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**PLANNING COMMISSION AGENDA  
IN-PERSON/VIRTUAL HYBRID MEETING  
CITY HALL AUDITORIUM, 250 N 5<sup>th</sup> STREET  
TUESDAY, JUNE 25, 2024 - 5:30 PM  
*Attend virtually:* [bit.ly/GJ-PC-6-25-24](http://bit.ly/GJ-PC-6-25-24)**

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**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 (City) to Approve Minor Amendments to the *One Grand Junction Comprehensive Plan (Comprehensive Plan)*, which includes the *Grand Junction Circulation Plan*, and to Repeal the *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Area Plan*

**Other Business**

**Adjournment**

**GRAND JUNCTION PLANNING COMMISSION**  
**June 11, 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, Kim Herek, Sandra Weckerly, Keith Ehlers, and Ian Moore.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), Dave Thornton (Principal Planner), Thomas Lloyd (Senior Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 33 members of the public in attendance, and 1 virtually.

**CONSENT AGENDA**

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**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from May 14, 2024.

Commissioner Scissors moved to approve the consent agenda.  
*Commissioner Weckerly seconded; motion passed 7-0.*

**REGULAR AGENDA**

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**1. Circulation Plan, Comp Plan & Neighborhood Plan Amendments **CPA-2024-265****

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. **This item was continued to the June 25 Planning Commission Hearing.**

**2. Sawmill Rezone **RZN-2024-236****

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.

**Staff Presentation**

Thomas Lloyd, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

## **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, June 4, 2024, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

Greg Gouth asked if a Traffic Impact Study had been conducted for this intersection. He expressed concerns about the introduction of residential uses into an otherwise commercial and industrial area.

Hollis Krenines asked why the City was developing the parcel instead of a private agency. She agreed that this was not an area for residential development.

Commissioner Weckerly asked why only a portion of the parcel was being rezoned.

Chairman Teske asked if the portion to be rezoned was accurately **described**

*The public comment period was closed at 6:10 p.m. on June 11, 2024.*

## **Discussion**

Commissioner Ehlers noted that this rezone aligned with the Comprehensive Plan. He encouraged the public to continue their participation as the property developed and continue to question the City's capacity to develop land.

Commissioner Secrest provided some context about the development of the site and that a traffic impact study would not be completed until a use/building had been proposed and that tonight's hearing was a request to rezone the property.

## **Motion and Vote**

Commissioner Ehlers made the following 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."

*Commissioner Herek seconded; motion passed 7-0.*

### **3. American Lutheran Church CPA & Rezone CPA-2024-143 & RZN-2024-144**

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).

*Chairman Teske recused himself from deliberating on this item.*

### **Staff Presentation**

Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

### **Questions for staff and applicant**

Commissioner Weckerly asked if cluster provisioning would be allowed through the rezone. She asked if the property would need to be subdivided prior to the rezone. She asked if the Mixed Use landuse designations allowed residential uses and why the parcels zoned MU-1 and MU-2 were not included in the counts for residential properties in the City. She challenged Staff's interpretation that the Comp Plan Amendment to Residential Medium was necessary to improve affordability of the subsequent properties.

Commissioner Ehlers asked if the density calculation would be evaluated for the whole 6.5-acre parcel or if it only considered the ~2 acres where the residences would be developed. He asked for clarification on the bulk standards for multifamily development in an R-5 zone district.

Commissioner Secrest asked about site access.

*Aaron Young with Kaart Planning gave a brief presentation and was available for questions.*

Commissioner Ehlers asked why the parcel was not subdivided prior to the request for a comp plan amendment and rezone.

Commissioner Weckerly asked if there was enough flexibility in the current code to create cottage courts under an RL-4 or RL-5 zone designation.

Commissioner Moore asked if the intention was to subdivide the parcel prior to development. He asked if the code allowed the property to be developed at RM-8 density for the whole parcel prior to being subdivided.

Commissioner Secrest speculated on the future development should the parcel be rezoned to RM-8.

Commissioner Scissors asked if the church would still have some say in the development of the parcel once it had been subdivided from the larger acreage.

David Miller with American Lutheran Church spoke on the church's desire for the future development of the land and all the considerations leading up to this request. He indicated that Housing Resources of Western Colorado (HRWC) was the tentative buyer of the future ~2-acre parcel and that their intent was to provide attainable housing through a cottage court style development.

Commissioner Ehlers asked what the tentative unit count was for the development. He asked Mr. Miller why the church was not developing the parcel themselves.

David Miller responded that the church needed the money from the sale of the land to help pay the church's mortgage.

Commissioner Weckerly asked if the City had previously amended the comp plan to increase residential density on a parcel.

Commissioner Scissors asked staff for context as to why they did not advise subdividing the parcel prior to the comp plan amendment and rezone request.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, June 4, 2024, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

Damon Davis expressed his interest in increasing housing stock in the area. He noted that attainable housing would allow employees for local businesses to move to Grand Junction.

Carlene Goldthwaite provided some statistics on housing affordability. She spoke about the "Yes in God's Backyard (YIGBY)" movement nationwide.

Todd Ousley, President of the Four Pines Subdivision HOA, expressed concerns about the density of the development being based on the larger acreage. He commented on the inadequacy of F ½ Rd to accommodate the increase in traffic created by this development. He asked about height restrictions in the RL-5 vs. RM-8 zone districts. He stated that the church's ability to pay their mortgage should not be a factor in the consideration of the rezone request.

Jamie Edwards with HRWC noted that their organization had no intention of "overdeveloping" the parcel or sneak anything past the neighbors.

Curtis Johnston advocated to keep the current landuse designation and develop the parcel at an RL-5 zoning instead.

Carol Bergman asked if the parcel would be rezoned to RM-12 in the future. She shared other's concerns about using the larger acreage for calculating density and stated the parcel should be split before rezone.

Hector Bran stated his concerns about traffic and parking problems created from the rezone and the impact the increased density would have on surrounding property values.

John Gordon stated his concerns about traffic and parking problems created from the rezone.

Leslie Gordon expressed her concerns about the church being demolished and the RM-8 zoning allowing future developers to create apartment buildings on the parcel.

Jen Foster spoke about the landuse designations outlined in the current Comp Plan and that this rezone would not have a meaningful impact on housing availability or affordability.

Laura Ousley agreed that the parcel should be subdivided prior to development. She expressed concerns about the height restrictions for structures in the RM-8 zone district.

Valerie Carson, Reverend of the church, asked if there was a way for the Commission to add a contingency to the rezone request that the property be subdivided prior to development. She clarified that HRWC needed to be able to build 24 units in order to receive approval from their board, so anything less than RM-8 would not meet the minimum requirements. She brought up that F ½ Rd was already slated for improvement regardless of how this parcel developed.

Becky Delk shared concerns about the increased traffic and parking. She stated that the new development could block her view of the Grand Mesa.

Thomas Kierstead stated that there was no perfect solution for if the parcel should be subdivided prior to rezone or vice versa.

Katie Kierstead noted that the City had minimum off-street parking requirements for new developments.

Valerie Carson, David Miller, and Aaron Young responded to public comments.

Conversation ensued about how the parcel could develop at the 24-unit density.

*The public comment period was closed at 8:16 p.m. on June 11, 2024.*

## **Discussion**

Commissioner Ehlers commented on the City's development requirements for simple and major subdivisions. He clarified the max heights for various zone districts. He expressed that he did not feel the comp plan amendment was necessary to create the desired density on the parcel.

Commissioner Herek stated her concerns with rezoning the parcel prior to subdividing. She expressed that she didn't think rezoning the whole parcel to RM-8 was appropriate.

Commissioner Secret spoke about the potential for the project to change during the development and that despite ALC and HRWC's intentions, the property may end up getting sold to a different developer looking to maximize density.

Commissioner Moore stated the importance of upholding the Comprehensive Plan rather than amending it in the name of increased density. He speculated on whether it was appropriate to rezone the whole parcel to RM-8 regardless of future development and whether it fit the visions and goals of the overall community.

Commissioner Weckerly spoke on the importance of upholding the Comprehensive Plan. She noted that an amendment to Residential Medium could allow future rezones to MU-1 which is not the intent of the current request. She commented on the projects around town that had stalled out halfway through development and that she didn't want to see that for this project.

Commissioner Scissors commented on the novelty of the seller/buyer for a development not being profit motivated. He said he was not as concerned about the Comp Plan amendment or the ramifications it had for the future development of the parcel.

### **Motion and Vote**

Commissioner Ehlers made the following motion "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."

*Commissioner Herek seconded; motion failed 5-1.*

Commissioner Ehlers made the following motion "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."

*Commissioner Herek seconded; motion failed 5-1.*

### **OTHER BUSINESS**

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### **ADJOURNMENT**

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Commissioner Ehlers moved to adjourn the meeting.  
*The vote to adjourn was 6-0.*

The meeting adjourned at 8:45 p.m.



## Grand Junction Planning Commission

### Regular Session

Item #1.

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**Meeting Date:** June 25, 2024

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

**Department:** Community Development

**Submitted By:** Tim Lehrbach, Senior Planner

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### Information

#### **SUBJECT:**

Consider a Request by the City of Grand Junction (City) to Approve Minor Amendments to the *One Grand Junction Comprehensive Plan (Comprehensive Plan)*, which includes the *Grand Junction Circulation Plan*, and to Repeal 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, 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.

Since the subarea plans were adopted under previous growth plans or comprehensive plans, any review of or updates to such plans must be undertaken within the context of the *One Grand Junction Comprehensive Plan (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 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 minor amendments to the *Comprehensive Plan*, including the *Grand Junction Circulation 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 extant 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 may be addressed through future amendments.

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

**METHODOLOGY**

The *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 subarea plans, or whether such elements of those documents should be relocated into the *Comprehensive Plan* document (Title 31 of the *Grand Junction Municipal Code*) or the *Grand Junction Circulation Plan (Circulation Plan, Chapter 31.08, Volume III of the Comprehensive Plan)*.

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 where a policy has been accomplished or implemented by 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 sufficiently established (citywide or area-specific), or in some cases updated, by the *Comprehensive Plan*.

Conversely, any substantial change to existing policy or introduction of new policy is a matter for City Council consideration as a Comprehensive Update, as contemplated by *Comprehensive Plan* Chapter 5, Implementation and Monitoring, following a thorough public engagement process. Such a process is proposed to be undertaken as a “five-year refresh” of the *Comprehensive Plan*. Any policies requiring additional public engagement will be deferred to the refresh process.

An example of this is the *24 Road Corridor Subarea Plan* and its zoning overlay. Because this process assumes no creation of new policy, the question raised recently by the City Council concerning drive-throughs in this subarea is not addressed by staff through this planning effort but may 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 Comprehensive Update (refresh) process and the public engagement that such process will entail prior to consideration for any action. Accordingly, the *24 Road Corridor Subarea Plan* is being analyzed alongside the other plans, but no action concerning it is proposed with this process.

## **RESULTS OF NEIGHBORHOOD PLAN ANALYSIS**

Initial review and analysis of the three neighborhood plans presently under consideration have yielded the following general findings:

- The City has accomplished most of the policies, goals, and strategies and implemented most of the recommended actions.
- Some of the policies have been incorporated in other planning efforts, including the adoption of citywide development regulations.
- The neighborhood plans and the content within them are obsolete and/or outdated due to the age of the document(s) and having been superseded by citywide policies in the *Comprehensive Plan*.
- 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 neighborhood plans include descriptive information and policies that are redundant with information now contained in the *Comprehensive Plan*.
- Minor amendments to the *Comprehensive Plan* to relocate and preserve existing relevant policy framework and vision from the neighborhood plans will sufficiently account for and replace any such relevant content remaining in the plans.
- Provided these amendments are adopted, the three neighborhood plans can be retired and repealed as elements of the *Comprehensive Plan*.

### **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 installed 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 of 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 and Development 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*

- Mineral Resources Map to be included in Appendix B: Technical Maps of the *Comprehensive Plan*.
- Access Management Plan and Conceptual Local Street Network Plan to be relocated into the *Circulation Plan*.

### **Redlands Area Plan Summary of Analysis**

The analysis for the *Redlands Area 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 of the *Comprehensive Plan*.
- Mineral Resources Map to be included in Appendix B: Technical Maps of 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 that some information contained in the plans is relocated from the neighborhood plans into the text and appendices of the *Comprehensive Plan*, including the *Circulation Plan*, and provided that active references to these neighborhood plans include the information that they have been repealed with reference to the repealing ordinance and its effective date within the *Comprehensive Plan*. Amendments include the following:

*One Grand Junction Comprehensive Plan – Title 31, Chapter 31.04*

- Chapter 1, Introduction. Where the *Redlands Area Plan* and the *Pear Park Neighborhood Plan* are referred to as examples shall be followed by (“repealed by Ord. \_\_\_\_\_, August 2024”) appearing presently on page 10.
- Chapter 2 Plan Principal 5: Strong Neighborhoods and Housing Choices. Immediately after reference to the plan name and date for the *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Neighborhood* (should read “Area”) Plan (“repealed by Ord. \_\_\_\_\_, August 2024”) from the Neighborhood and Subarea Plan listing in the box presently on page 29.
- Appendices, Appendix A. After the title for the paragraphs titled *Orchard Mesa Neighborhood Plan* and *Pear Park Neighborhood Plan* insert (“repealed by Ord. \_\_\_\_\_, August 2024”) after the title. Paragraphs presently appear on page 92. After the title for the paragraph titled *Redlands Neighborhood Plan* insert (“repealed by Ord. \_\_\_\_\_, August 2024”) presently appearing on page 93.

*One Grand Junction Comprehensive Plan – Appendix B: Technical Maps*

- Add narrative summary language regarding the preserved and updated content of the “Ridgeline Development Map” and the “Mineral Resources Map.”
- Relocate the “Ridgeline Development Map” and the “Mineral Resources Map” from the neighborhood plans to follow the existing “Soils Map” and update with current geographic data.

*One Grand Junction Comprehensive Plan – Title 31, Chapter 31.08  
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 including the amendment from Ordinance No. 4690 revising an access point from 3169 D ½ to 3175 D ½ Road.
- Add the “Pear Park 2004 Conceptual Local Street Network Plan” map from the *Pear Park Neighborhood Plan* as Figure 7.

*Grand Junction Circulation Plan – 31.08.070 General Provisions, Background (d)(4), (5), and (6)*

- Replace the language in the parenthesis that reference the GJMC present title or chapter for the plans at the end of each section with “repealed by Ord. \_\_\_\_\_, August 2024.”

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

- Insert immediately after reference to the plan titles:

- C. Orchard Mesa Pedestrian Plan at the Fairgrounds/Meridian Park Neighborhood Center – refer to *Orchard Mesa Neighborhood Plan* (“repealed by Ord. \_\_\_\_\_, August 2024”)
- D. Redlands Area – refer to the *Redlands Area Plan* (“repealed by Ord. \_\_\_\_\_, August 2024”)
- F. Pear Park – refer to the *Pear Park Neighborhood Plan* (“repealed by Ord. \_\_\_\_\_, August 2024”)

*Grand Junction Circulation Plan – Appendices 31.08.160(d), (e), and (f)*

- Immediately after the title of each plan insert the following: “(repealed by Ord. \_\_\_\_\_, August 2024.”)

**RETIREMENT OF NEIGHBORHOOD PLANS**

The City began this process in 2023. During this first update, staff reviewed the *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Area Plan*. Staff recommends that these three plans be retired with the above elements from those plans retained and relocated within the *Comprehensive Plan*.

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) and any amendments thereto. These repeals are included in the proposed ordinance.

**ZONING AND DEVELOPMENT CODE ANALYSIS**

Procedures pertaining to public notice for applications requiring a public hearing are set forth in Section 21.02.030(g)(3) of the Zoning and Development Code. Public notice of the proposed Comprehensive Plan Amendment was published in the *Grand Junction Daily Sentinel* on June 2, 2024, satisfying the requirement for 7 days’ notice provided in ZDC Table 21.02-4. As the proposal affects more than 5 percent of the city, no property sign or mailed notice are required. The item was scheduled for hearing and consideration at the June 11, 2024 regular meeting of the Planning Commission. An agenda was published more than 48 hours prior to the meeting. At the June 11, 2024 meeting, staff requested, and the Planning Commission granted, a continuance to the June 25, 2024 regular meeting. The agenda for this meeting, containing updated information, was published more than 48 hours prior to the meeting.

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*. Staff is completing the review of all subarea plans and proposes actions concerning three of the plans. Any implementing action of such review, which updates or otherwise affects subarea plans (as is the case with this proposal), requires amending the *Comprehensive Plan*.

Staff proposes retiring three subarea plans: *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 *Comprehensive Plan* and that the *Comprehensive Plan* was adopted with the same or similar principles, goals, and strategies as these subarea plans, applied citywide. Staff further finds that the redundancy and obsolescence of the plans are compelling reasons for their retirement and repeal, so that the univocality and currency of the *Comprehensive Plan*, including its related elements, are ensured.

However, there are limited elements within each plan which require relocation from the neighborhood plans into the text and appendices of the *Comprehensive Plan*, including the *Circulation 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 plans proposed for retirement, and by the consolidation of those plans’ elements which remain relevant into the text and appendices of the *Comprehensive Plan*, including the *Circulation Plan*. Relocating information from the *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Area Plan* simplifies implementation by making such information readily available for review and consideration by City staff, decision makers, and the public.

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.*



Relocating information from the *Orchard Mesa Neighborhood Plan*, *Pear Park Neighborhood Plan*, and *Redlands Area Plan* into the text and appendices of the *Comprehensive Plan*, including the *Circulation Plan*, and then repealing the three plans, adds no new policies and constitutes no substantive change to city policy.

Repeal 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 comparable language within the *Comprehensive Plan*.

The proposed amendment will preserve those elements of the three subarea plans proposed for repeal which are not already accomplished or accounted for in the text and appendices of the *Comprehensive Plan*, so that the repeal of such plans will not affect city policy. All information relocated within the *Comprehensive Plan*, including text and maps, is substantively the same as that which was included in the three subarea plans. The information's purpose and relationship to the rest of the *Comprehensive Plan* is clarified by inclusion in the text and appendices of the *Comprehensive Plan*, including the *Circulation Plan*.

Therefore, staff finds that this criterion is met.

#### **FINDING OF FACT AND STAFF RECOMMENDATION**

After reviewing the proposed amendment to the *One Grand Junction Comprehensive Plan*, the following finding of fact has been made:

1. The proposed amendment to the *Comprehensive Plan* satisfies the review criteria for a minor amendment application provided in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code and Chapter 5, Implementation and Monitoring, of the *Comprehensive Plan*.

Therefore, staff recommends approval.

