GRAND JUNCTION CITY COUNCIL
WORKSHOP

MONDAY, APRIL 7, 2014, 6:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET

To become the most livable community west of the Rockies by 2025

1. **Orchard Mesa Neighborhood Plan Update:** This is the third of three informal updates by Staff to bring to City Council the current planning effort the City has completed with Mesa County for the Orchard Mesa area. Adoption of the Orchard Mesa Neighborhood Plan as recommended by the Grand Junction Planning Commission and the Mesa County Planning Commission has been scheduled for First Reading at the April 16, 2014 City Council meeting.

Attach W-1

Supplemental documents presented

2. **University Boulevard Discussion**

Supplemental documents presented

3. **Board Reports**

4. **Other Business**

Date: 3 April 2014
Author: David Thornton
Title/ Phone Ext: Planning and Development Supervisor
Proposed Meeting Date: 7 April 2014

CITY COUNCIL STAFF REPORT
WORKSHOP SESSION

Topic: Presentation and Overview of the Orchard Mesa Neighborhood Plan
Staff (Name & Title): David Thornton, Planning & Development Supervisor

Summary:

This is the third of three informal updates by Staff to bring to City Council the current planning effort the City has completed with Mesa County for the Orchard Mesa area. Adoption of the Orchard Mesa Neighborhood Plan as recommended by the Grand Junction Planning Commission and the Mesa County Planning Commission has been scheduled for First Reading at the April 16, 2014 City Council meeting.

Background, Analysis and Options:

The Orchard Mesa Neighborhood Plan is a joint planning effort between the City of Grand Junction and Mesa County. It builds upon the 2010 Grand Junction Comprehensive Plan, which was adopted by Mesa County and Grand Junction. The previous Orchard Mesa Plan was adopted in1995 and updated in 2000. With the adoption of the 2010 Grand Junction Comprehensive Plan, the Orchard Mesa Plan was sunset. A new Orchard Mesa Neighborhood Plan is needed to complement the Comprehensive Plan and to address the specific needs of the Orchard Mesa area. A Future Land Use Map amendment for the Neighborhood Center is included in the project.

The Plan area is generally located between the Colorado and Gunnison Rivers, from Confluence Point on the west and extending eastward to BLM lands around 34 ½ Road. The southern boundary of the Plan area is around Whitewater Hill, abutting the Whitewater Community Plan area. The Plan area includes the urban area of Orchard Mesa on the west; the Gunnison River Bluffs on the southwest; and rural Central Orchard Mesa on the east. The Plan area is generally urbanizing west of 31 Road.

The Plan area encompasses about 13,000 acres, or just over 20 square miles; of that, about 3 square miles, or 15%, is in the City of Grand Junction and the remainder is unincorporated Mesa County. A little over half of the Plan area is within the Urban Development Boundary.

There were 6 public open houses conducted in 2013, which were attended by over 320 people. Approximately 93 written comments were received. Prior to each series of open houses, postcards were mailed to all property owners in the Plan area. An

additional open house was held January 29, 2014, attended by 8 property owners. Although open to the general public, the specific purpose was to provide an opportunity for property owners in the area in and around the Mesa County Fairgrounds, affected by the proposed future land use change to meet with Planning staff. There were also eleven technical focus group and stakeholder meetings, with about 50 participants, and three joint City and County Planning Commission workshops. A Joint City/County Planning Commissions Public Hearing was held February 20, 2014 where the public had an additional opportunity to make comments about the Plan.

The draft Plan and all supporting documents were made available to the public on the City and County websites. Paper copies were distributed to the Mesa County Library (Main Library and Orchard Mesa Branch) and were also available at both Planning Offices.

SUMMARY OF PLAN

The proposed Orchard Mesa Neighborhood Plan is attached. The draft Plan contains an introduction describing the planning process, area demographics, and the key issues discussed in the Plan, plus an appendix with 24 maps depicting information about the Plan area. The Plan has 12 chapters on the following topics:

- 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
- 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. This helps to illustrate how the Orchard Mesa Neighborhood Plan is connected to the Grand Junction Comprehensive Plan.

KEY ISSUES

Key issues identified in the planning process includes the public’s perception of the image of Orchard Mesa; the appearance of the Highway 50 corridor; future development in urbanizing areas; the protection of rural areas; improving stormwater and drainage infrastructure; better connectivity between the neighborhoods on the north and south sides of Highway 50; the need for pedestrian and bicycle infrastructure; and economic development issues such as the desire for more businesses and services,

including medical services. (NOTE: the following actions do not address all of the issues described above. See the Plan for additional actions.)

