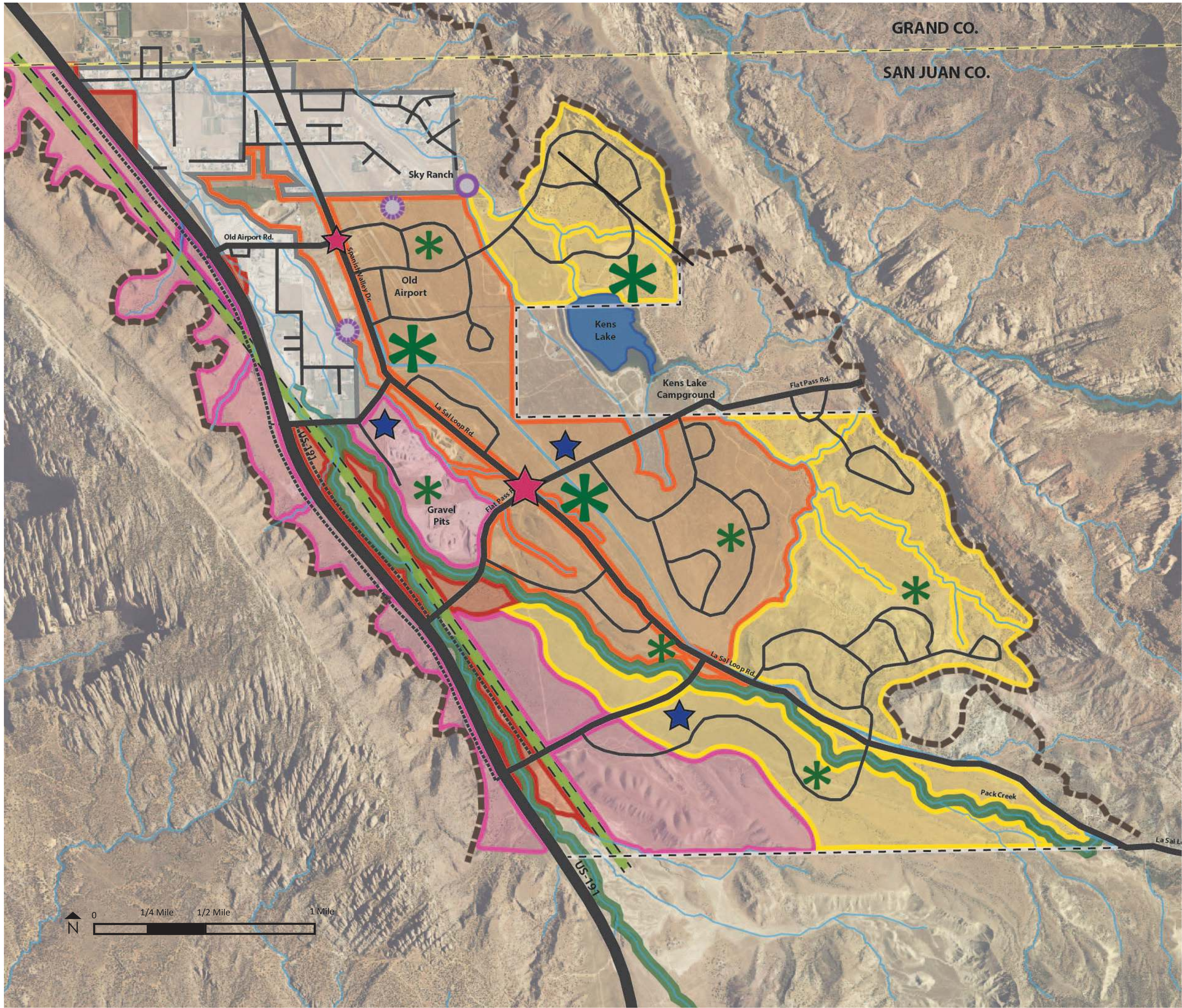


# San Juan County Spanish Valley Area Plan



April 17, 2018

## LAND USE

### Description

The San Juan County Spanish Valley Area Plan provides a rational land use and growth strategy that builds upon the key principles identified through the public input process and the direction of county officials.

Accordingly, there are five types of potential Growth and Development Areas, each with unique opportunities and considerations, as follow:

#### Private Land Areas

This area consists of both developed and undeveloped land that is owned by numerous private parties. Since the area has been inconsistently planned, the focus is on meeting the following needs:

- Establishing a rational and coordinated system of road and storm water conveyance systems
- Providing transitions between existing and future incompatible uses
- Facilitating limited subdivision and densification where opportunities exist
- Ensuring that future development follows a new system of guidelines that promote safe, coordinated growth and development

#### Central Development Areas

Located in the center of the valley, these are the flattest and easiest-to-develop areas. They are suitable for a wide range of development, including residential, civic, institutional and parks/open space uses. They also support limited development of local commerce and community services. The large tracts of contiguous land are primarily under single ownership, which promotes the application of coordinated development strategies.

#### Perimeter Development Areas

Located on the east and south edges of the valley, these areas are relatively distant from existing growth areas. The application of coordinated strategies and models for lower-density development should be applied.

#### Highway Commercial Areas

Regional commercial uses and needs are supported along the highway near major intersections. Direct access from the highway should be limited to promote movement.

#### Flex Development Areas

These areas provide unique opportunities to create an economic base for the valley, due in large part to their location near they highway, yet buffered from nearby neighborhoods. A flexible development approach should be considered to allow market developments and opportunities to be addressed.

### Legend

- |                                    |   |
|------------------------------------|---|
| BLM/SITLA Property Boundary        | Private Land Area - focus on infill limited subdivision of acre + lots, and logical road/circulation linkages (700 acres) |
| Steep Cliffs Delineating Valley    | Central Neighborhood Development Areas (1450 acres)   |
| Lakes/Reservoirs                   | Perimeter Neighborhood Development Areas (1750 acres)   |
| Major Drainage                     | Flex Development Areas - market-driven business/commercial/residential development (1075 acres)                           |
| Minor Drainage                     | Highway Commercial Areas (200 acres)  |
| US-191                             |   |
| Primary Road                       |   |
| Secondary Road                     |   |
| Frontage Road                      |   |
| Power Corridors                    |   |
| New Culinary Water Well            |   |
| Future Culinary Water Well (known) |   |
| Regional Park                      |   |
| Community Park                     |   |
| Schools                            |   |
| Neighborhood Center                |   |

