

Vision Master Plan Boulder Creek Golf Club Environs

Land Use Designation Explanations:

Commercial (pinkish area, south of golf course)
Hotel/Motel, restaurant possibly atop hill with view of course and airport. Possible other supporting commercial businesses related to airport, golf or general recreation

Highway Commercial (redish area, corner of Veterans & U.S. 93)
Large scale commercial development with junior department store(s), sit-down restaurants, possible movie theater.

Hotel (orangish area, near clubhouse and west of Veterans)
High end resort hotel facility to provide lodging and other guest services for BCGC Patrons

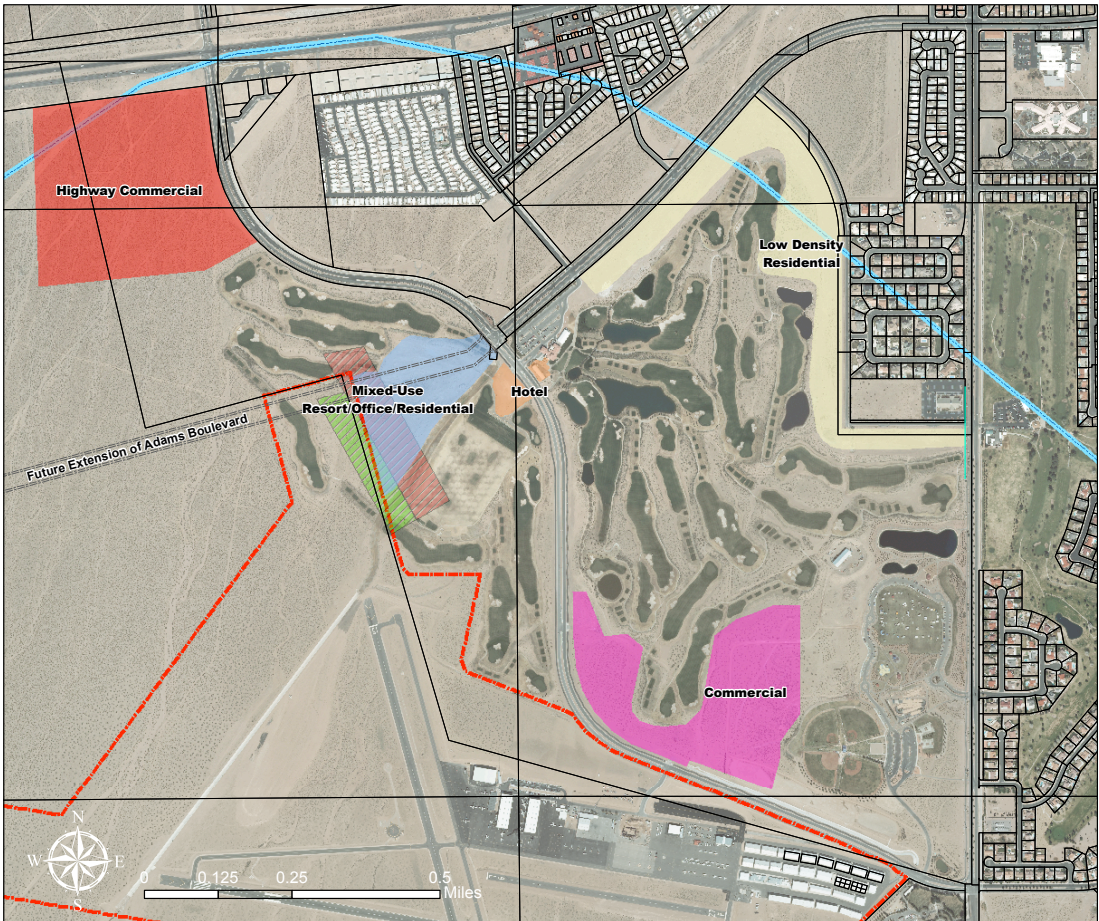
Mixed-Use Resort/Office/Residential (bluish color, at Adams & Vets)
Mixed-use development with golf resort, office and townhouse development.
Note height restriction on western end due to approach/departure area for runway. Height restriction shouldn't affect buildings at 25 ft height or less

Low Density Residential (yellowish color, on Bristlecone and BCGC)
Single family residential subdivision with zoning of R1-15, with minimum lot size of 15,000 sf, average lot size of 20,000 sf. This lot mix will ensure efficient use of land, maximize land value, and ensure large estate lots at key locations

Other Notes:

For "big picture" purposes only, the VOA Senior Housing Project and the potential subdivision on Bristlecone have been shown. The extension of Adams Boulevard is also shown, with the initial phase being a half-width street to accommodate development

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Legend

Adams Blvd Future Extension (Full ROW)

Potential Land Use Plan Designations

- Commercial
- Highway Commercial
- Hotel
- Low Density Residential
- Mixed-Use Resort/Office/Residential

Height Restriction for Flight Safety

Height Restriction

- Height not to exceed 2300 feet above seal level
- Height not to exceed 2350 feet above seal level

Airport Boundary