

Figure 1

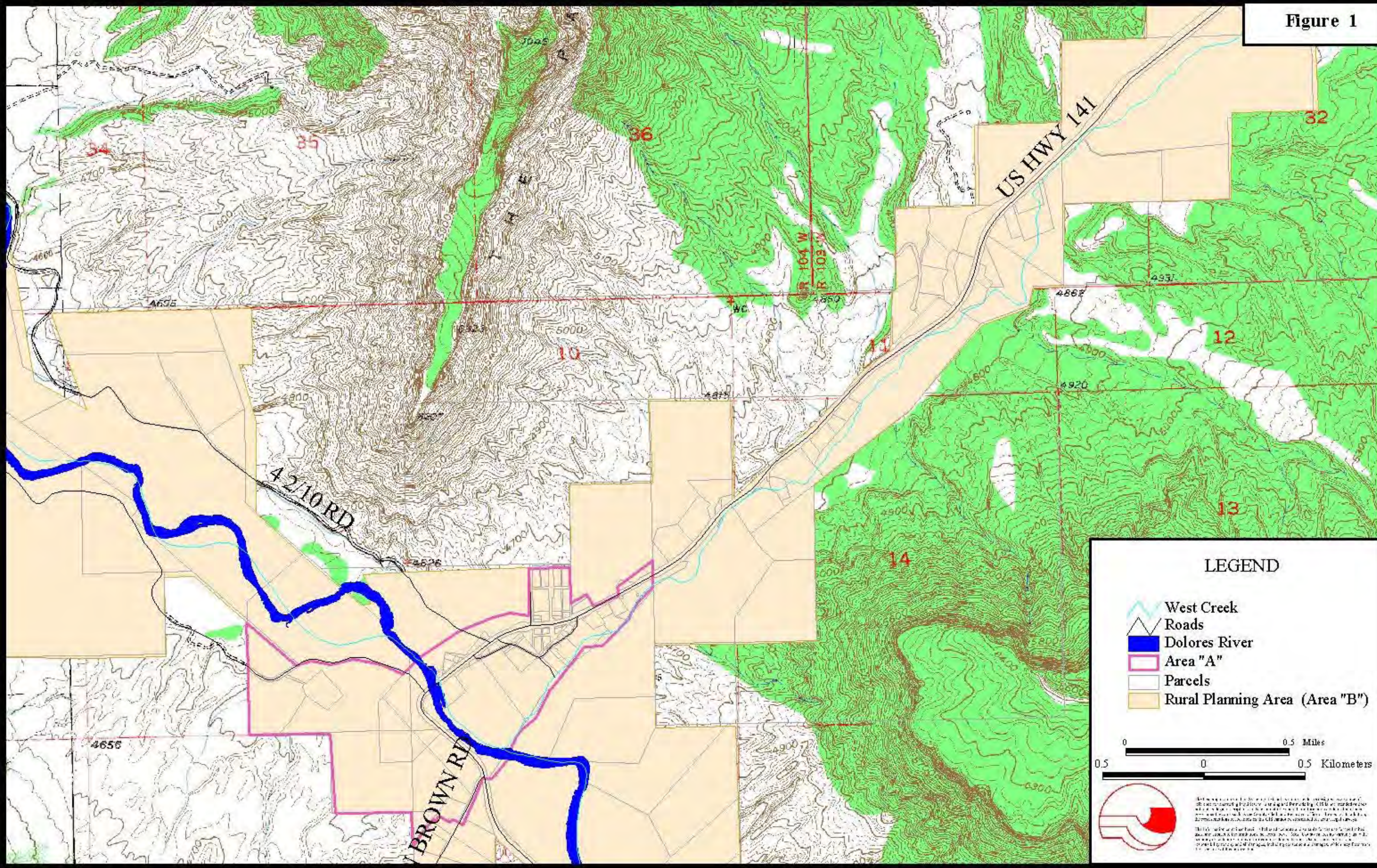
