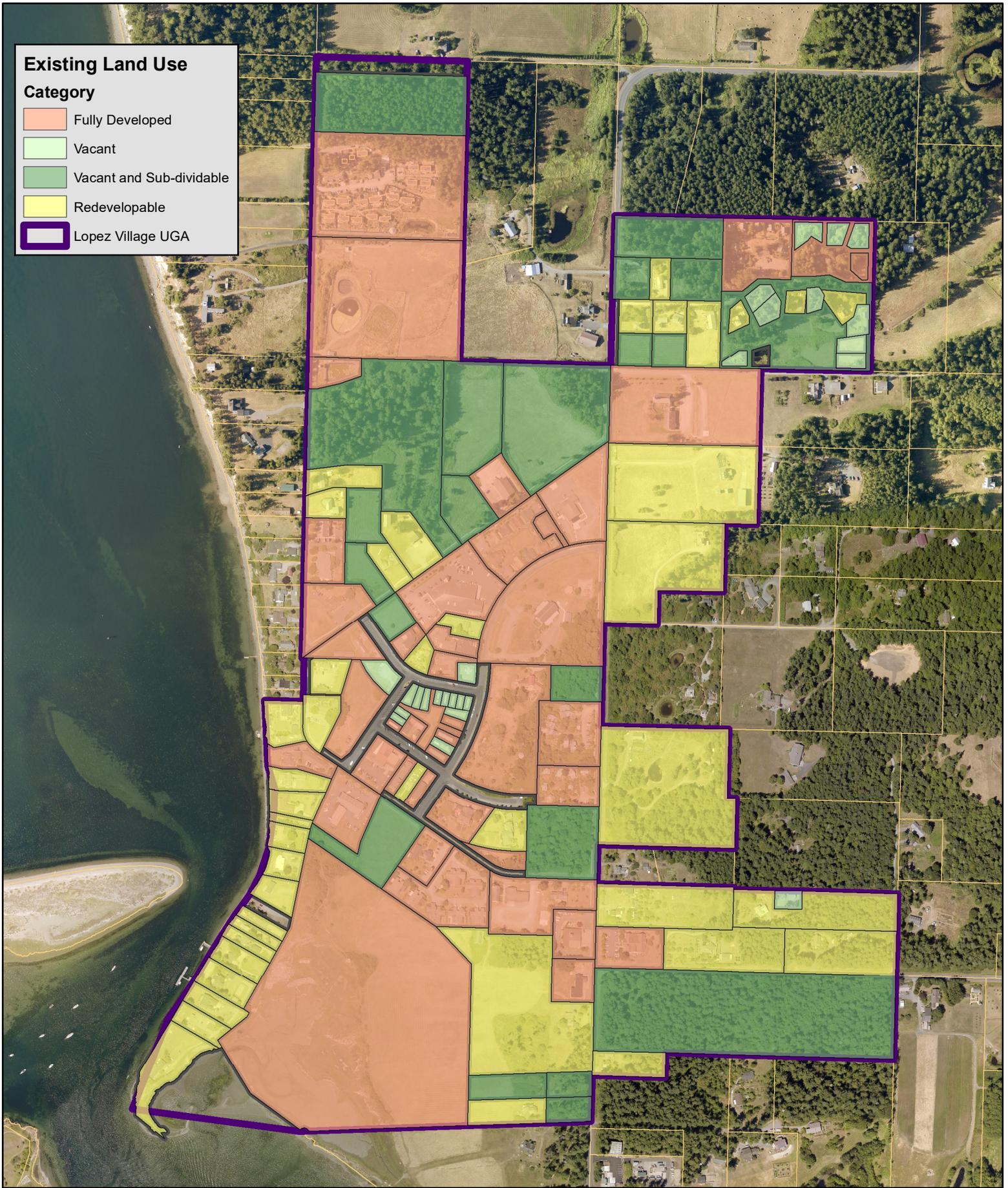


Existing Land Use

Category

-  Fully Developed
-  Vacant
-  Vacant and Sub-dividable
-  Redevelopable
-  Lopez Village UGA



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San Juan County - Lopez Village Land Use Development Category



