2945-102-65-000		C-2	Business Park Mixed Use	Commercial					0.199
City Center	2945-102-65-001	564 S COMMERCIAL DR #A	C-2	Business Park Mixed Use	Commercial					0.029
City Center	2945-102-65-002	564 S COMMERCIAL DR #B	C-2	Business Park Mixed Use	Commercial					0.028
City Center	2945-102-65-003	564 S COMMERCIAL DR #C	C-2	Business Park Mixed Use	Commercial					0.029
City Center	2945-102-65-004	564 S COMMERCIAL DR #D	C-2	Business Park Mixed Use	Commercial					0.029
City Center	2945-104-01-006	830 INDEPENDENT AVE	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove		6.13
City Center	2945-104-02-009		C-1	Residential Medium	Commercial		Resid Med (4*-16 DU/Acre)	Remove		0.197
City Center	2945-104-05-008	1608 BASS ST	C-2	Residential Medium	Commercial		Resid Med (4*-16 DU/Acre)	Remove		0.237
City Center	2945-104-05-010	730 INDEPENDENT AVE	C-2	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove		0.196
City Center	2945-104-05-011	720 INDEPENDENT AVE	C-2	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove		0.2
City Center	2945-104-05-012	710 INDEPENDENT AVE	C-2	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove		0.2
City Center	2945-104-05-015	640 INDEPENDENT AVE	R-8	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)			0.379
City Center	2945-104-05-016		C-2	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove		0.433
City Center	2945-104-05-017		C-2	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove		0.092
City Center	2945-104-05-018	700 INDEPENDENT AVE	R-8	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)			0.389
City Center	2945-104-25-002	440 INDEPENDENT AVE	C-2	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove		0.601
City Center	2945-104-25-004	436 INDEPENDENT AVE	C-2	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove		0.202
City Center	2945-104-25-005	1525 POPLAR DR	C-2	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove		0.224
City Center	2945-111-04-001	618 WALNUT AVE	B-1	Residential Medium	BPMU		Resid Med (4*-16 DU/Acre)	Remove		0.209
City Center	2945-111-04-002	2103 N 7TH ST	B-1	Residential Medium	BPMU		Resid Med (4*-16 DU/Acre)	Remove		0.208
City Center	2945-112-04-007	2226 N 6TH ST	R-24	Residential Medium	BPMU		Resid Med (4*-16 DU/Acre)	Remove		0.256
City Center	2945-112-04-008	2218 N 6TH ST	R-24	Residential Medium	BPMU		Resid Med (4*-16 DU/Acre)	Remove		0.229
City Center	2945-112-04-009	2206 N 6TH ST	R-24	Residential Medium	BPMU		Resid Med (4*-16 DU/Acre)	Remove		0.229
City Center	2945-112-04-010	2124 N 6TH ST	R-24	Residential Medium	BPMU		Resid Med (4*-16 DU/Acre)	Remove		0.244
City Center	2945-112-04-011	2112 N 6TH ST	R-24	Residential Medium	BPMU		Resid Med (4*-16 DU/Acre)	Remove		0.209
City Center	2945-112-04-012	616 WALNUT AVE	R-24	Residential Medium	BPMU		Resid Med (4*-16 DU/Acre)	Remove		0.209

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	DESIGNATION	REZONE	PROPOSED FLU	PROPOSED CHANGES TO	NOTES	Acres
							BLENDLED MAP USE	BLENDLED MAP		
City Center	2945-113-10-010	580 HALL AVE	R-5	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.194
City Center	2945-113-10-011	570 HALL AVE	R-5	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.188
City Center	2945-113-10-012	560 HALL AVE	R-5	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.188
City Center	2945-113-10-013	550 HALL AVE	R-5	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.188
City Center	2945-113-10-014	540 HALL AVE	R-5	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.188
City Center	2945-113-10-015	530 HALL AVE	R-5	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.188
City Center	2945-113-10-016	520 HALL AVE	R-5	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.188
City Center	2945-113-10-017	510 HALL AVE	R-5	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.188
City Center	2945-113-10-018	1800 N 5TH ST	R-5	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.195
City Center	2945-113-11-002	1830 N 6TH ST	R-5	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.197
City Center	2945-113-11-003	1820 N 6TH ST	R-5	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.172
City Center	2945-113-11-004	1810 N 6TH ST	R-5	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.171
City Center	2945-114-08-011	898 HALL AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.188
City Center	2945-114-08-012	890 HALL AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.14
City Center	2945-114-08-013	880 HALL AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.155
City Center	2945-114-08-014	888 HALL AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.143
City Center	2945-114-08-015	868 HALL AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.189
City Center	2945-114-08-016	860 HALL AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.201
City Center	2945-114-08-017	848 HALL AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.231
City Center	2945-114-08-018	840 HALL AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.195
City Center	2945-114-08-019	830 HALL AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.195
City Center	2945-114-08-020	820 HALL AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.195
City Center	2945-114-08-021	810 HALL AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.18
City Center	2945-114-08-022	802 HALL AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.07
City Center	2945-114-08-023	1816 N 8TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.141
City Center	2945-114-09-002	1828 N 7TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.274
City Center	2945-114-09-004	1806 N 7TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.172
City Center	2945-114-09-005	1752 N 7TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.179
City Center	2945-114-09-006	1742 N 7TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.232
City Center	2945-114-09-007	1730 N 7TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.285
City Center	2945-114-09-008	1720 N 7TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.185
City Center	2945-114-09-009	1727 N 8TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.1

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	DESIGNATION	REZONE	PROPOSED FLU	PROPOSED CHANGES TO	NOTES	Acres
							BLENDLED MAP USE	BLENDLED MAP		
City Center	2945-114-10-954		R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.436
City Center	2945-114-11-001	1622 N 8TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.212
City Center	2945-114-11-002	1616 N 8TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.122
City Center	2945-114-11-003	804 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.134
City Center	2945-114-11-004	816 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.125
City Center	2945-114-11-005	828 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.158
City Center	2945-114-11-006	836 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.158
City Center	2945-114-11-007	842 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.158
City Center	2945-114-11-008	850 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.158
City Center	2945-114-11-009	858 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.158
City Center	2945-114-11-010	866 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.158
City Center	2945-114-11-011	874 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.158
City Center	2945-114-11-012	882 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.158
City Center	2945-114-11-013	890 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.158
City Center	2945-114-11-014	898 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.158
City Center	2945-114-12-001	1630 N 7TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.169
City Center	2945-114-12-002	721 MESA AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.069
City Center	2945-114-12-003	1628 N 7TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.234
City Center	2945-114-12-004	1616 N 7TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.158
City Center	2945-114-12-007	1603 N 8TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.204
City Center	2945-114-12-008	1613 N 8TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.166
City Center	2945-114-12-009	1625 N 8TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.218
City Center	2945-114-12-010	1635 N 8TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.153
