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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, JUNE 11, 2024 - 5:30 PM
Attend virtually: bit.ly/GJ-PC-6-11-24**

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by the City of Grand Junction, Property Owner, to rezone a total of 14.38 acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) with 11.96 acres of the total acreage located at the southwest corner of Winters Avenue and Riverside Parkway intersection including 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the east that is bordered by Riverside Parkway on the east and the south, and the parcel abutting 1441 Winters Avenue on the south with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the northwest corner of the Winters Avenue and Riverside Parkway intersection.
2. Consider a Request by City Community Development Department Staff to (1) Amend the Grand Junction Circulation Plan; (2) Amend the One Grand Junction Comprehensive Plan; and (3) Retire the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan
3. Consider a request by American Lutheran Church for a Comprehensive Plan Amendment for 6.56 acres from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) and rezone the 6.56 acres from Residential 1 Retired (R-1R) to RM-8 (Residential Medium - 8).

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
May 14, 2024, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:33 p.m. by Chairman Teske.

Those present were Planning Commissioners; Ken Scissors, Shanon Secrest, Keith Ehlers, Ian Moore, and Orin Zyvan.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 1 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from April 9, 2024.

Commissioner Scissors moved to approve the consent agenda.
Commissioner Zyvan seconded; motion passed 5-0.

REGULAR AGENDA

1. Volleys CUP Termination **CUP-2024-128**

Consider a request by Paul Herek, applicant and business owner, to terminate an existing Conditional Use Permit (CUP-2013-491 and amended with CUP-2020-147) on a property of approximately 1.596 acres in a CG (Commercial General) zone district located at 304 North Avenue and 1130 N. 3rd Street.

Staff Presentation

Jessica Johnsen, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Paul Herek with Volleys was present and available for questions.

Questions for staff and applicant

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 7, 2024, via www.GJSpeaks.org.

Mike Sitz expressed concerns about increased parking needs with the addition of the new volleyball courts, and requested that the CUP be extended.

Commissioner Ehlers and Mr. Sitz had a dialogue about the history of parking issues on site.

Jessica Johnsen noted that there are no minimum parking requirements for nonresidential uses in the redevelopment and infill areas.

Paul Herek indicated that Volleys is closed on the weekends.

The public comment period was closed at 5:46 p.m. on May 14, 2024.

Discussion

Commissioner Zyvan asked for more information on the request to terminate the CUP.

Commissioner Ehlers clarified the

Chairman Teske agreed with Commissioner Ehler's comments.

Motion and Vote

Commissioner Ehlers made the following motion "Mr. Chairman, on the Termination of the Conditional Use Permit for the property located at 304 North Avenue and 1130 N. 3rd Street, City File number CUP-2024-128, I move that the Planning Commission approve the termination of the CUP with the findings of fact listed in the staff report."

Commissioner Zyvan seconded; motion passed 5-0.

OTHER BUSINESS

Niki Galehouse let the Commission know that Commissioner Duyvejonck had submitted her resignation and Commissioner Zyvan would be filling her spot.

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 5:56 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: June 11, 2024
Presented By: Thomas Lloyd, Senior Planner
Department: Community Development
Submitted By: Thomas Lloyd, Senior Planner

Information

SUBJECT:

Consider a request by the City of Grand Junction, Property Owner, to rezone a total of 14.38 acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) with 11.96 acres of the total acreage located at the southwest corner of Winters Avenue and Riverside Parkway intersection including 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the east that is bordered by Riverside Parkway on the east and the south, and the parcel abutting 1441 Winters Avenue on the south with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the northwest corner of the Winters Avenue and Riverside Parkway intersection.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The City of Grand Junction, property owner, ("City") is requesting a rezone of a total of 14.38 acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) with 11.96 acres of the total acreage located at the southwest corner of Winters Avenue and Riverside Parkway intersection including 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the east that is bordered by Riverside Parkway on the east and the south, and the parcel abutting 1441 Winters Avenue on the south with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the northwest corner of the Winters Avenue and Riverside Parkway intersection. The requested MU-2 zone district is consistent with the One Grand Junction Comprehensive Plan Land Use Map designation of Mixed Use.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The subject properties are situated at the intersection of Winters Avenue and Riverside Parkway. All the parcels are currently vacant, but at one time the parcel south of Winters Avenue housed the Doug Jones Sawmill. The City purchased the Sawmill property located at 1441 Winters Avenue in December 2019. The City was deeded the rest of the property to be rezoned from the Colorado Department of Public Health and the Environment (CDPHE) in 1997. The current zone district of the properties are a mixture of I-2 (Industrial General) and P-1 (Public Parks and Open Space). In December 2020, a year after the City purchased the Doug Jones property, the One Grand Junction Comprehensive Plan (“Comprehensive Plan”) was adopted by the City and the subject properties were given a land use designation of Mixed Use (8+ du/ac). The City is requesting a rezone of the properties to MU-2 (Mixed-Use Light Commercial). The Land Use Plan map, as adopted, supports the MU-2 zone district. The “Mixed Use” land use designation is implemented through zone districts which are comprised of uses that include higher residential densities while also allowing commercial, retail, employment, and service-oriented uses.

It's important to note that a portion of the properties (7.73 acres) to be rezoned to MU-2 (Mixed-Use Light Commercial) will be subject to restrictive covenants that were put in place by CDPHE. In the property's deed that conveyed it to the City, restrictive covenants state that the property (i) must be used for public purposes, (ii) not to use groundwater from the site for any purpose, no wells on the site and no exposing of groundwater to the surface, (iii) not to perform construction of any kind on the property without written approval of construction plans by the Grantor and the U.S. Department of Energy, (iv) that any habitable structures constructed on the property shall employ a radon ventilation system or other mitigation measures, and (v) that its use of the property shall not adversely impact groundwater or interfere with groundwater remediation. These covenants will need to be considered and addressed when determining future use of the property at the time of site plan approval.

The request for a rezone anticipates future mixed-use development on the properties. The One Grand Junction Comprehensive Plan encourages urban infill redevelopment on underutilized properties through policies that encourage increased activation of the riverfront and downtown area.

The purpose of the MU-2 zone district is to accommodate commercial, employment, multifamily, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 (Mixed-Use Neighborhood) district but smaller in scale than MU-3 (Mixed-Use Downtown). Ground stories along streets are intended for commercial uses while upper stories are most appropriate for residential and/or office uses. The MU-2 district supports the Comprehensive Plan principles pertaining to Mixed-Use areas.

In addition to the MU-2 (Mixed-Use Light Commercial) zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive

Plan designation of Mixed-Use:

- a. R-16 (Residential High 16)
- b. R-24 (Residential High 24)
- c. MU-1 (Mixed-Use Neighborhood)
- d. MU-2 (Mixed-Use Light Commercial)
- e. MU-3 (Mixed-Use Downtown)

The properties adjacent to the subject properties to the north are zoned P-1 (Public, Parks, and Open Space) and I-2 (Industrial General). The property adjacent to the West and South are I-2 (Industrial General) and CG (Commercial General). To the South and the East, Las Colonias Park is zoned PD (Planned Development).

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held at Las Colonias Park on April 4, 2024, in accordance with Section 21.02.030(c) of the Zoning and Development Code. Of note, a concept plan was not presented at the meeting due to there being no concept for the site. The submittal of a concept plan at the time of rezoning is strongly discouraged since the decision is based on all permitted uses for the site in the proposed zoning district and not a site-specific development plan. The City staff was present as the Applicant, along with three members of the public. Additional information was presented regarding the timeline of the rezone request, opportunities for public comment, and public notification for the rezone request. Attendees at the meeting were concerned about the compatibility of residential uses adjacent to industrial zoned areas that allow and have existing higher intensity uses. There were also concerns about additional traffic and how it may affect the existing industrial operations in the area as well as safety on Riverside Parkway.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign on May 27, 2024. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on May 31, 2024. The notice of this public hearing was published June 2, 2024 in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between June 4, 2024 and June 11, 2024 through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth in Section 21.02.050(l)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves **each** of the following criteria:

(A) Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The proposed rezone to MU-2 implements the following Plan principles, goals, and policies of the Comprehensive Plan:

Land Use Plan: Relationship to Existing Zoning

Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The requested zoning of MU-2 is compatible with and an implementing zone district for the Comprehensive Plan Land Use Map designation of Mixed Use.

Plan Principle 3: Responsible and Managed Growth

Where We Are Today (and Where We Are Going) – The Comprehensive Plan raises concerns about a waning supply of attainable housing combined with a limited supply of land that has existing infrastructure available. Priority has been placed on areas identified for infill and redevelopment to move forward effectively and manage growth.

How We Will Get There – The policies in this principle address how growth should happen within the city. One such policy is to support a compact growth pattern and encourage the efficient use of land through the Zoning & Development Code. Another is to encourage infill and redevelopment to leverage existing infrastructure, with special emphasis being on underutilized properties. The last applicable policy is to support the development of neighborhood-centered commercial uses and mixed-use development. Rezoning these properties to MU-2 accomplishes all of these.

Plan Principle 4: Downtown and University Districts

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies Investment in the Riverfront as an important step in the activation and redevelopment of the Downtown area. With its proximity to Las Colonias Park and the Colorado River, these properties have the potential to be an important piece in the development in the River District, giving more residents and businesses the opportunity to locate near the new infrastructure and amenities constructed in that area.

How We Will Get There – This principle encourages a mix of uses in the three subdistricts that comprise the Downtown District. Specifically, this policy encourages mixed-use development in the River District due to the abundance of open space amenities and pedestrian-bicycle infrastructure along the riverfront. The policy further encourages the River District to develop into more of an urban neighborhood context with a mix of uses such as residential, home businesses, grocery, retail, and institutional to enhance the enjoyment and quality of life of residents and visitors alike in this area. In addition, this principle encourages the redevelopment of underutilized properties. The Comprehensive Plan encourages the need for infill development, placemaking, and connectivity as key elements of keeping a Downtown area vibrant. Rezoning the subject properties to MU-2 supports implementation of these policies.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies the need for strong neighborhoods and a variety of housing choices. Alternative

housing types provide options for residents, such as affordability, low maintenance, community open spaces, and shared facilities. Another benefit of multifamily development is that it can be less expensive for the City to provide services than conventional single-family housing. The community has also expressed a preference for these housing areas to be located with easy access to commercial services and outdoor recreational amenities. The City's goal is to have a more diverse range of housing types to expand the City's reputation for livability and affordability.

How We Will Get There – To accomplish this, the Comprehensive Plan encourages promoting more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Rezoning a property to Mixed-Use helps accomplish this by giving developers more flexibility for different housing types on a given site.

Plan Principle 8: Resource Stewardship

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies the need to protect Grand Junction's rich natural resources. This includes water conservation, protecting landscape and habitat, natural areas and agriculture, and minimizing new developments impact on the environment.

How We Will Get There – The Comprehensive Plan identifies the need to promote the use of sustainable development practices by maximizing existing infrastructure. Rezoning the subject properties to MU-2 would allow for more urban development in an area that has the appropriate infrastructure along the riverfront to support it rather than developing in existing greenfields.

Riverfront Area Specific Policies

The subject properties are identified as being in the Riverfront Mixed Use Area referenced in Chapter 4 of the Comprehensive Plan. This rezone is consistent with the Riverfront Area mixed use area specific policies. The area specific policies encourage a mix and relationship of uses with vertical mixed-use or freestanding multi-family buildings and that development adjacent to the Colorado River should work to activate and enhance the riverfront. Rezoning these properties to MU-2 would allow future development to develop the properties in line with these policies.

Lower Downtown Subarea and Functional Improvements

These properties are identified within the Riverside Parkway Mixed Use Character Area in the Lower Downtown Subarea. The Comprehensive Plan indicates that this area should be developed with a mix of uses oriented towards both Riverside Parkway and the park areas along the Riverfront. Uses such as hotels, entertainment, multifamily, commercial, and offices are all identified as acceptable development in this area. Further, the subject properties are identified as Opportunity Sites on the potential functional improvements map in this subarea. Functional improvements are key improvements that will help ensure the area evolves in a way consistent with the community's vision. Opportunity sites are sites that are underutilized but would have a significant positive effect on activities and energy in the Lower Downtown Subarea if they were redeveloped. A rezone to MU-2 would be an important step in further

implementing this portion of the Comprehensive Plan and further activating the Lower Downtown Subarea.

Staff finds that this criterion has been met.

(B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).

The Land Use Plan map identifies the subject properties as Mixed Use. The requested MU-2 zone is an implementing zone district of the Mixed Use land use designation. The Mixed Use land use designation is implemented through zone districts which are comprised of uses that include higher residential densities while also allowing commercial, retail, employment, and service-oriented uses. The Land Use Plan map identifies Mixed Use as an appropriate use along the Riverside Parkway corridor to further encourage more urban redevelopment of these properties adjacent to such amenities as Las Colonias Park and the Riverfront Trail. The Comprehensive Plan encourages urban redevelopment in areas that have amenities nearby and existing infrastructure.

The subject properties are located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan which classifies it as an urban infill area. In Tier 1 areas, development should be directed toward vacant and underutilized parcels such as this one. This encourages orderly development patterns and limits infrastructure extensions while still allowing for both residential and business growth. The proposed MU-2 zoning district on the subject properties will increase the availability of higher density residential units while also providing the opportunity for commercial uses for servicing that additional density.

The Comprehensive Plan identifies the need to promote the use of sustainable development practices by maximizing existing infrastructure. Rezoning the subject properties to MU-2 would allow for more urban development in an area that has the appropriate infrastructure along the Riverfront to support it rather than developing existing greenfields. The subject properties have sewer service and all other urban amenities. Further, the City has completed substantial capital investment in the Riverfront area with the construction of Riverside Parkway, Las Colonias Park, Las Colonias Business Park, Dos Rios, and the Riverfront Trail. The City's investment has greatly improved multi-modal transportation along Riverside Parkway and north towards the Downtown employment area. The amenities of Las Colonias Park and the Riverfront Trail provide a gathering space for future community members in the Lower Downtown subarea and have enhanced the livability of this area. The culmination of the City's investment makes this area a logical place for community members to live, work, and play.

Surrounding properties have a mix of land use designations and zone districts. Properties directly to the west are zoned I-2 (Industrial General). The area directly to the north is zoned a mixture of I-2 and I-1 (Industrial Light). This area of the City has

seen substantial growth recently with the investment the City has completed in Riverside Parkway and Las Colonias Park. With this investment, this area has become attractive for infill development and particularly for higher density residential and commercial uses. The area to the west along Riverside Parkway extending to S 9th St is zoned CG (Commercial General) and has an approved site plan for the Kimball Residences. There is also an existing mixed-use development nearby with the Struthers Residences. The area to the south is zoned PD at Las Colonias Park with both commercial and recreational uses. To the southwest from Las Colonias is property zoned MU-2 which consists of a campground as well as the Eddy Apartment building. Further west along Riverside Parkway includes the Dos Rios PD with a variety of commercial and residential uses planned for the site. Rezoning the subject property to MU-2 will be an extension of existing and planned mixed-use development already present in this area. Mixed-use development on this site will have a significant effect on the further activation of the public and private spaces in the lower downtown area and will build on the City's previous investment and work.

Staff finds that this criterion has been met.

(C) Benefits. The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

The community and area will benefit from this proposed request. The proposed zone provides an opportunity for housing with a range of density consistent with the Comprehensive Plan, along with commercial and institutional uses that can be supported by the additional housing. The further activation of this area will build on the City's previous efforts in the River District with the Dos Rios and Las Colonias projects. As stated earlier, the Comprehensive plan has identified these properties as an opportunity site. Opportunity sites are sites that are underutilized but would have a significant positive effect on activities and energy in the Lower Downtown Subarea if they were redeveloped. A rezone to MU-2 would be a benefit to the community because it would be a step in further implementing this portion of the Comprehensive Plan and further activating the Lower Downtown Subarea.

Staff finds that this criterion has been met.

FINDINGS OF FACT AND STAFF RECOMMENDATION

After reviewing the Sawmill rezone request, for a rezone from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) with 11.96 acres of the total acreage located at the Southwest corner of Winters Avenue and Riverside Parkway intersection including 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the east that is bordered by Riverside Parkway on the east and the south, and the parcel abutting 1441 Winters Avenue on the south with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the northwest corner of Winters Avenue and Riverside Parkway intersection., the following findings of fact have been made:

1. The request has met the burden of proof identified in Section 21.02.050(I)(3)(ii) of the Zoning and Development Code.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Rezone request for the parcels located at the southwest corner of Winters Avenue and Riverside Parkway intersection including 1441 Winters Avenue, the parcel abutting 1441 Winters Avenue on the east that is bordered by Riverside Parkway on the east and the south, and the parcel abutting 1441 Winters Avenue on the south with the southern border being the Riverside Parkway, and an additional parcel containing 2.42 acres of the total acreage at the northwest corner of the Winters Avenue and Riverside Parkway intersection, City file number RZN-2024-236, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

- 1. Exhibit 1 - Development Application
- 2. Exhibit 2 - Site Maps
- 3. Exhibit 3 - Proposed Rezone Ordinance



Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Rezone

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:	
Existing Land Use Designation: <u>Mixed-Use</u>	Existing Zoning: <u>I-2, P-1</u>
Proposed Land Use Designation: <u>Mixed-Use</u>	Proposed Zoning: <u>MU-2</u>

Property Information

Site Location: NW/SW CORNER OF WINTERS AND RIVERSIDE Site Acreage: 14.38

Site Tax No(s): 294524215008, 294525200268, 294524300272 Site Zoning: I-2 (Industrial General)

Project Description: The City of Grand Junction, property owner, is requesting a rezone of a total of 14.38 acres from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) located at the NW and SW corner of the Winters Avenue and Riverside Parkway Intersection.

Property Owner Information

Name: City of Grand Junction

Street Address: 250 N 5th St

City/State/Zip: Grand Junction, CO,

Business Phone #: 970-244-1508

E-Mail: andrea.phillips@gjcity.org

Fax #: _____

Contact Person: _____

Contact Phone #: _____

Applicant Information

Name: City of Grand Junction

Street Address: 250 N 5th St

City/State/Zip: Grand Junction, CO,

Business Phone #: _____

E-Mail: _____

Fax #: _____

Contact Person: _____

Contact Phone #: _____

Representative Information

Name: Community Development

Street Address: 250 N 5th St

City/State/Zip: Grand Junction, CO,

Business Phone #: 970-244-1430

E-Mail: thomas.lloyd@gjcity.org

Fax #: _____

Contact Person: Thomas Lloyd

Contact Phone #: 970-256-4143

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Thomas Lloyd - Community Dev Date: 5/21/24
Please print and sign

Signature of Legal Property Owner: Andrea Phillips, Interim City Manager Date: 5/20/24
Please print and sign

Recorded at _____ o'clock _____ M.,
Reception No. _____

Recorder

QUITCLAIM DEED

The Colorado Department of Public Health and the Environment ("Grantor"), whose address is 4300 Cherry Creek Drive South, Denver, Colorado, 80222-1530, City and County of Denver, State of Colorado, pursuant to 42 U.S.C § 7914 (c) (1) (B) and C.R.S. § 25-11-303, hereby donates and quit claims to the City of Grand Junction ("Grantee", whose address is 250 North 5th Street, Grand Junction, Colorado, 81501, City of Grand Junction, County of Mesa, State of Colorado, the following real property in the County of Mesa, State of Colorado, to wit: A parcel of land containing Ninety Seven and Eighty Third (97.83) acres more or less, described as follows:

BOOK 2320 . PAGE 884
1796705 0945AM 04/29/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$NO FEE

A parcel of land situated in the S½S½SE¼NE¼ and in Lot 3 of Section 23, and in the SW¼NW¼, the SE¼NW¼, Lot 3 and Lot 4 of Section 24, all in Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the East ¼ corner of Section 23, Township 1 South, Range 1 West of the Ute Meridian; thence N 00° 16' 54" W along the East line of the S½S½SE¼NE¼ of said Section 23 a distance of 330.32 feet to the Northeast Corner of said S½S½SE¼NE¼, thence N 89° 14' 53" W along the North line of said S½S½SE¼NE¼ a distance of 1318.19 feet to the Northwest Corner of said S½S½SE¼NE¼, thence S 00° 03' 46" W along the West line of said S½S½SE¼NE¼ a distance of 43.20 feet to a point on the South right-of-way line of Kimball Avenue and the True Point of Beginning of the parcel described herein; thence S 57° 18' 26" E a distance of 220.01 feet to a point 10.00 feet southerly measured at right angle to the centerline of the Denver and Rio Grande Western Railroad Spur Line; thence along a line parallel with and 10.00 feet southerly of said Railroad Spur centerline the following four (4) courses:

- 1) 211.84 feet along the arc of a curve to the left having a radius of 369.93 feet, a central angle of 32° 48' 39", and a long chord bearing S 73° 42' 44" E a distance of 208.96 feet;
- 2) N 89° 52' 57" E a distance of 710.66 feet;
- 3) 353.70 feet along the arc of a curve to the left having a radius of 1156.28 feet, a central angle of 17° 31' 37", and a long chord bearing N 81° 07' 09" E a distance of 352.33 feet;
- 4) N 72° 21' 21" E a distance of 488.61 feet to a point on the North line of the S½SW¼SW¼NW¼ of Section 24, Township 1 South, Range 1 West; thence N 89° 56' 27" E along the North line of said S½SW¼SW¼NW¼ a distance of 72.40 feet to the Southeast Corner of Lot 3, Colorado West Development Park, Filing No.2; thence N 00° 11' 11" W along the East line of said Lot 3 a distance of 67.50 feet to the Southwest Corner of Lot 4 of said Colorado West Development Park, Filing No.2; thence N 89° 36' 26" E along the South line of said Lot 4 a distance of 252.36 feet to the Southeast Corner of said Lot 4; thence S 00° 23' 34" E along the west line of Lot 6 of said Colorado West Development Park, Filing No. 2 a distance of 144.00 feet to the Southwest Corner of said Lot 6; thence N 89° 42' 38" E along the South line of said Lot 6 a distance of 411.62 feet to a point on the West line of the SE¼NW¼ of said Section 24; thence N 00° 22' 48" W along the West line of said SE¼NW¼ a distance of 1064.19 feet to the Northwest Corner of said SE¼NW¼, thence N 89° 57' 16" E along the North line of said SE¼NW¼ a distance of 799.91 feet to Northwest Corner of Pleasant View Subdivision (Replat); thence S 00° 06' 46" W along the West boundary of said Pleasant View Subdivision (Replat) a distance of 823.83 feet to the Southwest Corner of said Pleasant View Subdivision (Replat); thence S 89° 53' 44" E along the South boundary of said Pleasant View Subdivision (Replat) a distance of 528.15 feet to a point on the West right-of-way line for 27 ½ Road; thence S 00° 06' 46" W along said West right-of-way line a distance of 494.90 feet to a point on the North line of Lot 3 of said Section 24; thence S 89° 55' 33" W along the North line of said Lot 3 a distance of 652.10 feet; thence leaving said North line S 00° 08' 01" E a distance of 521.56 feet to the North bank of the main channel of the Colorado River; thence along the North bank of the main channel of said Colorado River the following four (4) courses:

- 1) S 75° 52' 39" W a distance of 681.87 feet;
- 2) S 74° 18' 00" W a distance of 262.06 feet;
- 3) N 83° 57' 00" W a distance of 192.50 feet;
- 4) S 80° 23' 00" W a distance of 521.30 feet;

thence along the North bank of the north channel of said Colorado River the following four (4) courses:

- 1) N 78° 24' 00" W a distance of 662.60 feet;
- 2) S 87° 31' 00" W a distance of 404.40 feet;
- 3) S 73° 37' 00" W a distance of 187.60 feet;
- 4) S 89° 21' 00" W a distance of 463.96 feet to a point on the West line of Lot 3 of said Section 23; thence N 00° 03' 46" E along the West line of said Lot 3 and West line of the S½S½SE¼NE¼ of said Section 23 a distance of 1069.94 feet to the True Point of Beginning. Said parcel contains 97.83 acres more or less; Subject to a permanent 25 foot ingress-egress easement situate in the E ½ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said easement being 25 feet to the left (east) of an existing easement as conveyed to Prosperity Park, Inc., February 20, 1981 and recorded in Book 1299 at Page 197 of the records of the Mesa County Clerk and Recorder and said easement being extended south of the Prosperity Park Inc. Easement to the south line of the property, more particularly described as follows: Beginning at the Southwest corner of the SE¼NE¼ of Section 23, Township 1 South, Range 1 West, whose South line bears N 90° 00' 00" E with all bearings contained herein being relative thereto; thence N 00° 36' 22" W a distance of 289.92 feet to the Southerly edge of Kimball Avenue; thence leaving said Southerly edge of Kimball Avenue S 57° 51' 25" E a distance of 53.69 feet to the True Point of Beginning of the easement described herein; thence S 00° 36' 22" E a distance of 261.35 feet along the East line of the easement as recorded in said Book 1299 at Page 197 to the South line of the SE¼NE¼ of said Section 23, thence S 00° 43' 57" E a distance of 416.13 feet to the South line of the easement recorded in said Book 1299 at Page 197; thence S 90° 00' 00" W a distance of 45.15 feet along the South line of said existing easement as recorded in said Book 1299 at Page 197 to the West line of the NE¼SE¼ of said Section 23; thence South along the West line of the NE¼SE¼ of said Section 23 to the South line of the Property and the Point of Termination. The above described easement being left or East of the described line.

Including nine (9) shares of the capital stock of the Grand Valley Irrigation Company;

Grantor reserves to itself any non-tributary ground water underlying this parcel, the right to develop tributary ground water, and the right to surface access for ground water development;

Subject to: (i) any coal, oil, gas, or other mineral rights in any person; (ii) existing rights-of-way for roads, railroads, telephone lines, transmission lines, utilities, ditches, conduits, or pipelines on, over, or across said lands; (iii) court liens, judgments, or financial encumbrances such as deeds of trust for which a formal consent or order has been obtained from a court for the lien holder; (iv) other rights, interests, reservation or exceptions of record; and the following terms, conditions, rights, reservations and covenants:

Grantee agrees to accept financial responsibility for any costs associated with the disruption of any improvements on the site should the Department of Energy be required by the U.S. Nuclear Regulatory Commission to perform further surface remedial action;

Grantee covenants (i) not to use the property for any purpose other than public purposes as required by UMTRCA, 42 U.S.C. 7901 et. seq., as amended; (ii) not to use ground water from the site for any purpose, and not to construct wells or any means of exposing ground water to the surface unless prior written approval is given by the Grantor and U.S. Department of Energy; (iii) not to perform construction of any kind on the property unless prior written approval of construction plans, designs and specifications is given by Grantor and the U.S. Department of Energy; (iv) that any habitable structures constructed on the property shall employ a radon ventilation system or other radon mitigation measures; and (v) that its use of the property shall not adversely impact ground water quality nor interfere with ground water remediation under UMTRCA;

These covenants are made in favor and to the benefit of Grantor, shall run with the land and be binding upon Grantee and its successors and assigns, and shall be enforceable by Grantor, and its successors and assigns;

Grantee acknowledges that the property was once used as a uranium milling site, and that the Grantor makes no representations or warranties that the property is suitable for Grantee's purposes;

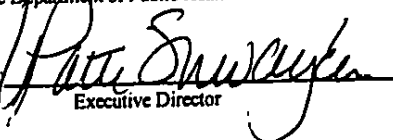
IN WITNESS WHEREOF:

GRANTOR:

APPROVED AS TO FORM:


David Kreutzer - Assistant Attorney General

STATE OF COLORADO
Roy Romer, Governor
Acting by and through
The Department of Public Health and Environment

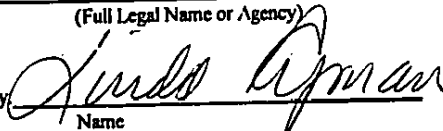
By: 
Executive Director

By: 
Program Approval

ACCEPTANCE OF DEED
AND COVENANTS

GRANTEE:

CITY OF GRAND JUNCTION
(Full Legal Name or Agency)

By: 
Name

Title: Mayor

(Affix Seal)



ATTESTATION:

Stephanie Nye
City/County Clerk

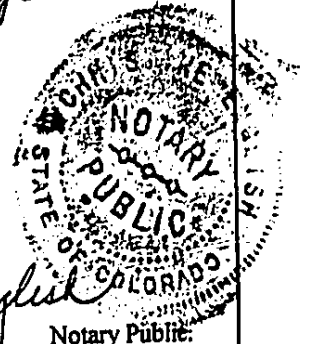
Signed this day of , 19

STATE OF COLORADO, }-
County of

The foregoing instrument was acknowledged before me this *26th*
day of *March*, 19*97* by *Linda Ofman and Stephanie Nye*

My commission expires *2/2/98*

Witness my hand and official seal



Christine English
Notary Public

WARRANTY DEED



This Warranty Deed made this 30th day of December, 2019 by and between **Winters Ave., LLC, a Colorado Limited Liability Company, Grantor**, whose mailing address is 1441 Winters Avenue, Grand Junction, CO 81501, for and in consideration of One Million, Eight Hundred Thousand and 00/100 Dollars, (\$1,800,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, the following described real property together with all improvements, lying and being in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Lots 5 and 6, Colorado West Development Park Filing Two as recorded in the Mesa County Clerk and Recorder's records, plus all of the vacated right-of-way abutting Lots 5 and 6 less that portion of Lot 6 previously granted to Grantee.

Also known by street and number as: 1441 Winters Avenue, Grand Junction, CO 81501.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, including but not limited to the wall adjacent to the right-of-way on the real property and continuing along the City's properties abutting.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, together with any and all water rights and/or water shares, and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever. Grantor further covenants that it has full power and lawful authority to grant, sell and convey the same and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind and nature whatsoever, except taxes for the current year to be prorated to the date of sale and other encumbrances of record.

Executed and delivered this 30th day of December, 2019.

Winters Ave., LLC

Doug Jones
Doug Jones, Member

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of December, 2019 by Doug Jones, Member of Winters Ave., LLC.

My commission expires 12/31/21 Alice E. Young
Witness my hand and official seal.

ALICE E. YOUNG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20014039435
My Commission Expires December 17, 2021

Notary Public

Sawmill Property
Neighborhood Meeting Notes
April 4, 2024

A meeting was held at Las Colonias Park, at the Mariposa picnic shelter at 5:30 pm within view of the Sawmill property. There were three members of the public that attended. In attendance was a surrounding property owner Mr. Greg Guth. Representing Valor Tactical Innovation were CFO Wanda Carlson and Environment Health and Safety Manager Jeff Purdy. In attendance from the city was Thomas Lloyd from the Community Development Department.

City staff conducted the meeting and presented the proposed rezone of the city owned property at 1441 Winters Avenue along with the property across Winters Ave. The city's proposal is to rezone the property from Industrial General (I-2) to Mixed-Use Light Commercial (MU-2).

Public Comments/Questions

The attendees of the meeting had general concerns about the potential for residential dwelling units adjacent to an industrial area and asked why the city was interested in this rezoning. The attendees did not think that residential would be compatible with the existing industrial uses in the area. Staff explained that this property was identified as being an opportunity site to further enhance the River District in the 2020 Comprehensive plan due to the existing infrastructure and amenities nearby. Staff explained that the property was identified as Mixed Use on the Future Land Use Map. Attendees had concerns about traffic issues that might affect their operations as well as the potential for complaints from future residents in the area about their industrial operations. There were also concerns about the potential for car accidents on Riverside Parkway. Staff indicated that traffic analyses would be conducted and addressed during the major site plan process.

Attendees asked who would be partnering with the city to develop the property. Additionally, they asked whether a developer would receive incentives to develop the property. One attendee indicated his concerns with the city potentially providing incentives for private development. Staff indicated that it is unknown who would develop the property and that this is strictly a rezone of the property and that a partnership is not being sought out at this time. Staff explained that if the rezone is approved, the city would then likely seek bids for a partnership.

The representatives from Valor Tactical Innovation had concerns about new residential units in proximity to their facility. The company holds permits from various Federal and State regulatory agencies that are governed based on inhabited building distances. Valor Tactical Innovation's concern is that too many inhabited dwelling units could make the regulatory burden too scrutinous to continue their operation on Winters Ave. Staff explained the public comment process and that there would be opportunities to voice these concerns at upcoming Planning Commission and Town Council meetings.

EXHIBIT 1 - REZONE PARCEL A

Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado

Legal Description

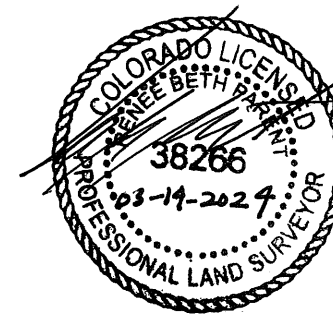
A portion of a parcel of land described in Reception Number 1796705, Lot 5 and a portion of Lot 6 in Colorado West Development Park Filing 2 same as recorded in Reception Number 1139503 and vacated Right-of-Way as described in Ordinance 2157 and the same as recorded in Reception Number 1349053 located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24, whence the Center Quarter Corner bears N89°57'33"E using the Mesa County Local Coordinate System (MCLCS) with all other bearings herein being relative thereto; thence from said Point of Commencement, N54°00'18"E, a distance of 1,635.40 feet to the Northeast Corner of said Lot 5, Colorado West Development Park - Filing No. 2 being the Point of Beginning; thence N00°22'00"W, a distance of 6.76 feet along the West line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence N89°48'41"E, a distance of 122.54 feet; thence Southeasterly along the arc of a 774.00 foot radius curve concave Southerly, a distance of 117.77 feet thru a central angle of 08°43'06" whose chord bears S85°49'47"E, a distance of 117.66 feet; thence Southeasterly along the arc of a 66.50 foot radius curve concave Southwesterly, a distance of 106.26 feet thru a central angle of 91°33'05" whose chord bears S35°41'41"E, a distance of 95.31 feet; thence S10°04'51"W, a distance of 237.97 feet; thence Southwesterly along the arc of a 576.50 foot radius curve concave Northwesterly, a distance of 798.56 feet thru a central angle of 79°21'54" whose chord bears S49°45'48"W, a distance of 736.23 feet; thence S89°26'45"W, a distance of 350.47 feet; thence N00°20'37"W, a distance of 227.59 feet to the Southwest corner of Lot 4 in said Colorado West Development Park - Filing No. 2; thence N89°39'23"E, a distance of 253.00 feet along the South line of said Lot 4 to the Southeast corner of said Lot 4; thence N00°20'37"W, a distance of 562.79 feet along the East line of said Lot 4 to the Northwest corner of said Lot 5 in Colorado West Development Park - Filing No. 2; thence N89°58'39"E, a distance of 410.43 feet along the North line of said Lot 5 to the Point of Beginning.

Except that portion of Right-of-Way as dedicated and described in Reception Number 2297517.

Said Rezone containing 521,049 Square Feet or 11.96 Acres, more or less as described.

Authored by:
Renee B. Parent, CO LS #38266
City Surveyor, City of Grand Junction



Renee B. Parent, CO PLS #38266
244 N. 7th St. Grand Junction, CO. 81501
(970) 256-4003

Engineering & Transportation Department

Sheet 1 of 4

The descriptions shown hereon has been derived from subdivision plats, deposit surveys & deed descriptions as recorded in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended for use of establishing or verifying property boundary lines.

Drawn By: NCW
Date: 03/14/24
Reviewed By: RBP
Approved By: RBP

ABBREVIATIONS

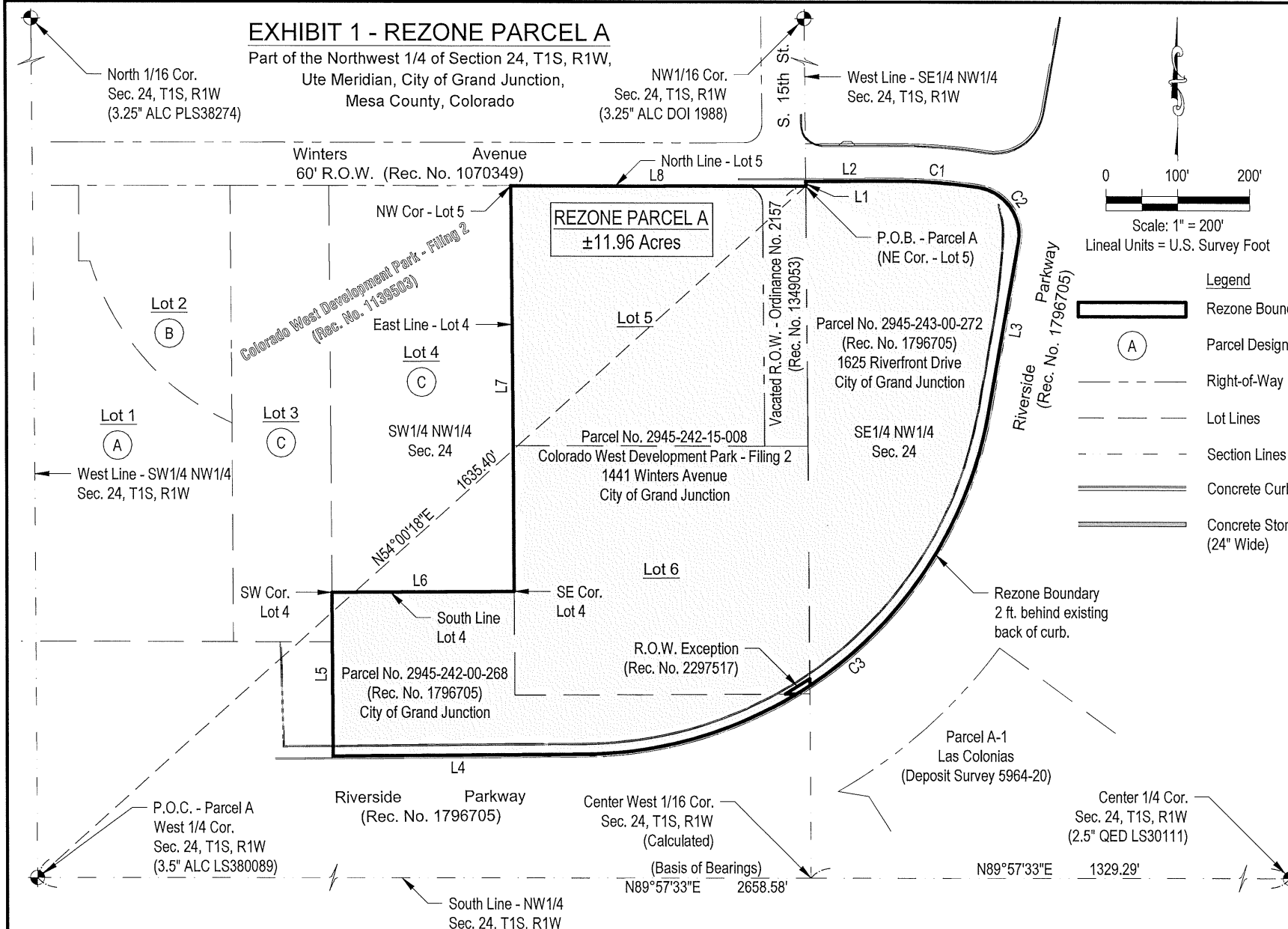
Rec. No.	Reception Number	Cor.	Corner
R.O.W.	Right-of-Way	AC.	Acres
P.O.B.	Point of Beginning	T	Township
P.O.C.	Point of Commencement	R	Range

Exhibit 1 - Rezone Parcel A
Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO
244 North 7th Street
Grand Junction, Co. 81501

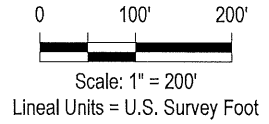
EXHIBIT 1 - REZONE PARCEL A

Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado



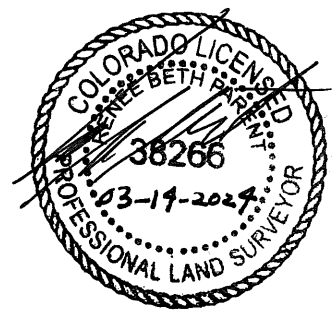
Line Table					
No.	Bearing	Distance	No.	Bearing	Distance
L1	N00°22'00"W	6.76'	L5	N00°20'37"W	227.59'
L2	N89°48'41"E	122.54'	L6	N89°39'23"E	253.00'
L3	S10°04'51"W	237.97'	L7	N00°20'37"W	562.79'
L4	S89°26'45"W	350.47'	L8	N89°58'39"E	410.43'

Curve Table				
No.	Arc	Radius	Delta	Chord Bearing/Distance
C1	117.77'	774.00'	08°43'06"	S85°49'47"E 117.66'
C2	106.26'	66.50'	91°33'05"	S35°41'41"E 95.31'
C3	798.56'	576.50'	79°21'54"	S49°45'48"W 736.23'



- Legend**
- Rezone Boundary
 - Parcel Designations
 - Right-of-Way Lines
 - Lot Lines
 - Section Lines
 - Concrete Curb & Gutter
 - Concrete Stone Wall (24" Wide)

- Parcel Information**
- Parcel No. 2945-242-15-001 (Rec. No. 246067)
A Lot 1 - Colorado West Development Park - Filing 2
 1227 Winters Avenue
 Waste Management of Colorado
 - Parcel No. 2945-242-15-002 (Rec. No. 2344145)
B Lot 2 - Colorado West Development Park - Filing 2
 21257 Winters Avenue
 Junction Leasing, LLC.
 - Parcel No. 2945-242-15-007 (Rec. No. 2746274)
C Lots 3 & 4 - Colorado West Development Park - Filing 2
 1328 & 1331 Winters Avenue
 Store Capital Acquisitions, LLC.



Renee B. Parent, CO PLS #38266
244 N. 7th St. Grand Junction, CO. 81501
(970) 256-4003

Engineering & Transportation Department

Sheet 2 of 4

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Drawn By: NCW
Date: 03/14/24
Reviewed By: RBP
Approved By: RBP

ABBREVIATIONS

Rec. No.	Reception Number	Cor.	Corner
R.O.W.	Right-of-Way	AC.	Acres
P.O.B.	Point of Beginning	T	Township
P.O.C.	Point of Commencement	R	Range

Exhibit 1 - Rezone Parcel A
Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado

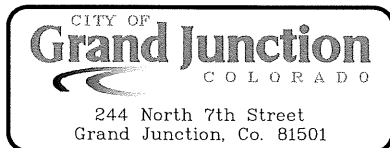


EXHIBIT 2 - REZONE PARCEL B

Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado

Legal Description

A portion of a parcel of land described in Reception Number 1796705, located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Beginning at the Northwest Sixteen (NW1/16) Corner of said Section 24, thence from said Point of Beginning, N89°58'16"E, a distance of 375.78 feet along the North line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4); thence S10°03'53"W, a distance of 260.17 feet; thence Southwesterly along the arc of a 67.00 foot radius curve concave Northwesterly, a distance of 103.79 feet thru a central angle of 88°45'36" whose chord bears S54°26'41"W, a distance of 93.72 feet; thence Northwesterly along the arc of a 826.00 foot radius curve concave Southerly, a distance of 129.94 feet thru a central angle of 09°00'495" whose chord bears N85°40'55"W, a distance of 129.81 feet; thence S89°48'41"W, a distance of 122.70 feet to a point on the West line of said Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence N00°21'59"W, a distance of 301.11 feet along said West line to the Point of Beginning.

Said Rezone containing 105,222 Square Feet or 2.42 Acres, more or less as described.

The basis of bearings is the south line of the Northwest Quarter of said Section 24, N89°57'33"E using the Mesa County Local Coordinate System (MCLCS).

Authored by:

Renee B. Parent, CO LS #38266
City Surveyor, City of Grand Junction



Renee B. Parent, CO PLS #38266
244 N. 7th St. Grand Junction, CO. 81501
(970) 256-4003

Engineering & Transportation Department

Sheet 3 of 4

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Drawn By: NCW
Date: 03/14/24
Reviewed By: RBP
Approved By: RBP

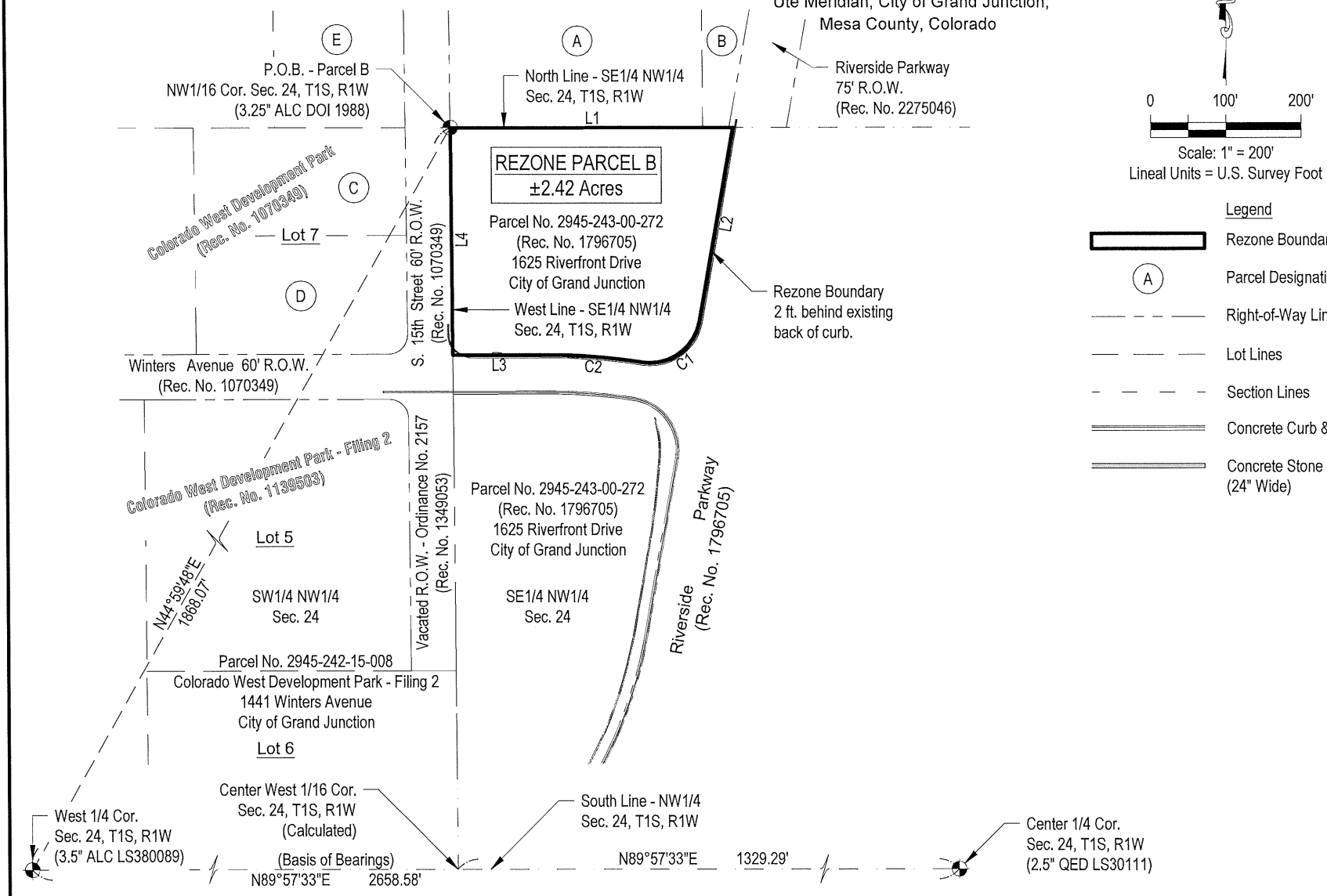
ABBREVIATIONS
Rec. No. Reception Number Cor. Corner
R.O.W. Right-of-Way AC. Acres
P.O.B. Point of Beginning T Township
P.O.C. Point of Commencement R Range

Exhibit 2 - Rezone Parcel B
Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO
244 North 7th Street
Grand Junction, Co. 81501

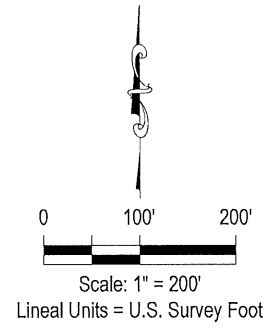
EXHIBIT 2 - REZONE PARCEL B

Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado



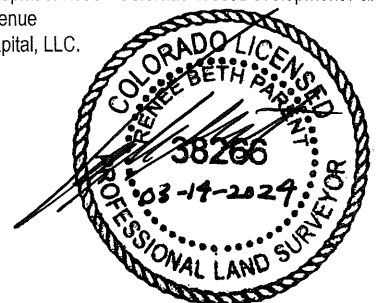
Curve Table				
No.	Arc	Radius	Delta	Chord Bearing/Distance
C1	103.79'	67.00'	88°45'36"	S54°26'41"W 93.72'
C2	129.94'	826.00'	09°00'49"	N85°40'55"W 129.81'

Line Table		
No.	Bearing	Distance
L1	N89°58'16"E	375.78'
L2	S10°03'53"W	260.17'
L3	S89°48'41"W	122.70'
L4	N00°21'59"W	301.11'



- Legend**
- Rezone Boundary
 - Parcel Designations
 - Right-of-Way Lines
 - Lot Lines
 - Section Lines
 - Concrete Curb & Gutter
 - Concrete Stone Wall (24" Wide)

- Parcel Information**
- Parcel No. 2945-242-00-233 (Rec. No. 1937088)
710 South 15th Street
A & G Partnership, LLP
 - Parcel No. 2945-242-00-262 (Rec. No. 1936868)
Parkerson Brothers, LLC
 - Parcel No. 2945-242-12-015 (Rec. No. 2326170)
Part of Lot 7 - Colorado West Development Park
1031 Winters Avenue
Teddy Bair Enterprises, LLC.
 - Parcel No. 2945-242-12-014 (Rec. No. 2412519)
Part of Lot 7 - Colorado West Development Park
1440 Winters Avenue
D.S. Partnership, LLC.
 - Parcel No. 2945-242-12-027 (Rec. No. 2099616)
 - Parcel D - Replat of Lot 3 - Colorado West Development Park
1453 4th Avenue
Hercules Capital, LLC.



Renee B. Parent, CO PLS #38266
244 N. 7th St. Grand Junction, CO. 81501
(970) 256-4003

Engineering & Transportation Department

Sheet 4 of 4

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Drawn By: NCW
Date: 03/14/24
Reviewed By: RBP
Approved By: RBP

ABBREVIATIONS
 Rec. No. Reception Number Cor. Corner
 R.O.W. Right-of-Way AC. Acres
 P.O.B. Point of Beginning T Township
 P.O.C. Point of Commencement R Range

Exhibit 2 - Rezone Parcel B
Part of the Northwest 1/4 of Section 24, T1S, R1W,
Ute Meridian, City of Grand Junction,
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO
244 North 7th Street
Grand Junction, Co. 81501

General Project Report

Sawmill Property Rezoning

Background:

The city is proposing to rezone vacant land owned by the city for future development. The property is located at 1441 Winters Avenue on the corner of Riverside Parkway and Winters Avenue. The property consists of 14.38 acres, see area highlighted in yellow below. The rezoning area will contain a portion of Lots 4, 5 and 6 of the Colorado West Development Park, and a portion of the ROW and 2 feet behind the existing back of curb alongside Riverside Parkway and Winters Avenue. See below for the properties included in this request as well as the attached Rezone Exhibit for more detail.



Proposed Zoning:

The current zoning on the property south of Winters Ave is Industrial General (I-2). The current zoning on the property north of Winters Ave is Public Parks and Open Space (P-1). The proposed zone of the two properties is Mixed-Use Light Commercial (MU-2).

The properties lie within the area of Mixed-Use on the Land Use Map of the 2020 One Grand Junction Comprehensive Plan. The purpose of the Mixed-Use Land Use Designation in the Comprehensive Plan is to provide residential uses with a range of higher densities while also allowing commercial, retail, employment, and service-oriented uses. The zone districts that implement the Mixed-Use land use category include Residential High 16 (RH-16), Residential High 24 (RH-24), Community Services and Recreation (CSR), Mixed-Use Neighborhood (MU-1), Mixed-Use Light Commercial (MU-2), and Mixed-Use Downtown (MU-3). Zone districts that implement that land use category range in density from 12 units an acre (minimum) to 24 dwelling units an acre. The requested MU-2 zoning provides for a minimum density of 16 units an acre.

The purpose of the MU-2 zone district is to accommodate commercial, employment, multifamily and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation. Commercial uses in the MU-2 district may be somewhat larger in scale and more flexible than the MU-1 district but smaller in scale than MU-3. Ground stories along streets are intended for commercial uses while upper stories are most appropriate for residential and/or office uses. The MU-2 district supports the comprehensive plan principles pertaining to Mixed-Use areas.

In terms of surrounding zoning, the properties to the east and south are zoned Planned Development (PD) and are part of the RiverFront at Las Colonias Park and Business Park. Properties to the west are zoned Commercial General (CG) and Industrial General (I-2).

Neighborhood Meeting:

A Neighborhood Meeting was held on Thursday, April 4 at 5:30 to discuss the rezoning of the property. See the attached Neighborhood meeting Notes.

Rezoning Review Criteria:

- 1) **Review Criteria.** An applicant for Rezoning has the burden of producing evidence that proves each of the following criteria:
 - a) **Consistency**
The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

Response:

The proposed rezone to MU-2 (Mixed Use) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- Land Use Plan: *Relationship to Existing Zoning*

Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The requested zoning of MU-2 is compatible with and an implementing zone district for the Comprehensive Plan Land Use Map designation of Mixed Use.

- Plan Principle 3: *Responsible and Managed Growth*

Where We Are Today (and Where We Are Going) – The Comprehensive Plan raises concerns about a waning supply of attainable housing combined with a limited supply of land that has existing infrastructure available. Priority has been placed on areas such as this property identified for infill and redevelopment to move forward effectively and manage growth.

How We Will Get There – The policies in this principle address how growth should happen within the city. One such policy is to support a compact growth pattern and encourage the efficient use of land through the Zoning & Development Code. Another is to encourage infill and redevelopment to leverage existing infrastructure, with special emphasis being on underutilized properties. The last applicable policy is to support the development of neighborhood-centered commercial uses and mixed-use development. Rezoning these properties to MU-2 accomplishes all of these.

- Plan Principle 4: Downtown and University Districts

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies Investment in the Riverfront as an important step in the activation and redevelopment of the Downtown area. With its proximity to Las Colonias Park and the Colorado River, this property has the potential to be an important piece in the development in the River District, giving more residents and businesses the opportunity to locate near the new infrastructure and amenities constructed in that area.

How We Will Get There – This principle encourages a mix of uses in the three subdistricts that comprise the Downtown District. Specifically, this policy encourages mixed use development in the River District due to the abundance of

open space amenities and pedestrian-bicycle infrastructure along the riverfront. The policy further encourages the River District to develop into more of an urban neighborhood context with a mix of uses such as residential, home businesses, grocery, retail, and institutional uses. Having such a mix of uses will enhance the enjoyment and quality of life of residents and visitors alike in this area, while also encouraging a variety of housing options for residents in this area. In addition, this principle encourages the redevelopment of underutilized properties. The Comprehensive Plan encourages the need for infill development, placemaking, and connectivity as key elements of keeping a Downtown area vibrant. Rezoning the subject properties to MU-2 is supported by the previously mentioned policies for all these reasons.

- Plan Principle 5: Strong Neighborhoods and Housing Choices

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies the need for strong neighborhoods and a variety of housing choices. Alternative housing types provide options for residents such as affordability, low maintenance, community open spaces, and shared facilities. Another benefit of multifamily is that it can be less expensive for the city to provide services than conventional single-family housing. The community has also expressed a preference for these housing areas to be located with easy access to commercial services and outdoor recreational amenities. The city's goal is to have a more diverse range of housing types to expand the city's reputation for livability and affordability.

How We Will Get There – To accomplish this, the Comprehensive Plan encourages promoting more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Rezoning a property to Mixed-Use helps accomplish this by giving developers more flexibility for different housing types on a given site.

- Plan Principle 8: Resource Stewardship

Where We Are Today (and Where We Are Going) – The Comprehensive Plan identifies the need to protect Grand Junctions rich natural resources. This includes water conservation, protecting landscape and habitat, natural areas and agriculture, and minimizing new developments impact on the environment.

How We Will Get There – The Comprehensive Plan identifies the need to promote the use of sustainable development practices by maximizing existing infrastructure. Rezoning the subject property to MU-2 would allow for more urban development in an area that has the appropriate infrastructure along the riverfront to support it rather than developing in existing greenfields.

- **Riverfront Area Specific Policies:** The subject properties are identified as being in the Riverfront Mixed Use Area referenced in Chapter 4 of the Comprehensive Plan. This rezone is consistent with the Riverfront Area mixed use area specific policies. The area specific policies encourage a mix and relationship of uses with vertical mixed-use or freestanding multi-family buildings and that development adjacent to the Colorado River should work to activate and enhance the riverfront. Rezoning this property to MU-2 would allow development to develop the property in line with these policies.

- **Lower Downtown Subarea and Functional Improvements:** This property is identified within the Riverside Parkway Mixed Use Character Area in the Lower Downtown Subarea. The comprehensive plan indicates that this area should be developed with a mix of uses oriented towards both Riverside Parkway and the park areas along the Riverfront. Uses such as Hotels, entertainment, multifamily, and commercial uses and offices are all identified as acceptable development in this area. A rezone of MU-2 would be supported by this. Further, 1441 Winters Ave and the property to the north is identified as a potential functional improvement. Functional improvements are key improvements that will help ensure the area evolves in a way consistent with the community's vision. Specifically, 1441 Winters Ave is identified as an opportunity site. Opportunity sites are sites that are underutilized but would have a significant positive effect on activities and energy in the Lower Downtown Subarea if they were redeveloped. A rezone to MU-2 would be an important step in further implementing this portion of the comprehensive plan and further activating the Lower Downtown Subarea.

b) **Development Patterns**

The proposed zoning will result in logical and orderly development pattern(s).

As stated before, the Future Land Use Map identifies 1441 Winters Avenue and the property to the north as Mixed Use. The requested zoning of MU-2 is compatible with this designation since MU-2 is an implementing zone district of Mixed Use identified areas. The Future Land Use Map identifies Mixed Use as an appropriate use along the Riverside Parkway Corridor to further encourage more urban redevelopment of these properties adjacent to such amenities as Las Colonias Park and the Riverfront Trail. The adopted land use plan as included in the 2020 Comprehensive Plan encourages urban redevelopment in areas that have existing amenities nearby and infrastructure. Additionally, the proposed property results in a logical development pattern because it would be an extension of the other mixed-use areas along Riverside Parkway and the Colorado River and would have a significant effect on the further activation of the public and private spaces in lower downtown.

c) **Benefits**

The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

The community and area will benefit from this proposed request. The proposed zone provides an opportunity for housing with a range of density consistent with the Comprehensive plan along with commercial and institutional uses that can be supported by the additional housing. The further activation of this area will build on the city's previous efforts in the River District with the Dos Rios and Las Colonias projects. As stated earlier, the Comprehensive plan has identified this property as an opportunity site. Opportunity sites are sites that are underutilized but would have a significant positive effect on activities and energy in the Lower Downtown Subarea if they were redeveloped. A rezone to MU-2 would be a benefit to the community because it would be a step in further implementing this portion of the comprehensive plan and further activating the Lower Downtown Subarea.

Site Photos:

Looking at the Site from Across the St on Winters Ave



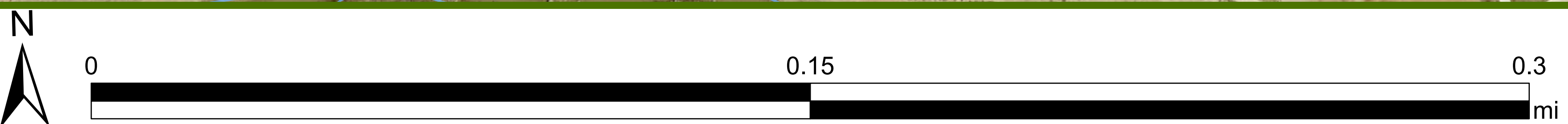
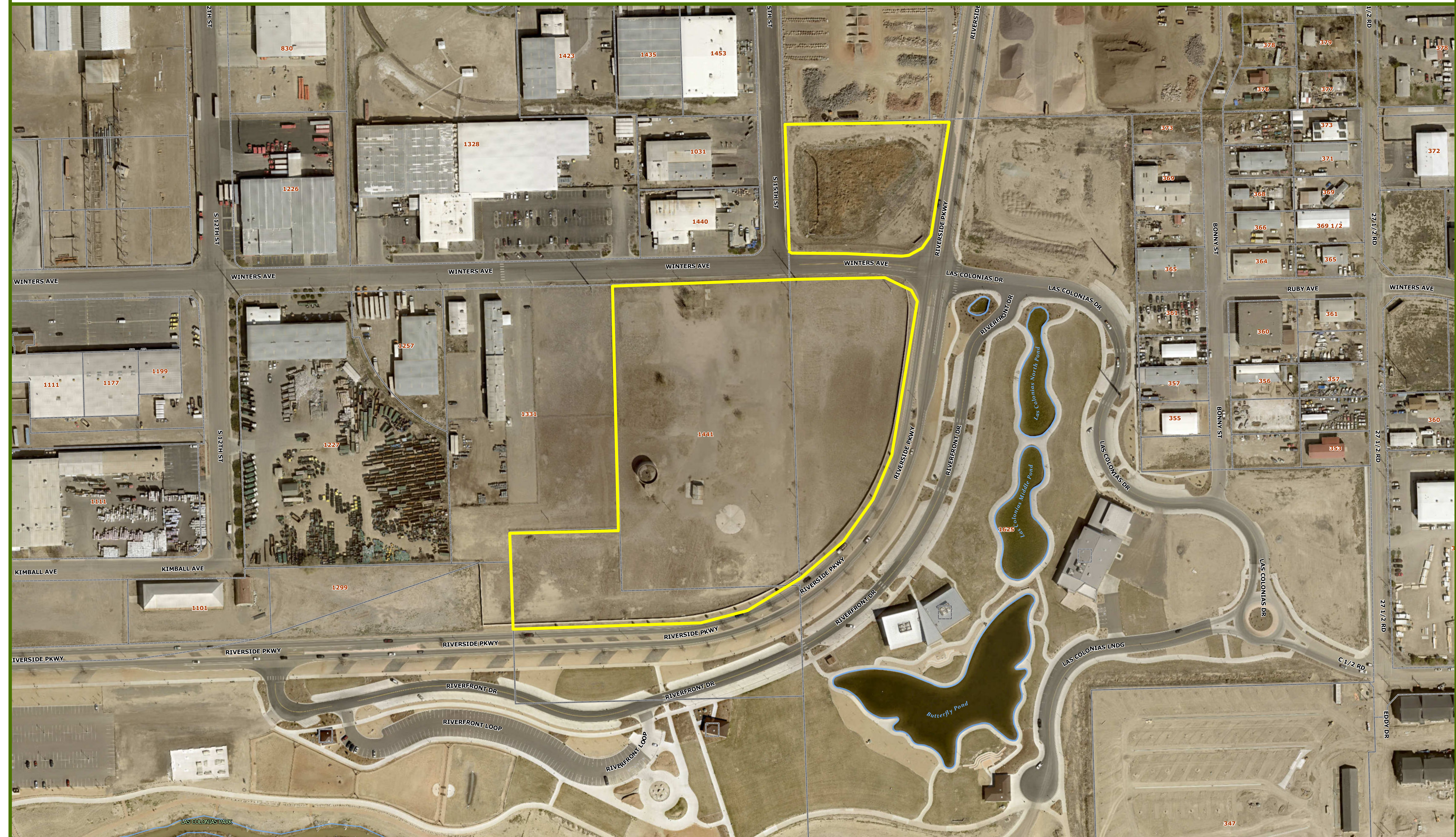
View of the Northeast Corner from Across the St on Riverside Parkway



View of the SE Corner from Across the Street on Riverside Parkway

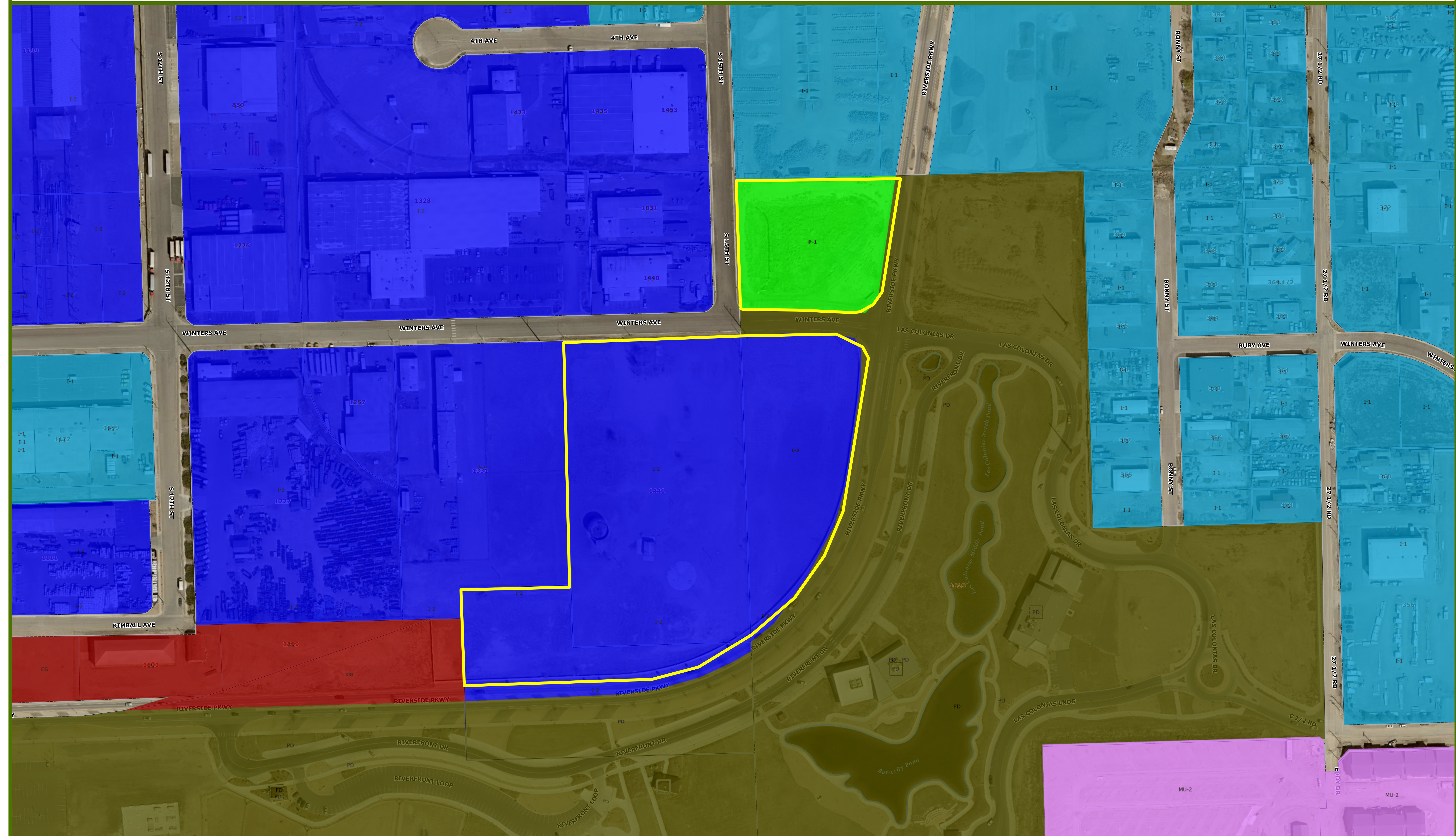


Sawmill Property Aerial



Printed: 4/3/2024
1 inch equals 94 feet
Scale: 1:1,128

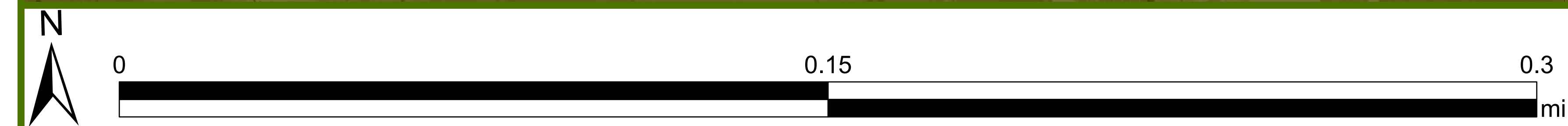
Sawmill Property Current Zoning



Printed: 4/3/2024

1 inch equals 94 feet

Scale: 1:1,128



ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY 14.38 ACRES FROM I-2 (INDUSTRIAL GENERAL) AND P-1 (Public Parks and Open Space) TO MU-2 (Mixed-Use Light Commercial) ZONE DISTRICT LOCATED AT THE NW AND SW CORNER OF THE WINTERS AVE AND RIVERSIDE PKWY INTERSECTION

Recitals:

The property owner, City of Grand Junction, proposes a rezone from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) on a total of 14.38 acres with 11.96 acres of the total acreage located at the SW corner of the Winters Ave and Riverside Pkwy Intersection including 1441 Winters Ave, and 2.42 acres of the total acreage at the NW corner of the Winters Ave and Riverside Pkwy intersection.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the zoning from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) for Parcel A and Parcel B, finding that it is consistent with the One Grand Junction Land Use Map designation of Mixed-Use and the plan’s goals and policies.