KEY ACTIONS

1. Entrances to the Community

Highway 50 enters Grand Junction from the south. Residents and business owners alike have expressed the need to beautify the Highway 50 corridor. The B ½ Road Overpass is a visual cue that you have arrived in the urban area. It has been identified as an opportunity for beautification and can become an attractive entry feature welcoming visitors. Plan participants and the Grand Junction City Council have endorsed this concept and support it as part of the planning efforts for Orchard Mesa. The figures shown here depict one concept for beautification in this area. (See Plan pages 9-10) Other goals and actions in the Community Image, Future Land Use and Zoning, and Economic Development chapters identify more ways to improve the appearance of the Highway 50 corridor while supporting economic development, including redevelopment of properties and streetscape improvements.

2. Future Land Use

The Future Land Use map was adopted as part of the 2010 Comprehensive Plan. The future land use for the majority of the Plan area is proposed to remain as currently adopted. However, the Neighborhood Center around the Fairgrounds and City Market is proposed to be changed. A Neighborhood Center is an area that has commercial and residential land use mixed within a more densely populated environment. As currently adopted, the Neighborhood Center extends along both sides of Highway 50, and is surrounded by the Residential Medium High future land use and transitioning to Residential Medium. The east and west ends of the Fairgrounds are designated as Park. Multiple future land uses overlay some parcels. Much of the area is currently zoned commercial. The Fairgrounds is zoned Planned Unit Development (PUD).

The intent of the proposed Future Land Use map change is to make the future land use more consistent with actual development patterns and to resolve conflicts with zoning. The Neighborhood Center is proposed to be revised to be limited to that area north of Highway 50 and south of B ½ Road, between 27 ½ Road and 28 Road (draft Plan page 16). The entire Fairgrounds would be designated as Park, consistent with its use and PUD as well as the Mesa County Fairgrounds Master Plan. The remainder of the area along the highway would be Commercial, with Residential Medium High applied to the mobile home park to the southwest of the B ½ Road overpass. (See Plan pages 16-17)

3. Neighborhood Center Circulation

Highway 50 has no pedestrian infrastructure and few crossings, limiting the ability of local residents to walk or bike safely. A bike and pedestrian path along Highway 50, as well as improved crossings, are a high priority in the proposed Plan. Linking businesses and residential areas inside and outside the Neighborhood Center can provide residents with more transportation options. Highway 50 is a major barrier separating south-side neighborhoods from the Neighborhood Center, Grand Valley Transit bus routes and Orchard Mesa Middle School.

Grade-separated pedestrian crossings of Highway 50 (overpasses or underpasses) are the safest pedestrian crossings. While building new pedestrian bridges or underpasses are 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 mobility and connections between schools, neighborhoods, the Neighborhood Center and the Mesa County Fairgrounds. This project ranks as a key solution to overcoming at least some of the barriers that Orchard Mesa residents face today. The Colorado Department of Transportation has already identified future changes in the access along Highway 50 in this area that will allow reducing the B ½ Road Overpass to one-way traffic eastbound, allowing the second travel lane to be limited to non-motorized transportation. (See Plan page 39.)

How this item relates to the Comprehensive Plan Goals and Policies:

A Neighborhood Plan is an element of a Comprehensive Plan and therefore when adopted becomes a part of the Comprehensive Plan. The proposed Orchard Mesa Neighborhood Plan further defines in more detail the needs of Orchard Mesa and identifies goals and action steps specific to Orchard Mesa that support the Comprehensive Plan's Goals and Policies and vision for Grand Junction to become the most livable community, and further implements the Comprehensive Plan through theses action steps. Some of these actions steps include improving Orchard Mesa as a gateway into Grand Junction, working to improve pedestrian connections to schools and other public facilities, supporting the future growth of neighborhood and village centers and enhancing Grand Junction as a regional center of commerce, The Orchard Mesa Neighborhood Plan supports the Guiding Principles of the Grand Junction Comprehensive Plan and specifically addresses 10 of the 12 Comprehensive Plan Goals listed below and their related policies.

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers. Policy D: The City and Mesa County will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community. Policy A: To create large and small "centers" throughout the community that provide services and commercial areas.

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. Policy B: Encourage mixed-use development and identification of locations for increased density.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse. Policy A.: In making land use and development decisions, the City and County will balance the needs of the community.

Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering. Policy A: In making land use and development decisions, the City and County will balance the needs of the community.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development. Policy A: Design streets and walkways as attractive public spaces. Policy B: Construct streets in…neighborhood Centers to include enhances pedestrian amenities. Policy C: Enhance and accentuate the City's "gateways"…leading into the City.

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. Policy 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.

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes. Policy B: Preserve areas of scenic and/or natural beauty and where possible include these areas in a permanent open space system.

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth. Policy A: The City and County will plan for the locations and construct new public facilitates to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. Policy A: Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.

Board or Committee Recommendation:

At a Joint City of Grand Junction and Mesa County Planning Commission Public Hearing held February 20, 2014, the Planning Commissions unanimously recommended approval to City Council to

1. adopt the Orchard Mesa Neighborhood Plan as an element of the Grand Junction Comprehensive Plan; and
2. amend the Future Land Use Map encompassing 53 acres of land in and around the Mesa County Fairgrounds between 27 Road and 28 ¼ Road and B Road to B ¾ Road from Neighborhood Center, Residential Medium High, and Residential Medium Future Land Use designations to Neighborhood Center, Commercial, Park, Residential Medium High and Residential Medium Future Land Use designations.

Financial Impact/Budget:

These Plan Amendments have no direct financial impact on the City budget.

Legal issues:

The City is authorized by its home rule powers pursuant to the Colorado Constitution and the City of Grand Junction Charter to exercise broad powers in the planning of land use on behalf of the health, safety, morals and general welfare of the community. In

addition, State law authorized municipalities to plan and zone land in C.R.S. § 29-20-101 *et seq.* Municipalities are specifically authorized to adopt plans by C.R.S. §31-23-202.

Other issues:

There are no other issues.

Previously presented or discussed:

An Orchard Mesa Plan update and discussion occurred at two previous City Council workshops held in September 2013 and January 2014.

Attachments:

Background Information/Analysis/Findings and Conclusions
Orchard Mesa Neighborhood Plan
Public Comments Summary Table
Review Agency Comments Summary
Written Comments on Plan Document Presented at Joint PC Public Hearing
Feb. 20, 2014 Joint City/County Planning Commission Public Hearing minutes - DRAFT
Ordinances (2)

Background Information
Analysis
Findings and Conclusions

BACKGROUND INFORMATION/ANALYSIS/FINDINGS AND CONCULSIONS

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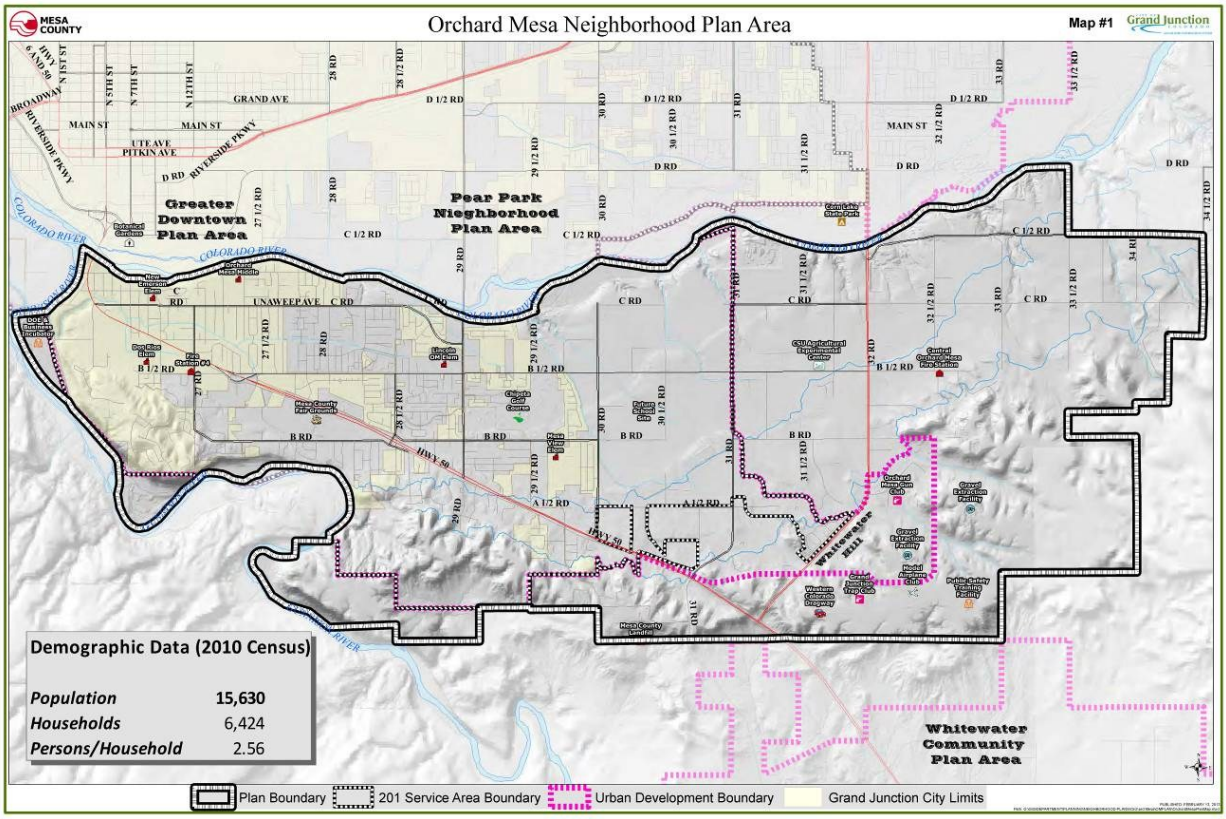

