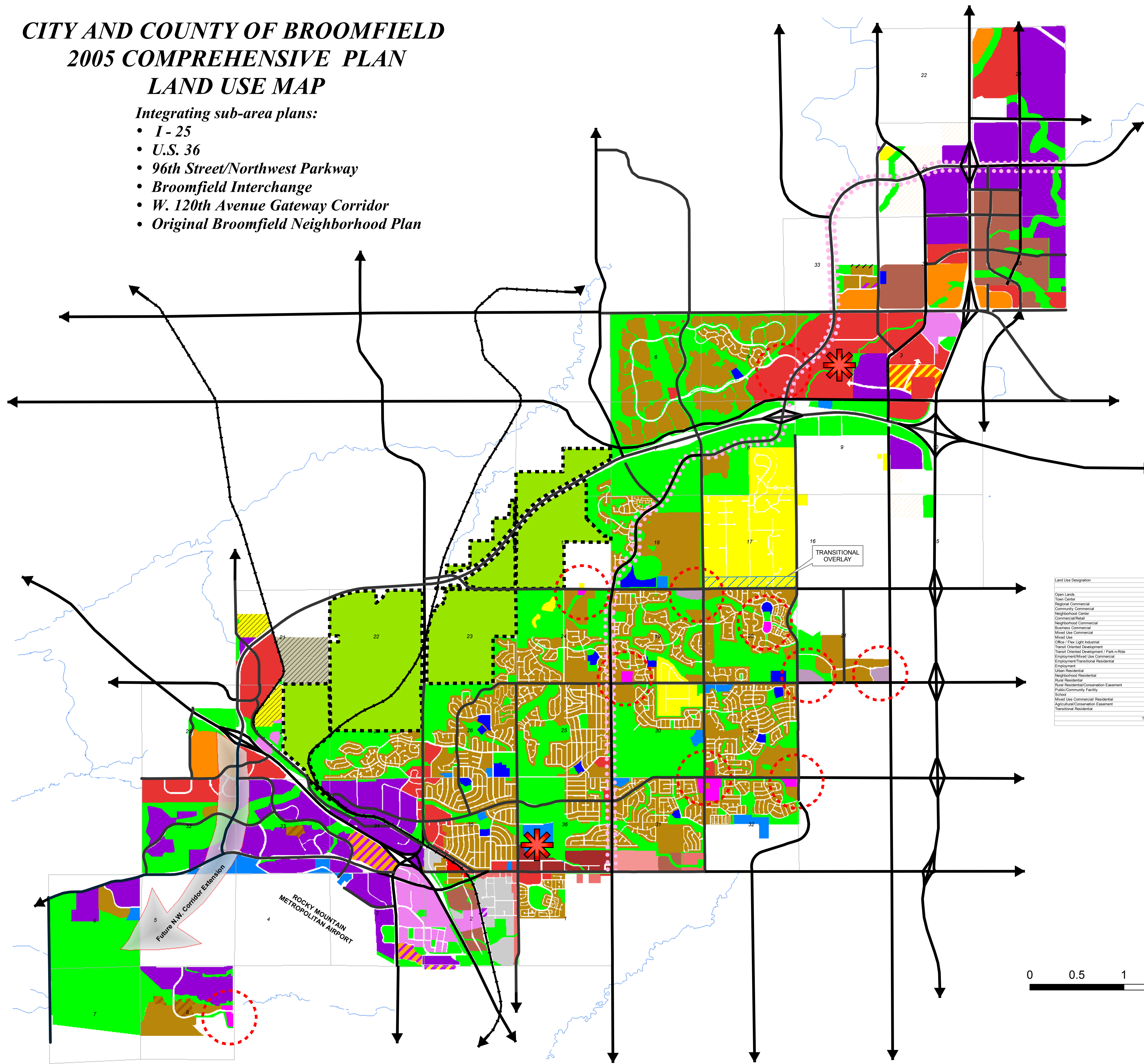


# CITY AND COUNTY OF BROOMFIELD 2005 COMPREHENSIVE PLAN LAND USE MAP

Integrating sub-area plans:

- I - 25
- U.S. 36
- 96th Street/Northwest Parkway
- Broomfield Interchange
- W. 120th Avenue Gateway Corridor
- Original Broomfield Neighborhood Plan



## LEGEND

- IGA BOUNDARY LINE
- MAJOR ROADWAYS
- CITY/COUNTY LIMIT
- ROADS
- RR
- SHERIDAN PARKWAY
- VILLAGE RESIDENTIAL AREA
- + CEMETERY
- 36 SECTION NUMBERS
- \* CITY CENTER DISTRICT

## LAND USE DESIGNATION

- OPEN LANDS - BROOMFIELD/BOULDER COUNTY INTERGOVERNMENTAL AGREEMENT
- OPEN LANDS
- TOWN CENTER
- REGIONAL COMMERCIAL
- COMMUNITY COMMERCIAL
- NEIGHBORHOOD CENTER
- COMMERCIAL/RETAIL
- NEIGHBORHOOD COMMERCIAL
- BUSINESS COMMERCIAL
- MIXED USE COMMERCIAL
- MIXED USE
- OFFICE/FLEX LIGHT INDUSTRIAL
- TRANSIT ORIENTED DEVELOPMENT
- TRANSIT ORIENTED DEVELOPMENT/park-n-ride
- EMPLOYMENT/ MIXED USE COMMERCIAL
- EMPLOYMENT/ TRANSITIONAL RESIDENTIAL
- EMPLOYMENT
- EMPLOYMENT OR NEIGHBORHOOD RESIDENTIAL
- URBAN RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL/CONSERVATION EASEMENT
- PUBLIC/COMMUNITY FACILITY
- SCHOOL
- MIXED USE COMMERCIAL/RESIDENTIAL
- AGRICULTURE/CONSERVATION EASEMENT
- TRANSITIONAL RESIDENTIAL
- TRANSITION ZONE
- TRANSITIONAL OVERLAY

Land Use Designation	Acreage Without		Acreage With		% Land Area without	% Land Area with
	Boulder City, IGA	Boulder City, IGA	Boulder City, IGA	Boulder City, IGA		
Open Lands	5,761	5,761	—	—	29.9%	31.2%
Town Center	110	110	0	0	0.6%	0.6%
Regional Commercial	333	333	0	0	1.7%	1.8%
Community Commercial	73	73	0	0	0.4%	0.4%
Neighborhood Center	44	44	0	0	0.2%	0.2%
Commercial/Retail	64	64	0	0	0.3%	0.3%
Neighborhood Commercial	17	17	0	0	0.1%	0.1%
Business Commercial	79	79	0	0	0.4%	0.4%
Mixed Use Commercial	1,151	1,203	0	0	6.0%	6.4%
Mixed Use	565	412	0	0	2.9%	2.2%
Office / Flex Light Industrial	170	170	0	0	0.9%	0.9%
Transit Oriented Development	74	74	0	0	0.4%	0.4%
Transit Oriented Development / Park-n-Ride	3	3	0	0	0.0%	0.0%
Employment/Mixed Use Commercial	234	69	0	0	1.2%	0.3%
Employment/Transitional Residential	10	0	0	0	0.0%	0.0%
Employment	2,016	2,016	0	0	10.6%	10.6%
Urban Residential	38	38	0	0	0.2%	0.2%
Neighborhood Residential	4,548	4,548	0	0	24.4%	24.4%
Rural Residential	883	883	0	0	4.7%	4.7%
Rural Residential/Conservation Easement	100	100	0	0	0.5%	0.5%
Public/Community Facility	244	244	0	0	1.3%	1.3%
School	134	134	0	0	0.7%	0.7%
Mixed Use Commercial/Residential	69	69	0	0	0.3%	0.3%
Agriculture/Conservation Easement	162	162	0	0	0.8%	0.8%
Transitional Residential	282	282	0	0	1.5%	1.5%
<b>TOTAL</b>	<b>18,618</b>	<b>18,451</b>				

1" = 2700'