After public notice and public hearing, the Grand Junction City Council finds that rezoning from I-2 (Industrial General) and P-1 (Public Parks and Open Space) to MU-2 (Mixed-Use Light Commercial) for Parcel A and Parcel B is consistent with the vision, intent, goals, and policies of the Comprehensive Plan. The City Council also finds that the request for rezone to the MU-2 (Mixed-Use Light Commercial) zone district meets the stated criteria of Section 21.02.050(l)(3)(ii) of the Grand Junction Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property is hereby zoned MU-2 (Mixed-Use Light Commercial)

Parcel A

A portion of a parcel of land described in Reception Number 1796705, Lot 5 and a portion of Lot 6 in Colorado West Development Park Filing 2 same as recorded in Reception Number 1139503 and vacated Right-of-Way as described in Ordinance 2157 and the same as recorded in Reception Number 1349053 located in the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 24, whence the Center Quarter Comer bears N89°57'33"E using the Mesa County Local Coordinate System (MCLCS) with all other bearings herein being relative thereto; thence from said Point of Commencement, N54°00'18"E,

a distance of 1,635.40 feet to the Northeast Corner of said Lot 5, Colorado West Development Park - Filing No. 2 being the Point of Beginning; thence $\text{N}00^{\circ}22'00''\text{W}$, a distance of 6.76 feet along the West line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence $\text{N}89^{\circ}48'41''\text{E}$, a distance of 122.54 feet; thence Southeasterly along the arc of a 774.00 foot radius curve concave Southerly, a distance of 117.77 feet thru a central angle of $08^{\circ}43'06''$ whose chord bears $\text{S}85^{\circ}49'47''\text{E}$, a distance of 117.66 feet; thence Southeasterly along the arc of a 66.50 foot radius curve concave Southwesterly, a distance of 106.26 feet thru a central angle of $91^{\circ}33'05''$ whose chord bears $\text{S}35041'41''\text{E}$, a distance of 95.31 feet; thence $\text{S}10^{\circ}04'51''\text{W}$, a distance of 237.97 feet; thence Southwesterly along the arc of a 576.50 foot radius curve concave Northwesterly, a distance of 798.56 feet thru a central angle of $79^{\circ}213'54''$ whose chord bears $\text{S}49^{\circ}45'48''\text{W}$ a distance of 736.23 feet; thence $\text{S}89^{\circ}26'45''\text{W}$, a distance of 350.47 feet; thence $\text{N}00^{\circ}20'37''\text{W}$, a distance of 227.59 feet to the Southwest corner of Lot 4 in said Colorado West Development Park - Filing No. 2; thence $\text{N}89^{\circ}39'23''\text{E}$, a distance of 253.00 feet along the South line of said Lot 4 to the Southeast corner of said Lot 4; thence $\text{N}00^{\circ}20'37''\text{W}$, a distance of 562.79 feet along the East line of said Lot 4 to the Northwest corner of said Lot 5 in Colorado West Development Park - Filing No. 2 ; thence $\text{N}89^{\circ}58'39''\text{E}$, a distance of 410.43 feet along the North line of said Lot 5 to the Point of Beginning. Except that portion of Right-of-Way as dedicated and described in Reception Number 2297517. Said Rezone containing 521,049 Square Feet or 11.96 Acres, more or less as described.

Parcel B

A portion of a parcel of land described in Reception Number 1796705, located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 24, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Beginning at the Northwest Sixteen (NW1/16) Corner of said Section 24, thence from said Point of Beginning, $\text{N}89^{\circ}58'16''\text{E}$, a distance of 375.78 feet along the North line of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4); thence $\text{S}10^{\circ}03'53''\text{W}$, a distance of 260.17 feet; thence Southwesterly along the arc of a 67.00 foot radius curve concave Northwesterly, a distance of 103.79 feet thru a central angle of $88^{\circ}45'36''$ whose chord bears $\text{S}54^{\circ}26'41''\text{W}$, a distance of 93.72 feet; thence Northwesterly along the arc of a 826.00 foot radius curve concave Southerly, a distance of 129.94 feet thru a central angle of $09^{\circ}00'495''$ whose chord bears $\text{N}85^{\circ}401'55''\text{W}$, a distance of 129.81 feet; thence $\text{S}89^{\circ}48'41''\text{W}$, a distance of 122,70 feet to a point on the West line of said Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of said Section 24; thence $\text{N}00^{\circ}21'59''\text{W}$, a distance of 301.11 feet along said West line to the Point of Beginning.

Said Rezone containing 105,222 Square Feet or 2.42 Acres, more or less as described.

The basis of bearings is the south line of the Northwest Quarter of said Section 24, $\text{N}89^{\circ}57'33''\text{E}$ using the Mesa County Local Coordinate System (MCLCS).

INTRODUCED on first reading this 3rd day of July 2024 and ordered published in pamphlet form.

ADOPTED on second reading this 17th day of July 2024 and ordered published in pamphlet form.

Abe Herman
President of the Council

ATTEST:

Amy Phillips
City Clerk



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: June 11, 2024

Presented By: David Thornton, Principal Planner, Timothy Lehrbach, Senior Planner

Department: Community Development

Submitted By: Tim Lehrbach, Senior Planner

Information

SUBJECT:

Consider a Request by City Community Development Department Staff to (1) Amend the Grand Junction Circulation Plan; (2) Amend the One Grand Junction Comprehensive Plan; and (3) Retire the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan

RECOMMENDATION:

Staff recommends approval.

EXECUTIVE SUMMARY:

Over the past several decades, the City, and in some instances partnering with Mesa County, has completed several neighborhood, subarea, and corridor (collectively, "subarea(s)" hereafter) planning efforts. Results of the work were to adopt either a plan for the subarea as an element of the Comprehensive Plan or a zoning overlay for the subarea, or in some cases both a plan and a zoning overlay.

Plan Principle 5 of the Comprehensive Plan provides for "Strong Neighborhoods and Housing Choices". Goal 3 of Plan Principle 5 states "Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods." Strategy e. of this goal gives direction to "Update Neighborhood and Subarea Plans." Whereas the subarea plans were adopted under previous growth plans or comprehensive plans, any updates to such plans must be undertaken within the context of the One Grand Junction Comprehensive Plan, which latter elevates to a citywide vision many of the same principles which motivated the subarea plans.

This agenda item is the result of the first round of efforts to implement this strategy, studying whether the policies and guidance adopted in the subarea plans have since been adequately addressed (under a broad scope to achieve citywide effect or specifically pertaining to one or more subareas) in the Comprehensive Plan. The

analysis resulted in a recommendation to retire the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan, with amendments to the Grand Junction Circulation Plan and One Grand Junction Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Over the past several decades, the City, and in some instances partnering with Mesa County, has completed several neighborhood, subarea, and corridor (collectively, “subarea(s)” hereafter) planning efforts. Results of the work were to adopt either a plan for the subarea as an element of the Comprehensive Plan or a zoning overlay for the subarea, or in some cases both a plan and a zoning overlay.

In order of adoption, planning efforts were completed in the following subareas. These areas are depicted on the attached map. Those highlighted are specifically proposed to be retired at this time. The others will be addressed through future amendments.

SUBAREA A	SUBAREA PLAN ADOPTED/UPDATED	ZONING OVERLAY ADOPTED/UPDATED
Orchard Mesa	2014	-
24 Road	2000	200/2016
Redlands	2002	-
Pear Park	2005	-
H Road/Northwest	2007	2007
North Avenue	2007	2013
North Avenue West	2011	2013
Greater Downtown	2013	2013
Horizon Drive	-	2020

METHODOLOGY

The One Grand Junction Comprehensive Plan (Comprehensive Plan) adopted in 2020 was an update to, and superseded and replaced, the plan previously adopted in 2010. The Comprehensive Plan, as amended, is much more comprehensive than previous plans, addressing a wide variety of citywide issues, providing the policy framework for

tools beyond zoning and land use, and establishing a framework for fiscally responsible and well-managed growth. It is a guidance document that describes what steps, actions, partnerships, and policies will move the City forward to achieving the vision articulated therein.

Plan Principle 5 of the Comprehensive Plan provides for “Strong Neighborhoods and Housing Choices”. Goal 3 of Plan Principle 5 states “Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.” Strategy e. of this goal gives direction to “Update Neighborhood and Subarea Plans.” Whereas the subarea plans were adopted under previous growth plans or comprehensive plans, any updates to such plans must be undertaken within the context of the One Grand Junction Comprehensive Plan, which latter elevates to a citywide vision many of the same principles which motivated the subarea plans.

In order to begin a process to implement this principle, goal, and strategy, staff is reviewing the subarea plans, particularly studying whether the policies and guidance adopted in the subarea plans have since been adequately addressed (under a broad scope to achieve citywide effect or specifically pertaining to one or more subareas) in the Comprehensive Plan. For any elements which are not already addressed in the Comprehensive Plan, staff is further analyzing whether such elements need to be preserved and/or updated as standalone subarea plans, or whether such elements of those documents should be incorporated into the Comprehensive Plan, specifically in Chapter 4, Area-Specific Policies.

Staff began by creating a matrix for each plan document, listing the policies within the plan. Each policy was then analyzed in the context of existing content or potential refinements that could be made to the Comprehensive Plan to address elements of the subarea policies. Where redundant content was identified in the Comprehensive Plan or another planning-related document, a citation is included in the matrix. The Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan policy-by-policy analysis matrices are attached. A summary of findings is included in the Analysis Results section below.

An important premise of this exercise is that staff is introducing no new policies for any of the subareas. Rather, this is an attempt at ensuring agreement between the subarea plans and the Comprehensive Plan, eliminating obsolescence, redundancies, or contradictions wherever they occur, and reducing the need to consult multiple policy documents (plans) to understand citywide or area-specific policies within the City. This approach does not entail that each policy element of each subarea plan must be explicitly included in the Comprehensive Plan and applied specifically to that subarea. Rather, staff finds that in most instances the Comprehensive Plan adequately supports the same or sufficiently similar policies as were adopted with the subarea plans, such that the continued implementation of these plans’ visions is assured by the continued implementation of the Comprehensive Plan. This extends an original premise of the adoption of the Comprehensive Plan, which is to give deference to the Comprehensive Plan where redundancies or contradictions with subarea plans occur. Here, staff

proposes going further to ensure that there are not similar but trivially distinct policies to navigate within multiple plans by retiring such subarea plan policies that are better established (citywide or area-specific) by the Comprehensive Plan.

Conversely, any substantial change to existing policy or introduction of new policy is a matter for City Council consideration following a thorough public engagement process. Such a process is proposed to be undertaken as a “five-year refresh” of the One Grand Junction Comprehensive Plan. Any policies requiring public review and engagement will be deferred to the refresh process.

An example of this is the 24 Road Corridor Subarea Plan and Zoning Overlay. Because this process assumes no creation of new policy, the question raised recently by the City Council concerning drive-throughs in the 24 Road Corridor Subarea is not addressed by staff through this planning effort but will be a part of the refresh process. City Council directed that the question be taken up by reopening the 24 Road Corridor Subarea Plan to public input and City Council deliberation. Staff’s recommendation is that this and any other questions concerning new or revised policies be reserved for the anticipated refresh process and the public engagement that such process will entail prior to consideration for any action. Accordingly, the 24 Road Corridor Subarea Plan has been analyzed alongside the other plans, but no action concerning it is proposed with this process.

ANALYSES OF NEIGHBORHOOD PLANS RESULTS

Initial review and analysis of the subarea plans have yielded the following general findings:

- The City has accomplished most of the policies, goals, and strategies and implemented most of the recommended actions in the subarea plans.
- Some of the policies have been incorporated in other planning efforts, including the adoption of citywide development regulations and the area-specific overlay zones.
- Many of the subarea plans and/or the content within them are obsolete and/or outdated due to the age of the document(s) and having been superseded by citywide or area-specific policies in the One Grand Junction Comprehensive Plan.
- For some subarea plans much of the content was completed in conjunction with Mesa County Planning and inclusive of areas beyond the Urban Development Boundary. The Comprehensive Plan, however, limits the scope of the Grand Junction planning area to within the Urban Development Boundary. Elements of the subarea plans which pertain to areas outside of the Urban Development Boundary may be preserved by Mesa County but are not necessary for the City to preserve.
- The majority of the subarea plans include descriptive information and policies that are redundant with information now contained in the Comprehensive Plan.

- Minor amendments to the Comprehensive Plan to incorporate existing relevant policy framework and vision from the subarea plans will sufficiently account for and replace any such relevant content remaining in the plans.
- Provided these amendments are adopted, all subarea plans (except the 24 Road Corridor Subarea Plan) can be retired and repealed as elements of the Comprehensive Plan.
- All zoning overlays should remain intact, as they are elements of the Zoning and Development Code, and they remain important for implementing the Comprehensive Plan (as amended to include further subarea policies).

Orchard Mesa Neighborhood Plan Summary of Analysis

The analysis for the Orchard Mesa Neighborhood Plan resulted in the following findings:

Accomplishments

- B ½ Road overpass conversion to one way for vehicles and two way for pedestrians and bicycles.
- Ridgeline development has been regulated by the Zoning and Development Code and support was continued.
- Grand Valley Transit service to Orchard Mesa.
- Comprehensive Plan and zoning supporting a mix of uses, including diverse housing choices.
- City created an attractive entrance sign to Grand Junction on Highway 50.

Policies to be Preserved

- Ridgeline Development Map to be included in Appendix B: Technical Maps, found in the Comprehensive Plan. Although a ridgeline map was not included in the Orchard Mesa Neighborhood Plan, support to protect ridgelines remained and adding the Orchard Mesa area to the ridgeline map will reinforce and support current Zoning Code regulations for ridgeline development in Orchard Mesa.

Pear Park Neighborhood Plan Summary of Analysis

The analysis for the Pear Park Neighborhood Plan resulted in the following findings:

Accomplishments

- Established the general location for Pear Park Elementary School.
- Constructed an oversized gymnasium at Pear Park Elementary for City Parks and Recreation programs.

- 29 Road Connections - constructed north to south through neighborhood connecting to Orchard Mesa and I-70 B.
- Colorado Riverfront Trail extended in sections between 29 and 30 Roads.
- Comprehensive Plan Land Use Plan map updated for Teller Court area and D Road south to the river between 30 and 32 Roads.
- Resolved double taxation for annexed properties in Clifton Fire District.
- Fire Station No. 8 constructed.

Policies to be Preserved

- Access Management Plan to be incorporated into the Circulation Plan and referenced in the Comprehensive Plan.
- Mineral Resources Map to be included in Appendix B: Technical Maps, found in the Comprehensive Plan.

Redlands Neighborhood Plan Summary of Analysis

The analysis for the Redlands Neighborhood Plan resulted in the following findings:

Accomplishments

- Ridgeline development regulated by the Zoning and Development Code.
- Multimodal facilities and Safe Routes to School identified in the Pedestrian and Bicycle Plan and Circulation Plan.
- Trail development including connecting Lunch Loops to Downtown and on S Camp Road.
- City created an attractive landscaped entrance area along Broadway near the Colorado River bridge.

Policies to be Preserved

- Ridgeline Development Map to be included in Appendix B: Technical Maps, found in the Comprehensive Plan.
- Mineral Resources Map to be included in Appendix B: Technical Maps, found in the Comprehensive Plan.

PROPOSED COMPREHENSIVE PLAN AMENDMENT

It was contemplated and provided by the One Grand Junction Comprehensive Plan that the existing neighborhood and subarea plans are elements of the Comprehensive Plan and are reviewed with the Comprehensive Plan for vision and policy direction for development within the Urban Development Boundary (UDB) planning area.

Upon review of the neighborhood plans for Orchard Mesa, Pear Park, and Redlands, it was determined that the plans can be retired provided some information contained in

the plans be incorporated into the One Grand Junction Comprehensive Plan. The specific elements of the Comprehensive Plan to be amended are listed below.

One Grand Junction Comprehensive Plan – Title 31, Chapter 31.04

- *Chapter 2 Plan Principal 5: Strong Neighborhoods and Housing Choices.* Delete Neighborhood and Subarea Plan listing in box on page 29
- *Chapter 2 Plan Principal 6: Efficient and Connected Transportation Goal 2, Strategy f.* Add Pear Park to listing of Access Control Plans

One Grand Junction Comprehensive Plan – Appendix B: Technical Maps

- Incorporate narrative language regarding the “Ridgeline Map” and the “Mineral Resources Map”
- Incorporate the “Ridgeline Map” and the “Mineral Resources Map” following the existing “Soils Map”.

PROPOSED CIRCULATION PLAN AMENDMENT

The 2018 Grand Junction Circulation Plan is described in the text as having been built upon a foundation of previous planning efforts, including subarea plans. While some elements of the subarea plans are written into the Circulation Plan, others are incorporated by reference to the subarea plans themselves.

With the proposed retirement of three subarea plans, it becomes necessary to evaluate the plans for their continued relevance and continuity with the Circulation Plan. Any elements which remain relevant from the subarea plans and which have not been added to the text or appendices of the Circulation Plan should be so added. The subarea plans should additionally be deleted from the list of plans and maps incorporated by reference. The specific elements of the Circulation Plan to be amended are listed below.

Grand Junction Circulation Plan – Title 31, Chapter 31.08.110 Section B:Strategies/Policies – 3. Incorporate sub-area maps (Strategy)

- Delete the neighborhood plans being retired from the list of references in this section:
 - C. Orchard Mesa Pedestrian Plan at the Fairgrounds/Meridian Park Neighborhood Center – refer to Orchard Mesa Neighborhood Plan
 - D. Redlands Area – refer to the Redlands Area Plan
 - F. Pear Park – refer to the Pear Park Neighborhood Plan

Grand Junction Circulation Plan – Appendix A – Maps

- Add the Pear Park Transportation and Access Management Plan map from the Pear Park Neighborhood Plan as Figure 6.
- Add the Pear Park 2004 Conceptual Local Street Network Plan map from the Pear Park Neighborhood Plan as Figure 7.

Grand Junction Circulation Plan – Appendix B – Background on Previous Adopted Transportation Plans

- Amend the descriptions for the “2002 Redlands Area Transportation Plan,” “2004 Pear Park Neighborhood Plan,” and “2014 Orchard Mesa Neighborhood Plan” to reflect their status as incorporated into the Grand Junction Circulation Plan and retired.

RETIREMENT OF NEIGHBORHOOD PLANS

The City began this process in 2023. During this first of two updates, staff reviewed the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan. Staff recommends that they be retired with the above elements from those plans retained and incorporated within the One Grand Junction Comprehensive Plan or Grand Junction Circulation Plan, as applicable.

Formally, the retirement of these plans constitutes the repeal of their adopting ordinance (Orchard Mesa Neighborhood Plan, Ord. 4629, adopted May 7, 2014) and resolutions (Pear Park Neighborhood Plan, Res. 13-05, adopted January 5, 2005; Redlands Area Plan, Res. 6202, adopted June 26, 2002). These repeals are included in the proposed ordinance amending the Comprehensive Plan and Circulation Plan.

ZONING AND DEVELOPMENT CODE ANALYSIS

Amendment to Comprehensive Plan

The criteria for review are set forth in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code, which provides that the Planning Commission and City Council shall review a Comprehensive Plan Amendment request in light of the following criteria:

(A) The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and

Plan Principle 5 of the Comprehensive Plan provides for “Strong Neighborhoods and Housing Choices”. Goal 3 of Plan Principle 5 states “Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.” Strategy e. of this goal gives direction to “Update Neighborhood and Subarea Plans.” Neighborhood and Subarea Plans, as identified in the table on page 29 of the Comprehensive Plan are related elements of the Comprehensive Plan. Implementing action which updates or otherwise affects subarea plans requires amending the Comprehensive Plan.

Staff proposes retiring three subarea plans concurrent to this comprehensive plan amendment: Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan. Staff has found that the majority of content within these plans has been implemented or is already accounted for by the One Grand Junction Comprehensive Plan and that the Comprehensive Plan was adopted with the same or similar principles, goals, and strategies as these subarea plans, applied citywide.

However, there are limited elements within each plan which require incorporation into the Comprehensive Plan as a prerequisite to retiring the subarea plans. This must be done for this process to neither create new policy nor delete policies which remain applicable to each subarea and are consistent with the Comprehensive Plan. With the proposed amendments adopted as part of the Comprehensive Plan, these three subarea plans will no longer be needed and can be retired.

Therefore, staff finds that this criterion is met.

(B) The community or area will derive benefits from the proposed amendment; and/or

The Grand Junction community benefits from the continued implementation of the Comprehensive Plan. The successful implementation of the Comprehensive Plan is enhanced by the removal of obsolete or redundant language in the subarea plan proposed for retirement, and by the consolidation of those plans' elements which remain relevant into one document.

Therefore, staff finds that this criterion is met.

(C) The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

The proposed amendment creates no new policy. Instead, it incorporates into the text and appendices of the Comprehensive Plan elements of subarea plans which were themselves previously acknowledged as elements of the Comprehensive Plan. Retirement of the subarea plans is consistent with the Comprehensive Plan insofar as the plans' policies and implementation strategies have largely been achieved or are superseded by compatible language within the Comprehensive Plan. Preserving such elements as necessary to supplement the Comprehensive Plan, while retiring the subarea plans to remove obsolescence and redundancy, maintains consistency with the vision, goals, principles, and policies of the Comprehensive Plan.

Therefore, staff finds that this criterion is met.

Amendment to Circulation Plan

Section 21.02.050(e) states the criteria by which an amendment to the Circulation Plan as an element of the Comprehensive Plan shall be reviewed.

(A) There was an error such that then-existing facts, projects, or trends that were reasonably foreseeable were not accounted for; or

There was no error in the Circulation Plan; therefore, criteria (B) through (F) must be satisfied.

Therefore, staff finds that this criterion is not met.

(B) Subsequent events have invalidated the original premises and findings;

An original premise of the Circulation Plan was that previous subarea plans were incorporated by reference. With the proposed retirement of three plans, the references thereto will become null. Amendments to the plan are therefore necessary to preserve any elements of these plans which remain relevant and to remove the incorporation by reference to these plans.

Specifically, the Access Management Plan within the Pear Park Neighborhood Plan is already adopted and incorporated into the Comprehensive Plan and Circulation Plan by reference. However, with the proposed retirement of the Pear Park Neighborhood Plan, such premise becomes invalidated. The map which constitutes the Access Management Plan needs to be preserved by inclusion within the Circulation Plan itself.

Therefore, staff finds that this criterion is met.

(C) The character and/or condition of the area have changed enough that the amendment is acceptable;

Development has occurred within the Pear Park Neighborhood Plan area since the Plan's adoption in 2005 and since the adoption of the Circulation Plan in 2018 consistent with the Access Management Plan for Pear Park. The implementation of the Access Management Plan has created a number of new access points to major thoroughfares, eliminating many more. This change in character from preexisting conditions, from individual properties accessing collectors and arterials via private driveways to fewer driveways with public streets spaced at regular intervals, was contemplated by the Access Management Plan and depends on its continued implementation to continue consolidating and limiting access to major thoroughfares within the Pear Park Neighborhood Plan area.

Therefore, staff finds that this criterion is met.

(D) The community or area, as defined by the presiding body, will derive benefits from

the proposed amendment;

The Pear Park Neighborhood Plan area benefits from the existing Access Management Plan by its facilitation of safe and efficient access, circulation, and interconnectivity within the Plan area. Fewer and regularly spaced points of access to collector and arterial streets reduce the number of conflict points for turning movements, increase predictability of driver behavior, and provide safe, defined locations for motor vehicles, pedestrians, and bicycles to ingress to and egress from development and travel along and across major thoroughfares. The Pear Park area will continue to benefit from the implementation of the Access Management Plan by its inclusion in the Circulation Plan.

Therefore, staff finds that this criterion is met.

(E) The change will facilitate safe and efficient access for all modes of transportation; and

As discussed under criterion (D) above, the Access Management Plan currently in the Pear Park Neighborhood Plan furthers the goals for safe and efficient access within the Pear Park Neighborhood Plan area. The Circulation Plan anticipates the utility of this Access Management Plan in achieving these goals by referring to the Pear Park Neighborhood Plan. With the incorporation of the Pear Park Access Management Plan, the Circulation Plan will continue to facilitate safe and efficient access for all modes of transportation in the subject area. If the Access Management Plan is not incorporated within the Circulation Plan and the Pear Park Plan is retired, then safe and efficient access will not be maintained.

Therefore, staff finds that this criterion is met.

(F) The change furthers the goals for circulation and interconnectivity.

As discussed under criterion (D) above, the Access Management Plan currently in the Pear Park Neighborhood Plan furthers the goals for safe, efficient circulation and interconnectivity within the Pear Park Neighborhood Plan area. The Circulation Plan anticipates the utility of this Access Management Plan in achieving these goals by referring to the Pear Park Neighborhood Plan. With the incorporation of the Pear Park Access Management Plan, the Circulation Plan will continue to facilitate safe and efficient circulation and connectivity in the subject area.

Therefore, staff finds that this criterion is met.

FINDINGS OF FACT AND STAFF RECOMMENDATION

After reviewing the proposed amendments to the One Grand Junction Comprehensive Plan and Grand Junction Circulation Plan, the following findings of fact have been

made:

1. The proposed amendment to the Comprehensive Plan satisfies the review criteria provided in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code.
2. The proposed amendment to the Circulation Plan satisfies the review criteria provided in Section 21.02.050(e)(4)(iv) of the Zoning and Development Code.

SUGGESTED MOTION:

Mr. Chairman, on the request to amend the Grand Junction Circulation Plan and the One Grand Junction Comprehensive Plan and retire the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan, City file number CPA-2024-143, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

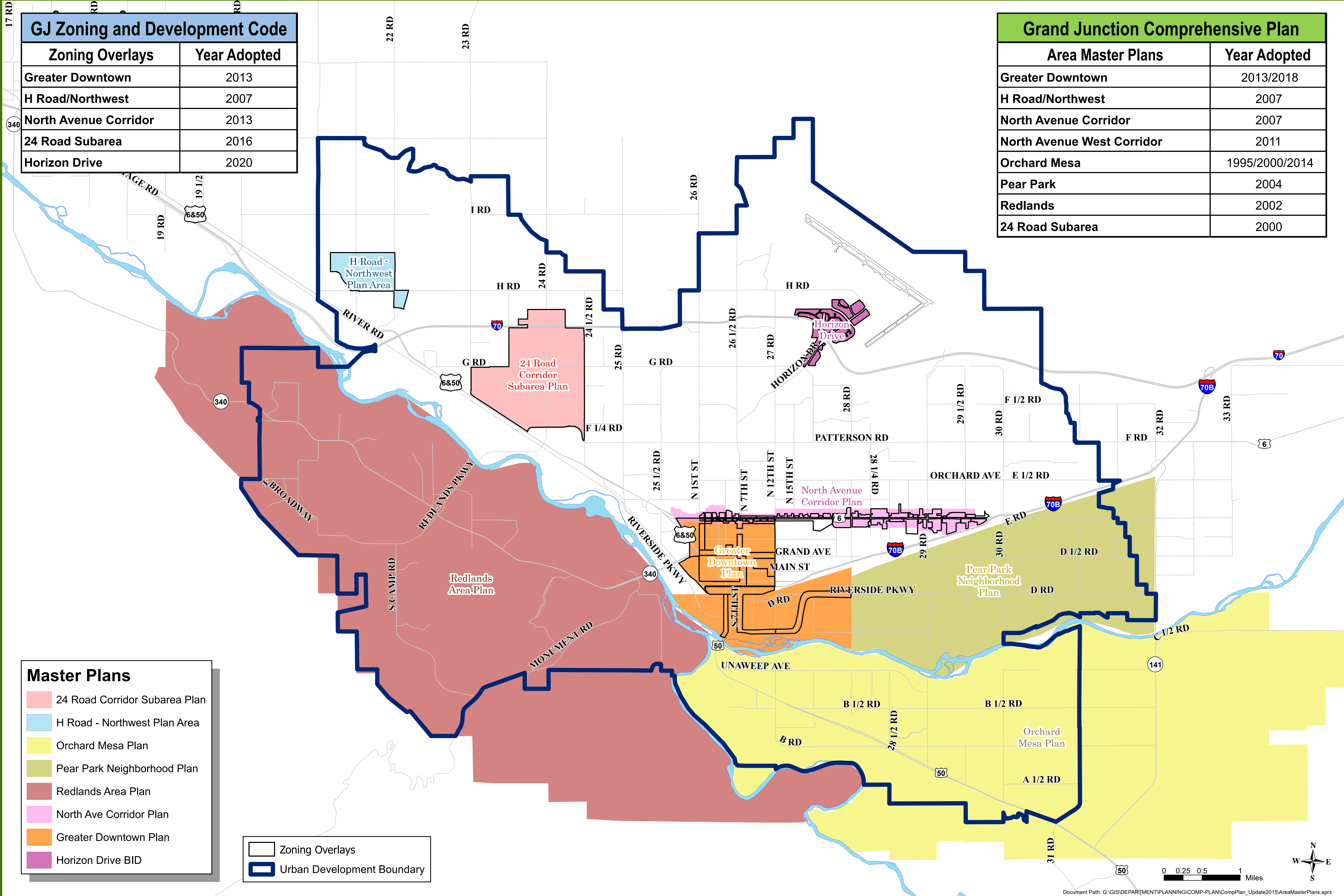
1. Subareas Location Map
2. Legend to Abbreviations in Plan Matrices
3. Orchard Mesa Neighborhood Plan - Tracking Matrix
4. Pear Park Neighborhood Plan - Tracking Matrix
5. Redlands Area Plan - Tracking Matrix
6. Resolution No. 62-02 - 2002
7. Resolution No. 13-05 - 2005
8. Ordinance No. 4629 - 2014
9. Proposed Ordinance

GJ Zoning and Development Code

Zoning Overlays	Year Adopted
Greater Downtown	2013
H Road/Northwest	2007
North Avenue Corridor	2013
24 Road Subarea	2016
Horizon Drive	2020

Grand Junction Comprehensive Plan

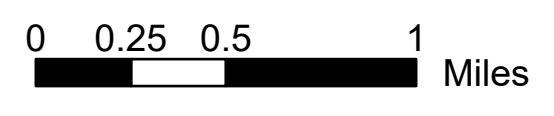
Area Master Plans	Year Adopted
Greater Downtown	2013/2018
H Road/Northwest	2007
North Avenue Corridor	2007
North Avenue West Corridor	2011
Orchard Mesa	1995/2000/2014
Pear Park	2004
Redlands	2002
24 Road Subarea	2000



Master Plans

- 24 Road Corridor Subarea Plan
- H Road - Northwest Plan Area
- Orchard Mesa Plan
- Pear Park Neighborhood Plan
- Redlands Area Plan
- North Ave Corridor Plan
- Greater Downtown Plan
- Horizon Drive BID

- Zoning Overlays
- Urban Development Boundary



Legend to Abbreviations in Plan Matrices

Comprehensive Plan

C – Chapter

PP – Plan Principle

G – Goal

S – Strategy

p. – page

Other Documents

IGA – Intergovernmental Agreement

PROS – Parks, Recreation, and Open Space Plan

TEDS – Transportation Engineering Development Standards

ZDC – Zoning and Development Code

Other Abbreviations

GIS – Geographic Information Systems

Orchard Mesa Neighborhood Plan Growth and Development of Centers			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
CENTER	a	Existing Neighborhood Center at B 1/2 Road and Highway 50.	No	C 4, Commercial Area-Specific Policy p. 68-69	Note: This existing Neighborhood Center was redefined as a Commercial Corridor distinction in the 2020 Comprehensive Plan.
	b	Future Village Center at 30 Road and Highway 50.	No	C 4, Mixed Use Area - Specific Policy p. 70-73 - Neighborhood Center	Note: Village Centers were combined with neighborhood centers and are now all are call neighborhood centers in the 2020 Comprehensive Plan.
		Neighborhood connectivity across Hwy 50	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan. C 2,PP 5, G 4 p. 29 Promote the integration of transportation mode choices into existing and new neighborhoods.	Completed Ped/Bike connection utilizing existing B 1/2 Road Overpass tying south side to north side near existing neighborhood center.

Orchard Mesa Neighborhood Plan Community Image		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
GOALS	1	The Orchard Mesa community has safe and attractive entrances.			
	i	Identify key locations and create entry features and signage that identifies arrival to Grand Junction.	No	C 2 PP 3 p. 19 and p. 21	Complete - New Entry sign in 2024
	ii	Create wayfinding signage that guides visitors to area attractions.	No	C 2 PP 3 p. 19 and p. 21	These projects are likely the responsibility of the City and may be appropriate at all entrances and major highways that run through the city.
	iii	Create a streetscape plan for the Highway 50 corridor.			
	iv	Local governments, the Regional Transportation Planning Office and the Colorado Department of Transportation will work together to beautify the Highway 50 corridor.			
	v	Develop funding sources for public beautification and improvement projects.			
	2	The quality of life on Orchard Mesa is preserved and enhanced.			
	i	Establish and support Neighborhood Watch, Safe Routes to Schools, and other programs that will make neighborhoods safer.	No	NA	Existing City programs in place
	ii	Support neighborhood programs for existing neighborhoods.	No	ZDC 21.05.050(c) and 21.06.010(g)	Ridgeline standards already exist in ZDC. A Ridgeline Development Map is being proposed for the Comprehensive Plan Appendices section
	iii	Identify view sheds/corridors that are important to the community.			
	3	Neighborhoods are attractive, cohesive, and well-maintained.			
	i	Assist the public by providing information on existing codes and programs.	No	City Code Enforcement Division	Continue current programs and enforcement
	ii	Work through neighborhood organizations to encourage property maintenance and junk and weed control.			
iii	Support the enforcement of codes for weeds, junk and rubbish.				
4	The rural character outside the urbanizing area of Orchard Mesa is maintained.				
i	Support the growth of agricultural operations outside the urbanizing area.	Mesa County	Mesa County	Mesa County	
ii	Maintain and support zoning that provides for agricultural uses and a rural lifestyle outside the urbanizing area.				

Orchard Mesa Neighborhood Plan Future Land Use and Zoning		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Development is consistent with the land uses identified on the Future Land Use Map. Infill areas are development first and then development occurs concentrically out toward rural areas, limiting sprawl.		
	i	No	C 3 Intensification and Growth Tiers p. 56-57	
	ii	No	Redevelopment Area Policy	City established a redevelopment area and policy that includes a portion of the US Hwy 50 corridor on Orchard Mesa.
	iii	No	ZDC 21.04.020(e), and C 2 PP 1 p. 14	ZDC permits Agriculture operations
	2	Outside of the Urban Development Boundary, agricultural uses are valued and protected as an important part of the Orchard Mesa economy and community character.		
	i	Help maintain viable agricultural uses.		
	ii	Implement incentive programs such as the existing Orchard Mesa Open Lands Overlay District that preserve open space, sensitive natural areas, irrigated agricultural lands, and the rural character.		
iii	Minimize conflicts between residential and agricultural uses. Require sufficient buffering for new development adjacent to agricultural land uses.			
iv	Encourage residential development on land that is unsuitable for agriculture and where services are available consistent with the Future Land Use Map.			
		Mesa County	Mesa County	Mesa County

Orchard Mesa Neighborhood Plan Rural Resources		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Rural land uses east of 31 Road are maintained, consistent with the Comprehensive Plan Future Land Use Map.		
	i	No	Mesa County Regulations	Maintain the Comprehensive Plan's Future Land Use designations and support zoning that implements it.
	ii			Support and sponsor community forums to identify and implement ways to incentivize local food production.
	iii			Support voluntary land conservation techniques for agricultural properties.
	2	The 32 Road corridor (Highway 141) retains its rural character.		
	i	No	Mesa County Regulations	Allow development on nonresidentially zoned land and permitted nonresidential uses in a manner consistent with the rural character of surrounding properties.
	ii			Identify and protect important view sheds along the corridor.
	3	Agricultural businesses are viable and an important part of Orchard Mesa's economy.		
	i	No	Mesa County Regulations	Help promote the Fruit and Wine Byway.
	ii			Support the CSU Research Center to improve agricultural production and sustainability for local farmers.
	iii			Identify and permit appropriate areas for farmers' markets throughout the growing season.
	iv			Coordinate public outreach on noxious weed control, e.g. public forums with Mesa County Weed and Pest Control staff and the Mesa County Weed Board.

Orchard Mesa Neighborhood Plan Housing Trends		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	A broad mix of housing types is available on Orchard Mesa to meet the needs of a variety of incomes, family types, and life stages.		
	i	No	C 2 PP 5 p. 25 and Housing Strategies	
		No	C 2 PP 1 and PP 5 p. 25 and Housing Strategies	City Community Development Housing Division is analyzing and inventoring vacant lands with potential for future housing opportunities for lower and moderate income. Working with housing developers to construct this needed housing will be a future step.
	ii	No	ZDC 21.04.020(e)	ZDC has options for mixed use in many zone districts, supports accessory dwelling units throughout city and HUD-approved manufactured housing on a permanent foundation is permissible where single family residential development is allowed.
	iii	No	This map was part of the 2010 Comp Plan, but is not part of the 2020 Comp Plan.	
	iv	No		Ongoing
	2	Housing on Orchard Mesa is safe and attainable for residents of all income levels.		
	i	No	C 2 PP 5 p. 25 and Housing Strategies	Ongoing
	ii			
	iii			
iv				
3	Neighborhoods on Orchard Mesa are safe and attractive.			

i	Maintain a neighborhood association database and provide sources for technical assistance to forming such associations.	No	C 2 PP 5 p. 25 and Housing Strategies	Ongoing
ii	Offer neighborhood services (block parties, etc.) to neighborhoods within and outside the City in partnership with Mesa County.			
iii	Coordinate the work of City and County code enforcement in areas where jurisdiction may abut or overlap.			
iv	Provide information to homeowners on resources available to those unable to maintain their properties.			
v	Work with landlords to address property management and maintenance concerns.			

Orchard Mesa Neighborhood Plan Economic Development		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
GOALS	1	Opportunities to shop, obtain personal and medical services, and dine out are convenient for Orchard Mesa residents.	No	C 2 PP 2 p. 16 and Resilient and Diverse Economy		
	i	Assist economic development groups/partners in analysis of market needs suited to serving the local population of Orchard Mesa.				
	ii	Support public/private partnerships and assist businesses with marketing Orchard Mesa.				
		iii	Work with local health care providers and the Mesa County Health Department and the Mesa County Health Leadership Consortium to identify grants and other funding opportunities as incentives to health professionals to locate on Orchard Mesa.			
	2	Orchard Mesa includes businesses and facilities as a destination for area residents and visitors alike.	No	C 2 PP 2 p. 16 and Resilient and Diverse Economy		
	i	Coordinate resources available from local economic development partners (Incubator, GJEP, Chamber of Commerce, Workforce Center, etc.) to create a commercial base that will serve the local population and visitors.				
	ii	Improve infrastructure that will help local businesses thrive.				
		iii	Support efforts to market the variety of opportunities on Orchard Mesa.			
	3	Orchard Mesa has an active and effective Orchard Mesa Business Association.	No	C 2 PP 2 p. 16 and Resilient and Diverse Economy	This has not been successful as hoped as small grassroot groups try to form and start up as an Orchard Mesa association. The wider Chamber of Commerce and valley wide economic partnerships are likely a better fit.	
	i	Identify a business "champion" to be lead on organizing interested businesses and provide technical assistance to the "champion" and interested businesses on models used effectively elsewhere in Mesa County such as an improvement district (BID, URA, etc.) to provide funding for support services, infrastructure improvement, marketing, pedestrian/streetscape improvements and special events, for community revitalization and development (e.g., North Avenue, Horizon Drive).				
	ii	Engage economic development groups/partners in an active program to periodically visit Orchard Mesa businesses to proactively identify issues and identify solutions.				
		iii	Economic development groups/partners and area businesses will work together to evaluate and make recommendations on how to improve land use processes and regulations related to business retention, development, and maintenance.			
	4	Orchard Mesa's agricultural industry thrives as an important part of the local economy and food source.	No	Mesa County Regulations		
	i	Promote Orchard Mesa as a part of the Fruit and Wine Byway.				
	ii	Support and encourage roadside markets and centralized events (e.g., farmers' markets) to exhibit and sell locally produced agricultural products.				
	iii	Actively support the Mesa County Right to Farm and Ranch Policy.				
	iv	Make land use decisions consistent with the Future Land Use Map for Orchard Mesa.				
		v	Align with the Colorado Cultural, Heritage and Tourism Strategic Plan (2013) in an effort to maximize the Colorado Tourism Office's promotion funding opportunities.			
	5	Sustainable businesses support the needs of regional attractions on Orchard Mesa (e.g., fairgrounds, Whitewater Hill - Public safety and recreational facilities).				

Orchard Mesa Neighborhood Plan Economic Development		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
	i	Support appropriate improvements and maintenance of public infrastructure necessary to sustain local businesses and regional attractions at the fairgrounds and Whitewater Hill.		
	ii	Work with area economic development groups/partners to identify businesses that would support regional attractions on Orchard Mesa (e.g., extended-stay lodging, personal services, recreation facilities, etc.).		
		No	C 2 PP 2 p. 16 and Resilient and Diverse Economy	

Orchard Mesa Neighborhood Plan Transportation		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Orchard Mesa's multi-modal transportation network serves all users - vehicles, transit, bicycles and pedestrians - through the planning and design of "Complete Streets."		
	i	No	C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan	
		No	C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan	
	ii	No	C 2 PP 6 P. 30	
	iii			Project completed in 2017 with a Federal grant to repurpose the eastbound lane on the B 1/2 Road off ramp to pedestrian and bicycle traffic only.
	iv	No	Completed	
	v			
	vi	No	CDOT Access Control Plan	
	2	Safe walking routes lead to all Orchard Mesa schools.		
	i			
	ii			
	iii	No	C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan	
	iv			
	v			
	vi			
	3	Orchard Mesa has a comprehensive system of bicycle and pedestrian facilities as part of a Complete Street network.		
i				
ii				

Orchard Mesa Neighborhood Plan Transportation		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
iii	Identify and seek funding to build sidewalks and/or bike lanes and trails with school connectivity a top priority. Other key priority measures are connections to activity centers such as parks, commercial/retail areas and the Mesa County Fairgrounds.	No	C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan	
iv	Provide connectivity to existing and planned trails on public lands. Identify locations for and improve trailheads, including parking areas and other facilities.			
v	Work with the Orchard Mesa Irrigation District, property owners and trails and bicycling organizations to identify corridors that will provide additional opportunities for nonmotorized recreational and commuting opportunities. (A) Identify drainages and other corridors where trail linkages are possible based on location to existing or future trails, topographic constraints, and ownership agreements. (B) Develop and maintain a database containing easement agreements and other access agreements that cross private property for access to public lands.			
4	Grand Valley Transit service and routes meet the needs of Orchard Mesa.	No	Mesa County Grand Valley Transit (GVT)	
i	Determine ridership demand through on-board surveys and collection and analysis of individual transit stop data and customer requests for service.			
ii	Add and/or adjust routes as justified by demand and budget allows.			
iii	Create new appropriate stops and "pull-outs" with proper signage.			
iv	Monitor land development activity to plan for future transit routes.			
v	Construct safe nonmotorized access to transit stops.			

Orchard Mesa Neighborhood Plan Public Services		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Services and infrastructure are cost-effective and meet the needs of residents and businesses in the Orchard Mesa Plan area.		
	i	Future development levels shall be consistent with the adopted Future Land Use Map and all requirements for infrastructure service connections. Sewer service shall not be extended to rural areas, except as permitted by the Mesa County Land Development Code.		
	ii	Continue to submit development proposals to service providers for their review and comment.		
	iii	Coordinate with water and sanitation providers to help ensure that water and sewer systems are designed and constructed with adequate capacity to serve existing and proposed development, and that their capital improvement plans are coordinated with implementation of this plan.		
	iv	Explore the creation of various types of improvement districts (local improvement districts, public improvement districts) for areas within the urban development boundary where public infrastructure is needed and in areas that are already developed, for the purpose of providing sidewalks, street lighting, and stormwater management or other urban services.		
		No	C 2 PP 3 p. 19 Responsible and Managed Growth and ZDC and TEDS	

Orchard Mesa Neighborhood Plan Stormwater		<i>Add to Comprehensive Plan?</i>	<i>Current Comp Plan or Area-Specific Policy Reference and Text</i>	<i>Potential Next Steps/Notes</i>
GOALS	1	Pre-disaster mitigation is performed to limit potential property damage.		No
	i	Support regional retention and detention facilities.		
	ii	Assist in the study of regional drainage needs.		
	iii	Create partnerships between local entities responsible for stormwater.		
	2	Improve and maintain drainage facilities collectively among drainage partners.		
	i	Support the vision of the 5-2-1 Drainage Authority.		
ii	Create partnerships between local entities responsible for stormwater to establish regional drainage facilities.		C 2 PP 3 p. 19 Responsible and Managed Growth	

Orchard Mesa Neighborhood Plan Parks, Recreation, Open Space and Trails		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
GOALS	1	Parks and recreational opportunities meet the needs of Orchard Mesa residents.			
	i	No	PROS Plan		
	ii				Identify locations for new mini and neighborhood parks that will positively impact and enhance the Orchard Mesa community and meet the level of service standards for parks and recreation facilities in the Grand Junction Comprehensive Plan.
	iii				Include active, passive and natural areas, to provide a variety of experiences and activities for residents.
	iv	No		This project did not make the list of future projects in the 2021 Parks, Recreation and Open Space (PROS) Master Plan	
	2	The Old Spanish Trail and Gunnison River Bluffs Trail are recreation destinations.			
	i	No	Mesa County		
	ii				Preserve natural drainages, wildlife habitat and vegetation as open space.
	iii	Develop an historic park and/or viewpoint at Confluence Point.			
	3	A system of trails provides a network of connections throughout Orchard Mesa for pedestrians and bicyclists, with connections to the Riverfront Trail, the Redlands, and Whitewater.			
i	No	C 2 PP 6 p. 30 and Pedestrian and Bicycle Plan & Grand Junction Circulation Plan and Transportation Engineering Design Standards (TEDS)			
ii				Adopt the Sisters Trails Plan and in coordination with the City of Grand Junction, Mesa County, Bureau of Land Management (BLM), National Park Service (NPS), Old Spanish Trail Association (OSTA), Colorado Plateau Mountain Bike Association (COPMOBA) and other interested parties, implement the Sisters Trails Plan.	
iii				Work with OSTA, COPMOBA, BLM, NPS, City of Grand Junction, Mesa County, Museum of the West, Visitor's Bureau, Interpretive Association of Western Colorado and other groups to make people aware of the Old Spanish Trail and Gunnison River Bluffs Trail and to promote the Old Spanish Trail as one of the reasons to visit Grand Junction.	
iv				Work with property owners when planning routes for new trails, especially along drainages and other areas where easements from private property owners will be needed.	
4	Parks and recreation facilities serving the residents of Orchard Mesa are developed, maintained and operated through effective partnerships between the City of Grand Junction, Mesa County and Mesa County Valley School District No. 51.				
i	Continue to utilize shared use agreements and intergovernmental agreements to develop, operate and maintain parks and recreational facilities.				

Orchard Mesa Neighborhood Plan Parks, Recreation, Open Space and Trails		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
ii	Encourage new partnerships among government agencies, nonprofit organizations, private sector businesses and area residents to assist with provision of park and recreational facilities and programs.	No	PROS Plan	
iii	Enter into a partnership with Mesa County Valley School District No. 51 to develop a sports field complex at the high school site, redevelop the community sports facilities at the middle school site, and to locate neighborhood and community parks adjacent to school sites, to maximize resources.			
iv	Continue the partnership with the City of Grand Junction, Mesa County and School District No. 51 to operate the Orchard Mesa Community Center Pool.			

Orchard Mesa Neighborhood Plan Mesa County Fairgrounds		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	The Mesa County Fairgrounds serves as a regional attraction and is an anchor for Orchard Mesa.		
	i	Plan for and develop land uses and services that will support implementation of the Mesa County Fairgrounds Master Plan.		
	ii	Encourage the formation of partnerships that will increase the quality and quantity of events, working with the Visitors and Convention Bureau and other local organizations.		
	iii	Encourage economic development efforts that will support and enhance usage of the fairgrounds.		
	iv	Plan capital improvements that will enhance access to and use of the fairgrounds. Include multi-modal transportation improvements.		
	2	Impacts of fairgrounds activities on surrounding neighborhoods are reduced.		
	i	Work with the fairgrounds and surrounding neighborhoods to identify possible impacts and develop solutions that will minimize impacts from noise and dust associated with activities at the fairgrounds through operations and site design.		
	ii	Support efforts of the fairgrounds to do neighborhood outreach and notification of events that may affect area residents.		
	3	The fairgrounds and Orchard Mesa Little League complex connects to the surrounding neighborhoods.		
	i	Maintain pedestrian access to the fairgrounds from B Road.		
	ii	Provide pedestrian improvements along B Road so residents can safely access the fairgrounds.		
	iii	No		When B 1/4 Road is improved in the future, work with Mesa County to provide an access into the Fairgrounds at the Lions Club Park location.
iv	As development occurs to the west, incorporate pedestrian access from B 1/4 Road into site design.			
	No	C 2 PP 6 p. 30		

Orchard Mesa Neighborhood Plan Natural Resources		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Mineral resources are used efficiently while minimizing the impacts to related natural resources and adjacent neighborhoods.		
	i	No	C2 PP 2 p. 17 Mineral Extraction	Use the Mesa County Mineral and Energy Resources Master Plan and local and State regulations to determine location of resources and manner of extraction and reclamation.
	ii			Continue to regulate gravel operations using the Conditional Use Permit process.
	iii			Collaborate with gravel mining interests to develop innovative approaches to reclamation that will provide wildlife habitat, restoration of native landscapes, recreational opportunities, limited development, and other public values.
	2	The natural environment is preserved including: wetlands, natural drainages, wildlife habitat, river floodplains, steep slopes, geological hazard areas and water quality.		
	i	No	C 2 PP 8 p. 40	Preserve creeks, floodplains, washes, and drainages through incentives and standards in the applicable development codes.
	ii			Require sufficient setbacks of all structures from natural and constructed drainages to ensure the preservation of the integrity and purpose(s) [aquifer and water course recharge, wildlife habitat, water quality enhancement, flood control, etc.] of the drainages.
	iii			Direct landowners of significant wetlands and drainages to seek assistance from the Natural Resource Conservation Service or USDA Farmland Protection Program for the purpose of formulating management plans. Direct landowners to the U.S. Army Corps of Engineers for determining permit requirements prior to any construction activities.
	iv			Continue to use Colorado Parks and Wildlife and the U.S. Fish and Wildlife Service as review agencies for proposed development near potentially impacted riparian and other wildlife habitats.
	v			Continue to enforce ridgeline and geologic hazard development standards.
		Yes	C 2 PP 10 p. 46 and ZDC 21.06.010	Amend the Comprehensive Plan by adding a Ridgeline Development Map and narrative to the Appendices
	3	Visual resources and air quality are preserved.		
	i	No	C 2 PP 8 p. 40	Develop/distribute best management practices (BMPs) for mineral extraction, agricultural, and construction operations.
ii	Encourage landowners to work with Natural Resource Conservation Service, the County Air Quality staff and Planning Committee, and the Tri-River Extension Service on best management practices for agricultural operations including: alternatives to open burning and dust minimization during high wind events, etc.			
iii	Enforce air emission permits (e.g., gravel operations, industrial uses).			
iv	Work with the County Air Quality Planning Committee on ways to maintain a healthy air quality.			
v	Continue to require full cutoff light fixtures on all new development to minimize light spillage outward and upward.			
vi	No	ZDC 21.11	The ZDC requires full cut-off light fixtures to minimize light pollution.	

vii	Explore revising development codes to include protection of key view sheds and corridors.			
viii	Continue to enforce ridgeline development standards.	Yes	C 2 PP 10 p. 46 and ZDC 21.06.010	Amend the Comprehensive Plan by adding a Ridgeline Development Map and narrative to the Appendices

Orchard Mesa Neighborhood Plan Historic Preservation		<i>Add to Comprehensive Plan?</i>	<i>Current Comp Plan or Area-Specific Policy Reference and Text</i>	<i>Potential Next Steps/Notes</i>
GOALS	1	Paleontological, historic and cultural resources that symbolize the area's identity and uniqueness are retained and preserved.		
	i	Efforts shall be made to preserve and protect significant historic, cultural and paleontological resources whenever possible and reasonable.		
	ii	Conduct a comprehensive inventory of historic, cultural and paleontological resources in the planning area in conjunction with the Museum of Western Colorado and other partners.		
	iii	Assist property owners in listing properties on the Grand Junction Register of Historic Sites, Structures and Districts and the Mesa County Register of Historic Landmarks. Provide guidance and technical assistance to help preserve or rehabilitate historic properties.		
	iv	Working in partnership with the Museum of Western Colorado, the Old Spanish Trail Association and other organizations, encourage and support efforts to provide interpretive materials that recognize the history and culture of Orchard Mesa.		
	v	Include the Old Spanish Trail and other historic sites on Orchard Mesa when promoting the Grand Valley as a place to visit and recreate.		
		No	C 2 PP 8 P. 40 and C 2 PP 1 p. 14	

Pear Park Neighborhood Plan Historic Landmarks/Cultural Landscapes		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
GOALS	1	Protected and maintain the unique features and characteristics of Pear Park which are significant links to the past, present and future.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
	2	Establish and promote the historical pride and heritage of Pear Park.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
	3	Document potential historic sites and structures as a means for designating properties on local, state, and/or national registers.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
	4	Work with property owners to pursue official designation, preservation, adaptive reuse restoration, or relocation of eligible, significant historic structures and sites.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
IMPLEMENTATION STRATEGIES	1	In cooperation with appropriate local, state and national organizations, complete both reconnaissance and intensive level surveys of the Pear Park area to inventory historic sites, structures and districts and identify those that could potentially be designated on local, state and/or national historic registers.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
	2	Whenever possible, new development should not remove or disrupt significant historic or traditional uses, landscapes, structures, fences or architectural features. Consultation with the Colorado Historical Society, Bureau of Land Management, National Park Service, City of Grand Junction Historic Preservation Board, Mesa County Historical Society and the Museum of Western Colorado is valuable in this effort and should be done as early as possible in the development process.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
	3	Adopt compatibility requirements for new development to protect the historic use of existing and adjacent properties.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	
	4	Adopt a resolution to establish a local Mesa County historic register.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	Completed
	5	The City and County will encourage the placement of an historical marker at the Old Spanish Trail crossing of Colorado River on the north side of the river to match the existing historical marker at 28 ¼ Road and Unaweep Avenue on the south side of the River.	No	C 2, PP 1, G 1. p. 15 Preserve, promote and celebrate Grand Junction's identity, diversity and history.	Add to PROS Plan; Dave will initiate with Urban Trails Committee and Historic Preservation Board

Pear Park Neighborhood Plan Transportation/Access Management		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
GOALS	1	Provide a well-balanced transportation and access management plan meeting the needs of all users including pedestrians, bicyclists, vehicles and transit.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	Need to amend Circulation Plan for Access Management; adopt Resolution prior to retiring plan; preserve language and maps
	2	Provide good access to schools, shopping, recreation and residential areas.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	
	3	Provide efficient circulation for emergency vehicles.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	
	4	Plan for future street cross-sections, sidewalks, bike lanes and trails.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	
	5	Recommend capital improvement projects that will help implement this plan.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	

Pear Park Neighborhood Plan Transportation/Access Management		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
IMPLEMENTATION STRATEGIES	1	Adoption of this Pear Park Neighborhood Plan amends the Grand Valley Circulation Plan to include the Pear Park Neighborhood Transportation and Access Management Plan map, Conceptual Local Street Network Plan Map and the Pear Park 2004 Street Cross Sections Map.	Yes	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	Need to amend Circulation Plan for Access Management; adopt Resolution prior to retiring plan; preserve language and maps; update p. 33 f to include Access Management Plans and overlays
	2	Adoption of this Pear Park Neighborhood Plan amends the Urban Trails Master Plan to include changes in the Pear Park area as adopted in this Plan as shown on the Pear Park 2004 Urban Trails Plan map.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	
	3	Amend the Urban Trails Master Plan (UTMP) as needed when school and park sites are identified and developed.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	
	4	Implement the priority list of CIP projects for Pear Park.	No	C 2, PP 6, G 1. p. 32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. Circulation Plan	

Pear Park Neighborhood Plan Schools-Parks-Trails		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
GOALS	1	Provide adequate public school and park sites to serve the Pear Park residents as identified on the Pear Park Neighborhood Parks and Schools Map. meeting the needs of all users including pedestrians, bicyclists, vehicles and transit. meeting the needs of all users including pedestrians, bicyclists, vehicles and transit.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	
	2	Schools and parks sites should be co-located and parks jointly developed by the city, county and school district for the benefit of all residents. areas.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	With declining enrollment, identification of school sites is presently not needed.
	3	Provide off-street trail connections between residential areas, parks and schools.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans. PROS Objective 5.1 (p. 112)	

Pear Park Neighborhood Plan Schools-Parks-Trails		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	4	Complete the Colorado River State Park Parks trail system through Pear Park.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans. PROS Objective 5.1 (p. 112)
	5	Increase recreational opportunities in the Colorado River corridor.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.

Pear Park Neighborhood Plan Schools-Parks-Trails		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
IMPLEMENTATION STRATEGIES	1 The City and County will work with School District 51 to identify and purchase land for future school sites using the Pear Park Neighborhood Parks and Schools Map in this plan and school site selection criteria. Options to purchase and/or rights of first refusal should be negotiated as soon as possible.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	
	2 The School District will establish the priority of which area (Flintridge Pear Park or Central Pear Park) should have the next elementary school constructed.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	
	3 Update the School Land Dedication fee collected by the City and County in lieu of land dedication and tie the fee to the Consumer Price Index.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	

Pear Park Neighborhood Plan Schools-Parks-Trails		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
IMPLEMENTATION STRATEGIES	4		New trail linkages will be planned and built to provide access to future park and school sites to implement the Urban Trails Master Plan.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	
	5		The City of Grand Junction, Mesa County and/or State Parks should construct additional recreational facilities in the Colorado River Corridor.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	
	6		The Colorado River State Parks trail system will be extended from 30 Road to 27 ½ Road.	No	C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.	

Pear Park Neighborhood Plan Schools-Parks-Trails		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
IMPLEMENTATION STRATEGIES	<p>7 Construct trails as identified on the Urban Trails Plan to link the Colorado River Trail to residential areas within Pear Park.</p>	No	<p>C 2, PP 6,7 and 9 p. 30, 36 and 43 6.1 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes. 7.1 Provide a safe and accessible network of parks, recreational amenities, open space, and trails. 9 Quality Education and Facilities, Academic Achievement and Circulation, Bike/Ped and PROS Plans.</p>	

Pear Park Neighborhood Plan Community Image/Character		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Establish drainage facilities to be a special feature/amenity of the neighborhood and to improve the quality of storm water runoff.	No	C 2, PP 8, G 4. p.42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.
	2	Achieve high quality development in Pear Park in terms of public improvements, site planning and architectural design.	No	Addressed in ZDC
	3	Minimize visual clutter along corridors.	No	Addressed in ZDC
	4	Celebrate the heritage of the Pear Park area with the use of historic design elements.	No	C 2, PP 1 p. 15 Preserve, promote, and celebrate Grand Junction's identity, diversity, and history.
	5	Create an identity for the Pear Park neighborhood through the use of gateway treatments.	No	Completed. Some gateways created with Riverside Parkway project.

Pear Park Neighborhood Plan Community Image/Character		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
IMPLEMENTATION STRATEGIES	1	Adopt an overlay zone district for the business and commercial zone districts that minimizes the number and size of signs and includes architectural and site design standards that heighten the requirements for quality and compatibility.	No		Addressed in ZDC
	2	Adopt design standards for residential development that encourage mixed densities and innovative designs that minimize “garage-scape” streets.	No		Addressed in ZDC
	3	Identify key architectural and landscape elements that define the historic aspects of Pear Park and integrate those elements into the design standards and guidelines for residential, business/commercial and institutional uses.	No	C 2, PP 8, G 4. p. 42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	
	4	Encourage the preservation and adaptive re-use of historic structures.	No	C 2, PP 8, G 4. p. 42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	
	5	Prohibit billboards (off-premise signs) in the Pear Park neighborhood.	No		Addressed in ZDC
	6	Adopt street sections that provide safe access for all modes of transportation and incorporate medians and tree lawns where ever possible.	No	C 2, PP 6, G 1. p.32 Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.	
	7	Maintain and enhance ditches, canals and drainage facilities to be special features and amenities of the neighborhood and to improve the quality of storm water runoff.	No	C 2, PP 8, G 4. p. 42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	
	8	Design and install “gateway” features at D Road and 28 Road, 29 Road and the River, 29 Road and the proposed viaduct, 30 Road and the underpass, and 32 Road and D, D ½ and E Roads.	No		Completed. Some gateways created with Riverside Parkway project.
	9	Reduce the height of the existing cell tower, located C ½ Road east of 28 Road, in accordance with the requirements of the existing Mesa County Conditional Use Permit.	No	Wireless Master Plan	This specific tower will likely remain as is since it is not in City limits. Any new towers constructed within City limits need to meet ZDC for wireless facilities.

Pear Park Neighborhood Plan Land Use and Growth		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
GOALS	1	Eliminate split land use categories on individual properties along the north side of D ½ Road.		No		Completed
	2	Provide for adequate neighborhood commercial areas that will serve the Pear Park Neighborhood.		No	C 3 Land Use and Growth, description of Land Use Plan	
	3	Establish areas of higher density to allow for a mix in housing options.		No	C 3 Land Use and Growth, description of Land Use Plan. Comp Plan density increase to Res High and MU.	
IMPLEMENTATION STRATEGIES	1	Adopt the recommended Future Land Use Map changes as shown on the Future Land Use Study Area Map.		No	Completed with Comp Plan	
	2	Adoption of this Pear Park Neighborhood Plan amends the Future Land Use Map land use designation from "Park" to "Conservation" for the Bureau of Reclamation property preserved for the Colorado River Wildlife Area and the Orchard Mesa Wildlife Area.		No	Completed with Comp Plan	
	3	Based on the adoption of the Pear Park Neighborhood Plan by the Mesa County Planning Commission and the recommendation for adoption by the City Planning Commission, future study of two areas for potential changes to the Future Land Use Map shall be conducted in the first quarter of 2005 and brought back to both Planning Commissions by April/May 2005. The areas to be furthered studied are: a. Teller Court Area – located west of 30 Road. b. D Road Area – located south of D Road to the River, between 30 Road and 32 Road.		No	Completed with Comp Plan	

Pear Park Neighborhood Plan Public Safety		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	1	Provide excellent emergency services within acceptable response times.	No	C 2, PP 10, G 1. p. 47. Provide excellence in public safety and emergency response.
	2	Provide for public safety in the design of parks and trails and other public facilities.	No	C 2, PP 10, G 1. p. 47. Provide excellence in public safety and emergency response.
IMPLEMENTATION STRATEGIES	1	The City and County will improve night lighting of pedestrian trails and trail connections to subdivisions and in parks to provide a better deterrent to crime and illegal activities.	No	ZDC and TEDS
	2	The City and County will establish appropriate measures to ensure emergency services access during construction of the Riverside Parkway and the 29 Road corridors (bridge and viaduct) projects.	No	Completed
	3	The City will identify preferred site(s) for a law enforcement substation and/or fire station/training facility.	No	Current model is to operate from single HQ rather than multiple substations.
	4	Develop a plan to resolve the double taxation in annexed areas within Clifton Fire District.	No	Completed. Resolution to resolve executed.
	5	Public safety agencies, through the coordination of the Mesa County Emergency Management Department, will develop a plan for "wall to wall" coverage for fire and EMS.	No	C 2, PP 10, G 1. p. 47. Provide excellence in public safety and emergency response.

Pear Park Neighborhood Plan Environmental Resources/River Corridor		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
GOALS	1	Protect the river corridor from adverse impacts of development and land use activities in Pear Park.	No	C 2, PP 8, G 1. p. 42 Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	
	2	Maintain a multi-use corridor in which the river and surrounding lands are carefully managed to protect and enhance a diverse set of public values while allowing appropriate private uses within the corridor.	No	C 2, PP 8, G 1. p. 42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	
IMPLEMENTATION STRATEGIES	1	The City, County, and 5-2-1 Drainage Authority will work together to develop stormwater best management practices for the Colorado River floodplain.	No	ZDC 21.06.020	Completed. ZDC includes and enforces FEMA floodplain regulations.
	2	The City, County, Federal, State, private agencies and organizations with an interest in the Colorado River will work together to protect and enhance the Colorado River Corridor and promote environmental education opportunities.	No	C 2, PP 8, G 1. p. 42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	
	3	Develop and adopt code language (Mesa County Land Development Code and City of Grand Junction's Zoning and Development Code) that establishes a Pear Park Colorado River Corridor overlay zone district addressing: <ul style="list-style-type: none"> • Channel stability to assure adequate setbacks are provided to account for the inherent instability of the channel and recognize that river movement across the landscape is a natural process that may be accelerated by development. • Scenic views of the river, its natural setting and features, Grand Mesa, Mt. Garfield, the Bookcliffs, and the Uncompahgre Plateau. • The CNHP report as a guiding document for the protection of sensitive species. • Recreational features located and designed to avoid or minimize impacts to unique vegetation, wildlife habitats, water quality and other environmental values. • Multiple implementation tools such as conservation easements, land acquisition, enforcement of existing floodplain regulations and other conservation techniques, to protect the Colorado River 100-year floodplain. • Best management practices for resource protection that considers both on- and off-site impacts from development. • Specific, identified high-priority resources and long-term plans for management and protection. 	No	C 2, PP 8, G 1. p. 42. Preserve unique assets, such as scenic, riparian, recreation areas, and wildlife habitat.	

