

**LEGEND**

- Country Boundary
- Town
- Place
- U.S. Highway
- State Highway
- River/Stream
- Water Bodies

**Plan Area**

- Public Land Area
- Rural Character Area
- Craig Community Area
- Urban Development Area
- Three Mile Plan Area
- Dinosaur Community Area

**Overview**  
 The Plan Direction provides the planning framework for future growth and development in unincorporated Public County, the City of Craig, and the Town of Dinosaur.

**Guiding Concepts**  
 The Plan Direction establishes six Guiding Concepts:

- Land use policy concerning the use of public land and public resources in Moffat County should protect the outdoor and cultural values and the resource itself.
- Land use policy concerning private land in unincorporated Moffat County should sustain traditional land use activities and maintain existing character and culture.
- Land use policy in Craig should promote stable neighborhoods and commercial districts, and accommodate new growth or redevelopment activities.
- Land use policy adjacent to Craig should provide guidance as to the limits of urban development and new housing growth, property rights.
- Land use policy should address emissions when desired by both a property owner and the City of Craig.
- Land use policy should be restricted to guide the board and other interested parties in Moffat County.

Additional details regarding the Plan Direction - its objectives, goals, policies and actions - are contained within the Moffat County/City of Craig Master Plan document.

**Plan Areas**  
 The Moffat County Plan Direction map depicts six Plan Areas: Public Land Area, Rural Character Area, Craig Community Area, Urban Development Area, Three Mile Plan Area, and the Dinosaur Community Area.

Further detail within the Craig area is provided on the Craig Plan Direction map, which focuses on future land use within the Craig Community Area, the Urban Development Area, and a portion of the Three Mile Plan Area.

**Public Land Area**  
 The Public Land Area encompasses approximately sixty percent of the County and provides a vehicle for federal and state land management efforts in Moffat County. The issues and needs of Moffat County land use policy concerning the use of public land and public resources in Moffat County is to protect the outdoor and cultural values of County citizens and the resource itself.