#### **SUGGESTED MOTION:**

Mr. Chairman, on the request to amend the *One Grand Junction Comprehensive Plan* and repeal 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 finding 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

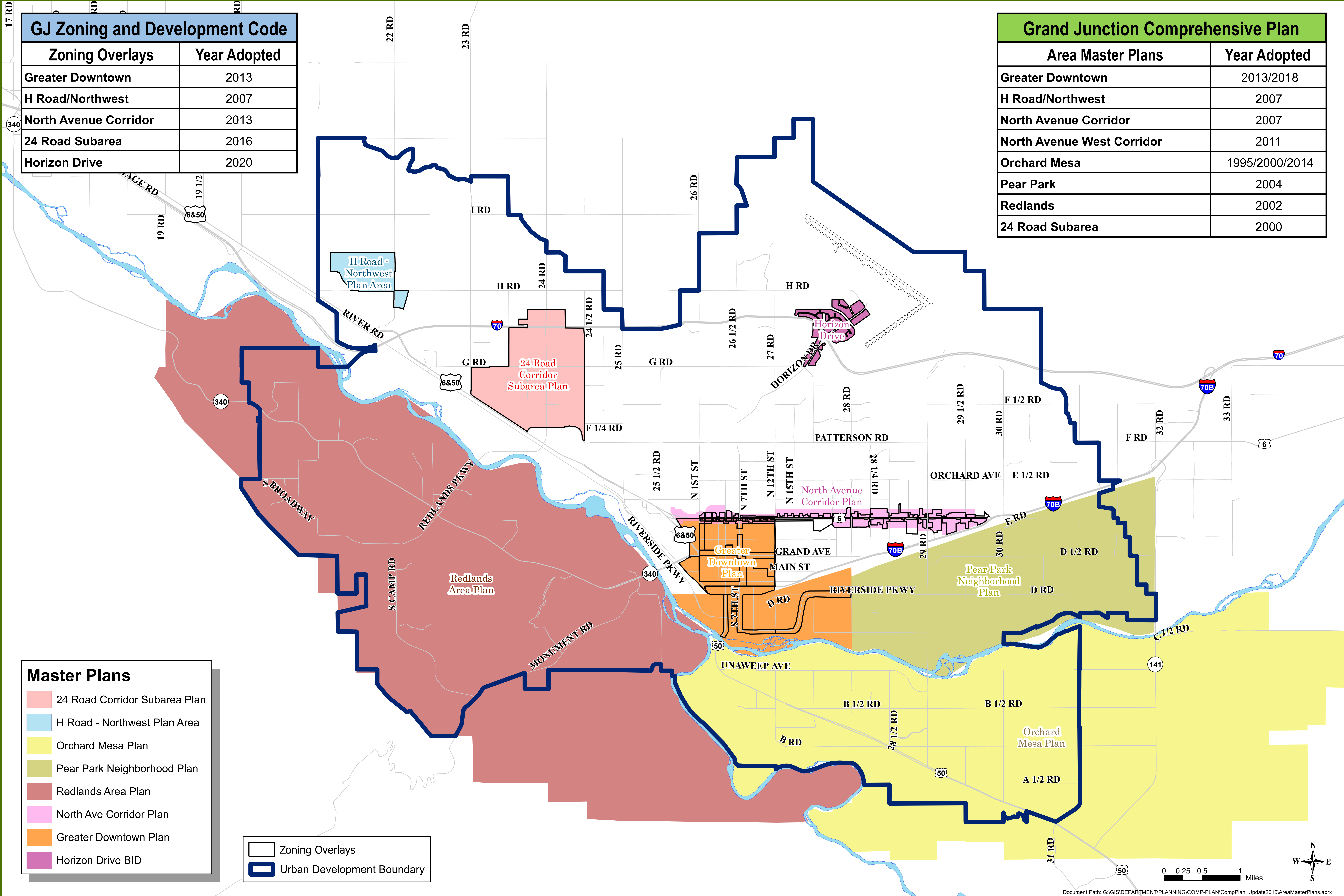
7. Resolution No. 13-05 - 2005
8. Ordinance No. 4629 - 2014
9. Proposed Changes to Comprehensive Plan Appendices

### 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

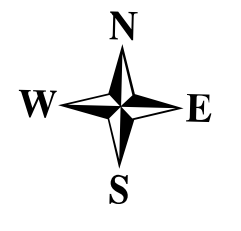


### Master Plans

- 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

0 0.25 0.5 1 Miles



## **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.

<b>Orchard Mesa Neighborhood Plan Community Image</b>		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
<b>GOALS</b>	<b>1</b>	<b>The Orchard Mesa community has safe and attractive entrances.</b>			
	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.			
	<b>2</b>	<b>The quality of life on Orchard Mesa is preserved and enhanced.</b>			
	i	Establish and support Neighborhood Watch, Safe Routes to Schools, and other programs that will make neighborhoods safer.	No	C 2 PP 10 p. 47	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.			
	<b>3</b>	<b>Neighborhoods are attractive, cohesive, and well-maintained.</b>			
	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.				
<b>4</b>	<b>The rural character outside the urbanizing area of Orchard Mesa is maintained.</b>				
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	<b>1</b>	<b>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.</b>		
	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
	<b>2</b>	<b>Outside of the Urban Development Boundary, agricultural uses are valued and protected as an important part of the Orchard Mesa economy and community character.</b>		
	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

<b>Orchard Mesa Neighborhood Plan Rural Resources</b>		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes	
GOALS	<b>1</b>	<b>Rural land uses east of 31 Road are maintained, consistent with the Comprehensive Plan Future Land Use Map.</b>			
	i	No	Mesa County Regulations	Outside Urban Development Boundary	
	ii				Maintain the Comprehensive Plan's Future Land Use designations and support zoning that implements it.
	iii				Support and sponsor community forums to identify and implement ways to incentivize local food production.
	<b>2</b>	<b>The 32 Road corridor (Highway 141) retains its rural character.</b>			
	i	No	Mesa County Regulations	Outside Urban Development Boundary	
	ii				Allow development on nonresidentially zoned land and permitted nonresidential uses in a manner consistent with the rural character of surrounding properties.
	<b>3</b>	<b>Agricultural businesses are viable and an important part of Orchard Mesa's economy.</b>			
	i	No	Mesa County Regulations	Outside Urban Development Boundary	
	ii				Help promote the Fruit and Wine Byway.
	iii				Support the CSU Research Center to improve agricultural production and sustainability for local farmers.
	iv				Identify and permit appropriate areas for farmers' markets throughout the growing season.
				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	<b>1</b>	<b>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.</b>		
	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
	<b>2</b>	<b>Housing on Orchard Mesa is safe and attainable for residents of all income levels.</b>		
	i	No	C 2 PP 5 p. 25 and Housing Strategies	Ongoing
	ii			
	iii			
iv				
<b>3</b>	<b>Neighborhoods on Orchard Mesa are safe and attractive.</b>			

Orchard Mesa Neighborhood Plan Housing Trends		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
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.			

<b>Orchard Mesa Neighborhood Plan Economic Development</b>		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
<b>GOALS</b>	<b>1 Opportunities to shop, obtain personal and medical services, and dine out are convenient for Orchard Mesa residents.</b>	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.			
	<b>2 Orchard Mesa includes businesses and facilities as a destination for area residents and visitors alike.</b>	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.			
	<b>3 Orchard Mesa has an active and effective Orchard Mesa Business Association.</b>	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.			
	<b>4 Orchard Mesa's agricultural industry thrives as an important part of the local economy and food source.</b>	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.				
<b>5 Sustainable businesses support the needs of regional attractions on Orchard Mesa (e.g., fairgrounds, Whitewater Hill - Public safety and recreational facilities).</b>				

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.	No	C 2 PP 2 p. 16 and Resilient and Diverse Economy	
	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.).			

Orchard Mesa Neighborhood Plan Transportation		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	<b>1</b>	<b>Orchard Mesa's multi-modal transportation network serves all users - vehicles, transit, bicycles and pedestrians - through the planning and design of "Complete Streets."</b>		
	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	
	<b>2</b>	<b>Safe walking routes lead to all Orchard Mesa schools.</b>		
	i			
	ii			
	iii	No	C 2 PP 6 p. 30 and Grand Junction Circulation Plan and Pestrrian and Bicycle Plan	
	iv			
	v			
	vi			
	<b>3</b>	<b>Orchard Mesa has a comprehensive system of bicycle and pedestrian facilities as part of a Complete Street network.</b>		
	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. Continue to develop a safe, balanced, and well-connected transportation system that enhances mobility for all modes.	
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.			
<b>4</b>	<b>Grand Valley Transit service and routes meet the needs of Orchard Mesa.</b>	No	C 2 PP 6 p.32 & 34	Mesa County Grand Valley Transit (GVT) is the service provider for transit within the City of Grand Junction
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	<b>1</b>	<b>Services and infrastructure are cost-effective and meet the needs of residents and businesses in the Orchard Mesa Plan area.</b>		
	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			Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	<b>1</b>	<b>Pre-disaster mitigation is performed to limit potential property damage.</b>	No	C 2 PP 3 p. 19 Responsible and Managed Growth	
	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.			
	<b>2</b>	<b>Improve and maintain drainage facilities collectively among drainage partners.</b>			
	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.			



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	<b>1</b>	<b>Parks and recreational opportunities meet the needs of Orchard Mesa residents.</b>			
	i	No	C 2 PPP 3 p. 21 Parks Recreation Open Space (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	
	<b>2</b>		<b>The Old Spanish Trail and Gunnison River Bluffs Trail are recreation destinations.</b>		
	i	No	C 2 PP 7 p. 38 Parks Recreation Open Space (PROS) Plan - p. 34 -35 (Burkey Park South Undeveloped Park Lands)	The majority of the Old Spanish Trail and Gunnison River Bluffs Trail corridors have been identified within Mesa County's jurisdiction.	
	ii				Preserve natural drainages, wildlife habitat and vegetation as open space.
	<b>3</b>		<b>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.</b>		
	i	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. C 2 PP 6 p. 30 and Pedestrian and Bicycle Plan & Grand Junction Circulation Plan and Transportation Engineering Design Standards (TEDS)		
ii	Develop an historic park and/or viewpoint at Confluence Point.				
iii	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.				
iv	Work with the Regional Transportation Planning Office (RTPO) and Colorado Department of Transportation (CDOT) to plan for Highway 50 bike and pedestrian facilities.				
<b>4</b>		<b>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.</b>			
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, p. 32 and 34	
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	<b>1</b>	<b>The Mesa County Fairgrounds serves as a regional attraction and is an anchor for Orchard Mesa.</b>		
	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.		
	<b>2</b>	<b>Impacts of fairgrounds activities on surrounding neighborhoods are reduced.</b>		
	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.		
	<b>3</b>	<b>The fairgrounds and Orchard Mesa Little League complex connects to the surrounding neighborhoods.</b>		
	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	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	<b>1</b>	<b>Mineral resources are used efficiently while minimizing the impacts to related natural resources and adjacent neighborhoods.</b>			
	i	No	C2 PP 2 p. 17 Mineral Extraction		
	ii				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.
	iii				Continue to regulate gravel operations using the Conditional Use Permit process.
	ii	<b>The natural environment is preserved including: wetlands, natural drainages, wildlife habitat, river floodplains, steep slopes, geological hazard areas and water quality.</b>			
	i	No	C 2 PP 8 p. 40		
	ii				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.
	iii				Preserve creeks, floodplains, washes, and drainages through incentives and standards in the applicable development codes.
	iv				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.
	v				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.
vi	<b>Visual resources and air quality are preserved.</b>				
i	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		
ii				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.	
iii				Develop/distribute best management practices (BMPs) for mineral extraction, agricultural, and construction operations.	
iv				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.	
v				Enforce air emission permits (e.g., gravel operations, industrial uses).	
vi	<b>Visual resources and air quality are preserved.</b>				
i	No	ZDC 21.11	The ZDC requires full cut-off light fixtures to minimize light pollution.		
ii				Work with the County Air Quality Planning Committee on ways to maintain a healthy air quality.	
iii				Continue to require full cutoff light fixtures on all new development to minimize light spillage outward and upward.	
iv				Develop/distribute best management practices (BMPs) for mineral extraction, agricultural, and construction operations.	
v				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.	
vi				Enforce air emission permits (e.g., gravel operations, industrial uses).	

Orchard Mesa Neighborhood Plan Natural Resources		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
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		Add to Comprehensive Plan?	Current Comp Plan or Area-Specific Policy Reference and Text	Potential Next Steps/Notes
GOALS	<b>1</b>	<b>Paleontological, historic and cultural resources that symbolize the area's identity and uniqueness are retained and preserved.</b>		
	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 1 p. 15 Preserve, promote, and celebrate Grand Junction's identity, diversity, and history. 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)	

<p><b>Pear Park Neighborhood Plan Schools-Parks-Trails</b></p>		<p>Add to Comprehensive Plan?</p>	<p>Current Comp Plan or Area-Specific Policy Reference and Text</p>	<p>Potential Next Steps/Notes</p>
<p>GOALS</p>	<p>4</p>	<p>Complete the Colorado River State Park Parks trail system through Pear Park.</p>	<p>No</p>	<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. PROS Objective 5.1 (p. 112)</p>
	<p>5</p>	<p>Increase recreational opportunities in the Colorado River corridor.</p>	<p>No</p>	<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 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.

<p style="text-align: center;"><b>Pear Park Neighborhood Plan Schools-Parks-Trails</b></p>		<p style="text-align: center;"><i>Add to Comprehensive Plan?</i></p>	<p style="text-align: center;"><i>Current Comp Plan or Area-Specific Policy Reference and Text</i></p>	<p style="text-align: center;"><i>Potential Next Steps/Notes</i></p>
<p><b>IMPLEMENTATION STRATEGIES</b></p>	<p>7 Construct trails as identified on the Urban Trails Plan to link the Colorado River Trail to residential areas within Pear Park.</p>	<p>No</p>	<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	Completed in 2004 shortly after the Pear Park Neighborhood Plan was adopted.
	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	Regulations in Transportation Engineering Design Standards (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	Construction of both bridges completed
	3	The City will identify preferred site(s) for a law enforcement substation and/or fire station/training facility.	No	Fire Station No. 8 constructed at 441 31 Road in 2022
	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"> <li>• 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.</li> <li>• Scenic views of the river, its natural setting and features, Grand Mesa, Mt. Garfield, the Bookcliffs, and the Uncompahgre Plateau.</li> <li>• The CNHP report as a guiding document for the protection of sensitive species.</li> <li>• Recreational features located and designed to avoid or minimize impacts to unique vegetation, wildlife habitats, water quality and other environmental values.</li> <li>• 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.</li> <li>• Best management practices for resource protection that considers both on- and off-site impacts from development.</li> <li>• Specific, identified high-priority resources and long-term plans for management and protection.</li> </ul>	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 improvements which efficiently serve existing and new development.	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	Required for new development		
	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	Required for new development		
	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. Annual capital expenditures/budgets are done annually.			
	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	Required for new development		
	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	Much of the property is outside the Urban Development Boundary or is now owned by the City of Grand Junction.	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		
	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	ZDC -21.06.010 Environmental and Sensitive Land Regulations	The Ridgeline Protection Area Map is being included in Appendix B Technical Maps of the Comprehensive Plan
		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	Natural Hazards Map exists in Comprehensive Plan - p. 46	
		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	ZDC -21.06.010 Environmental and Sensitive Land Regulations	

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			
	POLICIES	1 Opportunities for creating gateway features on the Redlands through public improvements shall be considered.	No	C 2 PP 3 p. 19 and p. 21	A beautification project along Broadway (Hwy 340) between Monument Road and the top of the hill was completed with the help of area residents and the City. The City Parks Department maintains this landscaping.	
		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	Transportation Engineering Design Standards (TEDS)	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			
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	Not Completed	Information can be found in the ZDC 21.11	

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	This is also a Mesa County concern - areas are outside Urban Development Boundary
		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	C 3 Growth Tiers P. 56	
		6	Support local agricultural operations and products.	No	C 2 PP 8 p. 40 C 3 Growth Tiers P. 56	
		7	Protect irrigation water/infrastructure for future agricultural use.	No	C 3 Growth Tiers P. 56	
	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	This is a Mesa County concern - areas are outside Urban Development Boundary	
		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	The City hosts a longstanding farmers market (?)	
		5	Support and encourage voluntary techniques to preserve agricultural lands.	No	This is a Mesa County concern - areas are outside Urban Development Boundary	
		6	Promote multiple/compatible uses of agricultural lands.	No		
		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	
	INITIATION	1	Provide, to new subdivisions, model homeowners’ association conditions, covenants, and restrictions that address agricultural protection efforts (control of domestic pets, setbacks, etc.).	No		
2		Utilize the Mesa County Technical Resource Advisory Committee to share agricultural preservation options for landowners.	No			



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
IMPLEME	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	This is a Mesa County concern - areas are outside Urban Development Boundary	
	4	The County will continue to distribute the Code of the New West.	No		

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	
		1	Protect and interpret paleontologic resources of the planning area.	No	NA	
	POLICIES	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	
		1	Conduct a comprehensive inventory of paleontologic resources in the planning area in conjunction with the Museum of Western Colorado.	No	NA	
	IMPLEMENTATION	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/conservate 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 <a href="http://www.firewise.org">www.firewise.org</a> .	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		

<b>Redlands Area Plan Housing Action Plan</b>		<i>Add to Comprehensive Plan?</i>	<i>Current Comp Plan or Area-Specific Policy Reference and Text</i>	<i>Potential Next Steps/Notes</i>		
<b>GOALS</b>	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		
<b>POLICIES</b>	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		
<b>IMPLEMENTATION</b>	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 26<sup>th</sup> 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 5<sup>th</sup> 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 16<sup>th</sup> day of April, 2014 and ordered published in pamphlet form.

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



*Stephanie Tun*  
\_\_\_\_\_  
City Clerk

*Stephanie Tun*  
\_\_\_\_\_  
President of City Council

# Orchard Mesa Neighborhood Plan



# Orchard Mesa Neighborhood Plan

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# Introduction

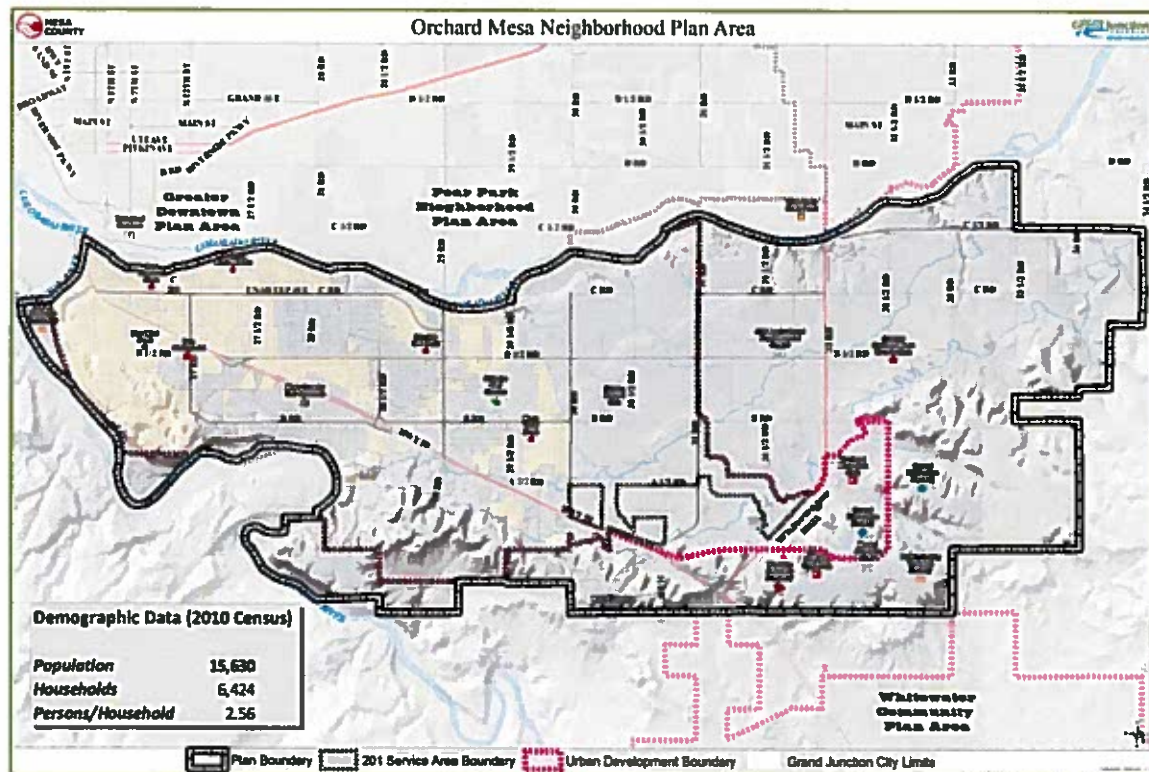
*The 2010 Grand Junction Comprehensive Plan Vision for the area is to “become the most livable community west of the Rockies.”*

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**

<b>2010 CENSUS</b>	<b>Orchard Mesa</b>	<b>Grand Junction</b>	<b>Mesa County</b>
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**

	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>	<b>% Change, 30-year</b>	<b>Average Annual Growth Rate</b>
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."