City Center	2945-114-12-011	727 MESA AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.069
City Center	2945-114-12-012	1604 N 7TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.238
City Center	2945-114-13-001	1524 N 7TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-13-002	1520 N 7TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.243
City Center	2945-114-13-003	1516 N 7TH ST	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.17
City Center	2945-114-13-004	735 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.322
City Center	2945-114-13-005	743 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.179
City Center	2945-114-13-006	753 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.179
City Center	2945-114-13-007	755 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.179
City Center	2945-114-13-008	803 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.179
City Center	2945-114-13-009	811 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.179
City Center	2945-114-13-010	819 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.158
City Center	2945-114-13-011	827 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-13-012	835 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-13-013	841 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-13-014	849 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-13-015	859 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-13-016	865 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-13-017	873 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-13-018	881 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-13-019	889 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-13-020	895 TEXAS AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-13-021	888 ELM AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.108
City Center	2945-114-13-022	886 ELM AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.114
City Center	2945-114-13-023	880 ELM AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.18
City Center	2945-114-13-024	860 ELM AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.16
City Center	2945-114-13-025	850 ELM AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.16
City Center	2945-114-13-026	834 ELM AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.167
City Center	2945-114-13-027	830 ELM AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.152
City Center	2945-114-13-028	820 ELM AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.208
City Center	2945-114-13-029	818 ELM AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.208
City Center	2945-114-13-030	780 ELM AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.208
City Center	2945-114-13-031	774 ELM AVE	R-8	Residential High Mixed Use	RMHMMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.139

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	PROPOSED FLU DESIGNATION	REZONE	PROPOSED CHANGES TO BLENDED MAP USE	BLENDED MAP	NOTES	Acres
City Center	2945-114-13-032	760 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.139
City Center	2945-114-13-033	748 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.139
City Center	2945-114-13-034	740 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.208
City Center	2945-114-13-035	730 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.222
City Center	2945-114-13-036	1510 N 7TH ST	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.144
City Center	2945-114-14-001	889 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.145
City Center	2945-114-14-002	883 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.144
City Center	2945-114-14-003	875 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.149
City Center	2945-114-14-004	863 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.167
City Center	2945-114-14-005	855 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.187
City Center	2945-114-14-006	843 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.215
City Center	2945-114-14-007	833 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.144
City Center	2945-114-14-008	817 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.144
City Center	2945-114-14-009	809 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.144
City Center	2945-114-14-010	803 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.215
City Center	2945-114-14-011	769 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.215
City Center	2945-114-14-012	761 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.215
City Center	2945-114-14-013	749 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.215
City Center	2945-114-14-014	745 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.215
City Center	2945-114-14-017	1410 N 7TH ST	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.161
City Center	2945-114-14-019	740 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.156
City Center	2945-114-14-020	750 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.201
City Center	2945-114-14-021	760 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.202
City Center	2945-114-14-022	780 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.202
City Center	2945-114-14-023	800 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.202
City Center	2945-114-14-024	810 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.193
City Center	2945-114-14-025	820 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.193
City Center	2945-114-14-026	830 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.193
City Center	2945-114-14-027	840 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.193
City Center	2945-114-14-028	850 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.193
City Center	2945-114-14-029	860 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.193
City Center	2945-114-14-030	890 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.186
City Center	2945-114-14-031	701 ELM AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.222
City Center	2945-114-14-032	1416 N 7TH ST	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.141
City Center	2945-114-15-002	755 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.332
City Center	2945-114-15-003	771 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-15-004	775 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-15-005	805 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163
City Center	2945-114-15-006	815 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.164
City Center	2945-114-15-007	825 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.164
City Center	2945-114-15-008	835 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.164
City Center	2945-114-15-009	845 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.164
City Center	2945-114-15-010	855 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.165
City Center	2945-114-15-011	865 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.165
City Center	2945-114-15-012	885 KENNEDY AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.165
City Center	2945-114-15-013	1343 CANNELL AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.171
City Center	2945-114-15-014	1311 CANNELL AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.218
City Center	2945-114-15-015	874 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.218
City Center	2945-114-15-016	864 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.217
City Center	2945-114-15-017	854 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.217
City Center	2945-114-15-018	844 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.216
City Center	2945-114-15-019	834 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.216
City Center	2945-114-15-020	824 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.216
City Center	2945-114-15-021	814 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.216
City Center	2945-114-15-022	804 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.215
City Center	2945-114-15-023	768 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.215

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	PROPOSED FLU DESIGNATION	REZONE	PROPOSED CHANGES TO BLENDED MAP USE	BLENDED MAP	NOTES	Acres
City Center	2945-114-15-024	762 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.215
City Center	2945-114-15-025	750 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.215