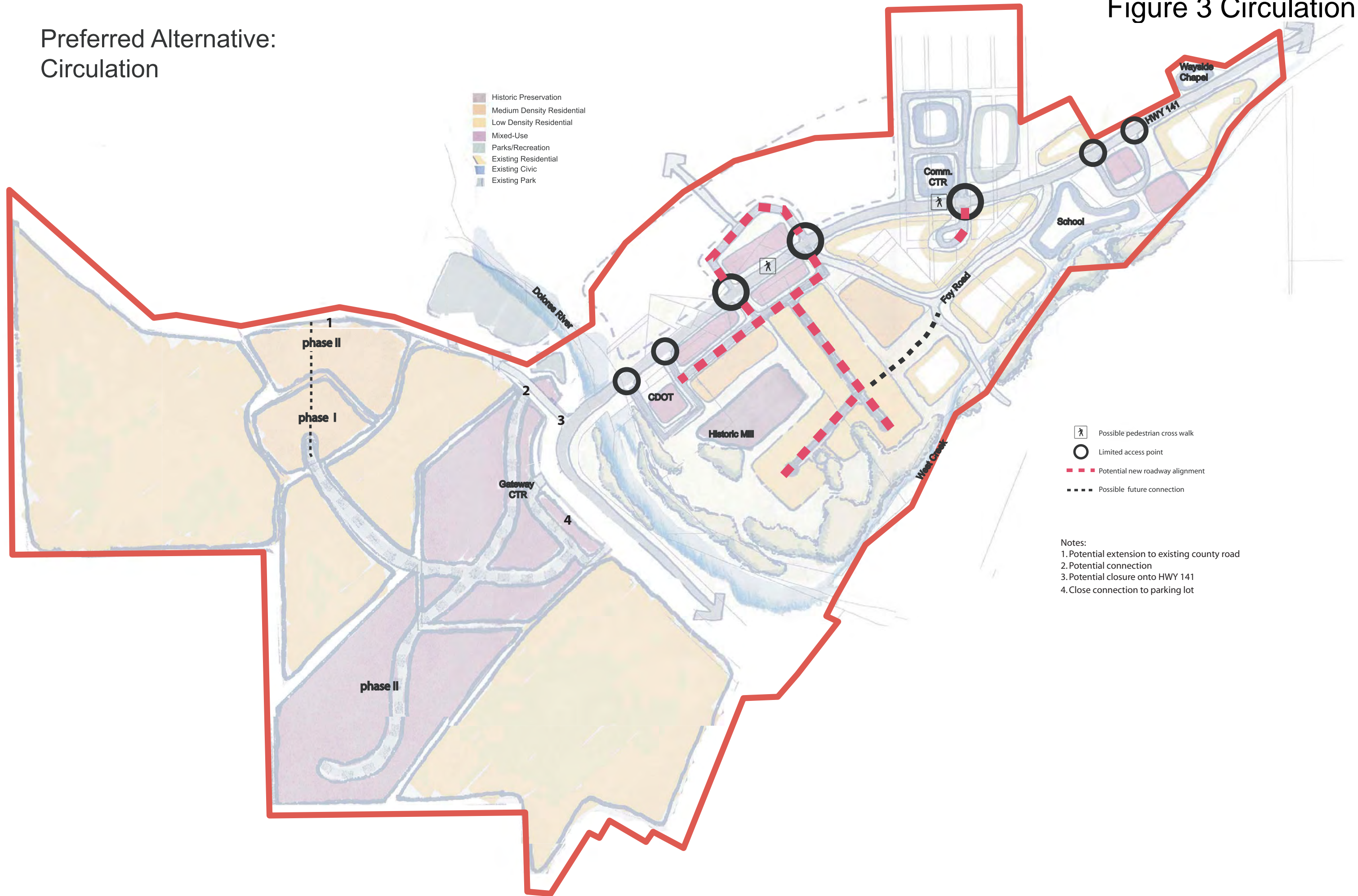


