



CONCEPTUAL STREET ALIGNMENT IS ILLUSTRATION OF POSSIBLE CONNECTION TO HWY. 160 AND DOES NOT REPRESENT ACTUAL ALIGNMENT

ROE PROPERTY
39.97 AC±

MARTINEZ PROPERTY
39.99 AC±

VAUGHN PROPERTY
58.88 AC±
PROPOSED 60
RESIDENTIAL DWELLING
UNITS

HORTON
PROPERTY
5.1 AC±
PROPOSED
8 RES.
UNITS *

GATES *
PROPERTY
5.8 AC±
PROPOSED
10 RES.
UNITS

BAKER PROPERTY
31.07 AC± PROPOSED
54 RESIDENTIAL
DWELLING UNITS

FIELD PROPERTY
70.0 AC±
PROPOSED 150 RESIDENTIAL
DWELLING UNITS

SOUTHVIEWS PROPERTY
77.52 AC±
PROPOSED 400
RESIDENTIAL DWELLING
UNITS & RELATED
FACILITIES

GOFF PROPERTY
76.04 AC±
PROPOSED 120
RESIDENTIAL DWELLING
UNITS

SWARTS PROPERTY
10.0 AC±
PROPOSED 28
RESIDENTIAL
DWELLING UNITS

BYRD PROPERTY
43.43 AC±
PROPOSED 600,000sf
COMMERCIAL & LIGHT
INDUSTRIAL

THUNDERHEAD
INVESTMENTS
PROPERTY
40.0 AC±
PROPOSED 180
RESIDENTIAL DWELLING
UNITS & 50,000sf
COMMERCIAL

SOUTH-WESTERN
FOODS PROPERTY
18.53 AC±

BYNUM PROPERTY
3.0 AC±
COMMERCIAL

* STATE HIGHWAY 160 POSES A UNIQUE LAND USE CHALLENGE WITH RESPECT TO THOSE PROPERTIES FRONTING THE HIGHWAY. WITHIN AN URBAN CORE, HIGHWAY FRONTAGE IS USUALLY MIXED USE OR COMMERCIAL, HOWEVER THE FULL EXTENT OF URBANIZATION IN THIS AREA HAS YET TO BE DETERMINED. THE PROPERTIES ADJACENT TO THE CURRENT TOWN LIMIT AND DIRECTLY ACCESSIBLE FROM THE INTERSECTION OF 160 AND 160B ARE CONSIDERED PART OF THE EXPANDED URBAN CORE AND THEREFORE DESIGNATED COMMERCIAL IN NATURE. PROPERTIES FARTHER EAST ALONG 160 ARE NOT NOW CONSIDERED AS PART OF THE URBAN CORE AND ANY DEVELOPMENT IS LIKELY TO OCCUR IN THE LONGER TERM. IT IS DIFFICULT TO PREDICT THE LONG-TERM DEVELOPMENT PATTERNS AND LAND USE NEEDS FOR THE PROPERTY FRONTING 160 UNTIL A CERTAIN AMOUNT OF EVOLUTION HAS OCCURRED. THE PROPERTIES LOCATED ALONG 160 AND EAST OF PROPOSED COMMERCIAL USES HAVE BEEN GIVEN AN INITIAL LAND USE DESIGNATION OF RESIDENTIAL. RESIDENTIAL LAND USE IS CONSIDERED AN APPROPRIATE INITIAL CLASSIFICATION WITHIN THE CURRENT CONTEXT BUT MAY NEED TO BE RECONSIDERED FROM TIME TO TIME AS FUTURE CONDITIONS WARRANT.

THE SOUTHVIEWS PROPERTY IS DESIGNATED AS RESIDENTIAL AND RESIDENTIAL RELATED USES. THESE USES MAY INCLUDE BUT NOT LIMITED TO: SINGLE-FAMILY, MULTI-FAMILY, RECREATION, CHILD/ELDER CARE, COMMUNITY FACILITIES, NEIGHBORHOOD STORAGE, ETC. THE SPECIFIC LOCATION OF A PARTICULAR USE SHALL BE DETERMINED BY SUBSEQUENT MASTER PLAN FOR ALL OR A PORTION OF THE PROPERTY OR UPON CONSIDERATION OF A SKETCH PLAN APPLICATION FOR A SPECIFIC LOCATION AND PROJECT WITHIN THE PROPERTY.

△ COMMUNITY PARK OF APPROXIMATELY 20 ACRES TO SERVE EASTSIDE AREA. LOCATION AND FACILITIES TO BE DETERMINED BY SUBSEQUENT ANALYSIS AND NEGOTIATIONS WITH THE EASTSIDE PROPERTY OWNERS.

- COMMUNITY SERVICE
- CURRENT TOWN LIMITS
- HIGHER DENSITY SINGLE FAMILY RESIDENTIAL
- MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
- LOWER DENSITY SINGLE FAMILY RESIDENTIAL
- GENERAL COMMERCIAL
- INDUSTRIAL
- MULTI-FAMILY RESIDENTIAL OVERLAY
- RURAL AGRICULTURAL
- TEMPORARY INFILL USE (STORAGE FACILITY)
- USE TO BE DETERMINED
- ~ LOS PINOS DITCH

NOTE: ALL ELEMENTS ARE REPRESENTATIONAL ONLY AND MAY NOT ACCURATELY REFLECT EXISTING CONDITIONS.

GRAPHIC SCALE
(IN FEET)
1 inch = 300 ft

SHEET 1 OF 1 REV: 2008-06-25

**2008 AMENDMENT TO THE
BAYFIELD COMPREHENSIVE PLAN
- EASTSIDE AREA PLAN**
LOCATED IN LA PLATA COUNTY, CO