City Center	2945-114-15-026	740 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.224
City Center	2945-114-15-028	710 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.359
City Center	2945-114-15-030	730 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.127
City Center	2945-114-16-001	769 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.141
City Center	2945-114-16-002	757 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.141
City Center	2945-114-16-003	749 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.141
City Center	2945-114-16-004	745 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.141
City Center	2945-114-16-005	739 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.141
City Center	2945-114-16-006	727 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.16
City Center	2945-114-16-007	1236 N 7TH ST	B-1	Residential High Mixed Use	NCMU		Resid High (16-24+ DU/Acre)	Remove		0.193
City Center	2945-114-16-008	1226 N 7TH ST	B-1	Residential High Mixed Use	NCMU		Resid High (16-24+ DU/Acre)	Remove		0.201
City Center	2945-114-16-010	720 GLENWOOD AVE	B-1	Residential High Mixed Use	NCMU		Resid High (16-24+ DU/Acre)	Remove		0.154
City Center	2945-114-16-012	730 GLENWOOD AVE #B	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.216
City Center	2945-114-16-013	740 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.222
City Center	2945-114-16-014	752 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.171
City Center	2945-114-16-015	760 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.253
City Center	2945-114-16-016	1204 N 7TH ST	B-1	Residential High Mixed Use	NCMU		Resid High (16-24+ DU/Acre)	Remove		0.304
City Center	2945-114-17-001	805 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.176
City Center	2945-114-17-002	815 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.176
City Center	2945-114-17-003	825 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.181
City Center	2945-114-17-004	833 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.146
City Center	2945-114-17-005	843 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.154
City Center	2945-114-17-006	853 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.146
City Center	2945-114-17-007	859 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.146
City Center	2945-114-17-009	887 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.172
City Center	2945-114-17-010	1275 CANNELL AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.115
City Center	2945-114-17-012	856 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.212
City Center	2945-114-17-013	846 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.183
City Center	2945-114-17-014	836 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.197
City Center	2945-114-17-015	824 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.181
City Center	2945-114-17-016	814 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.176
City Center	2945-114-17-017	804 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.176
City Center	2945-114-17-018	867 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.141
City Center	2945-114-17-021	866 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.182
City Center	2945-114-17-023	896 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.195
City Center	2945-114-17-024	888 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.191
City Center	2945-114-17-950	875 BUNTING AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.141
City Center	2945-114-18-001	763 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.16
City Center	2945-114-18-002	759 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.141
City Center	2945-114-18-003	751 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.211
City Center	2945-114-18-004	733 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.211
City Center	2945-114-19-001	805 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.176
City Center	2945-114-19-002	815 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.176
City Center	2945-114-19-003	825 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.177
City Center	2945-114-19-004	835 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.193
City Center	2945-114-19-008	911 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.182
City Center	2945-114-19-009	921 GLENWOOD AVE	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.193
City Center	2945-114-21-951	1350 N 7TH ST	R-8	Residential High Mixed Use	RMHMU		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		1.007
City Center	2945-114-24-001	1223 N 7TH ST	B-1	Residential High Mixed Use	NCMU		Resid High (16-24+ DU/Acre)	Remove		0.959
City Center	2945-123-00-002	1400 MESA AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.136
City Center	2945-123-00-003	1404 MESA AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.134
City Center	2945-123-00-004	1428 MESA AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.271
City Center	2945-123-00-005	1735 N 15TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.215
City Center	2945-123-00-006	1401 MESA AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.143

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	PROPOSED FLU DESIGNATION	REZONE	PROPOSED CHANGES TO BLENDED MAP USE	PROPOSED CHANGES TO BLENDED MAP	NOTES	Acres
City Center	2945-123-00-007	1409 MESA AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.145
City Center	2945-123-00-008	1425 MESA AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.177
City Center	2945-123-00-009	1663 N 15TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.195
City Center	2945-123-00-010	1653 N 15TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.172
City Center	2945-123-00-064	N. 12th Street	C-1	Business Park Mixed Use	VCMU					0.234
City Center	2945-123-00-065	1305 GLENWOOD AVE	C-1	Business Park Mixed Use	VCMU					0.196
City Center	2945-123-00-073	1310 NORTH AVE	C-1	Business Park Mixed Use	VCMU					0.156
City Center	2945-123-00-076	1142 N 12TH ST	C-1	Business Park Mixed Use	VCMU					0.021
City Center	2945-123-00-081	1122 N 12TH ST	C-1	Business Park Mixed Use	VCMU					0.111
City Center	2945-123-00-084	1144 N 12TH ST	C-1	Business Park Mixed Use	VCMU					0.111
City Center	2945-123-00-085	1144 N 12TH ST	C-1	Business Park Mixed Use	VCMU					0.021
City Center	2945-123-00-087	1210 NORTH AVE	C-1	Business Park Mixed Use	VCMU					0.261
City Center	2945-123-00-089	1212 NORTH AVE	C-1	Business Park Mixed Use	VCMU					0.894
City Center	2945-123-00-090	1122 N 12TH ST	C-1	Business Park Mixed Use	VCMU					0.021
City Center	2945-123-01-016	1700 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12	0.223
City Center	2945-123-01-017	1804 N 15TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12	0.179
City Center	2945-123-01-018	1820 N 15TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12	0.179
City Center	2945-123-01-019	1522 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12	0.201
City Center	2945-123-01-020	1530 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12	0.202
City Center	2945-123-01-021	1590 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.202
City Center	2945-123-01-022	1600 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.169
City Center	2945-123-01-023	1610 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.173
City Center	2945-123-01-024	1620 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.177
City Center	2945-123-01-025	1630 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.179
City Center	2945-123-01-026	1680 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.241
City Center	2945-123-01-029	1730 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.182
City Center	2945-123-01-030	1849 N 18TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.17
City Center	2945-123-01-035	1708 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.185
City Center	2945-123-02-009	1410 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.116
City Center	2945-123-02-010	1420 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.137
City Center	2945-123-02-011	1430 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.138
City Center	2945-123-02-012	1440 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.138
City Center	2945-123-02-013	1815 N 15TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.164