Map Prepared
7/10/2018



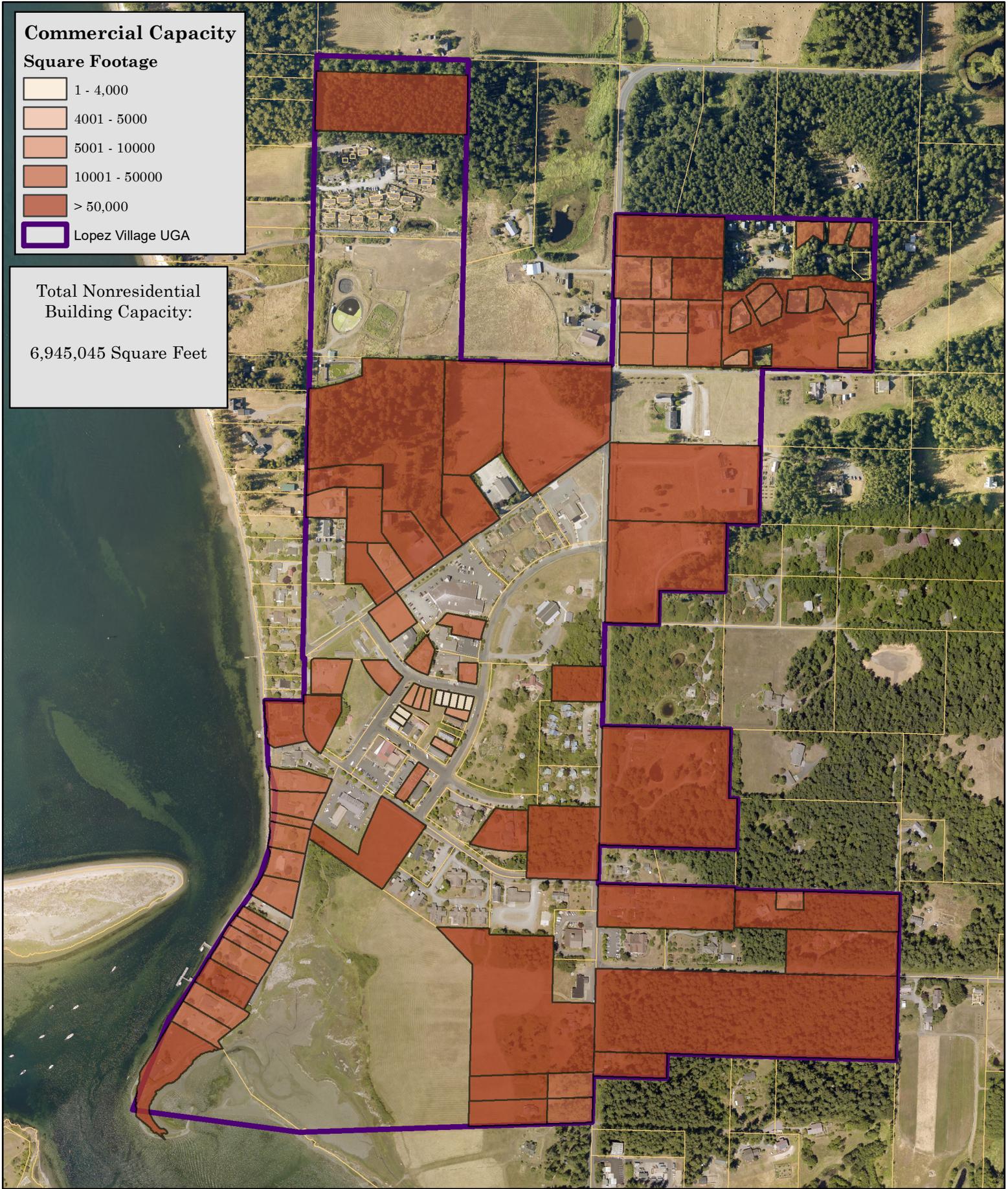
Commercial Capacity

Square Footage

-  1 - 4,000
-  4001 - 5000
-  5001 - 10000
-  10001 - 50000
-  > 50,000
-  Lopez Village UGA

Total Nonresidential
Building Capacity:

6,945,045 Square Feet



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San Juan County - Lopez Village Land Use Existing Commercial Capacity

