

MESA COUNTY TOOLS

MASTER PLAN

Rural Master Plan Future Land Use Map – Guides density (lots per acre)

Unaweep Canyon – 20 acre min. north side, 35 + south side (except Gateway – variety of uses/densities)

Gunnison River- primarily, conservation (mineral extraction) and 35+ acre.

Other River stretches - 35 acre min.

Goals/Policies

Land Use and Growth Management:

Goal 3, Land Use: Classifications for most areas are Rural/Agricultural 35+ A (35 Acre Average Lot Size) and Large Lot Rural Agricultural 35+ (35 Acre Minimum Lot Size).

Conservation and Environment:

Goal 1, Public Lands Management – Review agencies, IGAs, cooperative/coordinated efforts.

Goal 2, Sustainable Ecosystems –Work with State and Fed Agencies where wildlife and natural processes are threatened; conservation easements.

Goal 3, Access to Public Lands – Encourage access easements/ dedications locate open space adjacent to public lands.

Goal 4, Hazard Protection – Conduct Natural Hazards “critical and sensitive” lands study.

Goal 5, Quality of Air, Water and Land Resources – Work with public land/resource managers to adopt consistent mitigation standards, review procedures and development criteria; provide incentives/guidelines to protect natural areas/resources and to concentrate development.

Open Lands and Trails:

Goal 1, Protect Important Open Lands – Voluntary open land techniques; open lands plan; countywide trail system; Land and Property Owners Conservation Assistance Team (LPCAT).

Goal 2, Protect Important Wildlife Habitat – Buffer areas to preserve riparian areas and waterways, banks and adjacent vegetation; work with DOW to conserve important wildlife habitats; vegetation requirements.

Goal 3, Open Land as a Limited and Valuable Resource – Open Land and Trail Plans needed to identify and prioritize lands, with a range of voluntary preservation and compensation techniques to protect agricultural lands, natural areas, and open space resources.

Goal 4, Existing and Future Major Trail linkages – Access easement requirements/incentives for land owners or developers to provide trail linkages to public trails.

Other Plans: Loma, Whitewater, Gateway Community Plans

Energy Master Plan: Energy Policy Opportunity Map (EPOM) and Energy Atlas – Known Resources, Opportunities/Constraints, Mitigation techniques.

Memoranda of Understanding (MOU) with BLM, NPS, USFS and USFWS: Coordinate planning and decision-making activities.

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