City Center	2945-123-02-014	1805 N 15TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.164
City Center	2945-123-02-015	1352 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.222
City Center	2945-123-02-016	1342 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.225
City Center	2945-123-02-017	1332 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.223
City Center	2945-123-03-024		C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Area 5.b.	2.611
City Center	2945-123-03-025	1830 N 12TH ST	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Area 5.b.	3.929
City Center	2945-123-03-026	1840 N 12TH ST	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Area 5.b.	0.483
City Center	2945-123-03-027		C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Area 5.b.	0.483
City Center	2945-123-03-028	1834 N 12TH ST	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Area 5.b.	0.501
City Center	2945-123-04-001	1344 MESA AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.18
City Center	2945-123-04-002	1354 MESA AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.18
City Center	2945-123-04-004	1363 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.193
City Center	2945-123-04-005	1353 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.178
City Center	2945-123-04-006	1343 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.179
City Center	2945-123-04-007	1333 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.192
City Center	2945-123-04-008	1334 MESA AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.192
City Center	2945-123-04-009	1364 MESA AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.193
City Center	2945-123-05-001	1749 N 15TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.118
City Center	2945-123-05-002	1445 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.138
City Center	2945-123-05-003	1435 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.138
City Center	2945-123-05-004	1425 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.138
City Center	2945-123-05-005	1415 HALL AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.138
City Center	2945-123-05-006	1745 N 15TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.186

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PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	DESIGNATION	REZONE	BLENDED MAP USE	BLENDED MAP	NOTES	Acres
City Center	2945-123-13-008	1273 TEXAS AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.174
City Center	2945-123-13-009	1309 TEXAS AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.174
City Center	2945-123-13-010	1317 TEXAS AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.174
City Center	2945-123-13-011	1325 TEXAS AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.166
City Center	2945-123-13-012	1335 TEXAS AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.149
City Center	2945-123-13-013	1339 TEXAS AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.149
City Center	2945-123-13-014	1343 TEXAS AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.149
City Center	2945-123-13-015	1347 TEXAS AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.151
City Center	2945-123-13-023	1330 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.187
City Center	2945-123-13-024	1334 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.15
City Center	2945-123-13-025	1360 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.138
City Center	2945-123-13-026	1362 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.276
City Center	2945-123-14-001	1401 TEXAS AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.208
City Center	2945-123-14-002	1415 TEXAS AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.148
City Center	2945-123-14-003	1425 TEXAS AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.148
City Center	2945-123-14-004	1445 TEXAS AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.148
City Center	2945-123-14-007	1511 N 15TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.098
City Center	2945-123-14-008	1450 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.176
City Center	2945-123-14-009	1448 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.16
City Center	2945-123-14-010	1430 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.143
City Center	2945-123-14-011	1424 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.143
City Center	2945-123-14-012	1416 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.2
City Center	2945-123-14-014	1529 N 15TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.143
City Center	2945-123-14-015	1535 N 15TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.123
City Center	2945-123-00-064		C-1	Business Park Mixed Use	VCMU				Area 16	0.234
City Center	2945-123-00-065	1305 GLENWOOD AVE	C-1	Business Park Mixed Use	VCMU				Area 16	0.196
City Center	2945-123-00-073	1310 NORTH AVE	C-1	Business Park Mixed Use	VCMU				Area 16	0.156
City Center	2945-123-00-076	1142 N 12TH ST	C-1	Business Park Mixed Use	VCMU				Area 16	0.021
City Center	2945-123-00-081	1122 N 12TH ST	C-1	Business Park Mixed Use	VCMU				Area 16	0.111
City Center	2945-123-00-084	1144 N 12TH ST	C-1	Business Park Mixed Use	VCMU				Area 16	0.111
City Center	2945-123-00-085	1144 N 12TH ST	C-1	Business Park Mixed Use	VCMU				Area 16	0.021
City Center	2945-123-00-087	1210 NORTH AVE	C-1	Business Park Mixed Use	VCMU				Area 16	0.261
City Center	2945-123-00-089	1212 NORTH AVE	C-1	Business Park Mixed Use	VCMU				Area 16	0.894
City Center	2945-123-00-090	1122 N 12TH ST	C-1	Business Park Mixed Use	VCMU				Area 16	0.021
City Center	2945-123-19-920	1234 N 12TH ST	C-1	Business Park Mixed Use	VCMU				Area 16	0.174
City Center	2945-123-19-921	1230 N 12TH ST	C-1	Business Park Mixed Use	VCMU				Area 16	0.321
City Center	2945-123-19-922	1200 N 12TH ST	C-1	Business Park Mixed Use	VCMU				Area 16	0.347
City Center	2945-123-24-001	1603 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.199
City Center	2945-123-24-002	1635 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.249
City Center	2945-123-24-003	1657 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.234
City Center	2945-123-24-004	1659 ELM ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.216
City Center	2945-123-24-005	1410 N 16TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.225
City Center	2945-123-24-006	1411 N 17TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.202
City Center	2945-123-24-007	1401 N 17TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.17
City Center	2945-123-24-008	1400 N 16TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.197
City Center	2945-123-24-009	1318 N 16TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.193
City Center	2945-123-24-010	1373 N 17TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.224
City Center	2945-123-24-011	1310 N 16TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.184
City Center	2945-123-24-012	1363 N 17TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.189
City Center	2945-123-26-001	1707 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.161
City Center	2945-123-26-002	1717 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.164
City Center	2945-123-26-003	1727 ELM AVE	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.139
City Center	2945-123-26-004	1420 N 17TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.153
City Center	2945-123-26-005	1421 N 18TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.172
City Center	2945-123-26-006	1410 N 17TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.147
City Center	2945-123-26-007	1411 N 18TH ST	R-8	Residential High Mixed Use	RMHMU	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.179

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PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	DESIGNATION	REZONE	BLENDED MAP USE	BLENDED MAP	NOTES	Acres
City Center	2945-131-16-004	600 N 22ND ST	R-8	Urban Residential Mixed Use	Resid. Medium	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		1.14
City Center	2945-131-16-005	559 N 23RD ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.166
City Center	2945-131-16-006	549 N 23RD ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.166
City Center	2945-131-16-007	539 N 23RD ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.166
City Center	2945-131-16-008	550 N 22ND ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.188