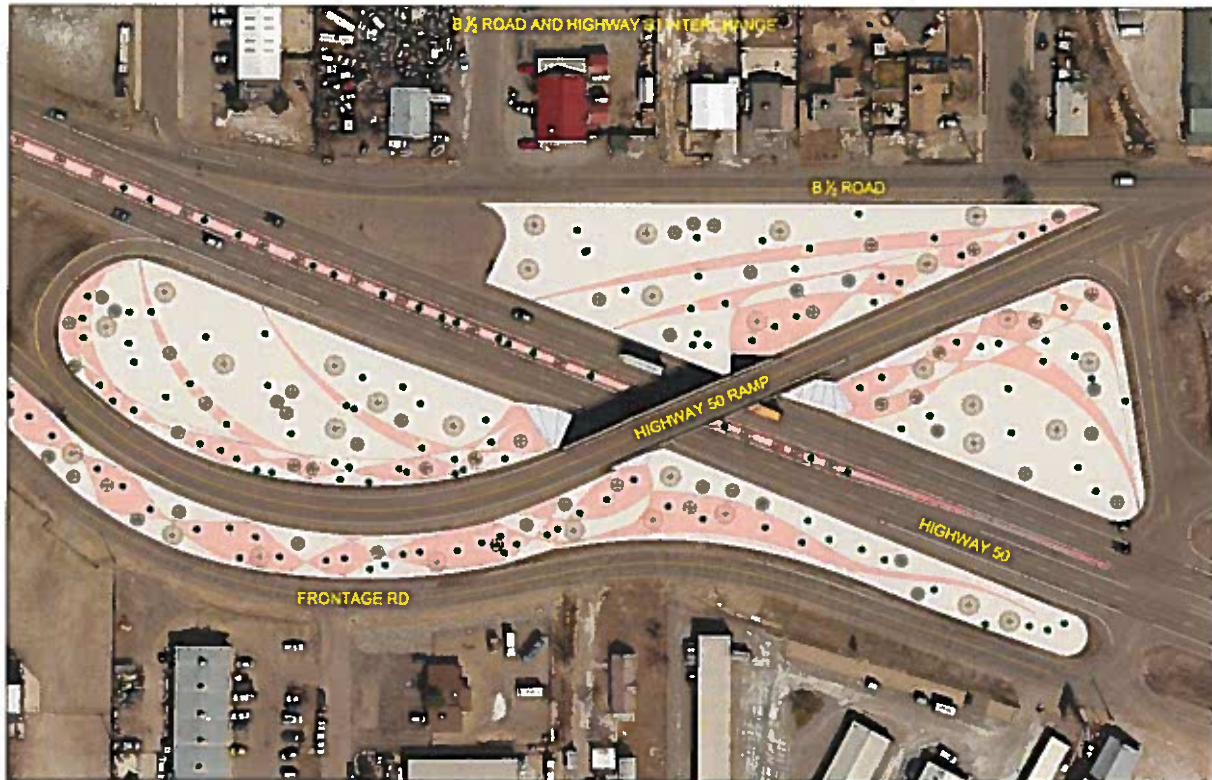
The Comprehensive Plan envisions a community that:

- 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

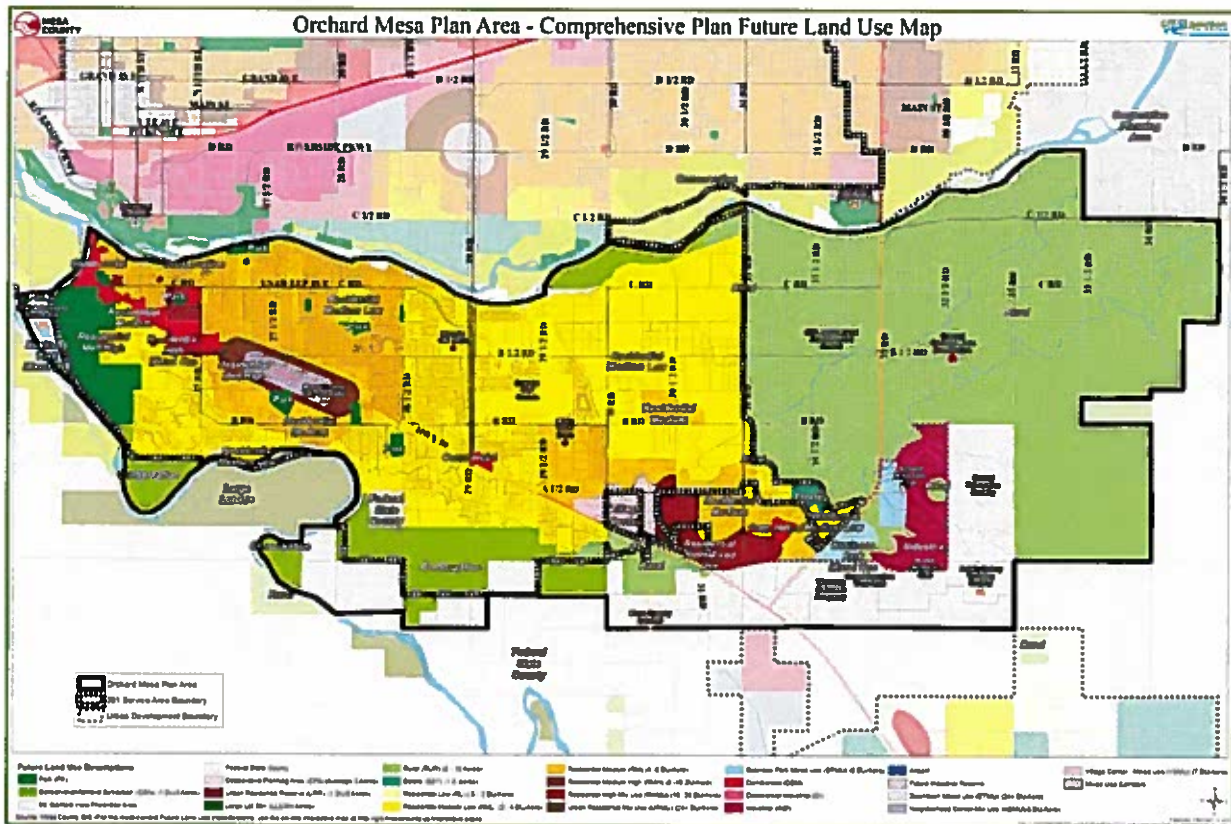
In 2010 the City of Grand Junction and Mesa County adopted the Grand Junction Comprehensive Plan, which identified a range of densities on Orchard Mesa (Figure 3; Appendix Map 4). The land within the Urban Development Boundary (UDB) allows urban densities to develop as the urban core moves outward. As 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)

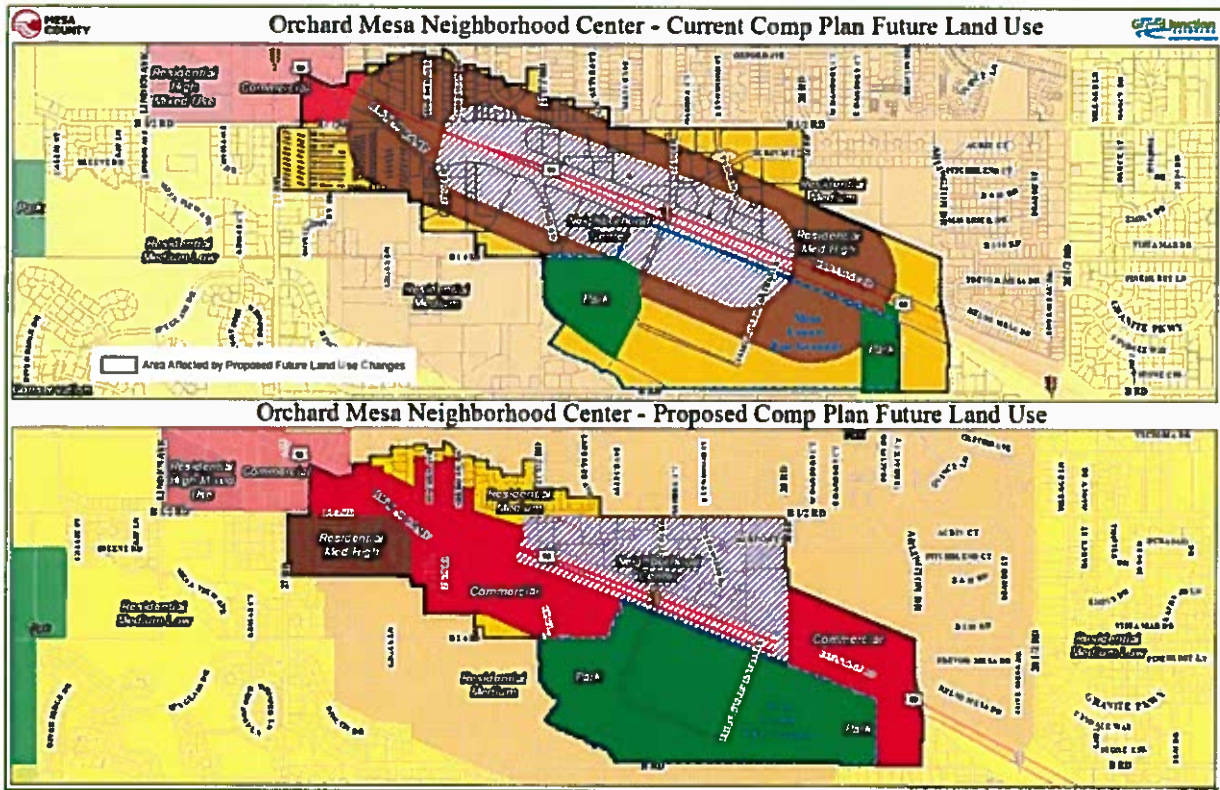
*"Residents want to preserve the extensive agricultural and open space land surrounding the urban area. They also want the benefits of more efficient street and utility services. More compact development patterns will support both of these objectives. This Comprehensive Plan includes an emphasis on mixed-use '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.

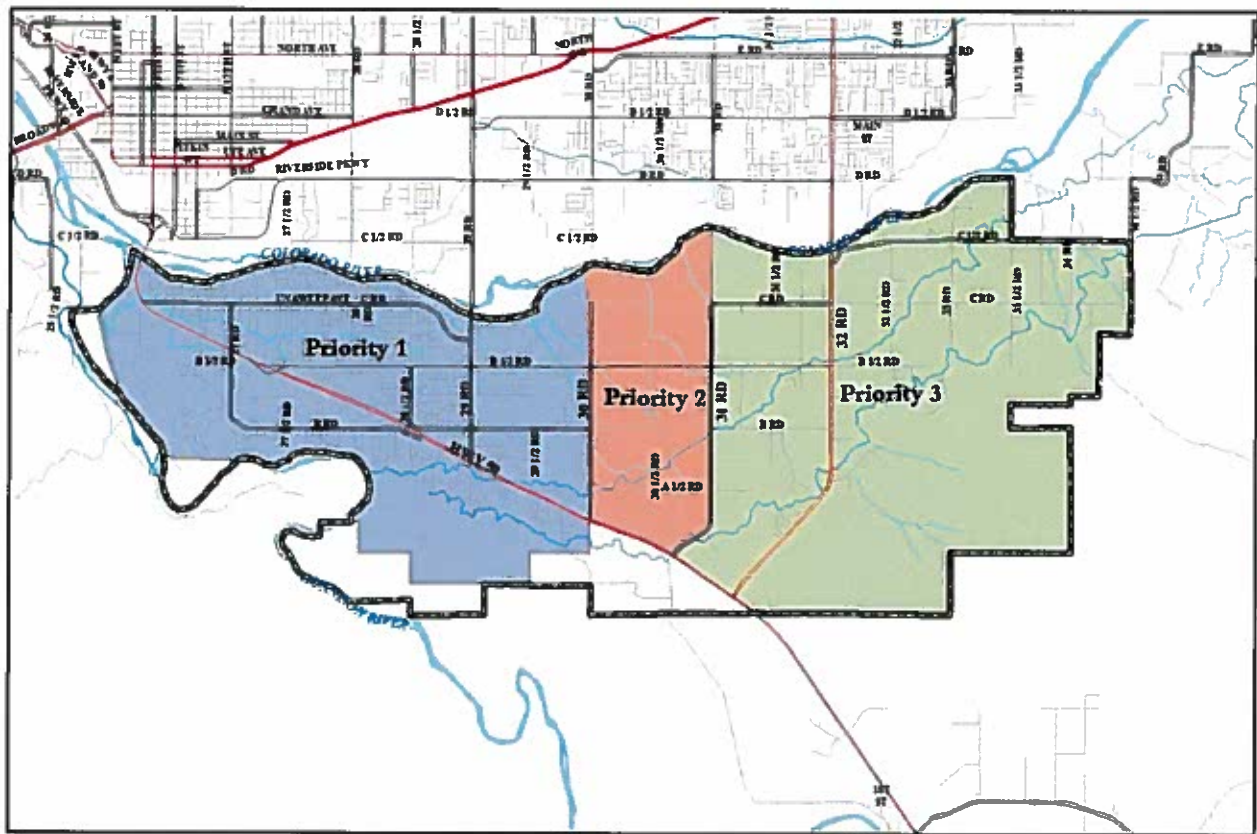
A commercial corner and medium density residential area is designated adjacent to the future school site at 30 ½ Road and B Road. Additional schools and parks should be located in the Village Center vicinity. The Village Center could also be a prime location for a regional park in this quadrant of the 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><b>Business Park Mixed Use (BPMU)</b> 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><b>Commercial (C)</b> 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><b>Commercial Industrial (CI)</b> 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><b>Industrial (I)</b> 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**

	<b>Occupied Households</b>	<b>Owner Occupied</b>	<b>Renter Occupied</b>
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.

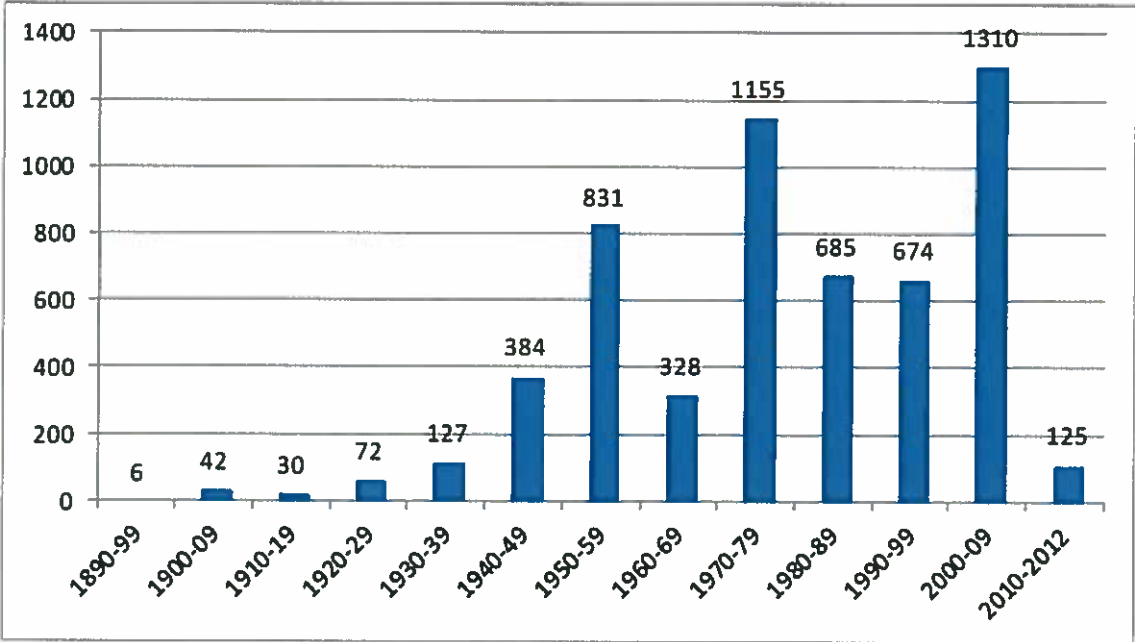
The largest multi-family development is Monument Ridge Townhomes located at 2680 B ½ Road; it has 166 units totaling 190,095 square feet. It is a privately-owned rental complex but as a housing tax credit project, residents for some of the units must meet income qualifications. Other large multi-family 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**

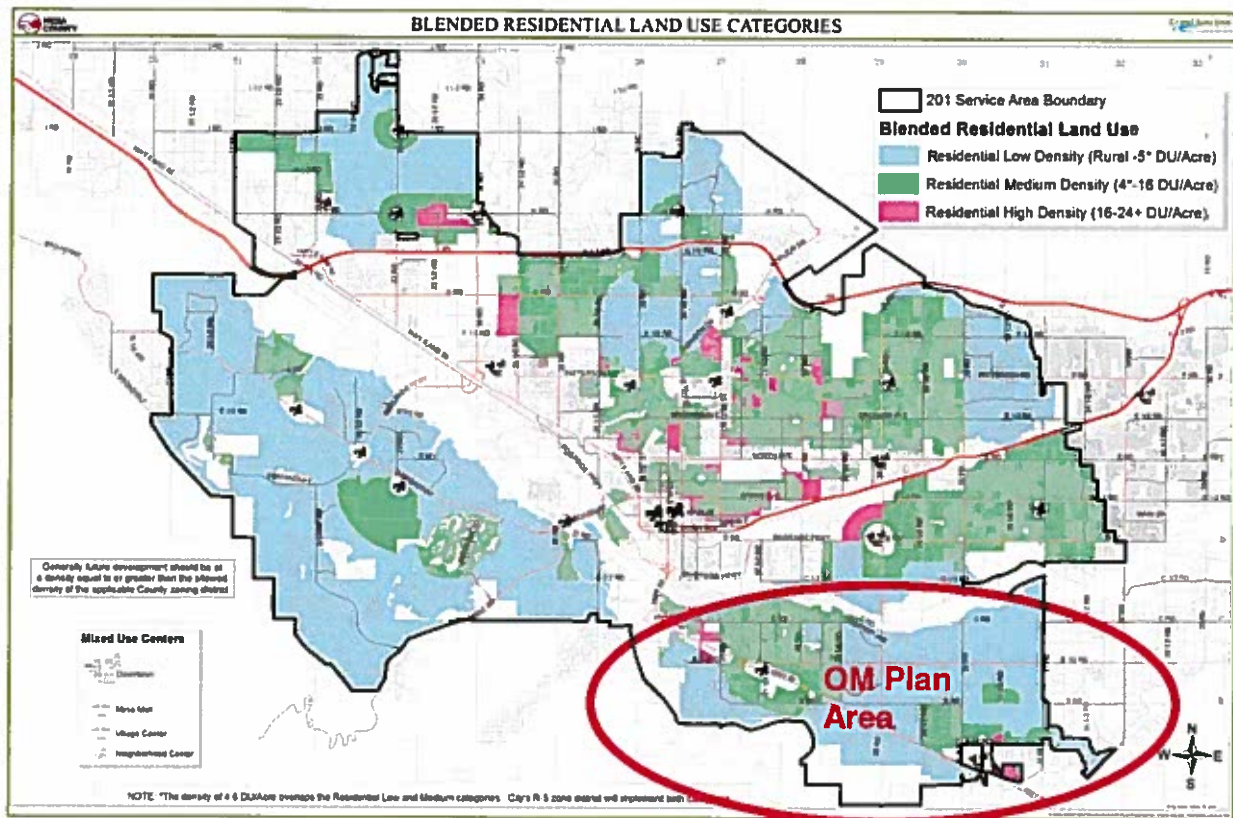
	Average	Total	Minimum*	Maximum*
Land	\$55,795	\$289,073,380	\$3,690	\$288,750
Improvements	\$114,750	\$594,520,700	\$760	\$664,910
Total	\$170,545	\$883,594,080	\$760	\$844,910

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
<b>Total</b>	<b>163</b>	<b>405.5</b>	<b>45</b>	<b>61.0</b>	<b>760,687</b>	<b>21</b>	<b>109.3</b>	<b>14</b>	<b>50.5</b>	<b>153,182</b>

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
<b>Total</b>	<b>2,763</b>	<b>397</b>

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

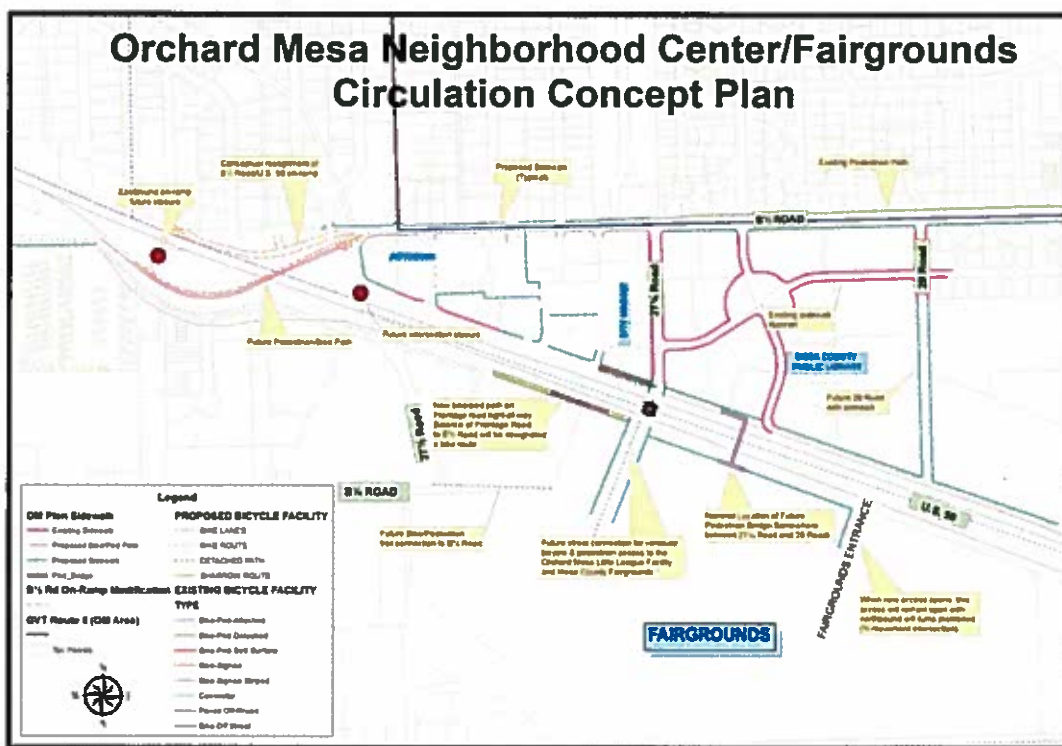
lengths. Such street networks maximize efficient traffic flow and roadway capacity while increasing safety by holding vehicles to slower speeds. Small block lengths encourage walking and increase pedestrian safety. Increasing connectivity is less costly, more cost-efficient, and less impactful than widening 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 5<sup>th</sup> 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 4<sup>th</sup> 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
<b>Totals</b>	<b>1,909</b>	<b>1,954</b>	<b>1,873</b>	<b>1,892</b>	<b>1,856</b>

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 6<sup>th</sup> 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**

<b>Station 4</b>	<b>2011</b>	<b>2012</b>
Total Responses	2625	3083
<b><i>4 Minute Service Area</i></b>		
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.

