

West Union Reservoir Development Plan Chart						
Property Owner	Land Use	Gross Acres	Density	FAR	Residential Units	Commercial S.F.
Docheff²	Residential - Single Family	22.1	2.0		44	
	Open Space - Lake Shore Park	4.0				
	Open Space - Loss to Raised Water Level	2.6				
	Right of Way	2.9				
*Subtotal		31.6	2.0		44	
Flores²	Residential - Single Family	6.2	2.0		12	
	Right of Way	0.4				
	*Subtotal	6.6	2.0		12	
Dick²	Residential - Single Family	21.5	2.0		43	
	Open Space - Lake Shore Park	0.3				
	Open Space - Loss to Raised Water Level	0.1				
	Right of Way	1.5				
	*Subtotal	23.4	2.0		43	
Steinke¹	Residential - Single Family	1.6	3.0		5	
	Right of Way	0.7				
	Subtotal	2.3	3.0		5	
Bogott¹	Residential - Single Family	60.8	3.0		182	
	Residential - Medium Density	12.9	8.0		103	
	Residential - High Density	2.4	15.0		36	
	Open Space - Lake Shore Park	1.5				
	Right of Way	5.3				
	Subtotal	82.9	8.7		322	
Kelliher¹	Residential - Single Family	6.7	3.0		20	
	Residential - Medium Density	2.5	8.0		20	
	Mixed Use - Residential	0.2	15.0		2	
	Mixed Use - Commercial Peninsula	0.2		0.17 - 0.25		871
	Right of Way	1.0				
Subtotal	10.6	8.7		42	871	
City of Longmont²	Residential - High Density	0.6	15.0		9	
	Open Space - Lake Shore Park	1.6				
	Open Space - Park	14.6				
	Open Space - Marina	2.4				
	Mixed Use - Residential	3.3	15.0		24	
	Mixed Use - Commercial Peninsula	3.3		0.17 - 0.25		14,157
	Right of Way	1.7				
Subtotal	27.4	15.0		33	14,157	
Braesch¹	Residential - Medium Density	5.4	8.0		43	
	Right of Way	0.1				
	Subtotal	5.5	8.0		43	
Willis¹	Residential - Single Family	12.2	3.0		37	
	Residential - Medium Density	12.9	8.0		103	
	Residential - High Density	0.4	15.0		6	
	Open Space - Lake Shore Park	3.7				
	Open Space - Marina	5.3				
	Open Space - Spring Gulch	0.8				
	Mixed Use - Residential	6.7	15.0		50	
	Mixed Use - Commercial Peninsula	6.7		0.17 - 0.25		28,967
	Right of Way	4.5				
Subtotal	53.1	10.3		196	28,967	
South Valley & Clover¹	Residential - Single Family	23.8	2.5		60	
	Residential - Medium Density	87.9	8.0		703	
	Residential - High Density	19.0	15.0		285	
	Open Space - Lake Shore Park	3.5				
	Open Space - Spring Gulch	24.3				
	Mixed Use - Corner Retail	19.8		0.17 - 0.25		172,498
	Right of Way	15.9				
**Subtotal	194.2	8.5		1,048	172,498	
Adrian¹	Residential - Medium Density	2.8	8.0		23	
	Open Space - Spring Gulch	6.0				
	Right Of Way	0.0				
	Subtotal	8.9	8.0		23	
TOTAL		446.4	6.9		1,810	216,493

² Acreages include a portion of Existing County Road 28

^{**} Acreages include a portion of Existing County Road 26 and 3.3 acres of existing fill ditch right of way

¹ Indicates acreages from annexation plat

² Indicates acreages from Weld CO. assessor's records

Property Owner	Gross Acres	Residential Acreage	Open Space Acreage	Mixed Use Commercial Acreage	Mixed Use Residential Acreage	Commercial S.F.	Residential Units Low and Medium Density	Residential Units-High Density
Docheff	31.6	22.1	6.6				44	0
Flores	6.6	6.2					12	0
Dick	23.4	21.5	0.4				43	0
Steinke	2.3	1.6					5	0
Bogott	82.9	76.1	1.5				286	36
Kelliher	10.6	9.2		0.2	0.2	871	40	2
City of Longmont	27.4	0.6	18.6	3.3	3.3	14,157	0	33
Braesch	5.5	5.4					43	0
Willis	53.1	25.5	9.8	6.7	6.7	28,967	140	56
S. Valley & Clover	194.2	130.7	27.8	19.8		172,498	763	285
Adrian	8.9	2.8	6.0				23	0
TOTALS	446.4	301.7	70.7	29.9	10.1	216,493	1,399	412