City Center	2945-131-16-009	529 N 23RD ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.166
City Center	2945-131-16-010	519 N 23RD ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.166
City Center	2945-131-16-011	509 N 23RD ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.174
City Center	2945-131-16-012	518 N 22ND ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.208
City Center	2945-131-16-013	508 N 22ND ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.216
City Center	2945-131-17-002	477 N 23RD ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.157
City Center	2945-131-17-004	467 N 23RD ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.157
City Center	2945-131-17-006	457 N 23RD ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.157
City Center	2945-131-17-008	447 N 23RD ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.157
City Center	2945-131-17-010	437 N 23RD ST	R-8	Residential High Mixed Use	RMHMu	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)	Rezone later to R-12 du/ac	0.157
City Center	2945-131-19-001	1903 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.185
City Center	2945-131-19-002	1917 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.175
City Center	2945-131-19-003	1925 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.211
City Center	2945-131-19-004	1931 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.21
City Center	2945-131-19-005	1943 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.209
City Center	2945-131-19-006	2005 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.214
City Center	2945-131-19-007	2015 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.174
City Center	2945-131-19-008	2025 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.174
City Center	2945-131-19-009	2035 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.174
City Center	2945-131-19-010	2045 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.174
City Center	2945-131-19-011	2103 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.174
City Center	2945-131-19-012	2113 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.174
City Center	2945-131-19-013	2123 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.179
City Center	2945-131-19-014	2133 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.185
City Center	2945-131-19-015	633 N 22ND ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.197
City Center	2945-131-19-016	632 N 19TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.125
City Center	2945-131-19-017	624 N 19TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.16
City Center	2945-131-19-018	1924 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.115
City Center	2945-131-19-019	1936 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.207
City Center	2945-131-19-020	2010 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.289
City Center	2945-131-19-021	2022 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.189
City Center	2945-131-19-022	2032 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.174
City Center	2945-131-19-023	2112 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.174
City Center	2945-131-19-024	2122 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.179
City Center	2945-131-19-025	2132 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.179
City Center	2945-131-19-026	605 N 22ND ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.177
City Center	2945-131-19-027	543 N 20TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.192
City Center	2945-131-19-028	1912 CHIPETA CT	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.183
City Center	2945-131-19-029	1900 CHIPETA CT	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.161
City Center	2945-131-19-030	1945 CHIPETA CT	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.162
City Center	2945-131-19-031	533 N 20TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.141
City Center	2945-131-19-032	1933 CHIPETA CT	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.291
City Center	2945-131-19-033	523 N 20TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.141
City Center	2945-131-19-034	1921 CHIPETA CT	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.176
City Center	2945-131-19-035	1909 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.13
City Center	2945-131-19-036	1901 CHIPETA CT	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.149
City Center	2945-131-19-037	513 N 20TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.148
City Center	2945-131-19-044	2042 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.174
City Center	2945-131-19-045	2102 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.174
City Center	2945-131-20-001	2021 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.164
City Center	2945-131-20-002	2031 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.166

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	PROPOSED FLU DESIGNATION	REZONE	BLENDED MAP USE	PROPOSED CHANGES TO BLENDED MAP	NOTES	Acres
City Center	2945-131-20-003	2041 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium	Green_Blue	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.166
City Center	2945-131-20-004	2101 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.166
City Center	2945-131-20-005	2111 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.166
City Center	2945-131-20-006	2121 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.166
City Center	2945-131-20-007	2131 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.166
City Center	2945-131-20-008	533 N 22ND ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.165
City Center	2945-131-21-001	Drain Ditch along 28 Rd	R-8	Residential High Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		1.978
City Center	2945-132-02-001	1821 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.188
City Center	2945-132-02-002	651 N 19TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.249
City Center	2945-132-02-004	641 N 19TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.25
City Center	2945-132-02-005	1830 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.189
City Center	2945-132-03-002	1723 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.171
City Center	2945-132-03-003	641 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.171
City Center	2945-132-03-005	626 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.137
City Center	2945-132-03-007	620 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.137
City Center	2945-132-03-008	615 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.137
City Center	2945-132-03-009	612 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.137
City Center	2945-132-03-010	604 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.137
City Center	2945-132-03-012	625 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.205
City Center	2945-132-03-013	630 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138
City Center	2945-132-03-014	1717 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.206	
City Center	2945-132-03-978	1750 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.205	
City Center	2945-132-04-001	1601 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-04-002	649 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-04-003	640 N 16TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-04-004	641 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-04-005	628 N 16TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-04-006	633 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-04-008	625 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-04-009	615 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-04-010	1606 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.172	
City Center	2945-132-04-012	1660 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.207	
City Center	2945-132-04-014	1604 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.164	
City Center	2945-132-04-015	622 N 16TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.146	
City Center	2945-132-05-001	650 N 15TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.136	
City Center	2945-132-05-003	640 N 15TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.136	
City Center	2945-132-05-004	632 N 15TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.136	