Pear Park Neighborhood Plan Environmental Resources/River Corridor		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
IMPLEMENTATION STRATEGIES	4	Gravel extraction areas along the Colorado River floodplain shall be reclaimed for agricultural, residential, recreational or other permitted uses.	Yes	ZDC 21.04.020(e)	ZDC and CRS. CRS states no governing body shall take action that will permit the use of any area known to contain a commercial mineral deposit which would interfere with the extraction of the deposit. Add map to Comp Plan Appendices.
	5	Gravel extraction shall occur as shown on the Pear Park Neighborhood Plan Mineral Resources Map.	Yes	ZDC 21.04.020(e)	ZDC and CRS. CRS states no governing body shall take action that will permit the use of any area known to contain a commercial mineral deposit which would interfere with the extraction of the deposit. Add map to Comp Plan Appendices.
	6	Revise the "no shoot" boundary along the Colorado River. Specifically: move the existing west boundary which is just west of Indian Road east to 29 Road. Move the existing north boundary (D Road) south to C ½ Road.	No		Completed by Mesa County

Redlands Area Plan General Services Action Plan		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes			
GOALS	1	To make available at an urban level all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands.	No	C 2 PP 3 p. 20	As development occurs		
	2	To provide a rural level of services to properties outside of urban areas.	No	C 3 Growth Tiers p. 57			
	3	To promote the cost-effective provision of services for businesses and residents by all service providers.	No	C 2 PP 3 G 3 and 4 p. 20			
POLICIES	1	Coordinate between public and private service providers to develop and maintain public	No	C 2 PP 3 G 3 and 4 p. 20			
	2	Provide an urban level of services, all utility, solid waste, drainage and emergency response services to all properties located within the urban boundaries on the Redlands and a rural level of services to properties outside of urban areas.	No	C 2 PP 3 G 3 and 4 p. 20	As development occurs		
	3	Design and construct water and sanitary sewer systems with adequate capacity to serve future populations.	No	C 2 PP 3 G 3 and 4 p. 20	As development occurs		
	4	Encourage service providers to participate in joint service ventures that reduce service costs while maintaining adequate levels of service.	No	C 2 PP 3 G 3 and 4 p. 20			
	5	Encourage consolidations of services whenever such consolidations will result in improved service efficiencies while maintaining adopted level of service standards.	No	C 2 PP 3 G 3 and 4 p. 20			
	6	Encourage the use of nonpotable water for irrigation.	No	C 2 PP 8 p. 40			
IMPLEMENTATION	1	The City and County shall coordinate with public and private service providers to develop and maintain public improvements which efficiently serve existing and new development.	No	C 2 PP 3 G 3. p. 20			
	2	The City and County shall maintain and annually update 10-year capital improvements plans that identify specific improvements required to serve existing and approved development.	No	Standard Operating Procedures			
	3	The City and County shall limit urban development outside of the urban growth boundary.	No	C2 PP 3 G 1. p.20			
	4	The City and County shall ensure that water and sanitary sewer systems are designed and constructed with adequate capacity to serve proposed development.	No	C2 PP3 G 4. p. 20			
	5	The City and County shall coordinate with other service providers to identify opportunities for improving operating efficiencies. The City and County will encourage service providers to participate in joint service ventures that reduce service costs while maintaining adequate levels of service.	No	C 2 PP 3 G 3. and 4. p. 20			
	6	The City and County shall encourage consolidation of services whenever such consolidation will result in improved service efficiencies while maintaining adopted level of service standards.	No	C 2 PP 3 G 3. p. 20			
	7	The City and County shall encourage the use of nonpotable water for irrigation, particularly for recreation areas, common areas and other public spaces.	No	C 2 PP 2 p. 40 and ZDC 21.07.030(h)(2)			

Redlands Area Plan Community Image/Character Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
Hills, Bluffs, and Other Visually Prominent Areas	GOALS	1	Protect the foreground, middleground, and background visual/aesthetic character of the Redlands Planning Area.	No	C 2 PP 8 G 4 S a. p. 42	
		2	Minimize the loss of life and property by avoiding inappropriate development in natural hazard areas.	No	C 2 PP 10. p. 46 Natural Hazards	
	POLICIES	1	Development on prominent ridgelines along the major corridors of Highway 340, South Broadway, South Camp Road and Monument Road shall be minimized to maintain the unobstructed view of the skyline.	Yes	C 2 PP 8 G 4 S a. p. 42 Map and ZDC 21.06.010(g)	Amend the Comprehensive Plan by adding a Ridgeline Development Map and narrative to the Appendices
		2	Development along Monument Road, as an access to the Tabeguache trailhead and gateway to the Colorado National Monument, and along Highway 340, as the west entrance into the Monument, shall be sufficiently set back from the corridors to maintain the open vistas of the Monument.	Yes	NA	Amend the Comprehensive Plan by adding a Ridgeline Development Map and narrative to the Appendices
		3	Development in or near natural hazard areas shall be prohibited unless measures are taken to mitigate the risk of injury to persons and the loss of property.	Yes	C 2 PP 10. p. 46 Natural Hazards	Add Hazards Map from Redlands Plan and narrative to Comprehensive Plan Appendices
		4	The City and County will limit cut and fill work along hillsides. In areas where cut and fill is necessary to provide safe access to development, mitigation shall be required to reduce the visual impact of the work.	No	NA	
	IMPLEMENTATION	1	Revise the City's and County's development codes to have the same standards in the urban area for development of ridgelines and other visually prominent areas. Such standards should incorporate the use of colors, textures, and architecture to blend in with surrounding landscape.	No	NA	City completed
		2	Create a Monument Road and Highway 340 corridor overlay to address setbacks and design standards for development along the Colorado National Monument access corridors.	No	ZDC 21.06.010(g)	
		3	Create an overlay zone for the Colorado River bluffs area and other geologic hazard areas to minimize development of geological sensitive areas.	No	NA	
		4	Revise the City's and County's development codes to have the same standards in the urban area for development of steep slopes, minimizing the aesthetic and stability impacts of development.	No	NA	

Redlands Area Plan Community Image/Character Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
Visual Character	GOALS	1 Achieve high quality development on the Redlands in terms of public improvements, site planning and architectural design.	No	C 2 PP 1 p. 14		
	POLICIES	1 Opportunities for creating gateway features on the Redlands through public improvements shall be considered.	No	NA	Complete	
		2 New commercial development on the Redlands shall maintain and enhance the character of the area through good design standards.	No	ZDC 21.05.060		
		3 Roadway and other public improvement design shall respect and enhance the character of the Redlands.	No	NA	Complete	
	IMPLEMENTATION	1 Establish design standards and guidelines for commercial development that address the following elements: (i) Building massing, height and rooflines. (ii) Variation of materials, color and texture. (iii) Placement of windows and other openings. (iv) Types and quality of building materials. (v) Building and parking lot location. (vi) Landscaping, screening and buffering. (vii) Site circulation and pedestrian connections. (viii) Signage.	No	C 2 PP 1 p. 14		
		2 Establish roadway design standards for the major corridors that reflect the open, rural character of the Redlands.	No	C 2 PP 6 P. 30 and 34		
		3 Establish design standards for key entry nodes to the Redlands, such as the intersection of Highway 340 and Redlands Parkway and Highway 340 and Monument Road.	No	C 2 PP 6 P. 30 and 34		
	Outdoor Lighting	GOALS	1 Enhance and maintain, to the greatest extent possible, the darkness of the night sky.	No	ZDC 21.11	
		POLICIES	1 Minimize the number and intensity of street lighting and public space lighting.	No	ZDC 21.11	As development occurs
2 Encourage homeowners to minimize outdoor lighting.			No	NA		
IMPLEMENTATION		1 Establish street lighting standards for the Redlands, especially that area south of Highway 340 that minimizes the number and location of street lights and uses fixtures that reduce the upward glow of lighting.	No	ZDC 21.11		
		2 Strengthen the standards in the City's and County's codes to minimize light spillage outward and upward.	No	ZDC 21.11		
		3 Create informational materials for homeowners to minimize outdoor lighting while still maintaining needed security for their homes.	No	NA		

Redlands Area Plan Land Use/Growth Management Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
Agriculture - Some Ag Addressed on Page 15	GOALS	1	Encourage residential development patterns that preserve agricultural land, open space, sensitive natural areas, and the rural character.	No	C 3 Growth Tiers P. 56	
		2	Promote the use of land conservation tools and techniques that will protect agricultural land.	No	C 3 Growth Tiers P. 56	
		3	Encourage residential development on land that is unsuitable for agriculture and require sufficient buffering adjacent to prime agricultural land.	No	C 3 Growth Tiers P. 56	
		4	Conserve productive agricultural farmland designated prime per the Natural Resource Conservation Service.	No	C 3 Growth Tiers P. 56	
		5	Minimize conflicts between residential and agricultural uses.	No	NA	
		6	Support local agricultural operations and products.	No	NA	
		7	Protect irrigation water/infrastructure for future agricultural use.	No	NA	
	POLICIES	1	New development is encouraged to locate on land least suitable for productive agricultural use (productive land in this area may include lands with dry land grazing having a history of grazing use).	No	C 3 Growth Tiers P. 56	
		2	Appropriate buffering of new developments is required adjacent to agricultural operations.	No	NA	
		3	New development proposals which may result in conflicts with wildlife and/or agricultural uses will require consultation with the appropriate land and resource manager (e.g., Colorado Division of Wildlife – CDOW, Bureau of Land Management – BLM) and area residents to minimize and mitigate such conflicts.	No	ZDC 21.06.010(e)	
		4	Support farmers’ markets and promote the purchase of local goods.	No	NA	
		5	Support and encourage voluntary techniques to preserve agricultural lands.	No	NA	
		6	Promote multiple/compatible uses of agricultural lands.	No	NA	
		7	Approve rezone requests only if compatible with existing land use and consistent with the Future Land Use Map.	No	Comp Plan in its Entirety	
	IMPLEMENTATION	1	Provide, to new subdivisions, model homeowners’ association conditions, covenants, and restrictions that address agricultural protection efforts (control of domestic pets, setbacks, etc.).	No	NA	
		2	Utilize the Mesa County Technical Resource Advisory Committee to share agricultural preservation options for landowners.	No	NA	
		3	The County shall enforce the Mesa County Right to Farm and Ranch Policy by use of the Agricultural Advisory Panel to mediate conflicts.	No	NA	
		4	The County will continue to distribute the Code of the New West.	No	NA	

Redlands Area Plan Land Use/Growth Management Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
Persigo Wash Agreement	GOALS	1	New development will pay its fair, equitable, and proportionate share of the cost of providing necessary services, utilities, and facilities at the applicable service levels.	No	ZDC		
	POLICIES	1	The City and County will use the Future Land Use Plan Map in conjunction with other policies to guide new development decisions. (Figures 5A and 5B)	No	C 1 and 5		
		2	Urban land uses will be encouraged to occur in municipalities and not outside municipal limits.	No	C 2 PP 3 p. 19		
		3	The City and County will place different priorities on growth, depending on where proposed growth is located within the joint planning area, as shown in the Future Land Use Map (Figures 5A and 5B). The City and County will limit urban development in the joint planning area to locations within the urbanizing area with adequate public facilities as defined in the City and County codes.	No	C 2 PP 3 G 1. p. 20		
	IMPLEMENTATION	1	With voluntary bulk rezones to AF35, AFT, RSF-R, or RSF-E consistent with the plan. The County will initiate and assist property owners with voluntary bulk rezones to AF35 where consistent with the Plan.	No	C 3 Urban Development Boundary p. 58		
		2	The City shall zone annexed properties consistent with this Plan.	No	Comp Plan in its Entirety		

Redlands Area Plan Land Use/Growth Management Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
Neighborhood Shopping Centers and Neighborhood Convenience Centers	GOALS	1	Support the long-term vitality of existing neighborhood shopping centers and existing and proposed neighborhood convenience centers.	No	C 2 PP 3 G 6. p. 21	
		2	To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.	No	C 2 PP 3 G 6. p. 21	
	POLICIES	1	The City and County will limit commercial encroachment into stable residential neighborhoods. No new commercial development will be allowed in areas designated for residential development unless it has been identified as a neighborhood shopping center or neighborhood convenience center by this Plan.	No	C 2 PP 3 G 6. p. 21	
		2	The City and County will encourage the retention of small-scale neighborhood commercial centers that provide retail and service opportunities in a manner that is compatible with surrounding neighborhoods.	No	C 2 PP 3 G 6. p. 21	
		3	The City and County will protect stable residential neighborhoods from encroachment of incompatible residential and nonresidential development.	No	C 2 PP 3 G 6. p. 21	
	IMPLEMENTATION	1	Rezoning for commercial uses in areas other than those identified in this plan for neighborhood shopping centers and neighborhood convenience shall require a Plan amendment.	No	C 2 PP 3 G 6. p. 21	
		2	Design standards and guidelines shall be established for commercial development on the Redlands.	No	ZDC 21.05.060	
Buffer Area - Community Separator	GOALS	1	Preserve and protect the agricultural/rural character of the buffer area.	No	C 2 PP 1 p. 15	
		2	Promote and implement the intergovernmental agreement (IGA) between Fruita, Grand Junction, and Mesa County.	No	C 2 PP 3 G 1. p. 20	As development occurs
		3	Approve rezone requests only if compatible with existing land use and consistent with the Future Land Use Map.	No	C 3	
	POLICIES	1	Seek funds to support the purchase of development rights (PDR) program for the buffer.	No	NA	Existing Intergovernmental Agreement
		2	Development projects that are proposed in the buffer should be thoroughly evaluated for their individual and cumulative impact to the agriculture and rural character of the area.	No	NA	Existing Intergovernmental Agreement
		3	PDR and transfer of development rights (TDR) projects should be expanded to protect more agricultural land in the buffer.	No	NA	
	IMPLEMENTATION	1	The County will assist property owners to voluntarily rezone multiple properties to AFT and RSF-E where consistent with the objectives of the buffer agreement.	No	NA	
		2	Assist area residents with education and implementation of land conservation tools and techniques.	No	NA	
		3	An overlay zone shall be created for the buffer area to include land use standards as well as design guidelines and standards to preserve the rural character that is contained in the buffer area within the planning area.	No	C 3 Growth Tiers p. 57 and Urban Development Boundary	Existing Intergovernmental Agreement

Redlands Area Plan Land Use/Growth Management Action Plan				Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
Colorado National Monument	GOALS	1	Protect the aesthetic and natural resource values of the Monument from the impacts of new development.	No	C 2 PP 8 p. 40 and p. 56	
	POLICIES	1	Minimize, avoid, and/or mitigate the impacts of development to the Monument.	No	C 2 PP 8 p. 40 and p. 56	
		2	Promote the use of native plants for landscaping new developments adjacent to the Monument and washes coming from the Monument.	No	ZDC 21.07.030(c)	
		3	Promote landowner and resident awareness about the impacts that domestic pets can have on wildlife.	No	NA	
		4	Densities along the border of the Colorado National Monument for new developments shall be limited to low density (one dwelling unit per five acres) and no structures except those within the five-acre density range will be allowed within 1,000 feet of the Monument boundary, if property lines of any parcel exceed that setback.	No	C 2 PP 8 p. 40 and C 3 p. 56	County to continue implementing; City has reduced Urban Development Boundary
	IMPLEMENTATION	1	Develop night lighting (floodlight) standards within the City's and County's development codes for the planning area, to apply to existing and new lighting.	No	NA	Completed
		2	Create and distribute a list of locally available native plant materials that can be used for revegetation and landscaping of new developments.	No	ZDC Preferred Plant List	
		3	Distribute information about the Mesa County noxious weed list.	No	NA	City Weed Program
		4	Provide information to the public and homeowners' associations (HOAs) about proper fencing techniques to protect wildlife (Division of Wildlife fencing pamphlet).	No	NA	
		5	Utilities shall be placed underground for all new development.	No	ZDC 21.05.020(e)(3)	
		6	Develop gateway aesthetic and architectural guidelines/standards for commercial and residential development for the entryways to the Monument.	No	NA	Outside Urban Development Boundary
		7	Improve signing/trespass problems/issues for both landowners and the Monument in cooperation with public land and resource managers.	No	NA	
		8	Continue to implement the Memorandum of Understanding (MCA 99-48) between the Monument and Mesa County.	No	NA	
		9	Create a Monument setback overlay district incorporating conservation design guidelines and standards.	No	NA	County may implement; City has reduced Urban Development Boundary

Redlands Area Plan Land Use/Growth Management Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
Environmental Resources - Paleontological Resources	GOALS	1 Every effort shall be made to identify and protect paleontologic and prehistoric sites from destruction or harmful alteration.	No	NA	
	POLICIES	1 Protect and interpret paleontologic resources of the planning area.	No	NA	
		2 The Museum of Western Colorado shall be a review agency for all land use proposals where a possible impact to a paleontologic/prehistoric or archaeological site has been identified.	No	NA	
	IMPLEMENTATION	1 Conduct a comprehensive inventory of paleontologic resources in the planning area in conjunction with the Museum of Western Colorado.	No	NA	
		2 Identify properties containing paleontologic resources or other sensitive resources that could be threatened by development or surface mineral extraction/development.	No	NA	
		3 Encourage the Museum of Western Colorado to preserve and interpret sites to promote understanding and appreciation of paleontologic resources. The Mesa County Land Development Code and City of Grand Junction's Development Code along with applicable regulations shall be updated/amended to ensure that paleontologic, archaeological, and/or historic resources are protected (paleontological, archaeological, and historical resources shall be preserved as required/determined by the Board or Council).	No	C 2 PP 1 p. 15	
Geologic Hazards	GOALS	1 Inappropriate development in hazard areas should be reduced as much as possible or eliminated in order to minimize potential harm to life, health and property.	No	ZDC 21.06.010	As development occurs
		2 Efforts to mitigate existing areas at risk to the impacts of natural hazards and disasters should be made to minimize the potential for harm to life, health, and property.	No	ZDC 21.06	
		3 The costs (economic, environmental and social), associated with natural hazards should be reduced by avoiding potential hazard situations/areas; by mitigating activities that cannot be avoided; and by promoting prevention measures accompanied with education and incentives for mitigation.	No	ZDC 21.06	
	POLICIES	1 The City and County shall strongly discourage intensive uses in hazard areas as identified on the geologic hazards areas map.	No	ZDC 21.06.010	
		2 Educate residents of the planning area about the extensive geologic hazards in the area.	No	NA	
	IMPLEMENTATION	1 Use the geologic hazards map to identify areas of concern and require detailed geologic and engineering reports (evaluation) for each site and development prior to design and development. Such evaluations shall be conducted by either a member of the American Institute of Professional Geologists, a member of the Association of Engineering Geologists, an individual registered as a geologist by a state, or a "professional geologist" as defined in C.R.S. § 34-1-201(3). Such evaluations should incorporate analytical methods representing current, generally accepted, professional principles and practice.	No	ZDC 21.06.010(i)	As development occurs
		2 Develop setbacks from mapped geologic hazard areas.	No	ZDC 21.06.010(f)	
		3 Develop and adopt a hazardous lands overlay district for the Redlands area.	No	ZDC 21.06.010(f)	

Redlands Area Plan Land Use/Growth Management Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
Mineral Resources	GOALS	1 Utilize the mineral resources of the planning area while protecting residents of the area from the impacts of mineral/gravel extraction.	No	C 2 PP 8 p. 40	
	POLICIES	1 New development must comply with the Mesa County Mineral Extraction Policies which generally protect and preserve commercially valuable mineral resources from incompatible land uses.	No	NA	Completed
		2 Allow sand and gravel extraction to occur in areas with minimal impact on other uses.	No	ZDC 21.04.030(e)(2)	
		3 Reclaim gravel pits for agricultural, residential, and/or other approved uses.	No	ZDC 21.04.030(e)(2)	
		4 Educate the public on mineral extraction policies and location of valuable resources.	No	NA	
	IMPLEMENTATION	1 Gravel extraction areas along the Colorado River floodplain shall be reclaimed for agricultural, public open space, wildlife areas, or other permitted uses.	No	ZDC 21.04.030(e)(2)	
		2 Mesa County shall publish and distribute a Mesa County Mineral Resource and Extraction Policy brochure/handout. (Realtor offices, Assessor's office, etc.).	No	NA	
		3 Gravel operations shall continue to be regulated on a case-by-case basis using the conditional use permit process; however, in developed areas, limited impact mining operations in terms of surface disturbances, tonnages mined, and daily vehicular traffic will be encouraged and should be given preference over higher impact operations.	No	C 2 PP 8 p. 40 and ZDC	
	Stormwater Management	GOALS	1 Conserve, protect, or restore the integrity of the values and functions that drainages/washes provide in the Redlands Planning Area.	No	C 2 PP 8 p. 40
POLICIES		1 Drainage from development or any alterations to historic drainage patterns shall not increase erosion either on-site or on adjacent properties.	No	C 2 PP 8 p. 40	
		2 Erosion from development and other land use activities should be minimized, and disturbed or exposed areas should be promptly restored to a stable, natural, and/or vegetated condition using native plants and natural materials.	No	C 2 PP 8 p. 40	
		3 The City and County shall work toward minimizing human impacts to riparian ecosystems of drainages/washes from development, roads and trails.	No	C 2 PP 8 p. 40	
		4 Disturbed drainages/washes should be restored to pre-disturbed condition as much as practicable.	No	C 2 PP 8 p. 40	
IMPLEMENTATION		1 Management of riparian/wash/drainage areas shall encourage use or mimicry of natural processes, maintenance or reintroduction of native species, restoration of degraded plant communities, elimination of undesirable exotic species, and minimizing human impacts.	No	C 2 PP 8 p. 40	
		2 A citizen group shall be established to study and prepare wash/drainage buffer width setbacks and revegetation guidelines for the Redlands Planning Area.	No	NA	Could be addressed citywide
		3 The preferred reclamation/stabilization for drainage/washes is the use of tree stumps, boulders, soil and native vegetation; channelizing or hardening off with concrete or rip-rap is discouraged. The use of rip-rap should be kept to a minimum.	No	ZDC 21.05.020(e)(4) and Title 28 Stormwater Management Manual	

Redlands Area Plan Land Use/Growth Management Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
Rivers/Floodplains	GOALS	1	To ensure that life, property, or new improvements will be safe during flood events.	No	ZDC		
		2	Conserve, protect or restore the integrity of the values and functions that rivers and floodplains provide.	No	ZDC		
	POLICIES	1	Any proposed land use or development which may involve an identified natural hazard area will require an evaluation to determine the degree to which the proposed activity will: (i) Expose any person, including occupants or users of the proposed use or development, to any undue natural hazard; (ii) Create or increase the effects of natural hazard areas on other improvements, activities or lands.	No	ZDC		
		2	Development in floodplains, drainage areas, steep slope areas, and other areas hazardous to life or property will be controlled through local land use regulatory tools.	No	C 3 p. 63 and ZDC		
		3	The City and County shall strongly discourage and control land use development from locating in designated floodplains, as identified on the FEMA maps and other unmapped floodplains.	No	C 2 PP 8 p. 40		
		4	The City and County shall ensure, to the extent possible, that land use activities do not aggravate, accelerate, or increase the level of risk from natural hazards.	No	C 2 PP 8 p. 40		
	IMPLEMENTATION	1	Map unmapped floodplains.	No	C 2 PP 8 p. 40		

Redlands Area Plan Land Use/Growth Management Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
Wetlands	GOALS	1 Preserve/conservate wetlands, minimize impacts to important ecological functions, and restore or enhance suitable wetland areas.	No	C 2 PP 8 p. 40	
	POLICIES	1 Protect significant wetlands, minimize impacts to important ecological functions, and enhance or restore degraded wetlands caused by development.	No	C 2 PP 8 p. 40	
		2 Work cooperatively with adjacent property owners to prevent/minimize land use activities adjacent to wetlands.	No	C 2 PP 8 p. 40	
	IMPLEMENTATION	1 Inventory and map wetlands in the planning area.	No	National Wetland Inventory and City GIS Maps	
		2 Develop best management practices for wetland protection in the Redlands Planning Area.	No	p. 40-42	
		3 Promote and distribute best management practices information to the public and development community.	No	Completed	
		4 Encourage landowners of existing significant wetlands to seek assistance from the Natural Resource Conservation Service or USDA Farmland Protection Program for the purpose of formulating management plans to protect wetlands.	No	C 2 PP 8 p. 40-42	
		5 Require the use of best management practices to mitigate disturbed wetland areas.	No	C 2 p. 40-42 and ZDC	
		6 Amend the codes to require utility companies to coordinate with the City, County, Engineers and Fish and Wildlife Service prior to conducting any activity in identified wetlands.	No	NA	
		7 The City and County shall coordinate with the Corps of Engineers prior to conducting any activity in identified wetlands.	No	ZDC and Federal Law	
8 The City, County, and residents of the Redlands should continue to work with the Tamarisk Coalition to reduce/eliminate Russian olive and tamarisk from wetlands and riparian areas.		No	C 2 PP 8 p. 40		

Redlands Area Plan Land Use/Growth Management Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
Wildlife	GOALS	1 Preserve/conserv Mesa County's natural heritage of plants, animals, and biological conservation sites.	No	NA	Colorado Parks and Wildlife issues
	POLICIES	1 Preserve or mimic the native-natural landscape in disturbed, developed areas.	No	NA	
		2 Maintain/create buffers between areas dominated by human activities and areas of wildlife habitat.	No	ZDC 21.06.010(e)	
		3 Minimize disturbance to wildlife from domestic pets.	No	NA	
		4 Protect wildlife habitat by avoiding, minimizing, or mitigating impacts to identified habitat areas.	No	ZDC 21.06.010(e)	
		5 Preserve Mesa County's natural heritage of plants, animals, and biological conservation sites identified in the Natural Heritage Inventory of Mesa County, Colorado.	No	NA	
	IMPLEMENTATION	1 Coordinate with Colorado Division of Wildlife to identify site specific wildlife habitats in the planning area.	No	ZDC 21.06.010(e)	
		2 Restrict domestic pets from roaming freely (especially dogs and cats) by including fencing, leash, etc., language in homeowners' association covenants, conditions and restrictions and through education and information.	No	NA	
		3 Provide well-marked designated areas where domestic pets can run.	No	NA	
		4 Control nonnative food sources (garbage) through model homeowners' association conditions, covenants and restrictions.	No	NA	
		5 Educate pet owners about the possibility of their pets being prey for medium and large native predators through model homeowners' association conditions, covenants and restrictions.	No	NA	
		6 Amend the codes to require consultation with Division of Wildlife for any development in "Bear/Lion/Human Conflict Area."	No	ZDC 21.06.010(e)	

Redlands Area Plan Land Use/Growth Management Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
Weed Management	GOALS	1	Prevent, reduce, or eradicate weeds and nonnative, nondesirable vegetation in Mesa County.	No	C 2 PP 8 p. 40	
		2	Educate residents about the economic, biological, and social threat weeds pose to the County.	No	NA	
	POLICIES	1	The City and County, through their weed management programs, shall discourage the introduction of exotic or nonnative, undesirable plants and shall work to eradicate existing infestations through the use of integrated weed management throughout the City and County on private and public lands.	No	NA	Completed
		2	Weed control plans should be submitted to the Mesa County Pest and Weed Inspector for any projects causing disturbance in existing or new rights-of-way.	No	NA	Completed
	IMPLEMENTATION	1	Distribute the City and County's noxious weed list to the public, development community, and nurseries.	No	NA	Completed
		2	Continue to conduct weed mapping efforts in the planning area.	No	NA	Completed
		3	Continue to work with other jurisdictions and agencies to map and implement weed reduction strategies.	No	NA	Completed
		4	Straw or hay bales used for mulch or erosion control on disturbed areas shall be certified "weed free" to help prevent weed infestations.	No	Best Management Practices and Title 28 Stormwater Management Manual	
		5	New development shall be reviewed by the appropriate City/County Pest and Weed Inspector to: (i) Identify if weed problems exist and work with homeowners' associations and landowners to develop integrated pest management strategies for common open spaces or open lands. (ii) Review revegetation/reclamation projects (including but not limited to, new construction, utility easement, and telecommunication tower projects) to assure that best management practices are used to prevent weed infestations and properly revegetate disturbed sites.	No	NA	
		6	The City, County, and residents of the Redlands should continue to work with the Tamarisk Coalition to reduce/eliminate Russian olive and tamarisk trees from upland, wetlands, and riparian areas of the planning area.	No	C 2 PP 8 p. 40	

Redlands Area Plan Land Use/Growth Management Action Plan			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
Wildfire	GOALS	1 Protect Mesa County residents from the loss of life or property due to wildfire.	No	C 2 PP 8 p. 40 and ZDC 21.06.010(d)	
	POLICIES	1 Continue to encourage interjurisdictional and interagency cooperation to further the goals of protection of life and property from wildfires.	No	C 2 PP 8 p. 40 and ZDC 21.06.010(d)	
		2 Recognize wildfire as a natural and/or human-caused occurrence that results in certain benefits to the ecosystem.	No	NA	Comp Plan Appendices
	IMPLEMENTATION	1 The Redlands planning area shall be surveyed and mapped to locate the extent of wildfire hazards and areas at risk.	No	NA	
		2 The County will continue to work in partnership with the local fire protection districts and departments in improving fire protection services to address the increasing concerns of wildfire and the increase in development in areas of the County with a mapped wildland fuel hazard.	No	C 2 PP 10 p. 46	
		3 The County shall encourage private and public landowners to manage their land to serve as a natural deterrent to fire outbreaks (defensible space).	No	C 2 PP 10 p. 46	
		4 The County shall implement measures to guard against the danger of fire in developments within and adjacent to forests or grasslands (defensible space).	No	C 2 PP 10 p. 46	
		5 Wildfire prevention measures shall be identified and reviewed for appropriate approvals in each new development. Groundcover and weed control as well as defensible space and general cleanup should be addressed in specific guidelines.	No	C 2 PP 10 p. 46	
		6 The County, City, Colorado State Forest Service, and fire protection districts shall continue to promote education and awareness of wildfire hazards in the planning area and Mesa County. A beneficial source of information is the website at www.firewise.org .	No	C 2 PP 10 p. 46	

Redlands Area Plan Parks, Recreation, and Open Space Action Plan		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
GOALS	1	To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.	No	C 2 PP 7 p. 36 and PROS		
	2	To include open space corridors and areas throughout the Redlands area for recreational, transportation and environmental purposes.	No	C 2 PP 7 p. 36 and PROS		
POLICIES	1	Preserve areas of outstanding scenic and/or natural beauty.	No	C 2 PP 7 p. 36 and PROS		
	2	Obtain adequate parkland needed to meet neighborhood park needs.	No	C 2 PP 7 p. 36 and PROS		
	3	Pursue mutually beneficial agreements with the School District to allow public access and development of school grounds to meet neighborhood park standards.	No	C 2 PP 7 p. 36 and PROS		
	4	Encourage the retention of lands that are not environmentally suitable for construction (i.e., steep grades, unstable soils, floodplains, etc.) for open space areas and, where appropriate development of recreational uses. Dedications of land required to meet recreational needs should not include these properties unless they are usable for active recreational purposes.	No	C 2 PP 7 p. 36 and PROS		
	5	Encourage citizen groups to look at innovative ways to acquire open space areas.	No	C 2 PP 7 p. 36 and PROS		
	6	Mitigate the impact of recreational use of open space on its environmental value.	No	C 2 PP 7 p. 36 and PROS		
	7	Respect or replace historic trails and access to public lands with new development.	No	C 2 PP 7 p. 36 and PROS		
IMPLEMENTATION	1	The City and County will help preserve areas of outstanding scenic and/or natural beauty and, where possible, include these areas in the permanent open space system.	No	C 2 PP 7 p. 36 and PROS		
	2	The City and County will obtain adequate parkland needed to meet neighborhood park needs, as urban development occurs, through the subdivision process and other appropriate mechanisms. Other public, quasi-public and private interests will be encouraged to secure, develop and/or maintain parks.	No	C 2 PP 7 p. 36 and PROS		
	3	The City and County will coordinate with the School District to achieve cost savings through joint development and recreational facilities. The City of Grand Junction will pursue mutually beneficial agreements with the School District to allow public access and development of school grounds to meet neighborhood park standards.	No	C 2 PP 7 p. 36 and PROS		
	4	The City and County will encourage the retention of lands that are not environmentally suitable for construction (i.e., steep grades, unstable soils, floodplains, etc.) for open space areas and, where appropriate, development of recreational uses. Dedications of land required to meet recreational needs will not include these properties unless they are usable for active recreational purposes.	No	C 2 PP 7 p. 36 and PROS		
	5	The City and County will coordinate with appropriate agencies to mitigate the impact of recreational use of open space on its environmental value.	No	C 2 PP 7 p. 36 and PROS		
	6	The City and County will seek public and private partnerships in efforts to secure open space.	No	C 2 PP 7 p. 36 and PROS		
	7	The City and County will require new development to respect or replace historic trails and access to public lands.	No	C 2 PP 7 p. 36 and PROS		
	8	Enter into a Public Purpose Act lease with the Bureau of Land Management for the BLM parcel north of South Camp Road for open space.	No	C 2 PP 7 p. 36 and PROS		
	9	Identify future trailhead locations.	No	C 2 PP 7 p. 36 and PROS		

Redlands Area Plan Housing Action Plan		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
GOALS	1	Achieve a mix of compatible housing types and densities dispersed throughout the community.	No	C 2 PP 5 p. 25 and Housing Strategies		
	2	Promote adequate affordable housing opportunities dispersed throughout the community.	No	C 2 PP 5 p. 25 and Housing Strategies		
POLICIES	1	The City and County shall encourage the development of residential projects that compatibly integrate a mix of housing types and densities with desired amenities.	No	C 2 PP 5 p. 25 and Housing Strategies		
	2	The City and County may permit the owner of a parcel of property to shift density from one portion of a parcel to another portion of the parcel to compatibly provide for a variety of housing types within a development.	No	C 2 PP 5 p. 25 and Housing Strategies		
	3	The City and County shall facilitate development of a variety of housing types (e.g., clustered units, zero lot line units, and mixed density projects) without requiring the planned development process.	No	C 2 PP 5 p. 25 and Housing Strategies		
	4	The City and County shall partner with the State, other agencies, and the private sector to promote the development of adequate affordable housing opportunities for community residents.	No	C 2 PP 5 p. 25 and Housing Strategies		
	5	The City and County shall encourage the dispersion of subsidized housing throughout the community. Subsidized housing projects should be encouraged in areas with easy access to public facilities and both existing and future transit routes.	No	C 2 PP 5 p. 25 and Housing Strategies		
	6	The City and County shall monitor the status of substandard housing units and promote the rehabilitation or redevelopment of these units. Rehabilitation will be encouraged in stable single-family neighborhoods. Redevelopment will be encouraged in areas designated for medium-high density residential and high density residential uses.	No	C 2 PP 5 p. 25 and Housing Strategies		
	7	The City and County shall support affordable housing initiatives which result in high-quality developments that meet or exceed local standards for public facilities and amenities.	No	C 2 PP 5 p. 25 and Housing Strategies		
	8	The City and County shall encourage the rehabilitation of historic buildings for affordable housing.	No	C 2 PP 5 p. 25 and Housing Strategies		
IMPLEMENTATION	1	Revise development codes to provide incentives for new commercial development to include and integrate a variety of housing.	No	C 2 PP 5 p. 25 and Housing Strategies		
	2	Participate in the Grand Junction Housing Authority's Housing Needs Assessment Study and incorporate appropriate strategies into City and County development codes and other work programs such as: contributing to low-interest loans and grant funds to assist moderate-, low- and very low-income households with improvements needed to maintain structures and improve energy efficiency.	No	C 2 PP 5 p. 25 and Housing Strategies		

Redlands Area Plan Historic Preservation Action Plan		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes		
GOALS	1	Protect and maintain the unique features and characteristics of the Redlands which are significant links to the past, present, and future.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14	Map needs to be updated with new designations. Teller Institute should be added as area of known concentration of historic resources.	
	2	Establish and promote the historical pride and heritage of the Redlands.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14		
	3	Complete an up-to-date inventory of historic structures and places as a means for listing properties on official historical registers (national, State and local).	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14		
	4	Pursue official designation, preservation, adaptive reuse, restoration, or relocation of eligible historic structures and places.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14		
POLICIES	1	New development should not remove or disrupt historic, traditional, or significant uses, structures, fences, or architectural elements insofar as practicable. Consultation with the Colorado Historical Society, Bureau of Land Management, National Park Service, City of Grand Junction Historic Preservation Board, Mesa County Historical Society, and the Museum of Western Colorado is valuable in this effort.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14		
IMPLEMENTATION	1	In cooperation with the Colorado Historical Society, Bureau of Land Management, National Park Service, City of Grand Junction Historic Preservation Board, Mesa County Historical Society, and the Museum of Western Colorado, the City of Grand Junction Community Development Department and Mesa County Planning Department shall: complete and make available an up-to-date, comprehensive inventory of historic structures and places (reconnaissance survey), then complete an intensive level survey of potentially eligible properties for designation as historic places/structures/districts.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14		
	2	The City of Grand Junction Community Development Department and Mesa County Planning Department should provide technical assistance to parties interested in historic designation/preservation/interpretation.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14		
	3	Adopt compatibility requirements for new development to protect the historic use of existing and adjacent properties.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14		
	4	Adopt a resolution to establish a local Mesa County historic register system.	No	C 2 PP 8 P. 40 andC 2 PP 1 p. 14		

CITY OF GRAND JUNCTION, COLORADO

Resolution No. 62-02

ADOPTING THE REDLANDS AREA PLAN AS A PART OF THE GRAND JUNCTION GROWTH PLAN

Recitals:

The Redlands planning area is located south and west of the Colorado River, from the Highway 340 Colorado River Bridge at Fruita on the northwest, the Colorado National Monument on the south and the Gunnison River on the east. The Redlands Area Plan is an update of the Mesa County 1986 *Redlands Goals and Policies Plan*. The *Mesa Countywide Land Use Plan* and *City of Grand Junction Growth Plan*, adopted in 1996, as well as the *Fruita Community Plan*, provide the basis for this more detailed neighborhood plan. The *Redlands Area Plan* was developed in conjunction with the *Redlands Area Transportation Plan*.

Staff finds that the proposed Redlands Area Plan is consistent with the review and approval criteria of section 2.5.C of the *Grand Junction Zoning and Development Code* and recommends the Grand Junction City Council adopt the *Redlands Area Plan* as a part of the Grand Junction Growth Plan.

The Grand Junction Planning Commission, at their May 7, 2002 hearing, recommended approval of the Redlands Area Plan, with the following amendments:

- Page 56 and 57 of the proposed plan (Transportation Action Plan) will be modified to retain the first two paragraphs and delete the remainder of page 56 and all of page 57.
- Page 56 will be modified to reference the adopted Urban Trails Master Plan and Redlands Area Transportation Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE REDLANDS AREA PLAN IS HEREBY ADOPTED, WITH THE AMENDMENTS RECOMMENDED BY THE PLANNING COMMISSION, AND MADE A PART OF THE GRAND JUNCTION GROWTH PLAN.

PASSED on this 26th day of June, 2002.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Cindy Enos-Martinez
President of Council

CITY OF GRAND JUNCTION

RESOLUTION NO. 13-05

A RESOLUTION ADOPTING THE PEAR PARK NEIGHBORHOOD PLAN AS A PART OF THE GRAND JUNCTION GROWTH PLAN

Recitals:

The Pear Park Planning area is located east of 28 Road, west of 32 Road, south of the Union Pacific Railroad and north of the Colorado River. The City of Grand Junction *Growth Plan* and *Mesa Countywide Land Use Plan*, adopted in 1996, and updated in 2003, provides the basis for this more detailed neighborhood plan.

The Steering Committee for the 2003 update for the *Growth Plan* and *Mesa Countywide Land Use Plan* was concerned with the future needs of the Pear Park Neighborhood, a rapidly growing part of the community, especially parks, schools and other infrastructure needs. They recommended that an area plan be prepared for Pear Park. The City Planning Commission and Mesa County Planning Commission endorsed that recommendation. The Grand Junction City Council reinforced this need by making the Pear Park Neighborhood Plan a priority for the 2004 work program.

The *PEAR PARK NEIGHBORHOOD PLAN* process included public open house meetings, focus groups, and public institutional advisory group meetings conducted over the course of the past year.

The Grand Junction Community Development staff and Mesa County Planning Department staff made recommendations for approval of the proposed plan in a Project Review dated November 29, 2004. The City of Grand Junction and Mesa County Planning Commissions (Planning Commissions) held a joint public hearing on the *PEAR PARK NEIGHBORHOOD PLAN* on December 9, 2004, after proper notice.

The Grand Junction Planning Commission at the December 9, 2004 hearing found that the proposed *PEAR PARK NEIGHBORHOOD PLAN* is consistent with the review and approval criteria of section 2.5.C of the *Grand Junction Zoning and Development Code*

The Grand Junction Planning Commission recommends to City Council approval of the December 9, 2004 draft Pear Park Neighborhood Plan which incorporates changes made by Planning Commission at their December 9, 2004 joint public hearing with Mesa County Planning Commission.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PEAR PARK NEIGHBORHOOD PLAN IS HEREBY ADOPTED, WITH THE CHANGES RECOMMENDED BY THE PLANNING COMMISSION, AND MADE A PART OF THE GRAND JUNCTION GROWTH PLAN.

PASSED on this 5th day of January, 2005

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of the Council

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4629

AN ORDINANCE ADOPTING THE ORCHARD MESA NEIGHBORHOOD PLAN AS AN ELEMENT OF THE GRAND JUNCTION COMPREHENSIVE PLAN FOR THE AREA GENERALLY LOCATED SOUTH OF THE COLORADO RIVER TO WHITEWATER HILL AND EAST OF THE GUNNISON RIVER TO 34 ½ ROAD

Recitals.

The Orchard Mesa Neighborhood Plan (Plan) is the result of a joint planning effort by the City of Grand Junction and Mesa County. It builds upon the 2010 Grand Junction Comprehensive Plan adopted by Mesa County and the City of Grand Junction.

The Plan has been developed based on input from meetings with property owners, residents and business owners. Input was received through six open houses, eleven focus group meetings attended by various representatives from area utility and service providers and Mesa County Fairground staff, staff representatives from Mesa County and City of Grand Junction; and three joint City/County Planning Commission workshops. The Plan was developed during a year of extensive public involvement and deliberation. The Plan complements the Comprehensive Plan addresses the specific needs of the Orchard Mesa area.

The Plan area encompasses about 13,000 acres, or just over 20 square miles; of that about 3 square miles is in the current City limits. Over half of the Plan area is located within the Urban Development Boundary.

The Plan does the following:

1. Like the 2010 Grand Junction Comprehensive Plan, the Orchard Mesa Neighborhood Plan will serve as a guide to public and private development decisions through the year 2035. It supports the community vision for its own future set forth in the Comprehensive Plan and provides a road map to achieve that vision in Orchard Mesa. It identifies and recommends specific strategies that will help Orchard Mesa realize its place in the vision of Comprehensive Plan to become to be the most livable community west of the Rockies.
2. The Plan focuses on twelve planning topics in its twelve chapters: Community Image; Future Land Use & Zoning; Rural Resources; Housing Trends; Economic Development; Transportation; Public Services; Stormwater; Parks, Recreation, Open Space & Trails; Mesa County Fairgrounds; Natural Resources; and Historic Preservation. Each chapter begins with a "Background" discussion, describing existing conditions and known issues. Relevant sections of the 2010 Comprehensive Plan are included, with an emphasis on the Guiding Principles. The Goals and Actions for each subject are preceded by the related 2010 Comprehensive Plan Goals and Policies.

3. The Plan recommends changes to the Future Land Use Map for that area within and surrounding the Neighborhood Center at 27 ¾ Road and Hwy 50.

4. The Plan respects individual property rights.

The Planning Commission is charged with reviewing the Plan and making a recommendation to City Council.

The 2000 Orchard Mesa Neighborhood Plan was sunset when the Grand Junction Comprehensive Plan was adopted in February 17, 2010 (Ordinance No. 4406).

The Orchard Mesa Neighborhood Plan was heard by the Grand Junction Planning Commission in a public hearing jointly with Mesa County Planning Commission on February 20, 2014 and subsequently approved by the Mesa County Planning Commission. The Grand Junction Planning Commission forwarded a recommendation to City Council to adopt the Plan and the Future Land Use Map amendment recommended thereby.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the Orchard Mesa Neighborhood Plan, in the form of the document attached hereto, and as recommended for adoption by the Grand Junction Planning Commission, is hereby adopted.

The full text of this Ordinance, including the text of the Orchard Mesa Neighborhood Plan, in accordance with paragraph 51 of the Charter of the City of Grand Junction, shall be published in pamphlet form with notice published in accordance with the Charter.

INTRODUCED on first reading the 16th day of April, 2014 and ordered published in pamphlet form.

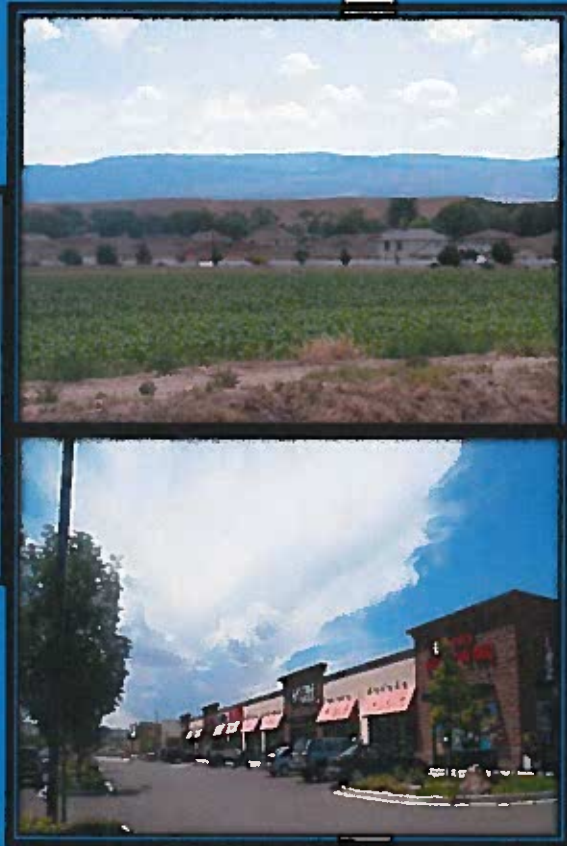
PASSED and ADOPTED on second reading the 7th day of May, 2014 and ordered published in pamphlet form.



Stephanie Sun
City Clerk

Stephanie Sun
President of City Council

Orchard Mesa Neighborhood Plan



Orchard Mesa Neighborhood Plan

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Introduction

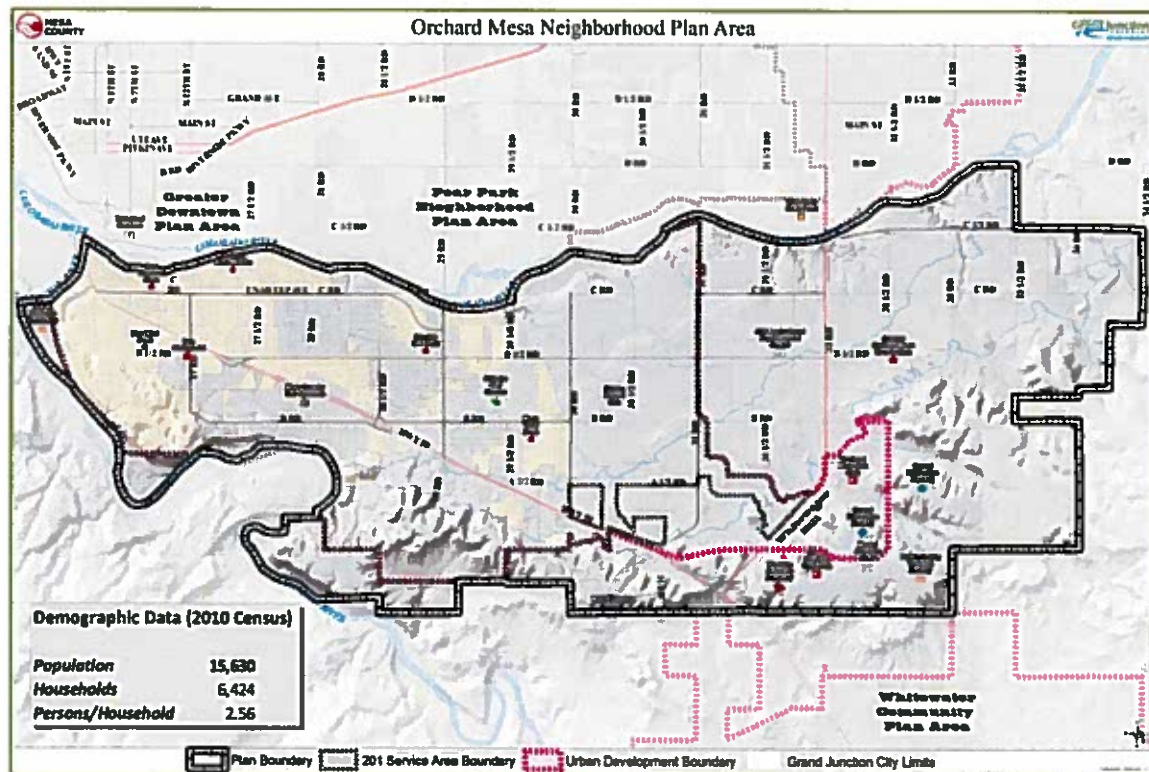
The 2010 Grand Junction Comprehensive Plan Vision for the area is to “become the most livable community west of the Rockies.”

The Orchard Mesa planning area is one of ten planning areas identified within the boundaries of the Comprehensive Plan. The joint Plan between the City of Grand Junction and Mesa County established six guiding principles that will shape growth and help the community achieve its vision:

1. Concentrating growth in “Centers”.
2. Developing and growing using sustainable growth patterns.
3. Encouraging more variety in housing choice.
4. Creating a grand green system of connected recreational opportunities.
5. Establishing a balanced transportation system accommodating all modes of travel.
6. Preserving Grand Junction as a regional center providing diverse goods and services.

Goal 1 of the 2010 Comprehensive Plan is to implement the Comprehensive Plan in a consistent manner between the City, Mesa County and other service providers.

Figure 1: Orchard Mesa Neighborhood Plan Area



Location

The Orchard Mesa Neighborhood Plan area is bounded by the Gunnison and Colorado Rivers, Whitewater Hill and 34 ½ Road. (Figure 1; Appendix Map 1 and 2) The Plan area is generally urban or urbanizing west of 31 Road. East of 31 Road, the land uses are rural, and are designated as such in the 2010 Grand Junction Comprehensive Plan. There is an area in and around the Valle Vista subdivision and Springfield estates, along Highway 141, that is urban but surrounded by rural land uses. The Urban Development Boundary further delineates the areas that are intended for urban development.

Purpose of Plan

Developing a plan for Orchard Mesa allows residents, business owners and others to focus on neighborhood growth issues and helps create a livable community now and in the future. The Orchard Mesa Neighborhood Plan complements the Comprehensive Plan and focuses on specific quality of life issues that were identified during the planning process. At the time of the adoption of the 2010 Comprehensive Plan, the 1995 Orchard Mesa Neighborhood Plan (revised in 2000) was sunset, so it is no longer in effect. This is a new 25-year plan for Orchard Mesa.

The Plan develops the long range vision for Orchard Mesa by building upon the 2010 Comprehensive Plan. Specific Orchard Mesa Goals and Actions have been established in the Plan to implement the vision of the Comprehensive Plan and address Orchard Mesa’s particular issues.

Demographics

Orchard Mesa Plan Area Population

Table 1: 2010 Census Data

2010 CENSUS	Orchard Mesa	Grand Junction	Mesa County
Population	15,630	58,566	146,723
Total Households	6,424	26,170	62,644
Occupied Households	6,105	24,311	58,095
% Occupied	95%	92.9%	92.7%
Persons/Household	2.56	2.29	2.46
% Owner Occupied	83.3%	62.4%	71.4%
% Renter Occupied	16.7%	37.6%	28.6%

Source: 2010 US Census data; Colorado State Demographer; Mesa County Assessor Records

Table 2: Population Projections, 2010-2040

	2010	2020	2030	2040	% Change, 30-year	Average Annual Growth Rate
Urban	14,377	17,782	19,990	23,360	62.5%	1.63%
Rural	920	1,012	1,108	1,194	29.8%	0.87%
Total	15,297	18,805	21,096	24,575	60.6%	1.59%

Source: Mesa County Regional Transportation Planning Office

Note: 2010 base population difference from 2010 Census is due to minor boundary differences.

Housing Vacancy

The 2010 Census shows 95% of the housing units on Orchard Mesa were occupied. This is higher than both the City and County rates of just under 93%. About 75% of the homes in the Orchard Mesa Plan area were owner-occupied. Again, this is a higher percentage than in the City of Grand Junction (62%) and Mesa County (71%). The rate of owner occupancy in the unincorporated areas was even higher, at over 83%.

Commercial Vacancy

In June, 2013 Orchard Mesa led the City of Grand Junction in the percentage of vacant commercial buildings at 15.5%. That vacancy rate increased to 16.9% in August, 2013.

Housing Type vs. Population Needs

A Guiding Principle of the 2010 Comprehensive Plan is the need to provide housing variety for our population. The majority of housing on Orchard Mesa is detached single family homes. More variety in housing types is needed that will better serve the needs of a diverse population made up of



singles, couples, households with children, those just starting out, and retirees. The most significant population increase in the next 30 years will be in the 65 and older age group. The percentage of the population age 17 and younger is expected to stay steady, meaning the number of people age 18-64, as a percentage of the overall population, will decline. This will have a significant impact on the type of housing that will be in demand.

Low Income/At Risk Population

There is a misperception that a significant number of low-income or at-risk families and individuals reside in the Orchard Mesa area. While there are clusters of poverty, the Orchard Mesa community as a whole is much like any other part of the Grand Junction area. One indicator to identify this population is those served by Mesa County Department of Human Services (DHS). In reality, recipients of DHS services are spread over most of the county. The majority resides in the urbanized areas in the valley, which is the most populous area of the county, but as a proportion of the overall population, the number of lower income residents is no greater than in other parts of the county. Orchard Mesa's younger median age relative to the rest of Grand Junction is another factor; young singles and families who are just starting out generally earn less than older people who have become more established in their jobs. There are middle and upper income homes and stable living environments throughout Orchard Mesa.

Translating the Vision
(2010 Grand Junction Comprehensive Plan)

"What does "livable" mean for Land Use?"

- *A broad range and balance of uses.*
- *Quality employment opportunities with a mix of job types.*
- *Provision of housing, jobs, services, health and safety for all its residents.*
- *Value of our agricultural background.*
- *Services and shopping are close to where we live to cut down the amount of cross-town traffic, decrease commuting times and reduced air pollution.*

Growth and Development of Centers

The 2010 Comprehensive Plan established the future land uses for the Orchard Mesa Neighborhood Plan area, providing for the future growth anticipated for the Grand Junction area. The Comprehensive Plan contemplates growth over the next 25 years or longer, envisioning a doubling of the population. It identifies the need to grow in a more compact way, but in a manner that is predictable and doesn't adversely affect existing neighborhoods. To achieve this goal, mixed-use centers were envisioned at key locations. Orchard Mesa has two areas where such centers are identified. Below is a brief description of these two Centers, with additional information found in the Land Use & Zoning chapter.

Existing Neighborhood Center at B ½ Road and Highway 50

This Neighborhood Center already exists with a major grocery store, public library, restaurants, and other services. There is vacant property available for growth in the center, with zoning in place for residential housing and additional commercial and public services. The County Fairgrounds and parks are immediately south across Highway 50.

A typical neighborhood center is pedestrian-oriented and can expect to have several buildings one to three stories in height encompassing an area less than 20 acres in size. They are developed to be compatible with surrounding neighborhoods while providing many of the services those neighborhoods need. The land uses are a mix of uses including convenience-oriented commercial (gas stations, grocers, dry cleaner, bakery, coffee shop, etc.), and may include service providers and facilities such as a fire station, post office, and library. Medium-density residential uses including townhomes and small apartments/condominiums are integrated within or immediately adjacent to the center. Walk-to neighborhood parks, public squares, and similar amenities may be located in or near the center.

Future Village Center at 30 Road and Highway 50

This future Village Center is not anticipated to be developed until Orchard Mesa has seen sufficient growth to support it and services have been extended to the area. It most likely will be many years before development in the area can support a Village Center at this location.

A Village Center is larger than a neighborhood center. It is a mixed-use center that is pedestrian-oriented with more buildings and additional heights up to five stories. It allows for a broader range of density and intensity with an inclusion of community service providers and facilities like libraries, fire stations, police stations, recreation centers, parks, post offices, etc. A mix of uses is expected including large to medium-sized stores and convenience-oriented retail. Residential densities taper downward ("transition") gradually to match or compliment surrounding neighborhoods. Establishing a unique character through architecture and/or urban design for a village is desirable.

The Planning Process

The purpose of a neighborhood plan is to establish the means for existing and future residents and businesses to achieve a desired quality of life and help their community thrive. The Plan defines the vision and identifies specific issues; it establishes goals, policies and action steps that will improve existing conditions and shapes future growth. Based on the 2010 Comprehensive Plan's vision, the Orchard Mesa Neighborhood Plan provides greater detail on how to address specific concerns and issues Orchard Mesa will face as the area grows and develops.

Public participation is very important in identifying the issues and concerns of the citizens, business owners and service providers. The City and County began the planning process for the Orchard Mesa Neighborhood Plan in early 2013 as a joint planning effort. Much of the planning area lies outside of the city limits, underlying the importance and on-going partnership between Mesa County and Grand Junction.

The process included eleven focus groups/ stakeholder meetings, six open houses and three joint City/County Planning Commission workshops. The Board of County Commissioners and City Council were also briefed through the process. Over 320 people participated in the initial six open houses with approximately 93 written comments received. In addition staff received information and issues identified by Orchard Mesa service and utility providers, homeowner associations and the business community at eleven focus group meetings.

How the Plan is Organized

The issues and topics that garnered the most interest during the planning process included the following twelve topic areas separated into twelve chapters in the plan. Each chapter includes one topic area that describes existing conditions/background, community wide goals and policies from the 2010 Comprehensive Plan, and specific Orchard Mesa goals and actions:

- Existing Conditions/Background: A description of Orchard Mesa as it exists, plus any known issues or needs.
- Goals: General Statements of an achievable future condition or end; broad public purposes toward which policies and programs are directed.
- Policies: A set of guidelines for enacting goals. Policies are intended to bring predictability to decision-making.
- Actions: A specific step or strategy to implement a policy and reach a goal.

Plan Topics

Community Image – The current condition and look of the US Highway 50 corridor is a concern for many that have participated in this planning process. Dilapidated buildings, vacant businesses, junk and weeds are also issues identified.

Future Land Use & Zoning – Growth of Orchard Mesa over the next 30+ years will be shaped by the 2010 Comprehensive Plan's Future Land Use map. Major changes to that map are not part of this planning effort, except the Plan does include a change to the Neighborhood Center. The 2011/12 construction of a major sewer line along Hwy 141 (32 Road) that runs between Clifton and Whitewater is a major concern and issue identified.

Rural Resources- In addition to keeping the 32 Road corridor rural, the protection of agricultural businesses including agritourism has been paramount for the majority of those participating.

Transportation – One of the most significant issues for citizens is making the Highway 50 corridor multi-modal with bike, transit and pedestrian facilities. “Complete Streets” that provide access to users of all ages, abilities and modes is a priority for Orchard Mesa. Providing safe access across Highway 50 from the neighborhoods located on both sides of the corridor, and providing safe walking routes for school children is especially important. Linking neighborhoods to the Colorado Riverfront trail system and the Old Spanish Trail northern branch that enters Orchard Mesa from the south has also been identified.

Economic Development – Current business vacancy on Orchard Mesa has risen recently to almost 17%, emphasizing the need to help find ways for business to be successful on Orchard Mesa. Residents have stated their desire for more neighborhood services and businesses to be available on Orchard Mesa. The anticipated growth of activities at the Mesa County fairgrounds and the further development of Whitewater Hill including the Public Safety Training Facility will be regional attractions that should spur economic development on Orchard Mesa.

Parks, Recreation, Open Space & Trails – The underserved areas without nearby parks, the future of Confluence Point above the Colorado and Gunnison Rivers, the Old Spanish Trail (Sisters Trail network), private homeowner association parks, and access to public lands and trail systems are all of interest to the citizens of Orchard Mesa.

Storm Water – Performing pre-disaster mitigation and improving and maintaining drainage facilities collectively among drainage partners is important for 400 acres and 700 structures inside an identified 100 year floodplain located in the center of the urban area of Orchard Mesa,.

Mesa County Fairgrounds – The Mesa County Board of Commissioners adopted a master plan for the fairgrounds on December 20, 2012. The master plan includes additional facilities that will attract more events and people to the facility, reinforcing its presence as an economic driver on Orchard Mesa.

Public Utilities & Services – Services provided to our citizens are an important part of our quality of life and for Orchard Mesa what helps it be a great place to live and do business. These include utilities, community facilities (schools, libraries, etc.) and public health and safety including, fire, law enforcement, and medical services.

Housing Trends – The 2010 Comprehensive Plan identified deficiencies and lack of diversity in housing choice housing throughout the Grand Junction area. This Orchard Mesa Plan looks at how Orchard Mesa is doing in achieving the Comprehensive Plan’s Guiding Principle of providing housing variety in our community.

Natural Resources – Orchard Mesa is rich in gravel deposits and has abundant wildlife in an environment where urban development now interfaces. How the growing community deals with these issues is important.

Historic Preservation – Orchard Mesa has a national historic trail that has been identified and recognized. Additionally, there are locally significant historic homes, structures and sites.

1. Community Image



Background

How the community is portrayed affects many things including business climate, housing values and general quality of life aspirations. The first thing most people see when entering Orchard Mesa is the US Highway 50 corridor. It divides residential neighborhoods, creates a barrier for kids to get to school, and has no pedestrian and bicycle facilities. Some commercial properties along the corridor have struggled with vacancy rates running higher than other areas of Grand Junction; 16.9% of commercial buildings on



Community Aesthetics

(2010 Grand Junction Comprehensive Plan)

"Area residents take pride in their community and have shown an interest in preserving and reinforcing the aesthetics of areas visible to the public. The Comprehensive plan preserves past objectives to enhance the community's appearance. These include dressing up gateways and improving development standards for commercial and industrial areas. The plan recommends stronger design guidelines, especially in the highly visual areas of the community."



Orchard Mesa were vacant according to a September 2013 Grand Junction vacancy survey (Appendix Map 3). Poorly maintained commercial and residential properties, weeds and junk further diminishes the image of the community.

The 2010 Comprehensive Plan's vision is "To become the most livable community west of the Rockies."

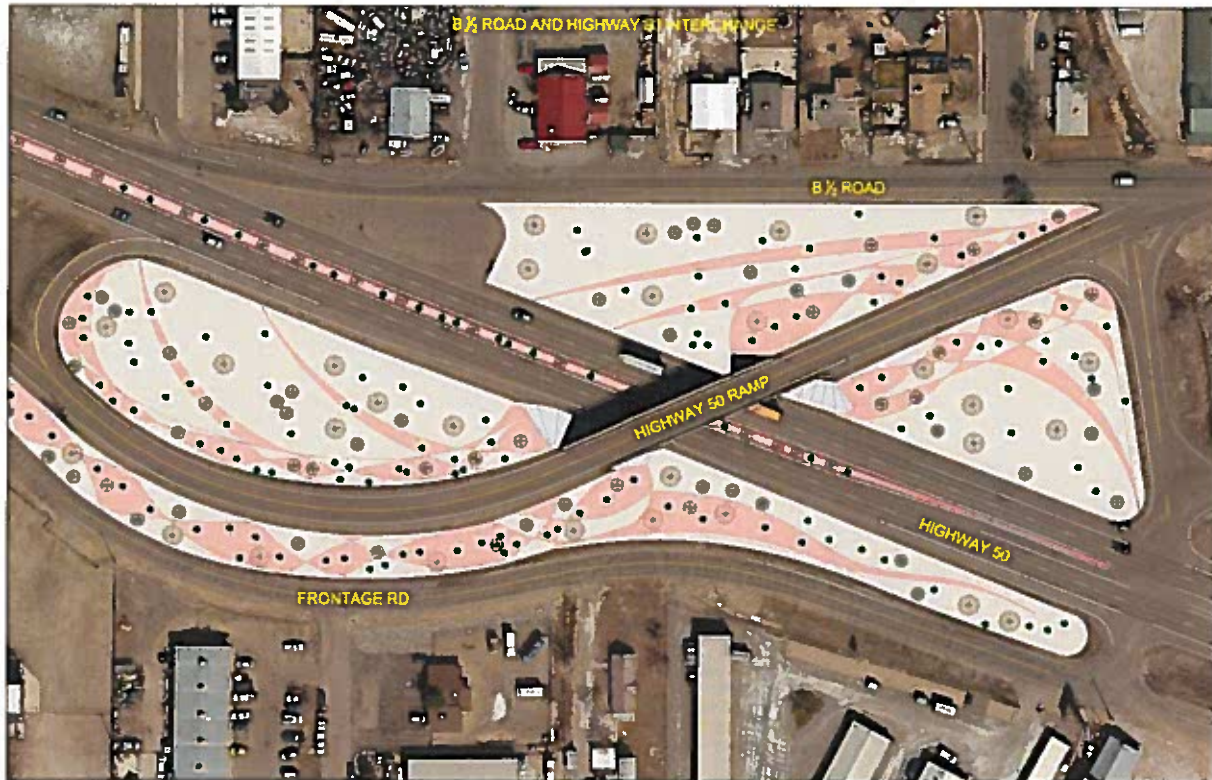
The Comprehensive Plan envisions a community that:

- Provides housing, jobs, services, health and safety for all its residents.
- Values our agricultural background; enjoys open spaces and a small-town feel.
- Has services and shopping close to where we live to cut down the amount of cross-town traffic and commute times to our jobs and to reduce air pollution.
- Wants neighborhoods and parks to be connected and close so our children have a safe place to play.
- Is willing to increase density in core areas, if that can prevent sprawl and encourage preservation of agricultural lands.
- Wants a broader mix of housing for all.
- Wants a community with a healthy economy and opportunities to raise families in a supportive, safe environment with good schools.
- Wants a transportation system that balances possibilities for cars, trucks, transit, bicycles and pedestrians.
- Wants opportunities for growth without sacrificing the quality of life that we have come to expect.
- Recognizes tourism and agri-tourism as a significant part of the economy. Without careful planning, agriculture and the lifestyles surrounding it will disappear under the weight of urban sprawl.



Community gateways and aesthetics has been a topic of discussion for years in Grand Junction and US Highway 50 that enters Orchard Mesa from the south and runs through the community is a very important gateway to Grand Junction. Beautifying the corridor continues to be a priority. A conceptual design has been done for the beautification of the interchange on the highway at B ½ Road (Figure 2). This section of the highway is a distinct visual cue that you have arrived for travelers entering Grand Junction from the south.

Figure 2: B ½ Road Interchange Beautification Concept



Neighborhoods play an important role in improving the livability and image of the community. A neighborhood can be as small as a block of houses and as big as the Orchard Mesa plan area. There are numerous neighborhoods throughout the City of Grand Junction that have registered with the City. On Orchard Mesa that number includes 17 registered neighborhoods or homeowner associations representing 1,203 dwelling units/lots. Mesa County does not track homeowner associations (HOAs) in the unincorporated area. However, state law requires all HOAs to register with the Department of Regulatory Agencies, or DORA, which maintains a searchable database; as of 2013, there were 3 HOAs in the unincorporated area, representing 450 dwelling units/lots, in the database.

The City of Grand Junction has a program in place to help neighbors get involved in their community. Administered through the Economic Development and Sustainability Division, the City of Grand Junction Neighborhood Program is a way of building a stronger sense of community, beginning with small groups of motivated people. The program evolved from a goal stated in City Council's 2002-2012 Strategic Plan: "A vital, organized network of neighborhoods will exist throughout the City, linked with parks and schools and supported by City resources and active citizen volunteers."

Often problems within a neighborhood raise residents' interest and concern. The Neighborhood Program seeks to build a sense of community to promote pro-active pride, safety, volunteering and fun within neighborhoods rather than merely a group that deals with controversy as it arises.