Orchard Mesa Neighborhood Plan Area (Figure 1, Plan Document)

PROJECT LOCATION

The Plan area is generally located between the Colorado and Gunnison Rivers, from Confluence Point on the west and extending eastward to BLM lands around 34 ½ Road. The southern boundary of the Plan area is around Whitewater Hill, abutting the Whitewater Community Plan area. The Plan area includes the urban area of Orchard Mesa on the west; the Gunnison River Bluffs on the southwest; and rural Central Orchard Mesa on the east. The Plan area is generally urbanizing west of 31 Road.

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unincorporated Mesa County. A little over half of the Plan area is within the Urban Development Boundary.

PUBLIC PROCESS

There were 6 public open houses conducted in 2013, which were attended by over 320 people. Approximately 93 written comments were received (summary attached). Prior to each series of open houses, postcards were mailed to all property owners in the Plan area. An additional open house was held January 29, 2014, attended by 8 property owners. Although open to the general public, the specific purpose was to provide an opportunity for property owners in the area affected by the proposed future land use change to meet with Planning staff. There were also eleven technical focus group and stakeholder meetings, with about 50 participants, and three joint City and County Planning Commission workshops.

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- Goals are general statements of an achievable future condition or end. They are broad public purposes toward which policies and programs are directed.
- Policies are a set of guidelines for enacting goals. Polices are intended to bring predictability to decision-making.
- Actions are specific steps or strategies to implement a policy and reach a goal.

KEY ISSUES

Key issues identified in the planning process includes the public's perception of the image of Orchard Mesa; the appearance of the Highway 50 corridor; future development in urbanizing areas; the protection of rural areas; improving stormwater and drainage infrastructure; better connectivity between the neighborhoods on the north and south sides of Highway 50; the need for pedestrian and bicycle infrastructure; and economic development issues such as the desire for more businesses and services, including medical services. (NOTE: the following actions do not address all of the issues described above. See the Plan for additional actions.)