City Center	2945-132-05-005	633 N 16TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.123	
City Center	2945-132-05-006	631 N 16TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.163	
City Center	2945-132-05-007	624 N 15TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.204	
City Center	2945-132-05-008	1560 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.202	
City Center	2945-132-05-009	612 N 15TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.136	
City Center	2945-132-05-010	1536 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.124	
City Center	2945-132-05-011	602 N 15TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.136	
City Center	2945-132-05-012	649 N 16TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.136	
City Center	2945-132-05-013	641 N 16TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.136	
City Center	2945-132-12-002	1515 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-12-003	1545 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.103	
City Center	2945-132-12-004	1559 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.103	
City Center	2945-132-12-005	517 N 16TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-12-007	511 N 16TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-12-008	512 N 15TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-12-016	1505 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.277	
City Center	2945-132-13-001	548 N 16TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-13-002	545 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	
City Center	2945-132-13-003	534 N 16TH ST	R-8	Urban Residential Mixed Use	Resid. Medium	Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138	

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	PROPOSED FLU DESIGNATION	REZONE	BLENDED MAP USE	PROPOSED CHANGES TO BLENDED MAP	NOTES	Acres
City Center	2945-132-13-004	535 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138
City Center	2945-132-13-005	526 N 16TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138
City Center	2945-132-13-006	529 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138
City Center	2945-132-13-007	518 N 16TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138
City Center	2945-132-14-001	1705 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138
City Center	2945-132-14-002	545 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.139
City Center	2945-132-14-003	536 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.138
City Center	2945-132-14-004	535 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.139
City Center	2945-132-14-005	534 N 17TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.141
City Center	2945-132-14-006	529 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.139
City Center	2945-132-15-001	545 N 19TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.139
City Center	2945-132-15-002	544 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.139
City Center	2945-132-15-003	536 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.139
City Center	2945-132-15-004	539 N 19TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.14
City Center	2945-132-15-006	535 N 19TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.14
City Center	2945-132-15-013	528 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.208
City Center	2945-132-23-001	1805 GUNNISON AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.165
City Center	2945-132-23-002	638 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.106
City Center	2945-132-23-003	632 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.106
City Center	2945-132-23-004	626 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.109
City Center	2945-132-23-005	620 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.109
City Center	2945-132-23-006	614 N 18TH ST	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.109
City Center	2945-132-23-007	1810 CHIPETA AVE	R-8	Urban Residential Mixed Use	Resid. Medium		Resid High (16-24+ DU/Acre)	Resid Med (4*-16 DU/Acre)		0.166
City Center	2945-133-00-018	1462 COLORADO AVE	C-2	Urban Residential Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Area 15	0.35
City Center	2945-133-15-020	1649 MAIN ST	C-2	Urban Residential Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Area 15	0.251
City Center	2945-133-18-001	220 S 13TH ST	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-18-002	1307 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-18-003	1317 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-18-004	1327 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-18-005	1335 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-18-006	1345 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-18-007	1351 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-18-008	1361 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-19-001	1203 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-19-002	1211 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-19-003	1217 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-19-004	1225 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-19-005	1235 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-19-006	1245 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.144
City Center	2945-133-19-007	1253 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.108
City Center	2945-133-19-008	1261 COLORADO AVE	R-O	Downtown Mixed Use	URMU				Area 15	0.18
City Center	7008-011-07-003	830 INDEPENDENT AVE #7	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.029
City Center	7008-025-99-015	830 INDEPENDENT AVE #9	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.027
City Center	7008-036-99-021	830 INDEPENDENT AVE #45	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.025
City Center	7008-039-00-031	830 INDEPENDENT AVE #19	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.029
City Center	7008-051-84-956	830 INDEPENDENT AVE #47	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.034
City Center	7008-052-21-513	830 INDEPENDENT AVE #28	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.032
City Center	7008-052-49-715	830 INDEPENDENT AVE #11	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.022
City Center	7008-053-26-351	830 INDEPENDENT AVE #48	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.024
City Center	7008-053-47-052	830 INDEPENDENT AVE #15	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.022
City Center	7008-053-62-193	830 INDEPENDENT AVE #53	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.023
City Center	7008-054-18-442	830 INDEPENDENT AVE #49	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.021
City Center	7008-054-99-049	830 INDEPENDENT AVE #44	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.025
City Center	7008-062-06-009	830 INDEPENDENT AVE #4	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.022
City Center	7008-070-98-052	830 INDEPENDENT AVE #56	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.025
City Center	7008-071-03-045	830 INDEPENDENT AVE #2	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.022

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	PROPOSED FLU DESIGNATION	REZONE	BLENDED MAP USE	PROPOSED CHANGES TO BLENDED MAP	NOTES	Acres
City Center	7008-095-07-027	830 INDEPENDENT AVE #18	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.021
City Center	7008-107-96-088	830 INDEPENDENT AVE #55	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.021
City Center	7008-121-07-033	830 INDEPENDENT AVE #39	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.018
City Center	7008-123-02-057	830 INDEPENDENT AVE #25	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.023
City Center	7008-135-98-123	830 INDEPENDENT AVE #16	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.021
City Center	7008-154-97-151	830 INDEPENDENT AVE #30	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.026
City Center	7008-158-99-195	830 INDEPENDENT AVE #35	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.033
City Center	7008-178-05-046	830 INDEPENDENT AVE #42	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.025
City Center	7008-178-05-047	830 INDEPENDENT AVE #12	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.022
City Center	7008-188-94-129	830 INDEPENDENT AVE #10	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.025
