



**LEGEND**

**RESIDENTIAL**

- E** ESTATE DENSITY 0 to 2 du/acre
- L** LOW DENSITY 0 to 4 du/acre
- LM** LOW MEDIUM DENSITY 4 to 8 du/acre
- M** MEDIUM DENSITY 8 to 12 du/acre
- MH** MEDIUM HIGH DENSITY 12 to 16 du/acre
- H** HIGH DENSITY 16 to 20 du/acre (gross densities)

**CIRCULATION**

- ARTERIAL STREET
- COLLECTOR STREET
- LOCAL STREET
- BICYCLE ROUTE OFF STREET
- BICYCLE ROUTE ON STREET
- MULTI USE TRAIL
- PEDESTRIAN/BICYCLE ACCESS

**COMMERCIAL**

- O** OFFICE
- O/H** OFFICE/HOTEL
- O/SC** OFFICE/SPECIAL COMMERCIAL
- C** INTERMEDIATE COMMERCIAL
- HR** HIGH RISE
- I** INDUSTRIAL

**INSTITUTIONAL**

- E.S.** ELEMENTARY SCHOOL
- J.H.S.** JUNIOR HIGH SCHOOL
- RI** RELIGIOUS INSTITUTION

**PARK & OPEN SPACE**

- PO** PUBLIC OPEN SPACE
- PS** PRIVATE OPEN SPACE
- Pn** PUBLIC PARK NEIGHBORHOOD
- Pc** PUBLIC PARK/COMMUNITY NATURAL TYPE

**LAND USE PLAN**

**MESA SPRINGS COMMUNITY PLAN**

City of Mesa Springs Planning Department  
Mesa Springs Community Association

AMENDMENT HISTORY BOX	
FILE NUMBER	CHANGE TO PLAN
CPC MPA 00-00103-A1MJ16	Amendment to the area northwest of Van Buren & Centennial to change from medium high residential to industrial and office/special interest.
CPC MPA 00-00103-A2MN18	Amendment to the area southwest of Van Buren & Centennial to change from low medium, medium high, and high to medium high west of Centennial and from low medium to religious institution and low medium on the east side of Centennial.
CPC MPA 00-00103-A3MJ21	Amendment to L-M, M-H, H and Pn (Park neighborhood) to redistribute and match Concept Plan Religious Institution, L-M density, M-H density, and the Public Open Space.

**Master Plan**  
CPC MPA 00-00103-A3MJ21