2010 Comprehensive Plan Goals and Policies

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policies:

- A. Design streets and walkways as attractive public spaces.
- B. Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities.
- C. Enhance and accentuate the City "gateways" including interstate interchanges, and other major arterial streets leading into the City.
- D. Use outdoor lighting that reduces glare and light spillage, without compromising safety.
- E. Encourage the use of xeriscape landscaping.
- F. Encourage the revitalization of existing commercial and industrial areas.

Orchard Mesa Community Image

Goal 1: The Orchard Mesa community has safe and attractive entrances.

ACTIONS

- a. Identify key locations and create entry features and signage that identifies arrival to Grand Junction.
- b. Create wayfinding signage that guides visitors to area attractions.
- c. Create a streetscape plan for the Highway 50 corridor.
- d. Local governments, the Regional Transportation Planning Office and the Colorado Department of Transportation will work together to beautify the Highway 50 corridor.
- e. Develop funding sources for public beautification and improvement projects.

Goal 2: The quality of life on Orchard Mesa is preserved and enhanced.

ACTIONS

- a. Establish and support Neighborhood Watch, Safe Routes to Schools, and other programs that will make neighborhoods safer.
- b. Support neighborhood programs for existing neighborhoods
- c. Identify view sheds/corridors that are important to the community.

Goal 3: Neighborhoods are attractive, cohesive and well maintained.

ACTIONS

- a. Assist the public by providing information on existing codes and programs.
- b. Work through neighborhood organizations to encourage property maintenance and junk and weed control.
- c. Support the enforcement of codes for weeds, junk and rubbish.

Goal 4: The rural character outside the urbanizing area of Orchard Mesa is maintained.

ACTIONS

- a. Support the growth of agricultural operations outside the urbanizing area.
- b. Maintain and support zoning that provides for agricultural uses and a rural lifestyle outside the urbanizing area.

2. Future Land Use & Zoning

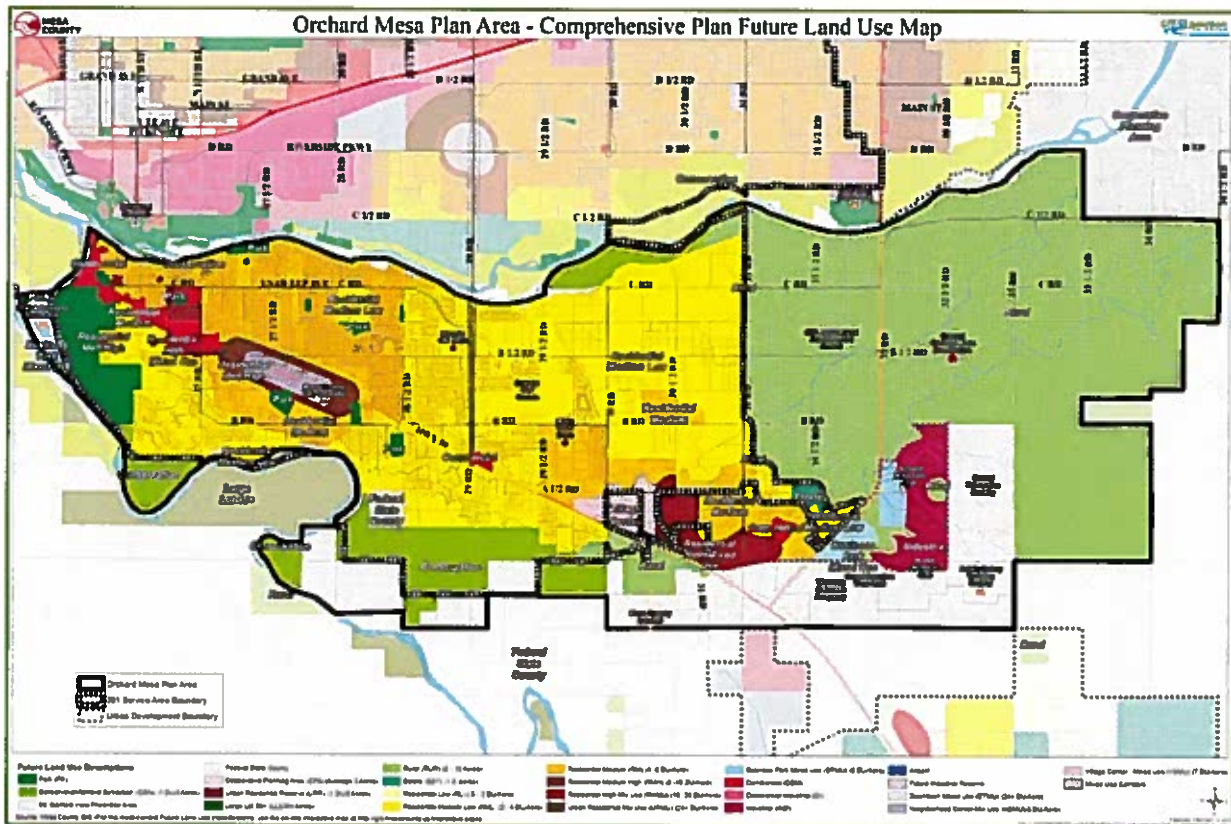
Background

In 2010 the City of Grand Junction and Mesa County adopted the Grand Junction Comprehensive Plan, which identified a range of densities on Orchard Mesa (Figure 3; Appendix Map 4). The land within the Urban Development Boundary (UDB) allows urban densities to develop as the urban core moves outward. As development occurs within the Persigo sewer service boundary, annexation into the City of Grand Junction is required, and urban services are provided. The area that is within the UDB is transitional, with some rural properties intermixed within urban areas. It is expected that some of these rural land uses within the urbanizing area will continue for years to come. It is important to recognize the right of agricultural uses to continue until the property is developed.

Achieve an Appropriate Balance of Land Uses
 (2010 Grand Junction Comprehensive Plan)

"Find an appropriate balance between the resident's respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole."

Figure 3: 2010 Comprehensive Plan Future Land Use Map



During the 2010 Comprehensive Plan's public process the public spoke about many priorities including:

- Locating future urban growth of high intensity/density adjacent to Highway 50;
- Preserving the river corridor as open land;
- Developing trails;
- Supporting cottage industries over other commercial and industrial land uses in the area;
- Preserving orchards and vineyards;
- Preserving agricultural land; and
- Limited industrial land on Orchard Mesa.

Infill

(2010 Grand Junction Comprehensive Plan)

"Much of future growth is focused inward, with an emphasis on infill and redevelopment of underutilized land, especially in the City Center which includes downtown. Growing inward (infill and redevelopment) allows us to take advantage of land with existing services, reduces sprawl, reinvests and revitalizes our City Center area. This includes maintaining and expanding a 'strong downtown'."

Zoning districts implement the future land use map and the goals and policies of the Comprehensive Plan (Appendix Map 5). One of the guiding principles of the Comprehensive Plan is to have sustainable growth patterns, in order to expand services efficiently and cost-effectively. The desired development pattern is to develop infill areas first, where it is most economical to extend and provide services, and then outward in a concentric pattern, rather than leapfrogging and developing beyond urban neighborhoods. Redevelopment of existing under-developed properties allows property

owners to take full advantage of allowed land uses and densities as well as existing infrastructure (Appendix Map 7).

In 2011, a sewer line was installed along 32 Road (Highway 141) connecting the community of Whitewater to Clifton Sanitation District. Some urban development along this corridor with existing commercial and industrial zoning already in place can be served by this sewer line. However, the presence of the sewer service line is not intended to be used to urbanize the entire corridor area in the immediate future.

Neighborhood and Village Centers

The future land use map of the Comprehensive Plan identifies Village and Neighborhood centers, which will have commercial and residential land uses mixed within a more densely populated environment. Villages Centers are generally larger in area and intensity than neighborhood center. Two of these centers are identified on Orchard Mesa, a Neighborhood Center in the vicinity of the Fairgrounds and a Village Center near 30 Road (Appendix Map 4).

The Village Center development identified in the 2010 Comprehensive Plan would be directed to the southeast end of Orchard Mesa along Highway 50 between 30 Road and Highway 141. A mix of uses is allocated to the area: commercial, retail, office and residential uses. Densities are highest near the core of the village center and decrease as distance from the core increases.

The Village Center is not expected to be developed until Orchard Mesa has seen sufficient growth and services have been extended to the area. Based on existing growth trends, this is not expected until well beyond the year 2020. The Comprehensive Plan looked at growth needs for the doubling of the 2010 population for the valley including a time when Whitewater has grown into an urban community with a Village Center. Doubling of the population is not expected to occur until after 2040.

The Neighborhood Center on Orchard Mesa is located at B ½ Road and Highway 50 where there is an existing City Market grocery store and other neighborhood businesses and services. The Comprehensive Plan envisions this area as having a mix of land uses, including higher-density residential development along with more services. The neighborhood center serves Orchard Mesa residents as well as those visiting the fairgrounds or just passing through.

Sometimes conflicts between existing zoning and the designated future land use need to be resolved before development occurs. For example, there have been inconsistencies between land use and zoning in the area of the Neighborhood Center on Highway 50 at B ½ Road, including some adjacent lands along the corridor as well as the Mesa County Fairgrounds. In Grand Junction, these conflicts are resolved prior to development, either by amending the future land use or by rezoning. Mesa County requires rezoning to be consistent with the future land use map and Mesa County Master Plan.

In 2010, the Fairgrounds was designated a mixture of Neighborhood Center, Residential Medium High, Residential Medium and Park in the Comprehensive Plan. Since 2010, a Master Plan for the Fairgrounds has been adopted. Designating the Fairgrounds as one future land use that best facilitates the implementation of the Fairground's Master Plan is preferred. Planned Unit Development zoning governs the use of the Fairgrounds property in unincorporated Mesa County.

Transitioning Density

(2010 Grand Junction Comprehensive Plan)

"The Comprehensive Plan coordinates future land uses so that compatible uses adjoin. When significantly different densities or uses are proposed near each other, they are shown to transition from high to low intensity by incorporating appropriate buffering."

Compact Growth Concentrated in Village and Neighborhood Centers

(2010 Grand Junction Comprehensive Plan)

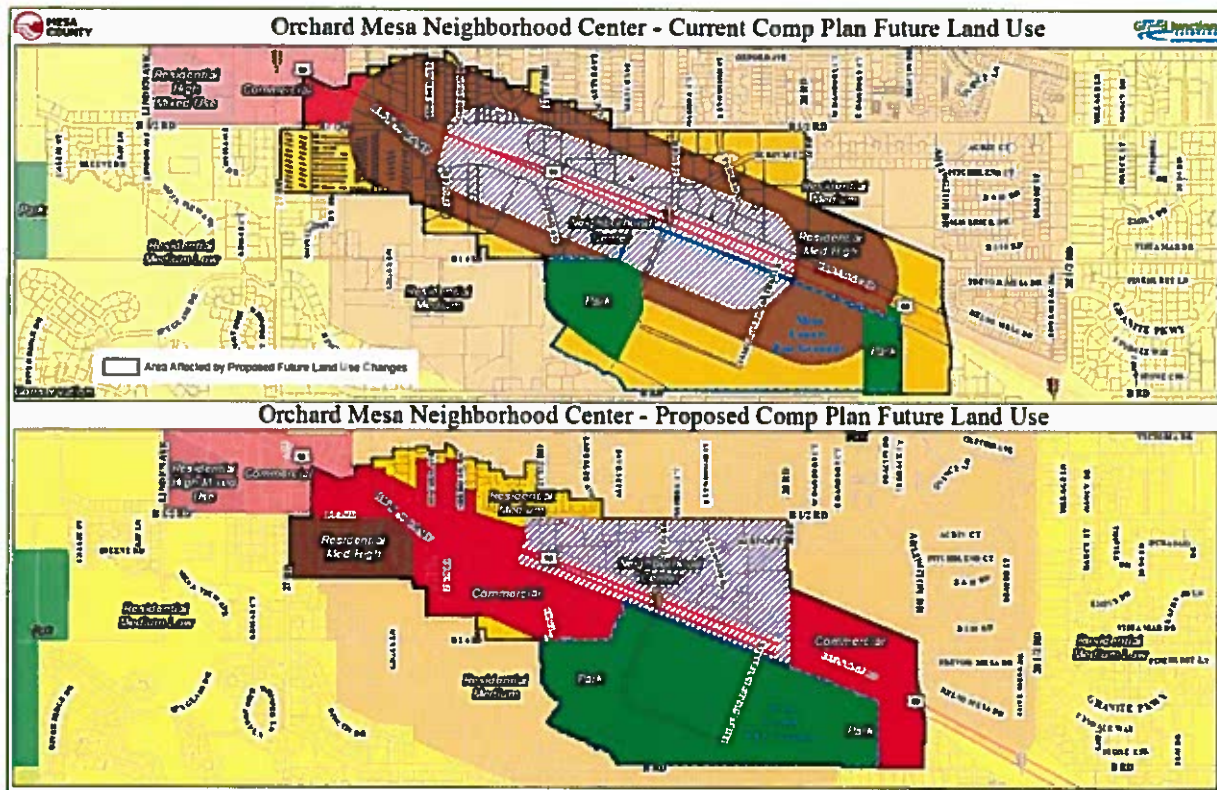
"Residents want to preserve the extensive agricultural and open space land surrounding the urban area. They also want the benefits of more efficient street and utility services. More compact development patterns will support both of these objectives. This Comprehensive Plan includes an emphasis on mixed-use 'centers' as a key growth pattern, accompanied by encouragement of infill and redevelopment more than external expansion. These concepts represent important new directions in the community's efforts to balance the pressures for outward growth with the desire to promote infill."

Based on further analysis, the Neighborhood Center would be better delineated as the triangular-shaped area north of Highway 50, south of B ½ Road, east of 27 ½ Road and west of 28 Road. There are additional properties adjacent to or near this area that should be considered for inclusion in the neighborhood center and others best delineated as commercial for highway oriented land uses outside the center.



Changes to the Comprehensive Plan Future Land Use Map

Figure 4: Neighborhood Center Future Land Use Changes



The current configuration of the Neighborhood Center includes the fairgrounds as part of the center and there are existing conflicts between the Future Land Use Map and current zoning for some properties. The Orchard Mesa Neighborhood Plan seeks to remedy these by changing the Comprehensive Plan's Future Land Use Map with the adoption of this Plan (Figure 4; Appendix Map 6).

The Future Land Use Map amendment:

- a) changes the land use designations for the County Fairgrounds to “Park,” which better facilitates the implementation of the Fairgrounds Master Plan and supports current zoning;
- b) adjusts the boundary of the Neighborhood Center to include the area north of Highway 50 only, between 27 ½ Road and 28 Road and south of B ½ Road;
- c) changes several properties located east and west of the Neighborhood Center to a “Commercial” designation supported by existing zoning; and
- d) establishes one land use designation on properties that currently are shown having more than one land use designation.

Mixed Uses

(2010 Grand Junction Comprehensive Plan)

“Residents recognize the value of mixing uses, that is, allowing development that contains appropriate non-residential and residential units of various types and price ranges. However, residents are also concerned that poorly designed projects can degrade a development or a neighborhood. This plan supports a broad mix of land uses, but calls for the establishment of appropriate standards to ensure neighborhood compatibility.”

Significant development and redevelopment opportunities exist along the Highway 50 corridor, which can also further the goals for Economic Development and Community Image. Future land use designations and existing zoning is in place that will support a sustainable growth pattern.

A Mixed-Use Opportunity Corridor is also shown along 29 Road. This 29 Road corridor is intended to allow small neighborhood-serving commercial and mixed-use development, primarily around intersections but with an emphasis on blending with surrounding residential development.

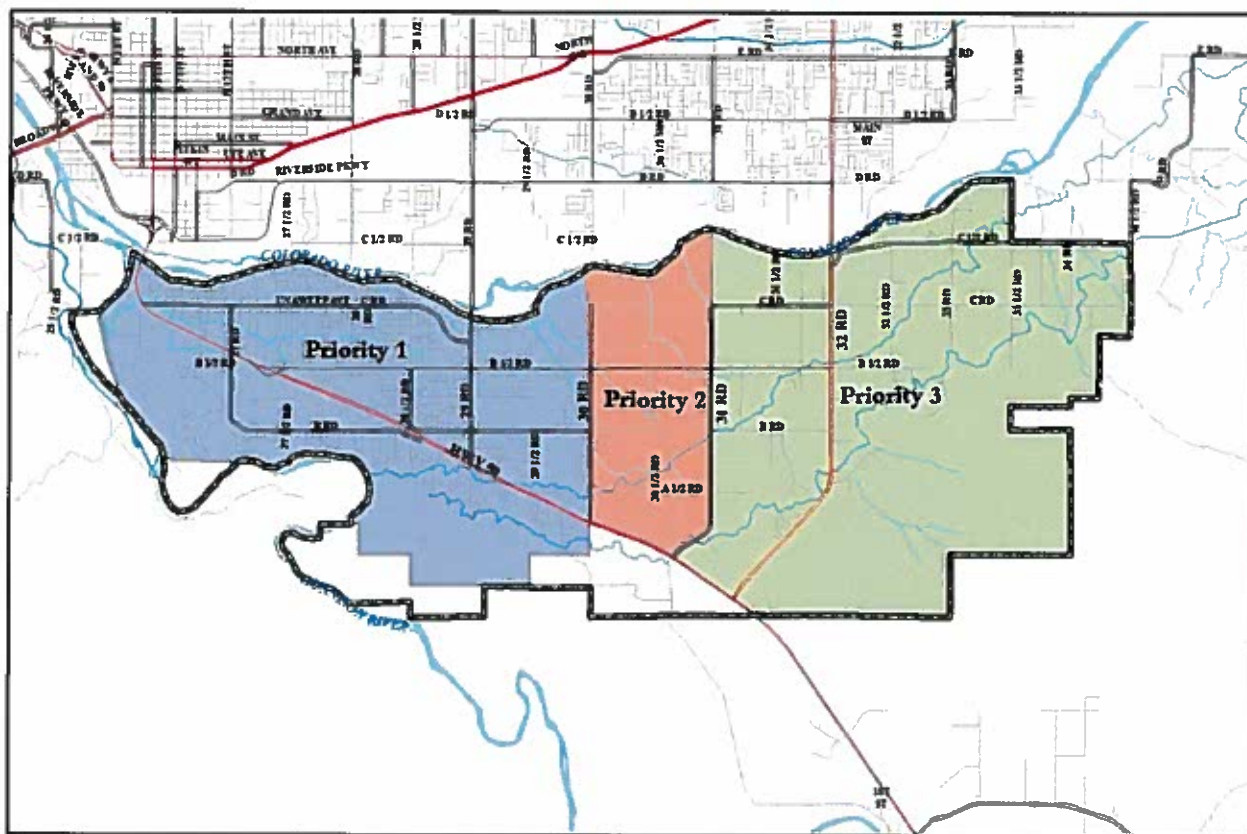
A commercial corner and medium density residential area is designated adjacent to the future school site at 30 ½ Road and B Road. Additional schools and parks should be located in the Village Center vicinity. The Village Center could also be a prime location for a regional park in this quadrant of the Grand Junction community.

Annexation

The Comprehensive Plan set priorities for growth of the urban area and annexation into the City of Grand Junction. Specifically, “The extensive public input of this Comprehensive Plan indicated strong support for Grand Junction to grow in a sustainable, compact pattern. To accomplish this objective, rather than continuing to grow in a random fashion (that is inefficient to serve), the Comprehensive Plan identifies priority growth areas to focus the extension of new infrastructure and development.” (Comprehensive Plan, page 29) For Orchard Mesa, the prioritization is based on accessibility to existing infrastructure, adequate access, the existence of sub-area plans and proximity to existing commercial and employment areas. Areas of Orchard Mesa classified as infill or vacant and underutilized properties that may accommodate infill development including the creation and/or expansion of centers are part of the Comprehensive Plan’s Priority 1. The Priority 2 area includes Central Orchard Mesa within the 2008 Persigo Boundary (201 service area), which extends east to 30 Road (Figure 5; Appendix

Map 1). Priority 3, which includes development east of 30 Road to 31 Road, discourages new urban development until 2020 or when appropriate circumstances exist.




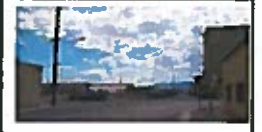
Figure 5: Priority Areas for Development



Industrial Development

Orchard Mesa residents have voiced concern regarding increasing the amount of area for future industrial uses on Orchard Mesa. This sentiment was expressed during the 1995 Orchard Mesa Plan planning process and again during the 2010 Comprehensive Plan process. A large area in the Whitewater area was identified for future industrial businesses as part of the 2007 Whitewater Community Plan. With this industrial acreage in close proximity to Orchard Mesa, only a small area of industrial lands on Orchard Mesa was designated on the 2010 Comprehensive Plan’s Future Land Use Map. This small area includes land in and near the Springfield Estates subdivision located adjacent to Highway 141 (32 Road). The combinations of these lands should accommodate the industrial needs in the southern portion of the Grand Junction urban area. Adding more industrial uses than what has been established on the Future Land Use Map could trigger other issues affecting the industrial market and create additional neighborhood impacts.

The following graphic taken from the Comprehensive Plan depicts the differences between the different types of commercial and industrial land uses.

<p>Business Park Mixed Use (BPMU) Business, light industrial, employment-oriented areas with the allowance of multi-family development.</p> <p><u>Applicable Zones</u> R-8 R-12 R-16 R-24 R-O B-1 CSR BP I-O</p> 	<p>Commercial (C) Permits a wide range of commercial development (office, retail, service, lodging, entertainment) with outdoor storage or operations allowed in some locations. Mixed commercial and residential developments may be encouraged in some areas.</p> <p><u>Applicable Zones</u> R-O B-1 C-1 C-2 MU</p> 	<p>Commercial Industrial (CI) Heavy Commercial, offices and light Industrial uses with outdoor storage, with some outdoor operations (e.g., office/warehouse uses, auto sales, auto repair shops, lumber yards, light manufacturing, oil and gas businesses). Yard operations may be permitted where adequate screening and buffering can be provided to ensure compatibility with existing and planned development in the vicinity of the proposed use. Residential uses are limited to the business park mixed-use development.</p> <p><u>Applicable Zones</u> C-2 I-O MU I-1 BP</p> 	<p>Industrial (I) Heavy commercial and Industrial operations are predominant in industrial areas. Batch plants and manufacturing uses with outdoor operations are appropriate if developed consistently with zoning regulations. Residential uses are not appropriate.</p> <p><u>Applicable Zones</u> MU I-O I-1 I-2</p> 
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2010 Comprehensive Plan Goals and Policies

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policies:

- A. To create large and small "centers" throughout the community that provides services and commercial areas.
- B. Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.

Policies:

- A. In making land use and development decisions, the City and County will balance the needs of the community.

Orchard Mesa Future Land Use & Zoning

Goal 1: Development is consistent with the land uses identified on the Future Land Use Map. Infill areas are developed first and then development occurs concentrically out toward rural areas, limiting sprawl.

ACTIONS

- a. Create and implement an infill and redevelopment boundary, with incentives encouraging infill development and concentric growth. Possible programs may include:
 - 1) Charging development impact fees based on location;

- 2) Offering density bonuses.
- b. Continue to allow existing agricultural operations within the Urban Development Boundary.

Goal 2: Outside of the Urban Development Boundary, agricultural uses are valued and protected as an important part of the Orchard Mesa economy and community character.

ACTIONS

- a. Help maintain viable agricultural uses.
- b. Implement incentive programs such as the existing Orchard Mesa Open Lands Overlay District that preserve open space, sensitive natural areas, irrigated agricultural lands, and the rural character.
- c. Minimize conflicts between residential and agricultural uses. Require sufficient buffering for new development adjacent to agricultural land uses.
- d. Encourage residential development on land that is unsuitable for agriculture and where services are available consistent with the Future Land Use Map.

3. Rural Resources



Background

Orchard Mesa's agricultural businesses contribute significantly to the local economy and provide a food source for the citizens of the Grand Valley and beyond. A local food supply improves health and reduces costs for the general population. Agricultural uses on Orchard Mesa include on-farm residences, orchards, row crops, and pasture. The topography and soils of this area lend themselves well to irrigation and are considered among the best soils in the Grand Valley for crop production. Nearly all the irrigable lands below the Orchard Mesa Irrigation Canals are or have been cultivated for a variety of crops, most notably peaches, apples, cherries, grapes, other fruits, and vegetables. Nearly all undeveloped irrigated land in Orchard Mesa is considered prime irrigated farmland and other areas are considered unique by the U.S. Soil Conservation Service.

The Colorado State University's Agricultural Experiment Station includes the Western Colorado Research Center, part of a network of 7 research centers (9 sites) throughout the state. The Orchard Mesa site is located at 3168 B 1/2 Road on about 76 acres.

Mesa County's "Right to Farm and Ranch Policy," and Agricultural Forestry Transitional (AFT) zoning provides for agricultural operations. AFT zoning also allows subdivisions up to an average of one dwelling per 5 acres and generally

permits lot sizes to be as small as one acre. Several voluntary land conservation tools are available to landowners who are interested in protecting agricultural properties and open space,

Orchard Mesa Research Center

(CSU website)

"The research conducted at this site includes tree fruits, wine grape production, dry bean variety increases, and ornamental horticulture. This site has separate climate controlled greenhouse, as well as office and laboratory facilities. The site also houses Ram's Point Winery. The winery is designed as the primary vehicle for training students and interns in best winemaking and winery business practices, as well as providing a location for enology research and outreach. It is also visible public recognition for the CSU partnership with Colorado Association for Viticulture and Enology (CAVE), representing the Colorado wine industry."

including the Orchard Mesa Open Lands Overlay district (an incentive-based option for subdivision of land east of 31 Road; Appendix Map 8).

**Becoming the Most Livable
Community West of the Rockies**

(2010 Grand Junction Comprehensive Plan)

“Tourism and agritourism are a significant part of our economy. Without careful planning agriculture and the lifestyles surrounding it will disappear under the weight of urban sprawl.”



In 2011, the Palisade Wine and Fruit Byway was established to encourage agritourism. The Byway includes signage and kiosks directing bicyclists and motorists touring the orchards and wineries of Orchard Mesa along a 25-mile loop route starting at 32 and C Roads.

Future Land Use Designations

(2010 Grand Junction Comprehensive Plan)

Rural 1 du/5-10 acre lots

Private land that will remain in parcels of 5 to 10 acres on average. The uses will vary among low density residential lots, low intensity agricultural operations, orchards and other small scale farm operations. Rural land use areas serve as a transition between urban and agricultural uses. Clustering techniques are required to achieve maximum density. No urban level services are supplied.

Future Urban Growth in Rural Areas

In 2008, the Persigo 201 sewer service boundary was expanded from 30 Road to 31 Road for the area north of A ½ Road by the Persigo Board (Mesa County Board of County Commissioners and the Grand Junction City Council). This decision reduced the area designated as “Rural” future land use on Orchard Mesa by one and one half square miles. While there are many properties within the Urban Development Boundary that continue to have rural uses and densities, the

area will gradually transition to urban development. (Appendix Map 4)

Priorities for Growth and Annexation

(2010 Grand Junction Comprehensive Plan)

Priority 3: Development is not encouraged until after 2020 or appropriate circumstances exist for **Central Orchard Mesa outside the 2008 Persigo 201 Boundary**

Interim land uses in Priority 3 Areas

... Proposed for urban development only after the other priority areas are significantly developed and only after water and sewer infrastructure is in place. In the interim, landowners may develop at densities that do not require urban services. However, in doing so they must demonstrate the ability to take advantage of urban densities in the future. It is acknowledged that growth will continue to occur beyond 2035. As time passes, some of the areas identified as Agriculture and Rural Land Uses in this Plan may become more appropriate for urban development. These will be considered in future updates to the Comprehensive Plan.

Orchard Mesa includes two Centers in the Comprehensive Plan. An existing Neighborhood Center is located in the vicinity of B ½ Road at Highway 50, in the urbanized area. A future Village Center is envisioned sometime after the year 2020 along Highway 50 between 30 Road and the intersection with Highway 141. While currently rural, the area is expected to become more urban as the area grows and services are extended. A mix of uses is planned for the Village Center including commercial, retail, office and residences. Development densities are highest near the village center mixed-use area and decrease with distance from the center.

Although a sewer trunk line was installed along 32 Road (Highway 141) in 2011 connecting the community of Whitewater to the Clifton Sanitation District’s treatment plant, the 2010 Comprehensive Plan designates the majority of the corridor as Rural. Some urban development is appropriate along this corridor consistent with the Comprehensive Plan and existing zoning, i.e. in Springfield Estates and Valle Vista subdivision.

Mandatory Controlled Insects

- Codling moth (Laspeyresia pomonella)*
- Peach twig borer (Anarsia lineatella)*
- Greater peach tree borer (crown borer) (Synthadon rugilosus)*
- San Jose scale (Aspidiotus lineatella)*
- Pear psylla (Psylla pyricola)*
- Shot hole borer (Scolytus rugulosus)*
- Oriental fruit moth (Grapholita molesta)*
- Western cherry fruit fly (Rhagoletis indifferens)*
- Japanese beetle (Popillia japonica)*

Upper Grand Valley Pest Control District

Backyard fruit trees are often the source of insect and disease pests. Landowners within the [Upper Grand Valley Pest Control District \(UGVPCD\)](#) are required by State Law to control pests on fruit trees (C.R.S. 35-5). The UGVPCD includes portions of Orchard Mesa generally east of 30 Road. The purpose of the District is to protect commercial growers from pest and weed infestations. The Mesa County Weed and Pest Coordinator enforces the law, inspects nursery stock, educates the public, and identifies and manages weed infestations.

Weed Management

[Weed management](#) is a concern at the local, county, regional and state level. By law (the Colorado Weed Management Act), noxious weeds require control. As of 2013, there are nineteen weeds on the Mesa County Noxious Weed list that are being controlled or managed by policies set forth in the *Mesa County Weed Management Plan*. Weed species on List A must be eradicated wherever found in order to protect neighboring communities and the state as a whole.

**“List A” Noxious Weeds
Found on Orchard Mesa**

- Japanese, Bohemian and Giant Knotweed
- Myrtle and Cypress spurge
- Giant reed grass
- Potential to Spread to Orchard Mesa*
- Purple loosestrife - Yellow starthistle

Mesa County conducts roadside spraying. Some common weeds that are not listed as noxious are commonly controlled during roadside weed spraying. Residents can opt out of roadside spraying but must notify the Weed & Pest Coordinator, mark their property, and control the weeds themselves. *Mesa County does not control overgrown weeds in residential areas; mow weeds on private property; or offer cost share.*



Grand Junction Weed Management

- *Requires owners of land within the City limits to manage all weeds on their property and on adjacent rights-of-way between the property line and curb and to the center of the alley. Vacant land, including agricultural use, is required to have weeds removed within twenty feet of adjacent developed land and within forty feet of any right-of-way.*
- *Manages weeds from curb to curb on right-of-ways within the City limits including those adjacent to properties within Mesa County.*
- *Will provide guidance to landowners developing a management plan for the control/eradication of the weeds on their property.*
- *Provides annual public outreach efforts reminding owners of their responsibility to control/eradicate all weeds and nonnative, undesirable plants.*
- *Has technical expertise on weed management techniques and implementation methods (mechanical, chemical, biological, and cultural) are available.*
- *Coordinates with other land management agencies for control of the undesirable noxious weeds as identified by the County.*

Orchard Mesa Sub-Area Concept Plan – 2008
(A Sub-area study conducted as part of the 2010 Comprehensive Plan)

The desire to preserve prime agriculture was the prominent sentiment expressed by residents of Central Orchard Mesa. In addition, future urban growth of high intensity/density is to be located adjacent to Highway 50. Other priorities included:

- *Preserve the river corridor as open land.*
- *Develop trails.*
- *Support cottage industries over other commercial and industrial land uses in the area.*
- *Preserve orchards and vineyards.*

Mesa County Rural Master Plan Goals and Policies - Agriculture (AG)

AG Goal 1: *Conservation of agricultural and range lands capable of productive use.*

Policies:

AG1.1 *Locate new development on land least suitable for productive agricultural use.*

AG1.2 *Clustering of dwellings is encouraged on a portion of the site where the remainder is reserved for open space or agricultural land.*

AG1.3 *Buffering of new development is required adjacent to agricultural operations.*

AG1.4 *Enhance methods of communicating the right-to-farm/ranch policy and provisions to educate non-farm/non-ranch users on the characteristics of an agricultural economy (e.g., noise, spraying, dust, traffic, etc.).*

AG1.5 *Require consultation with the appropriate land and resource manager and area residents to minimize and mitigate conflicts new development proposals may create between wildlife and agricultural uses.*

AG1.6 *Agricultural production practices will be honored and protected when development is allowed adjacent to or near productive agricultural lands.*

AG1.7 *Development will not be allowed to interfere with irrigation water used for agricultural production. Delivery of full water rights to farmland using irrigation water shall be guaranteed by the developers and/or subsequent Homeowners Association through a proper delivery system. Historic irrigation easements shall be respected and formalized or conserved.*

AG1.8 *Support farmers' markets and promote the purchase of local goods.*

AG1.9 *Support and promote voluntary techniques to preserve agricultural lands.*

AG1.10 *Promote multiple/compatible uses of agricultural lands.*

AG1.11 *Provide a streamlined process that allows limited creation of small parcels from larger bona fide lands in agricultural production to assist agricultural operations to remain viable.*

Orchard Mesa Rural Resources

Goal 1: Rural land uses east of 31 Road are maintained, consistent with the Comprehensive Plan Future Land Use Map.

ACTIONS

- a. Maintain the Comprehensive Plan's Future Land Use designations and support zoning that implements it.
- b. Support and sponsor community forums to identify and implement ways to incentivize local food production.
- c. Support voluntary land conservation techniques for agricultural properties.

Goal 2: The 32 Road corridor (Highway 141) retains its rural character.

ACTIONS

- a. Allow development on non-residentially zoned land and permitted non-residential uses in a manner consistent with the rural character of surrounding properties.
- b. Identify and protect important view sheds along the corridor.

Goal 3: Agricultural businesses are viable and an important part of Orchard Mesa's economy.

ACTIONS

- a. Help promote the Fruit & Wine Byway.
- b. Support the CSU Research Center to improve agricultural production and sustainability for local farmers.
- c. Identify and permit appropriate areas for farmers markets throughout the growing season.
- d. Coordinate public outreach on noxious weed control, e.g. public forums with Mesa County Weed and Pest Control staff and the Mesa County Weed Board.

4. Housing Trends



Background

According to the 2010 U.S. Census, the Orchard Mesa Plan area had about 6,424 housing units, with an occupancy rate of 95%. (Mesa County Assessor's records show about 6,580 dwelling units as of 2013.) The average household size for the plan area was 2.56 people per household, above the Mesa County average of 2.46 and the City of Grand Junction average of 2.19. In the Orchard Mesa Census Designated Place (CDP), the average household size for renters is 3.54, while the average household size for owners is 2.46 (US Census Bureau American Community Survey, 2011).

A Variety of Price Points for the Full Spectrum of Incomes in a Diverse Economy

(2010 Grand Junction Comprehensive Plan)

"As Grand Junction moves into the future, we must remember to provide housing for the entire workforce to ensure these job positions that support our economy can be filled.... We expect that job growth will occur throughout all income categories, and housing demand will grow not just in the high income categories but also for service workers, retirees and students."

Home ownership rates for the Orchard Mesa Plan area are higher than Grand Junction and Mesa County, at about 75%. (Table 3) The Census Bureau tabulates data for the Orchard Mesa Census Designated Place (CDP), which is the unincorporated area west of about 30 Road. The Orchard Mesa CDP is the more densely populated portion of the unincorporated area, but it includes most of the newer single-family developments, of which 83.3% are owner-occupied. The rural agricultural area has an even higher owner occupancy rate, at 85.3%. The westernmost portion of the Plan area is in the City of Grand Junction and represents 47% of all households in the area. The older, more-dense area has a lower proportion of owners, with 65% of homes owner-occupied, but it is still above the owner occupancy rate for the City as a whole.



Table 3: Owner Occupancy Rates

	Occupied Households	Owner Occupied	Renter Occupied
Orchard Mesa Plan Area	6,105	74.7%	25.3%
- Orchard Mesa, incorporated	2,959	64.5%	35.5%
- Orchard Mesa CDP	2,494	83.3%	16.7%
- Orchard Mesa, rural	652	85.3%	14.7%
City of Grand Junction	24,311	62.4%	37.6%
Mesa County, all unincorporated	27,502	79.2%	20.8%
Mesa County, all	58,095	71.4%	28.6%

Source: 2010 Census

Data for the Orchard Mesa CDP includes information that can give a general view of Orchard Mesa households, reflecting the average conditions and demographics of the overall Plan area (US Census Bureau American Community Survey, 2011). In 2011:

- About 44% of the residents in the Orchard Mesa Plan area lived in the CDP. (48% of residents lived in the incorporated area and the remaining 8% lived in the rural area.)
- Nearly half of the residents moved in after 2005.
- About 75% of owner-occupied households had a mortgage; the median mortgage payment was \$1,375.
- Median rent was \$1,008. About 37% of renters paid more than 35% of their household toward rent. Typically, a household paying more than 30% of its income towards housing costs, including utilities, is considered to be at a high risk of being economically insecure.
- About 14% of the population was age 65 or older, while 25% was under age 18. These numbers closely match Mesa County as a whole.
- As with all of Grand Junction and Mesa County, the percentage of the population age 65 and older on Orchard Mesa will increase over the next 20 years; about 25% of the current population in the CDP is between the ages of 45 and 64.
- The median age was 34.6 years. This is significantly younger than Grand Junction’s median age of 36.7 and Mesa County’s median age of 38.1 years. The lower median age indicates the presence of young families.

Lack of Housing Choices
(2010 Grand Junction Comprehensive Plan)

“The affordable housing problem in Grand Junction is compounded by the lack of diversity in the local housing stock. The vast majority of the housing units in Grand Junction today are detached single family homes. This low density development pattern increases the cost of housing. . . . The Comprehensive Plan encourages a broader range of housing in locations dispersed throughout the community.”

In the Orchard Mesa Plan area, single-family residences account for 91% of all dwelling units (Table 4). The preponderance of single family homes suggests the housing needs of many

people may not be met, including seniors, lower income families, disabled persons and students. Townhomes, condominiums, duplexes and triplexes reflect 7% of the housing stock, while the remaining 2% of the dwelling units are in multi-family developments of 4 units or more. The average floor area for a single family residence is about 1,559 square feet. Houses on agricultural properties tend to be much larger, averaging 2,220 square feet. The average size for dwellings in townhome and multi-family development ranges from 829 to 1,129 square feet.

Table 4: Dwelling Units by Type

Type	Total Dwelling Units	Average Floor Area
Single Family Residence	5,181	1,559 s.f.
Single Family, Ag Residence*	829	2,220 s.f.
Townhome	283	1,192 s.f.
Condominium	31	829 s.f.
Duplex/Triplex	165	1,058 s.f.
Multi-Family, 4-8 units	82	823 s.f.
Multi-Family, 9 + units	298	1,090 s.f.

Source: 2013 Mesa County Assessor's Records and GIS

*Ag residence denotes a single family residence on a property classified by the Mesa County Assessor as an Agriculture land use.

The largest multi-family development is Monument Ridge Townhomes located at 2680 B ½ Road; it has 166 units totaling 190,095 square feet. It is a privately-owned rental complex but as a housing tax credit project, residents for some of the units must meet income qualifications. Other large multi-family developments include Linden Pointe located at 1975 Barcelona Way, with 92 units, and Crystal Brook Townhomes located at 1760 LaVeta Street, with 40 units. These two properties are owned and operated by the Grand Junction Housing Authority. Both have income requirements for tenants. The affordable housing stock on Orchard Mesa is rounded out by 12 duplexes on Linden Avenue, owned by Housing Resources of Western Colorado. The western Plan area includes several privately-owned mobile home parks, which may include older pre-HUD (1976) homes. (There are approximately 250 pre-HUD homes in the Plan area.) While not officially classified as affordable housing, these older, often obsolete structures fill a need for lower-income housing.

During periods of economic challenges, housing foreclosures increase and residents find themselves with a lack of affordable housing. Resulting impacts include limited availability of rental properties, higher rents, and overcrowding. The Grand Junction Housing Authority and other entities assist homeowners with foreclosure prevention counseling and workout options.

The average year built for single family residences is 1978, while the median year built is 1979. The oldest residences date back to 1890. Only a quarter of the housing stock is more than 50 years old. Orchard Mesa saw significant construction booms in the 1950s, 1970s, and 2000s; the decades following boom periods are all marked by significant declines in the number of new houses built (Figure 6). The average value in 2013 of a single-family residence was \$170,545

(Table 5). Since the last housing boom there are a number of residentially zoned properties that are still vacant (Appendix Map 9).

Figure 6: Residences by Year Built

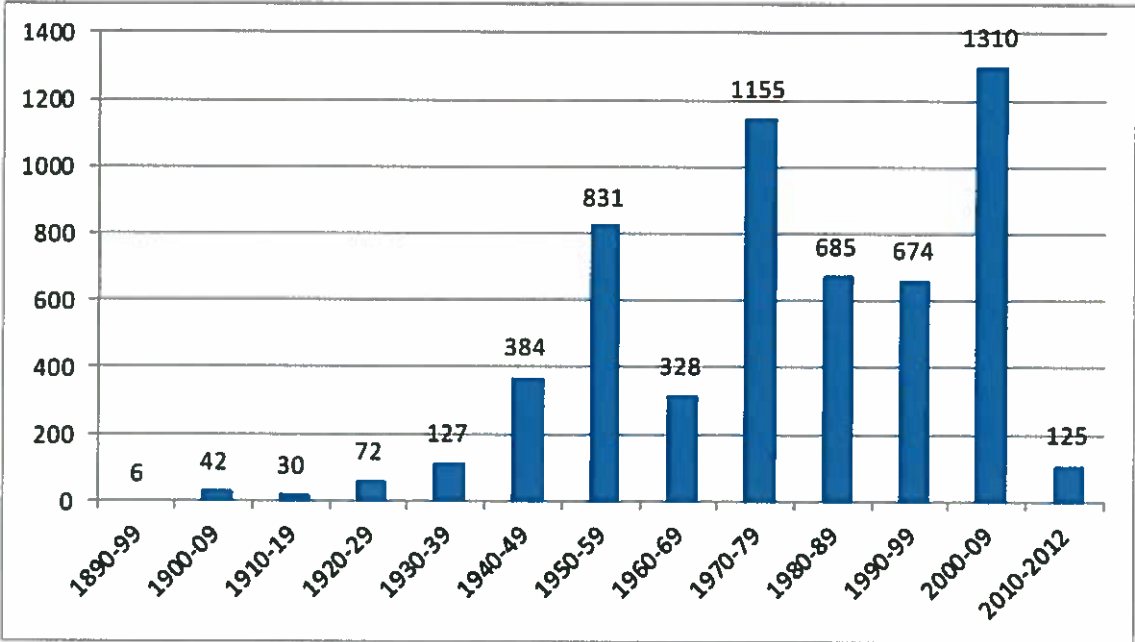


Table 5: Single Family Residential Valuation

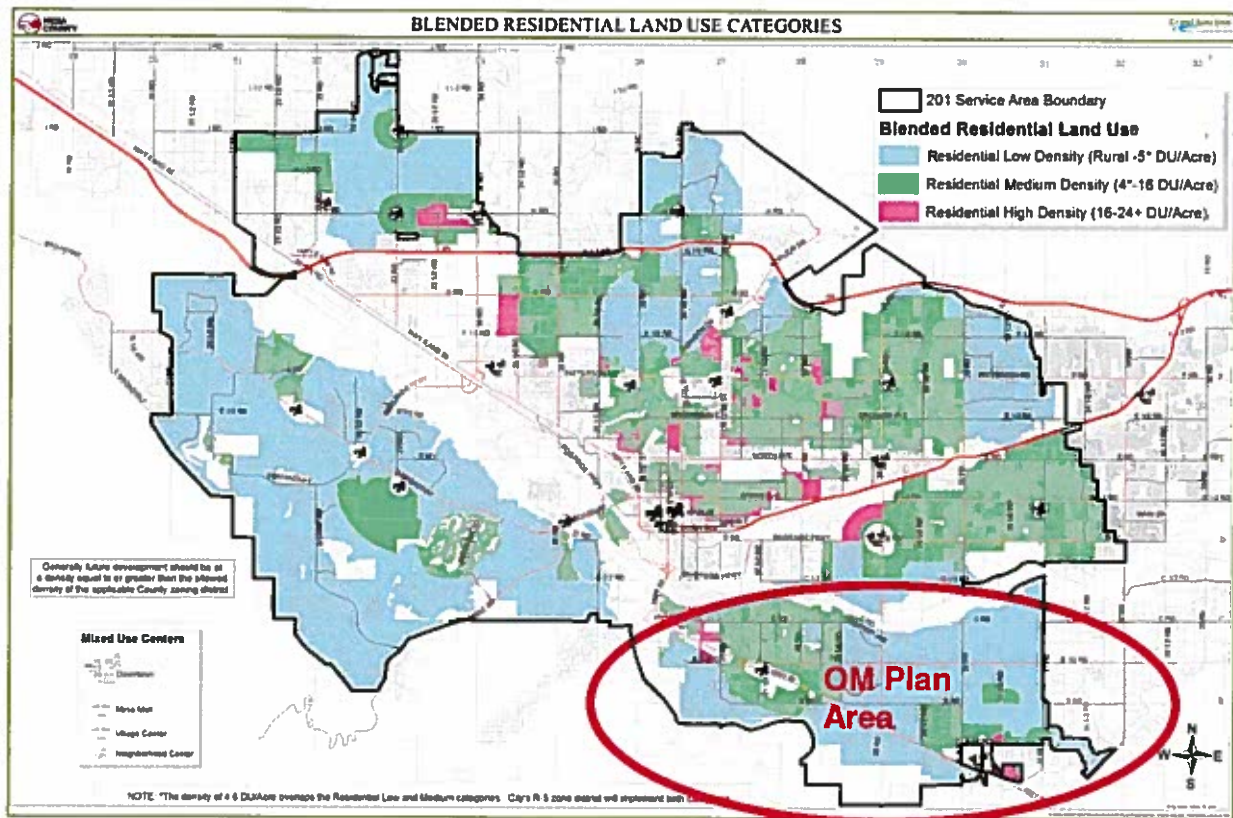
	Average	Total	Minimum*	Maximum*
Land	\$55,795	\$289,073,380	\$3,690	\$288,750
Improvements	\$114,750	\$594,520,700	\$760	\$664,910
Total	\$170,545	\$883,594,080	\$760	\$844,910

Source: 2013 Mesa County Assessor's Records and GIS

*Minimum and maximum are by each valuation category and do not reflect two single properties

The Grand Junction Comprehensive Plan's Blended Residential Land Use Categories Map (Figure 7) allows for a broader range of density within the same land use classification, allowing for the development of varied housing types (single family, duplex, multi-family), thereby giving the community more housing choice. Providing housing for families and singles for all life stages is important in creating a community that is livable and vibrant.

Figure 7: Blended Residential Map



2010 Comprehensive Plan Goals and Policies

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policies:

- A. In making lands use decisions, the City and County will balance the needs of the community.
- B. Encourage mixed-use development and identification of locations for increased density.
- C. Increasing the capacity of housing developers to meet housing demand.

Goal 1: A broad mix of housing types is available on Orchard Mesa to meet the needs of a variety of incomes, family types, and life stages.

ACTIONS

- a. Identify and maintain an inventory of vacant parcels suited for housing and determine infrastructure needs for future development of those parcels. Coordinate improvements that will facilitate construction of more diverse types of housing with Capital Improvements Plans.

- b. Implement through zoning the opportunity for housing alternatives where appropriate, such as multi-family within commercial zones, accessory dwelling units, and HUD-approved manufactured housing.
- c. Implement the Blended Residential Land Use Categories Map to provide additional housing opportunities within the Orchard Mesa Plan area.
- d. Continue to work with housing partners in the Grand Valley to develop and implement housing strategies, referencing the 2009 Grand Valley Housing Strategy report as background and guidance.

Goal 2: Housing on Orchard Mesa is safe and attainable for residents of all income levels.

ACTIONS

- a. Work with housing partners such as Housing Resources of Western Colorado to provide information to residents on the availability of income-qualified housing rehabilitation and weatherization programs. Utilize public and private funding available for such improvements.
- b. Work with neighborhood groups to educate residential property owners about programs that are available for foreclosure prevention, in order to preserve and stabilize neighborhoods during periods of economic challenges.
- c. Work with housing partners and the development community to identify unmet needs in the housing market, and resolve regulatory barriers that would otherwise prevent such housing from being built.
- d. Work with owners of mobile home parks to replace non-HUD mobile homes with HUD-approved manufactured homes, and to improve the overall appearance of the parks.

Goal 3: Neighborhoods on Orchard Mesa are safe and attractive.

ACTIONS

- a. Maintain a neighborhood association database and provide sources for technical assistance to forming such associations.
- b. Offer neighborhood services (block parties, etc.) to neighborhoods within and outside the City in partnership with Mesa County.
- c. Coordinate the work of City and County code enforcement in areas where jurisdiction may abut or overlap.
- d. Provide information to homeowners on resources available to those unable to maintain their properties.
- e. Work with landlords to address property management and maintenance concerns.

5. Economic Development



Background

A key entryway to the Grand Valley, Orchard Mesa is often considered a drive-through rather than drive-to destination. The Highway 50 corridor's variety of highway oriented services and local businesses could serve residents and nonresidents alike.

A guiding principle of the 2010 Comprehensive Plan identifies the Grand Junction area as a Regional Center, "a provider of diverse goods and services and residential neighborhoods... (and) a community that provides strong health, education and other regional services."

Orchard Mesa's farms, the CSU Western Colorado Research

Center, and a variety of agricultural businesses are important to the character and local economy. Agricultural uses on Orchard Mesa include on-farm residences, orchards, vineyards, row crops, pasture, vegetable/row crops, farmers markets, and roadside stands. The Palisade Fruit and Wine Byway has brought added attention to the area and has increased interest in a variety of agritourism opportunities. The Byway includes signage and kiosks directing bicyclists and motorists touring the orchards and wineries of Orchard Mesa along a 25-mile loop route starting at 32 and C Roads.

What does livable mean for Sustainable Growth Patterns?

(2010 Grand Junction Comprehensive Plan)

- *Fiscally sustainable development*
- *A healthy economy*
- *Growing tourism & agritourism as part of our economy*

"Having a multi-faceted economy and being a regional center, we have a spectrum of jobs: commercial, retail, hospital, education, agriculture, financial offices, etc. as well as tourism-related services."

Mesa County Economic Development Plan

(Economic Development Partners)

Goals:

1. *Become an Epicenter for Energy Innovation*
2. *Elevate the Community Profile*
3. *Support the Growth of Existing Business*

Orchard Mesa has experienced a high turnover of businesses over the years. Recent examples include the closure of the Choice Hotels call center and relocation of Wheeling Corrugating. The turnover rate is reflected in Orchard Mesa's higher commercial vacancy rate, as compared to

other areas of Grand Junction (Appendix Map 3). Nearly half of Orchard Mesa's non-residential structures were built in the 1970s and 1980s. Approximately a quarter are less than 25 years old. Orchard Mesa has about 405 acres and 760,687 square feet of commercial space, and about 109 acres and 153,182 square feet of industrial floor area (Table 6). The largest employment sector, both by number of employees and by number of businesses, is service, while medical is the smallest sector, an indicator of the lack of medical care on Orchard Mesa (Table 7).

The Grand Junction Chamber of Commerce visited sixty-five Orchard Mesa businesses during the summer of 2013 and found the current businesses were generally stable and cautious about the future. The diverse businesses in the area provide a good core with the potential to expand. Many expressed a need for better marketing ideas for Orchard Mesa.

Table 6: Orchard Mesa Commercial & Industrial Uses by Zoning

Zone	Commercial Use		Vacant		Building	Industrial Use		Vacant		Building
	# Lots	Acres	# Lots	Acres	Sq. Ft.	#Lots	Acres	# Lots	Acres	Sq. Ft.
AFT	5	40.4	1	2.1	17,966	1	8.9	0	0	5,876
RSFR	1	13.7	0	0	7,366	0	0	0	0	0
RSF4	4	10.6	0	0	5,516	1	13.7	0	0	7,366
R8	3	3.2	0	0	8,768	0	0	0	0	0
PUD	6	147.0	0	0	48,758	2	5.0	0	0	103,238
B2	3	2.5	1	0.3	6,365	0	0	0	0	0
C-1	113	105.5	36	32.7	465,242	0	0	0	0	0
C-2	25	45.3	6	20.5	123,542	3	31.2	0	0	36,702
I-1	1	0.1	0	0	120	14	50.5	14	50.5	0
I-2	2	37.2	1	5.4	77,044	0	0	0	0	0
Total	163	405.5	45	61.0	760,687	21	109.3	14	50.5	153,182

Source: Mesa County Assessor's 2013 Records; GIS

Table 7: 2010 Orchard Mesa Employment by Sector

Sector	Employees	Employers
Base	535	113
Service	1,538	200
Retail	604	70
Medical	86	14
Total	2,763	397

Source: Info USA; Colorado Department of Labor

The Mesa County Fairgrounds and Whitewater Hill recreation and training facilities have great potential to be catalysts for new and expanded businesses and services such as lodging, restaurants, and other support businesses. The Public Safety Training Facility will be one-of-a-kind on the Western Slope, and the drag-way, trap club and airplane modelers club all host regional and even State-level events (Appendix Map 10).



Orchard Mesa's recreational facilities and surrounding public lands also attract visitors who can contribute to the local economy: e.g., Chipeta Golf Course, bowling lanes, Orchard Mesa Pool, Orchard Mesa Little League Park, Riverfront Trail, Colorado and Gunnison rivers, the Old Spanish Trail, and the BLM public lands.

Another important Orchard Mesa asset is the Business Incubator Center, "The Grand Valley's Center for Entrepreneurship," located along the Gunnison River near the confluence with the Colorado River. According to their [website](#):

"The Center offers comprehensive services to businesses through the collaborative efforts of four programs. The Business Incubator Center provides business coaching and workshops through the Small Business Development Center (SBDC), financial support through the Business Loan Fund of Mesa County, hands-on business development through the Incubator Program and tax credits for investment and job creation through the Enterprise Zone."

Other potential opportunities for business development on Orchard Mesa include:

- Commercial and business pads and infrastructure in place for new and expanded businesses along Highway 50.
- Enterprise Zone - much of the Highway 50 corridor is eligible for tax credits for business investment/expansion. Most of the rural area is an Agricultural Enterprise Zone. (Appendix Map 11)
- Artesian Hotel site - good water source for bottling company or similar business.
- Confluence Point - proper zoning for a variety of commercial development with the best view of the confluence of the rivers.
- The eventual connection of 29 Road to I-70 will provide easier access to Orchard Mesa for travelers.
- The growing and diverse agritourism and outdoor and fairgrounds-oriented recreation industries.
- Promoting site development and marketing of health services and facilities on Orchard Mesa.

Health Professional Shortage Area (HPSA)

*In 2012 Mesa County was classified as a whole county, primary medical care, low-income population HPSA. It was recognized that Mesa County has too few primary care physicians relative to the low-income population. **Designation places the area and selected facilities in priority for grants and other funds, and offers incentives to health professionals practicing in a HPSA area.***

2010 Comprehensive Plan Goals and Policies

Goal 6: *Land use decisions will encourage preservation of existing buildings and their appropriate reuse.*

Policies:

A. *In making land use and development decisions, the City and County will balance the needs of the community.*

Goal 12: *Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.*

Policies:

A. *Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.*

Orchard Mesa Economic Development

Goal 1: Opportunities to shop, obtain personal and medical services, and dine out are convenient for Orchard Mesa residents.

ACTIONS

- a. Assist economic development groups/partners in analysis of market needs suited to serving the local population of Orchard Mesa.
- b. Support public/private partnerships and assist businesses with marketing Orchard Mesa.
- c. Work with local health care providers and the Mesa County Health Department and the Mesa County Health Leadership Consortium to identify grants and other funding opportunities as incentives to health professionals to locate on Orchard Mesa.

Goal 2: Orchard Mesa includes businesses and facilities as a destination for area residents and visitors alike.

ACTIONS

- a. Coordinate resources available from local economic development partners (Incubator, GJEP, Chamber of Commerce, Workforce Center, etc.) to create a commercial base that will serve the local population and visitors.
- b. Improve infrastructure that will help local businesses thrive.
- c. Support efforts to market the variety of opportunities on Orchard Mesa.

Goal 3: Orchard Mesa has an active and effective Orchard Mesa Business Association.

ACTIONS

- a. Identify a business “champion” to be lead on organizing interested businesses and provide technical assistance to the “champion” and interested businesses on models used effectively elsewhere in Mesa County such as an improvement district (BID, URA, etc.) to provide funding for support services, infrastructure improvement, marketing, pedestrian/streetscape improvements and special events, for community revitalization and development (e.g., North Avenue, Horizon Drive).
- b. Engage economic development groups/partners in an active program to periodically visit Orchard Mesa businesses to proactively identify issues and identify solutions.
- c. Economic development groups/partners and area business will work together to evaluate and make recommendations on how to improve land use processes and regulations related to business retention, development, and maintenance.

Goal 4: Orchard Mesa’s agricultural industry thrives as an important part of the local economy and food source.

ACTIONS

- a. Promote Orchard Mesa as a part of the Fruit and Wine Byway.
- b. Support and encourage roadside markets and centralized events (e.g., farmers’ markets) to exhibit and sell locally produced agricultural products.
- c. Actively support the Mesa County Right to Farm and Ranch Policy.
- d. Make land use decisions consistent with the Future Land Use Map for Orchard Mesa.
- e. Align with the Colorado [Cultural, Heritage and Tourism Strategic Plan \(2013\)](#) in an effort to maximize the Colorado Tourism Office’s promotion funding opportunities.

Goal 5: Sustainable businesses support the needs of regional attractions on Orchard Mesa. (e.g., Fairgrounds, Whitewater Hill - Public Safety and Recreational Facilities)

ACTIONS

- a. Support appropriate improvements and maintenance of public infrastructure necessary to sustain local businesses and regional attractions at the Fairgrounds and Whitewater Hill.
- b. Work with area economic development groups/partners to identify businesses that would support regional attractions on Orchard Mesa (e.g., extended-stay lodging, personal services, recreation facilities, etc.).



6. Transportation



Background

A well-designed and balanced transportation system will support access, circulation, and the safe movement of all modes of motorized and non-motorized transportation. Multiple travel routes provide greater options for driving, walking, and biking, and help reduce congestion by diffusing traffic. Well-connected street networks have been shown to reduce congestion, increase safety for drivers and pedestrians, and promote walking, biking, and transit use. The [Grand Valley Circulation Plan \(2010\)](#) shows existing and future roads that would serve the Plan area (Appendix Map 12).

Translating the Vision:

(2010 Grand Junction Comprehensive Plan)

What does livable mean for Balanced Transportation?

- *Organized, functioning and orderly.*
- *Services and shopping are close to where we live to cut down the amount of cross-town traffic, commuting times and to reduce air pollution.*
- *A transportation system that balances possibilities for cars, trucks, transit, bicycles and pedestrians.*

Connectivity

(2010 Grand Junction Comprehensive Plan)

"...[T]he region should identify and plan for additional crossings of the Colorado River and the Railroad. Doing so will help alleviate the choke points caused by the limited existing crossings, particularly as growth continues to the east and southeast. From a transportation perspective, potential river crossings should be evaluated on their ability to:

- *Relieve traffic on existing crossings;*
- *Minimize impacts to neighborhoods and sensitive lands; and;*
- *Easily diffuse traffic onto multiple travel routes at each end."*

"Complete Streets" are ones in which the design addresses the needs of users of all ages and abilities, including safety, mobility and accessibility. This means planning for everyone: pedestrians and bicyclists as well as the movement of vehicles and public transit. An important component of complete streets is providing for connectivity by creating small-scale, low-speed streets as part of a dense street grid with small block

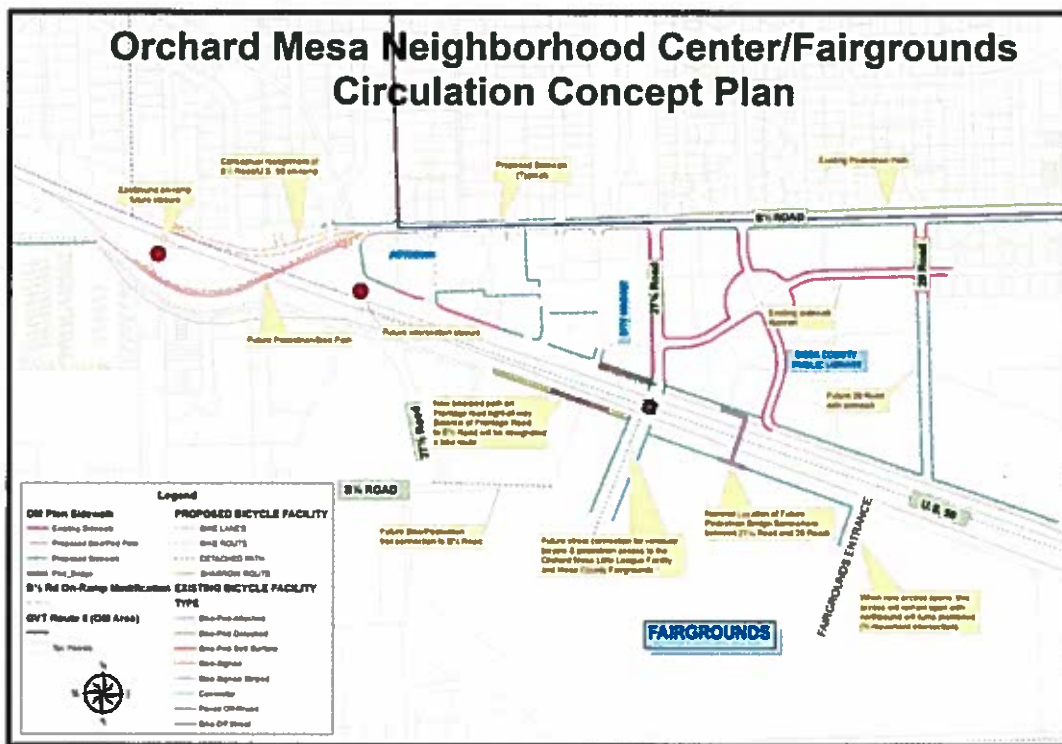
lengths. Such street networks maximize efficient traffic flow and roadway capacity while increasing safety by holding vehicles to slower speeds. Small block lengths encourage walking and increase pedestrian safety. Increasing connectivity is less costly, more cost-efficient, and less impactful than widening arterial roadways.

Multi-Modal System

There is a significant need for pedestrian and bicycle improvements throughout Orchard Mesa. Highway 50 has no pedestrian infrastructure and few crossings, limiting the ability of local residents to walk or bike safely. Notably, Mesa Valley School District #51 buses students who would have to cross Highway 50 to school, even though students may live within the designated walking area. A bike and pedestrian path along Highway 50, as well as improved crossings, are a high priority. A few bike and pedestrian facilities are located along streets, but Orchard Mesa has little in the way of dedicated bike routes and pedestrian paths within the neighborhoods and connecting to other areas (Appendix Map 13). The Urban Trails Master Plan (UTMP) identifies existing and future routes for bike facilities and trails.

Grade-separated pedestrian crossings (bridges) are the safest method to provide Highway 50 crossings for students and residents. While building new pedestrian bridges is very expensive, reconfiguring the B ½ Road overpass to include pedestrian and bicycle facilities would provide both an economical and functional solution that significantly improves connections between schools, neighborhoods, commercial areas and the fairgrounds. Further improvements along the Highway 50 corridor would complement the reconfigured B ½ Road interchange and improve mobility. (Figure 8; Appendix Maps 14 & 15)

Figure 8: Neighborhood Center Circulation Concept Plan



The nationally historic Old Spanish Trail travels through Orchard Mesa; the historical crossing of the Colorado River was near 28 ¾ Road. The Colorado Riverfront trail system runs along the north bank of the Colorado River and can be accessed from Orchard Mesa at four river crossings. Natural drainage ways traverse the planning area running north/northwest and can provide possible future trail connections to the trail facilities already in place. Linking neighborhoods with the Colorado River, downtown Grand Junction, Village Centers, Neighborhood Centers and other desired public attractions will provide a more complete transportation network for Orchard Mesa residents. The Parks, Recreation, Open Space & Trails section of this Plan provides more detail on trails, as well as additional Goals and Actions. (Appendix Maps 13 & 24)

Public Transit

Public transit is an important component of a multi-modal system. It provides transportation for people without reliable transportation, as well as the elderly and others with limited mobility. It can also help to relieve road congestion. Bus service is provided by [Grand Valley Transit \(GVT\)](#). The GVT system includes a route that travels from the transit center at 5th Street and South Avenue through Orchard Mesa and north along 29 Road to the Mesa County Workforce Center at North Avenue. This provides direct connections to a number of other routes serving Grand Junction and the Grand Valley. Buses run every half hour, Monday through Saturday; there is no service on Sundays or holidays. GVT buses are wheelchair accessible. Paratransit riders may also qualify for curb-to-curb service.



Access Control Plan

In 2009 Mesa County, the City of Grand Junction, and the Colorado Department of Transportation (CDOT) entered into an agreement to implement an [Access Control Plan \(ACP\)](#) for US Highway 50. The Plan establishes future access conditions on a property-by-property basis along the corridor. The purpose of the ACP is to provide reasonable access to adjacent properties while maintaining safe and efficient traffic flow. Key objectives include reducing traffic conflicts and improving traffic safety. Certain proposed actions in this Plan would implement the ACP, such as the addition of pedestrian and bicycle facilities on the B ½ Road overpass.

Potential Transportation Projects

For the past several years and during this planning process, the City and County have heard from businesses and residents about the many transportation needs on Orchard Mesa. The following is an unranked list of these projects:

- Highway 50 multi-modal improvements including non-motorized crossings
- B ½ Road multi-modal improvements
- 29 Road and Unawep Avenue intersection control
- B Road multi-modal improvements
- 32 Road corridor improvements
- A connection between the Old Spanish Trail and the Colorado Riverfront trail system

- New Black Bridge (bike/pedestrian) connecting Orchard Mesa with the Redlands
- Bicycle improvements on the Fruit and Wine Byway
- 27 Road multi-modal improvements
- Complete Streets traffic improvements and other measures at key locations such as commercial centers, schools, parks and other activity centers



2010 Comprehensive Plan Goals and Policies

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

Policies:

- A. The city and County will work with the Mesa County Regional Transportation Planning Office (RTPO) on maintaining and updating the Regional Transportation plan, which includes planning for all modes of transportation.
- B. Include in the Regional Transportation Plan detailed identification of future transit corridors to be reserved during development review and consider functional classification in terms of regional travel, area circulation, and local access.
- C. The Regional Transportation Plan will be used as a basis for development review and to help prioritize capital improvement programming. The City and County will maintain capital Improvement Plans (CIPs) which prioritize road and alley improvements based on needs for traffic flow, safety enhancements, maintenance and linkages.
- D. A trails master plan will identify trail corridors linking neighborhoods with the Colorado River, Downtown, Village Centers and Neighborhood Centers and other desired public attractions. The Plan will be integrated into the Regional Transportation Plan.
- E. When improving existing streets or constructing new streets in residential neighborhoods, the City and County will balance access and circulation in neighborhoods with the community's needs to maintain a street system which safely and efficiently moves traffic throughout the community.

Orchard Mesa Transportation

Goal 1: Orchard Mesa's multi-modal transportation network serves all users - vehicles, transit, bicycles and pedestrians – through the planning and design of "Complete Streets."

