

Zone

- A-1 (BLM)
- A-1 (private)
- A-1 (SITLA)
- A-2 (private)
- A-2 (SITLA)
- A-3
- C-1
- C-2
- C-3
- R

Bluff town boundary

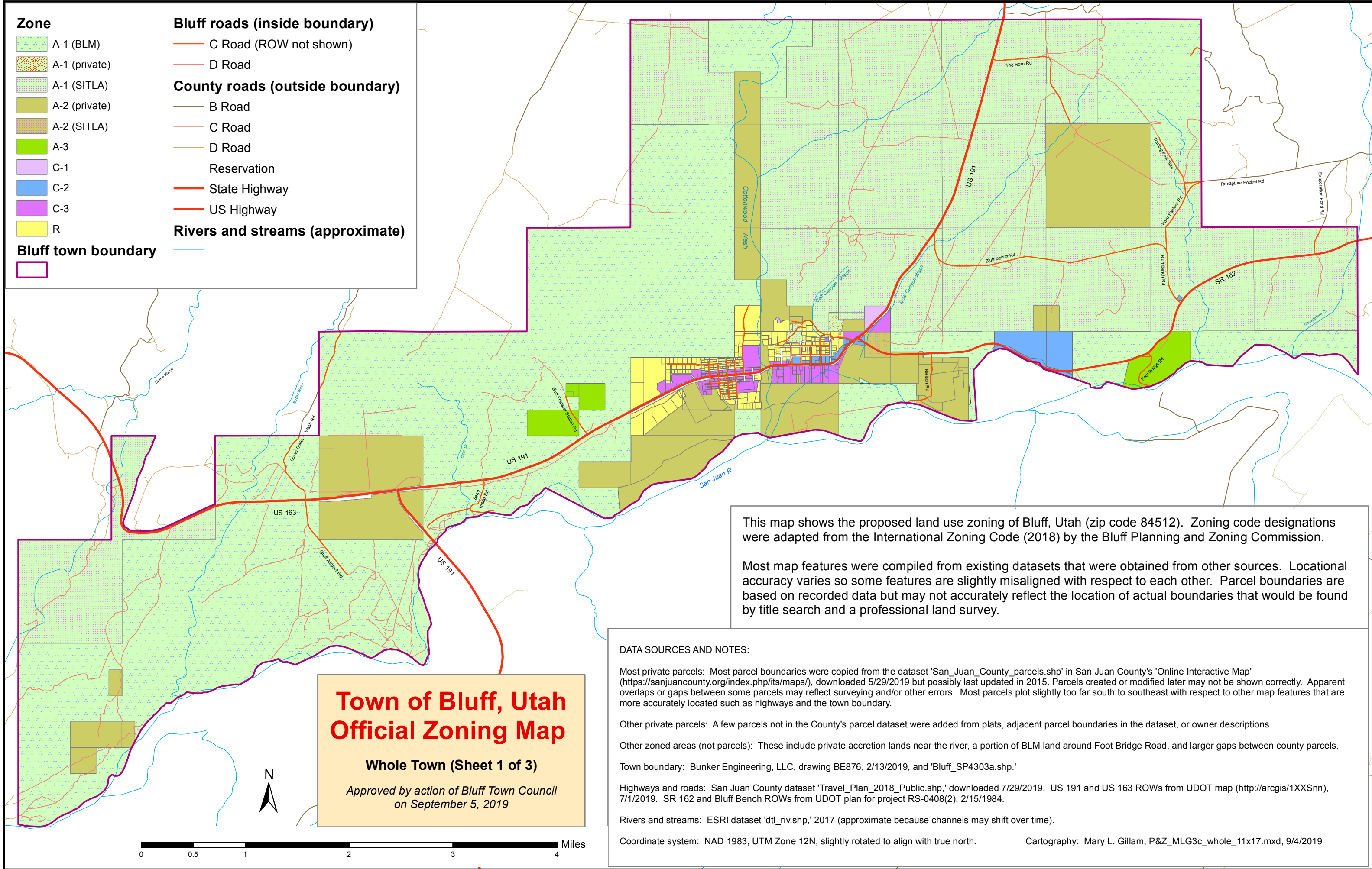
Bluff roads (inside boundary)

- C Road (ROW not shown)
- D Road

County roads (outside boundary)

- B Road
- C Road
- D Road
- Reservation
- State Highway
- US Highway

Rivers and streams (approximate)



**Town of Bluff, Utah
Official Zoning Map**

Whole Town (Sheet 1 of 3)

*Approved by action of Bluff Town Council
on September 5, 2019*

This map shows the proposed land use zoning of Bluff, Utah (zip code 84512). Zoning code designations were adapted from the International Zoning Code (2018) by the Bluff Planning and Zoning Commission.

Most map features were compiled from existing datasets that were obtained from other sources. Locational accuracy varies so some features are slightly misaligned with respect to each other. Parcel boundaries are based on recorded data but may not accurately reflect the location of actual boundaries that would be found by title search and a professional land survey.

DATA SOURCES AND NOTES:

Most private parcels: Most parcel boundaries were copied from the dataset 'San_Juan_County_parcel.shp' in San Juan County's 'Online Interactive Map' (<https://sanjuancounty.org/index.php/its/maps/>), downloaded 5/29/2019 but possibly last updated in 2015. Parcels created or modified later may not be shown correctly. Apparent overlaps or gaps between some parcels may reflect surveying and/or other errors. Most parcels plot slightly too far south to southeast with respect to other map features that are more accurately located such as highways and the town boundary.

Other private parcels: A few parcels not in the County's parcel dataset were added from plats, adjacent parcel boundaries in the dataset, or owner descriptions.

Other zoned areas (not parcels): These include private accretion lands near the river, a portion of BLM land around Foot Bridge Road, and larger gaps between county parcels.

Town boundary: Bunker Engineering, LLC, drawing BE876, 2/13/2019, and 'Bluff_SP4303a.shp.'

Highways and roads: San Juan County dataset 'Travel_Plan_2018_Public.shp,' downloaded 7/29/2019. US 191 and US 163 ROWs from UDOT map (<http://arcgis/1XXSnn>), 7/1/2019. SR 162 and Bluff Bench ROWs from UDOT plan for project RS-0408(2), 2/15/1984.

Rivers and streams: ESRI dataset 'dtl_riv.shp,' 2017 (approximate because channels may shift over time).

Coordinate system: NAD 1983, UTM Zone 12N, slightly rotated to align with true north.

Cartography: Mary L. Gillam, P&Z_MLG3c_whole_11x17.mxd, 9/4/2019