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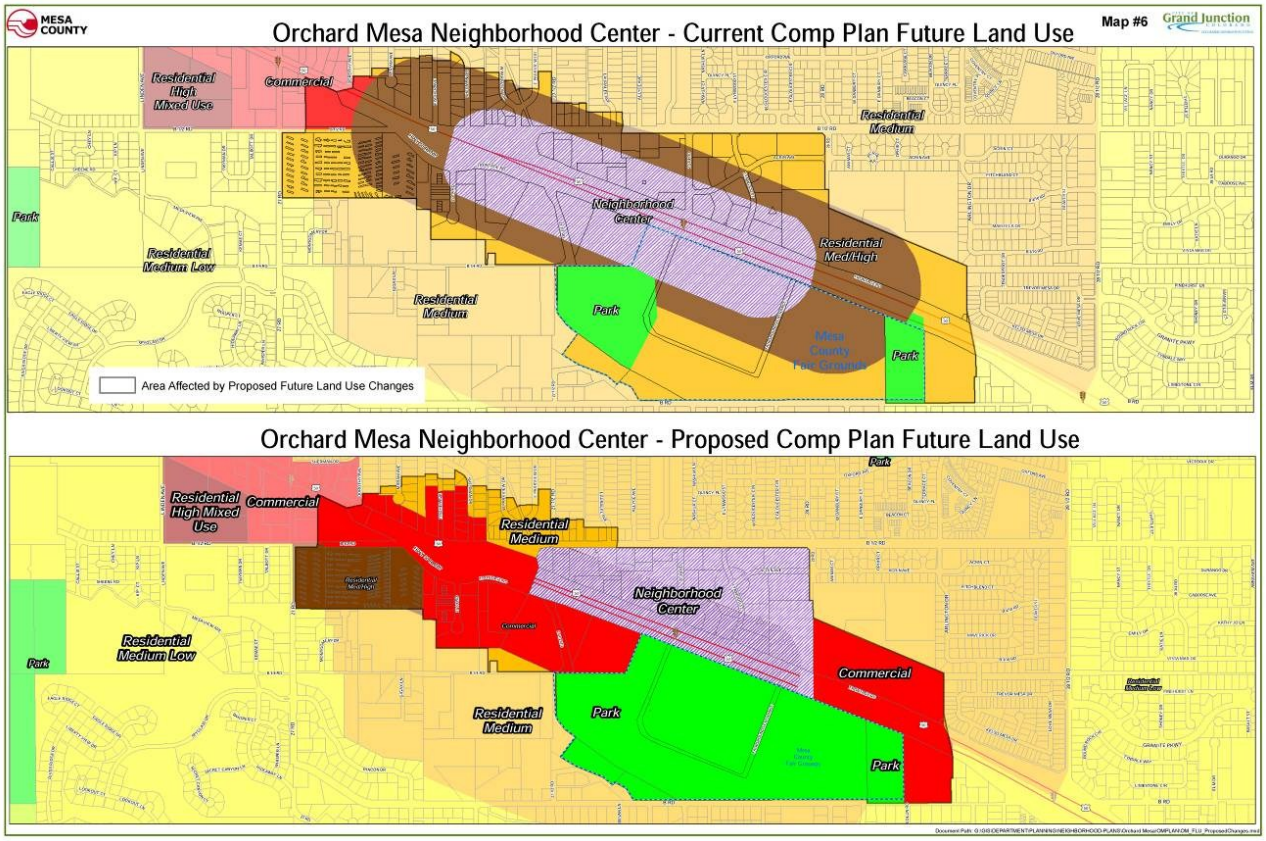


adopted, the Neighborhood Center extends along both sides of Highway 50, and is surrounded by the Residential Medium High future land use and transitioning to Residential Medium. The east and west ends of the Fairgrounds are designated as Park. Multiple future land uses overlay some parcels. Much of the area is currently zoned commercial. The Fairgrounds is zoned Planned Unit Development (PUD).