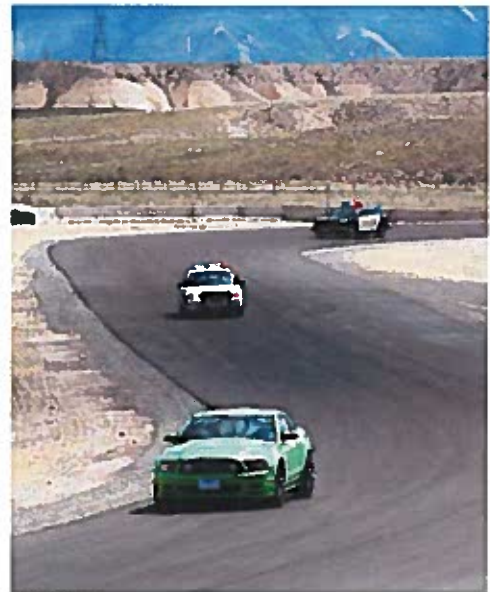
#### Emergency Management

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**

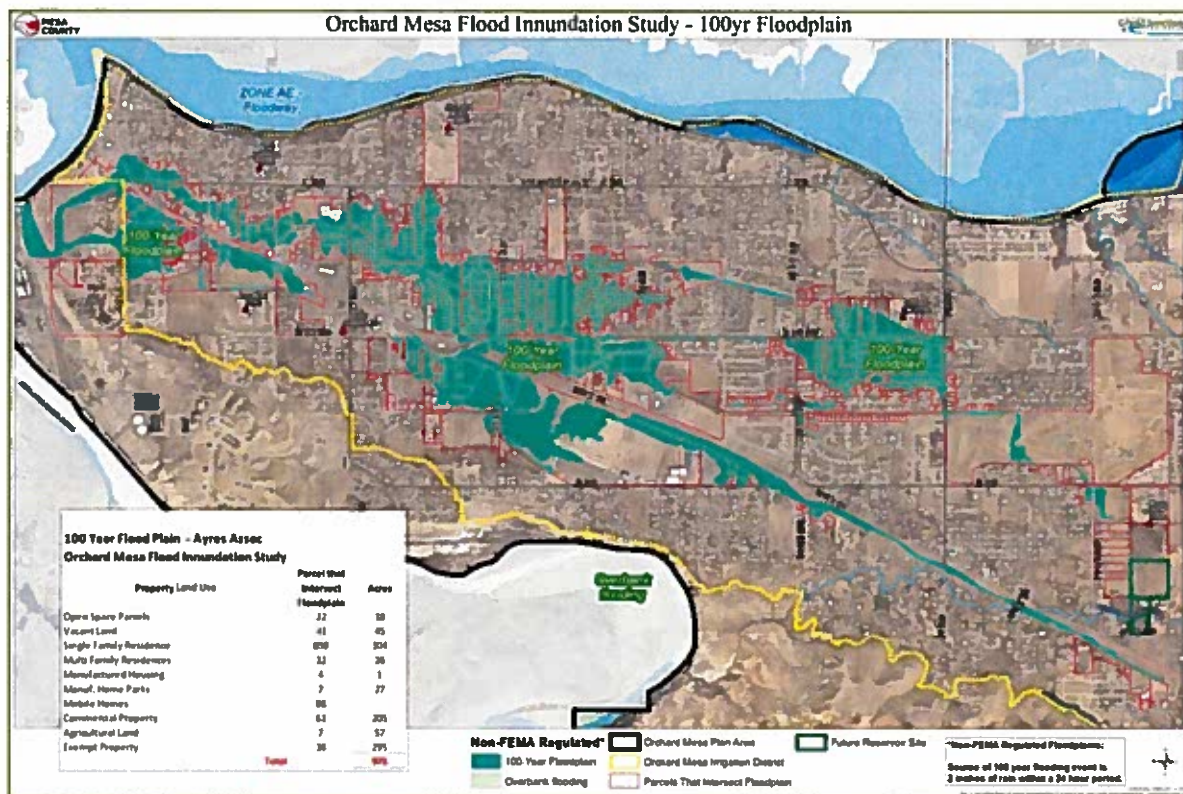
To aid in returning runoff to water sources safely, the U. S. Environmental Protection Agency (EPA) has developed a National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. As part of the NPDES guidelines, employees in the Orchard Mesa Irrigation District (OMID) and the 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](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

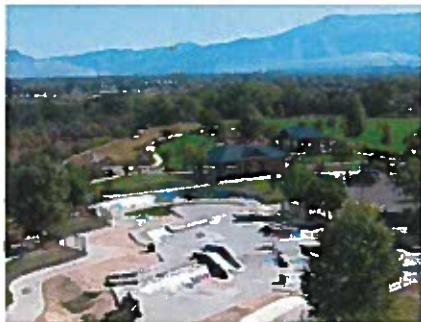


## Background

### 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.



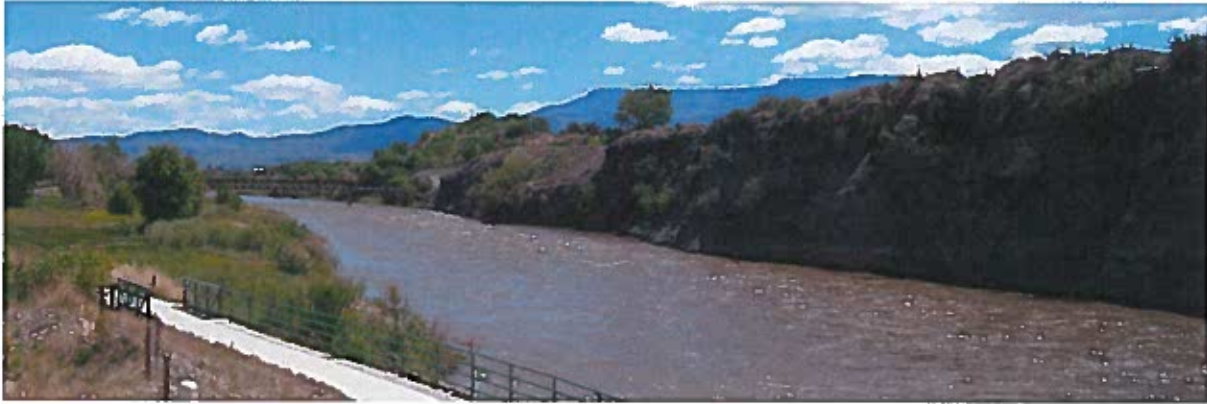
**Table 10: Park Inventory**

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 5<sup>th</sup> 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**

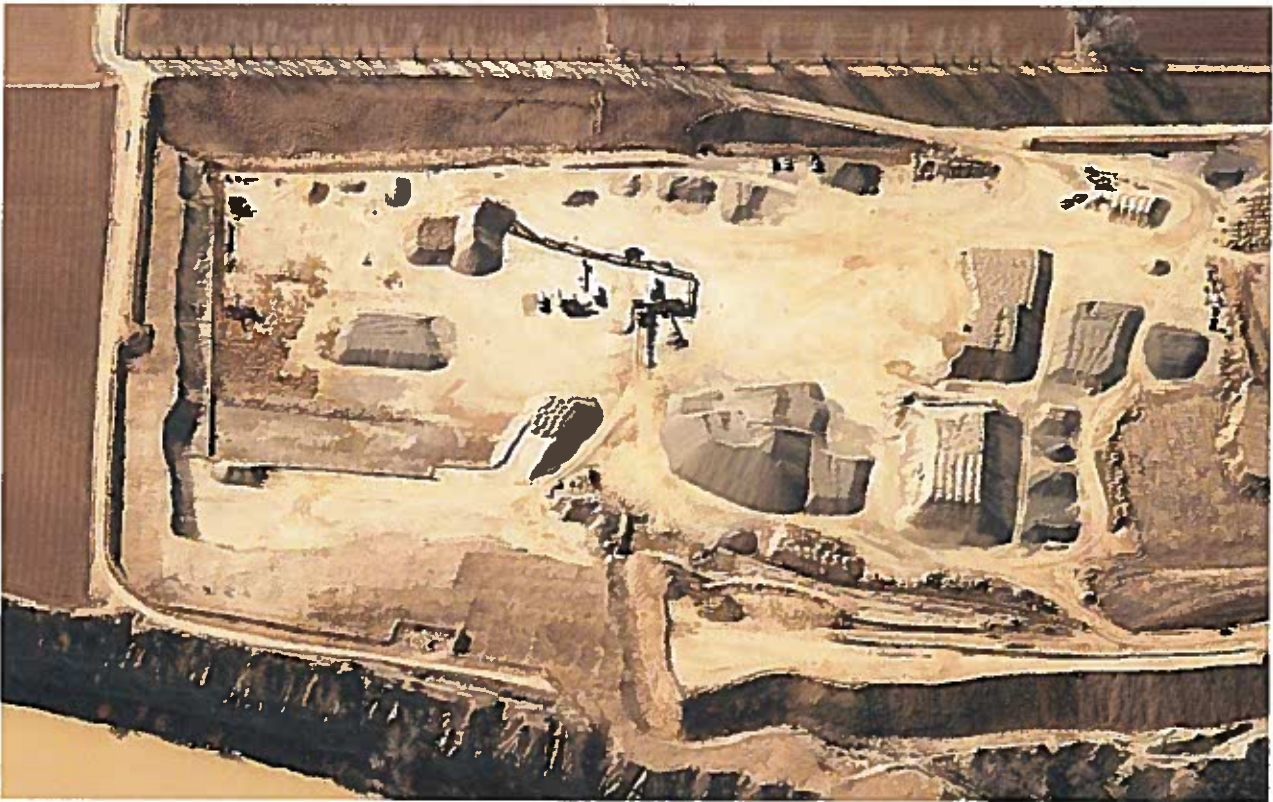
- a. Work with the Fairgrounds and surrounding neighborhoods to identify possible impacts and develop solutions that will minimize impacts from noise and dust associated with activities at the Fairgrounds through operations and site design.
- b. Support efforts of the Fairgrounds to do neighborhood outreach 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 19<sup>th</sup> and early 20<sup>th</sup> 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**

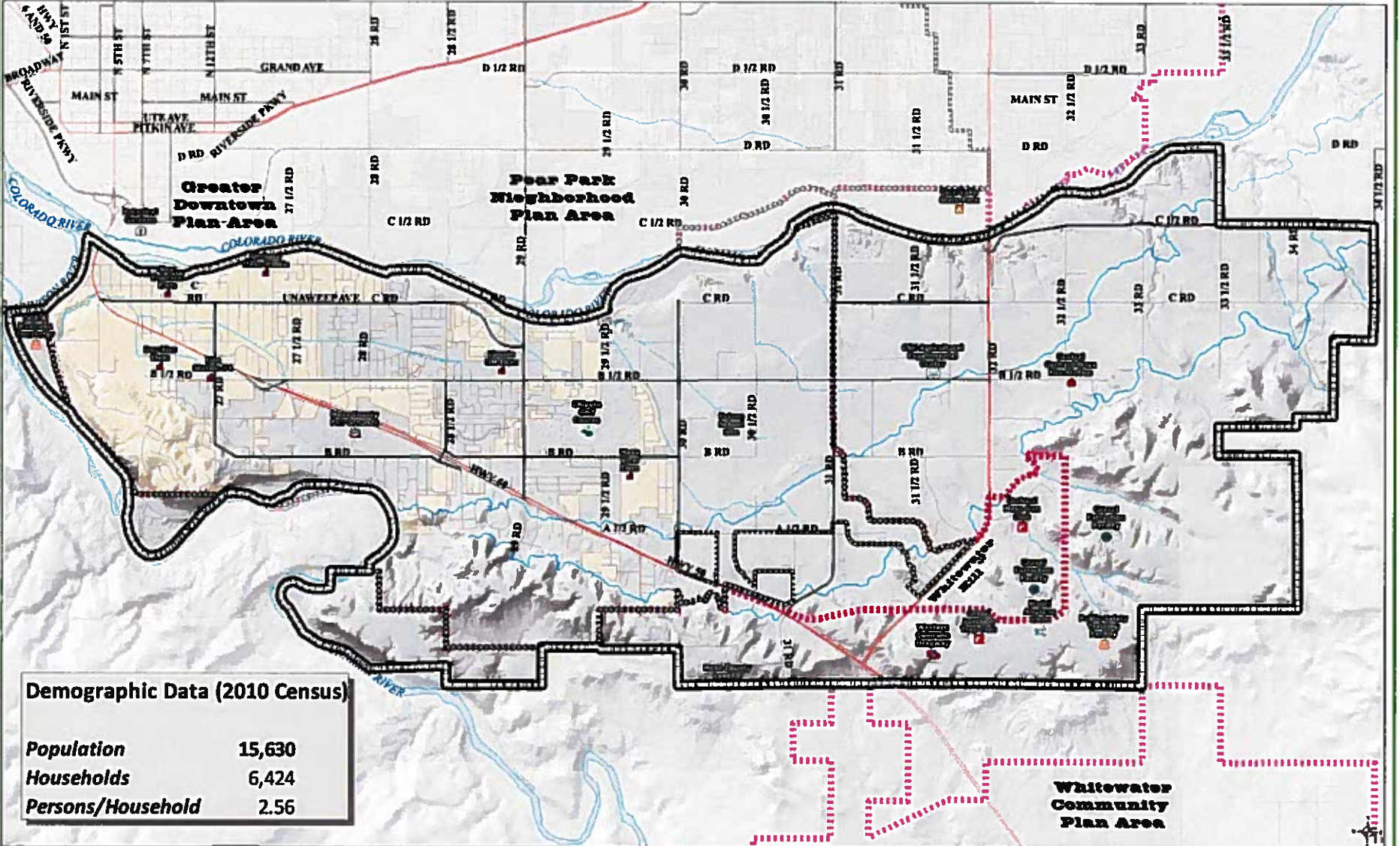
### **List Maps**

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

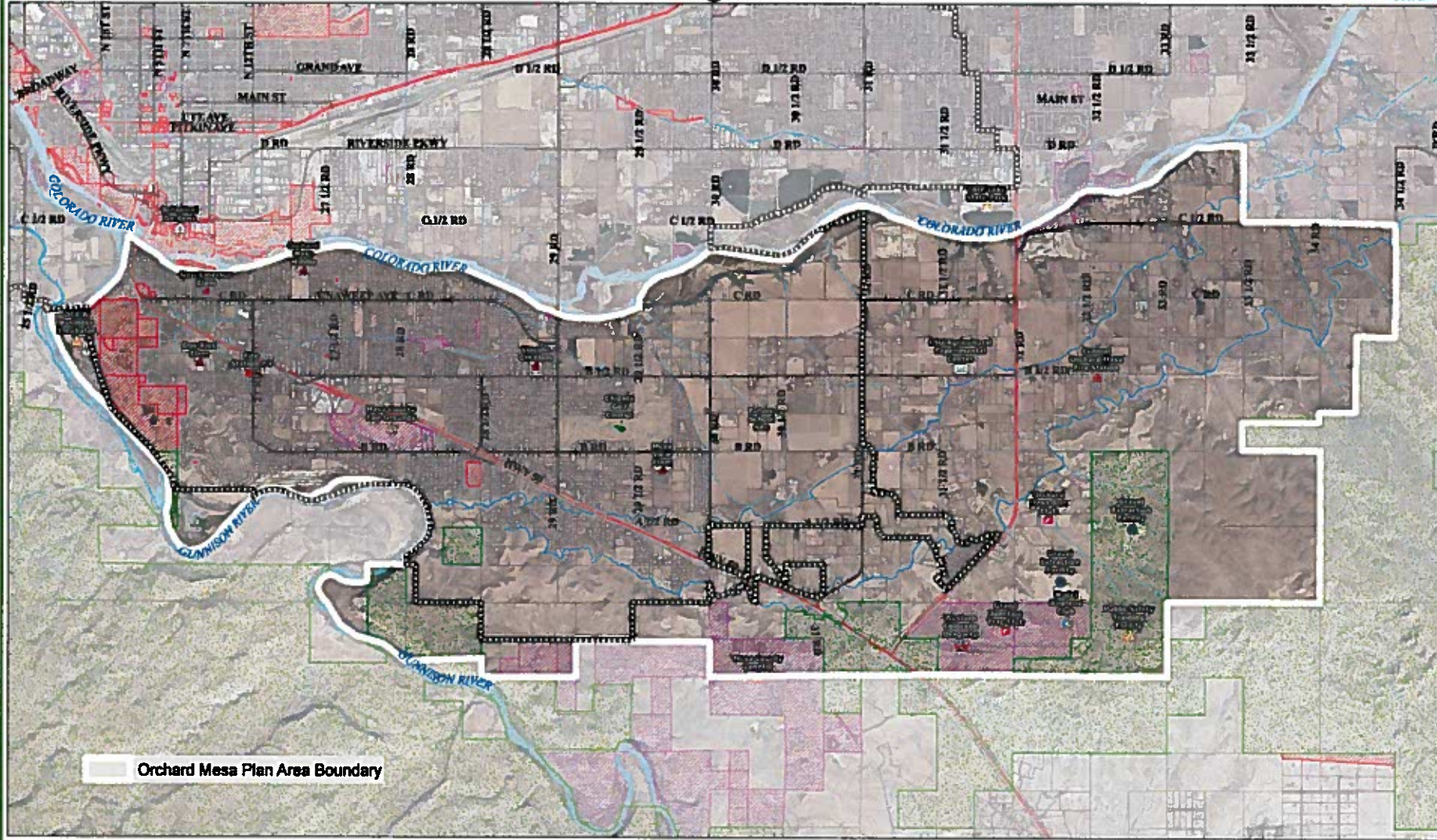
Map #1 Grand Junction



### Demographic Data (2010 Census)

<b>Population</b>	15,630
<b>Households</b>	6,424
<b>Persons/Household</b>	2.56

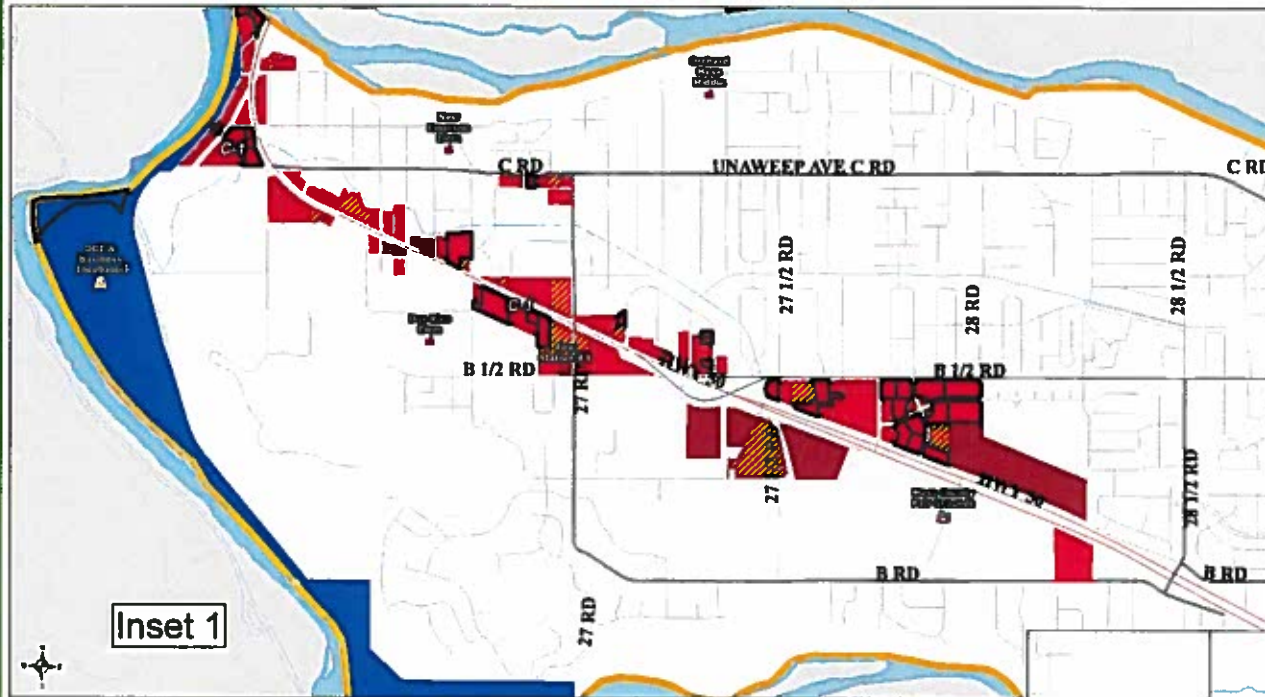
Plan Boundary   
 201 Service Area Boundary   
 Urban Development Boundary   
 Grand Junction City Limits