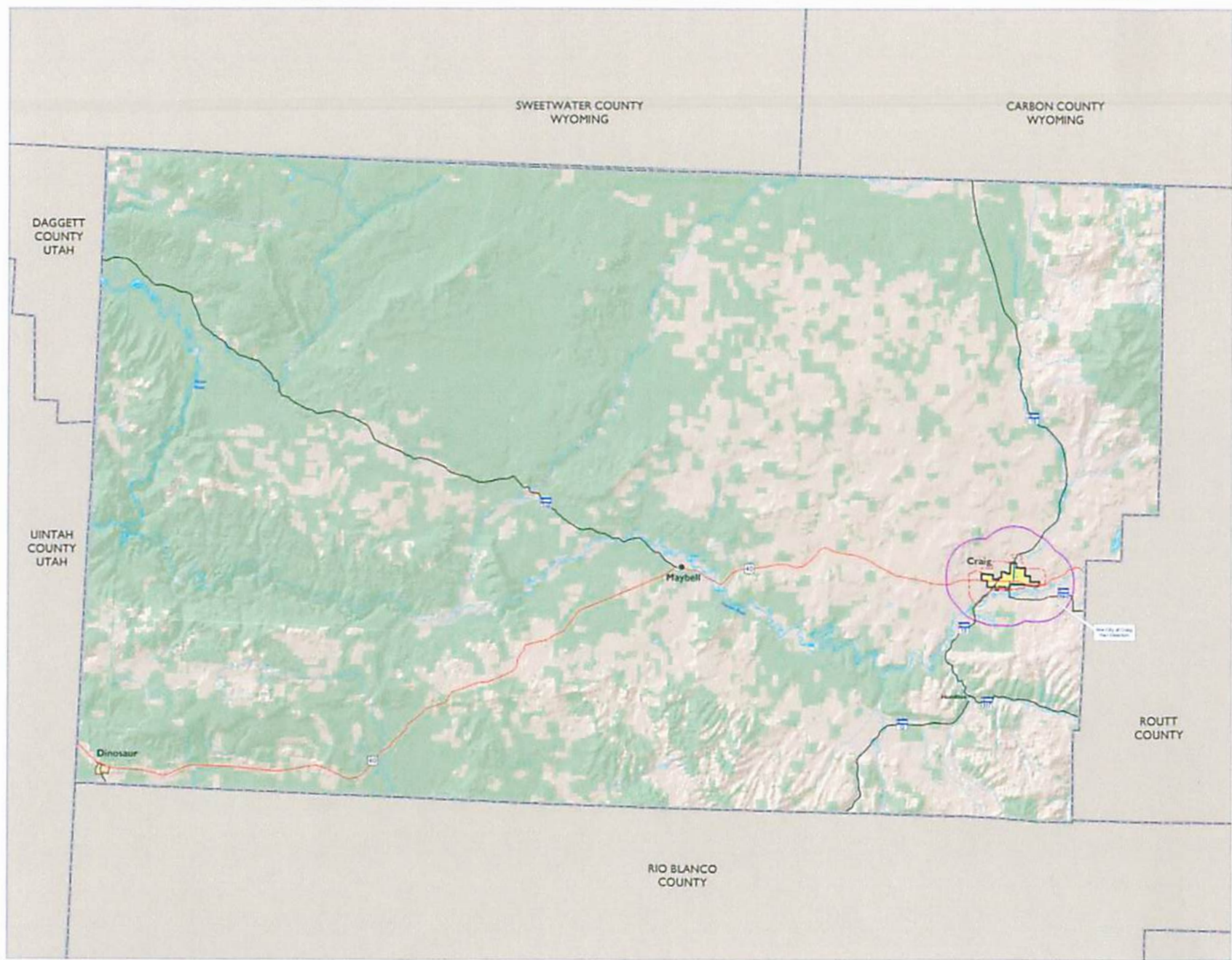
**Rural Character Area**  
 The Rural Character Area is the remote land areas of unincorporated Moffat County where sustaining additional land use activities and maintaining existing custom and culture is desired. The Rural Character Area includes Moffat and other unincorporated settlements.

**Craig Community Area**  
 The Craig Community Area is defined by the incorporated boundaries of the City of Craig, consisting of stable neighborhoods and commercial districts, as well as areas where new growth or redevelopment activities can be accommodated. The Craig Community Area is shown in more detail on the Craig Plan Direction map.

**Urban Development Area**  
 The Urban Development Area corresponds to the future growth area of the City of Craig, where all services are available or may become available. The Urban Development Area boundary is intended to provide guidance as to the limits of urban development and to maintain property rights. Future land use within the Urban Development Area is intended to honor existing zoning and respond to market needs.

**Three Mile Plan Area**  
 The Three Mile Plan Area is a three-mile radius extending around the incorporated boundaries of the City of Craig. The Three Mile Plan Area is intended for use purpose only to meet Colorado state statutes (C.R.S. 31-12-105) in the event an emission is desired by both a property owner and the City of Craig. A portion of the Three Mile Plan Area is shown in more detail on the Craig Plan Direction map.

**Dinosaur Community Area**  
 The Dinosaur Community Area is defined by the incorporated boundaries of the Town of Dinosaur. Additional study is needed to establish land use and emission policy for the Town, and to determine the Town's future growth area.



This MAP is for general planning purposes only, and is subject to updates and changes. Any user should check with the City of Craig and/or Moffat County prior to use to be sure that the data is current. Because of the scale of this map, any user should not rely on it for the exact definition of any boundary or distance that should be used in a legal case.

This MAP is based on information from numerous sources and the accuracy of which is not guaranteed by the City of Craig and/or Moffat County. The City of Craig and/or Moffat County is not responsible and shall not be liable in the event for damages of any kind arising from the data or information shown on this map.

# MOFFAT COUNTY PLAN DIRECTION