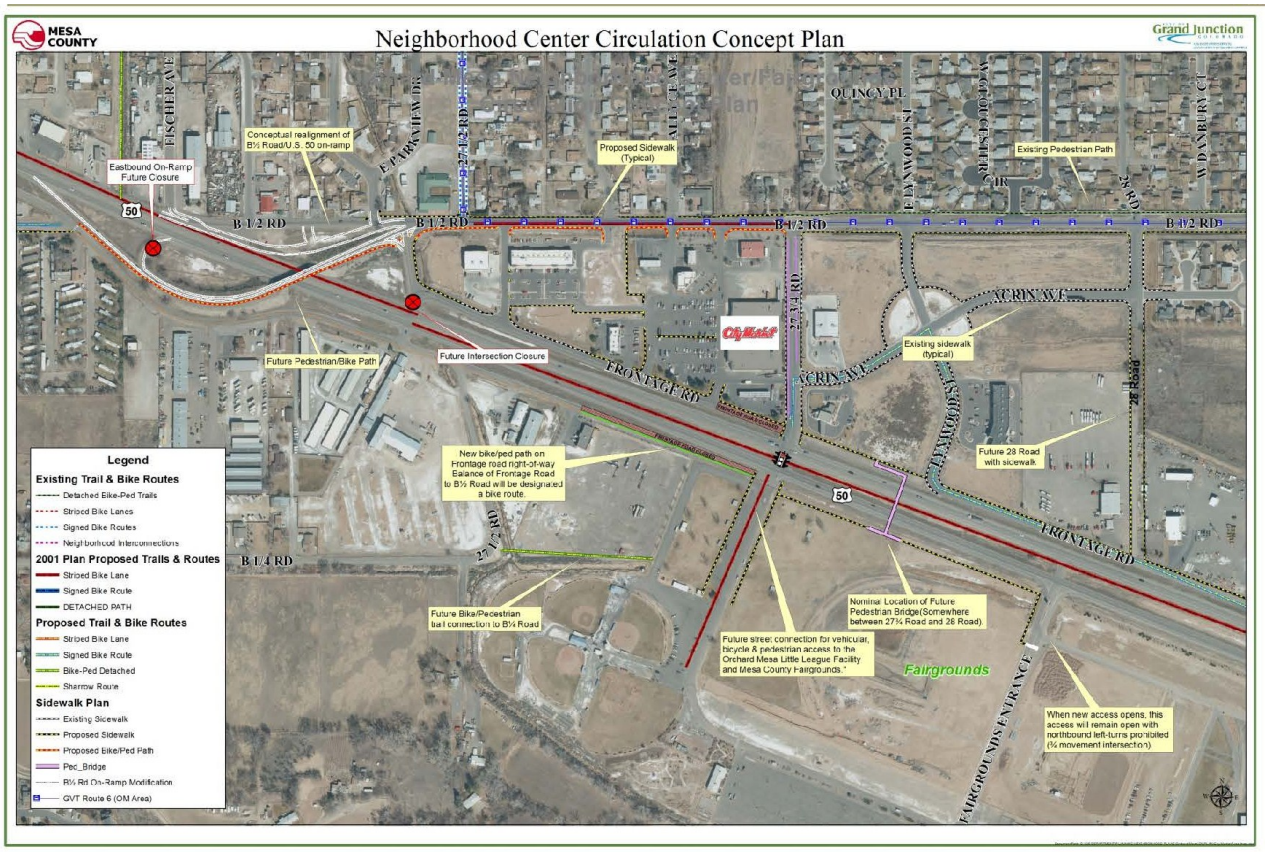
The intent of the proposed Future Land Use map change is to make the future land use more consistent with actual development patterns and to resolve conflicts with zoning. The Neighborhood Center is proposed to be revised to be limited to that area north of Highway 50 and south of B ½ Rd, between 27 ½ Rd and 28 Rd (draft Plan page 16). The entire Fairgrounds would be designated as Park, consistent with its use and PUD as well as the Mesa County Fairgrounds Master Plan. The remainder of the area along the highway would be Commercial, with Residential Medium High applied to the mobile home park to the southwest of the B ½ Road overpass. (See Plan pages 16-17)

A Village Center is designated in the 2010 Comprehensive Plan's Future Land Use Map in the general vicinity of 30 Road and Highway 50. During the planning process, many people questioned the need for such an intense level of development in that area. As Orchard Mesa grows, demand is anticipated for services and densities that would be found in a Village Center. The Village Center is not expected to be developed until well beyond 2020, after services have been extended to the area and development has occurred in the surrounding area. Also, it is near a future school site owned by School District 51. Therefore, the Orchard Mesa Plan does not propose any changes to the Village Center designation.

3. Neighborhood Center Circulation

Highway 50 has no pedestrian infrastructure and few crossings, limiting the ability of local residents to walk or bike safely. A bike and pedestrian path along Highway 50, as well as improved crossings, are a high priority in the proposed Plan. Linking businesses and residential areas inside and outside the Neighborhood Center can provide residents with more transportation options. Highway 50 is a major barrier separating south-side neighborhoods from the Neighborhood Center, Grand Valley Transit bus routes and Orchard Mesa Middle School.

Grade-separated pedestrian crossings of Highway 50 (overpasses or underpasses) are the safest pedestrian crossings. While building new pedestrian bridges or underpasses are 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 mobility and connections between schools, neighborhoods, the Neighborhood Center and the Mesa County Fairgrounds. This project ranks as a key solution to overcoming at least some of the barriers that Orchard Mesa residents face today. The Colorado Department of Transportation has already identified future changes in the access along Highway 50 in this area that will allow reducing the B ½ Road Overpass to one-way traffic eastbound, allowing the second travel lane to be limited to non-motorized transportation. (See Plan page 39.)



LEGAL AUTHORITY TO PLAN OUR COMMUNITY

In addition to the City being authorized by its home rule powers pursuant to the Colorado Constitution and the City of Grand Junction Charter to exercise broad powers in the planning of land use, the following are some of the compelling reasons why we plan our communities.

Community planning is generally a collectively held framework for growth and development that gives local leaders a road map to implement citizens' vision and mobilize partners and stakeholders.

Community planning:

- helps make the most out of municipal budgets by informing infrastructure and services investments to distribute economic development within a given area to reach community objectives.
- creates a framework for collaboration between local governments, citizens and the private sector.
- helps leaders transform a community's vision into implementation, using space as the resource for development and engaging stakeholders along the way.
- helps local governments prepare for the future by identifying and staying ahead of challenges and minimizing potential negative impacts of disorderly growth. Negative impacts of disorderly growth tend to lower property values over time.