ACTIONS

- a. Implement the Grand Valley Circulation Plan to improve the transportation network. Use a "Complete Streets" concept and policy for all transportation infrastructure, including planning, land use control, scoping, and design approvals.
- b. Work with Grand Valley Regional Transportation Committee to include rebuilding the Highway 50 corridor as a Complete Street in the 2040 Regional Transportation Plan as a priority. Secure funding for CDOT to design and construct the corridor.
- c. Future reconstruction or other major improvements to Highway 50 shall reflect the need to provide safe non-motorized crossing of the highway and multi-modal facilities.
- d. Convert the eastbound lane of the B ½ Road overpass to a pedestrian/bicycle connection across Highway 50 (Figure 8).
- e. Improve the westbound B ½ Road to westbound Highway 50 on-ramp to enhance safety (Figure 8).
- f. As development/redevelopment occurs, ensure that the local road network supports the Highway 50 Access Control Plan.

Goal 2: Safe walking routes lead to all Orchard Mesa schools.

ACTIONS

- a. Ensure that non-motorized access to schools is a key priority for new projects.
 - 1) Include safe walking routes in applicable Capital Improvement Projects.
 - 2) Seek grants and other funding, such as the federal Transportation Alternatives Program, for implementation.
- b. Work with the school district, Colorado Department of Transportation and other partners to determine acceptable and effective Highway 50 school crossings and techniques at optimal locations.
- c. Work with schools and community partners to ensure schools are connected to residential areas with walking paths and bicycle access, and secure bike parking is provided on school grounds.
- d. Assist local partners such as Grand Valley Bikes and School District 51 with grant applications and other opportunities to map safe walking and biking routes to schools, conduct walking audits, create travel maps, and provide road safety information to parents and students.
- e. Work with schools and community partners to improve transportation infrastructure to reduce conflicts between transportation modes during school drop-off and pick-up.
- f. Incorporate pedestrian/street lighting into non-motorized facilities.

Goal 3: Orchard Mesa has a comprehensive system of bicycle and pedestrian facilities as part of a Complete Street network.

ACTIONS

- a. Implement the Urban Trails Master Plan through land development proposals, planning activities, Capital Improvement Projects and other roadway improvements.
- b. Require that all new streets and roads include sidewalks and/or bicycle facilities, including capital improvement street projects.
- c. Identify and seek funding to build sidewalks and/or bike lanes and trails with school connectivity a top priority. Other key priority measures are connections to activity centers such as parks, commercial/retail areas and the Mesa County Fairgrounds.
- d. Provide connectivity to existing and planned trails on public lands. Identify locations for and improve trailheads, including parking areas and other facilities.
- e. Work with the Orchard Mesa Irrigation District, property owners and trails and bicycling organizations to identify corridors that will provide additional opportunities for non-motorized recreational and commuting opportunities.
 - 1) Identify drainages and other corridors where trail linkages are possible based on location to existing or future trails, topographic constraints, and ownership agreements.
 - 2) Develop and maintain a database containing easement agreements and other access agreements that cross private property for access to public lands.

Goal 4: Grand Valley Transit service and routes meet the needs of Orchard Mesa.

ACTIONS

- a. Determine ridership demand through on-board surveys and collection and analysis of individual transit stop data and customer requests for service.
- b. Add and/or adjust routes as justified by demand and budget allows.
- c. Create new appropriate stops and “pull-outs” with proper signage.
- d. Monitor land development activity to plan for future transit routes.
- e. Construct safe non-motorized access to transit stops.

7. Public Services



Public Utilities and Infrastructure

Background

Sanitation & Sewer

Properties within the City of Grand Junction are served by the Persigo Wastewater Treatment Plant. The Orchard Mesa Sanitation District (OMSD) serves urban development between the City limits and 30 Road, but all sewage is treated at the Persigo Plant. Most of the development in the OMSD is infill. In accordance with the Persigo Agreement, the OMSD will dissolve in 2015 and the City of Grand Junction will serve the area.

Rural properties outside the Persigo Sewer District (201) boundaries are generally served by Individual Sewage Disposal Systems (ISDS). There are some individual properties within the Persigo boundaries that are served by ISDS; they would be served by public sewer if developed. A sewer main from the Clifton Sanitation District that serves Whitewater passes through the rural portion of the Plan area in the vicinity of 32 Road/Highway 141. This line can also serve urban development that is outside the Persigo District boundary,

Cost of Infrastructure, Services

(2010 Grand Junction Comprehensive Plan)

“Although some City service costs are not closely tied to urban expansion (e.g. administration), there are many capital costs (utilities, street maintenance, public safety for example) that are sensitive to the type and location of growth. Generally, when growth occurs in lower densities, service providers incur disproportionate additional costs such as repairing and resurfacing roadways; cleaning and inspecting longer sewer lines; longer roads to plow snow and sweep; and longer trips for police, fire, building inspectors, schools buses and park maintenance crews, when compared to more compact urban land use patterns. These costs may not appear immediately (for example, it is usually several years before repaving is required), but they eventually add additional operating and capital replacement costs borne by the City, County and other service providers.”

such as Springfield Estates. Rural development would only be permitted to connect to sewer service if located within 400 feet of the line, and if Clifton Sanitation District indicated a willingness to serve the property, consistent with the Mesa County Land Development Code Section 7.10.2. Development, uses and density must still conform to the adopted Future Land Use map. The location and design of the Clifton line limits the ability to serve most development west of 32 Road. Sewer service areas are shown in Appendix Map 16.

Domestic Water

The majority of the Orchard Mesa Plan area is served by Ute Water Conservancy District. Although nearly the entire planning area is within Ute's district boundaries; some areas are served by either the City of Grand Junction or Clifton Water District (Appendix Map 17). Clifton Water has a large water tank on Whitewater Hill to service the Whitewater community.

There are several properties along the south edge of the Plan area, around Old Whitewater Road and near the junction of Highways 50 and 141, that are not in a water service district's boundary. Future development of these properties would be dependent on inclusion in a water district and extension of service. One such area is Springfield Estates, off Highway 141; it is served by Ute Water. The County's Whitewater Hill property (drag strip, trap club, modelers club and Colorado Law Enforcement Training Center) is not in a water district but is served by Clifton Water. The existing 2-inch line is about 2.25 miles long; water pressure issues limit development. A 6-inch line would be needed to fully develop a firefighter training facility. Because of the elevation of the site, pumping is necessary. Clifton Water District has shown interest in developing the line, dependent on inclusion in their capital improvement plan. Grand Junction's Kannah Creek raw water line is a potential source of non-potable water.

Solid Waste

The City of Grand Junction provides residential waste collection within the City limits. Large multi-family complexes (over 8 units) contract with private waste companies. Commercial properties within the City limits may have City trash service or may contract with a private hauler. Curbside Recycling Indefinitely, Inc. conducts curbside recycling collection within the City's trash service area. It also maintains a drop-off site at the City shop property at 333 West Avenue. Commercial recycling collection may be available. Properties outside the City limits generally contract with private companies, although some individuals may choose to haul their own waste to the landfill. The [Mesa County Landfill](#) is located to the south of the Plan area. It provides a wide range of waste handling services, including the landfill, hazardous waste disposal, electronics recycling, recycling and composting.

Irrigation and Drainage

The [Orchard Mesa Irrigation District \(OMID\)](#) was organized in 1904 and became part of the Federal Grand Valley Project in 1922. Approximately 9,800 landowners and 4,300 acres are served by the district. (Appendix Map 18) OMID's water is diverted from the Colorado River at the Cameo Diversion Dam in DeBeque Canyon. Water rights within the District are allocated to the land and cannot be sold separately.



The OMID is undertaking system improvements that will provide a more reliable water supply and will result in significant water savings. The most notable improvement will be a regulating reservoir, holding 80 to 100 acre-feet of water on a 15-acre site located north of A ½ Road and 29 ¾ Road and south of Mesa View Elementary School. The reservoir will improve the ability of OMID to deliver water at peak times. Check structures will be installed and improved, pump capacity will be increased, interties between canals will be constructed, and canal and lateral seepage will be reduced through lining and piping, further improving system efficiency.

Electrical & Gas Utilities

Xcel Energy provides electricity to the northwest portion of the Plan area. This includes the most-developed areas west of 27 ¼ Road and generally north of B ¼ Road, east across 30 Road. Xcel's service area also includes the rural northeastern area, approximately along the C and C ½ Road corridors east of 32 Road. Grand Valley Power serves the remainder of the Plan area. Service areas are shown in Appendix Map 19. Natural gas service is provided by Xcel Energy to most of the Plan area. Infrastructure upgrades for both providers is driven by growth and development.

2010 Comprehensive Plan Goals and Policies

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.

Policies:

A. The City and County will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

Orchard Mesa Public Services – Public Facilities & Infrastructure

Goal 1: Services and infrastructure are cost-effective and meet the needs of residents and businesses in the Orchard Mesa Plan area.

ACTIONS

- a. Future development levels shall be consistent with the adopted Future Land Use map and all requirements for infrastructure service connections. Sewer service shall not be extended to rural areas, except as permitted by the Mesa County Land Development Code.
- b. Continue to submit development proposals to service providers for their review and comment.
- c. Coordinate with water and sanitation providers to help ensure that water and sewer systems are designed and constructed with adequate capacity to serve existing and proposed development, and that their capital improvement plans are coordinated with implementation of this Plan.
- d. Explore the creation of various types of Improvement Districts (local improvement districts, public improvement districts) for areas within the Urban Development Boundary where public infrastructure is needed and in areas that are already developed, for the purpose of providing sidewalks, street lighting, and storm water management or other urban services.

Public Improvement Districts in Centers

(2010 Grand Junction Comprehensive Plan)

“Mesa County requires creation of Public Improvement Districts (PID) for public urban service provisions in Centers located in unincorporated areas of Mesa County. These districts are formed to provide urban services, such as sewer (where a sanitation district does not exist), street lights, parks, additional public safety coverage’s, street sweeping and other urban services that are not offered by Mesa County. An urban services PID allows the identified district to establish a mill levy in the district and a sales tax upon approval of a ballot question in a general election by property owners in the proposed Public Improvement District. The monies raised through the levy and sales tax are used to pay for the urban services as the unincorporated Center grows.”

Community and Public Facilities

Background

Public Facilities and Services

Public facilities on Orchard Mesa are limited. The [Mesa County Library](#) operates a branch at 230 East Lynwood Street. [CSU Tri-River Extension](#) offices are located at the Mesa County Fairgrounds. They provide information on agriculture and natural resources, consumer and family education and 4-H youth development. There are no other City or County administrative services or facilities located on Orchard Mesa.



Orchard Mesa does not have a post office. Depending on where one resides, the closest post office may be the main Grand Junction facility at 4th Street and White Avenue, Fruitvale, Clifton, or Whitewater. There are no commercial mail or shipping businesses in the area. Residents have noted that the lack of any facility with mail services is a significant issue.

Medical and behavioral health facilities are also limited on Orchard Mesa. There are some service providers such as a dentist, but no physicians' offices, therapists' offices or clinics. Residents requiring medical care must go to providers north of the river. This results in some hardships for low income residents and those with limited mobility. It may also contribute to the number of calls for emergency medical services.

Schools

[Mesa County Valley School District #51](#) has 4 elementary schools and 1 middle school in the Plan area (Appendix Map 20). High school students from Orchard Mesa attend Central High School, Grand Junction High School or Palisade High School, depending on where they reside. A significant issue for the schools is the difficulty crossing Highway 50. Because of the lack of safe pedestrian crossings, students who live on the other side of the highway from their respective schools are bused, even when they reside within the District's designated walking area. As shown in Table 8, enrollment in the Orchard Mesa schools has declined slightly in the past 5 years (about 2.8%). The largest decline has been at Lincoln Orchard Mesa Elementary, while enrollment at Mesa View Elementary has increased slightly.

The John McConnell Math and Science Center is located at New Emerson Elementary, a magnet school. A non-profit organization, it is dedicated to providing hands-on science education. It is open to the general public as well as to students.

The District owns approximately 34 acres at the northwest corner of B Road and 30 ½ Road. The site is for a potential future high school, and could also include a regional sports complex. Construction of a high school at this site will not occur until there is a need; District 51's long range plan recommends a new high school in the Appleton area prior to building a school on

Orchard Mesa. Therefore, development of the site is to be expected over the very long term. Additional sites for elementary and middle schools have not been identified.

Table 8: School Enrollment

School	Enrollment				
	2009	2010	2011	2012	2013
Dos Rios Elementary	439	430	374	382	404
Lincoln Orchard Mesa Elementary	410	412	363	382	372
Mesa View Elementary	421	441	454	448	434
New Emerson Elementary	129	133	150	150	143
Orchard Mesa Middle School	510	538	532	530	503
Totals	1,909	1,954	1,873	1,892	1,856

Source: Mesa County Valley School District #51

CSU Western Colorado Research Center

Colorado State University’s Orchard Mesa research center is located at 3168 B ½ Road on 77 acres. The research center also includes a Fruita site. Research conducted at the Orchard Mesa site includes tree fruits, wine grape production, dry bean variety increases, and ornamental horticulture. The site includes Ram’s Point Winery, which trains students in winemaking and winery business practices.

Orchard Mesa Cemeteries

The Orchard Mesa Municipal Cemetery is located along 26 ¼ Road, and is maintained by the City of Grand Junction. There are several sections, including the Orchard Mesa, Masonic, Municipal, Odd Fellows (I.O.O.F.), and Veterans Cemeteries on the west and Calvary and St. Anthony’s Cemeteries on the east.

Goal 1: Community and public facilities meet the needs of area residents.

ACTIONS

- a. Encourage the US Postal Service to provide a branch post office on Orchard Mesa.
- b. Continue to maintain community facilities and services such as the Mesa County Library Branch.
- c. Support the CSU Research Center and protect the surrounding area from urbanization.
- d. Support assessment of health needs and encourage the location of medical offices and facilities within Orchard Mesa’s neighborhood centers.
- e. Encourage and expand the Safe Routes to Schools program in Orchard Mesa neighborhoods.

Public Safety

Background

Law Enforcement

Law enforcement within the City limits is provided by the Grand Junction Police Department (GJPD), while the Mesa County Sheriff's Office (MCSO) covers the unincorporated areas. The patchwork of incorporated and unincorporated areas results in some uncertainty regarding jurisdictional responsibility; one side of the street or even individual parcels may be in the City, while the other side or immediately adjacent property is in the County. This results in inefficient and overlapping responses.

Police Services
(2010 Grand Junction Comprehensive Plan)

"The law enforcement staff has increased over recent years as concerns for safety and well-being have risen in Grand Junction. Cooperation between the City Police Department and Mesa County Sheriff's Office improves coverage's and response times. However, in some areas, jurisdictional responsibility is unclear, especially where city limits and County jurisdiction alternate. This results in inefficient, overlapping responses."

There are no police or sheriff substations on Orchard Mesa, and neither agency has patrol districts assigned exclusively to Orchard Mesa. The MCSO has one officer assigned to patrol the Old Spanish Trail/Gunnison River Bluffs Trail. The 911 call volume for Orchard Mesa tends to be low relative to its size, with the majority of the calls in the more dense western area. The 29 Road bridge has improved response times, allowing personnel to reach the area sooner.

Colorado State Patrol (CSP) is responsible for traffic patrol on the highways and investigates traffic accidents in unincorporated areas. All CSP offices have been consolidated at the Fruita Service Center.

Fire

The Orchard Mesa Plan area is served by the City of Grand Junction Fire Department (GJFD), the Grand Junction Rural Fire District, Central Orchard Mesa Fire District, and Land's End Fire District (Appendix Map 21). A small area to the southeast of 31 Road and A 1/8 Road is not included in any fire district. Also, several properties in the southeast portion of the Plan area located south of Orchard Mesa Canal #2 are not within a fire district. Most of these properties are undeveloped, although a few have structures. Fire protection in areas outside Fire District boundaries is the responsibility of the MCSO. Fire protection on Bureau of Land Management property is the responsibility of the BLM.



GJFD Station 4 is located at 251 27 Road. Based on the [City of Grand Junction Fire Facilities Plan 2013](#), there has been some discussion regarding moving the station east to the Unaweep

Avenue and Alta Vista area. The Plan identifies all areas within 4 minutes estimated travel time from a station. The current location overlaps with the coverage area of the main station at 6th Street and Pitkin Avenue. Moving the station to the east would expand the area within the 4 minute response time, both on Orchard Mesa and in Pear Park. Data indicates a 17% increase in call volume from 2011 to 2012. However, the number of emergency medical service (EMS) calls decreased from about 80% of total calls in 2011 to about 75% in 2012. (Table 9)

Table 9: Fire Station No. 4 Call Volume

Station 4	2011	2012
Total Responses	2625	3083
<i>4 Minute Service Area</i>		
Total Incidents	540	664
Total EMS	431	496
Total Fire	98	116
Population	8894	8894
Population over 65	738	738

Source: City of Grand Junction Fire Facilities Plan 2013

Grand Junction Rural Fire District services are provided by the Grand Junction Fire Department through a contract with the City of Grand Junctions. Grand Junction Rural Fire District revenues are primarily derived from property taxes. The GJFD is operated as a general fund department of the City.

Central Orchard Mesa Fire Department is a separate fire district. It is a volunteer department managed by a 5-member board. The station is at 3253 B ½ Road. As of 2013, there were 13 volunteers. Most of the volunteers are certified as emergency medical technicians (EMTs). In 2012, the District had 108 calls, a decrease from prior years, with about 70% of the calls for EMS and 30% for fire. The majority of the fire calls are associated with field burning. The District's service area covers about 8.1 square miles and includes approximately 800 households with an estimated 2,700 residents. The service area extends from approximately 30 ¼ Road and A ½ Road eastward to 35 Road and D ¼ Road, between Orchard Mesa Canal #2 and the Colorado River. Through the Mesa County EMS Resolution, the District covers an additional 17.9 square miles as a Rural Ambulance Service Area; that area extends east to the National Forest. The District is funded by taxes, grants and donations. Equipment includes three engines, a water tender, two brush trucks and two ambulances.

Ongoing issues for the Central Orchard Mesa Fire District include maintaining an adequate number of trained volunteers and water infrastructure issues, including lack of water pressure, no water lines or no hydrants. As a result, a water tender must be dispatched to all fire calls, requiring more department resources. Also, Central Orchard Mesa's public protection classification (ISO rating) results in higher insurance costs for residents.

Land's End Fire District is a volunteer department, with a station off Siminoe Road, south of Whitewater. The Colorado Law Enforcement Training Center, drag strip, trap club and model airplane club are within the Land's End district. However, Grand Junction Rural Fire District may be more suited to respond to incidents, based on location, staffing and equipment. All

areas of Orchard Mesa are covered by the County-wide mutual aid agreement for fire, EMS, and other emergency services provided by fire departments in the County.

The County continues to encourage fire-wise site design and construction in wildland-urban interface areas to keep homes safer from wildfires by providing informational materials to property owners and developers and through development review. The [Mesa County Wildfire Protection Plan](#) provides recommendations to abate catastrophic wildfire and minimize its impacts to communities. It includes a risk assessment of numerous areas, including Orchard Mesa, along with recommendations for fuel reduction and treatments, public education and actions for homeowners.

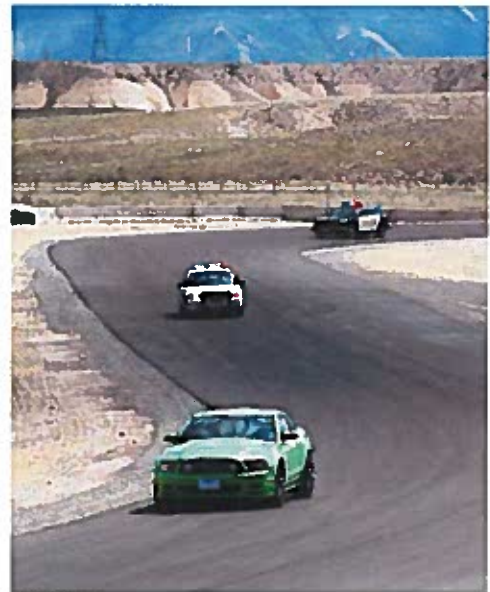
Emergency Management

The [Mesa County Emergency Operations Plan \(EOP\)](#) is an all-disciplines, all-hazards plan that establishes a single, comprehensive framework for incident management where resources from many agencies are involved. It provides the structure and mechanisms for coordination of local, state and federal agencies. The EOP is reviewed and updated every two years. Key components of the EOP are:

- Systematic and coordinated incident management;
- Organizing interagency efforts;
- Facilitating delivery of critical resources, assets and assistance; and
- Providing mechanisms for coordination, communication and information sharing in response to threats or incidents.

Regional Public Safety Facility

The Colorado Law Enforcement Training Center at Whitewater Hill is the result of a partnership between Mesa County, the City of Grand Junction and Colorado Mesa University. Located on 78 acres, it is adjacent to the drag strip, trap club and model airplane club (Appendix Map 10). The largest training facility of its kind between Denver and Salt Lake City, it opened in 2013 with a pursuit driving track. It is expected to attract public safety personnel from throughout the region in addition to providing a venue to train local responders. Future plans for the site include an outdoor firing range, classrooms, fire training structures, and a simulated city block. One of the key challenges for development of the site is water. The water service will need to be improved to meet the fire code requirements for the planned classroom building and fire training needs.



Goal 1: Adequate public safety services are available to all residents.

ACTIONS

- a. Work with all Fire Districts to determine the need for and location of stations on Orchard Mesa.
- b. Work with the Fire Districts to determine how to provide appropriate services throughout Orchard Mesa.
- c. The City and County shall encourage water providers, in coordination with the appropriate Fire District, to provide adequate fire flow for development planned or anticipated in all areas within their service area.
- d. Provide outreach through the Sheriff's Office, Grand Junction Police Department and Mesa County Health Department to area residents. Assist in the establishment of a Neighborhood Watch program. Work to address community concerns and health and safety issues, support consistent law enforcement presence and services, and address public safety on streets and roads.

Goal 2: The Colorado Law Enforcement Training Center serves as a regional training facility for law enforcement and emergency responders.

ACTIONS

- a. Plan capital improvements that will enhance development and use of the training facility
- b. Encourage economic development efforts that will support and enhance usage of the training facility.

8. Stormwater



Background

The 2010 Comprehensive Plan discusses Natural Hazards, which include drainage and stormwater management. Drainage for Orchard Mesa is managed by the City of Grand Junction, Mesa County, the Orchard Mesa Irrigation District, and the 5-2-1 Drainage Authority. Although the average annual precipitation for the Grand Junction vicinity is only about nine inches, flooding can and does occur. Because large storms are infrequent, drainage issues were overlooked in the past. Our native clay soils do not absorb water well. Vegetation is sparse in many areas and this encourages erosion. Finally, development increases the amount of impervious surfaces in the form of roofs, driveways, and parking lots, reducing the amount of open ground. These past practices and environmental conditions collectively promote little infiltration, rapid runoff, more debris in the runoff, and flash flooding.

Managing our Water Wisely

(2010 Grand Junction Comprehensive Plan)

“Grand Junction is an oasis in a desert landscape. While we have abundant water supplies, it makes sense to manage the use and quality of our water. Wise water management includes continuing the separate system of delivering irrigation water, making major efforts to prevent salt and other pollution of our rivers and streams and expanding the use of low-water landscapes (xeriscape).”

In addition to flooding concerns, water quality is also important. There are many entities that are involved in stormwater quality in the Grand Valley, including Mesa County, City of Grand Junction, Town of Palisade, Grand Valley Drainage District, Orchard Mesa Irrigation District, Grand Valley Water Users' Association, and School District #51. The Grand Valley Stormwater Unification Feasibility Study was conducted in 2003 and the 5-2-1 Drainage Authority

was created to help monitor and manage the quality of water as it returns to local washes, creeks and rivers.

Storm Water Discharge

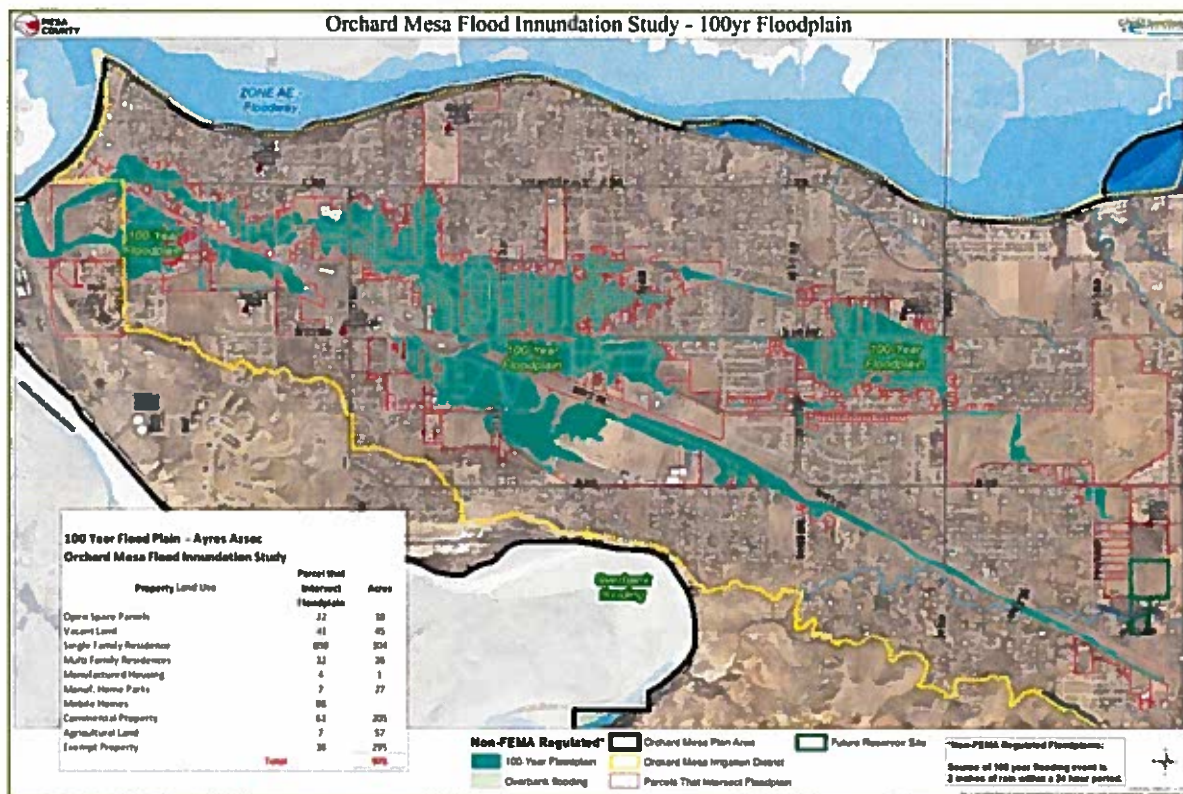
To aid in returning runoff to water sources safely, the U. S. Environmental Protection Agency (EPA) has developed a National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. As part of the NPDES guidelines, employees in the Orchard Mesa Irrigation District (OMID) and the Grand Valley Water Users Association have the authority to monitor and report violations to the City of Grand Junction or Mesa County.

http://www.irrigationprovidersgv.org/stormwater_discharge.php Generally, urban runoff will be treated as a pollutant, while agricultural drainage is exempt from NPDES regulation. Increased stormwater drainage in OMID's system may add to the District's permitting and treatment requirements.

Preparing for Disaster

The 5-2-1 Drainage Authority received a Pre-Disaster Mitigation Grant from the Federal Emergency Management Agency (FEMA) in 2009 to address several known problems on Orchard Mesa. A comprehensive drainage study, from 30 Road to the west, was completed as part of the grant project, resulting in the following map (Figure 9; Appendix Map 22). It identifies the area that would be inundated by a 1% chance (100-year) event, which is two inches of rainfall in a 24-hour timeframe. There are approximately 400 acres and 700 structures in the floodplain. The study found that spending over \$4 Million (2009 dollars) to perform improvements would remove approximately 100 acres from the floodplain.

Figure 9: Orchard Mesa Flood Inundation Study



Although FEMA has not created a Flood Insurance Rate Map (FIRM) from this study, the City is using it as the “best available information” to govern development in the area and to ensure all new structures are built high enough they will not flood in the 1% chance event. Because this is not yet a FIRM, lending agencies probably won’t require flood insurance to issue a loan. Affected land owners should consider obtaining flood insurance because basic homeowner’s policies do not cover flooding. A composite of the study area plus the FEMA-regulatory floodplain is shown in Appendix Map 23.

2010 Comprehensive Plan Goals and Policies

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.

Policies:

The city and county will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

Orchard Mesa Storm Water

Goal 1: Pre-disaster mitigation is performed to limit potential property damage.

ACTIONS

- a. Support regional retention and detention facilities.
- b. Assist in the study of regional drainage needs.
- c. Create partnerships between local entities responsible for stormwater.

Goal 2: Improve and maintain drainage facilities collectively among drainage partners.

ACTIONS

- a. Support the vision of the 5-2-1 Drainage Authority.
- b. Create partnerships between local entities responsible for stormwater to establish regional drainage facilities.

9. Parks, Recreation, Open Space & Trails



Background

Existing Parks and Recreation Facilities

One of the Guiding Principles of the 2010 Comprehensive Plan is a “Grand Green System of Connected Recreational Opportunities.” Orchard Mesa has about 50 acres of park lands providing a variety of facilities (Table 10). City parks include Duck Pond Park, Eagle Rim Park and Dixson Park; Burkey Park South is undeveloped. Mesa County parks include Arlington/Oxford Park, Lynwood Park, Teardrop Park, Veterans/Lions Park and Village 9.

Other recreational facilities include the Orchard Mesa Community Pool, operated by the City of Grand Junction through a Memorandum of Understanding with Mesa County Valley School District 51 and Mesa County. The 95-acre Mesa County Fairgrounds at Veteran’s Memorial Park includes the Orchard Mesa Little League



fields, BMX track, and equestrian facilities, as well as open space. Chipeta Golf Course is a privately owned 18-hole golf course. School playgrounds and sports fields provide additional facilities for local residents. However, availability is dependent on school schedules, policies, and funding. As of the writing of this plan, the Orchard Mesa Middle School tennis and volleyball courts are not available for use by the public due to fiscal constraints. Private parks are located in some subdivisions, for use by subdivision residents.

A Grand Green System of Connected Recreational Opportunities

(2010 Grand Junction Comprehensive
Plan - Guiding Principles)

*“Take advantage of, and tie together
the exceptional open space assets of
Grand Junction, including the
Colorado River, our excellent park
system, trails and our surrounding
open spaces.”*

Park Needs

One of the Guiding Principles of the Grand Junction Comprehensive Plan is to have a “Grand Green System” of connected parks, trails, and open space. The Comprehensive Plan summarizes parks by type – mini, neighborhood, community and regional, and their related service areas, with radii that range from ¼ mile to 10 miles. Many existing Orchard Mesa neighborhoods lie outside park service areas, indicating that there is a need for additional neighborhood and community parks. The Comprehensive Plan provides detail on levels of service (Figure 10).

Additional Park Types: Mountain Park, Confluence Park, and Regional Parks

(2010 Grand Junction Comprehensive Plan)

“A large mountain park is suggested to take advantage of the City’s mountain side watershed lands on the Grand Mesa slopes. Large regional parks are suggested in various locations in the City. The Comprehensive plan resurrects the previous idea of a park of the confluence of the Colorado and Gunnison Rivers.”

Figure 10: Park Service Areas



The Comprehensive Plan specifically references the concept of Confluence Park, to be located at the junction of the Colorado and Gunnison Rivers. The future high school site, located at the northwest corner of B Road and 30 ½ Road, could include sports fields to serve regional recreation needs.

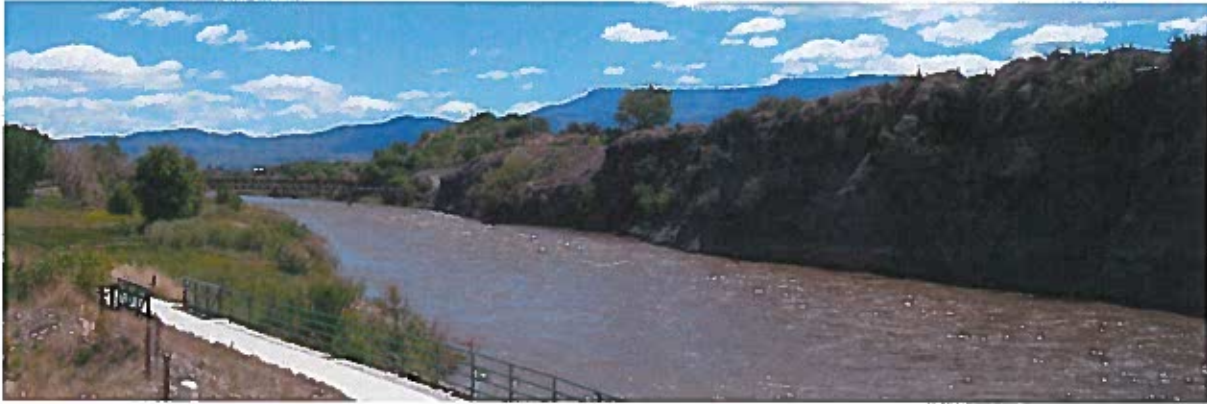
Table 10: Park Inventory

Name	Jurisdiction	Acres	Type
Arboreteum	Mesa County	1.2	Walking paths; amphitheater
Arlington/Oxford	Mesa County	2	Open Space
Burkey South	Grand Junction	10	Open Space/Future park; trailhead for Old Spanish Trail
Dixson	Grand Junction	2	Open space; picnic area; sports fields
Duck Pond	Grand Junction	4.4	Playground; picnic area
Eagle Rim Park	Grand Junction	12	Playground; picnic area; skate park; trails; access to Old Mill Bridge/Colorado Riverfront Trail
Lynwood	Mesa County	2	Playground; picnic area
Mesa County Fairgrounds	Mesa County	85	Picnic area; open space; equestrian activities; BMX course; ball fields
Orchard Mesa Pool	GJ/MC/Dist. 51	n/a	Indoor swimming
Teardrop	Mesa County	1	Open space; picnic tables
Veterans/Lions Park	Mesa County	7	Green space; picnic tables; volleyball; Veteran's Memorial
Village 9 East	Mesa County	1.8	Playground; picnic tables
Village 9 West	Mesa County	7.5	Open Space
Schools	Mesa County Valley School District #51	n/a	Playgrounds and sports fields at schools
Chipeta Golf Course	Private	124	18-hole golf course, driving range, tennis course

An Extensive Off-Street Trail System

(2010 Grand Junction Comprehensive Plan)

"The region is known for its great bicycling, but a complete trail system is lacking throughout the city. The plan expands on the great trail building efforts along the Colorado River and combines trails, bike paths, bike lanes and bike routes, envisioned in the Urban Trails Plan, to create an alternative system for getting around"



Bike and Pedestrian Trails

Bridges connecting to the Colorado Riverfront Trail are located at Eagle Rim Park (Old Mill Bridge) and 32 ½ Road off C ½ Road. Other access points are across the river via the 5th Street Bridge and the 29 Road Bridge. The Orchard Mesa area includes a few bike and pedestrian facilities along streets, mostly in incorporated neighborhoods, but has little in the way of dedicated bike and pedestrian trails (Appendix Map 13). Trails connecting the Colorado Riverfront Trail and the Old Spanish Trail as well as connections across the Gunnison River at the Black Bridge site have been identified by residents as desirable routes. A bike and pedestrian path along Highway 50 is a high priority. The [Urban Trails Master Plan](#) identifies existing and future routes for bike facilities and trails.



One of the most significant assets of Orchard Mesa, both recreationally and culturally, is the Old Spanish Trail North Branch. Together with the Gunnison River Bluffs, they are known as the Sisters Trails. The area provides open space, hiking and biking, and opportunities to enjoy the natural setting. The north trailhead is a parking area located at the Burkey Park South property, which is undeveloped. Trail users must use Valley View Drive and Sunlight Drive, passing through a residential neighborhood to get to the trail. The southern trailhead is located in Whitewater, on Coffman Road. The trails pass through land owned by the BLM, Mesa



County, City of Grand Junction, and private parties. The Old Spanish Trail is 7 miles long, while the Gunnison River Bluffs Trail runs for 8 miles. The draft Sisters Trail Plan has been prepared and will be considered for adoption in the near term. The plan identifies possible trailhead and interpretive improvements and emphasizes partnerships to implement the plan. The [Old Spanish Trail Association](#) is a national non-profit organization dedicated to promoting awareness of the Old Spanish Trail and its multicultural heritage. The local chapter serves as an advocate for the

North Branch of the trail, partnering with government and other organizations to promote the trail as well as maintain and make improvements to the trail.



The Palisade Fruit & Wine Byway begins at 32 and C Roads and provides a 25-mile loop route for bicyclists and motorists touring the orchards and wineries of Orchard Mesa to Palisade. The majority of the Orchard Mesa portion of the Byway places the bike route within existing roadways.

2010 Comprehensive Plan Goals and Policies

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Policies:

- A. A parks master plan that identifies regional, community and neighborhood parks and open space. The plan will be integrated into the Regional Transportation Plan and the trails master plan.
- B. Preserve areas of scenic and/or natural beauty and, where possible, include these areas in a permanent open space system.
- C. The City and County support the efforts to expand the riverfront trail system along the Colorado River from Palisade to Fruita.

Orchard Mesa Parks, Recreation, Open Space & Trails

Goal 1: Parks and recreational opportunities meet the needs of Orchard Mesa residents.

ACTIONS

- a. Identify locations for new mini and neighborhood parks that will positively impact and enhance the Orchard Mesa community and meet the level of service standards for parks and recreation facilities in the Grand Junction Comprehensive Plan.
- b. Include active, passive and natural areas, to provide a variety of experiences and activities for residents.
- c. Preserve natural drainages, wildlife habitat and vegetation as open space.
- d. Develop an historic park and/or viewpoint at Confluence Point.

Goal 2: The Old Spanish Trail and Gunnison River Bluffs Trail are a recreation destination.

ACTIONS

- a. Adopt the Sisters Trail Plan and in coordination with the City of Grand Junction, Mesa County, Bureau of Land Management (BLM), National Park Service (NPS), Old Spanish Trail Association (OSTA), Colorado Plateau Mountain Bike Association (COPMOBA) and other interested parties, implement the Sister Trails Plan.

b. Work with OSTA, COPMOBA, BLM, NPS, City of Grand Junction, Mesa County, Museum of the West, Visitor's Bureau, Interpretive Association of Western Colorado and other groups to make people aware of the Old Spanish Trail and Gunnison River Bluffs Trail and to promote the Old Spanish Trail as one of the reasons to visit Grand Junction.

Goal 3: A system of trails provides a network of connections throughout Orchard Mesa for pedestrians and bicyclists, with connections to the Riverfront Trail, the Redlands, and Whitewater.

ACTIONS

- a. Continue to require new development to provide trails and connections as identified in adopted plans, either as easements or dedicated right-of-way, as links to existing trails and to the transportation system.
- b. Work with property owners when planning routes for new trails, especially along drainages and other areas where easements from private property owners will be needed.
- c. Work with the Regional Transportation Planning Office (RTPO) and Colorado Department of Transportation (CDOT) to plan for Highway 50 bike and pedestrian facilities.
- d. Establish and develop Black Bridge Park with a pedestrian bridge over the Gunnison River that can also serve as an emergency access for businesses if the railroad blocks the current access, in coordination with the Riverfront Technology Corporation, the Riverfront Commission and the Department of Energy.

Goal 4: Parks and recreation facilities serving the residents of Orchard Mesa are developed, maintained and operated through effective partnerships between the City of Grand Junction, Mesa County and Mesa County Valley School District #51.

ACTIONS

- a. Continue to utilize shared use agreements and intergovernmental agreements to develop, operate and maintain parks and recreational facilities.
- b. Encourage new partnerships among government agencies, non-profit organizations, private sector businesses and area residents to assist with provision of park and recreational facilities and programs.
- c. Enter into a partnership with Mesa County Valley School District #51 to develop a sports field complex at the high school site, redevelop the community sports facilities at the middle school site, and to locate neighborhood and community parks adjacent to school sites, to maximize resources.
- d. Continue the partnership with the City of Grand Junction, Mesa County and School District #51 to operate the Orchard Mesa Community Center Pool.

10. Mesa County Fairgrounds



Background

The Mesa County Fairgrounds at Veteran's Memorial Park is a 93-acre multi-purpose special event facility that was established in the 1940s. In addition to the annual county fair, it hosts numerous events and activities throughout the year and is the home campus for the Tri-River CSU Extension Office. The property includes the grandstand, equestrian center, buildings for indoor events, Little League ball fields, a BMX track, an arboretum and demonstration gardens. There are approximately 500 events each year, drawing more than 100,000 attendees.

Area residents also use the Fairgrounds as a neighborhood park; continued pedestrian access from B Road is important to the surrounding neighborhoods. In the future, as properties to the west develop, bike and pedestrian access B ¼ Road should be added, providing access to the Orchard Mesa Little League fields and Lions Park.



On December 10, 2012, the Mesa County Board of County Commissioners adopted the [Mesa County Fairgrounds Master Plan](#). The Plan is a road map for future development of the property. The proposed Master Plan includes a new primary circulation road connecting the

two Highway 50 Fairgrounds entries. Improvements at the west end of the site include upgrades to the Orchard Mesa Little League complex and parking area, relocation and expansion of the BMX venue to create a professional BMX course, relocated and enlarged Veteran's Park, relocated Veteran's Intermountain Memorial, and expanded paved parking. Improvements to the east end of the site include additional stall barns, a new covered arena, a permanent show office and restroom pavilion, and expanded RV sites. Improvements to the center of the site include a proposed 5,000 seat indoor event arena with attached 30,000 square foot divisible exhibition hall and expanded paved parking.

The Master Plan is proposed to be implemented in phases as funding becomes available (Figure 11). Work will occur first in the east and west sections, beginning in 2013. The more expensive event arena and exhibition hall will be the final phase of the project. The Master Plan includes an analysis of economic and fiscal impacts of fairground operations and development, as well as key benefits of the proposed improvements. The property is zoned Planned Unit Development (PUD); the development plan for the site will be updated in 2014 to reflect the new Master Plan.

With redevelopment of the Fairgrounds, the facility will continue to be an asset to the residents of Mesa County but will also become a regional attraction, providing a venue for expanded activities and events that will draw more visitors to the area. As such, it can serve as an anchor for the Orchard Mesa community and act as a catalyst for future development. The Future Land Use Map identifies the surrounding area as a Neighborhood Center. The Fairgrounds is an amenity to surrounding Orchard Mesa neighborhoods, but it can also have impacts, such as noise, traffic and dust. It will be important to address those impacts while continuing to provide neighborhood access.

Figure 11: Fairgrounds Master Plan



Mesa County Fairgrounds

Goal 1: The Mesa County Fairgrounds serves as a regional attraction and is an anchor for Orchard Mesa.

ACTIONS

- a. Plan for and develop land uses and services that will support implementation of the Mesa County Fairgrounds Master Plan.
- b. Encourage the formation of partnerships that will increase the quality and quantity of events, working with the Visitors and Convention Bureau and other local organizations.
- c. Encourage economic development efforts that will support and enhance usage of the Fairgrounds.
- d. Plan capital improvements that will enhance access to and use of the Fairgrounds. Include multi-modal transportation improvements.

Goal 2: Impacts of Fairgrounds activities on surrounding neighborhoods are reduced.

ACTIONS

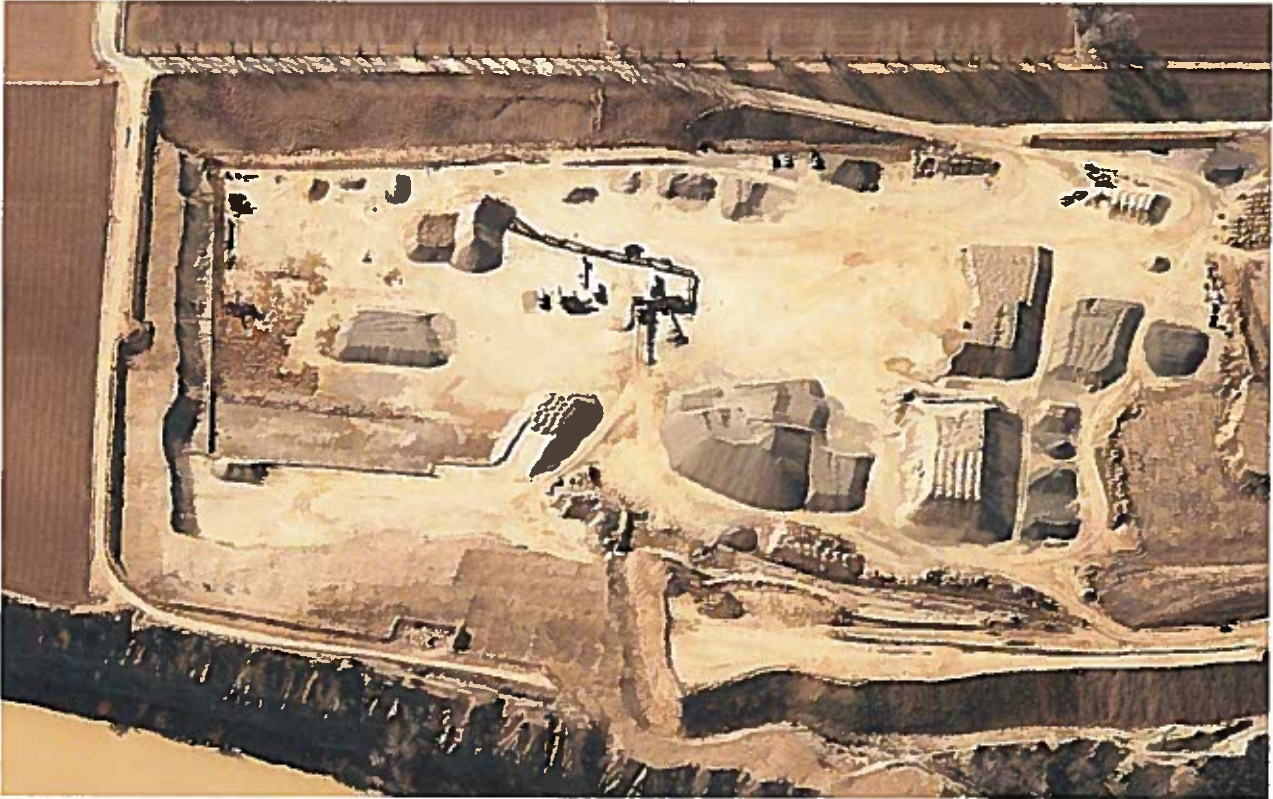
- a. Work with the Fairgrounds and surrounding neighborhoods to identify possible impacts and develop solutions that will minimize impacts from noise and dust associated with activities at the Fairgrounds through operations and site design.
- b. Support efforts of the Fairgrounds to do neighborhood outreach and notification of events that may affect area residents.

Goal 3: The Fairgrounds and Orchard Mesa Little League complex connects to the surrounding neighborhoods.

ACTIONS

- a. Maintain pedestrian access to the Fairgrounds from B Road.
- b. Provide pedestrian improvements along B Road so residents can safely access the Fairgrounds.
- c. As development occurs to the west, incorporate pedestrian access from B ¼ Road into site design.
- d. Improve Highway 50 cross-access for pedestrians and bicycles.

11. Natural Resources



Background

The Orchard Mesa planning area contains a wealth of natural resources and amenity values. Most of the neighborhoods benefit from great views of the Grand Mesa, Bookcliffs, and the Colorado National Monument. The area also includes mineral resources, historic and existing drainage channels, wetlands, wildlife habitat, and the Colorado and Gunnison River floodplains.

Mineral Resources

Mineral resources are predominantly upland gravel deposits on both the Colorado River and Gunnison River bluffs as well as floodplain deposits along both rivers. The current, five gravel pits in the area are all outside of the City limits. Some coal deposits exist along the Gunnison River near the Department of Energy facility. These resources are all identified in the County's [Mineral and Energy Resources Master Plan](#) and mapped in the *Mineral Resources Survey of Mesa County* (1978).

As Orchard Mesa grows, the potential for land use conflicts increase between gravel operations and other development. Mineral extraction is regulated by local development codes and the State of Colorado.

MESA COUNTY MINERAL & ENERGY RESOURCES MASTER PLAN

GUIDING GOAL

Create and maintain a balance between present and future Resource development and use.

GOALS (excerpts):

G1. Mesa County will be a leader in the stewardship of natural, social, environmental, and economic assets of Mesa County, which will assure prosperity and quality of life into the future while minimizing impacts of development and use of Resources.

G3. Minimize potential impacts from all exploration, development, and use of Resources on lands, land uses, residents, and communities, recognizing the location of the Resources and current land use patterns.

G4. Protect Resources and existing Resource-related facilities from incompatible land uses.

G5. Minimize potential conflicting land uses that may adversely impair or prevent the exploration, development, and use of commercially valuable Resources, recognizing the location of the Resources and current land use patterns.

G6. Permit Resource development in a safe and environmentally sound fashion.

Geologic Hazards

Evidence of unstable slopes, soil creep and slumping is easily seen along the bluffs of Colorado River. Numerous locations along the Colorado and Gunnison River bluff lines show signs of soil movement and unstable slopes, including some areas where residential development has occurred. In the 1980's several homes in the Lamplight Subdivision were damaged and ultimately removed due to earth movement sliding towards the Colorado River as shown below.



Steep Slopes

(2010 Grand Junction Comprehensive Plan)

... Steep slopes along the Colorado River have a demonstrated history of instability. Dramatic examples include the relocation of several houses on Orchard Mesa to avoid falling into the river...

City and County development codes set forth specific criteria for land use and development activities to avoid hazard areas or mitigate potential impacts. The codes also have standards for development along mapped ridgelines visible from major transportation corridors.

Visual Resources/Air Quality

The Highway 50 corridor is a major entryway to the Grand Junction area and offers visitors and residents their first view of the urban area. The image many people have of Orchard Mesa and the Grand Junction area is based on their experience along this corridor. Orchard Mesa is located above the majority of the urban area and boasts some of the best scenic views of the Grand Valley, the Uncompahgre Plateau, Colorado National Monument, the Bookcliffs and Grand Mesa.

Like much of Mesa County, the enjoyment of the night-sky is a high priority for residents of Orchard Mesa. Development codes include specific standards for outdoor lighting in and outside of the Grand Junction City limits.

The Mesa County Board of Health's advisory body, the Grand Valley Air Quality Planning Committee, studies and addresses air quality issues such as: oil burning furnaces, illegal trash burning, legally permitted open burning, visibility, wood stove use during winter months, vehicle emissions, fugitive dust complaints, neighborhood odor complaints, etc.

Visual Resources
(2010 Grand Junction Comprehensive Plan)
Scenic resources can be defined as areas of high visual quality. The City of Grand Junction is surrounded by striking environmental features and uncommon scenic quality: from open valleys and irrigated fields to unique and memorable (mesa) landforms..."

Air Quality
(2010 Grand Junction Comprehensive Plan)
An increase in growth brings an increase in factors that impact air quality: motorized vehicle emissions, blowing dust from cleared land, smoke from chimneys, power plants. In the Grand Junction area thermal inversions trap air pollutants in the valley, to some degree, approximately 300 days per year and are most severe during winter months. Comprehensive Plan measures that will help mitigate the air quality impacts of growth include:

- *Compact development patterns that reduce travel distances;*
- *Mixed-use centers that bring shopping closer to residential areas and encourage walking for some needs;*
- *Planning for transit;*
- *Expanding the trail system to encourage non-automobile travel; and*
- *Increasing connectivity to provide more efficient travel routes through the city.*

Mesa County Resolution MCM 2002-066, Mesa County Air Pollution Resolution on Open Burning, sets forth direction for air quality protection consistent with Section 25-7-128 of the Colorado Revised Statutes. The County's resolution provides specific direction for open burning in the designated air shed, prohibited materials, general practices, exemptions, permit requirements, local fire protection agency requirements, and season and timing of burning. Agricultural burning is generally exempt from regulation and the resolution prohibits open burning of residential household trash.

Wildlife

The 100-year floodplains of the Gunnison and Colorado Rivers are designated as critical wildlife habitat by the U.S. Fish and Wildlife Service for several endangered fish species: the Colorado pikeminnow, razorback sucker, bonytail chub, and humpback chub. The western yellow-billed cuckoo is proposed for threatened status. The Colorado hookless cactus, a listed threatened plant is also in the area. Local development codes require minimum setbacks from the Colorado and Gunnison Rivers and consultation with the Colorado Parks and Wildlife and the U.S. Fish and Wildlife Service for input on development near drainages and other wildlife habitat.

2010 Comprehensive Plan Goals and Policies

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Policies:

B. Preserve areas of scenic and/or natural beauty and, where possible, include these areas in a permanent open space system.

Orchard Mesa Natural Resources

Goal 1: Mineral resources are used efficiently while minimizing the impacts to related natural resources and adjacent neighborhoods.

ACTIONS

- a. Use the Mesa County Mineral and Energy Resources Master Plan and local and state regulations to determine location of resources and manner of extraction and reclamation.
- b. Continue to regulate gravel operations using the Conditional Use Permit process.
- c. Collaborate with gravel mining interests to develop innovative approaches to reclamation that will provide wildlife habitat, restoration of native landscapes, recreational opportunities, limited development, and other public values.

Goal 2: The natural environment is preserved including: wetlands, natural drainages, wildlife habitat, river floodplains, steep slopes, geological hazard areas and water quality.

ACTIONS

- a. Preserve creeks, floodplains, washes, and drainages through incentives and standards in the applicable development codes.
- b. Require sufficient setbacks of all structures from natural and constructed drainages to ensure the preservation of the integrity and purpose(s) [aquifer and water course recharge, wildlife habitat, water quality enhancement, flood control, etc.] of the drainages.
- c. Direct landowners of significant wetlands and drainages to seek assistance from the Natural Resource Conservation Service or USDA Farmland Protection Program for the purpose

of formulating management plans. Direct landowners to the U.S. Army Corps of Engineers for determine permitting requirements prior to any construction activities.

d. Continue to use Colorado Parks and Wildlife and the U. S. Fish & Wildlife Service as review agencies for proposed development near potentially impacted riparian and other wildlife habitat.

e. Continue to enforce ridgeline and geologic hazard development standards

Goal 3: Visual resources and air quality are preserved.

ACTIONS

a. Develop/distribute Best Management Practices (BMP's) for mineral extraction, agricultural, and construction operations.

b. Encourage landowners to work with Natural Resource Conservation Service, the County Air Quality staff and Planning Committee, and the Tri-River Extension Service on best management practices for agricultural operations including: alternatives to open burning, and dust minimization during high wind events, etc.

c. Enforce air emission permits (e.g., gravel operations, industrial uses).

d. Work with the County Air Quality Planning Committee on ways to maintain a healthy air quality.

e. Continue to require full cutoff light fixtures on all new development to minimize light spillage outward and upward.

f. Create and distribute informational materials for homeowners and businesses to minimize outdoor lighting while still maintaining needed security.

g. Explore revising development codes to include protection of key view sheds and corridors.

h. Continue to enforce ridgeline development standards.

12. Historic Preservation

Background

Orchard Mesa is rich in history. (Appendix Map 24) Like all of Mesa County, Orchard Mesa was a Ute Indian territory until 1881 when the area was opened for settlement. In that year, George Crawford, the founder of Grand Junction, first viewed the Grand Valley from a point above what is now the Fifth Street Bridge on Orchard Mesa. Before George Crawford and the many pioneers that came to settle the Grand Valley, early Spanish traders and explorers passed through on the way to search for gold, silver and other riches. They came across Orchard Mesa on the Old Spanish Trail Northern Branch from 1829 to 1848. This trail made its way through Mesa County from Santa Fe, New Mexico to Green River, Utah, where it rejoined the main branch of the trail. It was used by early traders, trappers and explorers to trade with the Ute Indians.

The [Old Spanish Trail](#) crossed the Colorado River near the present day location of 28 ¾ Road. An historic marker is located along Unaweep Avenue. A seven-mile-long section of a public trail from Whitewater to Orchard Mesa has been designated as an official Retracement Route of the Old Spanish Trail by the National Park Service. The Old Spanish Trail was designated as a National Historic Trail by Congress in 2002.

The Sisters Trails (the Old Spanish Trail & Gunnison River Bluffs Trails) draft report was completed in 2012. Adoption and implementation of the Plan will help to recognize, promote and protect the Old Spanish Trail and Gunnison River Bluffs Trails area by:

- Developing a vision and goals for the area;
- Identifying, surveying and recording trail alignments through the area;
- Identifying trail standards to be used for construction and maintenance;
- Identifying signage standards;
- Identifying funding sources for trail and trailhead development and enhancements;
- Developing a Community Engagement Strategy; and
- Promoting long-term stewardship.



It was from the junction of the Gunnison River and the Grand River (now known as the Colorado River) that George Crawford stood and viewed the location of a new town site. This spot now referred to by locals as "Confluence Point" is under private ownership and has been mentioned for many years as a place that should be set aside with public access.

Orchard Mesa Heights, located at 26 ½ Road and C Road on 120 acres, was the earliest recorded subdivision on Orchard Mesa. It was recorded in 1890 and 1895 and created standard city lots (100 feet by 25 feet), organized on city blocks. There are several older houses remaining in the western portion of Orchard Mesa that characterize the architecture of the late 19th and early 20th centuries, with styles such as Queen Anne, Dutch Colonial, Gothic Revival and Craftsman, as well as simple vernacular farmhouses.

The first orchards were established during the late 1880s. The main crops in order of priority were apples, pears and peaches. The Orchard Mesa Land and Investment Company set out 240 acres with 50,000 fruit trees in 1891. Irrigation water was pumped from the rivers for private use and by the 1920s the US Bureau of Reclamation began a drainage project to solve alkali problems. In the 1920s the Rose Glen Dairy was established on the west end of the mesa by the Clymer family. It became known as Clymer's Dairy and remained open into the 1990s. The Clymer Residence at 1865 Clymer Way is listed on the Grand Junction Register of Historic Sites, Structures and Districts. In the rural areas, several old barns and agricultural buildings from original farms can still be found.



Modern access to Orchard Mesa has included three bridges spanning the Colorado and Gunnison Rivers. The Fifth Street Bridge was constructed in 1886 and was replaced by a two-lane bridge in 1933. This bridge lasted until 1989 when it was replaced to match the existing two lane southbound bridge constructed years earlier when the volume of traffic warranted four lanes of traffic. The old Black Bridge crossed the Gunnison River, connecting Orchard Mesa with the Redlands area and Glade Park. It was closed to traffic in 1983 due to damage to its stone foundations caused by flood waters and although it was listed on the National Register of Historic Places, it was taken down in September of 1988 by Mesa County. The third bridge, a bridge at 32 Road (State Highway 141) replaced the old Clifton Bridge.

Orchard Mesa's main road during the late 1800s and early 1900s followed Unawep Avenue (C Road) through the Four Corners area (29 Road and B ½ Road) and then ran parallel to the Gunnison River to Whitewater along the old Whitewater Hill Road (commonly believed to be part of the Salt Lake Wagon Road/Old Spanish Trail). This route became State Highway 340 until US Highway 50 across Orchard Mesa was established in the 1940s. Along Highway 50, properties such as the Artesian Hotel are typical of the mid-century auto-oriented development that served the traveling public.

Lincoln Orchard Mesa Elementary School, located on B ½ Road near 29 Road, was established in 1895 as the first school built to serve Orchard Mesa. The original building no longer stands, but was utilized as part of the elementary school as recently as the late 1980s.

The US Department of Energy's (DOE) site along the Gunnison River was originally established in the 1940s as part of the Manhattan Project. At one time, the site housed two pilot uranium ore milling plants. It later became a leading office involved in restoration of properties contaminated with uranium mill tails. After the Uranium Mill Tailings Remediation Action (UMTRA) was completed in the 1990s, the DOE no longer needed the entire 54-acre site and most of it was transferred to the City and County for use as a business incubator. The DOE continues to house their Legacy properties offices on the site and monitors the site's groundwater.



The Bannister Cemetery (now a part of the Orchard Mesa Cemetery) was the first cemetery on Orchard Mesa. Now Orchard Mesa is the site of several cemeteries, all of which are located adjacent to one another above the Gunnison River near the Fifth Street hill. They include Potter's Field, Calvary, Municipal, Orchard Mesa, Veterans, Ohr Shalom, the Oddfellows (I.O.O.F), and Masonic Cemeteries. George Crawford is buried on a hill above the cemeteries; the City continues to work to preserve and enhance the site.

2010 Comprehensive Plan Goals and Policies

Goal 6: Land Use decisions will encourage preservation of existing buildings and their appropriate reuse.

Policies:

A. In making land use and development decisions, the City and County will balance the needs of the community.

Orchard Mesa Historic Preservation

Goal 1: Paleontological, historic and cultural resources that symbolize the area's identity and uniqueness are retained and preserved.

ACTIONS

- a. Efforts shall be made to preserve and protect significant historic, cultural and paleontological resources whenever possible and reasonable.
- b. Conduct a comprehensive inventory of historic, cultural and paleontological resources in the planning area in conjunction with the Museum of Western Colorado and other partners.

- c. Assist property owners in listing properties on the Grand Junction Register of Historic Sites, Structures and Districts and the Mesa County Register of Historic Landmarks. Provide guidance and technical assistance to help preserve or rehabilitate historic properties.
- d. Working in partnership with the Museum of Western Colorado, the Old Spanish Trail Association and other organizations, encourage and support efforts to provide interpretive materials that recognize the history and culture of Orchard Mesa.
- e. Include the Old Spanish Trail and other historic sites on Orchard Mesa when promoting the Grand Valley as a place to visit and recreate.