0 0.03 0.06 0.12 0.18 0.24 Miles

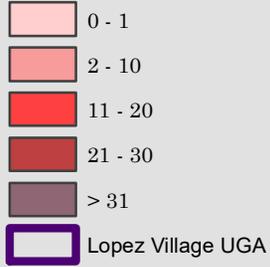
Map Prepared:
7/10/2018



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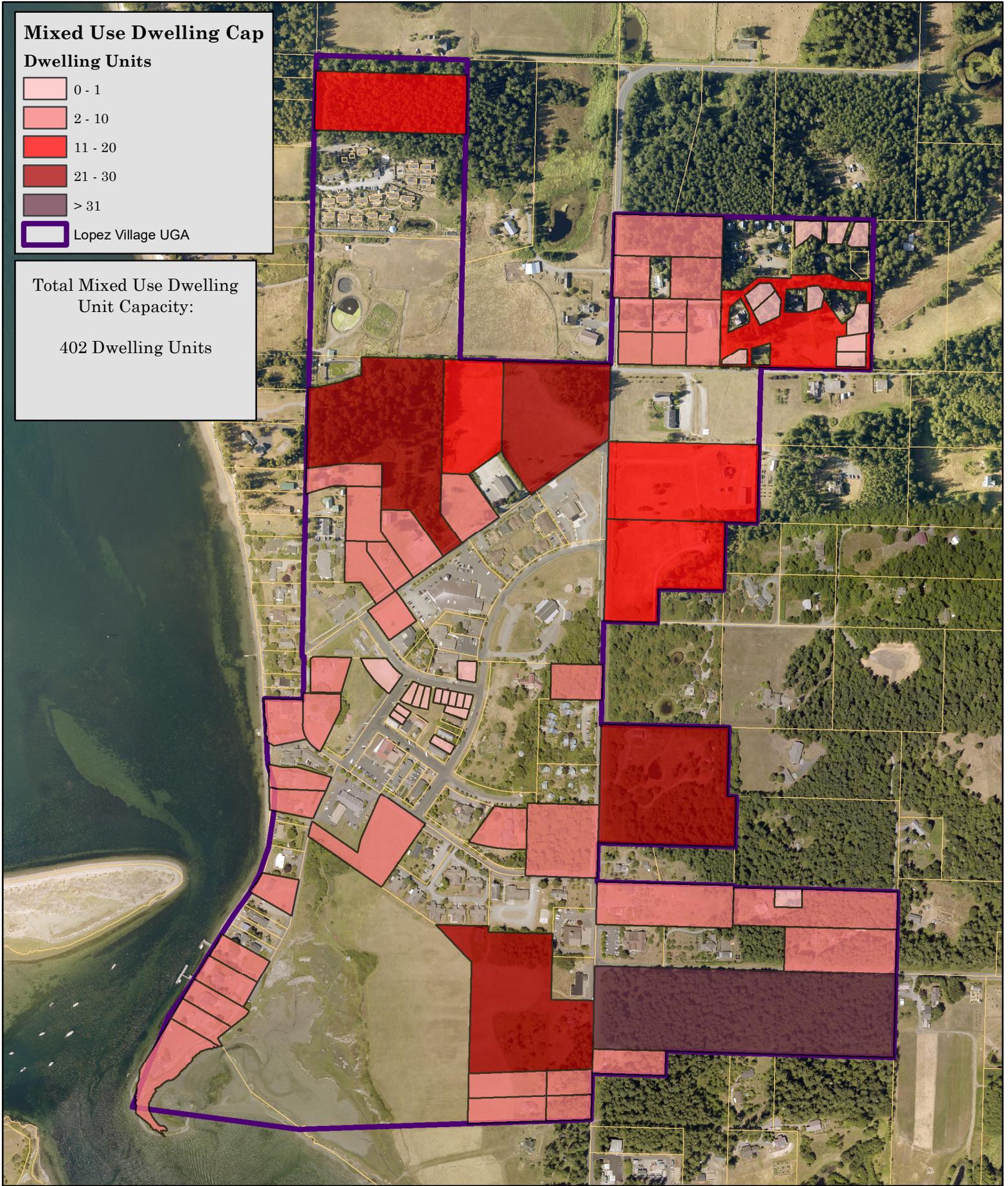
Mixed Use Dwelling Cap

Dwelling Units



Total Mixed Use Dwelling
Unit Capacity:

402 Dwelling Units



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San Juan County - Lopez Village Land Use Existing Mixed Use Dwelling Unit Cap.