Orchard Mesa Plan Area Boundary

201 Service Area Boundary City Property Mesa County Property BLM



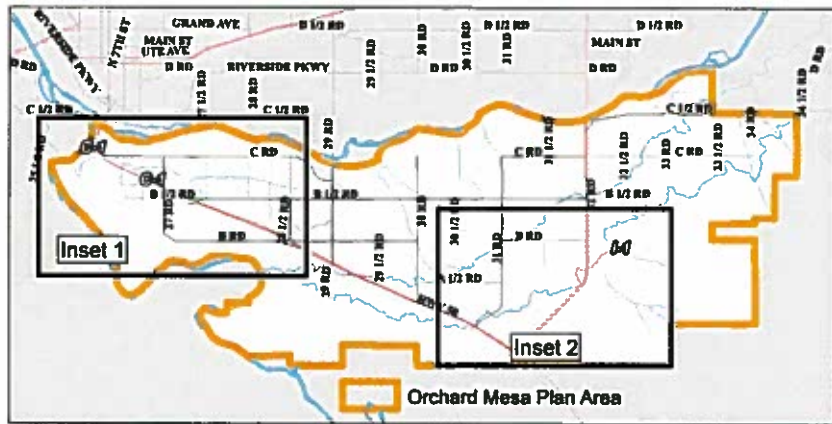


### Commercial and Industrial Property

-  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

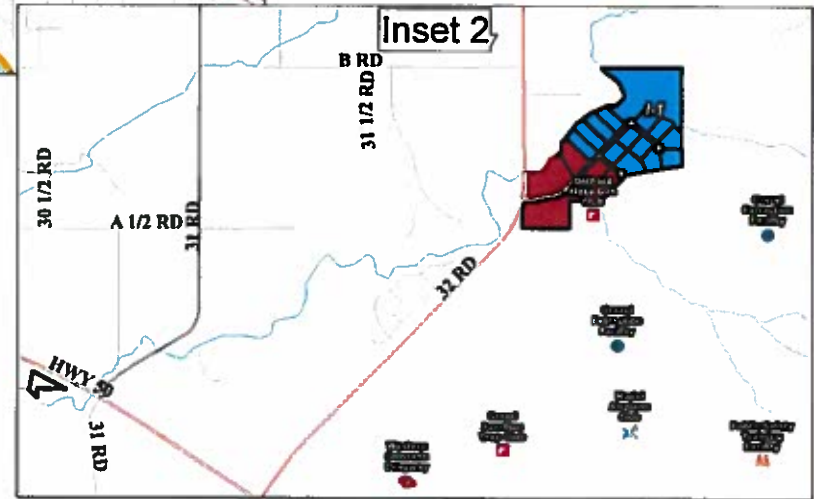
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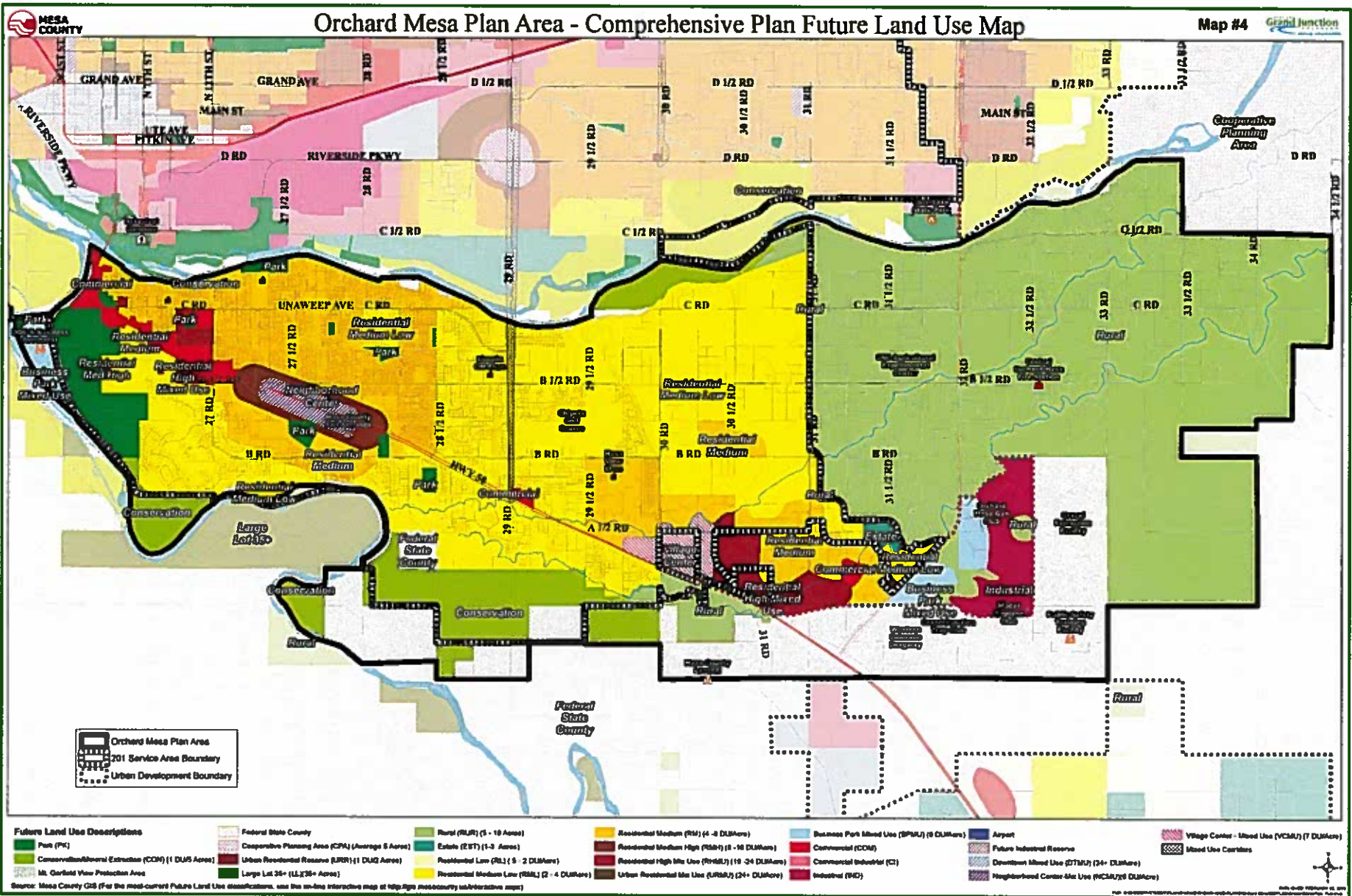
Inset 1

Inset 2

Orchard Mesa Plan Area

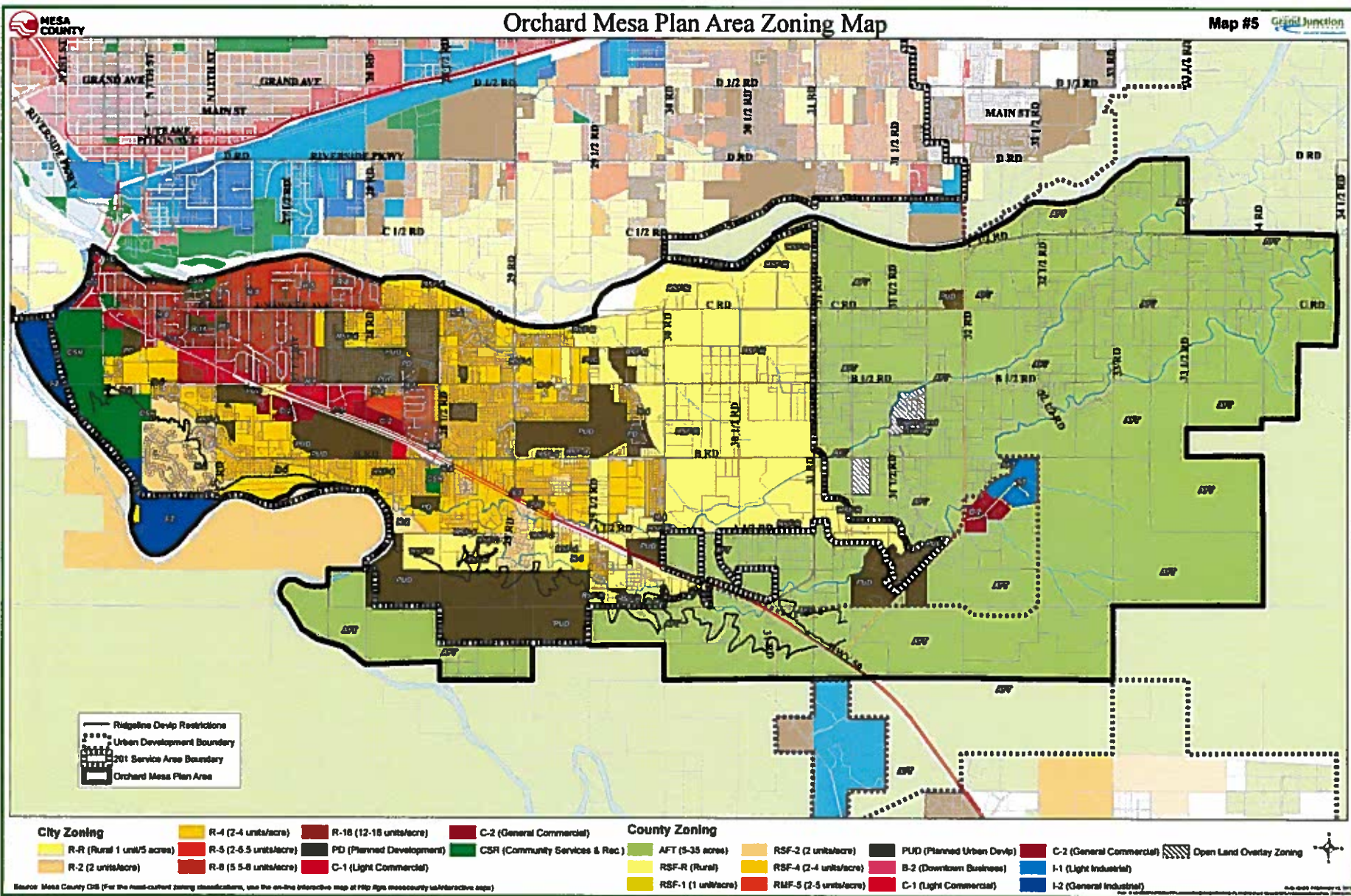


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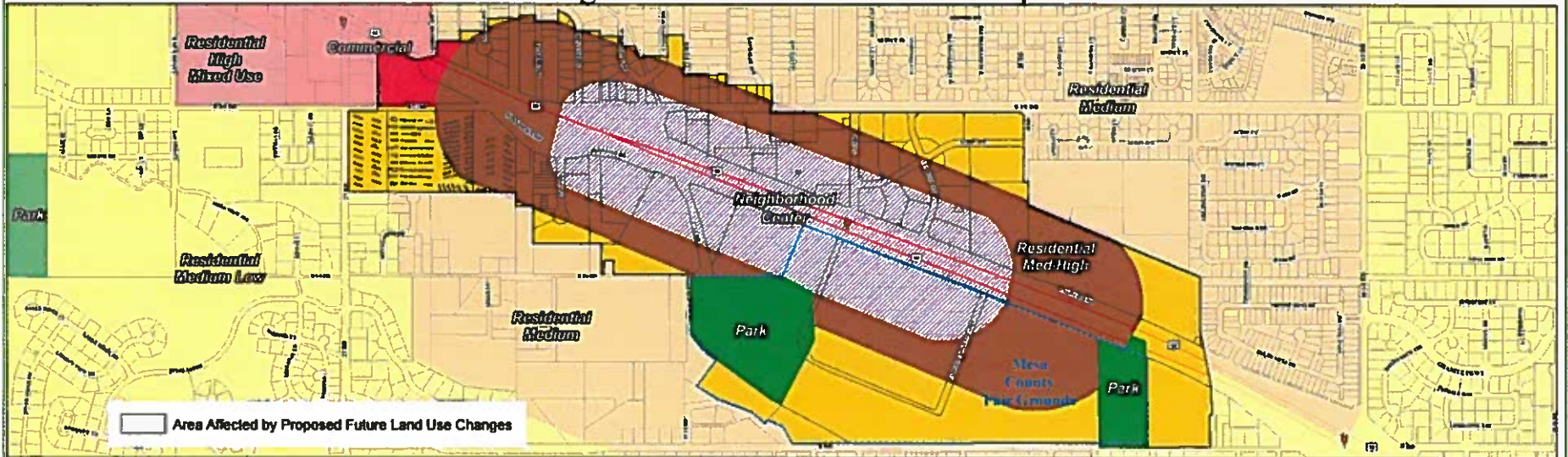