APPENDIX: MAPS

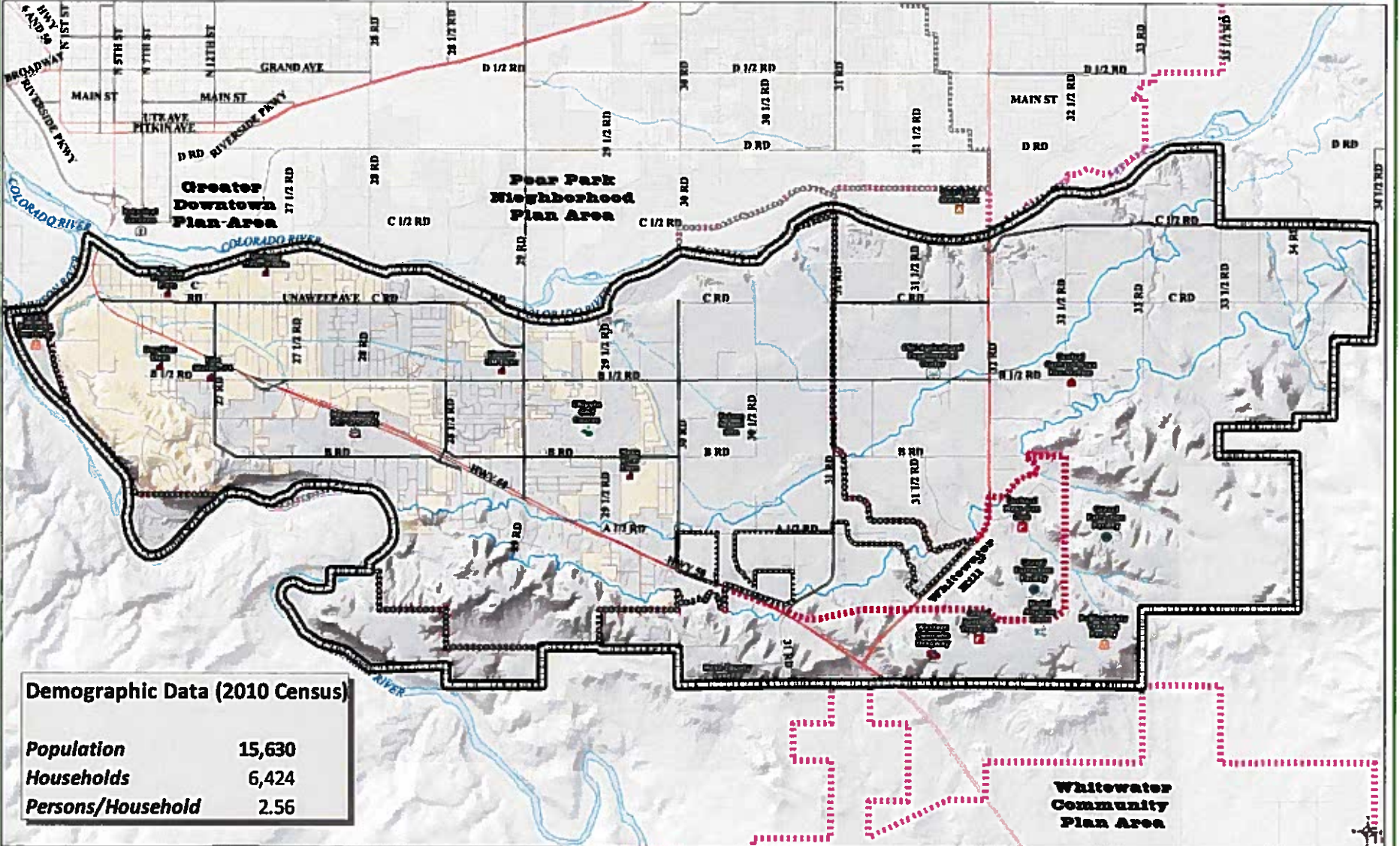
List Maps

1. Orchard Mesa Plan Area
2. Plan Area Air Photo
3. Commercial Industrial Property
4. 2010 Future Land Use (as amended, February 2013)
5. Zoning – City and County
6. Neighborhood Center Future Land Use Changes
7. Current Land Use
8. Open Lands Overlay District
9. Vacant Residential Property Inventory
10. Whitewater Hill Recreation and Training Facilities
11. Enterprise Zones
12. Grand Valley Circulation Plan
13. Existing Trails (Sidewalks, Trails, Bike Lanes, Bike Routes)
14. Neighborhood Center Circulation Concept Plan
15. Highway 50 Corridor Circulation Concept Plan
16. Utilities – Sewer Service
17. Utilities – Water Service
18. Orchard Mesa Irrigation District
19. Utilities – Electric
20. School attendance areas
21. Fire Districts
22. Flood Inundation Study – 100 Year area
23. Floodplain
24. Historic Resource Map



Orchard Mesa Neighborhood Plan Area

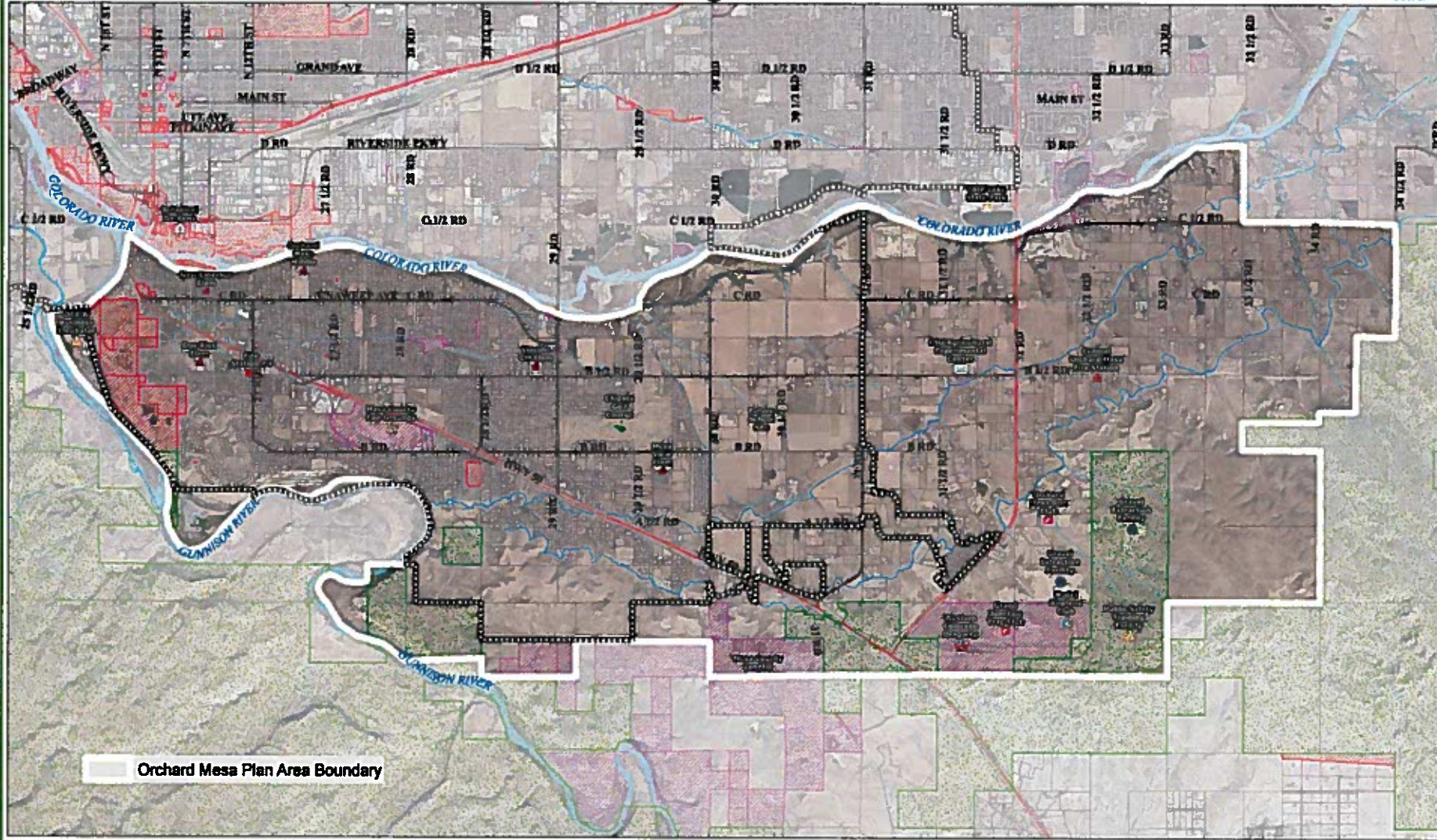
Map #1 Grand Junction



Demographic Data (2010 Census)

Population	15,630
Households	6,424
Persons/Household	2.56

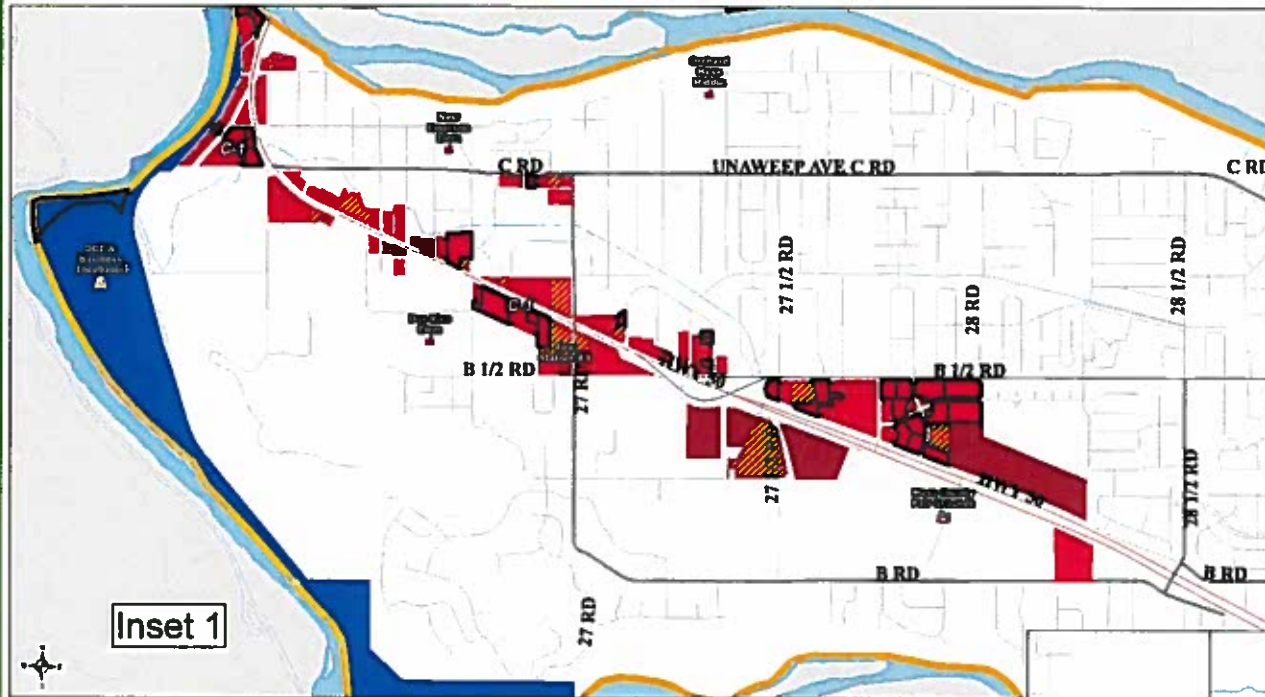
Plan Boundary
 201 Service Area Boundary
 Urban Development Boundary
 Grand Junction City Limits



Orchard Mesa Plan Area Boundary

201 Service Area Boundary City Property Mesa County Property BLM



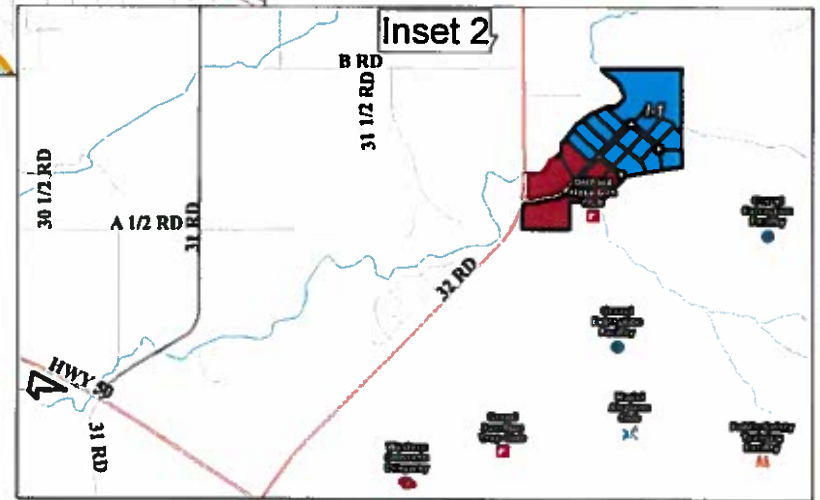
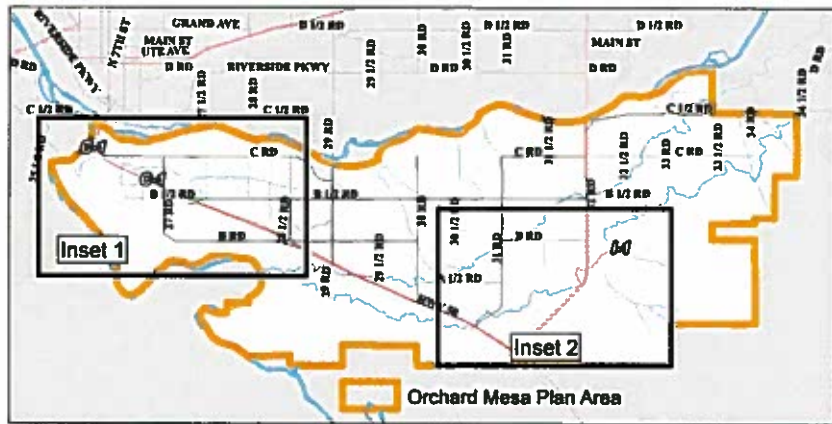


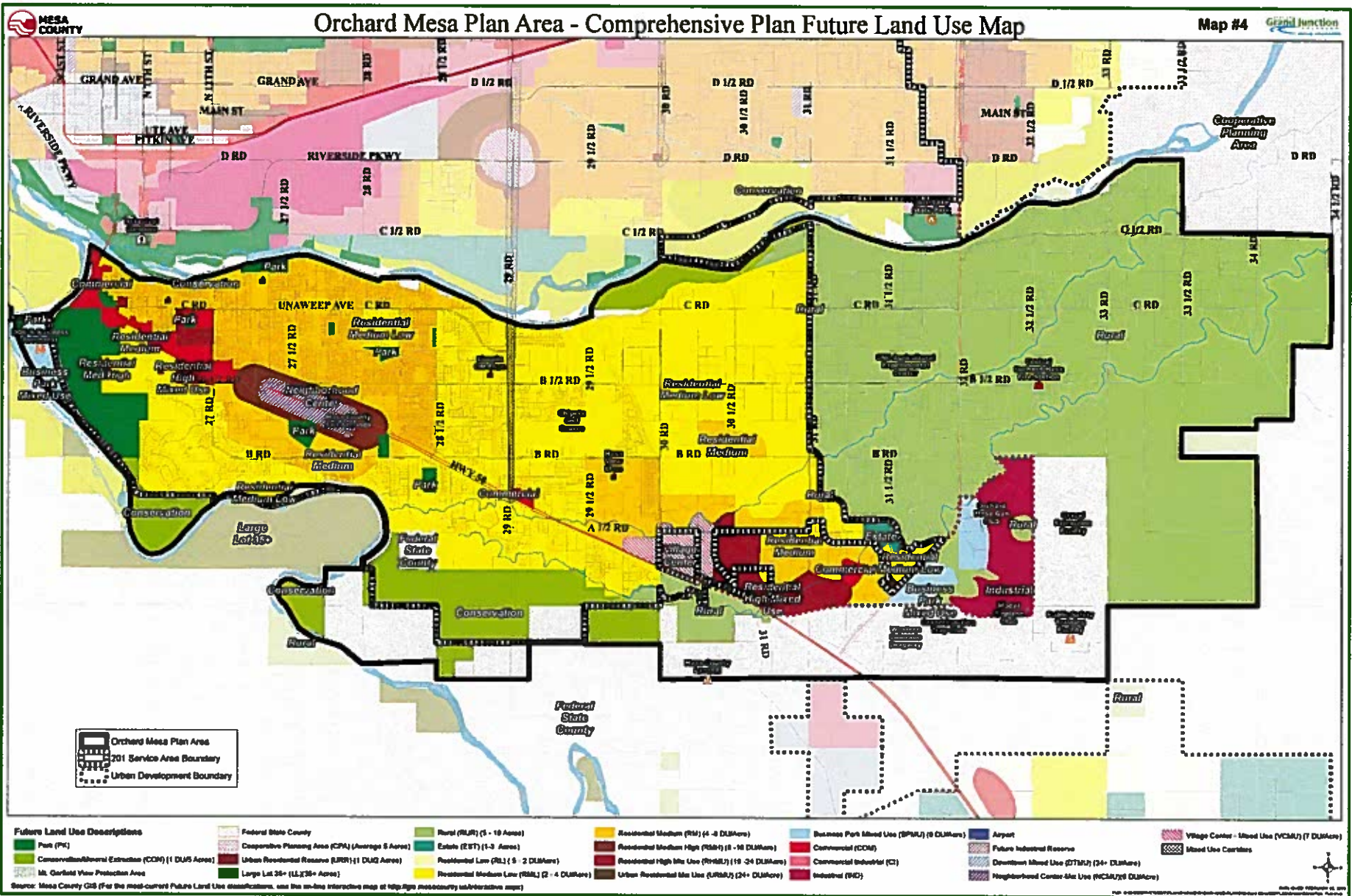
Commercial and Industrial Property

- Vacant Commercial & Industrial Property
- C-1 (Light Commercial)
- C-2 (General Commercial)
- I-O (Industrial Office Park)
- I-1 (Light Industrial)
- I-2 (General Industrial)
- Commercial - Industrial Property For Sale or Lease*

*December 2013

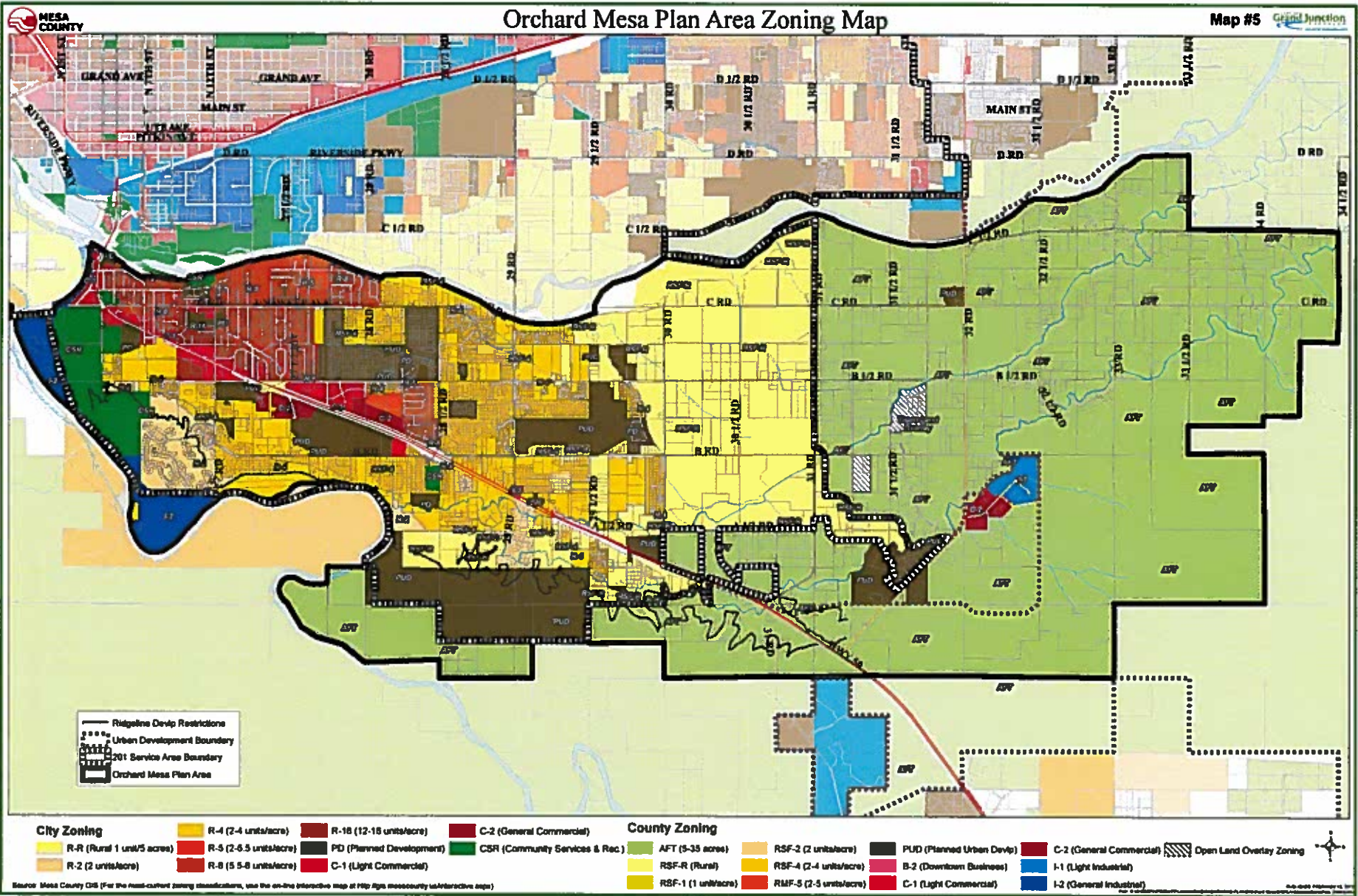
Inset 1



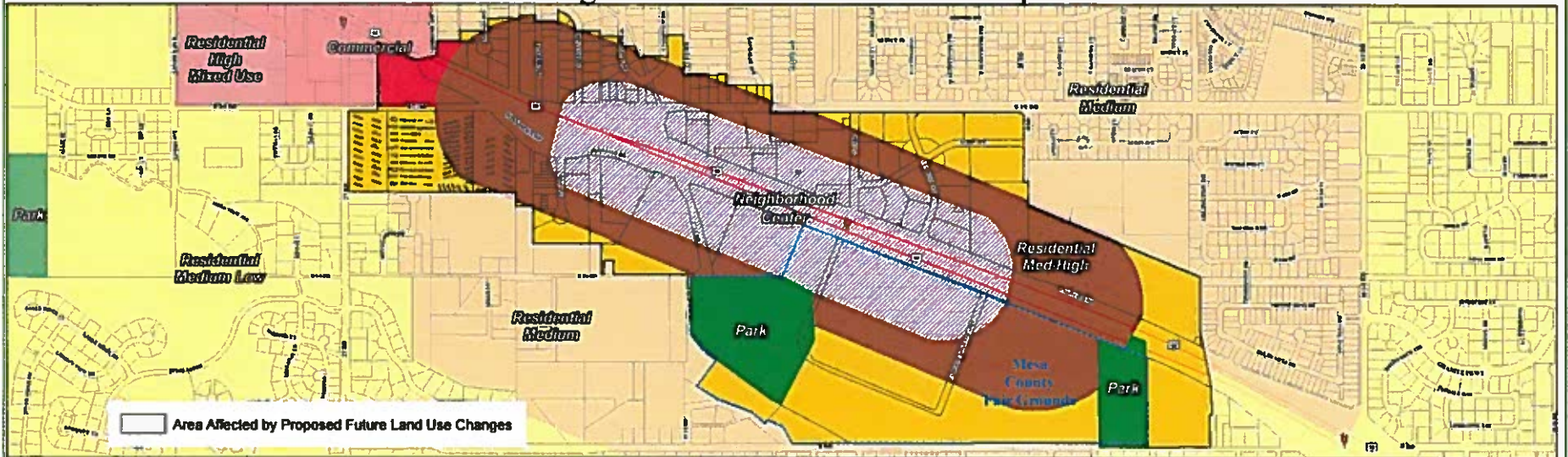


Orchard Mesa Plan Area Zoning Map

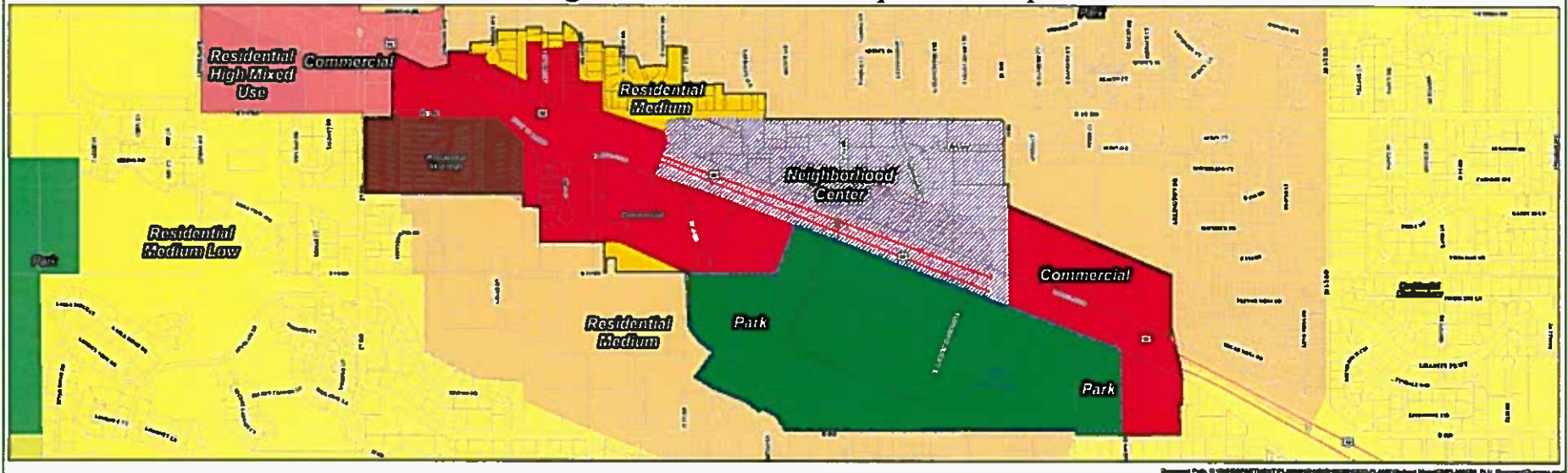
Map #5 Grand Junction

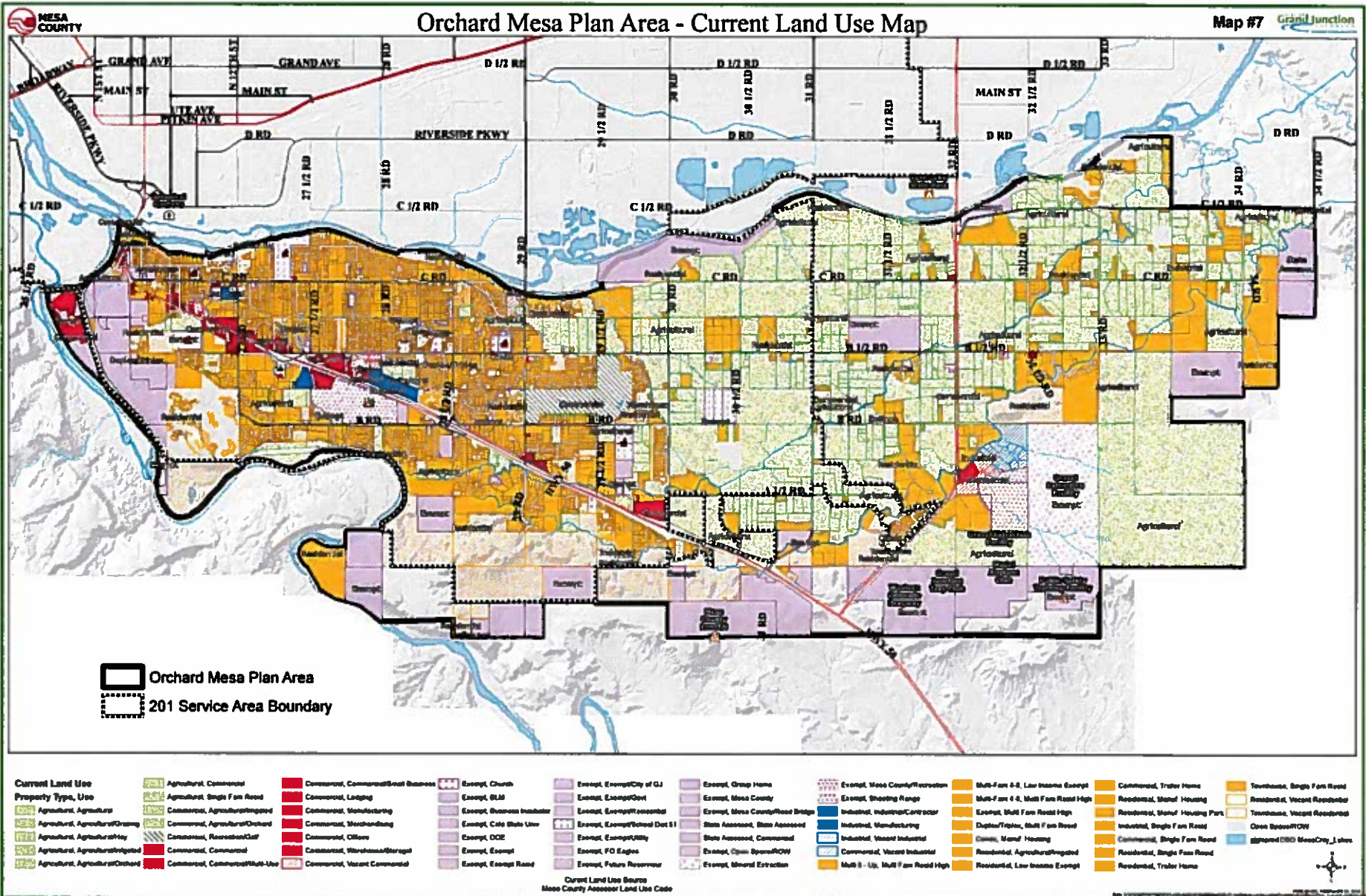


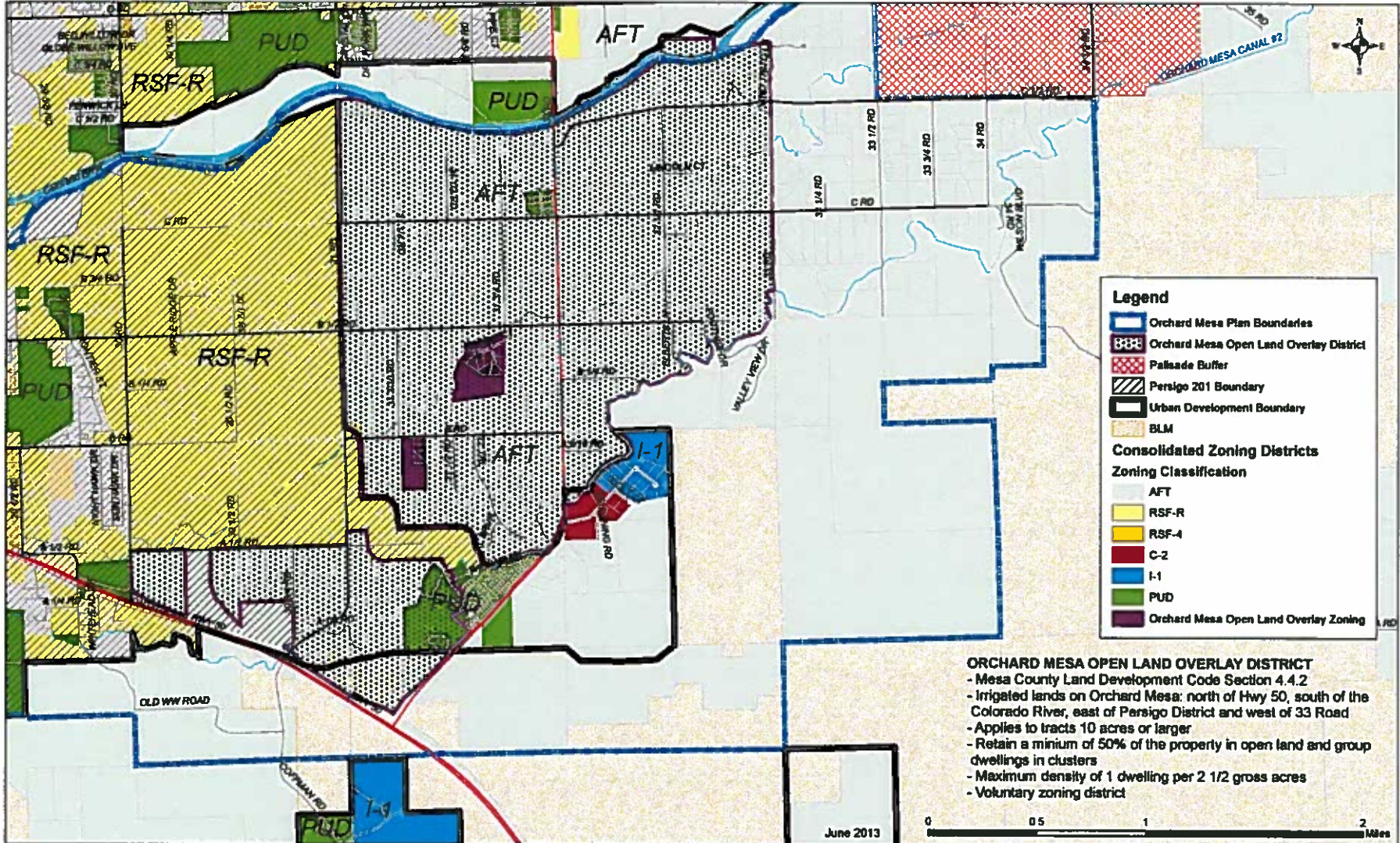
Orchard Mesa Neighborhood Center - Current Comp Plan Future Land Use

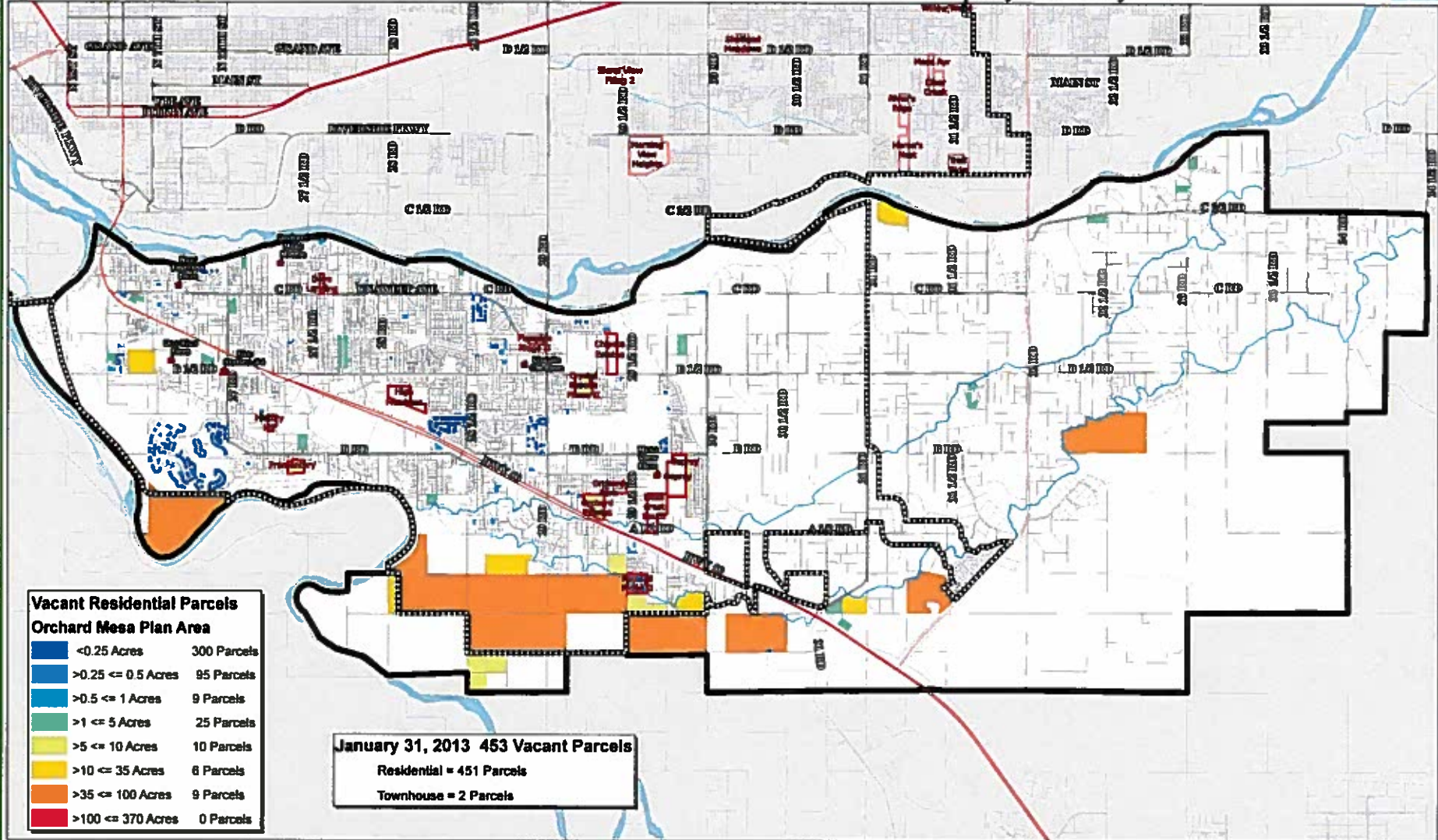


Orchard Mesa Neighborhood Center - Proposed Comp Plan Future Land Use



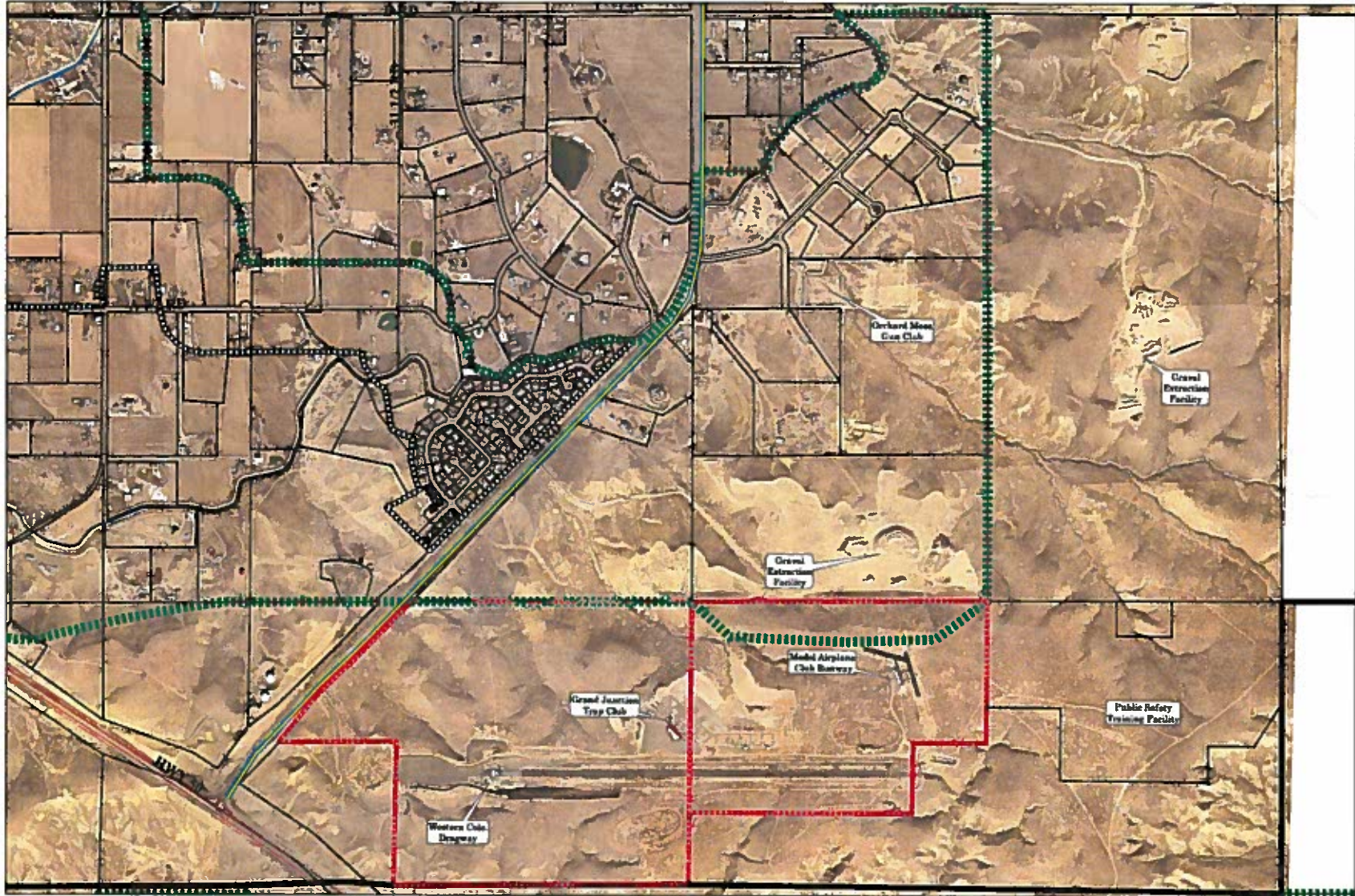






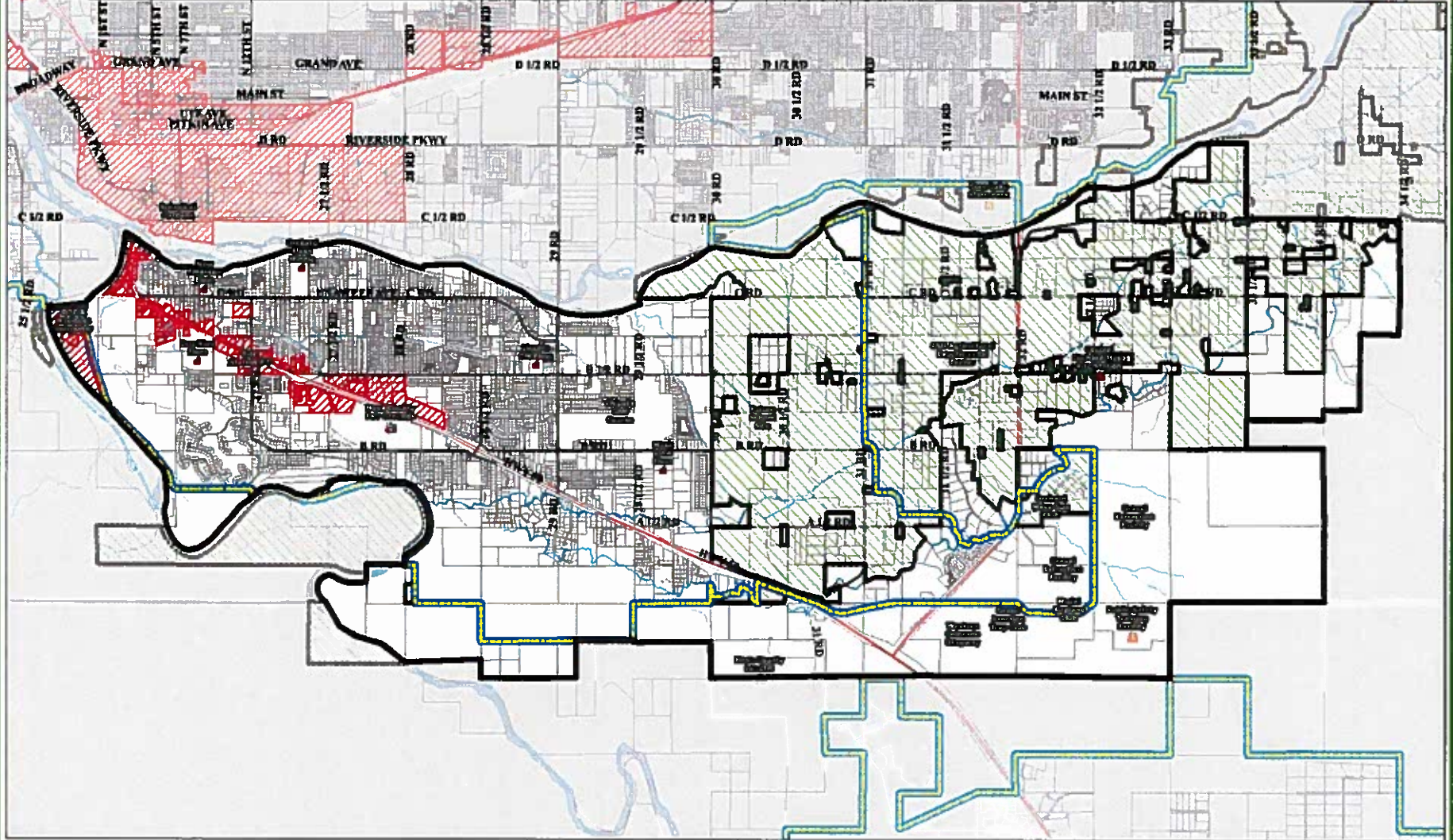
 Orchard Mesa Plan Area
  201 Service Area Boundary
  Non Platted Subs





Orchard Mesa Plan Area 201 Service Area Boundary Urban Development Boundary Mesa County Property Whitewater Sanitary Sewer Line

Orchard Mesa Plan Area - Enterprise Zones

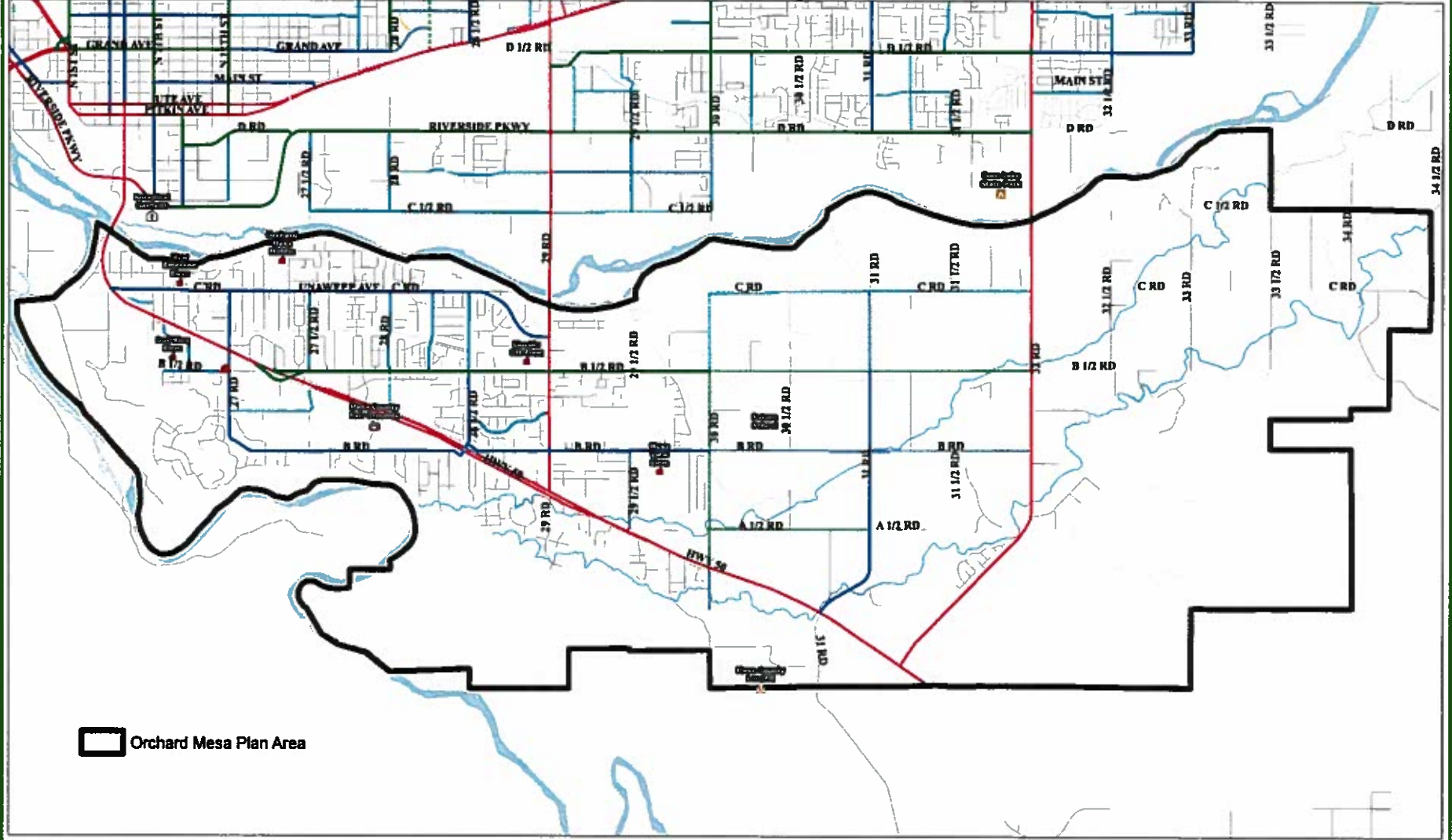


Orchard Mesa Plan Area
 Enterprise Zone
 Urban Development Boundary
 Agricultural Enterprise Zone



Orchard Mesa - Grand Valley Circulation Plan

Map #12



Orchard Mesa Plan Area

Grand Valley Circulation Plan Functional Classifications

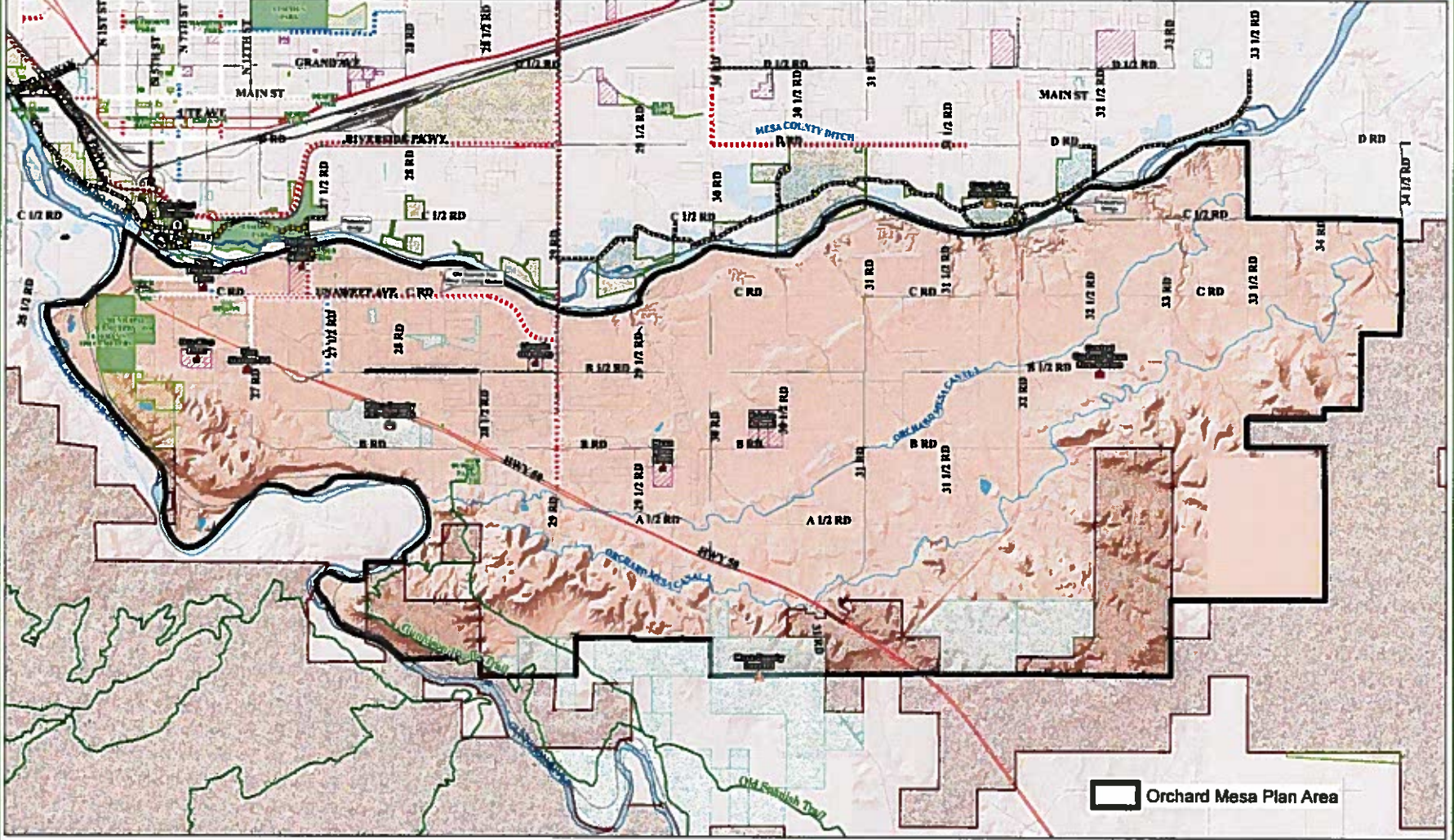
Interstate 70 - Proposed	Principal Arterial - Proposed	Minor Arterial - Proposed	Major Collector - Proposed	Minor Collector - Proposed
Interstate 70	Principal Arterial	Minor Arterial	Major Collector	Minor Collector
				Unclassified





Orchard Mesa Plan Area - Trails Map

Map #13 Grand Junction



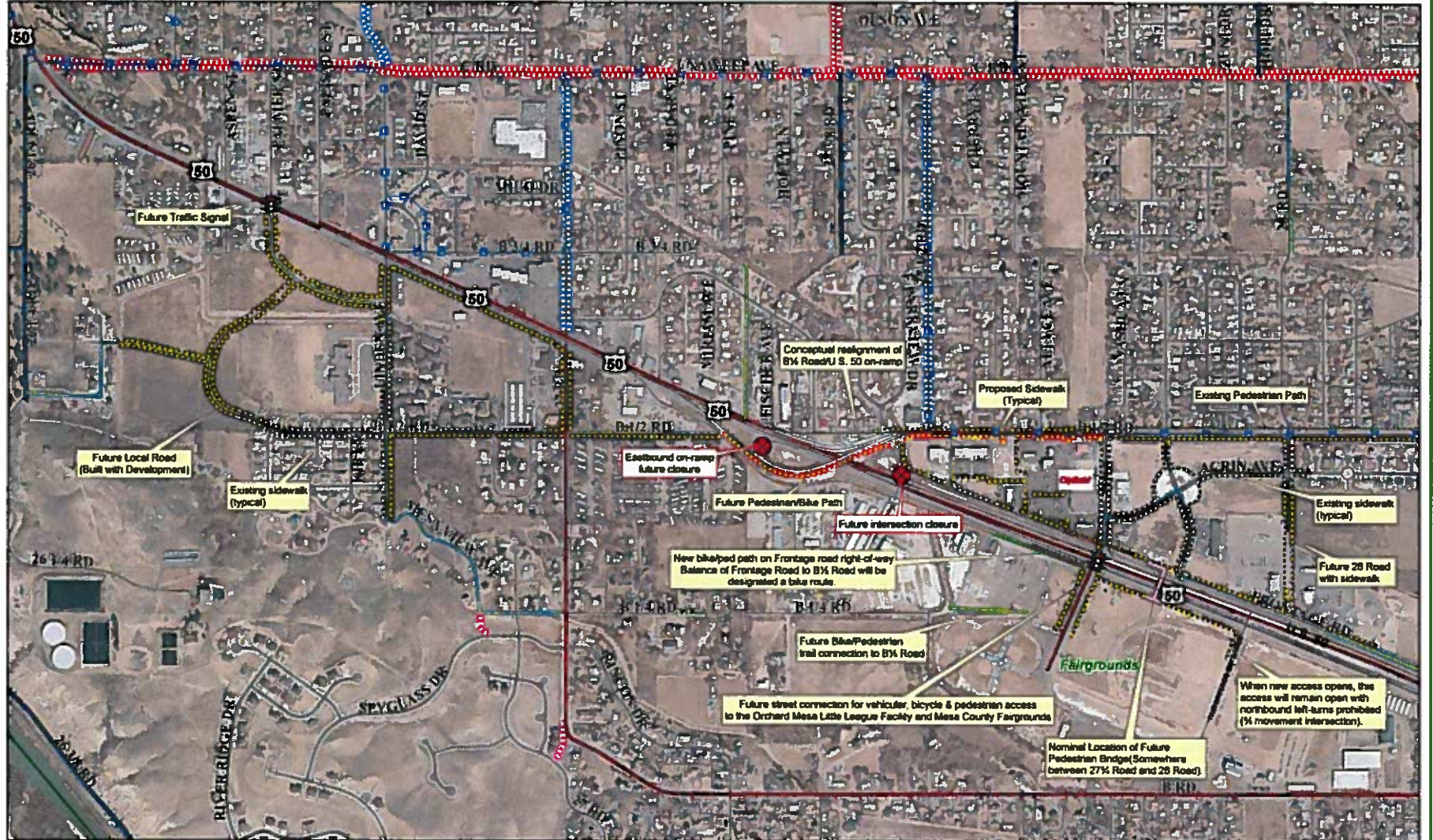
Orchard Mesa Plan Area

- Colorado Riverfront Trail
 Striped Bike Lanes
 Sidewalk Trail Connections
 Park
 State Land
 School District 51 Property
- Detached Bike-Ped Trails
 Signed Bike Routes
 BLM Trails
 City Property
 Mesa County Property

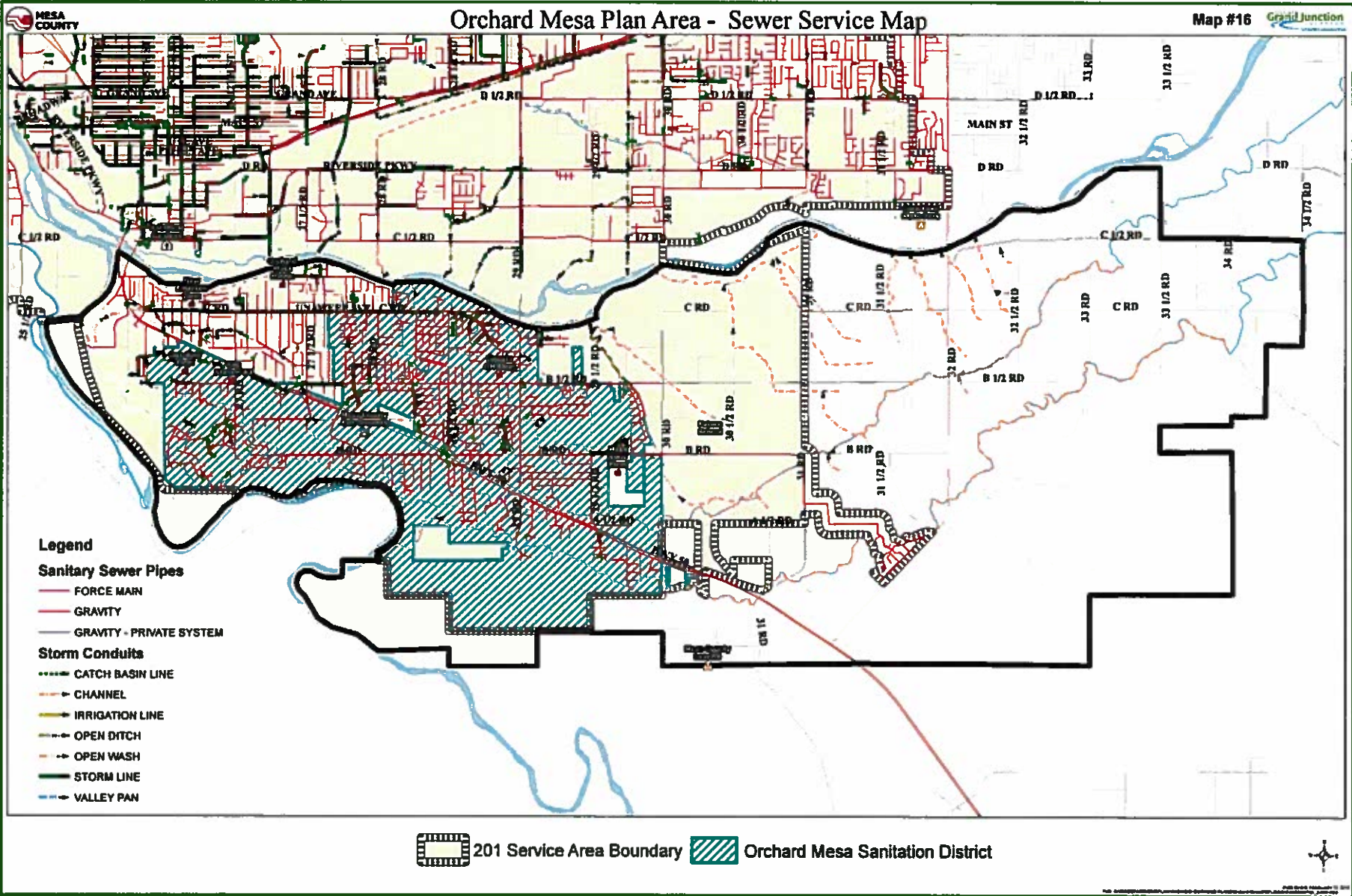




Legend	
Existing Trail & Bike Routes	
	Detached Bike-Ped Trails
	Striped Bike Lanes
	Signed Bike Routes
	Neighborhood Interconnections
2001 Plan Proposed Trails & Routes	
	Striped Bike Lane
	Signed Bike Route
	DETACHED PATH
Proposed Trail & Bike Routes	
	Striped Bike Lane
	Signed Bike Route
	Bike-Ped Detached
	Sharrow Route
Sidewalk Plan	
	Existing Sidewalk
	Proposed Sidewalk
	Proposed Bike/Ped Path
	Pad_Bridge
	B 1/4 Rd On-Ramp Modification
	GVT Route 6 (OM Area)



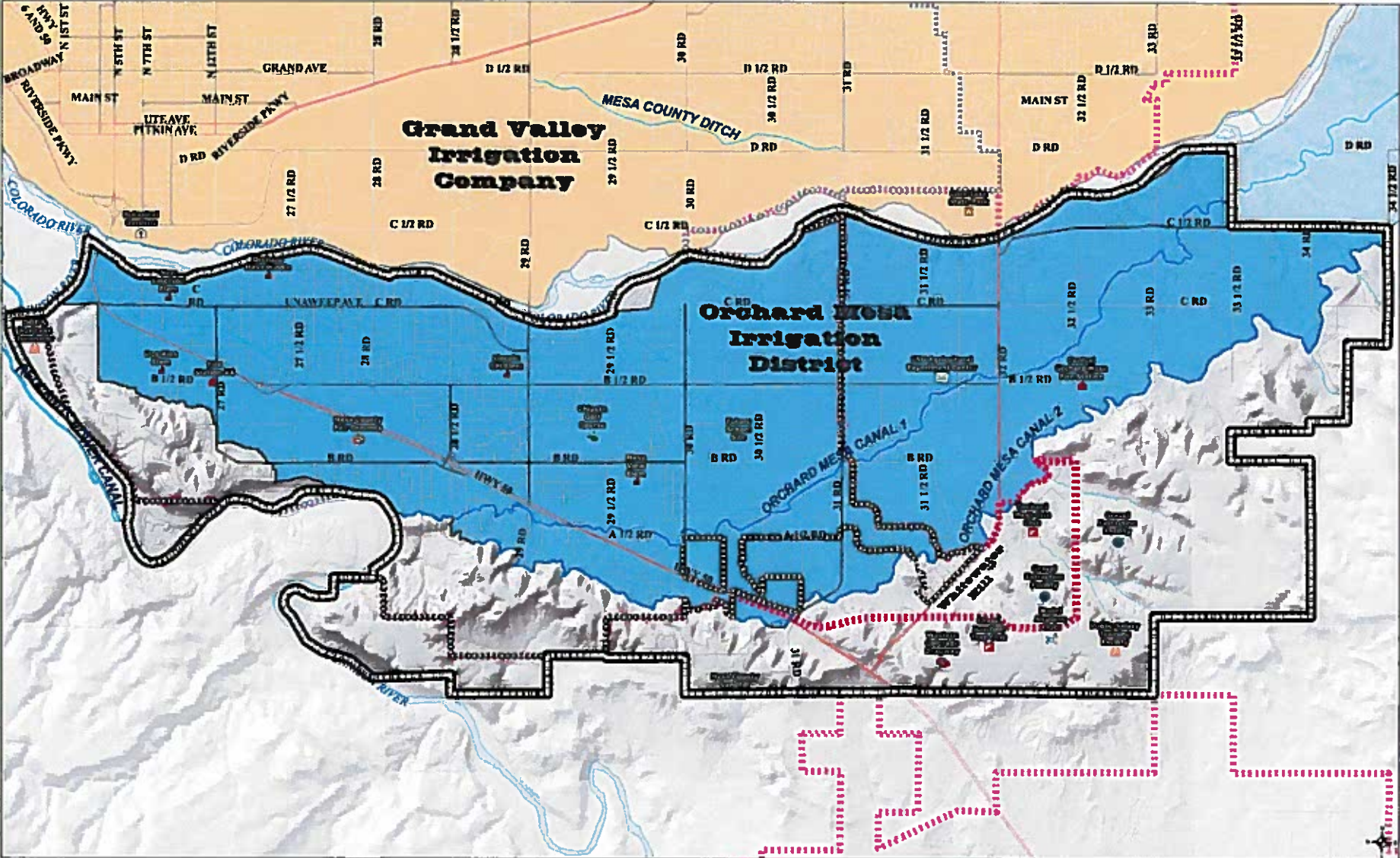
Existing Trail & Bike Routes	Signed Bike Routes	2001 Plan Proposed Trails & Routes	Signed Bike Route	Proposed Trail & Bike Routes	Bike-Pod Detached Sidewalk Plan	Proposed Sidewalk	B1/2 Rd On-Ramp Modification
Detached Bike-Pod Trails	Neighborhood Interconnections	Striped Bike Lane	Bike-Pod Detached	Striped Bike Lane	Sharrow Route	Existing Sidewalk	Proposed Blue/Ped Path
Striped Bike Lanes			Signed Bike Route				OVT Route 5 (OM Area)






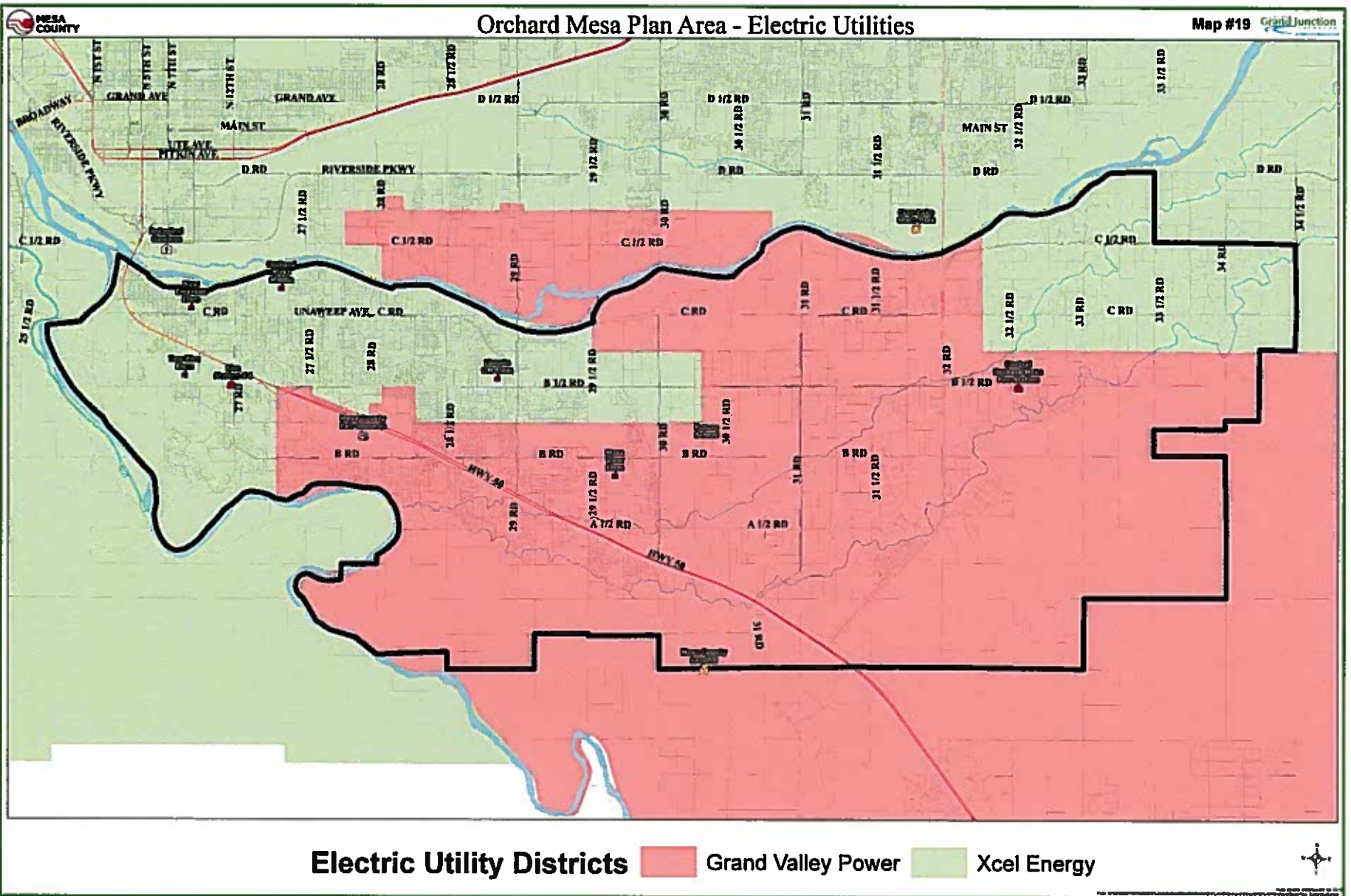


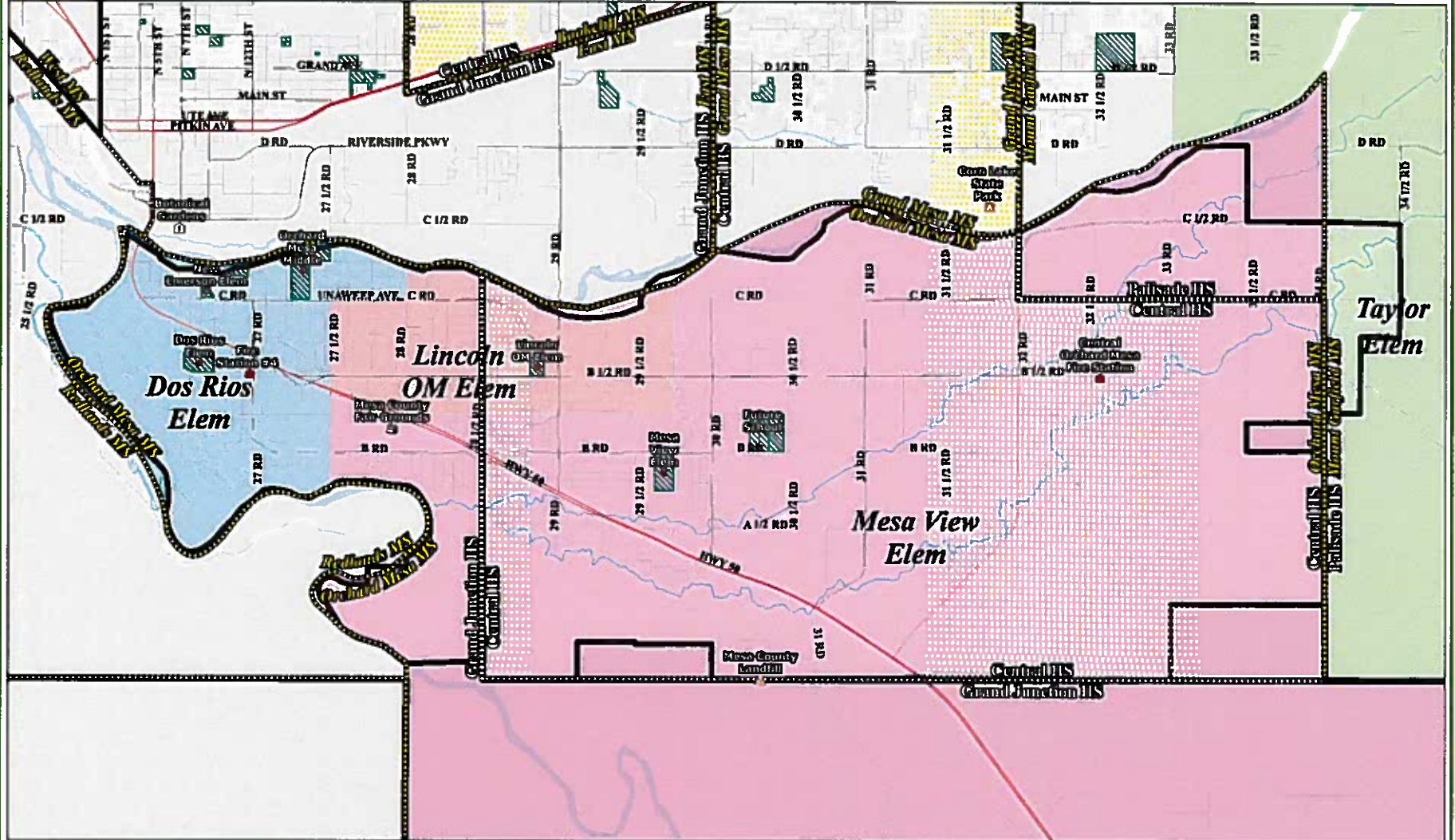
Orchard Mesa Neighborhood Plan - Irrigation Districts