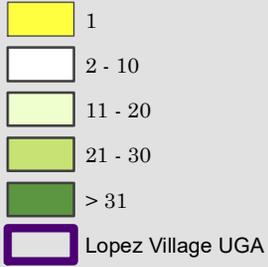
Map Prepared:
7/10/2018



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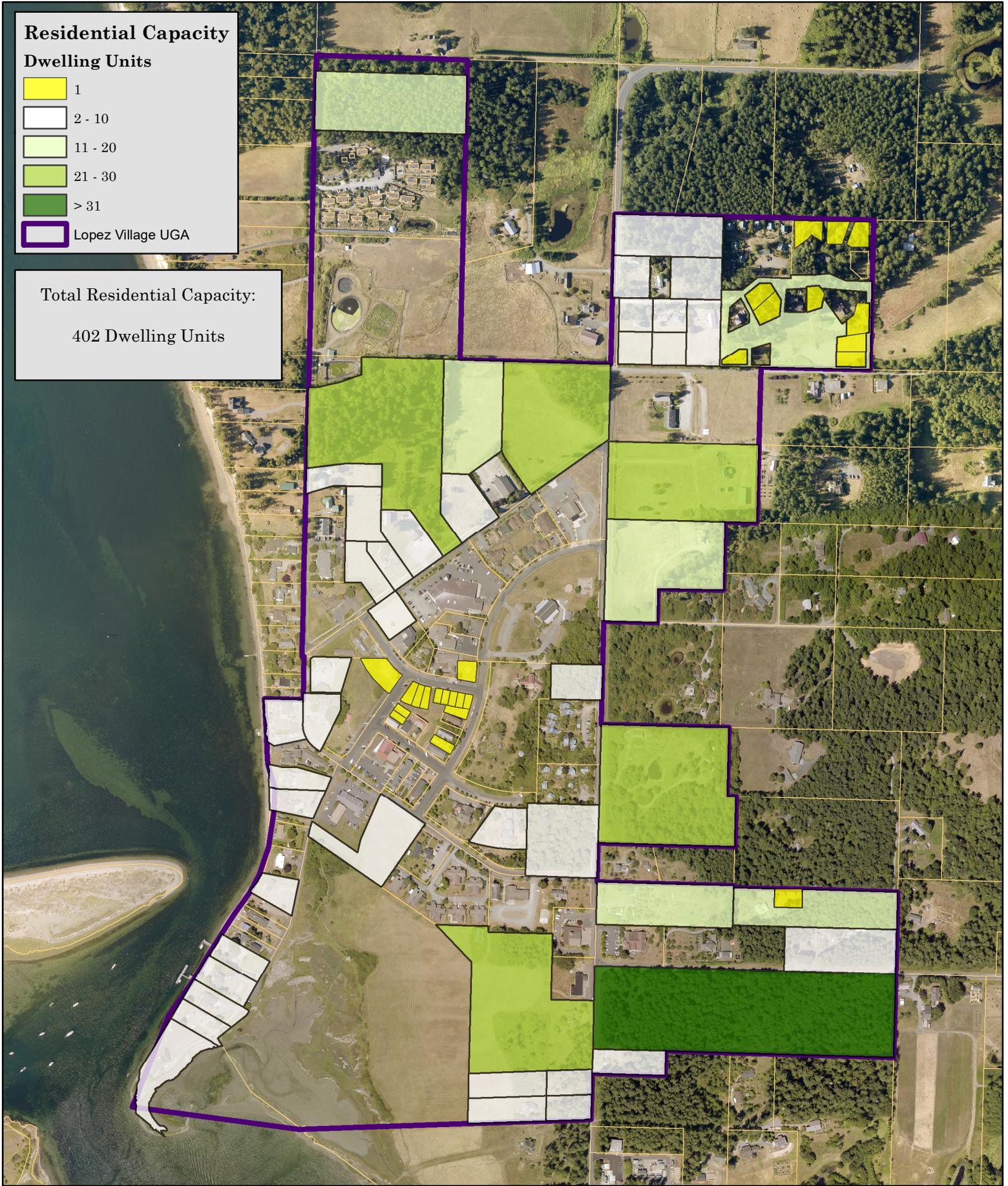
Residential Capacity