# Orchard Mesa Plan Area Zoning Map

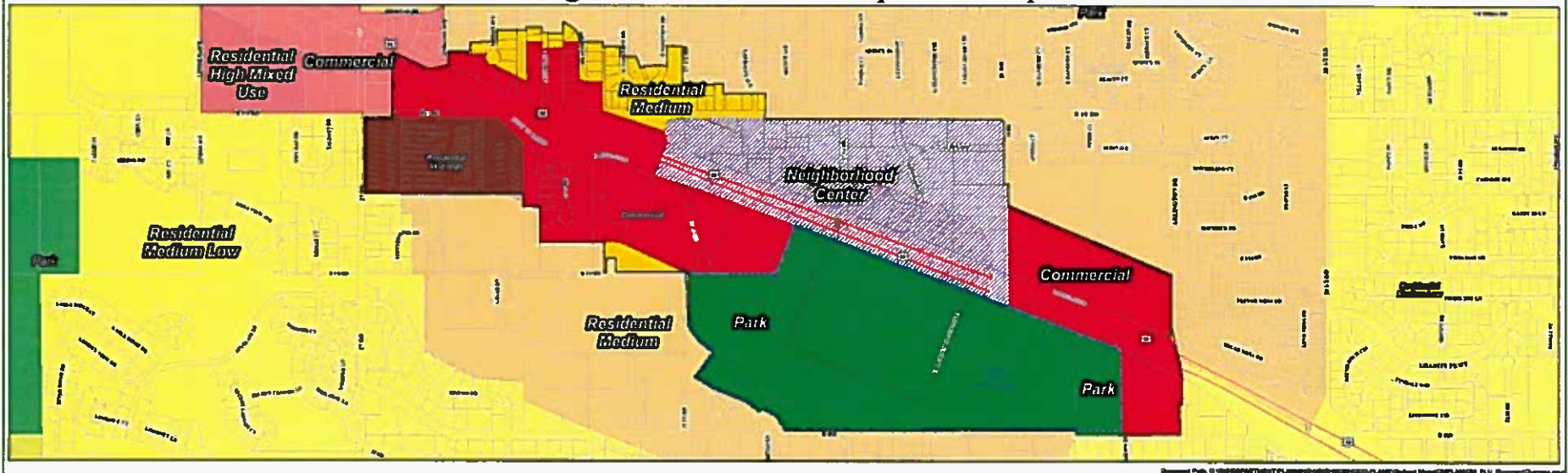
Map #5 Grand Junction

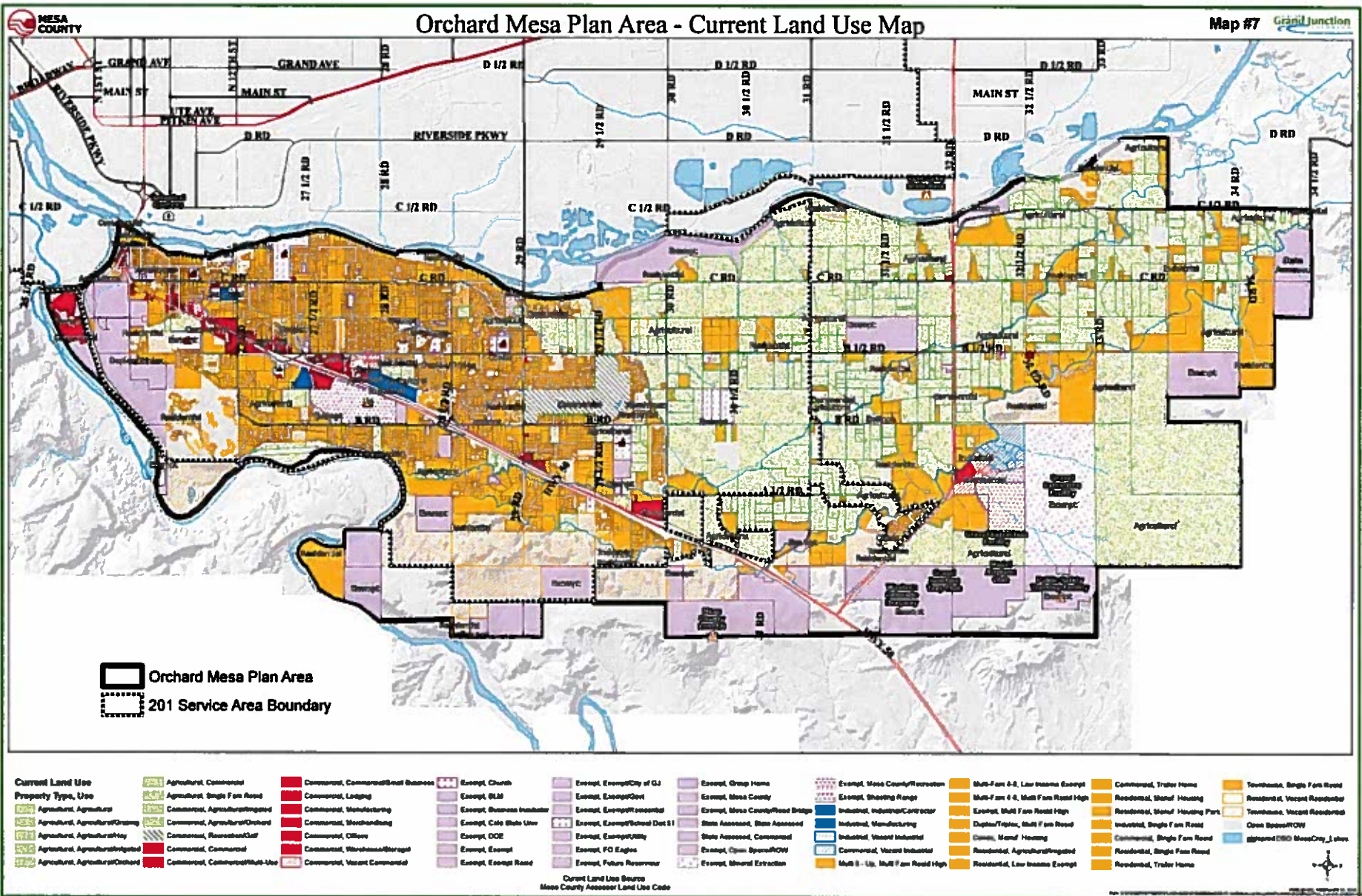


### Orchard Mesa Neighborhood Center - Current Comp Plan Future Land Use

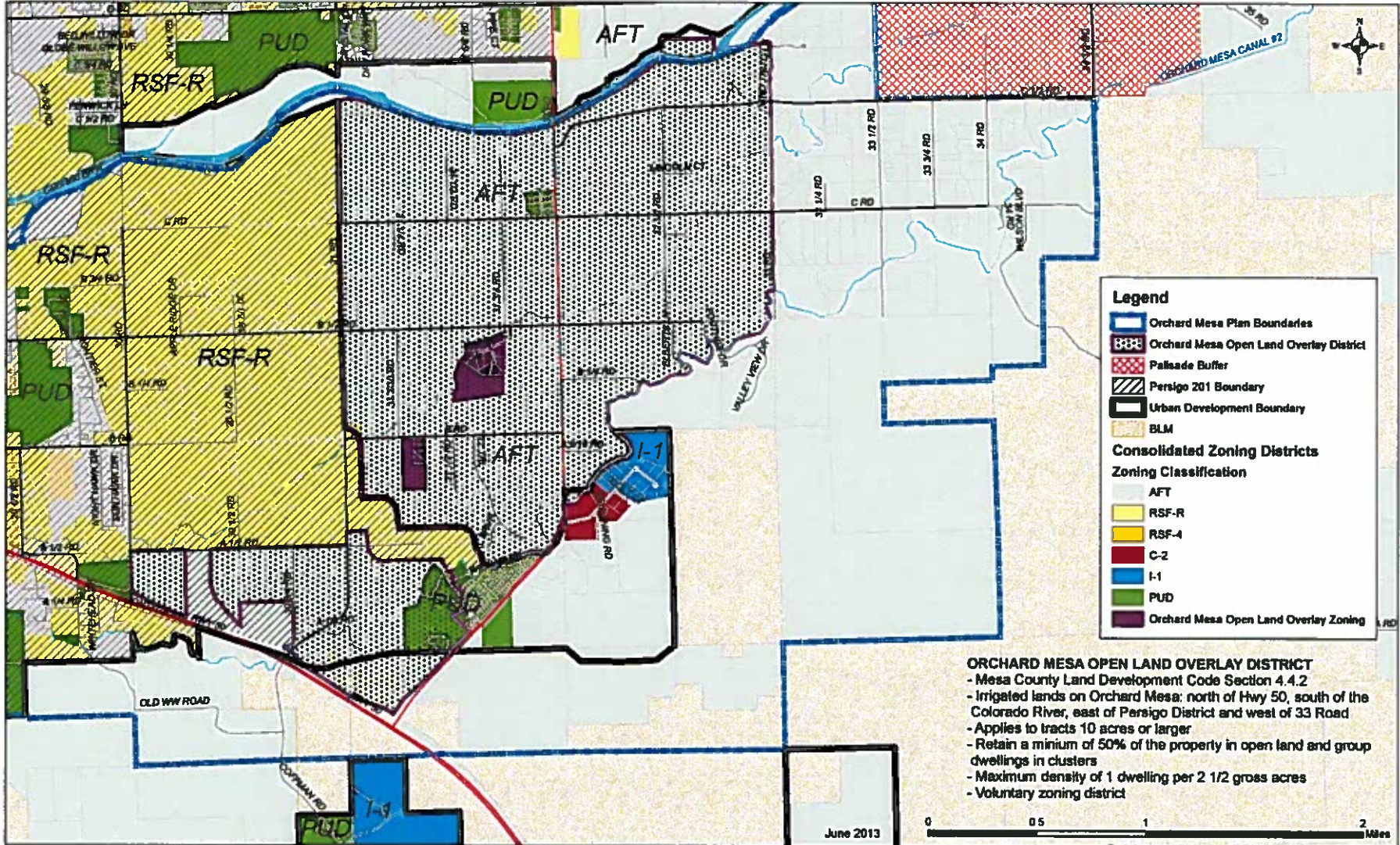


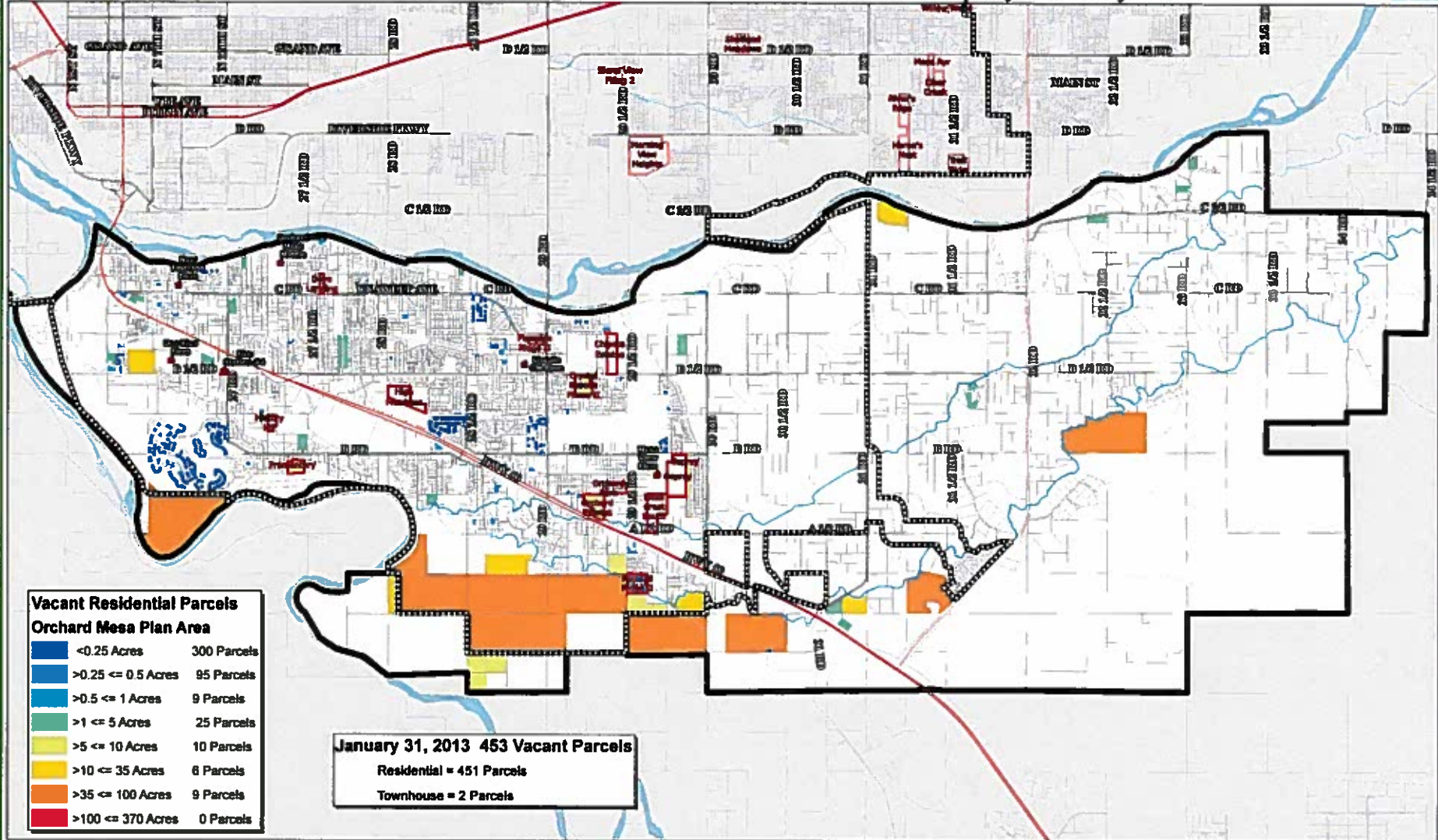
### Orchard Mesa Neighborhood Center - Proposed Comp Plan Future Land Use





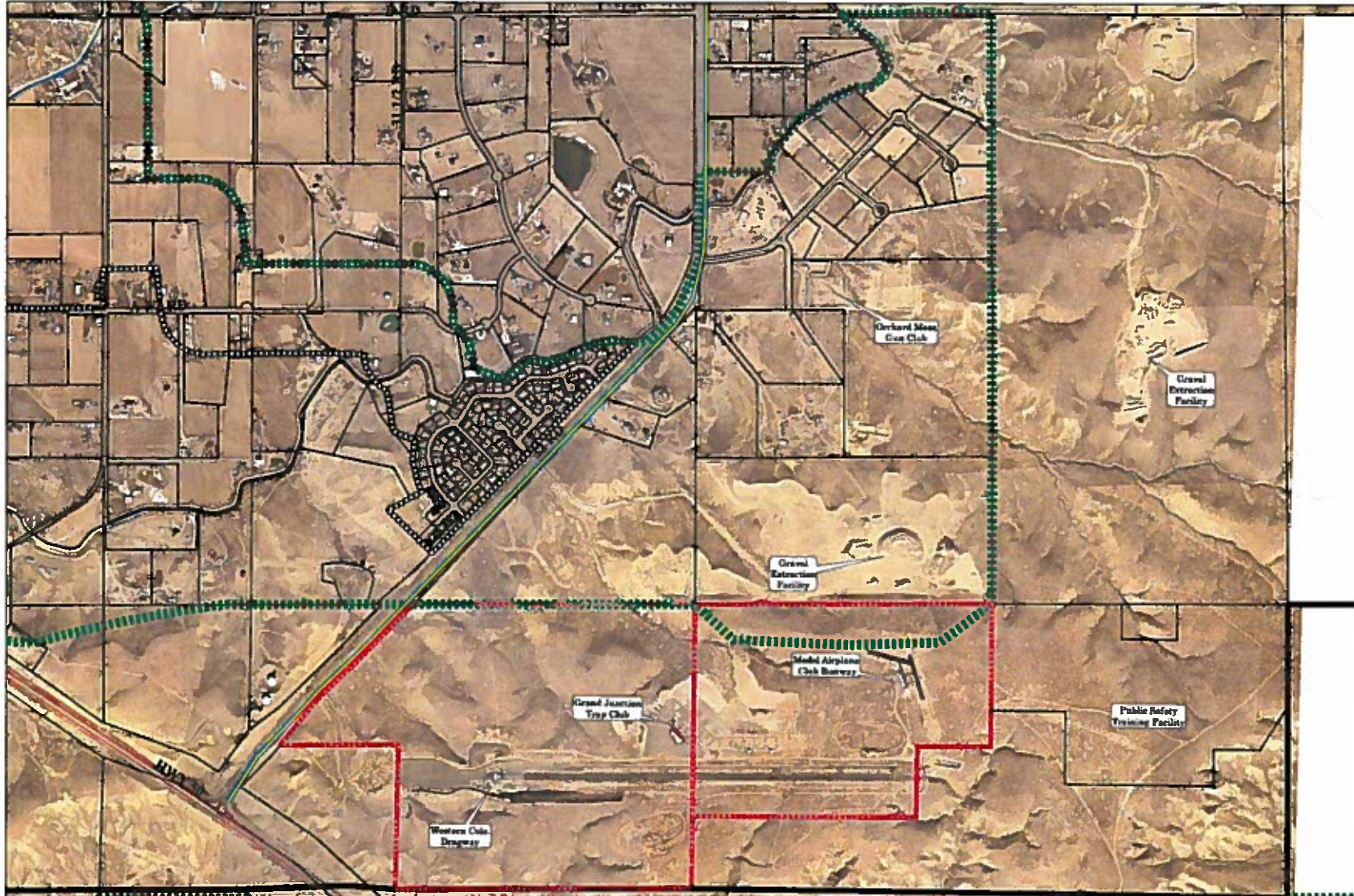






 Orchard Mesa Plan Area  201 Service Area Boundary  Non Platted Subs



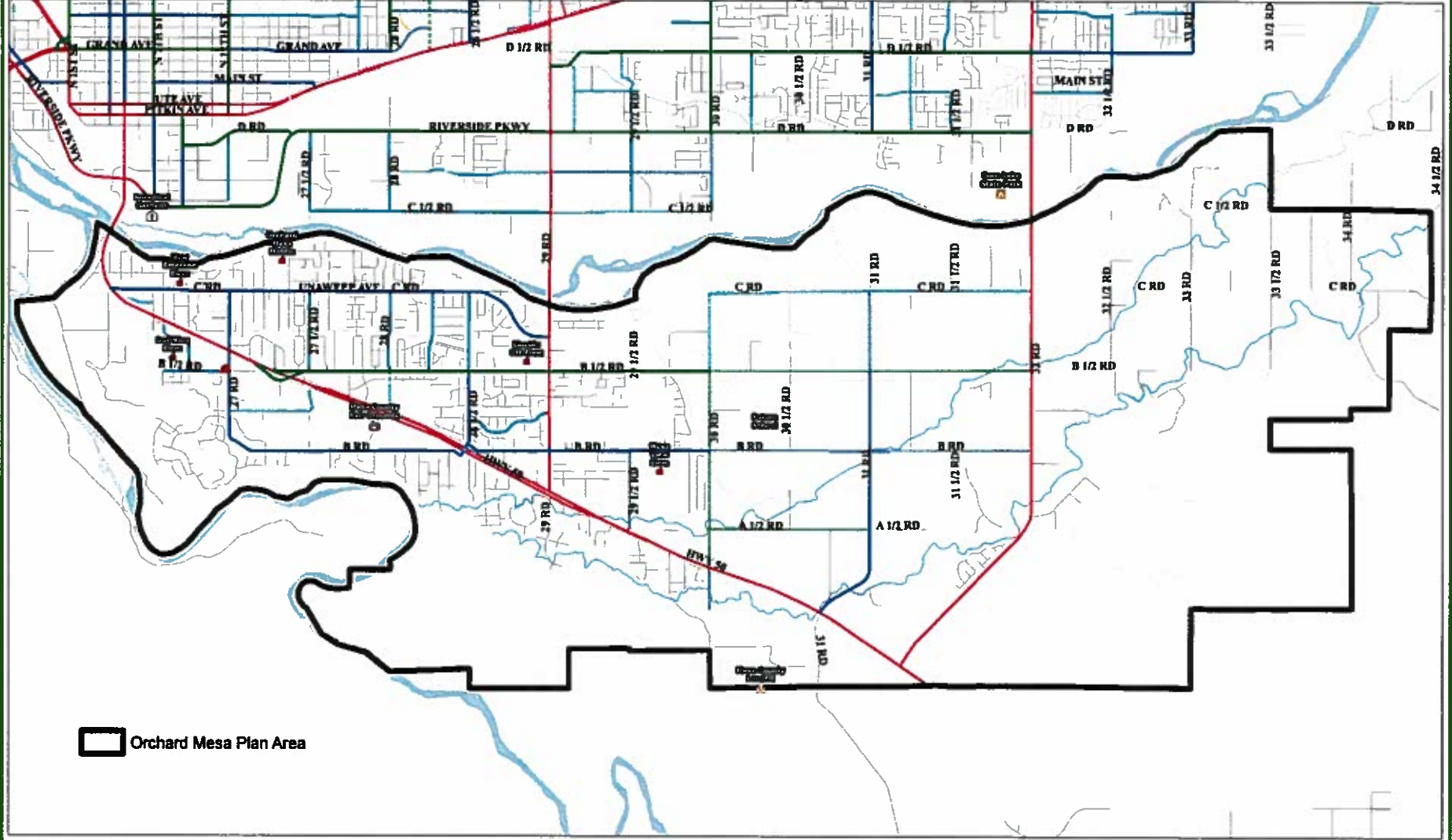


Orchard Mesa Plan Area    201 Service Area Boundary    Urban Development Boundary    Mesa County Property    Whitewater Sanitary Sewer Line



# Orchard Mesa - Grand Valley Circulation Plan

Map #12



Orchard Mesa Plan Area

**Grand Valley Circulation Plan Functional Classifications**

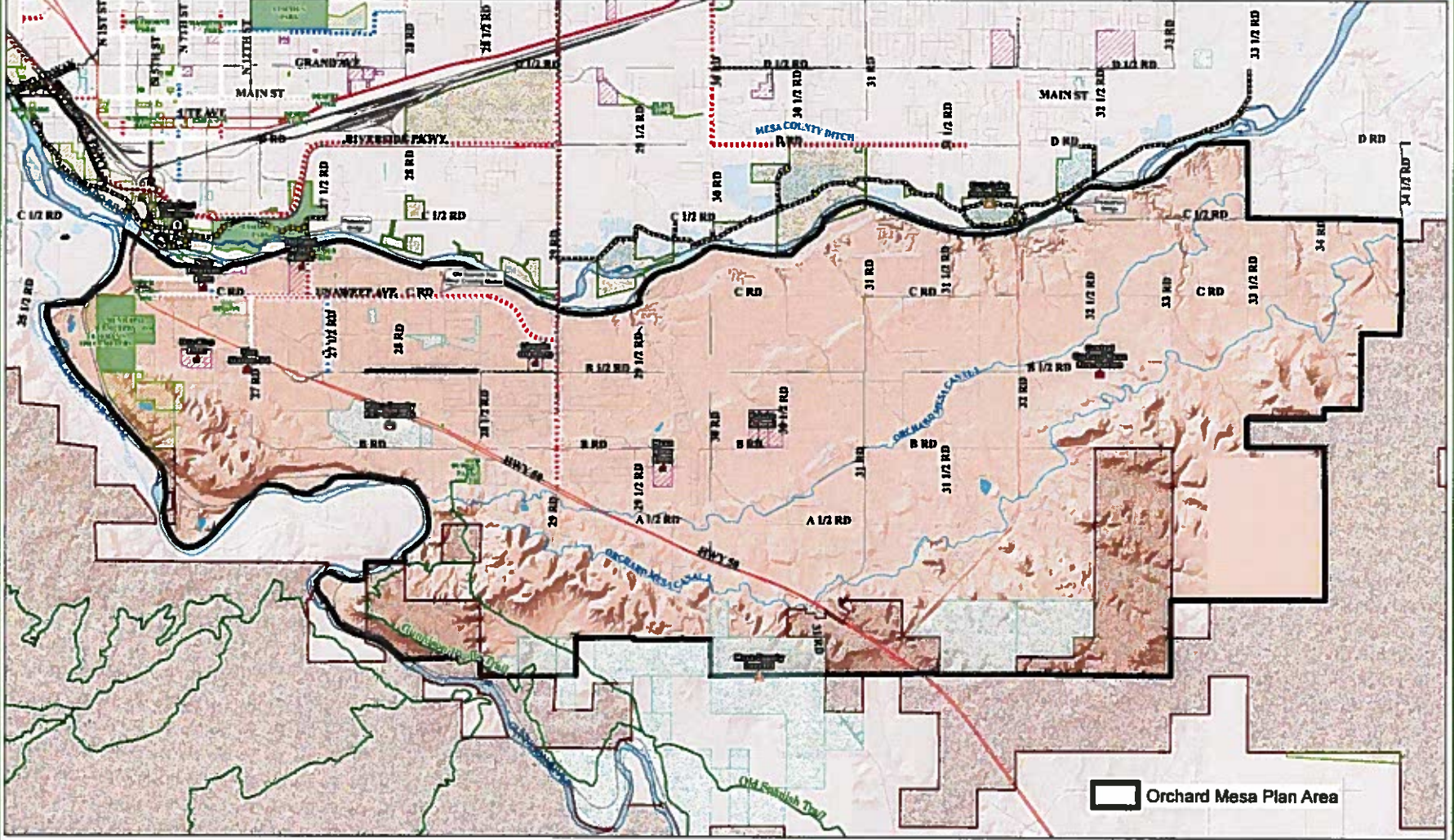
Interstate 70 - Proposed	Principal Arterial - Proposed	Minor Arterial - Proposed	Major Collector - Proposed	Minor Collector - Proposed
Interstate 70	Principal Arterial	Minor Arterial	Major Collector	Minor Collector
				Unclassified





# Orchard Mesa Plan Area - Trails Map

Map #13 Grand Junction

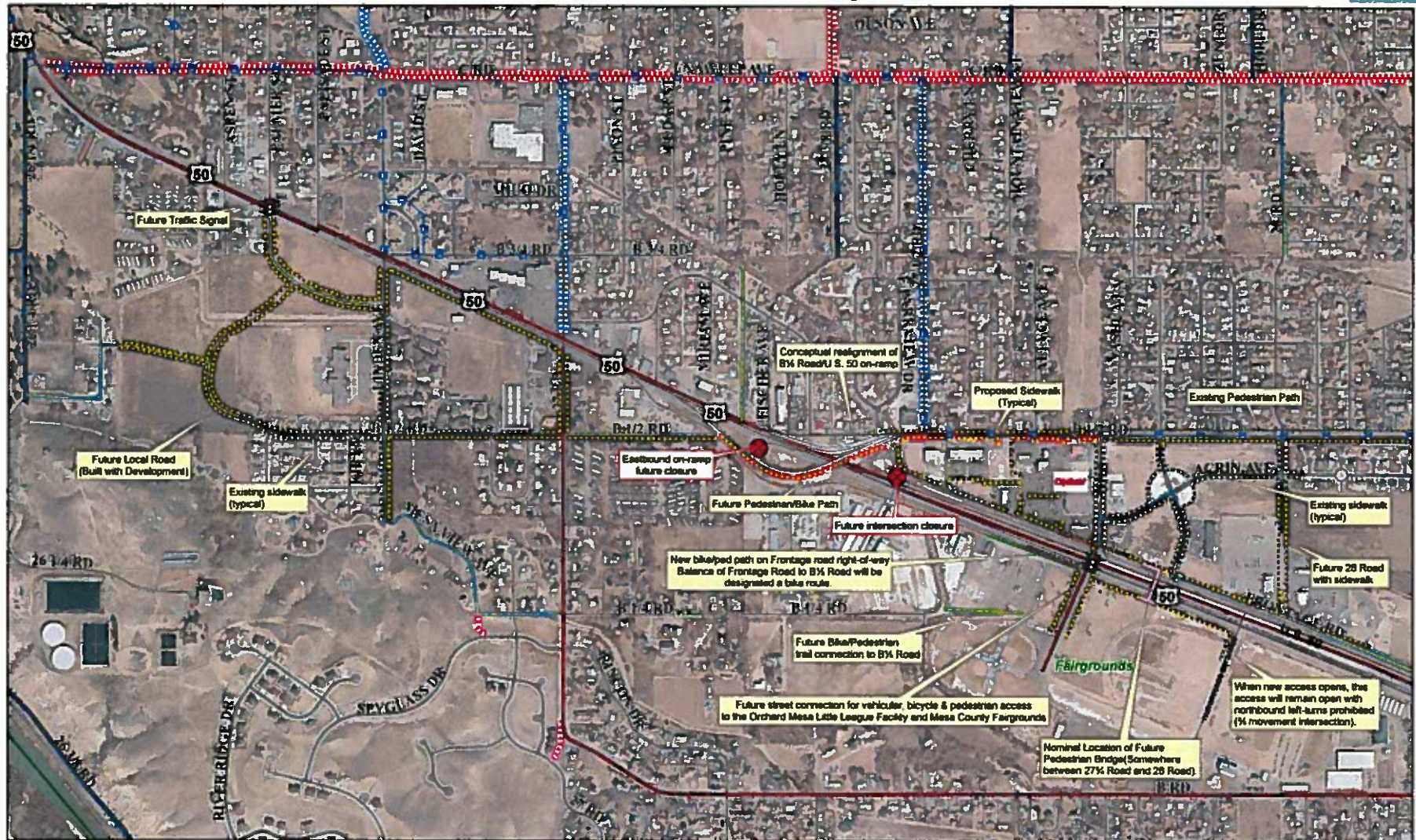


Orchard Mesa Plan Area

- 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
- BLM
- Mesa County Property