Figure 2 Preliminary Sewer Line Configuration



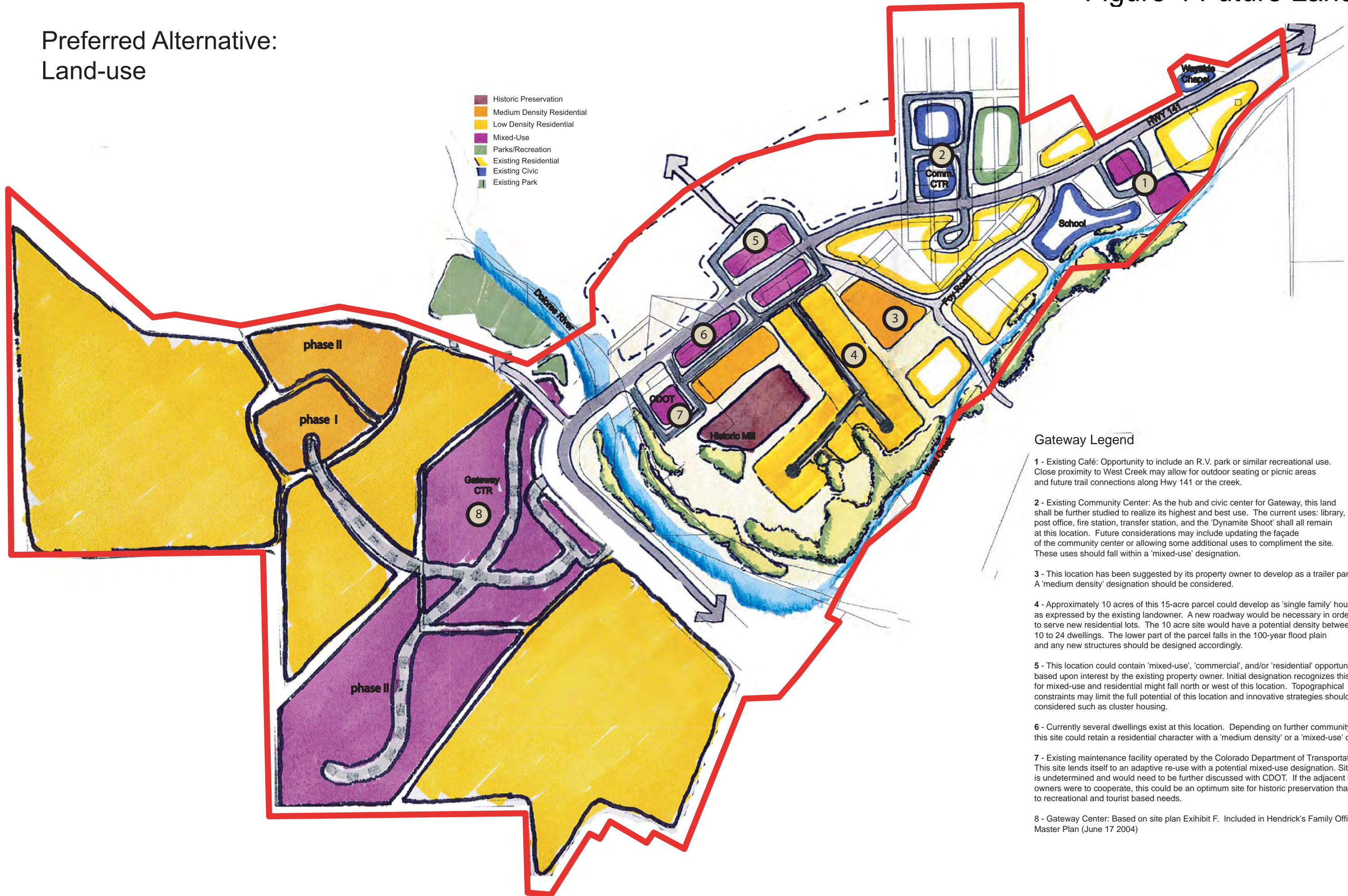
Figure 3 Circulation

Preferred Alternative:  
Circulation



# Figure 4 Future Land Use

Preferred Alternative:  
Land-use



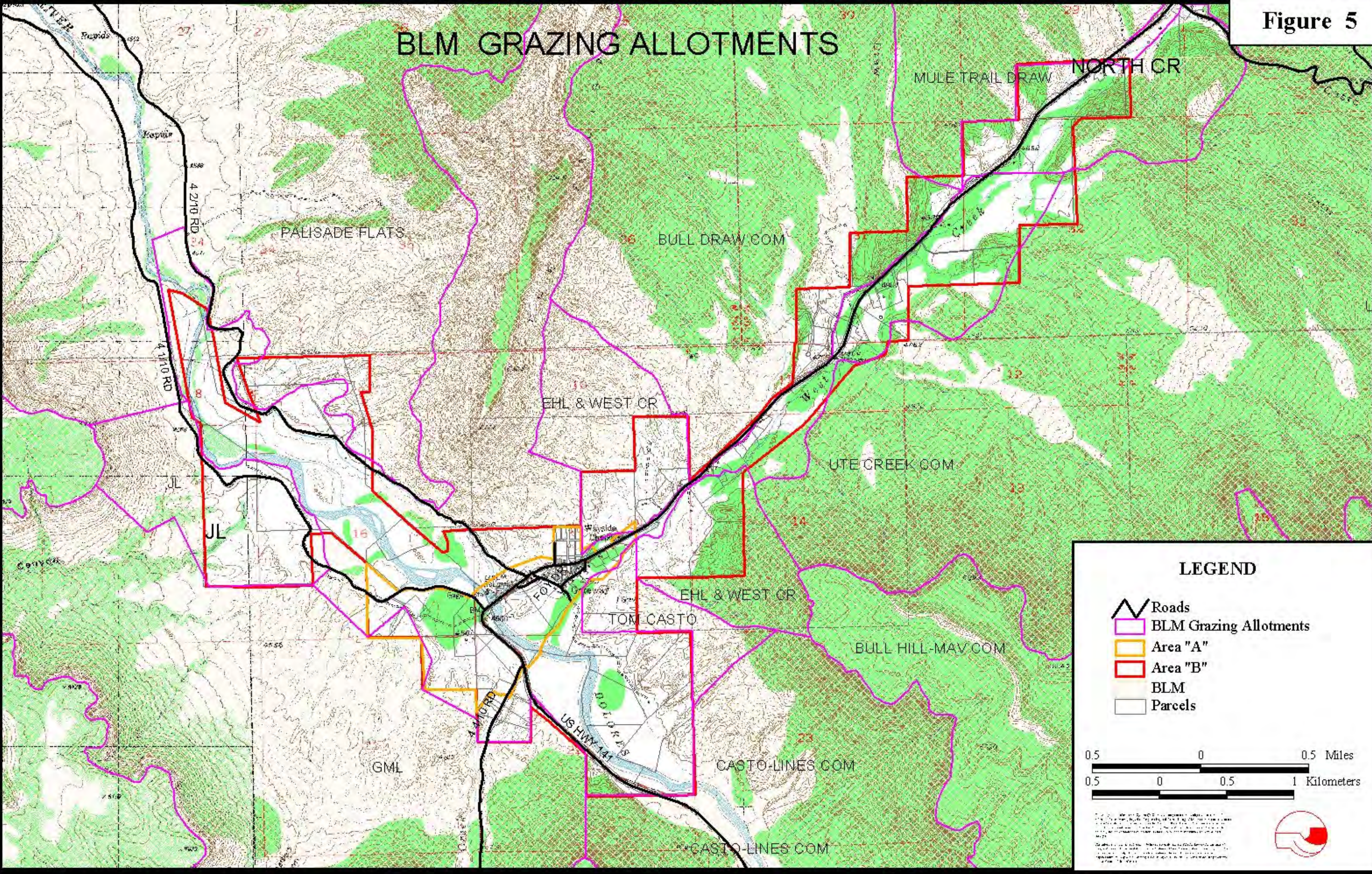
- Historic Preservation
- Medium Density Residential
- Low Density Residential
- Mixed-Use
- Parks/Recreation
- Existing Residential
- Existing Civic
- Existing Park

### Gateway Legend

- 1 - Existing Café: Opportunity to include an R.V. park or similar recreational use. Close proximity to West Creek may allow for outdoor seating or picnic areas and future trail connections along Hwy 141 or the creek.
- 2 - Existing Community Center: As the hub and civic center for Gateway, this land shall be further studied to realize its highest and best use. The current uses: library, post office, fire station, transfer station, and the 'Dynamite Shoot' shall all remain at this location. Future considerations may include updating the façade of the community center or allowing some additional uses to compliment the site. These uses should fall within a 'mixed-use' designation.
- 3 - This location has been suggested by its property owner to develop as a trailer park. A 'medium density' designation should be considered.
- 4 - Approximately 10 acres of this 15-acre parcel could develop as 'single family' housing, as expressed by the existing landowner. A new roadway would be necessary in order to serve new residential lots. The 10 acre site would have a potential density between 10 to 24 dwellings. The lower part of the parcel falls in the 100-year flood plain and any new structures should be designed accordingly.
- 5 - This location could contain 'mixed-use', 'commercial', and/or 'residential' opportunities based upon interest by the existing property owner. Initial designation recognizes this area for mixed-use and residential might fall north or west of this location. Topographical constraints may limit the full potential of this location and innovative strategies should be considered such as cluster housing.
- 6 - Currently several dwellings exist at this location. Depending on further community input this site could retain a residential character with a 'medium density' or a 'mixed-use' designation.
- 7 - Existing maintenance facility operated by the Colorado Department of Transportation (CDOT). This site lends itself to an adaptive re-use with a potential mixed-use designation. Site relocation is undetermined and would need to be further discussed with CDOT. If the adjacent mill property owners were to cooperate, this could be an optimum site for historic preservation that appeals to recreational and tourist based needs.
- 8 - Gateway Center: Based on site plan Exhibit F. Included in Hendrick's Family Office Gateway Master Plan (June 17 2004)