Dwelling Units



Total Residential Capacity:

402 Dwelling Units



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San Juan County - Lopez Village Land Use Existing Dwelling Unit Capacity

Map Prepared:
7/10/2018



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Lopez Village Subarea Plan
Land Capacity Analysis
July 13, 2018

Existing Land Use Designations

2036 Lopez Population 2936
April 1, 2016 Population 2466
Additional Population 2016-2036 470

	Gross	Market Factor Reductions					Net					
	Gross Residential Capacity (Dwelling Units)	Gross Non-Residential Capacity (Building square feet)	Public Use Factor (5%)	Market Factor (25%)	Seasonal/Recreational Home Factor (35%)	Subtotal Reductions	Deduct Existing Building SF or Dwelling Unit	Additional Residential Capacity (Dwelling Units)	Additional Non-Residential Capacity (Building square feet)	Population Capacity (2.04 persons per household)	Capacity Excess/Shortfall	50% for sizing UGA Capacity
Scenario A - LUGA develops with 100% commercial												
Lopez Village UGA	0	6,945,045	347,252	17363		364,615	88,254		6,580,430			
Total	-	6,945,045						0	6,580,430	0	-235	235
Scenario B - LUGA develops with 50% commercial and 50% residential												
Lopez Village UGA	402	6,581,871	329,094	16,455		345,548	88,254		6,236,323			
Total	402	6,581,871	20	101	141	261	32	109	6,236,323	222	-13	235
Scenario C - LUGA develops with 100% Residential												
Lopez Village UGA	402	-				Included below						
Total	402	-	20	101	141	261	32	109	-	222	-13	235

