



Heritage Grove Plan Line for  
Clovis Avenue between Shepherd and Behymer Avenues  
May 22, 2018

# Agenda

- What is a Plan Line?
- Which Plan Line are we discussing?
- Schedule Going Forward
- Contact Information
- Comment Cards



## What is a Plan Line?

- Heritage Grove is one of three Urban Centers identified by the Clovis General Plan designed to accommodate growth in a manner that is of high quality, fiscally sustainable and balanced.
- A well-connected grid system of roadways is a component of these Urban Centers that supports the land planning.
- Plan Lines are used to establish the system and are useful to the general public, engineers, surveyors, and real estate developers.



# Which Plan Line are we discussing?

## Current Plan Line

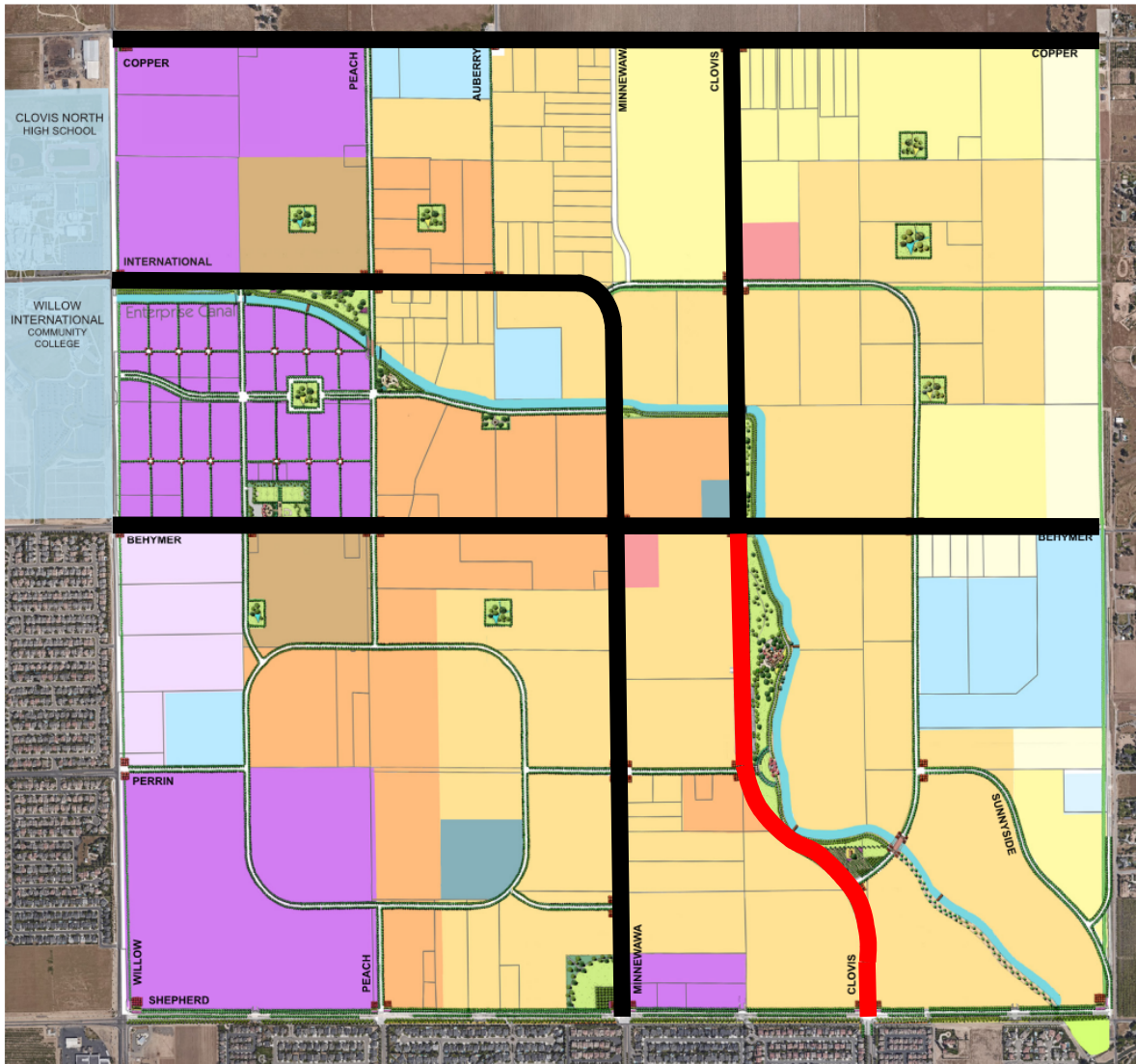
- Clovis Avenue, Shepherd to Behymer

## Future Plan Lines

- Behymer, Willow to Sunnyside
- Clovis, Behymer to Copper
- Copper, Willow to Sunnyside
- International and Minnewawa







#### LAND USE:

- RR - Rural Residential  
(1 DU/2 AC)
- VL - Very Low  
Density Residential  
(0.6-2.0 DU/AC)
- L - Low Density Residential  
(2.1-4.0 DU/AC)
- MU-V - Mixed Use Village
- MU-BC - Mixed Use/  
Business Campus
- NC - Neighborhood  
Commercial
- S - School
- M - Medium Density  
Residential  
(4.1-7.0 DU/AC)
- MH - Medium High Density  
Resid. (7.1-15.0 DU/AC)
- H - High Density Residential  
(15.1-25.0 DU/AC)
- P - Public/Quasi-  
Public Facilities
- PK - Park
- W - Water

#### LEGEND:

- PARKS / OPEN SPACE
- INTERIOR GATEWAY
- COMMUNITY GATEWAY
- CORNER GATEWAY
- CANAL
- TRAIL AT CANAL
- COMMUNITY TRAIL



## Schedule Going Forward

- May 22 – Public Meeting
- June 22 (Friday) – End of the 30-day comment period
- July – Council hearing to Adopt the Plan Line



## Contact Information

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Luke Serpa (City Manager)

John Holt (Assistant City Manager)

Dwight Kroll (Director of Planning & Development Services)

Mike Harrison (City Engineer)





# Comment Cards

CLOVIS AVENUE PLAN LINE – SHEPHERD to BEHYMER

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