City Center	7008-196-97-191	830 INDEPENDENT AVE #46	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.017
City Center	7008-219-98-221	830 INDEPENDENT AVE #3	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.029
City Center	7008-240-98-236	830 INDEPENDENT AVE #23	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.022
City Center	7008-243-01-138	830 INDEPENDENT AVE #29	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.041
City Center	7008-250-06-064	830 INDEPENDENT AVE #20	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.017
City Center	7008-251-99-270	830 INDEPENDENT AVE #8	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.026
City Center	7008-258-98-259	830 INDEPENDENT AVE #51	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.029
City Center	7008-258-98-260	830 INDEPENDENT AVE #5	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.021
City Center	7008-263-07-077	830 INDEPENDENT AVE #17	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.017
City Center	7008-281-97-291	830 INDEPENDENT AVE #34	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.024
City Center	7008-288-30-191	830 INDEPENDENT AVE #31	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.018
City Center	7008-288-40-621	830 INDEPENDENT AVE #27	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.017
City Center	7008-288-72-221	830 INDEPENDENT AVE #22	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.027
City Center	7008-288-81-751	830 INDEPENDENT AVE #52	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.026
City Center	7008-288-82-881	830 INDEPENDENT AVE #33	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.031
City Center	7008-288-91-931	830 INDEPENDENT AVE #40	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.024
City Center	7008-289-00-513	830 INDEPENDENT AVE #36	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.037
City Center	7008-289-02-601	830 INDEPENDENT AVE #14	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.021
City Center	7008-289-21-963	830 INDEPENDENT AVE #50	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.021
City Center	7008-289-22-382	549 32 1/2 RD	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.031
City Center	7008-289-22-831	830 INDEPENDENT AVE #6	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.018
City Center	7008-292-00-248	830 INDEPENDENT AVE #1	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.049
City Center	7008-298-06-072	830 INDEPENDENT AVE #32	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.023
City Center	7008-304-97-331	830 INDEPENDENT AVE #37	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.03
City Center	7008-306-01-187	830 INDEPENDENT AVE #54	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.021
City Center	7008-316-99-320	830 INDEPENDENT AVE #57	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.022
City Center	7008-335-97-411	830 INDEPENDENT AVE #43	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.027
City Center	7008-364-05-089	830 INDEPENDENT AVE #26	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.02
City Center	7697-202-04-023	830 INDEPENDENT AVE #21	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove	Westlake Trailor pk	0.019
Horizon	2701-354-00-060	729 27 RD	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.514
Horizon	2701-354-26-008	2680 CAROL PL	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.688
Horizon	2701-354-26-009	2684 CAROL PL	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.559
Horizon	2701-354-26-010	2686 CAROL PL	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.75
Horizon	2701-354-26-013	710 DANIEL DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.528
Horizon	2701-354-26-014	711 DANIEL DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.543
Horizon	2701-354-26-015	715 DANIEL DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.569
Horizon	2701-354-26-018	716 VICTOR DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.576
Horizon	2701-354-26-019	2680 KIMBERLY DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.574
Horizon	2701-354-26-021	2682 G RD	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		3.605
Horizon	2701-354-26-022	718 DANIEL DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.718
Horizon	2701-354-26-023	716 DANIEL DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.389
Horizon	2701-354-26-027	710 VICTOR DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.591
Horizon	2701-354-26-029		R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.597
Horizon	2701-354-26-030	2685 KIMBERLY DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.604
Horizon	2701-354-26-031	2679 KIMBERLY DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.605
Horizon	2701-354-26-032	2681 CAROL PL	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.679

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	PROPOSED FLU DESIGNATION	REZONE	BLENDED MAP USE	PROPOSED CHANGES TO BLENDED MAP	NOTES	Acres
Horizon	2701-354-26-033	719 DANIEL DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.605
Horizon	2701-354-27-001	2690 KIMBERLY DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.726
Horizon	2701-354-27-002	717 PACIFIC DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.834
Horizon	2701-354-27-003	721 PACIFIC DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.99
Horizon	2701-354-27-004	723 PACIFIC DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		1.166
Horizon	2701-354-27-005	725 PACIFIC DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.635
Horizon	2701-354-28-001	2698 KIMBERLY DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.445
Horizon	2701-354-28-002	718 PACIFIC DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.45
Horizon	2701-354-28-003	2694 KIMBERLY DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.471
Horizon	2701-354-28-004	724 PACIFIC DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.522
Horizon	2701-354-28-005	722 PACIFIC DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.497
Horizon	2701-354-29-006	2697 KIMBERLY DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.714
Horizon	2701-354-29-007	707 27 RD	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.716
Horizon	2701-354-58-001	2695 KIMBERLY DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.734
Horizon	2701-354-58-002	2691 KIMBERLY DR	R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		2.2
Horizon	2701-364-08-003	719 NIBLIC DR	R-5	Commercial	RML			Resid Med (4*-16 DU/Acre)	No access to Horizon Dr	1.011
North West GJ	2945-034-03-001	604 MEANDER DR	R-1	Residential Medium	Res. Low		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.751
North West GJ	2945-034-03-002	602 MEANDER DR	R-1	Residential Medium	Res. Low		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.821
North West GJ	2945-034-03-003	608 MEANDER DR	R-1	Residential Medium	Res. Low		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		1.087
North West GJ	2945-034-05-001	607 26 RD	R-1	Residential Medium	Res. Low		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.968
North West GJ	2945-034-05-003	600 MEANDER DR	R-1	Residential Medium	Res. Low		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		1.103
North West GJ	2945-034-05-008	611 26 RD	R-1	Residential Medium	Res. Low		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		1.309
North West GJ	2945-034-05-009	2595 FRUITRIDGE DR	R-1	Residential Medium	Res. Low		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.975
North West GJ	2945-034-08-008	2555 DEWEY PL	R-24	Residential Med/High	Res. High		Resid Med (4*-16 DU/Acre)	Resid High (6 to 24+ Du/ac)		0.226
North West GJ	2945-034-08-014	606 25 1/2 RD	R-24	Residential Med/High	Res. High		Resid Med (4*-16 DU/Acre)	Resid High (6 to 24+ Du/ac)		1.294
North West GJ	2945-034-18-002	2586 PATTERSON RD	B-1	Residential Medium	NCMU		Resid Med (4*-16 DU/Acre)	Remove		2.035
North West GJ	2945-034-23-002	609 MEANDER DR	R-2	Residential Medium	Res Low		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)		0.876
North West GJ	2945-034-43-001	2582 F RD	B-1	Residential Medium	NCMU		Resid Med (4*-16 DU/Acre)	Remove		1.023
North West GJ	2945-034-57-000		B-1	Residential Medium	NCMU		Resid Med (4*-16 DU/Acre)	Remove		0.633
North West GJ	2945-034-57-001	2584 F RD #A	B-1	Residential Medium	NCMU		Resid Med (4*-16 DU/Acre)	Remove	Expand Neighborhood Center	0.058