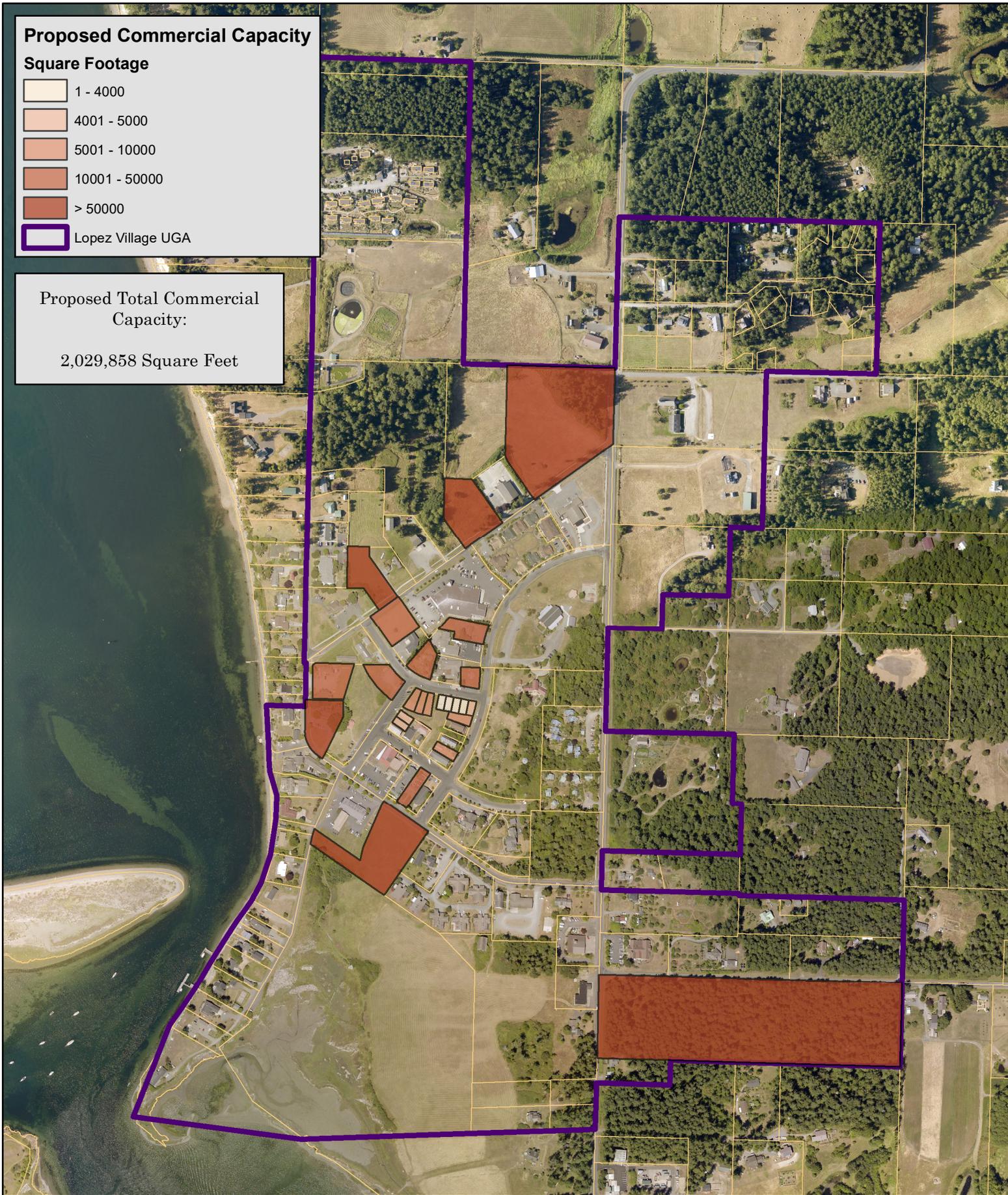
Proposed Commercial Capacity

Square Footage

-  1 - 4000
-  4001 - 5000
-  5001 - 10000
-  10001 - 50000
-  > 50000
-  Lopez Village UGA

Proposed Total Commercial
Capacity:

2,029,858 Square Feet



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San Juan County - Lopez Village Land Use Proposed Commercial Capacity

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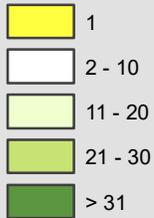