Map #18 Grand Junction



 Plan Boundary
  201 Service Area Boundary
  Urban Development Boundary



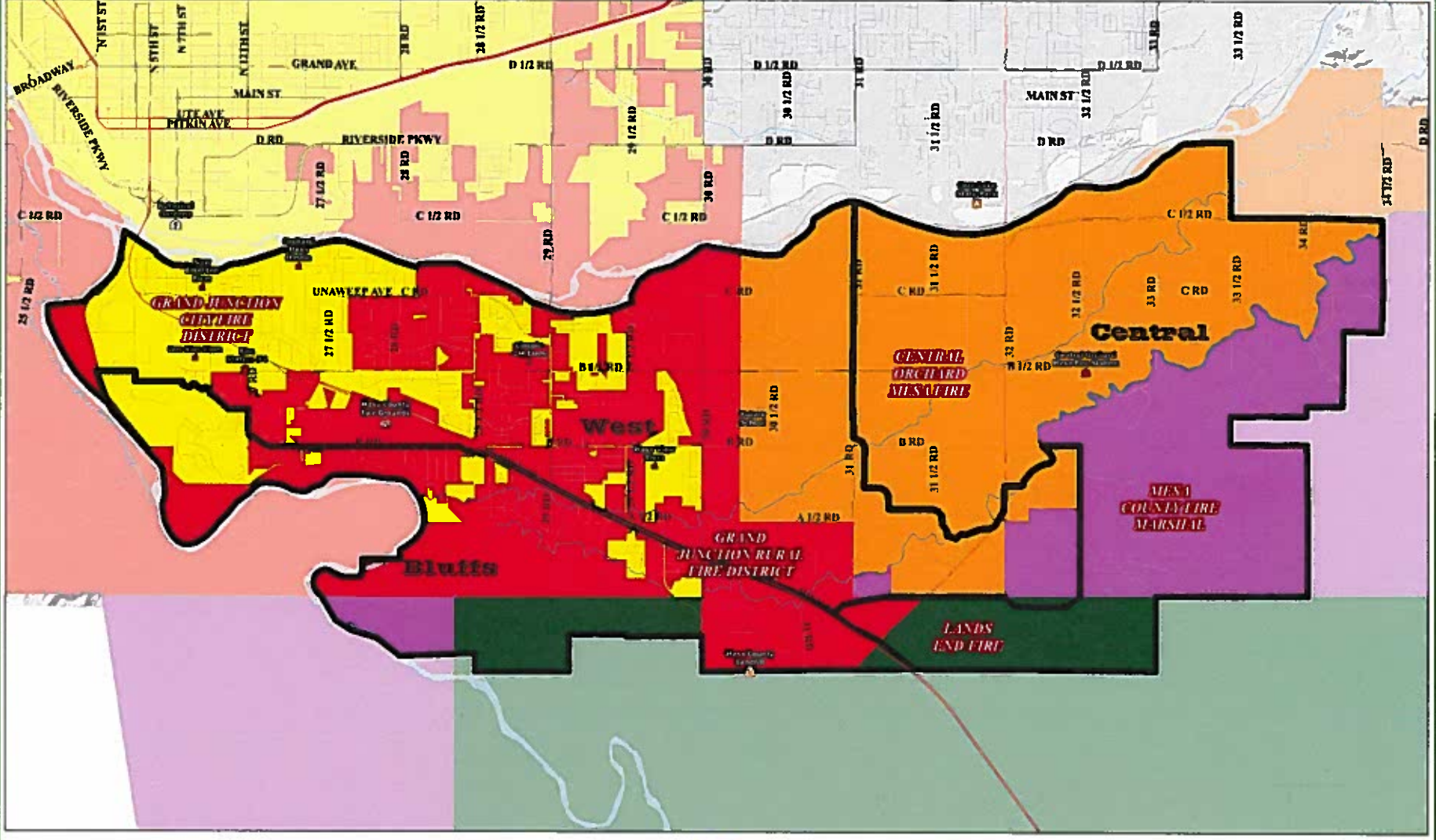


District 51 Attendance Areas

-
 Orchard Mesa Plan Area
-
 Elementary Schools
-
 Lincoln OM
-
 Taylor
-
 Middle School
-
 Dos Rios
-
 Mesa View
-
 School Dist. 51 Property
-
 High School

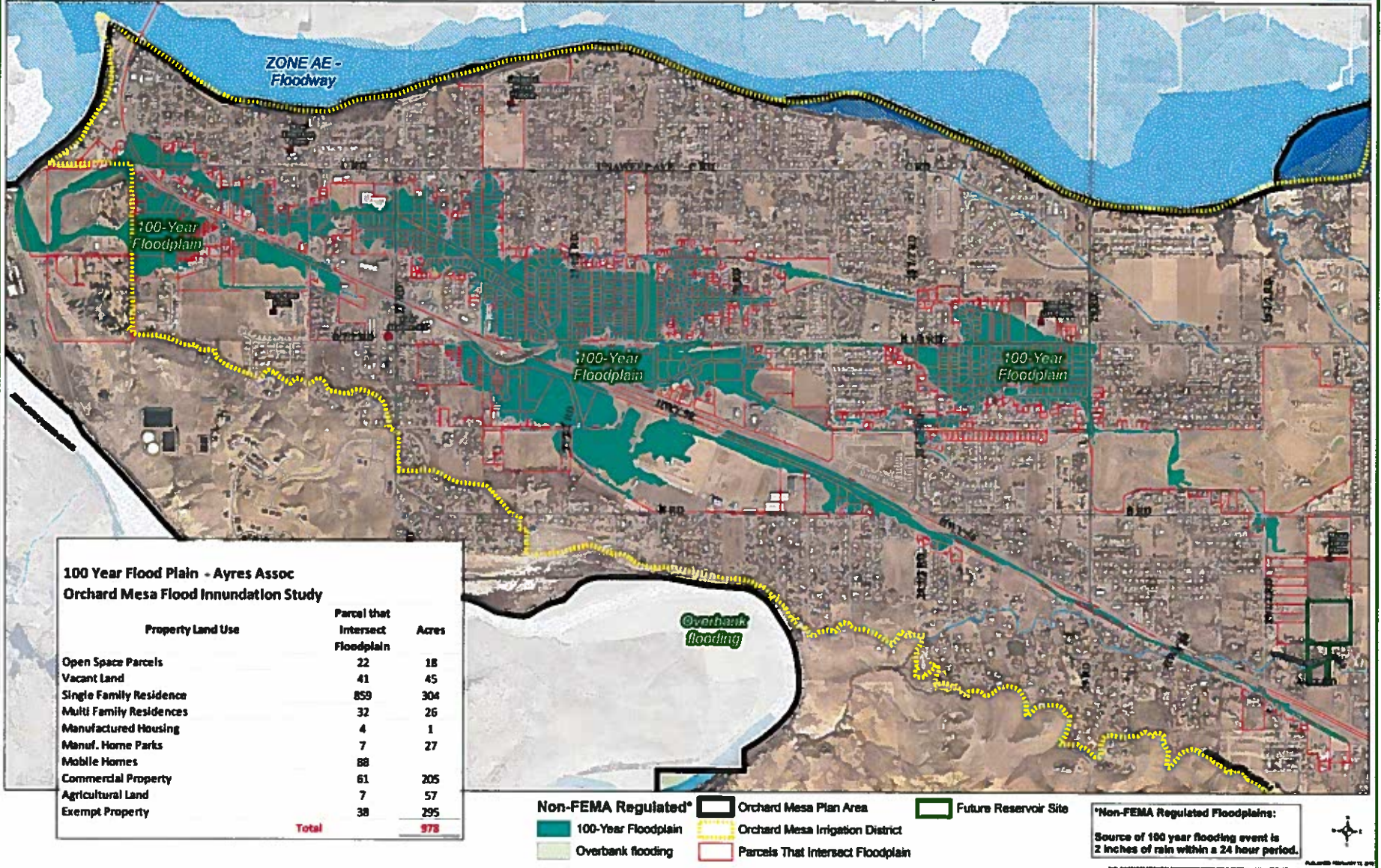


Orchard Mesa Plan Area - Fire District Map



- Orchard Mesa Plan Area
- Grand Junction City Fire District
- Grand Junction Rural Fire District
- Central Orchard Mesa Fire District
- Bluffs
- Lands End Fire District
- Mesa County Fire Marshal





**100 Year Flood Plain - Ayres Assoc
Orchard Mesa Flood Inundation Study**

Property Land Use	Parcel that Intersect Floodplain	Acres
Open Space Parcels	22	18
Vacant Land	41	45
Single Family Residence	859	304
Multi Family Residences	32	26
Manufactured Housing	4	1
Manuf. Home Parks	7	27
Mobile Homes	88	
Commercial Property	61	205
Agricultural Land	7	57
Exempt Property	38	295
Total		978

- Non-FEMA Regulated***
- 100-Year Floodplain
- Overbank flooding
- Orchard Mesa Plan Area
- Orchard Mesa Irrigation District
- Parcels That Intersect Floodplain
- Future Reservoir Site

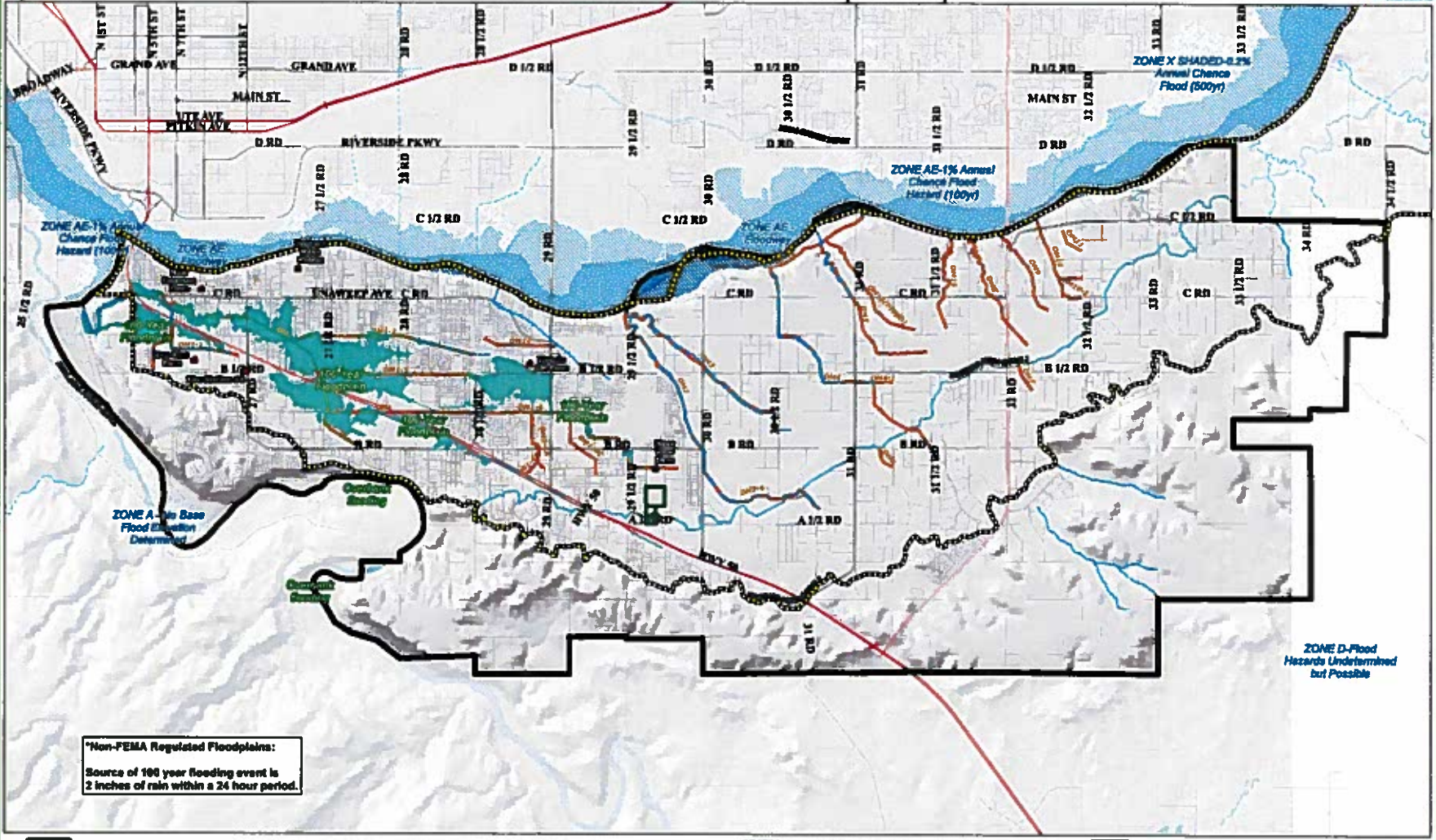
***Non-FEMA Regulated Floodplains:**
Source of 100 year flooding event is 2 inches of rain within a 24 hour period.





Orchard Mesa Plan Area - Floodplain Map

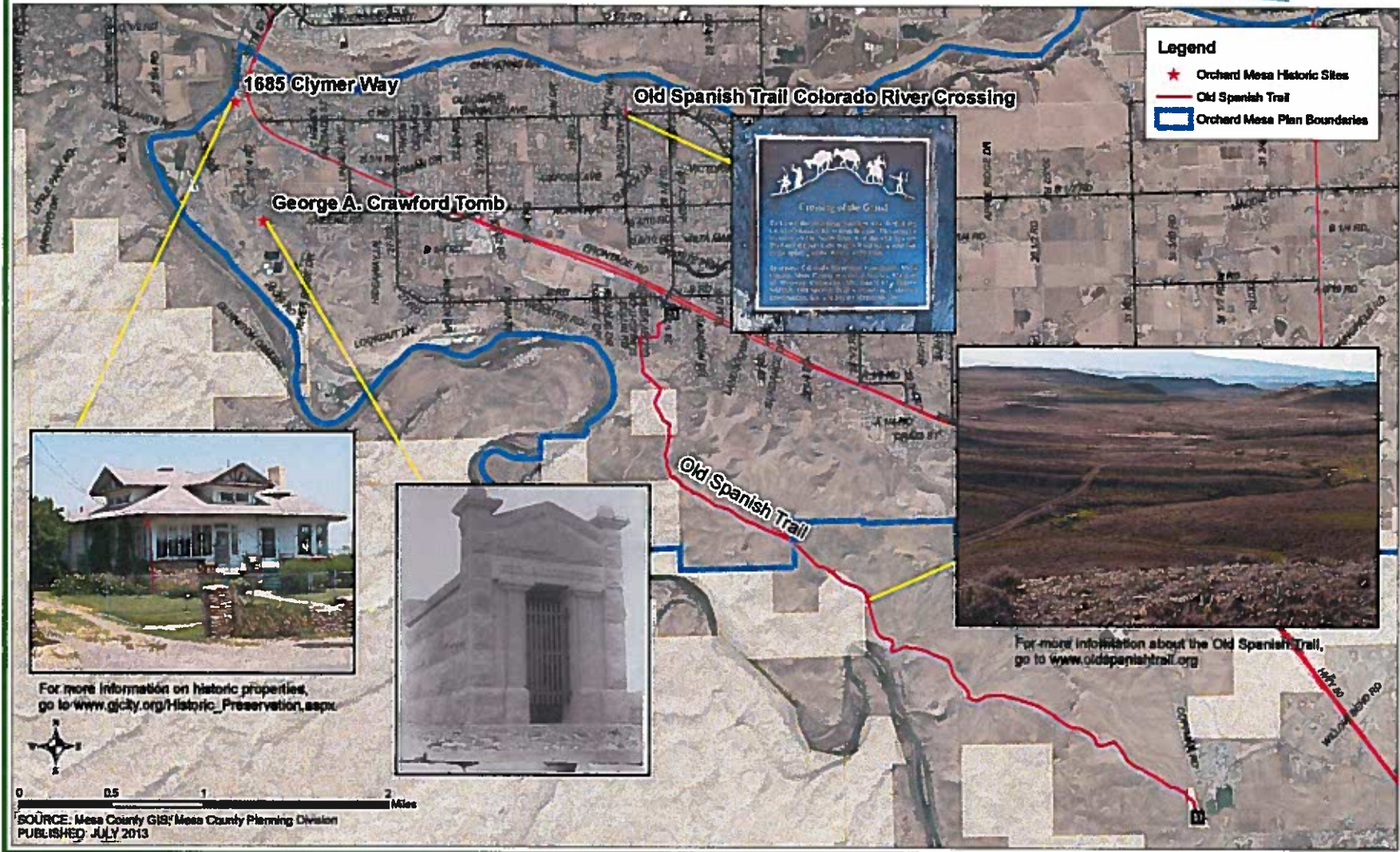
Map #23



***Non-FEMA Regulated Floodplains:**
 Source of 100 year flooding event is 2 inches of rain within a 24 hour period.

Orchard Mesa Plan Area	Non-FEMA Regulated* 100-Year Floodplain	FEMA 2010 Floodplains ZONE AE - Floodway	ZONE X SHADED (500yr) 0.2% Annual Chance Flood	Future Reservoir Site
Orchard Mesa Drainages	Overbank flooding	ZONE AE (100yr) 1% Annual Chance Flood	ZONE D-Flood Hazards Undetermined but Possible	Orchard Mesa Irrigation District
Drains		ZONE AE (100yr) 1% Annual Chance Flood	ZONE A - No Base Flood Elevation Determined	

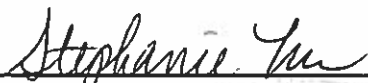




I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4629 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of April, 2014 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 5th day of May, 2014, at which Ordinance No. 4629 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 12th day of May, 2014.



Stephanie Tuin, MMC
City Clerk

Published: April 18, 2014
Published: May 9, 2014
Effective: June 8, 2014



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ONE GRAND JUNCTION COMPREHENSIVE PLAN AND THE GRAND JUNCTION CIRCULATION PLAN TO INCORPORATE ELEMENTS OF THE ORCHARD MESA NEIGHBORHOOD PLAN, PEAR PARK NEIGHBORHOOD PLAN, AND REDLANDS AREA PLAN, AND REPEALING ORDINANCE NO. 4629, RESOLUTION NO. 13-05, AND RESOLUTION NO. 62-02 TO RETIRE SAID NEIGHBORHOOD AND AREA PLANS

WHEREAS, on June 26, 2002, the Grand Junction City Council adopted Resolution No. 62-02. The Resolution approved the *Redlands Area Plan* and adopted the plan as part of the *Grand Junction Growth Plan*.

WHEREAS, on January 5, 2005, the Grand Junction City Council adopted Resolution No. 13-05. The Resolution approved the *Pear Park Neighborhood Plan* and adopted the plan as part of the *Grand Junction Growth Plan*.

WHEREAS, on May 7, 2014, the Grand Junction City Council adopted Ordinance No. 4629. The Ordinance approved the *Orchard Mesa Neighborhood Plan* and adopted the plan as part of the *Grand Junction Comprehensive Plan (2010)*.

WHEREAS, on July 18, 2018, the Grand Junction City Council adopted Ordinance No. 4808. The Ordinance approved the *Grand Junction Circulation Plan* and adopted the plan as part of the *Grand Junction Comprehensive Plan (2010)*.

WHEREAS, on December 16, 2020, the Grand Junction City Council adopted Ordinance No. 4971. The Ordinance approved the 2020 *One Grand Junction Comprehensive Plan*.

WHEREAS, Ordinance No. 4971 specifies that the *Comprehensive Plan* “will control when area plans, adopted prior to the Comprehensive Plan, are inconsistent with the Comprehensive Plan (e.g., the 2002 Redlands Neighborhood Plan, 2004 Pear Park Neighborhood Plan and 2014 Orchard Mesa Neighborhood Plan.)”

WHEREAS, the *Comprehensive Plan* is intended to serve as a guide to public and private growth decisions through the year 2040. Besides a statement of the community’s vision for its own future and a guide for providing direction to achieve that vision, the *Comprehensive Plan* is shaped by the community’s values, ideals, and aspirations about the management of the community’s resources. In addition to defining the community’s view of its future, the *Comprehensive Plan* describes Plan Principles, states goals and strategies, and maps intended uses, boundaries, opportunities, and constraints in order to help the community implement and achieve the desired future.

WHEREAS, it was contemplated and provided by the *Comprehensive Plan* that the existing neighborhood and subarea plans, as well as the *Circulation Plan*, are elements

of the *Comprehensive Plan* and are reviewed with the *Comprehensive Plan* for vision and policy direction for development within the Urban Development Boundary (UDB) planning area.

WHEREAS, Plan Principle 5, Goal 3, Strategy e. of the *Comprehensive Plan* provides that the City shall “[r]eview and update the adopted neighborhood and subarea plans.”

WHEREAS, the City began this review process in 2023 and is preparing amendments for adoption in 2024. During this first of two updates, the *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Area Plan* have been reviewed and determined to be retired as elements of the *Comprehensive Plan* with the following elements from those plans retained and incorporated within the *Comprehensive Plan*.

1. Incorporating narrative language and attaching the “Ridgeline Map” into Appendix B following the Soils Map.
2. Incorporating narrative language and attaching the “Mineral Resources Map” into Appendix B following the Ridgeline Map.

As a result, it is necessary that Appendix B: Technical Maps be updated to maintain and preserve these elements of the three retired neighborhood and subarea plans to remain a part of the *Comprehensive Plan*.

AND WHEREAS, with the retirement of the neighborhood and subarea plans, it is further necessary to retain and incorporate the following elements from those plans within the *Circulation Plan*.

1. Add the Pear Park Transportation and Access Management Plan map from the Pear Park Neighborhood Plan as Figure 6.
2. Add the Pear Park 2004 Conceptual Local Street Network Plan map from the Pear Park Neighborhood Plan as Figure 7.
3. Amend the descriptions for the “2002 Redlands Area Transportation Plan,” “2004 Pear Park Neighborhood Plan,” and “2014 Orchard Mesa Neighborhood Plan” in Appendix B to reflect their status as incorporated into the Grand Junction Circulation Plan and retired.

HENCE, the City Planning Commission and City staff recommend the City Council amend the *One Grand Junction Comprehensive Plan* and the *Grand Junction Circulation Plan* to incorporate elements of the Orchard Mesa Neighborhood Plan, Pear Park Neighborhood Plan, and Redlands Area Plan, and repeal Ordinance No. 4629, Resolution No. 13-05, and Resolution No. 62-02 to retire said neighborhood and area plans.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

In consideration of and with the adoption of the foregoing Recitals:

- The 2020 *One Grand Junction Comprehensive Plan* of the City of Grand Junction, Colorado is hereby amended as provided in Exhibit A of this Ordinance.
- The 2018 *Grand Junction Circulation Plan* of the City of Grand Junction, Colorado is hereby amended as provided in Exhibit B of this Ordinance.

- Resolution No. 62-02 is hereby repealed, and the *Redlands Area Plan* is retired and removed as an element of the *Comprehensive Plan*.
- Resolution No. 13-05 is hereby repealed, and the *Pear Park Neighborhood Plan* is retired and removed as an element of the *Comprehensive Plan*.
- Ordinance No. 4629 is hereby repealed, and the *Orchard Mesa Neighborhood Plan* is retired and removed as an element of the *Comprehensive Plan*.

The full text of this Ordinance, including the amended *One Grand Junction Comprehensive Plan* and *Grand Junction Circulation Plan*, as hereby adopted in accordance with paragraph 51 of the Charter of the City of Grand Junction, shall be published in pamphlet form with notice published in accordance with the Charter.

INTRODUCED on first reading the ____ day of _____ 2024 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of _____ 2024 and ordered published in pamphlet form.

ATTEST:

Abram Herman
President of the City Council

Amy Phillips
City Clerk

4. Promote the integration of transportation mode choices into existing and new neighborhoods.

- a. NEIGHBORHOOD CONNECTIONS.** Connect new and existing neighborhoods with features such as sidewalks, trails, parks, schools, community gardens, and other gathering spaces to provide opportunities for interaction and strengthen a sense of community.
- b. CONNECTIVITY AND ACCESS.** Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

- c. MISSING LINKS.** Prioritize walking and bicycling infrastructure improvements needed to complete gaps or “missing links” between existing neighborhoods and other community destinations such as schools, transit stops, neighborhood centers, parks, public open space, and trailheads.
- d. INFRASTRUCTURE IMPROVEMENTS.** Prioritize infrastructure improvements, such as traffic calming enhancements, sidewalk repairs, bikeways, street tree plantings, and undergrounding of overhead utilities to improve safety and quality of life for neighborhood residents based on documented deficiencies.

5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

- a. NEIGHBORHOOD PARTNERSHIPS.** Foster partnerships with Neighborhood Associations to identify specific needs, develop and implement programs/projects, identify infrastructure deficiencies, and otherwise assist in building capacity in individual neighborhoods.

- b. CONNECTEDNESS.** Continue to implement programs and events that convene neighborhoods, help build relationships, and foster a feeling of connectedness among neighbors, especially those that are underserved or identify as minorities.
- c. INNOVATIVE DESIGN.** Encourage creativity, flexibility, and innovation in the design and construction of new developments and neighborhoods to adapt to unique site conditions and that promote an engaged community and facilitate active and healthy lifestyles (e.g., co-housing, community gardens, and recreational amenities).

Neighborhood and Subarea Plans

The **Greater Downtown Plan (2013)** includes three subdistricts: Downtown, Rail, and River, and provides goals and policies for each district. Each was analyzed separately due to its unique characteristics, and each includes specific recommendations and implementation actions. The plan incorporates an overlay district as part of the recommendations and guides zoning and streetscape design for primary corridors in the Downtown area. Recommendations and implementation strategies are provided, including proposed zoning, future land use recommendations, policies around traffic analysis, and identification of major street corridors.

The **Orchard Mesa Neighborhood Plan (2014)** focuses on managing growth in the Orchard Mesa neighborhood with specific emphasis on community image, rural resources, housing trends, economic development, public services, stormwater, future land use and zoning, and open space and trails. The plan implements a blended residential land use map to provide additional housing opportunities within the Orchard Mesa Plan area.

The **Pear Park Neighborhood Plan (2004)** focuses on managing and directing growth and development as this largely unincorporated area on the southeast side of the City becomes annexed into Grand Junction. Establishing a transportation, circulation, and access plan; providing adequate schools and other community facilities and services; and establishing higher density residential and neighborhood commercial uses are goals of this Plan.

The **Redlands Neighborhood Plan (2002)** the Redlands Neighborhood Plan creates a growth management plan to remove inconsistencies in the future land use map. Created for the Redlands Planning Area on the west side of the City, the plan examines geological hazards, mineral resources, potential impacts to wildlife, and open space and trailhead access. The goals for the plan include character preservation, maintaining the Fruita-Grand Junction buffer zone, and natural area conservation.

The **North Avenue Corridor Plan (2007, 2011)** promotes the revitalization of the North Avenue thoroughfare from the Interstate 70 Business Loop to 29 Road. Components include a Student and Entertainment District, a mixed use Neighborhood Center, higher-density residential neighborhoods, civic gathering spaces throughout, and a regional retail anchor on the east end of the corridor. In 2011 a corresponding zoning overlay district was established.

The **H Road/Northwest Area Plan (2006)** addresses the development of a 250-acre area around the 21 ½ Road and H Road intersection. It includes the reclassification of rural land uses to commercial and industrial. The plan’s policies and performance standards mitigate impacts on residential neighborhoods and establish a street network to accommodate potential growth.

The **Horizon Drive District (2020)** incorporated consistent standards for the Horizon Drive Business Improvement District area. These standards include achieving high quality development and distinctive character for the area.

2. Actively manage transportation systems and infrastructure to improve reliability, efficiency, and safety.

a. TRAFFIC OPERATIONS.

Continue to work with the RTPO, Mesa County, and CDOT to implement a multi-jurisdictional traffic management system, participating in efforts to conduct annual traffic counting programs, signal re-timing, and regional cooperation on traffic operations including incidents, construction, signals, message signs, and video observation.

b. SYSTEM MAINTENANCE.

Continue to prioritize maintenance and repair needs as well as correction of existing deficiencies over the expansion of the transportation system (i.e. roadways, sidewalks, bikeways) to maintain quality and enhance the safety of the City's transportation system.

c. SYSTEM CAPACITY. Design and manage the city's transportation system to ensure the needs and safety of all transportation modes—walking, biking, driving, freight, and taking transit—are considered as part of roadway capacity and congestion management. Travel lanes should be as narrow as possible to improve safety and accessibility for all modes and reduce maintenance costs to the city. Streets should not be widened before experiencing a significant level of service degradation.

d. ROADWAY DESIGN AND CLASSIFICATION. Consider the following when designing and classifying new roadways and/or making improvements to existing roadways:

- i. established pedestrian patterns;
- ii. access to schools and parks;
- iii. needs and desires of residents;
- iv. connectivity to an adjacent or future development
- v. opportunities to integrate multi-modal facilities;
- vi. opportunities to enhance the safety and efficiency of roadways and intersections;

- vii. reprogram one-directional roads to two-way roads to provide additional connectivity, lower speeds, and better access to adjacent business and neighborhoods; and
- viii. widen arterials incrementally by constructing one travel lane in each direction separated by a median or two-way left-turn lane.

e. COORDINATED IMPROVEMENTS. Continue to seek opportunities to complete utility infrastructure upgrades (e.g. sewer and stormwater pipes) and street improvements concurrently to minimize construction impacts on adjacent residents and businesses and to promote the efficient use of available resources.

f. ACCESS MANAGEMENT. Plan, implement, and support the development of Access Control Plans (e.g. ~~Patterson Road and North Avenue~~) in partnership with CDOT and Mesa County to improve safety and circulation for all modes while minimizing impacts on adjoining roads, existing residential neighborhoods, and businesses. Implement incremental access improvements as opportunities arise.

g. PARKING. Plan for and implement parking options for both motorized and non-motorized travel modes as part of public infrastructure projects and with private infrastructure within developments.

h. INTERSTATE 70. Continue to study—and seek funding for—an I-70 Interchange at 29 Road. Continue to coordinate safety improvements along the Interstate.

i. VISION ZERO. Work towards a comprehensive road safety plan such as Vision Zero to eliminate all traffic fatalities and severe injuries by providing safe, healthy, and equitable mobility for all users and modes. Regularly review accident data to determine and implement needed safety improvements.

j. ENFORCEMENT. Conduct routine enforcement of traffic laws and targeted speed enforcement including at locations with high pedestrian and bicyclist volumes or a history of safety problems.

3. Facilitate the movement of people, goods, and services throughout the region via truck, air, and rail.

a. AIRPORT. Support policies that protect the safe and efficient operation of the Grand Junction Regional Airport. Participate in ongoing efforts to secure additional flights to major U.S. airport hubs.

b. AIRPORT ENCROACHMENT. Avoid development in airport critical flight path areas that would pose immediate or long-term risks to flight safety or building occupants, such as tall buildings, excessive reflectivity or lighting, landscaping that attracts wildlife, and residential or high-occupancy uses.

c. AIRPORT NOISE. Ensure that noise impact from airport activities on developments is mitigated. Guide noise-sensitive development away from critical approach zones, utilize construction methods to attenuate noise based on current noise contours, and support the continuation of the Airport Authority's program of noise abatement measures.

d. RAIL LINES AND SPURS. Continue to pursue opportunities to enhance the City's role in the national freight system and leverage its position as a goods distribution center for the nation. Preserve existing rail spurs for current and future businesses.

e. TRUCK TRAFFIC. Continue to enforce primary and secondary truck route designations and regulations as described in the Grand Junction Municipal Code. Explore alternative routing for truck traffic utilizing the I-70 Business Loop through south Downtown.

F. FOREIGN TRADE ZONE. Support and continue to collaborate on efforts to secure a Foreign Trade Zone.

Broadband Wireline and Fixed Wireless Maps

A large majority of the City is served by highspeed broadband coverage, with speeds between 100 mbps and 1 gbps. Portions of Northwest Grand Junction, especially agricultural areas near the UDB, and portions of the Redlands with topographical constraints have the lowest broadband coverage in the city, with many areas having less than 10 mbps maximum download speed. Expanding high-quality broadband throughout the city is important to securing equitable internet access and to fostering business development in most sectors, given increasing reliance on high-speed internet for technology, manufacturing, healthcare, government, and other industries.

Wildfire Risk Map

As a community with an extensive urban-wildland interface and relatively low precipitation, Grand Junction faces wildfire risks concentrated in several areas. Wildfire risk is minimal in the urbanized areas of the city, and it is very low in most of the city's low-density residential and industrial areas. Risk is generally highest proximate to public lands, particularly in areas of the Redlands neighboring Colorado National Monument. Other areas of wildfire risk are concentrated along the Colorado and Gunnison Rivers where large areas are occupied by trees and brush. Areas of high wildfire risk also exist outside of the city, such as in the Colorado National Monument and Bookcliffs, where fires are relatively unlikely to threaten properties in the city but may generate other wildfire impacts including wildlife displacement and smoke.

Grand Junction Fire Map

Included here are maps providing information from the Fire Department drive time analysis using 4-minute and 8-minute drive times. One map displays current conditions with five existing fire stations and a second map projects drive times utilizing the existing stations along with the proposed three new fire stations.

Proposed BRT Corridors Map

Bus Rapid Transit (BRT) has not yet been deployed in Grand Junction, but implementing BRT is seen as desirable to provide access throughout the community and to accelerate the viability of public transit in the city. BRT is characterized by the use of dedicated bus lanes along major transportation corridors, as well as by short (10-30 minute) wait times, off-board fare collection, and special intersection treatments to decrease transit times. This map identifies four primary candidate corridors for BRT in Grand Junction: the north-south 12th Street corridor; and, the east-west corridors of North Avenue, I-70B, and Patterson Avenue. Further study will be required to evaluate and implement BRT on one or all of these corridors.

Neighborhood Connections Map

Grand Junction has natural barriers such as the Colorado River and manmade barriers including Interstate 70 that crisscross the community creating gaps between neighborhoods. Bridging these gaps and barriers with multi-modal grade separated crossings utilizing both overpasses and underpasses is needed to connect neighborhoods and provide better multi-modal transportation circulation throughout the city.

Rail Lines and Spurs Map

Grand Junction is served by robust rail facilities for a city of its size, and this asset has helped the city to develop and maintain a strong economic base in industry and natural resources. The railway mainstem, operated by the Union Pacific Railroad Company, runs east to west across the city at an angle that tracks the Colorado River, with an additional line running south along the Gunnison River. A number of spurs, or branch lines, link into the mainstem and serve properties in the city's industrial core. While railroad lines and spurs may create conflicts with other transportation modes in some locations, they are vital to the continued success of industry in the city and should remain in use wherever possible.

Bike and Pedestrian Transportation Priorities Map

The City has invested increasingly in multimodal transportation improvements in recent decades and now boasts a network of bicycle and pedestrian facilities. This network is comprised of multiuse paths, bicycle and pedestrian bridges, on-street bicycle facilities and sidewalks. The long-term success of the bicycle and pedestrian network will depend on the continued development of new multimodal corridors, smaller connections within neighborhoods, and existing facilities that require upgrades or expansion.

Truck and Hauling Routes Map

I-70 is a major freight corridor that accommodates a large daily volume of semitrucks. Many of these freight vehicles also change course in Grand Junction, accessing Highway 50 to Delta-Montrose or vice-versa. Many freight vehicles also make stops in Grand Junction for deliveries and pickups, given Grand Junction's role as a regional center and manufacturing hub. To minimize negative impacts of freight traffic on local traffic, the City designates a set of dedicated truck and hauling routes in and around the city. These primary truck routes are I-70, I-70B, Highway 50, and portions of 24 Road. Secondary routes include many of the city's arterials and other state highways within City limits.

Historic Resources Map

Nearly a century and a half of urbanization in Grand Junction has produced a plethora of historic structures that evoke various historical periods, architectural styles, and cultural contributions. The historic resources map identifies some of the most prominent historical resources in the city, including National, State, and Local Historic Districts and sites on the National Register of Historic Resources. Further investigations should be carried out to improve the City's understanding of its historic resources and its ability to capitalize on these cultural and economic assets.

Airport Hazard Zones Map

The Grand Junction Regional Airport is a commercial and general aviation airport serving the Grand Valley and surrounding communities. Within the 25-square-mile Airport Area of Influence, certain areas are designated as particularly hazardous due to the flight path of airplanes at takeoff and landing. Clear Zones are located nearest to the runways. Due to the relatively high risk of debris landing within Clear Zones in the event of an accident, no structures are permitted to be built or occupied within a Clear Zone. Around and beyond the Clear Zones are areas designated as Critical Zones. Very low-density residential construction may occur in Critical Zones, as can some non-residential uses subject to Conditional Use Permitting.

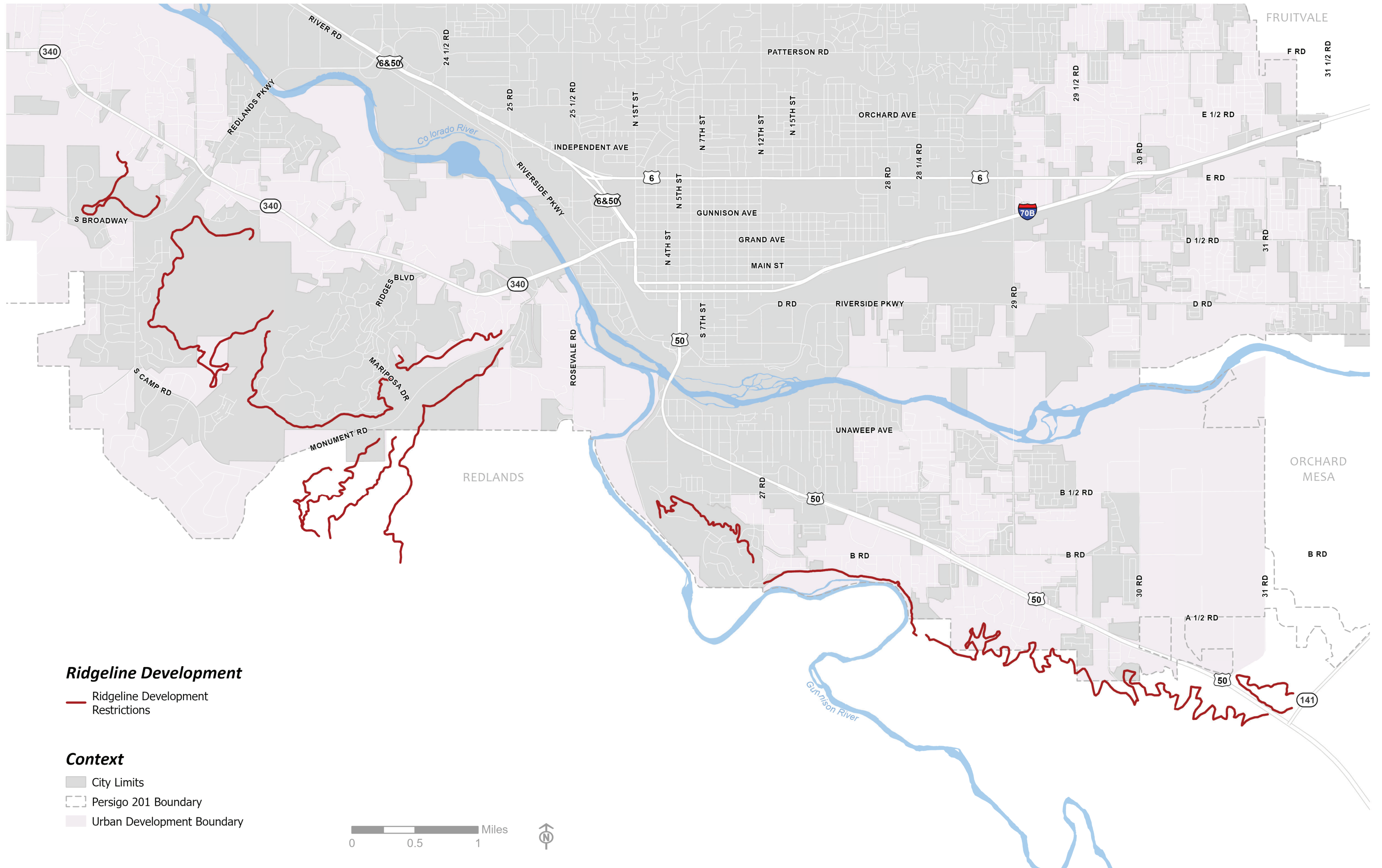
Ridgeline Development Map

Hills and bluffs with key ridgelines have been identified along US Highway 50 in Orchard Mesa and in the Redlands along Monument Road, South Camp Road, and South Broadway. Monument Road has been identified as a visually important corridor providing access to the Tabeguache trailhead and a gateway to the Colorado National Monument. New development in these areas should maintain sufficient setbacks as to not be visible on the horizon or provide mitigation through design to minimize the visibility of development along the corridors. This map identifies the

locations of these areas, supporting ridgeline development standards that preserve the character of the identified ridgelines and minimize soil and slope instability and erosion.

Mineral Resources Map

Gravel is a necessary resource for a community: it is needed for construction projects to serve a growing population and is essential to the local economy. Sand and Gravel extraction must comply with State law (C.R.S. § 34-1-301, 2022), which has policies that protect undeveloped, commercially valuable mineral resources from other types of development and require new extraction operations in residential areas to mitigate impacts on existing developments. According to the Mineral Resources Survey of Mesa County (1978), "gravel deposits of the greatest economic importance in Mesa County lie along the Colorado River between the mouth of the canyon east of Palisade and the point near Loma at which the river enters canyon country of the Uncompahgre Plateau. Only a small portion exposed along the river can be considered economically viable." Gravel extraction occurs along the north side of the river wherever access is available and practical. Much of the gravel is used for building materials and highway projects. Reclamation of sites after the resources are removed is important and may include areas reclaimed for residential, public open space, wildlife areas, or other permitted uses.



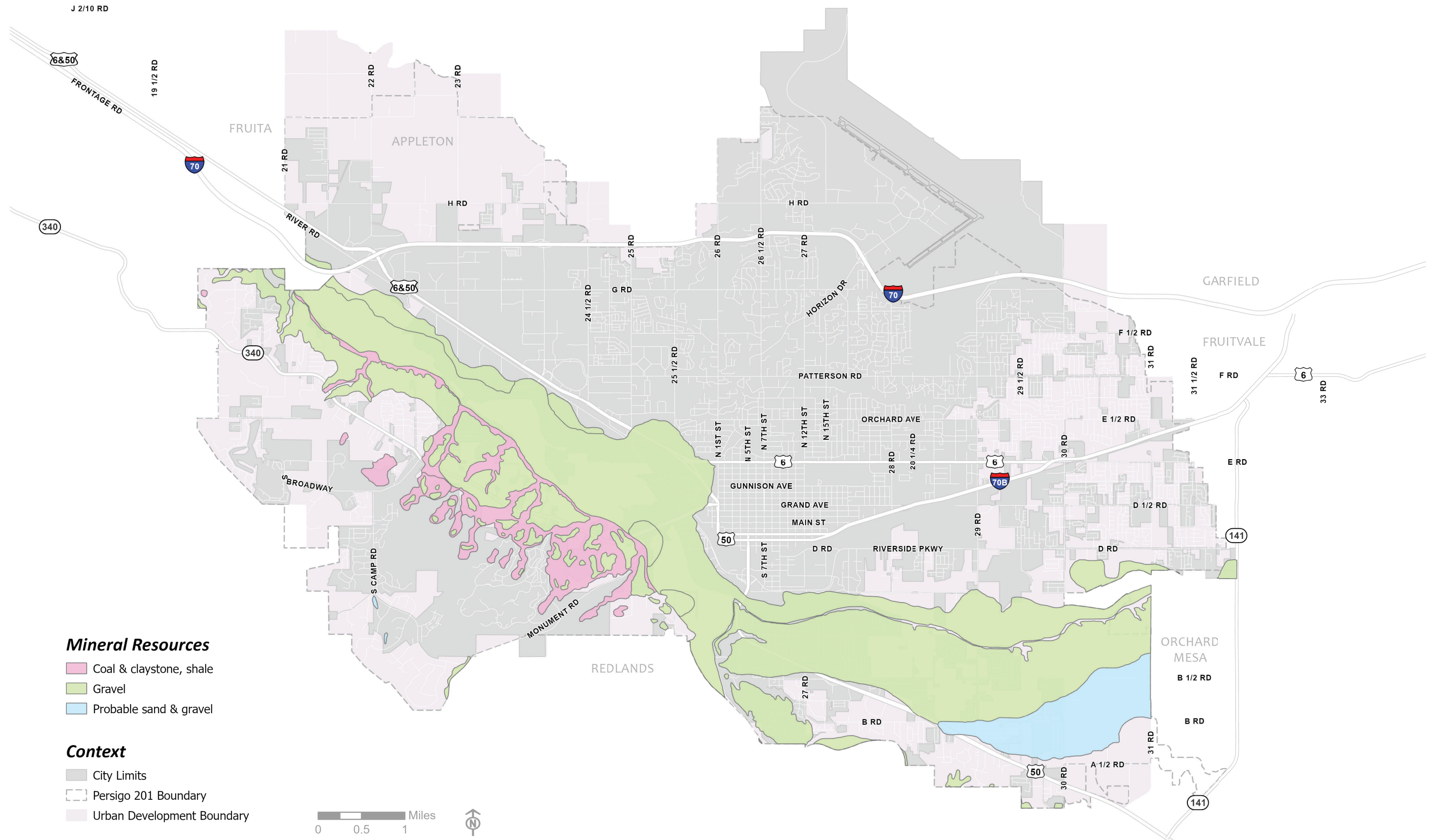
Ridgeline Development

- Ridgeline Development Restrictions

Context

- City Limits
- - - Persigo 201 Boundary
- Urban Development Boundary





Mineral Resources

- Coal & claystone, shale
- Gravel
- Probable sand & gravel

Context

- City Limits
- Persigo 201 Boundary
- Urban Development Boundary



EXHIBIT B

**2018 Grand Junction
CIRCULATION PLAN**

SECTION B: STRATEGIES/POLICIES

3. Incorporate Sub Area Maps (Strategy)

Various plans have been developed for some areas (sub-areas) within the Urban Development Boundary while many other areas still need specific plans. The following list recognizes planning efforts to date that are incorporated into this Circulation Plan.

- A. Safe Routes to Schools – Studies to improve safety for children between existing neighborhoods and schools continue with projects planned, funded and constructed for Nisley Elementary, Clifton Elementary and West Middle School. Other planning has occurred and will continue to occur for all schools in School District 51.
- B. Clifton Pedestrian Plan – refer to Clifton Fruitvale Community Plan
- ~~C. Orchard Mesa Pedestrian Plan at the Fairgrounds/Meridian Park Neighborhood Center – refer to Orchard Mesa Neighborhood Plan~~
- ~~D. Redlands area – refer to the Redlands Area Plan~~
- C. North Avenue Corridor Plans
- ~~F. Pear Park refer to the Pear Park Neighborhood Plan~~
- D. Horizon Business District – refer to (future) Horizon Business District Overlay
- E. Mesa Mall Environs – (future)
- F. Safe Routes to Parks & Open Space (future)

Appendix B - Background on Previous Adopted Transportation Plans

The following adopted plans have shaped the transportation planning in the community and have been adopted by one or both, the City of Grand Junction and Mesa County, and can be found at www.mesacounty.us/planning and/or at <http://www.gjcity.org>.

These plans serve as the foundation for the updated Circulation plan.

- 2002 Redlands Area Transportation Plan – Includes ~~d~~ a transportation section that was adopted as part of the Circulation Plan in 2002 *but the Area Plan has been retired*. There were four key elements of the planning effort: 1) State Highway 340 Access Control Plan; 2) capacity improvements on existing routes; 3) new roadways and neighborhood connections; and 4) multi-modal accommodations. *This plan has been incorporated into, therefore superseded by the Grand Junction Circulation Plan.*
- 2004 Pear Park Neighborhood Plan – Includes ~~d~~ a Transportation and Access Management Plan for the Pear Park neighborhood and was adopted as part of the Circulation Plan in 2004 *but the Neighborhood Plan has been retired. The Access and Transportation Management Plans have been incorporated into, therefore superseded by, the Grand Junction Circulation Plan. Their* ~~It remains a part of the Circulation Plan today and its detail at a neighborhood level guides development access and street cross sections for major corridors in Pear Park.~~
- 2014 Orchard Mesa Neighborhood Plan – Includes ~~d~~ a transportation planning section supporting complete street improvements, multi-modal enhancements for all major corridors on Orchard Mesa including US Highway 50, establishing non-motorized crossings of US Hwy 50 (including the eastbound conversion of the B ½ Road overpass to a pedestrian/bicycle path), and creating safe non-motorized routes to area attractions, schools, the riverfront, and centers. *The Neighborhood Plan has been retired and the transportation planning information has been incorporated into, therefore superseded by, the Grand Junction Circulation Plan.*

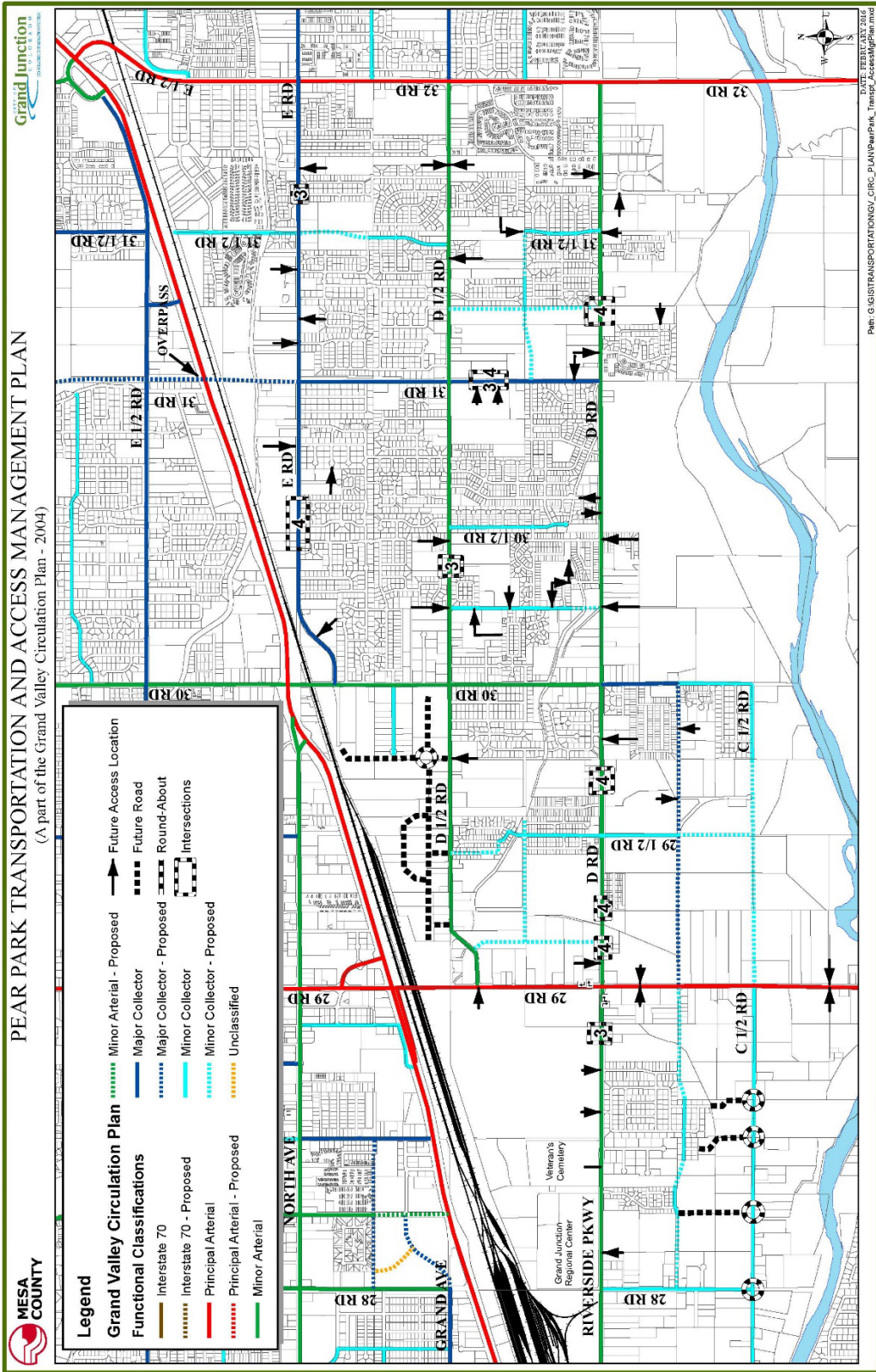


FIGURE 6

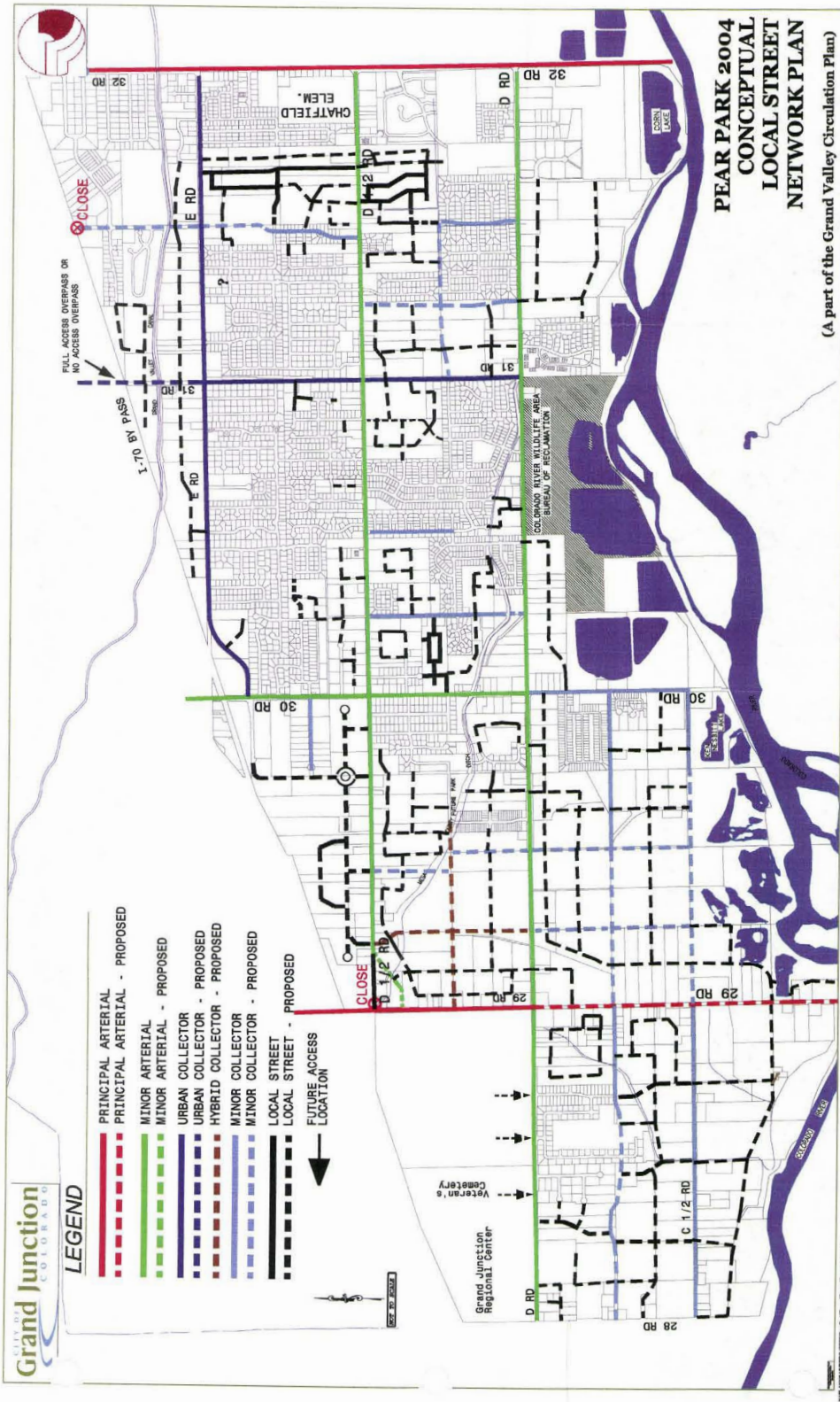


FIGURE 7



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: June 11, 2024
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner, AICP

Information

SUBJECT:

Consider a request by American Lutheran Church for a Comprehensive Plan Amendment for 6.56 acres from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5 to 12 du/ac) and rezone the 6.56 acres from Residential 1 Retired (R-1R) to RM-8 (Residential Medium - 8).

RECOMMENDATION:

Staff recommends approval of the requests.

EXECUTIVE SUMMARY:

The Property Owner, American Lutheran Church is requesting a Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5-12 du/ac) and a rezone from R-1R (Residential 1 Retired) to RM-8 (Residential Medium 8) for property located at 631 26 ½ Road on 6.56 acres in the Horizon Planning Area near St Mary's Hospital. The subject property has an existing church building with approximately two acres of the site remaining vacant.

The property owner is requesting an amendment to the 2020 One Grand Junction Comprehensive Plan in anticipation of future residential subdivision development on the vacant portion of their property. The zone district of RM-8 is consistent with and implements the requested Land Use Map amendment to Residential Medium Land Use category of the Comprehensive Plan. The comprehensive plan amendment and rezone requests will be considered concurrently and are included in this staff report.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The new Zoning and Development Code (ZDC) became effective on January 21, 2024. The property is currently designated Residential Low on the Land Use Map and

zoned Residential 1 Retired (R-1R). The development rights and dimensional standards are found in the ZDC however with the retired status of this zone district no new properties will be rezoned to this district and the zoning no longer implements any Land Use designation of the Comprehensive Plan.

The property was zoned Residential-1 (R-1, one du/acre) at the time of annexation in August 2000. With the ZDC update effective January 21, 2024, the R-1 zone district became Residential 1 Retired (R-1R). The requested rezone is to RM-8 (Residential Medium 8) a zone district that requires the Residential Medium Land Use designation be established on the subject property first. In addition, the Comprehensive Plan adopted in 2020 established a new urban minimum density of 2 dwelling units per acre which further promoted the retiring of all zone districts that can't meet the minimum densities of the Comprehensive Plan, R-1 being one of those.

The Property Owner, American Lutheran Church, is requesting a Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential Medium (5.5-12 du/ac) and a rezone from R-1R to RM-8 (Residential Medium 8) for property located at 631 26 ½ Road on 6.56 acres in the Horizon Planning Area (see Comprehensive Plan Neighborhood Planning Area Map, Appendix B) near St Mary's Hospital. The subject property has an existing church building with approximately two acres of the site remaining vacant.

Surrounding properties have a mix of residential land use designations and residential zone districts. The area to the east is designated Residential Low and zoned RL-4 (Residential Low 4), to the south is designated Residential Medium and zoned RM-8, to the north and west are designated Residential Low and zoned R-2R (Residential 2 Retired) to the west and R-1R and R-2R to the north. Both the R-1R and R-2R zone districts are retired zone districts and no longer zone districts that properties would be rezoned to or implement any of the land use designations of the One Grand Junction Comprehensive Plan.

In proximity are two churches located to the east at 632 26 ½ Road and 641 Horizon Drive. The Cappella Assisted Living Facility with full time residents is located to the southeast within 200 feet of this property. This facility includes 84 beds, for a density of 8.8 dwelling units per acre.

A large "Employment Center" as identified in the One Grand Junction Comprehensive Plan is located to the south approximately ¼ of a mile. This employment area includes many facilities of the region's medical community including St Mary's Hospital. Health and medical care are major industries and continue to grow.

The proposal for residential development within an RM-8 zone district will support the St Mary's Employment and services center. The approximate 2 acres of vacant land area on this property lends itself to residential infill development.

The subject property has sewer service and all other urban amenities to the property.

Urban infill development is also supported in this area by the City's plans to reconstruct 26 ½ Road from Horizon Drive to Summer Hill Way in the next couple of years. The project is currently in the design phase with construction budgeted. This multi-modal corridor will include safer vehicular travel and facilities for pedestrian and bicycle traffic along the nearly 2-mile section of roadway. The new 26 ½ Road corridor will support and promote pedestrian and bicycle travel to the St Mary's employment area and points south to downtown.

The Property Owner is requesting to amend the Comprehensive Plan Land Use Map from Residential Low to Residential Medium which is the same category found adjacent to the south of the subject property. It is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan which classifies it as an urban infill area.

The requests for a Comprehensive Plan Amendment concurrent with the Rezone request are included in this staff report and are accompanied by two ordinances for consideration by Planning Commission and City Council. Without a change to the Land Use Map as requested in the Comprehensive Plan Amendment, the Rezone request to RM-8 is not supported by the Comprehensive Plan. Support for a Rezone to RM-8 is tied to an amendment to the Land Use Map of Residential Medium for the subject property. Without the Comprehensive Plan Amendment, the property could be rezoned to RL-4 or RL-5 (Residential Low 5) to implement the Residential Low land use designation of the Comprehensive Plan.

NOTIFICATION REQUIREMENTS

A Neighborhood Comment Meeting regarding the proposed Comprehensive Plan Amendment and Rezone was held on March 4, 2024 in accordance with Section 21.02.030(c) of the ZDC. The Applicant, Applicant's representative and City staff were in attendance, along with more than 20 members of the public. Concerns expressed included:

- Why is the applicant making this request?
- Concerns about traffic
- Questions about why schools are shutting down if we need housing
- Setbacks?
- What will be built there?
- How often do comp plan amendments happen?
- Process
- Was the RL-5 zone district considered?
- Questions for the City
 - What would it take for the City to not recommend approval
 - Community growth
 - Schools
 - Comp Plan process
- Complaints about nearby high density and elderly drivers
- Parking requirements. Where will cars be park?

An official development application was submitted to the City of Grand Junction for review in March 2024.

Notice was completed consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject property was posted with an application sign on April 19, 2024. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on May 31, 2024. The notice of the Planning Commission public hearing was published June 4, 2024 in the Grand Junction Daily Sentinel. An online public hearing with opportunity for public comment was held between June 4, 2024 and June 10, 2024 through the GJ Speaks platform.

ANALYSIS

Comprehensive Plan Land Use Map Amendment

Presently, the Comprehensive Plan designates the subject property as Residential Low on the Land Use Map. The Applicant is requesting to change the Land Use Map from Residential Low to Residential Medium to allow for an increase in residential development density on the site allowing for an overall density between 5.5 and 8 dwelling units per acre.

The primary land uses found in the Residential Medium Land Use category are small lot single-family residential and medium density multi-family providing a range of housing types and densities. This request for Residential Medium land use would expand the existing Residential Medium land use area already existing to the south of the subject property and increase density in the area.

Secondary land uses in Residential Medium include open space and parks, schools, places of worship, home-based businesses, public/institutional uses, and other complementary neighborhood uses. The existing church use conforms to the proposed Residential Medium land use designation.

The criteria for review are set forth in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code, which provides that the Planning Commission and City Council shall review a Comprehensive Plan Amendment request in light of the following criteria:

- (A) *The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and*

The current Residential Low land use designation on the subject property permits low density single family and multi-family development with densities up to 5.5 dwelling units per acre and greater than 2 dwelling units per acre. The zone districts that implement this land use designation include RL-4 and RL-5.

The proposed RM-8 Zone District is not permitted in a Residential Low Land Use designated area and therefore does not implement the current land use designation. The request to rezone from R-1R to RM-8 requires that a Comprehensive Plan Amendment to the Land Use Map be accomplished before a rezone to RM-8 can be considered. The related element is that since a

Residential Medium Land Use designation is required for RM-8 zoning to be applied, an amendment to the Comprehensive Plan Land Use Map is required and thus requires the proposed amendment. Note, the request to rezone the property to RM-8 will be conditioned with a requirement that the Land Use Map be amended to a Residential Medium Land Use designation before a change to RM-8 zoning can become effective.

Therefore, Staff finds that this criterion has been met.

(B) The community or area will derive benefits from the proposed amendment; and/or

The requested RM-8 zone district will provide an opportunity for housing within a range of density that is consistent with the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choices of the One Grand Junction Comprehensive Plan. In addition, the Comprehensive Plan was done at a high level and now as we look more closely at this area and consider the other changes in the area such as the rezoning of the parcels immediately to the south to RM-8 since the adoption of the Comprehensive Plan, the Village Co-Op housing project being constructed under RH-24 zoning and the construction of the Juniper Ridge Charter School being built just to the south, the subject property is located in an area that is appropriate for an increase in density and housing options.

The amount of Residential Medium designated land and Residential Low designated land within the Urban Development Boundary (UDB) of the Comprehensive Plan greatly differs. There are more than 12,000 acres of Residential Low designated lands, whereas there are less than 6,000 acres of Residential Medium designated lands. With a 2 to 1 ratio over Residential medium designated lands, a change to the Land Use Map approving a Residential Medium designation on the subject property is a benefit to the community. It provides for a higher range of density that accommodates housing types that include smaller footprints, less square footage, smaller yards, even housing with no yards, all of which can lower housing costs and provide housing for the population needing housing but can't afford the single-family home on a quarter acre lot.

Therefore, Staff finds that this criterion has been met.

(C) The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

The proposed Land Use Map Amendment to Residential Medium (5.5-12 du/ac) implement's the following Plan Principles, goals and policies of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth...that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

The existing 26 ½ Road corridor is currently in the design phase for a multi-modal facility with construction to occur in the next two years as part of the 70 million in capital projects approved by voters in 2019. The project reconstructs this important north-south transportation corridor and provides a direct route for the subject property to the St Mary's employment area and to 7th Street south of Patterson Road to downtown. Increasing housing on the subject property will provide additional residents access to this corridor for their transportation needs and within a walkable/bikeable distance to a major employment center. The subject property has existing sewer service and all other urban amenities serving it.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

As stated above the Residential Medium land use designation provides for a higher range of density that accommodates housing types that include smaller footprints, less square footage, smaller yards, even housing with no yards, all of which can lower housing costs and provide housing for the population needing housing but can't afford the single-family home on a quarter acre lot.

Intensification and Tiered Growth Plan. The subject property is located within Tier 1, where the Comprehensive Plan focuses on intensifying residential density through infill and redevelopment. The Plan directs development toward vacant and underutilized parcels. Development of this parcel will provide development opportunities while minimizing the impact on infrastructure and City services.

Therefore, Staff finds that this criterion has been met.

Rezone

The RM-8 zone district requires a minimum of 5.5 dwelling units per acre, therefore the requested zoning of RM-8 provides for the type and scope of housing desired and needed in the community. The proposed RM-8 zone district implements the Comprehensive Plan's Residential Medium Land Use category.

The existing zoning of R-1R allows residential development with a maximum of 1 dwelling unit per acre. This density limits the vacant area of this property to 2 single family homes and does not provide the type of housing needed by those needing housing that are employed nearby, nor by many communitywide seeking a housing choice.

The purpose of the RM-8 zone district is to provide medium density detached dwellings, two-family and other attached single-family dwellings, and medium-sized multifamily structures. RM-8 is appropriate for the creation of neighborhoods as a transitional district between low density zone districts such as RL-4 located across 26 ½ Road to the east and high-density districts such as R-24 located to the south between the subject property and the employment center area anchored by St Mary’s Hospital. The proposed RM-8 zone district is an appropriate transition between these zone districts and land uses.