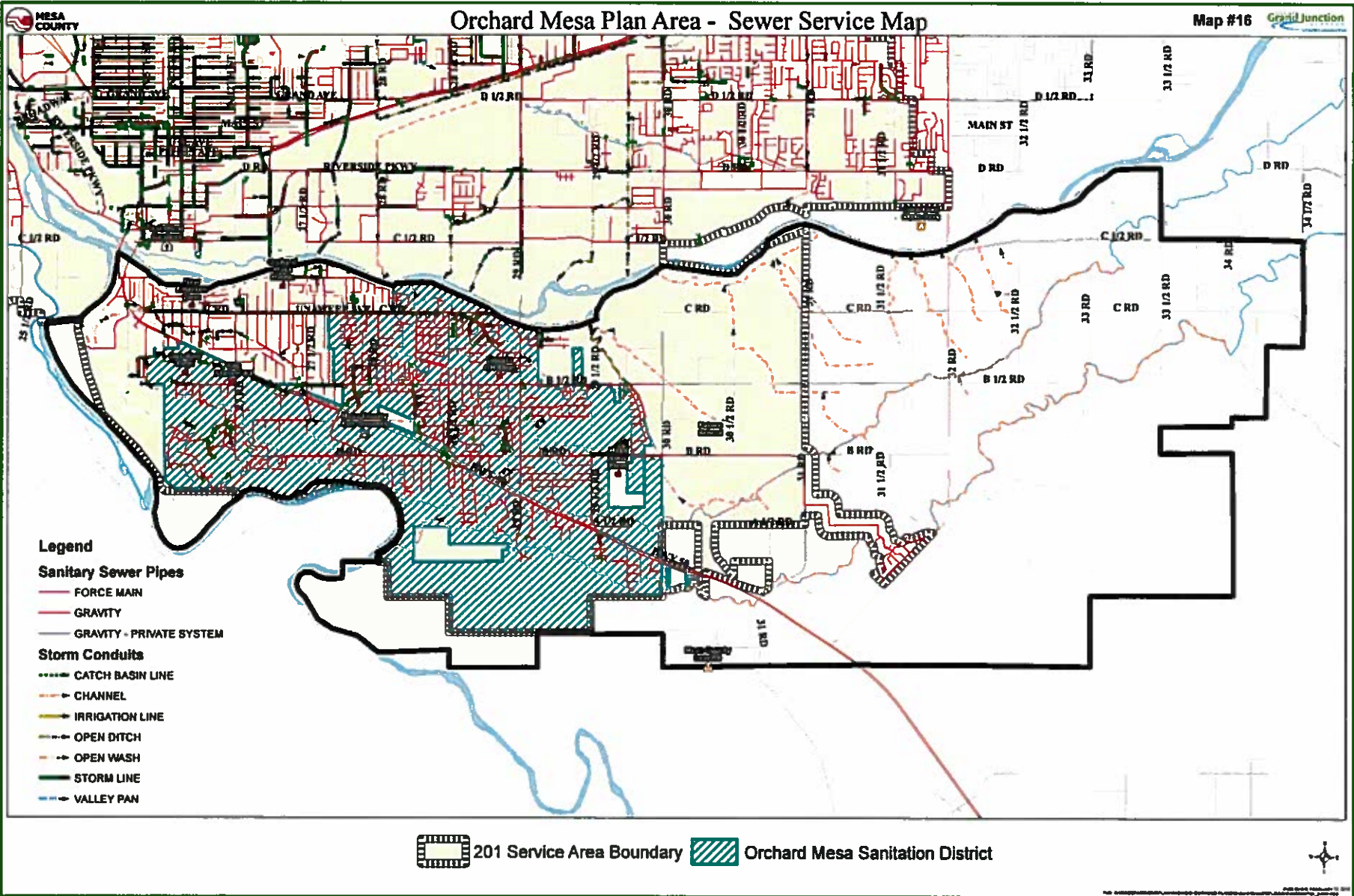






Existing Trail & Bike Routes	Signed Bike Routes	2001 Plan Proposed Trails & Routes	Signed Bike Route	Proposed Trail & Bike Routes	Bike-Pod Detached Sidewalk Plan	Proposed Sidewalk	B½ Rd On-Ramp Modification
Detached Bike-Pod Trails	Neighborhood Interconnections	Striped Bike Lane	Bike-Pod Detached	Striped Bike Lane	Sharrow Route	Existing Sidewalk	Proposed Blue/Ped Path
Striped Bike Lanes			Signed Bike Route				OVT Route 5 (OM Area)

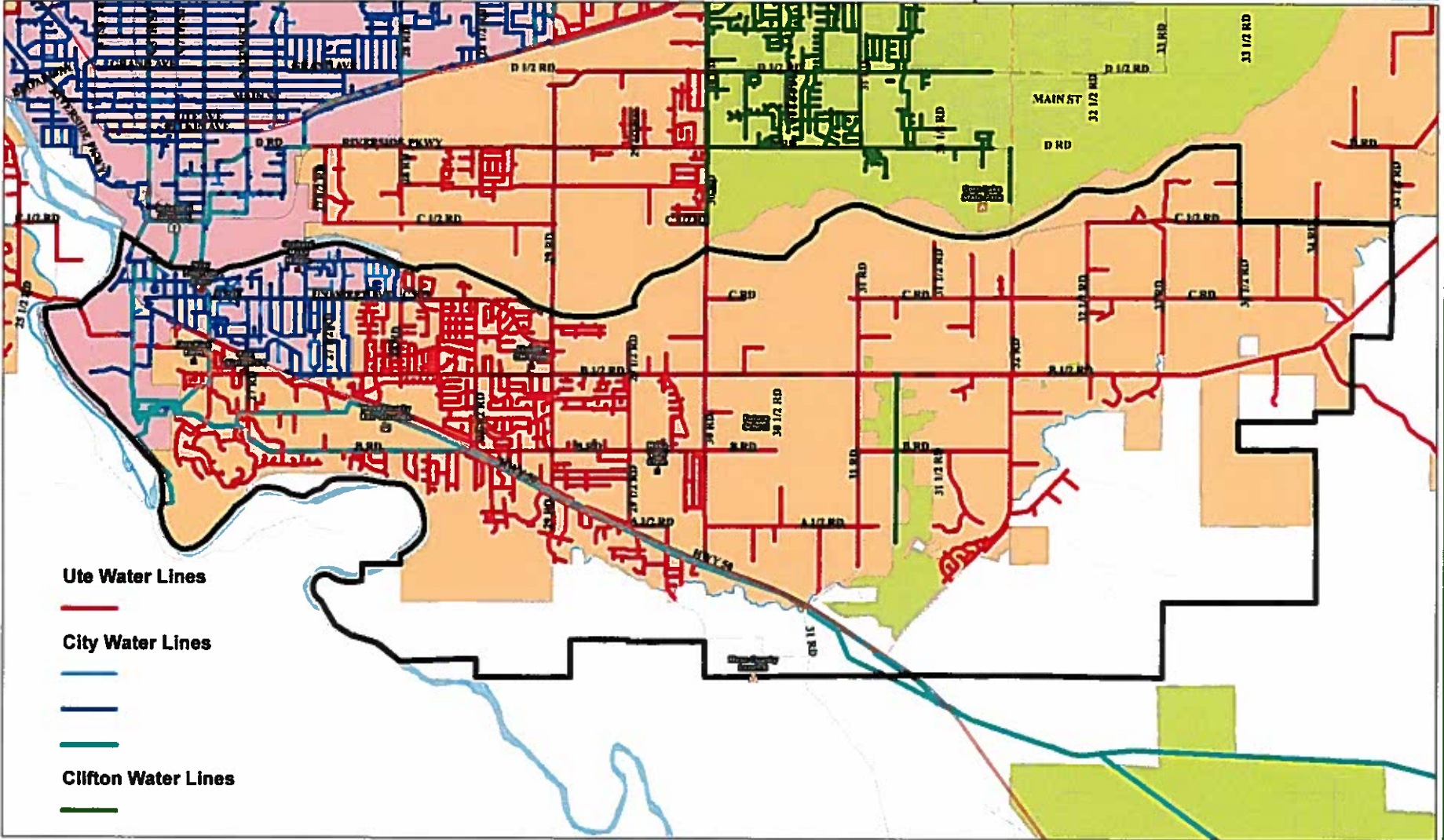






# Orchard Mesa Plan Area - Water Service Map

Map #17



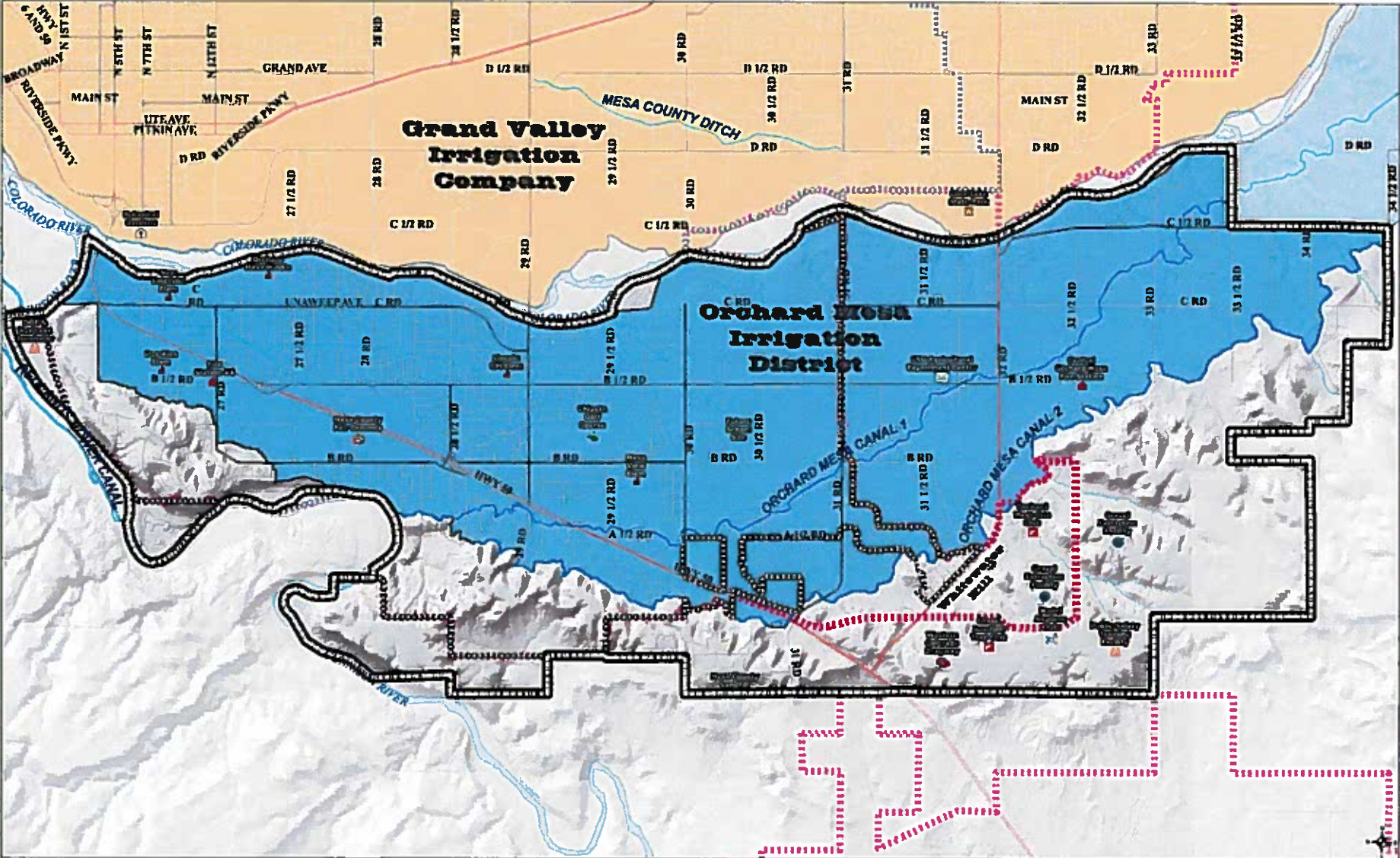
Orchard Mesa Plan Area
  Ute Water District
  Grand Junction Water District
  Clifton Water District






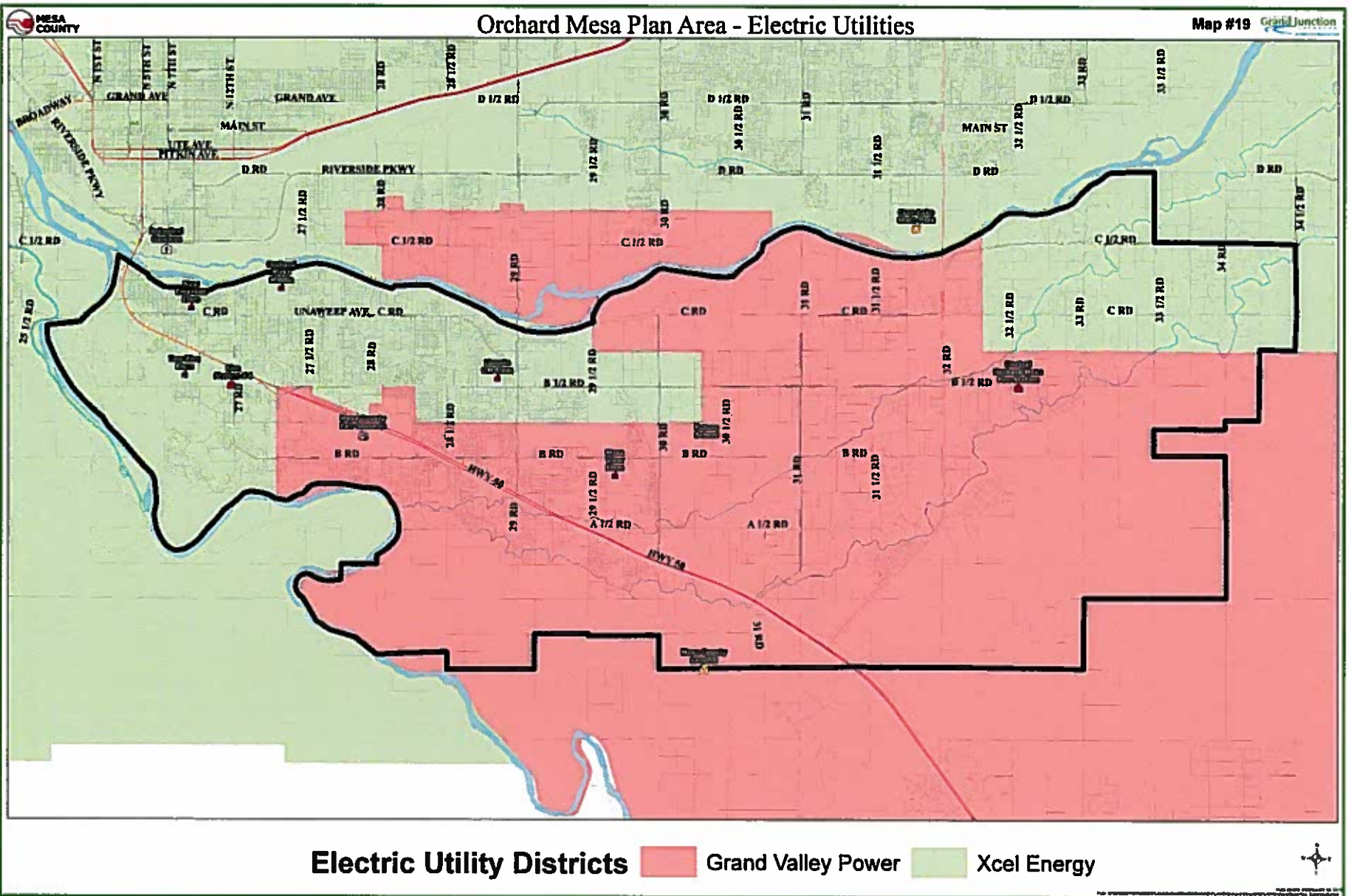


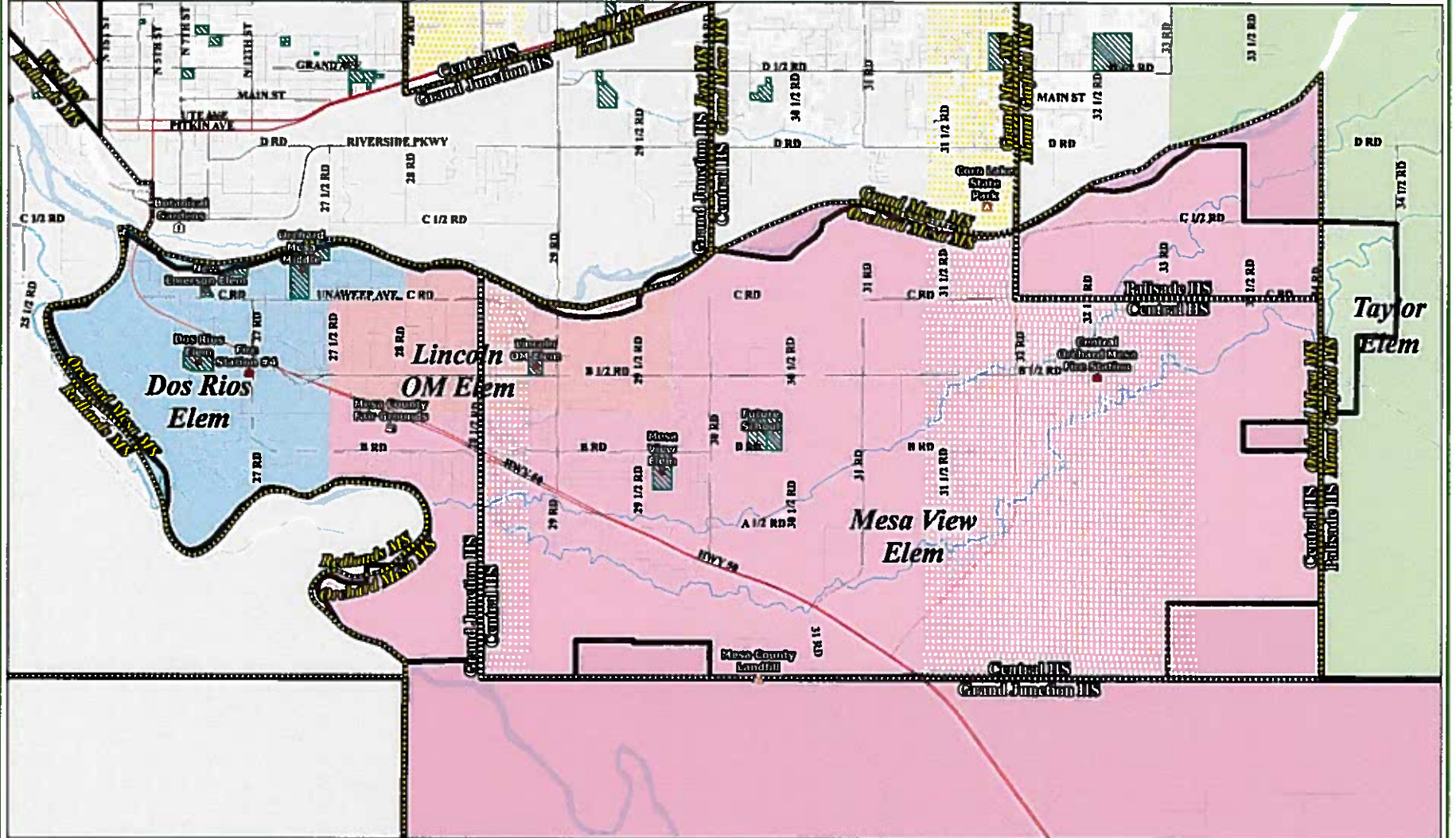
# Orchard Mesa Neighborhood Plan - Irrigation Districts