Map Prepared
7/10/2018



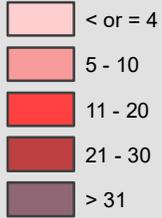
Proposed LVR Dwelling Capacity

Dwelling Units



Proposed Mixed Use Capacity

Dwelling Units



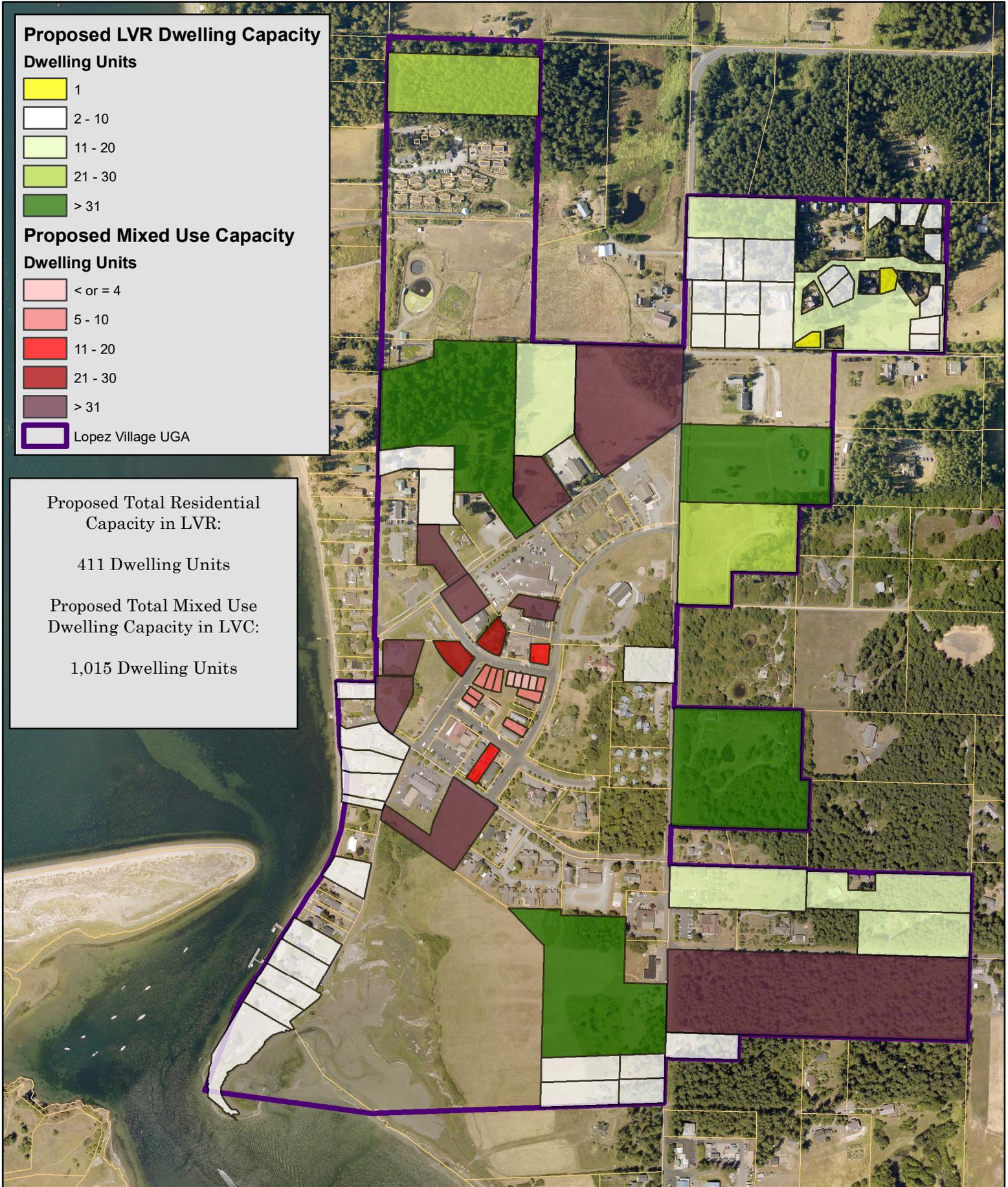
Lopez Village UGA

Proposed Total Residential Capacity in LVR:

411 Dwelling Units

Proposed Total Mixed Use Dwelling Capacity in LVC:

1,015 Dwelling Units



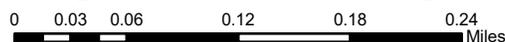
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**San Juan County - Lopez Village Land Use
Proposed Residential Capacity**

Map Prepared: 7/10/2018



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**Lopez Village Subarea Plan
Land Capacity Analysis
July 13, 2018
Proposed Land Use Designations**

2036 Lopez Population 2936
April 1, 2016 Population 2466

	Gross		Market Factor Reductions				Net			Additional Population 2016-2036	470
	Additional Residential Capacity (Dwelling Units)	Additional Non-Residential Capacity (Building square feet)	Public Use Factor (5%)	Market Factor (25%)	Seasonal/Recreational Home Factor (35%)	Subtotal Reductions	Deduct Existing Building SF or Dwelling Unit	Additional Residential Capacity (Dwelling Units)	Additional Non-Residential Capacity (Building square feet)		
Scenario A - LVC develops with 100% commercial											
Lopez Village Commercial	0	2,029,859	101,493	507,465		608,958	3129		1,420,901		
Lopez Village Institutional	-	-									
Lopez Village Residential	411	-	21	103	144	267	25	119		242	
Total	411	2,029,859						119	1,420,901	242	7
Scenario B - LVC develops with 50% commercial and 50% residential											
Lopez Village Commercial	1015	1,011,801	50,590	252,950		303,540	3129		708,261		
Lopez Village Institutional	-	-									
Lopez Village Residential	411	-				included below				-	
Total	1,426	1,011,801	71	356	499	927	25	474	708,261	967	732
Scenario C - LVC develops with 100% multi-family											
Lopez Village Commercial	2,030	-					3129				
Lopez Village Institutional	-	-									
Lopez Village Residential	411	-				included below					
Total	2,441	-	122	610	854	1,586	25	829	-	1,692	1457