The RM-8 ensures minimum densities of 5.5 dwelling units per acre are met. This property is located within tier 1 of the Intensification and Growth Tiers Map of the One Grand Junction Comprehensive Plan. Tier 1 areas are “areas where urban services already exist and generally meet service levels...where the focus is on intensifying residential...areas through infill and redevelopment”. Although this property provides only a small infill area of two acres next to the church facility, the site is large enough to accommodate RM-8 densities between 11 and 16 dwelling units. The current Land Use Designation of Residential Low will permit 4 to 11 dwelling units per acre on two acres. Existing City zoning will only accommodate 2 dwelling units within that same infill area. Note, in the future if the existing church use is converted to residential uses, then additional residential could be developed at the same ratios.

In addition to the RM-8 (Residential – 8 du/ac) zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Medium (5.5 – 12 du/ac).

- a. RM-12 (Residential Medium – 8-12 du/ac)
- b. P-1 (Public Parks and Open Space)
- c. P-2 (Public, Civic, and Institutional Campus)
- d. Planned Development

In reviewing the other zone district options for the proposed Residential Medium (5.5 – 12 du/ac) category, the R-12 zone districts would create a larger change to the area and may not be compatible with the existing residential uses to the east and north since the RM-12 allows a maximum density of 12 dwelling units per acre. The RM-12 also does not allow for single family development.

The rezone criteria for review are set forth in Section 21.02.050(l)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves **each** of the following criteria:

- (A) **Consistency.** The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.
 - Plan Principle 3: Responsible and Managed Growth*
 - Goal 1: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.*
 - Goal 2: Encourage infill and redevelopment to leverage existing infrastructure.*

The existing 26 ½ Road corridor is currently in the design phase for a multi-modal facility with construction to occur in the next two years as part of the 70 million in capital projects approved by voters in 2019. The project reconstructs this important north-south transportation corridor and provides a direct route for the subject property to the St Mary's employment area and to 7th Street south of Patterson Road to downtown. Rezoning the property to increase housing density on the subject property will provide additional residents access to this corridor for their transportation needs and within a walkable/bikeable distance to a major employment center. The subject property has existing sewer service and all other urban amenities serving it.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal 1: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

The Residential Medium - 8 dwelling units per acre zoning (RM-8) provides for a higher range of density than what an RL-4 or RL-5 zone district would accommodate. The RM-8 accommodates housing types that include smaller footprints, less square footage, smaller yards, all of which can lower housing costs and provide housing for the population needing housing but can't afford the single-family home on a quarter acre lot.

Intensification and Tiered Growth Plan. The subject property is located within Tier 1, where the Comprehensive Plan focuses on intensifying residential density through infill and redevelopment. The Plan directs development toward vacant and underutilized parcels. Development of this parcel will provide development opportunities while minimizing the impact on infrastructure and City services.

Land Use Plan, Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- *Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.*

The proposed RM-8 Zone District is one of the implementing zoning districts for the Residential Medium Land Use Category.

Therefore, Staff finds that this criterion has been met.

(B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).

A large "Employment Center" as identified in the One Grand Junction Comprehensive Plan (Chapter 4) is located to the south approximately ¼ of a mile. This employment area includes many facilities of the region's medical community including St Mary's Hospital, the second largest employer in Mesa County. Health and medical care are major industries and continue to

grow. Providing housing within proximity to where people work is a need expressed by many looking for housing and by those seeking jobs. The proposal for residential development within an RM-8 zone district will support this. The approximate 2 acres of vacant land area on this property lends itself to residential infill development and a rezone to RM-8 would increase density up to eight times than the existing 1-acre density the current zone district provides and nearly double what a RL-5 zone would permit. The One Grand Junction Comprehensive Plan “Plan Principle 3 Responsible and Managed Growth” and the goal to “Encourage infill and redevelopment to leverage existing infrastructure support the request to increase residential density on the subject property. The property owner is requesting a Comprehensive Plan Amendment to Residential Medium and a rezone to RM-8 to achieve this.

The subject property has sewer service and all other urban amenities to the property. Urban infill development is also supported in this area by the City’s plans to reconstruct 26 ½ Road from Horizon Drive to Summer Hill Way in the next couple of years. The project is currently in the design phase with construction to occur in the next two years as part of the 70 million in capital projects approved by voters in 2019. This multi-modal corridor will include safer vehicular travel and facilities for pedestrian and bicycle traffic along the nearly 2-mile section of roadway. The new 26 ½ Road corridor will support and promote pedestrian and bicycle travel to the St Mary’s employment area and points south to downtown.

Surrounding properties have a mix of land use designations and zone districts. The area to the east is zoned RL-4, to the south is zoned RM-8, and to the north and west are zoned a mix of R-1R and R-2R. Both the R-1R and R-2R zone districts are retired zone districts which no longer zone support rezones or implement any of the land use designations of the One Grand Junction Comprehensive Plan. There are also two churches located to the east at 632 26 ½ Road and 641 Horizon Drive. In proximity, the Cappella Assisted Living Facility with full time residents is located to the southeast within 200 feet of this property. This facility includes 84 beds, for a density of 8.8 dwelling units per acre.

The neighborhood has seen much of this growth in the past 20 years as it has seen infill with higher intensity land uses. The location of the area to St Mary’s and other employment opportunities as well as the services these land uses provide to area residents are major factors in the desire and demand for high intensity and density development in the area. This order of development is how communities grow and people living in close proximity to St Mary’s and employment opportunities and needed services is desirable. Increasing the area with more housing opportunities provides for more residents to benefit from this proximity. The subject property includes a church which in the development of the 2010 and 2020 Comprehensive Plans did not consider expansion of higher densities of residential land use since it was a church site and anticipated for

church building growth. Now that the vacant land on the church site is no longer needed for future church building, reconsidering this for greater residential density is logical for the reasons already stated.

The subject property is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan which classifies it as an urban infill area. The proposed RM-8 zoning on the subject property will increase the availability of medium density zoning in the neighborhood by expanding the zone district north from the current RM-8 boundary which currently stops at the property immediately south of the subject property, yet still preserves the existing low density residential land uses existing to the north and west of the subject property.

Therefore, Staff finds that this criterion has been met.

(C) **Benefits.** The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed rezoning.

A rezone to RM-8 increases the amount of undeveloped land available for medium densities as the area continues to attract residential development needing urban services and proximity to the St Mary's employment and services environs. As of December of 2023, RM-8 zoning within the City included 10% of all land zoned and only 161 acres of vacant land existed, or 13% of the total of RM-8 zoned lands. Additional areas of RM-8 zoning are needed in the community to accommodate short term growth.

The requested RM-8 zone district will provide an opportunity for housing within a range of density that is consistent with the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choices of the One Grand Junction Comprehensive Plan.

Therefore, Staff finds that this criterion has been met.

Section 21.02.160(f) of the Grand Junction Zoning and Development Code provides that a rezone shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the RM-12 zone district could be considered in a Residential Medium Land Use implementing zone district, the RM-8 zone is consistent with the recommendations of the Plan's proposed amended Land Use Map, compatible with the surrounding neighborhood, and provides for single family housing on a smaller residential lot, thereby providing housing choices to the community.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Comprehensive Plan Amendment CPA-2024-143 request for a Comprehensive Plan Amendment from Residential Low (2 to 5.5 du/ac) to Residential

Medium (5.5 to 12 du/ac) and the Rezone request, RZN-2024-144, from R-1R to RM-8 for the property located at 631 26 ½ Road, the following findings of facts and condition have been made.

1. The request has met the Comprehensive Plan Amendment criteria in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code.

On the request for a Rezone, if the Comprehensive Plan Amendment is approved, the following findings of fact have been made:

2. The request has met the burden of proof identified in Section 21.02.050(l)(3)(ii) of the Zoning and Development Code.

Therefore, City Staff recommends approval of the requested Comprehensive Plan Amendment and Rezone.

SUGGESTED MOTION:

Two separate motions (Motion 2 as written cannot be approved without approval of Motion 1)

Motion 1: Mr. Chairman, on the Comprehensive Plan Amendment request for the property located at 631 26 ½ Road, City file number CPA-2024-143, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Motion 2: Mr. Chairman, on the Rezone request for the property located at 631 26 ½ Road, City file number RZN-2024-144, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report and with the condition that City Council approves the Comprehensive Plan Land Use Map Amendment to Residential Medium.

Attachments

1. Development Application
2. Site Location, Aerial, Future Land Use & Zoning Maps, etc
3. Neighborhood Meeting Notes
4. Public Comments Received by June 10th
5. CPA Ordinance - American Lutheran
6. Zoning Ordinance - American Lutheran

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation <input type="text" value="Residential Low"/>	Existing Zoning <input type="text" value="R-1R"/>
Proposed Land Use Designation <input type="text" value="Residential Medium"/>	Proposed Zoning <input type="text" value="RM-8"/>

Property Information

Site Location: <input type="text" value="631 26 1/2 Rd."/>	Site Acreage: <input type="text" value="6.5"/>
Site Tax No(s): <input type="text" value="2945-023-00-072"/>	Site Zoning: <input type="text" value="R1R"/>
Project Description: <input type="text" value="Comp Plan Amendment to Residential Medium; Rezone to RM-8"/>	

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application

Date

Signature of Legal Property Owner

Date



734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaat.com

**American Lutheran Church
Comp Plan Amendment and Rezone
631 26 ½ Rd.
March 11, 2024
General Project Report**

Project Description

The subject property is approximately 6.5 acres in size and is located at 631 26 ½ Rd., as displayed below.



This application requests a comprehensive plan amendment and a rezone for the subject property. The request is to change the future land use designation of the subject property



from Rural Low to Residential Medium, and a rezone to change the subject property from the R-1R zone district to the RM-8 zone district.

The applicant intends to execute a simple lot split, after the rezone, to sell a portion of their property that is currently unused. The applicant is currently maintaining and paying taxes on a large portion of their property, and it is in the applicant's best interest to sell that portion to help retire existing debt on the remaining portion of the property.

Public Benefit (of the entire project):

This project, if approved, will benefit the community as it will increase the acreage of land in the community that is zoned for medium density housing. The housing shortage and lack of affordability is well documented in our community, as is the lack of medium density housing and land zoned for medium density housing. This location is perfect for medium density housing given its close proximity to St. Mary's, the largest employer in Mesa Co., and associated medical uses along Patterson Rd. An RM-8 housing product at this location will attract future residents that are employed by St. Mary's, as they will have the ability to walk to work.

An additional public benefit to this project is that it is infill with existing built ROW and public utilities surrounding the property. Future development will take advantage of existing public infrastructure and prevent sprawl, which burdens the taxpayer due to the extension of public infrastructure.

Neighborhood Meeting

A neighborhood meeting was held on Monday, March 4th at the American Lutheran Church. The meeting had approximately 27 attendees and lasted from 5:30 - 6:30 pm. I presented an overview of the comp plan amendment and rezone request and described the process involved. A packet was handed out to attendees that defined the process and included an excerpt from the City of Grand Junction zoning code that defines the RM-8 zone district. Dave Thornton was present and addressed questions periodically throughout the meeting as they related to the City's process and plans.

The following is a summary of the primary concerns and questions raised during the meeting:



- Why is the applicant making this request?
- Concerns about traffic
- Questions about why schools are shutting down if we need housing
- Setbacks?
- What will be built there?
- How often do comp plan amendments happen?
- Process
- Was the RL-5 zone district considered?
- Questions for the City
 - What would it take for the City to not recommend approval
 - Community growth
 - Schools
 - Comp Plan process
- Complaints about nearby high density and elderly drivers
- Parking requirements. Where will cars park?

Project Compliance, Compatibility, and Impact Adopted Plans and/or Policies

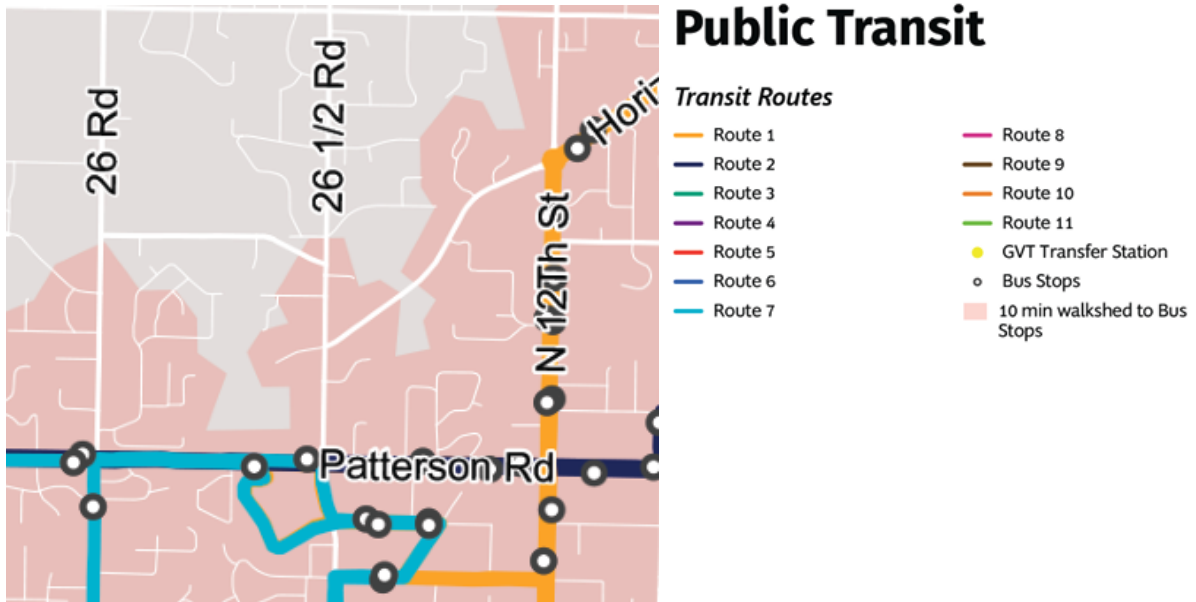
The subject property is designated as Residential Low in the future land use map of the comprehensive plan. This application proposes to change the future land use designation on the subject property to Residential Medium. The subject property is adjacent to property with Residential Medium future land use designation to the south and property with Residential High future land use designation to the southeast, as depicted in the figure below.

The land use designation descriptions from the Comp Plan provide a detailed description of what development in each land use designation should look like. This property is more consistent with the description of the residential medium land use designation, as shown in the table below.



Residential Low Characteristics	Residential Medium Characteristics
Provide a transition between the open, less-developed edges of Grand Junction and the denser urban areas toward the City's center.	Typically located in areas within walking distance of services and amenities and public transit.
May be located where public services and infrastructure are limited.	Provides housing near commercial and employment areas.

The property is located within a 10-minute walkshed of major transit routes on Patterson Rd., as shown in page 101 of the Comp Plan and below. Also of note is that the Comp Plan has designated Patterson Rd. as a potential bus rapid transit (BRT) corridor. Low density housing along major transit routes is a very poor use of land, and medium or high density housing at this location would provide a much greater benefit to our community as a whole, given proximity to existing and future public transit.





The proposed development meets a number of the goals and policies of the new 2020 Comprehensive Plan:

Plan Principle 2: Resilient and Diverse Economy

Policy 6. Invest in key infrastructure that supports business

Objective a. Attainable Housing.

Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals.

Plan Principle 3: Responsible and Managed Growth

Policy 1. Intensification and Tiered Growth.

Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the Tiers. i. Tier 1: Urban Infill ii. Tier 2: Suburban Infill iii. Tier 3: Rural Areas and County Development

Policy 2. Encourage infill and redevelopment to leverage existing infrastructure.

Policy 6. Support the development of neighborhood-centered commercial uses and mixed-use development.

Objective c. Walkable Centers

Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities. Centers will vary in size and type but should be located consistent with the Commercial and Industrial Areas Framework Map.

Objective d. Density/Intensity

Encourage the transition of low-intensity or otherwise obsolete single-use centers to higher intensity, mixed use centers over time. Emphasize strategies that will expand housing options and available services within the immediate neighborhood.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Policy 1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.



Objective a. Supply of Land

Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

Objective b. Geographic Diversity

Ensure that the Land Use Plan accommodates a mixture of housing types and sizes in all areas of the city, including single-family and multi-family home types at varying densities, sizes, and price points.

Objective c. Housing Types

Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

Policy 4. Promote the integration of transportation mode choices into existing and new neighborhoods.

Objective b. Connectivity and Access.

Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

Policy 5. Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.

Objective b. Connectedness

Continue to implement programs and events that convene neighborhoods, help build relationships, and foster a feeling of connectedness among neighbors, especially those that are underserved or identify as minorities.

Land Use and Growth Framework

"Policies also encourage higher density development in areas located within urban intensification areas as well as priority growth areas such as the city's core, University District, Downtown District, and areas along transit corridors." (pg. 54 Comp Plan).



Surrounding Land Use

The subject property is currently surrounded by single-family residential development to the west, vacant property to the south, multi-family residential to the east, and single-family residential to the north.

Availability of Utilities

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: NA
- Gas: Excel
- Irrigation: GVIC

Approval Criteria

Section 21.02.050(e)(4)(iii) of the GJMC states that, "The Planning Commission and City Council shall review a Comprehensive Plan Amendment request in light of the following criteria: "

(A) The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and

Response: First, it is important to note that the Comp Plan details the fact that the land use map must be periodically updated to stay relevant with the changes in housing demand in the community. Objective a. under Policy 1.1 of Plan Principle 5 states, "Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand."

The Grand Valley Housing Needs Assessment was updated after the Comp Plan was adopted and provided an update on the housing demand in the community. It is well documented that the community needs more medium density housing in order to meet the demographic changes and growth in the community.

The land use designations of the future land use map are all assigned definitions with specific characteristics. The Comp Plan requires this proposed amendment to Residential Medium, as this property does not fit the characteristics of the Residential Low land use designation as shown below.

This requested change in land use designation for the subject property is needed in order for many components of the Comp Plan to be implemented. The Comp Plan emphasizes



the importance of infill development, providing diverse housing choices, and creating a community that is connected by multiple modes of transit to employment and commercial uses. The following policies and principles from the Comp Plan illustrate the need for this request to be approved in order for the Comp Plan to be implemented.

Residential Low Characteristics	Residential Medium Characteristics
Provide a transition between the open, less-developed edges of Grand Junction and the denser urban areas toward the City's center.	Typically located in areas within walking distance of services and amenities and public transit.
May be located where public services and infrastructure are limited.	Provides housing near commercial and employment areas.

The subject property is in the core of Grand Junction and located where public services and infrastructure are in abundance. It is within a 10-minute walkshed of major transit routes along Patterson Rd. and a defined major employment center of St. Mary's.

Finally, the Comp Plan requires this amendment in order to achieve its vision for strong neighborhoods and housing. The below principles and policies emphasize the need for diverse housing types

Plan Principle 5: Strong Neighborhoods and Housing Choices

Policy 1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

Objective a. Supply of Land

Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.

Objective b. Geographic Diversity

Ensure that the Land Use Plan accommodates a mixture of housing types and sizes in all areas of the city, including single-family and multi-family home types at varying densities, sizes, and price points.

Objective c. Housing Types



Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

This criterion has been met.

(B) The community or area will derive benefits from the proposed amendment; and/or

Response: This property has been vacant and underutilized for decades, while housing needs in the City have increased dramatically. The City has dedicated a lot of time and resources to making housing more available and to identify needed housing types. Those studies have called for more housing that is consistent with and will be provided by the Residential Medium land use designation.

The below excerpt from the Grand Valley Housing Needs Assessment illustrates how far behind our community is when it comes to medium density housing.

Over the past decade 5,391 single-family units and only 759 multifamily units have been permitted, around 87% of those multifamily units were in structures with 5 or more units. The level of multifamily development has not kept up with the increase in renter households. (pg. 8)

According to estimates from the Comprehensive Plan, the Sewer 201 Boundary will grow to 103,623 in 2025, 110,036 in 2030, 117,360 in 2035 and in 2040 the population estimate is 124,220. With a 2.2 persons/household average, and a population increase of 25,401 people, the Persigo Sewer 201 area will need 11,546 additional dwelling units through 2040. That is an average of 577 new dwelling units annually. (pg. 39)

Building permits issued across Mesa County since 2020 indicate that building activity is not keeping up with the demand for housing, especially the demand for medium density housing. The table below shows building permits issued in the City of Grand Junction to date since 2020 by housing type. The community will benefit from more medium density housing.



Year	One Family	Two Family	Multi Family
2020	507	9	12
2021	540	4	19
2022	360	1	11
2023	272	3	25
2024 (Jan & Feb)	53	0	6
Total	1,732	17	73

This criterion has been met.

(C) The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

Response: This proposed amendment is consistent with the vision, goals, principles, and policies of the Comp Plan as detailed in pages 3-6 of this report

This criterion has been met.

Section 21.02.050(l)(3)(ii) of the GJMC states that Review Criteria An applicant for Rezoning has the burden of producing evidence that proves each of the following criteria:

(A) Consistency The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

Response: RM-8 zoning is one of the implementing zone districts for the Residential Medium land use designation. Additionally, the proposed RM-8 zoning is consistent with the vision, goals, principles, and policies of the Comp Plan as detailed in pages 3-6 of this report.

This criterion has been met.

(B) Development Patterns The proposed zoning will result in logical and orderly development pattern(s).

Response: The subject property is adjacent to multifamily housing to the east, medium density zoned vacant land to the south, and lower density single-family residential to the



north and west. Medium density residential in this location is logical in that it continues with the existing development pattern of the area, as it provides a buffer between high density zoning to the east and southeast and the lower density single family uses to the west and north. Additionally, medium density zoning along 26 ½ Rd. is logical as it is a major thoroughfare with planned infrastructure improvements. The subject property is walking distance to a major employment center and major transit routes along Patterson Rd.

This criterion has been met

(C) Benefits The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

Response: The proposed change provides a significant benefit to the community as it implements the Comp Plan in many ways and creates more medium density zoned land to improve upon the housing issue that was well documented on pages 9-10 of this narrative.

This criterion has been met

IMPROVEMENT SURVEY

SITUATED IN THE NE¼ NE¼ SW¼ SECTION 2
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
COUNTY OF MESA, STATE OF COLORADO

LEGAL DESCRIPTION:

All that part of the NE¼ NE¼ SW¼ of Section 2, Township 1 South, Range 1 West of the Ute Meridian, lying South of the right of way of the Grand Valley Irrigation Company Canal; EXCEPT all that part as conveyed by deed recorded December 8, 1950 in Book 537 at Page 338, for highway purposes; EXCEPT all that part as conveyed by deed recorded March 14, 1952 in Book 562 at Page 526; AND EXCEPT the East 30.00 feet thereof as conveyed to the City of Grand Junction by deed recorded January 8, 2004 in Book 3566 at Page 173, Reception No. 2171294 and corrected by Deed recorded January 12, 2004 in Book 3567 at Page 133, Reception No. 2171640.

Said parcel contains 6.49 ACRES.

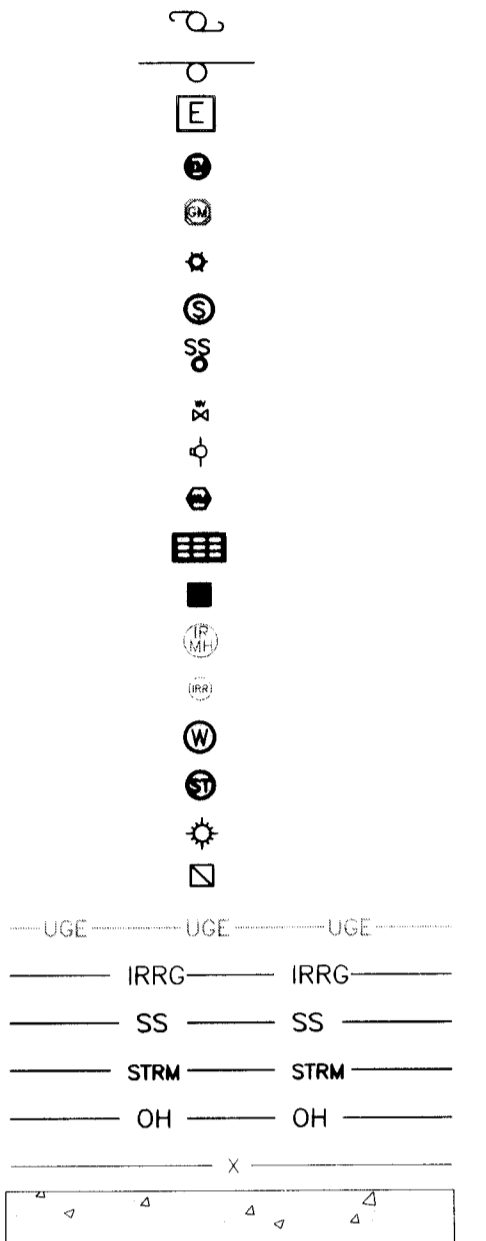
ABBREVIATIONS:

N	NORTH
S	SOUTH
E	EAST
W	WEST
T	TOWNSHIP
R	RANGE
MCSM	MESA COUNTY SURVEY MARKER
ROW	RIGHT OF WAY
SIMS	SURVEY INFORMATION MANAGEMENT SYSTEM
PLS	PROFESSIONAL LAND SURVEYOR
No.	NUMBER
GPS	GLOBAL POSITIONING SYSTEM
ID	IDENTIFICATION
SQ	SQUARE
FT	FEET
AVE.	AVENUE
ST.	STREET
CT.	COURT
LN.	LANE
DR.	DRIVE
U.S.	UNITED STATES
L.C.E.	LIMITED COMMON ELEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
W.C.	WITNESS CORNER

LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
FOUND No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 20677
FOUND No. 5 REBAR WITH ILLEGIBLE 2 INCH ALUMINUM CAP
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904

EXISTING UTILITY POLE
EXISTING SIGN
EXISTING ELECTRIC TRANSFORMER
EXISTING ELECTRIC METER
EXISTING GAS METER
EXISTING CAN LIGHT
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING STORM INLET
EXISTING AREA INLET
EXISTING IRRIGATION MANHOLE
EXISTING IRRIGATION FEATURE
EXISTING WATER MANHOLE
EXISTING STORM MANHOLE
EXISTING LIGHT POLE
EXISTING UTILITY PEDESTAL
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND IRRIGATION LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING OVERHEAD UTILITY LINE
EXISTING FENCE LINE
EXISTING CONCRETE



SURVEYOR'S CERTIFICATION:

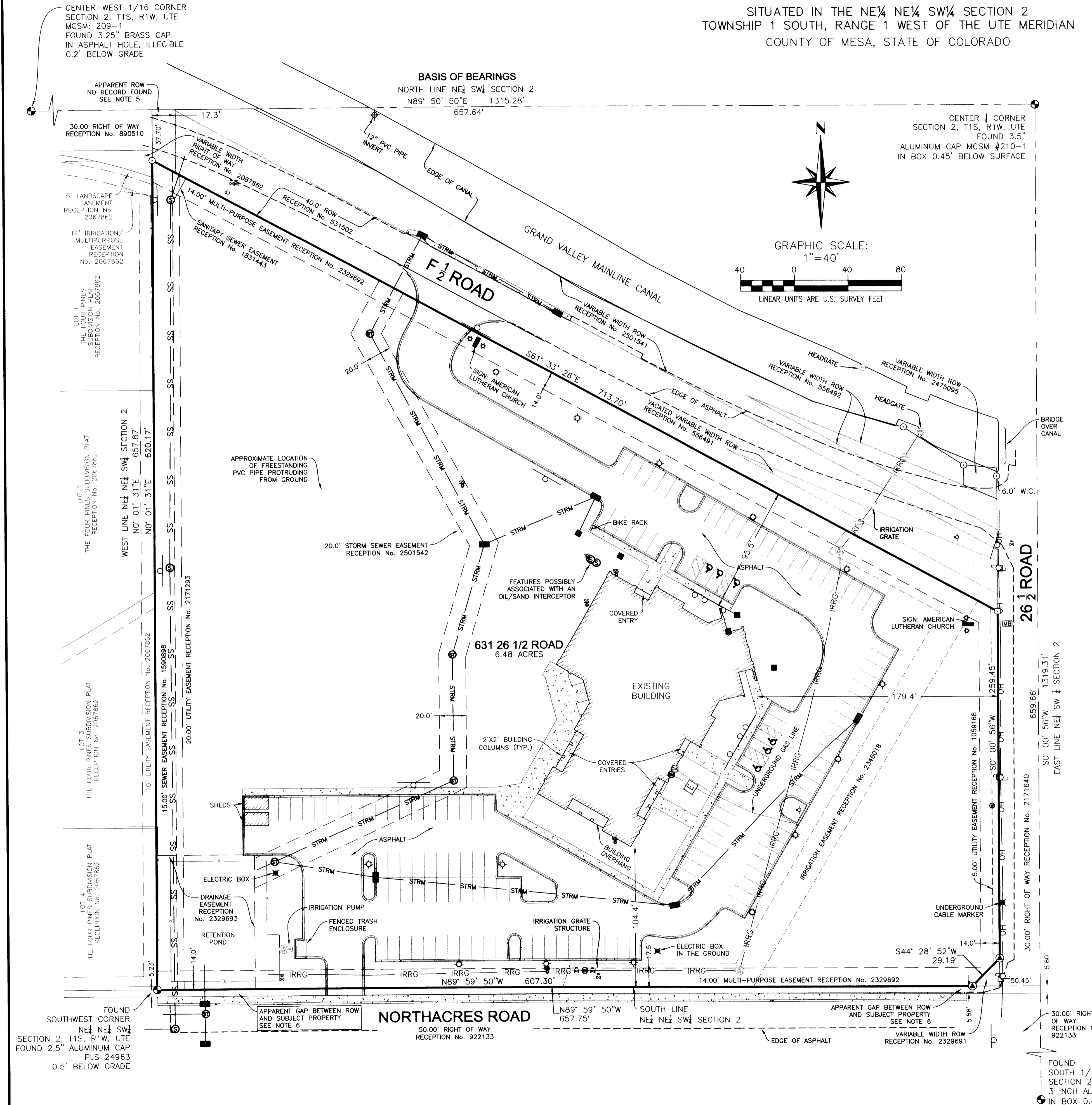
I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.



COLORADO REGISTERED LAND SURVEYOR PLS #37904

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.
- BEARINGS ARE BASED ON THE NORTH LINE OF NE¼ NE¼ SW¼ SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED N89°50'50"E, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE EAST AND WEST ENDS OF SAID LINE AS SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS IMPROVEMENT SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2172700, OF THE MESA COUNTY RECORDS.
- WHEN PLOTTING THE LOCATION OF THE ROAD RIGHT OF WAYS FOR F 1/2 ROAD, SPECIFICALLY THE 40 FOOT RIGHT OF DESCRIBED AT RECEPTION NUMBER 531502, AN APPROXIMATE GAP OF 17 FEET BETWEEN THE WEST LINE OF THE ROW, AND THE WEST LINE OF THE NE¼ NE¼ SW¼ OF SECTION 2 IS EVIDENT. SAID GAP IS SHOWN HEREON BUT WAS NOT MONUMENTED AS PART OF THIS SURVEY.
- THERE APPEARS TO BE AN APPROXIMATE 5.5 FOOT GAP BETWEEN THE SOUTH LINE OF THE SUBJECT PROPERTY AND THE NORTH LINE OF THE 50 FOOT RIGHT OF WAY FOR NORTHCRES ROAD, AS SHOWN ON THE PLAT OF NORTHCRES SUBDIVISION AT RECEPTION No. 922133. THE SOUTH LINE OF THE SUBJECT PROPERTY IS THE SOUTH LINE OF THE NE¼ NE¼ SW¼ OF SECTION 2. FOUND MONUMENTS TO SUPPORT THE LOCATION OF SAID SOUTH LINE ARE SHOWN HEREON. WHEN SAID PLAT, AS WELL AS THE SUBSEQUENT PAXTON VALLEY SUBDIVISION ARE PLOTTED, SAID GAP CAN BE FOUND. SAID PLATS MAKE NO REFERENCE TO THE SOUTH LINE OF THE NE¼ NE¼ SW¼ OF SECTION 2 WHEN DESCRIBING THE NORTHERLY LINE OF THE ROW, SO AS TO INDICATE THEY ARE THE SAME LINE. SAID GAP IS DIMENSIONED HEREON.



LAND SURVEY DEPOSIT
MESA COUNTY SURVEYORS' OFFICE
DATE 9/21/2023
DEPOSIT No. 6876-23

IMPROVEMENT SURVEY		
AMERICAN LUTHERAN CHURCH		
SITUATED IN THE NE¼ NE¼ SW¼ SECTION 2 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN COUNTY OF MESA, STATE OF COLORADO		
JOB #: 2023-104	FIELD WORK: JM	DRAWN BY: JW-NB
DATE: 8/21/23	DRAWING NAME: 631 26-1/2 RD	CHECKED BY: PC
POLARIS SURVEYING		
PATRICK W. CLICK P.L.S.		3194 MESA AVE. #B GRAND JUNCTION, CO 81504 PHONE (970)434-7038

DEPOSIT 6876-23

LEGAL DESCRIPTION

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 2, from whence the Center-West Sixteenth Corner bears S89°50'50"W a distance of 1315.28 feet for a Basis of bearings, all bearings herein related thereto; thence S89°50'50"W along the North line of the Northeast Quarter of the Southwest Quarter of Section 2 a distance of 657.64 feet to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 2; thence S0°01'31"W a distance of 37.70 feet to the Point of Beginning; thence S61°33'26"E along the Southwesterly line of the Right of Way described at Reception Number 531502, a distance of 713.70 feet to the Westerly line of the Right of Way for 26 ½ Road described at Reception Number 2171640; thence S0°00'56"W along said Right of Way for 26 ½ Road a distance of 259.45 feet to the Northerly line of the Right of Way described at Reception Number 2329691; thence S44°28'52"W along said Northerly line a distance of 37.00 feet; thence N89°57'53"W a distance of 601.83 feet; thence N0°01'31"E a distance of 5.23 feet to the Southwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 2; thence N0°01'31"E a distance of 620.17 feet to the Point of Beginning.

Said parcel of land contains 6.56 acres as described.

Legal description written by:

Patrick W. Click

Colorado licensed surveyor number 37904

3194 Mesa Ave #B

Grand Junction, CO 81504

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) American Lutheran Church ("Entity") is the owner of the following property:

(b) 631 26 1/2 Rd. GRAND JUNCTION, CO 81506 (2945-023-00-072)

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Manager Pastor for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

My legal authority to bind the Entity both financially and concerning this property is unlimited.

My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

[Empty box for limited authority details]

The Entity is the sole owner of the property.

The Entity owns the property with other(s). The other owners of the property are:

[Empty box for other owners]

On behalf of Entity, I have reviewed the application for the (d) Comp Plan Amendment; Rezone

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) none

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

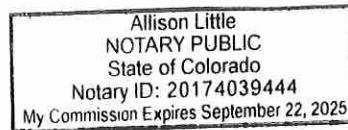
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: Rev. Valerie Carlson

Printed name of person signing: Rev. Valerie Carlson

State of Colorado)

County of Mesa) ss.



Subscribed and sworn to before me on this 15 day of MARCH, 2024

by Reverend Valerie Carlson

Witness my hand and seal.

My Notary Commission expires on September, 22, 2025

Allison Little

Notary Public Signature

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

American Lutheran Church

and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: Religious Institution (Christian Church)

The entity is formed under the laws of the State of Colorado

The mailing address for the entity is: 631 26 1/2 Rd. Grand Junction, CO 81506

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

Rev. Valerie Carlson, Pastor Allison Little, Church Council President
Rev. Daniel Carlson, Pastor

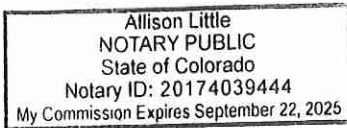
The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):

not limited

Other matters concerning the manner in which the entity deals with interests in real property:

Congregational vote

Executed this 14th day of March, 2024.



Rev. Valerie Carlson

Signature (Type or Print Name Below)

Rev. Valerie Carlson

STATE OF COLORADO)
)ss.
COUNTY OF Mesa)

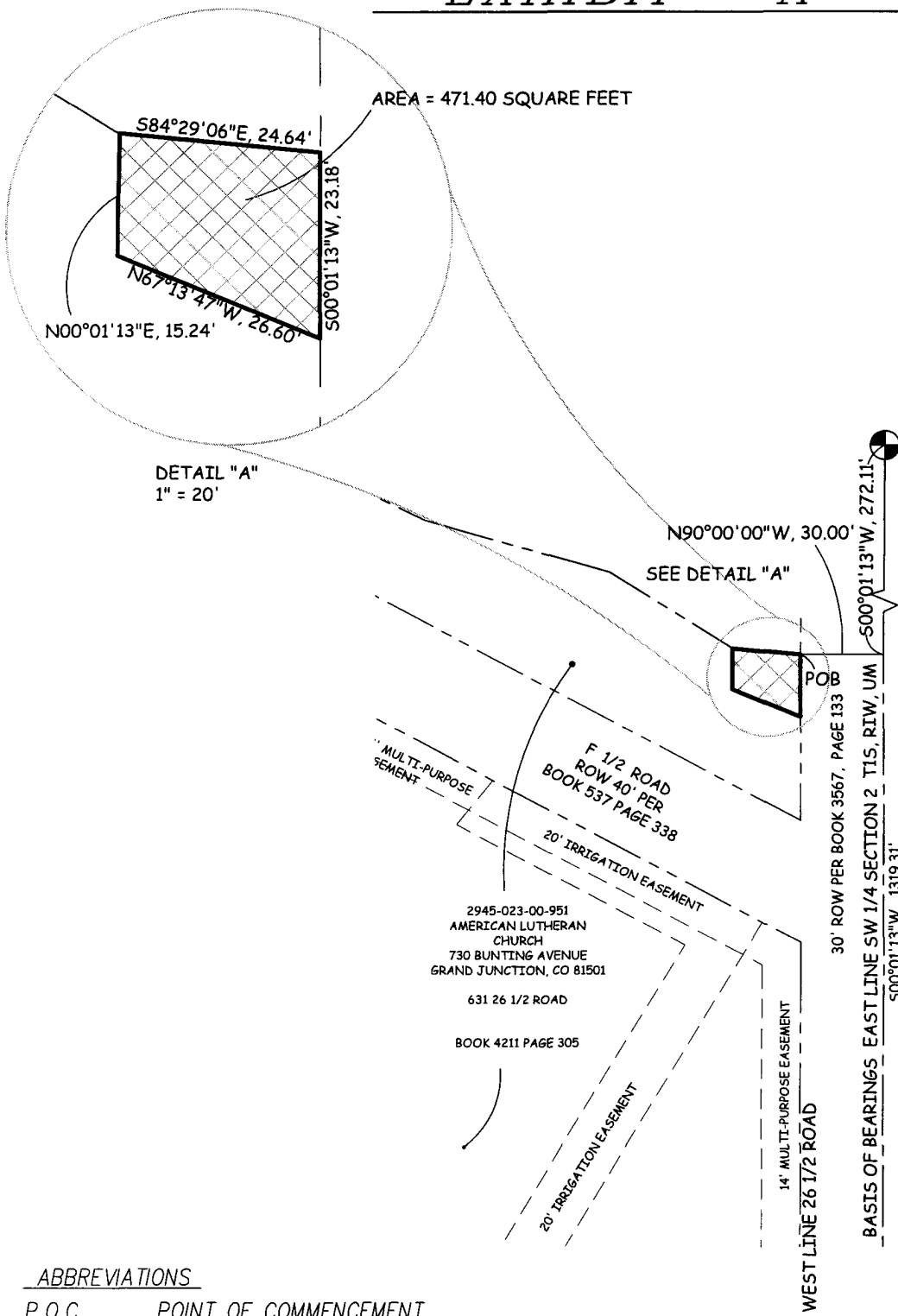
The foregoing instrument was acknowledged before me this 15 day of March, 2024, by Valerie Carlson (insert name of individual) as Pastor (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for American Lutheran Church (insert name of corporation or LLC).

Witness my hand and official seal.

My commissioner expires: September 22, 2025

Allison Little
Notary Public

EXHIBIT "A"



POC
NE COR SW COR
SEC 2 TWP 1S, RGE 1W
UTE MERIDIAN

DETAIL "A"
1" = 20'

N90°00'00"W, 30.00'
SEE DETAIL "A"

POB
30' ROW PER BOOK 3567, PAGE 133
BASIS OF BEARINGS EAST LINE SW 1/4 SECTION 2 T1S, R1W, UM
500°01'13"W, 272.11'
500°01'13"W 1319.31'

MULTI-PURPOSE EASEMENT
F 1/2 ROAD ROW 40' PER BOOK 537 PAGE 338
20' IRRIGATION EASEMENT
2945-023-00-951 AMERICAN LUTHERAN CHURCH
730 BUNTING AVENUE GRAND JUNCTION, CO 81501
631 26 1/2 ROAD
BOOK 4211 PAGE 305
20' IRRIGATION EASEMENT
14' MULTI-PURPOSE EASEMENT
WEST LINE 26 1/2 ROAD

26 1/2 ROAD

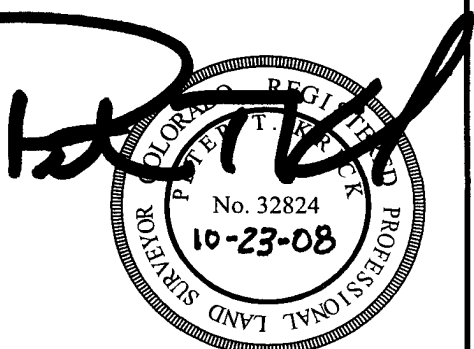


0 30 60
1 inch = 60 ft.

ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



N:\LandProj\162200 (GRJ-26.5-F.6 BRIDGE REPLACEMENT)\dwg\From Real Estate 3-04-08\7TH F5 BRIDGE EXHIBITS.dwg. 10/23/2008 1:51:51 PM

DRAWN BY: MG
DATE: 10-23-2008
SCALE: 1" = 60'
APPR. BY: PTK

26 1/2 ROAD BRIDGE REPLACEMENT
R/W - 203
2945-023-00-951
AMERICAN LUTHERAN CHURCH





734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

Neighborhood Meeting Summary

A neighborhood meeting was held on Monday, March 4th at the American Lutheran Church. The meeting had approximately 27 attendees and lasted from 5:30 - 6:30 pm. I presented an overview of the comp plan amendment and rezone request and described the process involved. A packet was handed out to attendees that defined the process and included an excerpt from the City of Grand Junction zoning code that defines the RM-8 zone district. Dave Thornton was present and addressed questions periodically throughout the meeting as they related to the City's process and plans.

The following is a summary of the primary concerns and questions raised during the meeting:

- Why is the applicant making this request?
- Concerns about traffic
- Questions about why schools are shutting down if we need housing
- Setbacks?
- What will be built there?
- How often do comp plan amendments happen?
- Process
- Was the RL-5 zone district considered?
- Questions for the City
 - What would it take for the City to not recommend approval
 - Community growth
 - Schools
 - Comp Plan process
- Complaints about nearby high density and elderly drivers
- Parking requirements. Where will cars park?

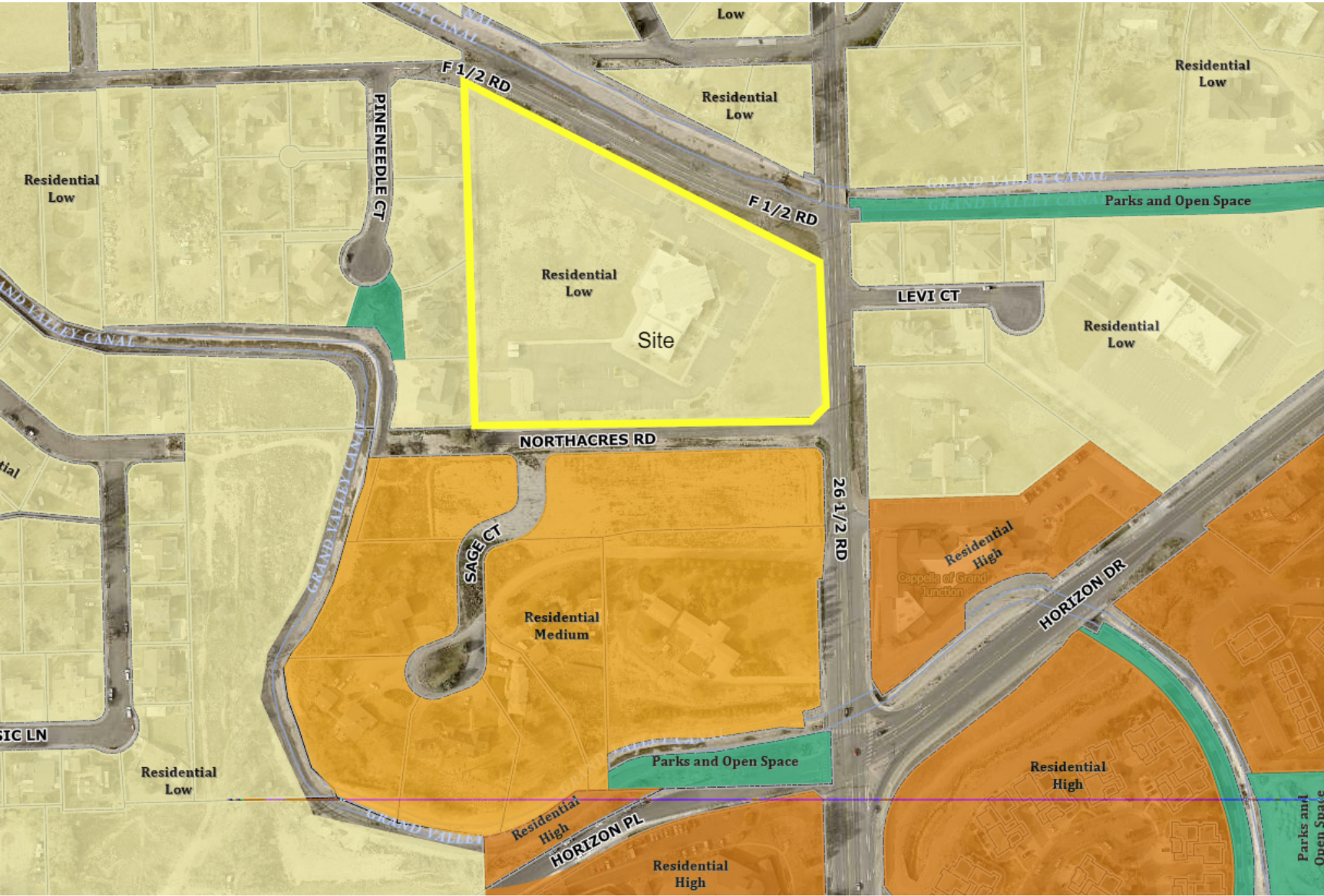
Site Vicinity Map – American Lutheran Church Comp Plan Amendment & Rezone



Site Location Map

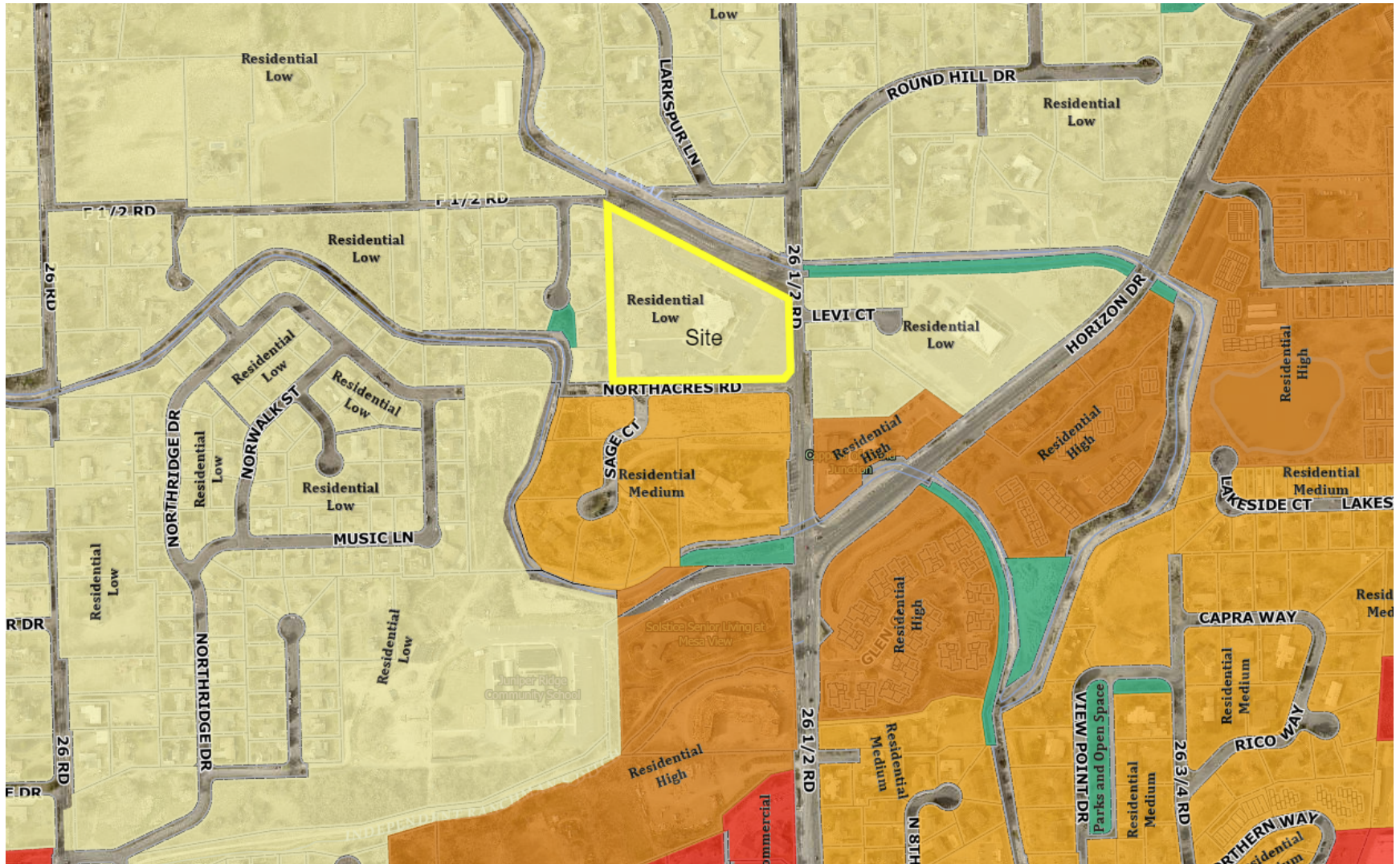


Land Use Map

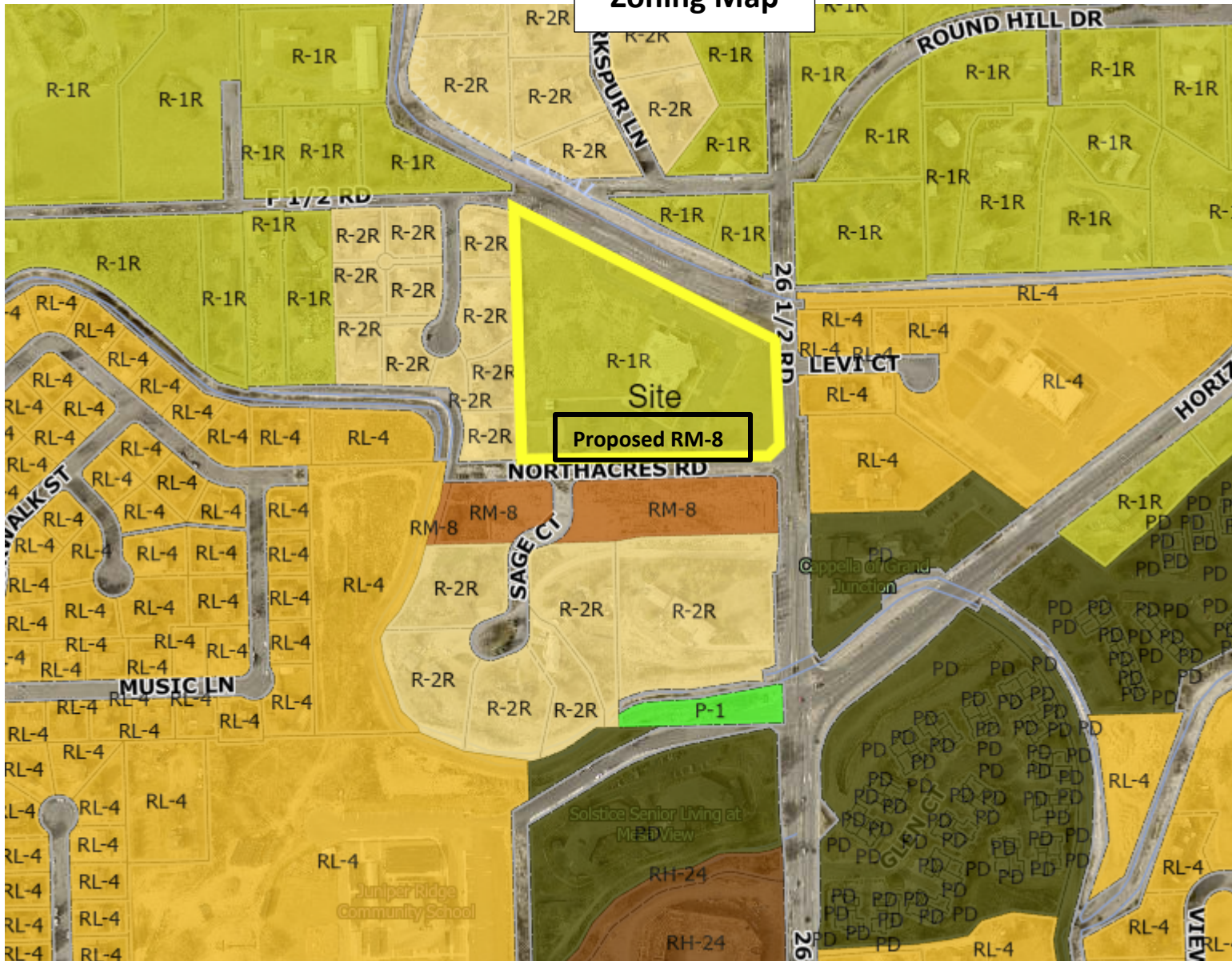


Land Use Map

Larger View



Zoning Map





View from 26 ½ Road looking West



View from F ½ Road looking south



View of property from North Acres Road looking north



734 Main Street
Grand Junction
CO 81501
970.241.0745
planning@kaart.com

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 - Community growth
 - Schools
 - Comp Plan process
- Complaints about nearby high density and elderly drivers
- Parking requirements. Where will cars park?

David Thornton

From: Gregg K. Kampf <gkampf@hfak.com>
Sent: Wednesday, June 5, 2024 11:44 AM
To: David Thornton
Subject: American Lutheran Church request for Comp Plan Amendment and Rezone to RM-8; Planning Commission Hearing on June 11 at 5:30 pm

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.

To Planning Commission
c/o David Thornton, (ACP)
Principal Planner
City of Grand Junction

I am writing in support of the request to change the Comp Plan and allow the property at 631 26 ½ Road to be rezoned to RM-8 for the reasons very convincingly stated in the application filed by Kaart. I will not repeat those statements here but just say that this request supports a very significant need in our community for medium density workforce housing, and the location meets many of the criteria for such housing in Grand Junction.

I have been a long-time member of the church.

Thank you for your consideration and for your service to the community.

Gregg Kampf

Hoskin Farina & Kampf, P.C.

(970) 986-3400

FAX: (970) 986-3401

Confidential and Privileged:

This e-mail communication, including any attachment(s), contains information intended only for the use of the individual or entity to which it is addressed and may contain information that is legally privileged and/or confidential. If you are not the intended recipient or an employee or agent responsible for delivering the communication to the intended recipient, you are hereby notified that any review, disclosure, copying, printing, distribution, or use of its contents or attachments is strictly prohibited. If you have received this communication in error, please notify our administrator immediately by telephone at (970) 986-3400, return the original communication and its attachment(s) to admin@hfak.com and permanently delete the communication from your system. Thank you.

David Thornton

From: Todd Ousley <toddousley@gmail.com>
Sent: Sunday, June 9, 2024 1:51 PM
To: Andrew Teske; ateske@hfak.com; herek.kimberly@gmail.com; kehlers@threesail.net; Keith Ehlers; Ken Scissors; Kimberly Herek; Melanie Duyvejonck; melanie.duyvejonck@mesacounty.us; Melanie Duyvejonck; Sandra Weckerly; sandra.weckerly@gmail.com; scissorsgj@gmail.com; shannons@gjcity.org; shannon@shannonsecrest.com; Tamra Allen; David Thornton
Subject: CPA-2024-143 & RZN-2024-144 American Lutheran Church 631 26 1/2 Road Comments

! EXTERNAL SENDER !

Only open links and attachments from known senders. DO NOT provide sensitive information.

Planning Commission Members,

My name is Todd Ousley. I represent the Four Pines Subdivision as the HOA President. The Four Pines Subdivision is located on Pineneedle Court, which is immediately to the east and adjacent to the land parcel owned by the American Lutheran Church at 631 26 1/2 Road. The American Lutheran Church is requesting an amendment to the City of Grand Junction Comprehensive Master Plan to change the 6.56 acre parcel from Residential Low to Residential Medium. They are also requesting a rezone of the 6.56 acre property from R-1 to RM-8. The Four Pines neighborhood and homes are the properties that are most impacted by this request. Our HOA has a number of concerns we would like the planning commission to be aware of prior to the public hearing.

1. The church building infrastructure and parking lot occupy over half of the 6.56 acres. It does not seem appropriate to change the Comp Plan and rezoning for **the entire parcel**. This could result in high density housing directly adjacent to low density housing, with no transition. Given that an existing 16,800 SF church building is already located on the 6.56 acre lot, there is a particular concern about the use of clustering provisions in the zoning code to potentially concentrate all of the allowed density for the entire zone lot onto the approximately 3 acres of open portion of the zone lot. For this reason, **it is our strong opinion that the American Lutheran Church be required to subdivide their land parcel into TWO LOTS prior to moving forward with a change to the Comp Plan and rezoning in order** to eliminate a potential loophole that could double the development density of the vacant portion of the church property.

2. With the current residential density in the area and the rural character of F 1/2 Road between 26 road and 26 1/2 road, the unimproved roadway is a very popular stretch for pedestrians, joggers, dogwalkers, child cyclists, and other non-vehicle commuters and users. This can conflict with vehicle commuters that use F 1/2 Road as an alternate to Patterson Road at rush hour to avoid congestion. Currently there is **no bike lane or paved shoulder whatsoever on F 1/2 Road** between 26 Road and 26 1/2 Road. The addition of medium density housing on the church parcel will add 50-100 additional vehicles that will be using F 1/2 road multiple times daily. **It is our strong opinion that infrastructure improvements and traffic calming features need to be made to F 1/2 Road between 26 Road and 26**

1/2 Road prior to ANY development on the church parcel, and that development on the church parcel should not have a left out connection to F 1/2 Road.

3. We understand that the location of the vacant land on the church parcel is a logical place for residential development. However, it is surrounded on 3 sides by a Residential Low Comprehensive Plan designation. A change from R-1 to RM-8 is not a smooth transition. **It is our strong opinion to NOT make an amendment to the Comprehensive Master Plan.** We feel it is most appropriate for the Planning Commission to adhere to the Comp Plan, and **keep the parcel designated Residential Low with a rezone to R-4.** Changes to the Comprehensive Master Plan should not be taken lightly. Citizens of Grand Junction make some of their most important housing and financial life decisions based in part on the Comprehensive Master Plan. The Citizens of Grand Junction should be able to have trust in the Planning Commission to stay true to the vision of the Comprehensive Master Plan.

4. The requested changes by the American Lutheran Church have building height restrictions of 50 feet. **A building height of 50 feet would significantly alter the character, feel, privacy, and value of all the neighboring properties.** In the Four Pines subdivision this would directly impact 4 homes, and potentially their only view would be a 50-foot building. **It is our strong opinion that the height restriction on ANY development at 631 26 1/2 Road be limited to a height consistent with one or two story single family properties.**

Thank you for reviewing and giving consideration to the identified concerns prior to the public hearing. We understand that this is an emotional issue for many of the surrounding residents, and you will hear a variety of concerns at the meeting. Our HOA feels it is critically important for you to consider our **valid and objective concerns** in your decision making process.

Yours Truly,

Todd Ousley
642 Pineneedle Court
Grand Junction CO 81506
970-234-9054

David Thornton

From: Grand Junction Speaks <no-reply@gjspeaks.org>
Sent: Monday, June 10, 2024 3:28 PM
To: David Thornton
Cc: Jacob Kaplan
Subject: [Grand Junction Speaks] Comment submitted for: American Lutheran Church Comp Plan Amendment and Rezone

⚠ EXTERNAL SENDER ⚠

Only open links and attachments from known senders. DO NOT provide sensitive information.



The following comment has been submitted for American Lutheran Church Comp Plan Amendment and Rezone by Dorothy Lorraine Burkhart:

commenting on the proposed zoning change for the church next door. that would be nearly 50 units per on that property we have difficulty right now getting out on 26 1/2 Road plus why are we down grating the area our homes in here are now worth 500000 to 1000000 we don't need high density low income houses next door get it together on your planning committee. this is ridiculous. just stick to the original Zone

You can approve or reject the comment [here](#).

This email was delivered by gjspeaks.org

David Thornton

From: Grand Junction Speaks <no-reply@gjspeaks.org>
Sent: Friday, June 7, 2024 6:07 PM
To: David Thornton
Cc: Jacob Kaplan
Subject: [Grand Junction Speaks] Comment submitted for: American Lutheran Church Comp Plan Amendment and Rezone

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.



The following comment has been submitted for American Lutheran Church Comp Plan Amendment and Rezone by Thomas H. Kierstead:

Although I intend to attend the meeting, I will leave these thoughts for the record in the event I am unable to be there in person. I have 22 years service, although it was in another state, working closely with the planning commission as a member and president of the county board of zoning appeals for the local lake watershed in a four season resort. We approached issues like this much in the same manner as the application by the American Lutheran Church (ALC), of which I am a member. It seems to me to be a good use of the property, designed to provide much needed housing for professionals who would be employed by our local regional health providers like St. Marys, or teachers in our public schools. These professionals need more affordable homes, not as readily available in the Valley. The City and County government are supporting development of affordable housing units. It seems wise to me that we do this in an orderly manner when we can. This property seems ideal for a small development to me. Please give it favorable consideration.

You can approve or reject the comment [here](#).

This email was delivered by gjspeaks.org

David Thornton

From: Grand Junction Speaks <no-reply@gjspeaks.org>
Sent: Sunday, June 9, 2024 12:25 PM
To: David Thornton
Cc: Jacob Kaplan
Subject: [Grand Junction Speaks] Comment submitted for: American Lutheran Church Comp Plan Amendment and Rezone

EXTERNAL SENDER

Only open links and attachments from known senders. DO NOT provide sensitive information.



The following comment has been submitted for American Lutheran Church Comp Plan Amendment and Rezone by Steven C Schulte:

I support this request. The city is in desperate need of housing and this carefully planned development will be a positive step in this direction.

You can approve or reject the comment [here](#).

This email was delivered by gjspeaks.org

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM RESIDENTIAL LOW (2-5.5 DWELLING UNITS/ACRE) TO RESIDENTIAL MEDIUM (5.5-12 DWELLING UNITS/ACRE) FOR AMERICAN LUTHERAN CHURCH

LOCATED AT 631 26 ½ ROAD

Recitals:

The property owner, American Lutheran Church, proposes an amendment to the Comprehensive Plan Land Use Map from Residential Low (2 – 5.5 du/ac) to Residential Medium (5.5 – 12 du/ac) on a total of 6.56-acres, located at 631 26 ½ Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Land Use designation for the Property from Residential Low (2 – 5.5 du/ac) to Residential Medium (5.5-12 du/ac), finding that it conforms to and is consistent with the Land Use Map designation of Residential Medium (5.5-12 du/ac) of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that amending the Comprehensive Plan Land Use Map from Residential Low (2 – 5.5 du/ac) to Residential Medium (5.5-12 du/ac) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a Comprehensive Plan amendment stated criteria of Section 21.02.050(e) of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property shall be re-designated as Residential Medium (5.5-12 du/ac) on the Land Use Map of the Comprehensive Plan:

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 2, from whence the Center-West Sixteenth Corner bears S89°50'50"W a distance of 1315.28 feet for a Basis of bearings, all bearings herein related thereto; thence S89°50'50"W along the North line of the Northeast Quarter of the Southwest Quarter of Section 2 a distance of 657.64 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 2; thence S0°01'31"W a distance of 37.70 feet to the

Point of Beginning; thence S61°33'26"E along the Southwesterly line of the Right of Way described at Reception Number 531502, a distance of 713.70 feet to the Westerly line of the Right of Way for 26 ½ Road described at Reception Number 2171640; thence S0°00'56"W along said Right of Way for 26 ½ Road a distance of 259.45 feet to the Northerly line of the Right of Way described at Reception Number 2329691; thence S44°28'52"W along said Northerly line a distance of 37.00 feet; thence N89°57'53"W a distance of 601.83 feet; thence N0°01'31"E a distance of 5.23 feet to the Southwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 2; thence N0°01'31"E a distance of 620.17 feet to the Point of Beginning.

Said parcel of land contains 6.56 acres as described.

INTRODUCED on first reading this ____ day of _____, 2024 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of _____, 2024 and ordered published in pamphlet form.

Abe Herman
President of the Council

ATTEST:

Amy Phillips
City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING THE AMERICAN LUTHERAN CHURCH PROPERTY
FROM RESIDENTIAL - 1RETIRE (R-1R) TO RM-8 (RESIDENTIAL MEDIUM – 8
DWELLING UNITS/ACRE) ZONE DISTRICT**

LOCATED AT 631 26 ½ ROAD

Recitals:

The property owner, American Lutheran Church, proposes a rezone from Residential - 1Retired (R-1R) to RM-8 (Residential – 8 du/ac) on a total of 6.56-acres, located at 631 26 ½ Road.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the zoning from Residential -1Retired (R-1R) to RM-8 (Residential – 8 du/ac) for the property, finding that it conforms to and is consistent with the Land Use Map designation of Residential Medium (5.5-12 du/ac) of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that changing the zoning from Residential -1Retired (R-1R) to RM-8 (Residential – 8 du/ac) for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for a Comprehensive Plan amendment stated criteria of Section 21.02.050(e), the City Council also finds that the RM-8 (Residential Medium – 8 du/ac) zone district, is consistent and is in conformance with the Comprehensive Plan and has met the stated criteria of Section 21.02.050(l) of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property shall be rezoned to RM-8 (Residential Medium – 8 du/ac) on the zoning map conditioned upon the Comprehensive Plan Land Use Map being changed to a Residential Medium Land Use Designation:

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 2, from whence the Center-West Sixteenth Corner bears S89°50'50"W a distance of 1315.28 feet for a Basis of bearings, all bearings herein related thereto; thence S89°50'50"W along the North line of the Northeast Quarter of the Southwest Quarter of Section 2 a distance of 657.64 feet

to the Northwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 2; thence S0°01'31"W a distance of 37.70 feet to the Point of Beginning; thence S61°33'26"E along the Southwesterly line of the Right of Way described at Reception Number 531502, a distance of 713.70 feet to the Westerly line of the Right of Way for 26 ½ Road described at Reception Number 2171640; thence S0°00'56"W along said Right of Way for 26 ½ Road a distance of 259.45 feet to the Northerly line of the Right of Way described at Reception Number 2329691; thence S44°28'52"W along said Northerly line a distance of 37.00 feet; thence N89°57'53"W a distance of 601.83 feet; thence N0°01'31"E a distance of 5.23 feet to the Southwest Corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 2; thence N0°01'31"E a distance of 620.17 feet to the Point of Beginning.

Said parcel of land contains 6.56 acres as described.

INTRODUCED on first reading this _____ day of _____, 2024 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2024 and ordered published in pamphlet form.

Abe Herman
President of the Council

ATTEST:

Amy Phillips
City Clerk