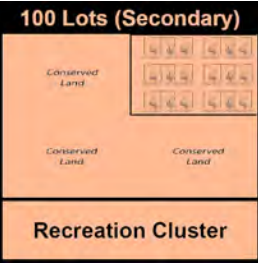


Mixed Land Uses: Second Homes



Recreation Cluster: 100 Homes



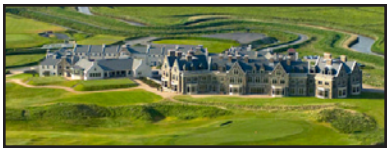
Residential (flexible lot sizes), parks and trails. Amenities may include golf course and club house, ski runs and lodge, beach access and amenities.



Recreation Neighborhood: 500 Homes, 100 Jobs



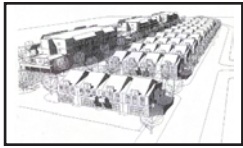
Medium to compact residential homes, townhomes and smaller multifamily (flexible lot sizes), parks and trails. Amenities may include golf course and club house, or ski runs and lodge, beach access and amenities, some tourist shops and restaurants.



Compact Recreation Neighborhood: 1000 Homes, 200 Jobs



Small to large residential homes (flexible lot sizes), parks and trails. Amenities may include golf course and club house, or ski runs and lodge, beach access/amenities, a market and café and some tourist shops.



Recreation Center: 1500 Homes, 1500 Jobs



Small to compact residential homes, townhomes, and multi-family buildings (flexible lot sizes), parks and trails. Amenities may include golf course and club house, or ski runs and lodge, beach access and amenities, a market and café and more tourist shops, restaurants, etc.



Hospitality Town Center: 1500 Homes, 500 Jobs



Small to compact residential homes, townhomes, and multi-family buildings (flexible lot sizes), parks and plazas, place of worship, school, civic buildings, numerous businesses and hotels/lodges/rental property.



Transportation, Open Space, and Agricultural Land



Agricultural Space

Farms, fields, and cropland



Ranches, grazing, and rangeland



Support facilities (canals, herding routes, etc.)



Cultural Open Space

Views



Culturally / Historically significant spaces



Scenic routes and corridors



Natural Resources and Environmental Constraints

Significant vegetation and wildlife habitat



Rivers, riparian areas, floodplains, and other water quality areas



Steep slopes and geologic features or hazards



Recreational Space

Trails



Natural Areas



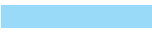
Parks and recreation facilities



Transportation

Roads 



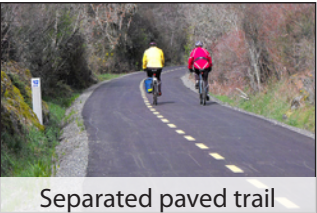
Public Transportation 



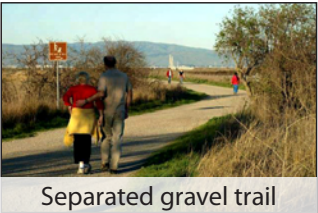
Trails 



Trail adjacent to road



Separated paved trail

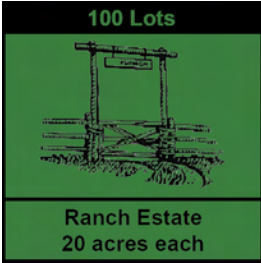


Separated gravel trail

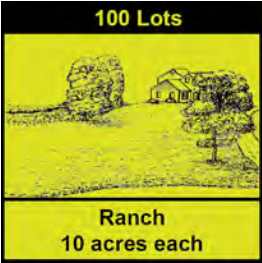
Single Land Use Types: Residential



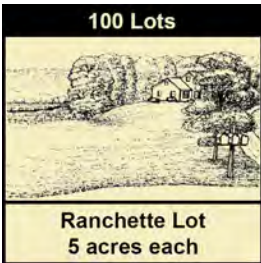
Ranch Estate (20 Acre Lots)



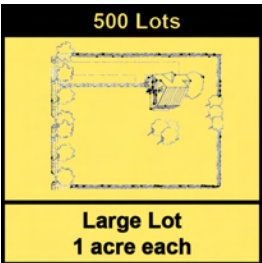
Ranch (10 Acre Lots)



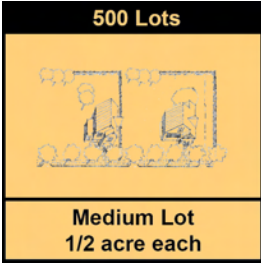
Ranchette (5 Acre Lots)



Large Lot (1 Acre Lots)



Medium Lot (1/2 Acre Lots)



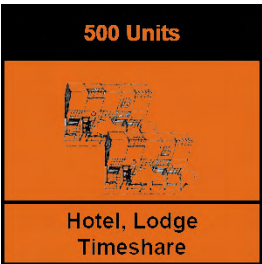
Small Lot (1/4 Acre Lots)



Townhomes (0.15 Acre Lots)



Hospitality



Single Land Use Types: Jobs



Heavy Industrial

500 Jobs

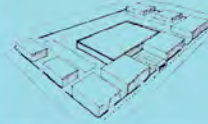


Heavy Industrial



Light Industrial

500 Jobs

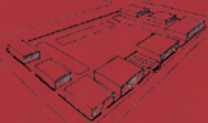


Light Industrial



Retail, Commerical

500 Jobs

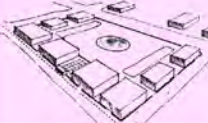


Retail / Commercial



Office Park

500 Jobs



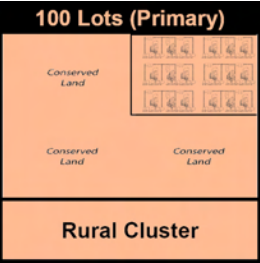
Office Park



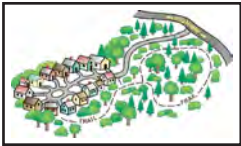
Mixed Land Uses: Primary Residential



Rural Cluster: 100 Homes, 75% Open Space



Residential (flexible lot sizes), parks and trails, preserved open space/agricultural land.



Neighborhood : 500 Homes, 100 Jobs



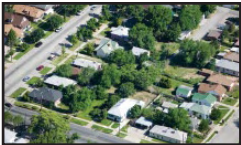
Small to large residential homes (flexible lot sizes), parks and trails, preserved open space/agricultural land, places of worship, a small school, or perhaps a small market and café.



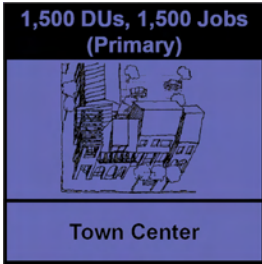
Compact Neighborhood: 1000 Homes, 200 Jobs



Small to large residential homes (flexible lot sizes), parks and trails, preserved open space/agricultural land, places of worship, a small school, or perhaps a small market and café.



Town Center: 1500 Homes, 1500 Jobs



Small to compact residential homes, townhomes, and multifamily buildings (flexible lot sizes), parks and plazas, places of worship, school, civic buildings, or numerous businesses.



Hospitality Town Center: 1500 Homes, 500 Jobs



Small to compact residential homes, townhomes, and multifamily buildings (flexible lot sizes), parks and plazas, places of worship, schools, civic buildings, numerous businesses, or hotels/lodges/rental property.