Map #18 Grand Junction



 Plan Boundary
  201 Service Area Boundary
  Urban Development Boundary





**District 51 Attendance Areas**

Orchard Mesa Plan Area

**Elementary Schools**

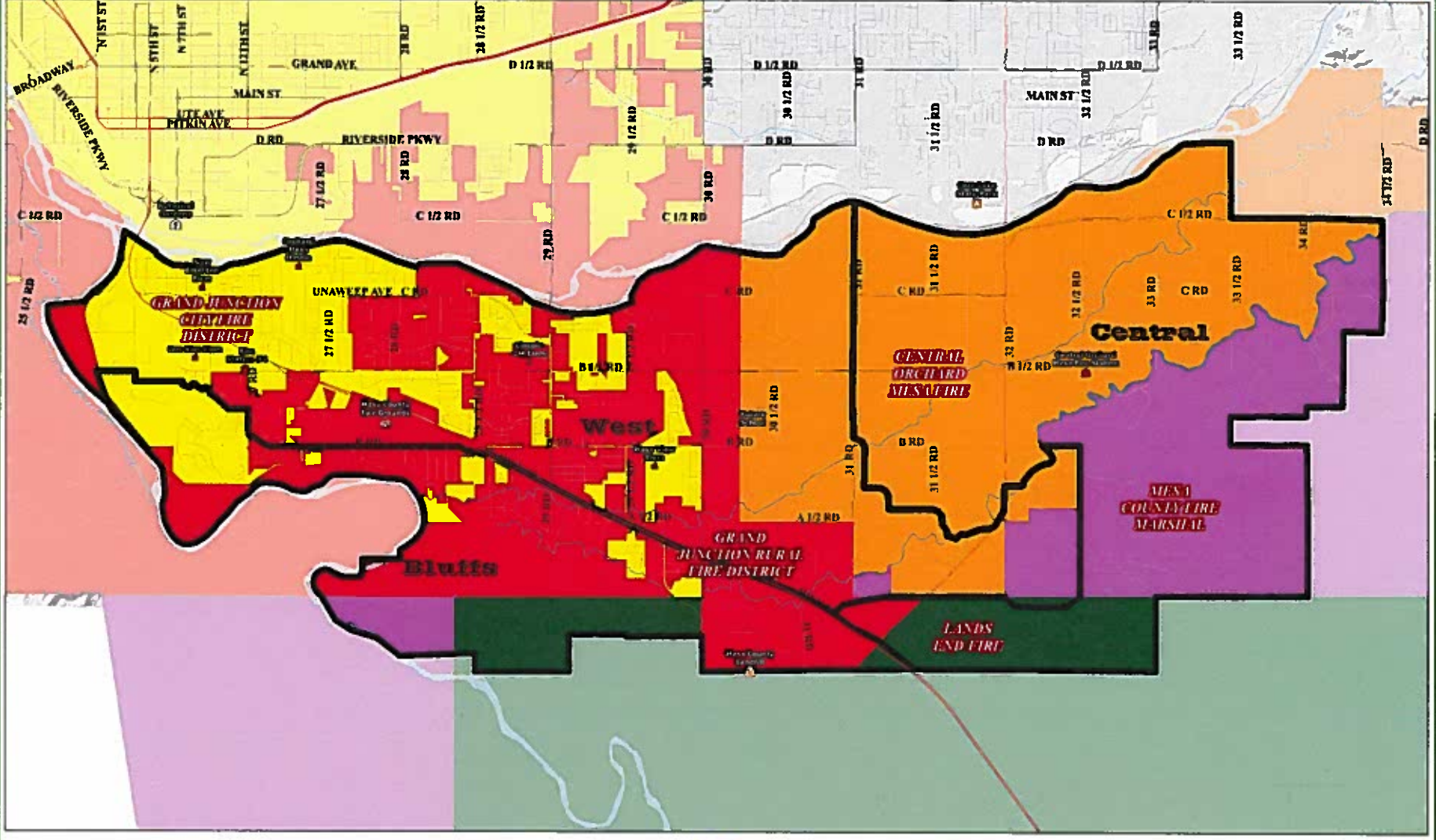
Lincoln OM Dos Rios Mesa View Taylor

Middle School High School

School Dist. 51 Property

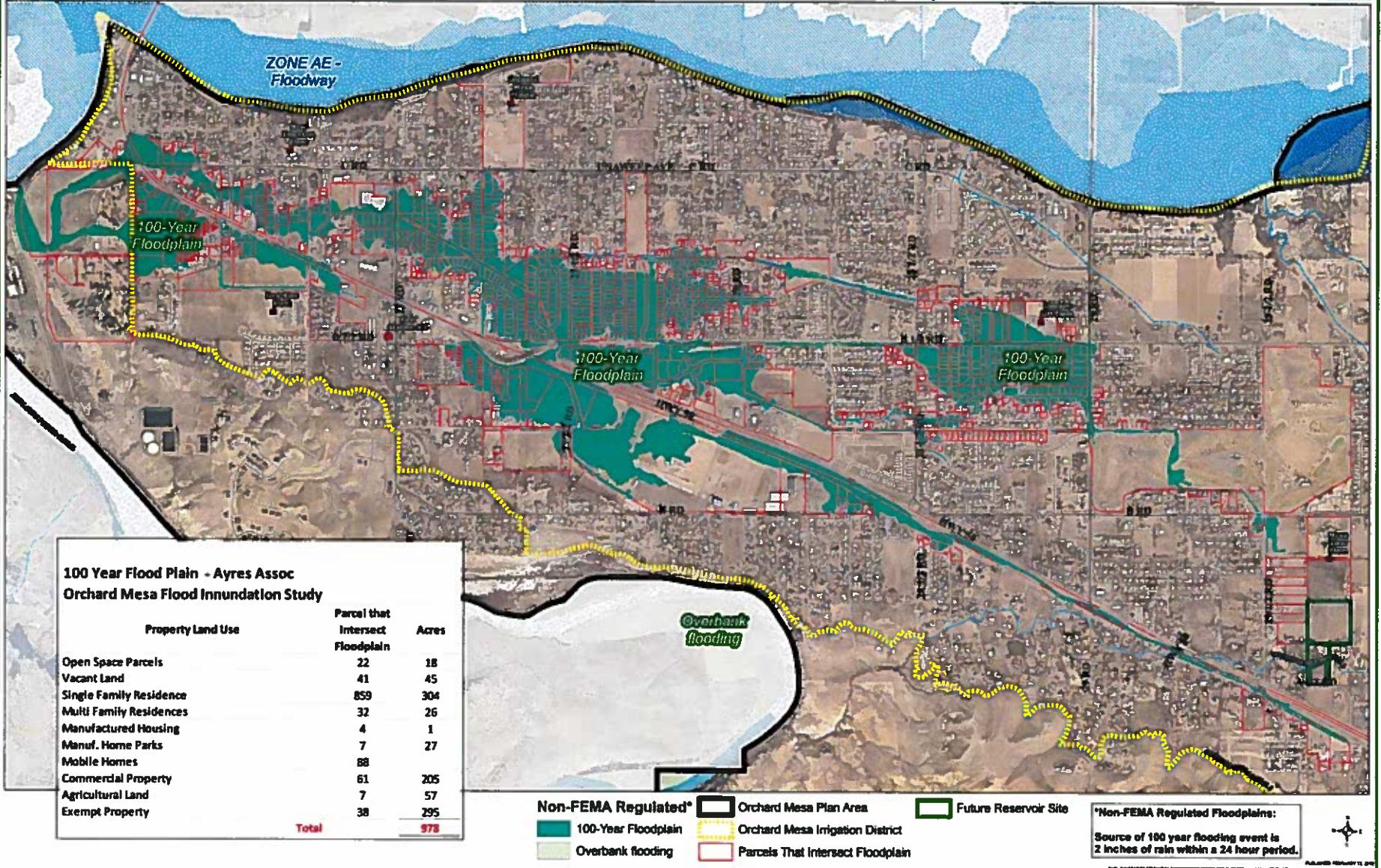


# Orchard Mesa Plan Area - Fire District Map



- |                                    |                                    |                          |
|------------------------------------|------------------------------------|--------------------------|
| Orchard Mesa Plan Area             | Grand Junction City Fire District  | Lands End Fire District  |
| Central Orchard Mesa Fire District | Grand Junction Rural 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
<b>Total</b>		<b>978</b>

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

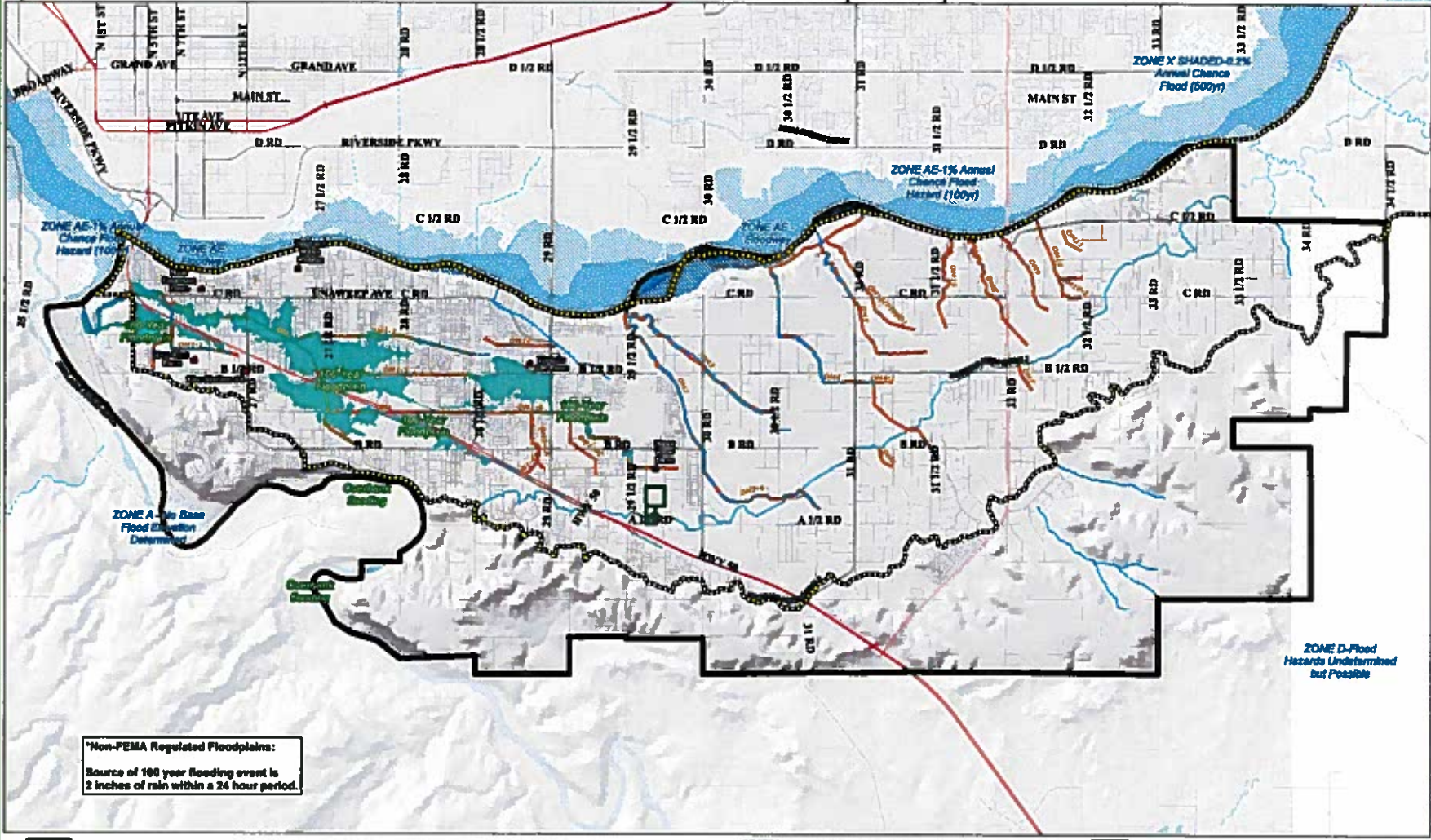
**\*Non-FEMA Regulated Floodplains:**  
Source of 100 year flooding event is 2 inches of rain within a 24 hour period.





# Orchard Mesa Plan Area - Floodplain Map

Map #23

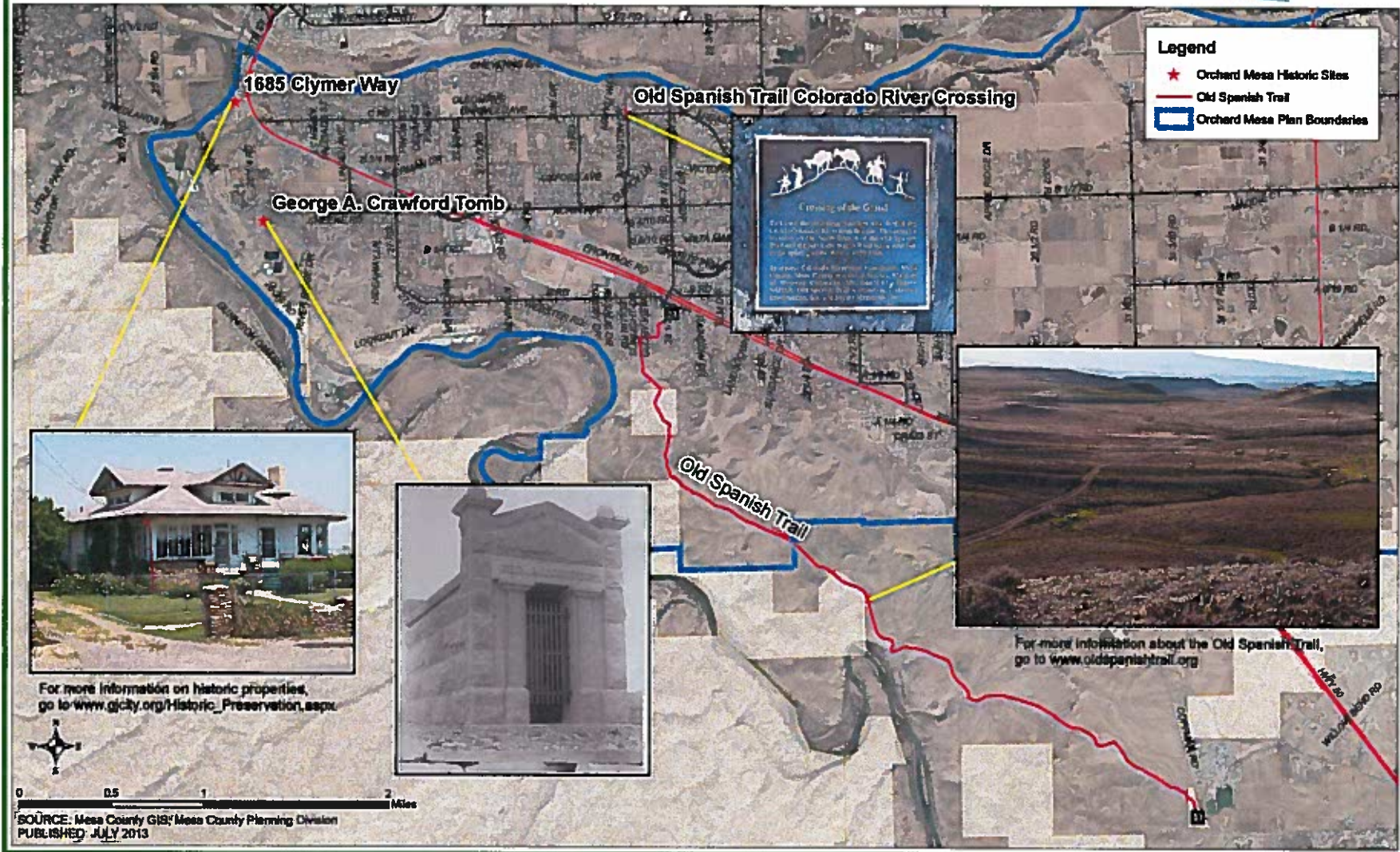


**\*Non-FEMA Regulated Floodplains:**  
 Source of 100 year flooding event is 2 inches of rain within a 24 hour period.

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 A - No Base Flood Elevation Determined		



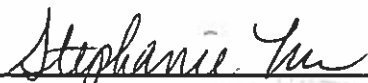




I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4629 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16<sup>th</sup> day of April, 2014 and that the same was published in The Daily Sentinel, a newspaper published 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 5<sup>th</sup> 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 12<sup>th</sup> day of May, 2014.

  
\_\_\_\_\_  
Stephanie Tuin, MMC  
City Clerk

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



### 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.

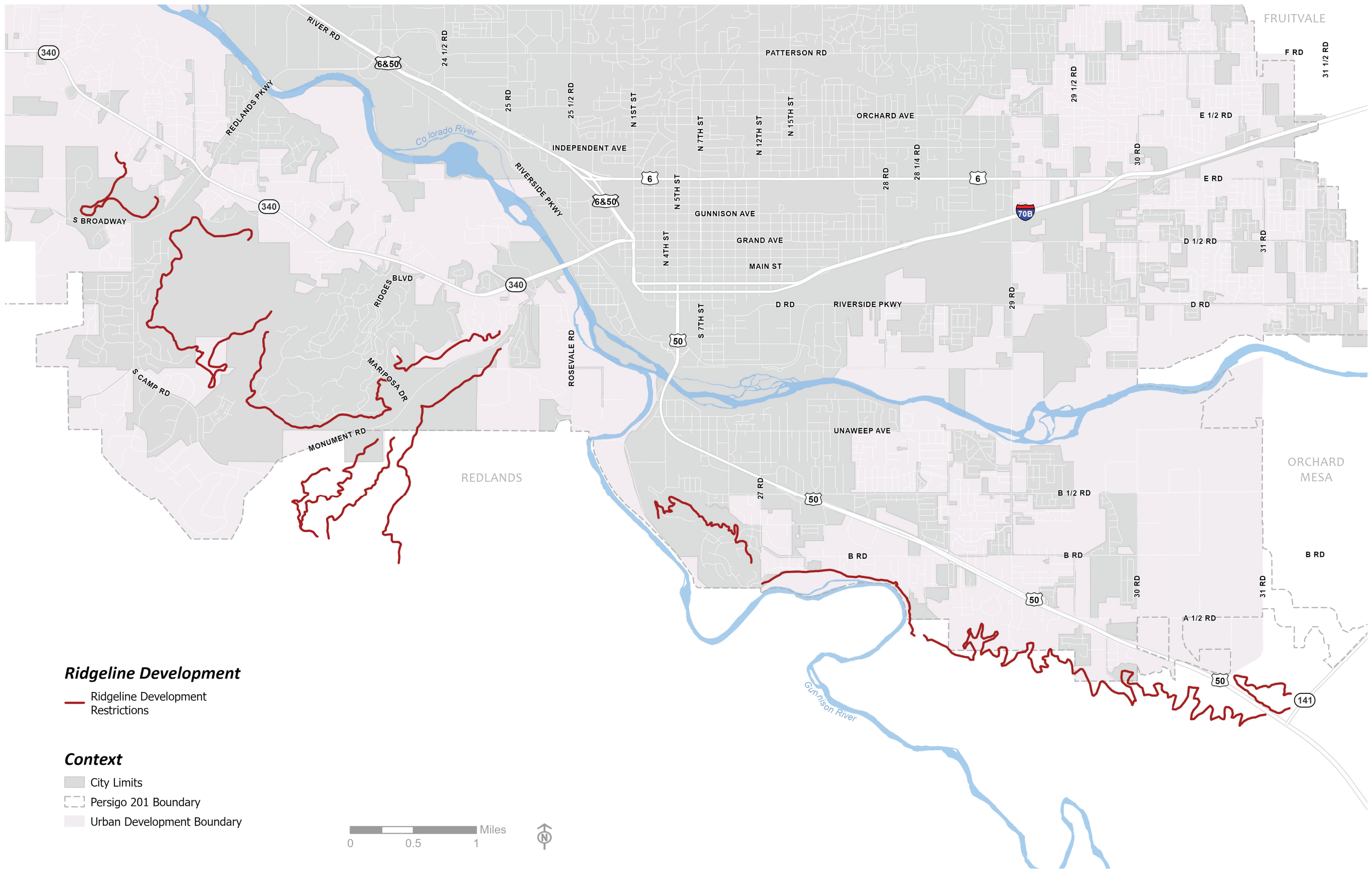
### Ridgeline Development Map

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.



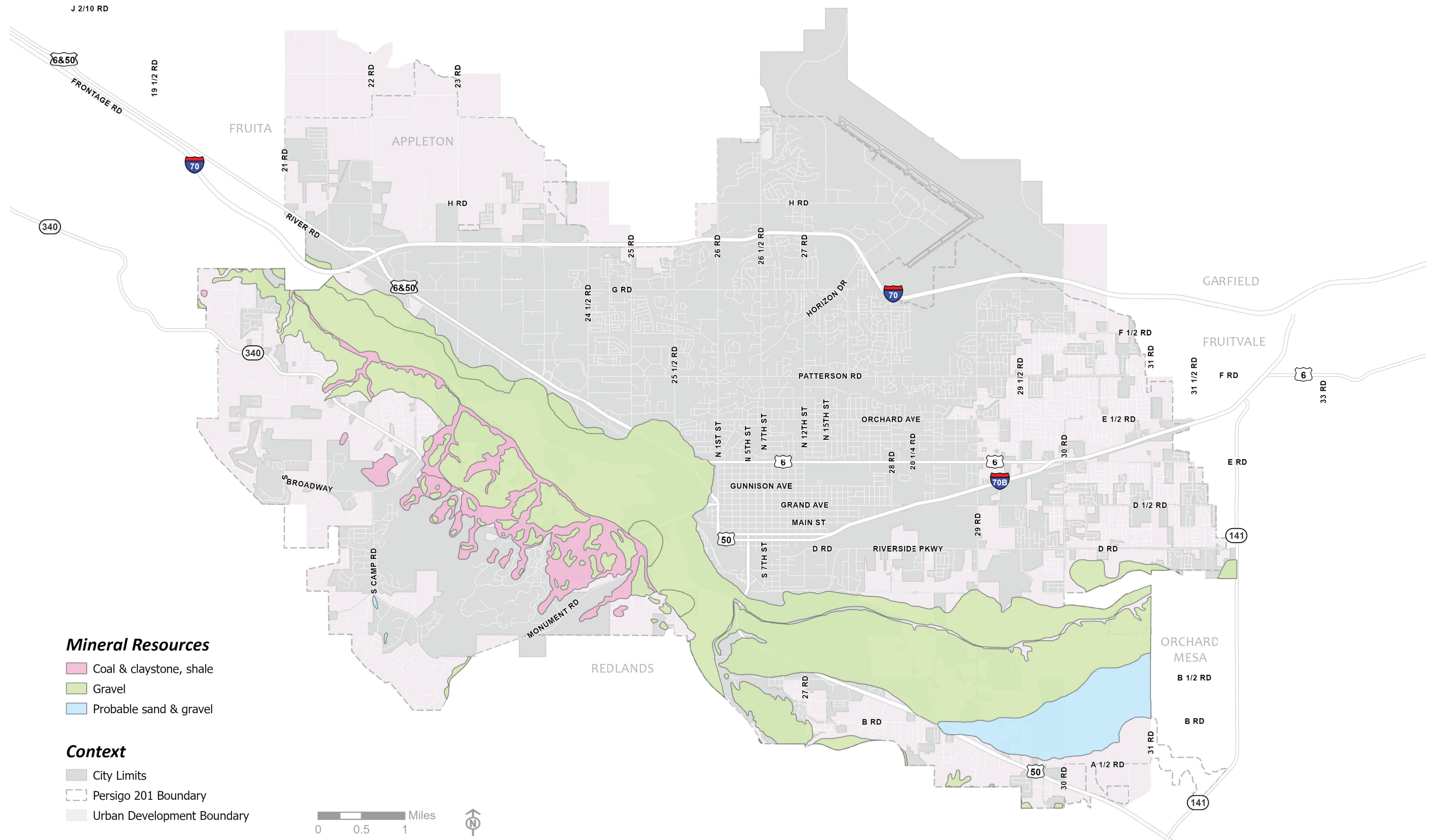
**Ridgeline Development**

- 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