- promotes private sector investment in the community. Investment is a long-term endeavor that benefits from predictable conditions.
- helps cities attain economies of scale and allows inter-governmental coordination and promotes spatial efficiencies.
- mobilizes private sector support and momentum. Momentum and support from the private sector are increased when local leaders can demonstrate substantive, even if incremental, progress that is consistent with the collective vision and framework for action.

COMPLIANCE WITH CITY OF GRAND JUNCTION CODE REQUIREMENTS

Section 2.5.C of the Grand Junction Zoning and Development Code states that the Comprehensive Plan can be amended if the City finds that the proposed amendment is consistent with the purpose and intent of the Plan and it meets the following criteria:

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

The 1995 Orchard Mesa Plan was sunset with the adoption of the 2010 Grand Junction Comprehensive Plan. At that time, the need for a new plan for Orchard Mesa was recognized, in order to address the needs of the area in a way that would be consistent with the Comprehensive Plan.

This criterion **is met.**

b. Subsequent events have invalidated the original premises and findings;

The 1995 Orchard Mesa Plan was sunset with the adoption of the 2010 Grand Junction Comprehensive Plan and it is no longer in effect. There is a need for a new Orchard Mesa Neighborhood Plan, in order to address issues specific to the Plan area. Also, the sewer line serving Whitewater was recently constructed through the area. The Plan reinforces the desire to maintain the rural character of the 32 Road corridor, despite the potential for sewer service. The adoption of the Mesa County Fairgrounds Master Plan and the development of the Colorado Law Enforcement Training Center at Whitewater Hill provide opportunities for Orchard Mesa to serve as a regional attraction. The Plan specifically addresses the role of these two facilities in the future growth of the area.

This criterion **is met.**

c. The character and/or condition of the area have changed enough that the amendment is acceptable and such changes were not anticipated and are not consistent with the plan;

From the adoption of the 1995 Orchard Mesa Plan to present, there have been numerous changes in the area, including significant residential growth. At the same time, commercial development has not kept pace with that seen throughout the rest of

Grand Junction. Also, the sewer line serving Whitewater passes through the Plan area and has the potential to affect growth along the 32 Road corridor. These issues are addressed by the Orchard Mesa Neighborhood Plan.

This criterion **is met.**

d. The change is consistent with the goals and policies of the Plan, including applicable special area, neighborhood and corridor plans;

The Orchard Mesa Neighborhood Plan addresses all six Guiding Principles of the 2010 Grand Junction Comprehensive Plan. The Orchard Mesa Neighborhood Plan specifically addresses 10 of the 12 Comprehensive Plan Goals and their related policies:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.
Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.
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.
Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.
Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.
Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.
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.
Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.
Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.
Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

The Orchard Mesa Neighborhood Plan builds upon priorities expressed in the "Orchard Mesa Sub-Area Concept Plan – 2008," a study conducted as part of the 2010 Comprehensive Plan. The Sub-Area Concept Plan established what areas should be urbanized and what areas should remain rural during life of the Comprehensive Plan's planning horizon.

This criterion **is met.**

e. Public and community facilities are adequate to serve the type and scope of the land use proposed;

The proposed Plan reflects the condition, location and extent of existing and planned public and community facilities. Needs for additional and improved facilities and services to serve current residents, as well as future development, are identified in the Plan.

This criterion **is met.**

f. An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and

The current Future Land Use Map was adopted in 2010. While there is a need to adjust the future land use around the Neighborhood Center to resolve inconsistencies with zoning and land use patterns, there are no significant changes to the amount of land designated for any particular land use.

This criterion **is not applicable.**

g. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The amendments will benefit the residents of the Orchard Mesa Neighborhood Plan area by providing guidance on future growth, services and infrastructure. The Orchard Mesa Neighborhood Plan addresses issues and concerns specifically identified by the citizens who participated in the planning process.

This criterion **is met.**

REVIEW COMMENTS:

All written review agency comments received from various service providers are included with this report. All indicate no issues with the proposed Plan. Planning staff worked closely with review agencies, service providers and stakeholders to ensure their issues were included in the draft Plan. As with any planning process comments received from the public at open houses and through other venues were considered in drafting the proposed plan.