North West GJ	2945-034-57-002	2584 F RD #B	B-1	Residential Medium	NCMU		Resid Med (4*-16 DU/Acre)	Remove		0.069
North West GJ	2945-034-57-003	2584 F RD #C	B-1	Residential Medium	NCMU		Resid Med (4*-16 DU/Acre)	Remove		0.068
North West GJ	2945-034-57-004	2584 F RD #D	B-1	Residential Medium	NCMU		Resid Med (4*-16 DU/Acre)	Remove		0.052
North West GJ	2945-044-00-077	623 25 RD	C-1	Residential Med/High	Commercial		Resid Med (4*-16 DU/Acre)	Remove	Area 7	1.134
North West GJ	2945-044-00-078	2491 F 1/4 RD	C-1	Residential High Mixed Use	Commercial		Resid High (16-24+ DU/Acre)	Remove		0.83
North West GJ	2945-053-00-111	2345 RIVER RD	I-1	Conservation						60.769
North West GJ	2945-091-00-078	2466 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					1.178
North West GJ	2945-091-00-083	2488 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.871
North West GJ	2945-091-00-086	2468 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					2.592
North West GJ	2945-091-00-088	591 25 RD	C-2	Business Park Mixed Use	Commercial					1.766
North West GJ	2945-091-01-003	2472 INDUSTRIAL BLVD	C-2	Business Park Mixed Use	Commercial					0.951
North West GJ	2945-091-01-004	2474 INDUSTRIAL BLVD	C-2	Business Park Mixed Use	Commercial					0.95
North West GJ	2945-091-01-005	2476 INDUSTRIAL BLVD	C-2	Business Park Mixed Use	Commercial					0.952
North West GJ	2945-091-01-006	2478 INDUSTRIAL BLVD	C-2	Business Park Mixed Use	Commercial					0.961
North West GJ	2945-091-01-009	2488 INDUSTRIAL BLVD	C-2	Business Park Mixed Use	Commercial					0.958
North West GJ	2945-091-01-010	2490 INDUSTRIAL BLVD	C-2	Business Park Mixed Use	Commercial					0.953
North West GJ	2945-091-01-012	2494 INDUSTRIAL BLVD	C-2	Business Park Mixed Use	Commercial					0.954
North West GJ	2945-091-01-015	2494 1/2 INDUSTRIAL BLVD	C-2	Business Park Mixed Use	Commercial					0.474
North West GJ	2945-091-01-016	2496 INDUSTRIAL BLVD	C-2	Business Park Mixed Use	Commercial					0.473
North West GJ	2945-091-01-017	2498 INDUSTRIAL BLVD	C-2	Business Park Mixed Use	Commercial				Area 1	0.516
North West GJ	2945-091-01-018	587 25 RD	C-2	Business Park Mixed Use	Commercial					0.445
North West GJ	2945-091-01-019	2482 INDUSTRIAL BLVD	C-2	Business Park Mixed Use	Commercial					1.918
North West GJ	2945-091-01-021	2492 1/2 INDUSTRIAL BLVD	C-2	Business Park Mixed Use	Commercial					0.737
North West GJ	2945-091-04-001	2487 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.884
North West GJ	2945-091-04-002	2483 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.87
North West GJ	2945-091-04-003	2481 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.88

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	PROPOSED FLU DESIGNATION	REZONE	BLENDED MAP USE	PROPOSED CHANGES TO BLENDED MAP	NOTES	Acres
North West GJ	2945-091-04-011	2482 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.867
North West GJ	2945-091-04-012	2484 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.865
North West GJ	2945-091-06-001	2496 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.446
North West GJ	2945-091-06-002	2498 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.402
North West GJ	2945-091-06-003	599 25 RD	C-2	Business Park Mixed Use	Commercial					0.77
North West GJ	2945-091-15-001	2490 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.848
North West GJ	2945-091-15-002	2492 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.897
North West GJ	2945-091-17-000		C-2	Business Park Mixed Use	Commercial					0.458
North West GJ	2945-091-13-003	2467 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial				Eastern Portion to Commercial Only	5.412
North West GJ	2945-091-17-001	2473 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.618
North West GJ	2945-091-17-002	2475 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.64
North West GJ	2945-091-17-004	2479 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.656
North West GJ	2945-091-17-005	2477 COMMERCE BLVD #A	C-2	Business Park Mixed Use	Commercial					0.029
North West GJ	2945-091-17-006	2477 COMMERCE BLVD #B	C-2	Business Park Mixed Use	Commercial					0.025
North West GJ	2945-091-17-007	2477 COMMERCE BLVD #C	C-2	Business Park Mixed Use	Commercial					0.023
North West GJ	2945-091-17-008	2477 COMMERCE BLVD #D	C-2	Business Park Mixed Use	Commercial					0.023
North West GJ	2945-091-17-009	2477 COMMERCE BLVD #E	C-2	Business Park Mixed Use	Commercial					0.023
North West GJ	2945-091-17-010	2477 COMMERCE BLVD #F	C-2	Business Park Mixed Use	Commercial					0.023
North West GJ	2945-091-17-011	2477 COMMERCE BLVD #G	C-2	Business Park Mixed Use	Commercial				Area 1	0.027
North West GJ	2945-091-17-012	2477 COMMERCE BLVD #H	C-2	Business Park Mixed Use	Commercial					0.027
North West GJ	2945-091-24-022	2489 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					0.731
North West GJ	2945-091-24-023	2493 COMMERCE BLVD	C-2	Business Park Mixed Use	Commercial					2.16
North West GJ	2945-091-27-000	2486 Commerce Blvd	C-2	Business Park Mixed Use	Commercial					0.637
North West GJ	2945-091-27-001	2486 COMMERCE BLVD #A	C-2	Business Park Mixed Use	Commercial					0.068
North West GJ	2945-091-27-002	2486 COMMERCE BLVD #B	C-2	Business Park Mixed Use	Commercial					0.041
North West GJ	2945-091-27-003	2486 COMMERCE BLVD #C	C-2	Business Park Mixed Use	Commercial					0.035
North West GJ	2945-091-27-004	2486 COMMERCE BLVD #D	C-2	Business Park Mixed Use	Commercial					0.088
North West GJ	2945-092-00-130	2405 BLUE HERON RD	I-2	Park	Industrial				Area 11	0.998
									Surrounding area is all I-2 zoning; uses are I-1 or 2;	
North West GJ	2701-314-00-209	743 23 RD	I-2	Commercial / Industrial	Industrial				Amend Comp Plan to Industrial / Area 19	17.568
North West GJ	2701-314-01-001	703 ARROWEST RD	I-2	Commercial / Industrial	Industrial				Area 19	1
North West GJ	2701-314-01-002	707 ARROWEST RD	I-2	Commercial / Industrial	Industrial				Area 19	1.697
North West GJ	2701-314-01-003	711 ARROWEST CT	I-2	Commercial / Industrial	Industrial				Area 19	1.242
North West GJ	2701-314-01-004	713 ARROWEST CT	I-2	Commercial / Industrial	Industrial				Area 19	0.974
North West GJ	2701-314-01-005	715 ARROWEST CT	I-2	Commercial / Industrial	Industrial				Area 19	0.976
North West GJ	2701-314-01-006	717 ARROWEST CT	I-2	Commercial / Industrial	Industrial				Area 19	1.114
North West GJ	2701-314-01-007	719 ARROWEST CT	I-2	Commercial / Industrial	Industrial				Area 19	2.488
North West GJ	2701-314-04-001	2263 LOGOS CT	I-2	Commercial / Industrial	Industrial				Area 19	1.654
North West GJ	2701-314-04-002	2259 LOGOS CT	I-2	Commercial / Industrial	Industrial				Area 19	1.682
Orchard Mesa	2945-233-12-007	1685 CLYMER WAY	C-1	Park	Commercial					0.443
Orchard Mesa	2945-233-12-008	1713 CLYMER WAY	C-1	Park	Commercial					0.144
Orchard Mesa	2945-233-12-009		C-1	Park	Commercial					0.144
Orchard Mesa	2945-233-12-010	1729 CLYMER WAY	C-1	Park	Commercial					0.144
Orchard Mesa	2945-233-12-011		C-1	Park	Commercial					0.431
Orchard Mesa	2945-233-12-012	1755 CLYMER WAY	C-1	Park	Commercial					0.574
Orchard Mesa	2945-233-12-013		C-1	Park	Commercial					0.144
Orchard Mesa	2945-233-12-015		C-1	Park	Commercial				Existing Commercial area	0.454
Orchard Mesa	2945-233-12-017	1619 HIGHWAY 50	C-1	Park	Commercial					0.108
Orchard Mesa	2945-233-12-019	1605 S HIGHWAY 50	C-1	Park	Commercial					0.384
Orchard Mesa	2945-233-12-020	1621 CLYMER WAY	C-1	Park	Commercial					1.058
Orchard Mesa	2945-233-13-001	1533 HIGH ST	C-1	Park	Commercial					0.247
Orchard Mesa	2945-233-13-002	1561 S HIGHWAY 50	C-1	Park	Commercial					0.278
Orchard Mesa	2945-233-13-003	1563 S HIGHWAY 50	C-1	Park	Commercial					0.201
Orchard Mesa	2945-233-15-004	1559 HIGH ST	C-1	Park	Commercial					1.903
Redlands	2945-082-00-051	2324 E 1/2 RD	R-4	Conservation	Conservation & RML					2.778
Redlands	2945-082-00-070	562 BLUFF CT	R-4	Conservation	Conservation & RML					5.515

PLAN AREA	PARCEL NUMBER	LOCATION	ZONE	FUTURE LAND USE	PROPOSED FLU DESIGNATION	REZONE	BLENDED MAP USE	PROPOSED CHANGES TO BLENDED MAP	NOTES		Acres
Redlands	2945-082-00-092	2320 E 1/2 RD	R-4	Conservation	Conservation & RML					Area 12	4.768
Redlands	2945-082-00-101	2310 E 1/2 RD	R-4	Conservation	Conservation & RML						2.672
Redlands	2945-082-00-102	2312 E 1/2 RD	R-4	Conservation	Conservation & RML						1.925
Redlands	2945-212-00-011		R-2	Residential Medium	RML		Resid Med (4*-16 DU/Acre)	Resid Low (Rural to 5 Du/ac)			33.259