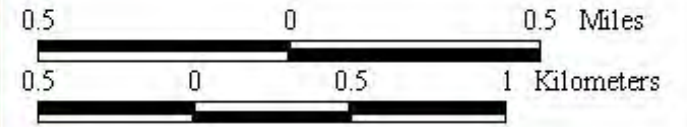
Figure 5

# BLM GRAZING ALLOTMENTS



## LEGEND

- Roads
- BLM Grazing Allotments
- Area "A"
- Area "B"
- BLM Parcels



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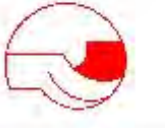
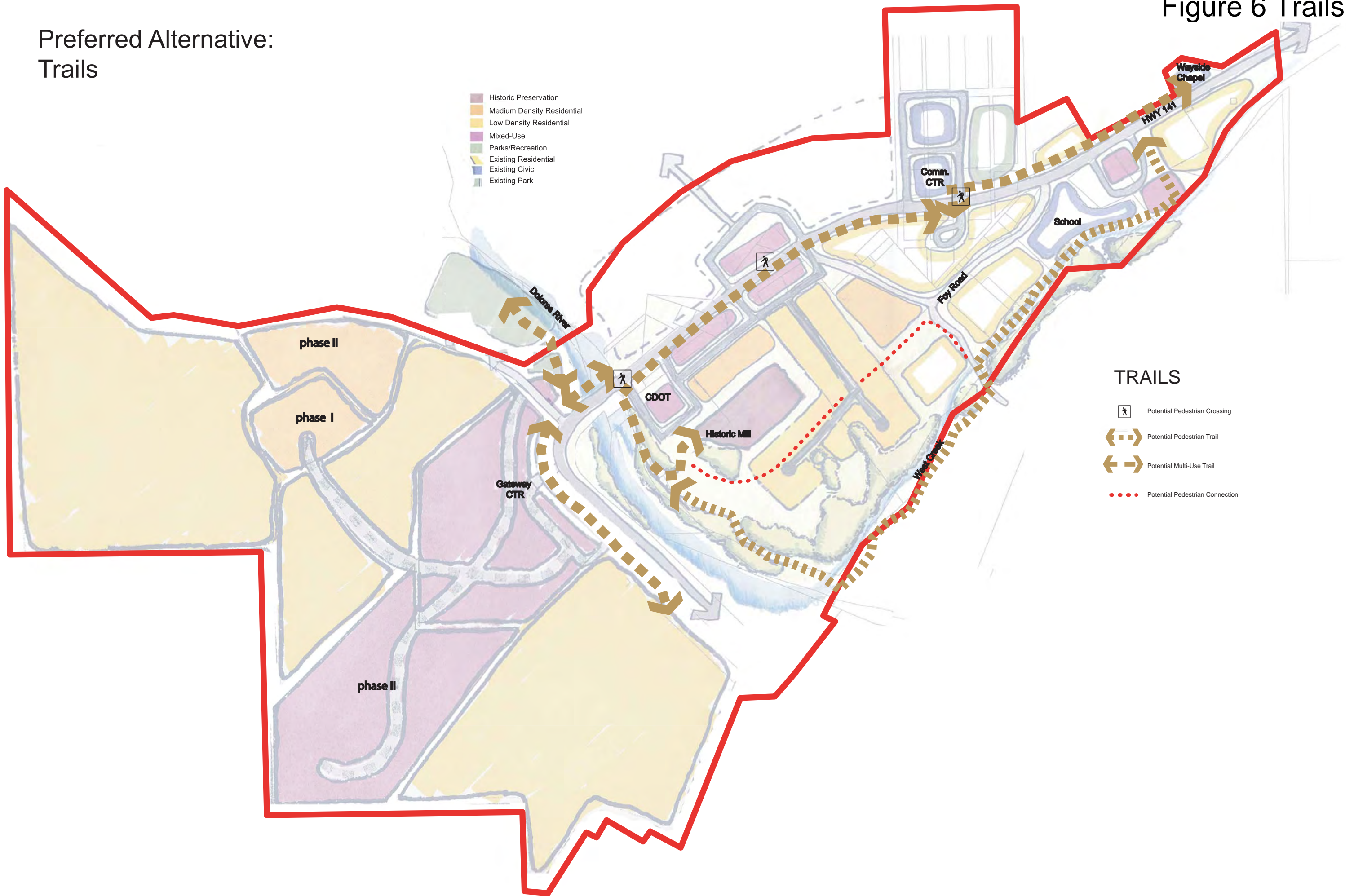


Figure 6 Trails

Preferred Alternative:  
Trails



- Historic Preservation
- Medium Density Residential
- Low Density Residential
- Mixed-Use
- Parks/Recreation
- Existing Residential
- Existing Civic
- Existing Park

TRAILS

- Potential Pedestrian Crossing
- Potential Pedestrian Trail
- Potential Multi-Use Trail
- Potential Pedestrian Connection