PUBLIC COMMENTS:

As described above in Section IV, Public Process, extensive public input was provided throughout the planning process. Approximately 320 people participated in the open houses, in addition to about 50 service providers and interested stakeholders. Meeting notes were compiled for each focus group and technical group meeting to document

that input. About 95 comments were received from the public, which were compiled by topic in a spreadsheet (attached). The draft Plan, open house presentations, comment summaries and other materials were posted on the City and County websites: http://www.gjcity.org/OrchardMesaAreaPlan.aspx and http://www.mesacounty.us/planning

FINDINGS OF FACT/CONCLUSIONS

After reviewing the **Orchard Mesa Neighborhood Plan** application, **CPA-2013-552** and the **Future Land Use Map Amendment** application **CPA-2013-553** for a Comprehensive Plan Amendment Adopting the Orchard Mesa Neighborhood Plan and amending the Future Land Use Map for that area in around the Mesa County Fairgrounds and Neighborhood Center area, staff makes the following findings of fact and conclusions:

1. The proposed amendments are consistent with the purpose and intent of the Plan.

2. The review criteria in Section 2.5.C of the Zoning and Development Code have all been met. (See Compliance with Grand Junction Code requirements above)

Orchard Mesa Neighborhood Plan

Orchard Mesa Neighborhood Plan

Comprehensive Plan
Grand Junction

CITY OF Grand Junction COLORADO

MESA COUNTY

Orchard Mesa Neighborhood Plan

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Maps Continued

Figures **PAGE**

Tables

Introduction

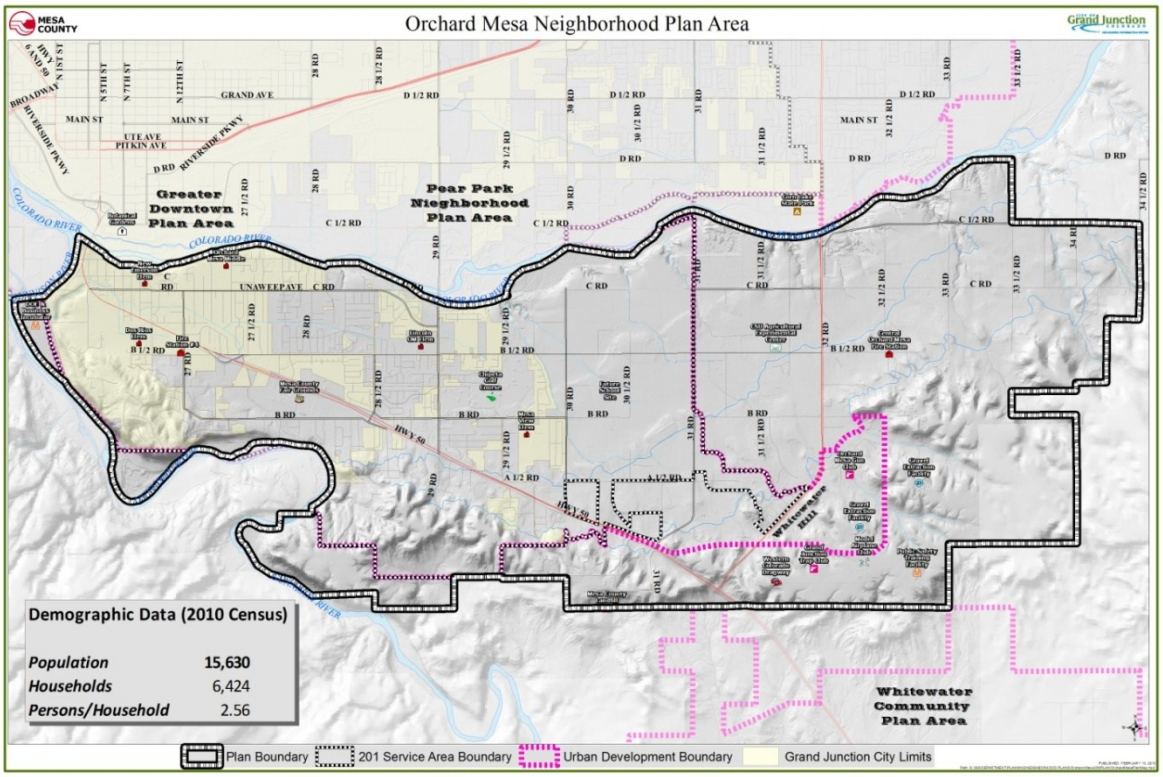
The 2010 Grand Junction Comprehensive Plan Vision for the area is to "become the most livable community west of the Rockies."

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

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

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

Figure 1: Orchard Mesa Neighborhood Plan Area



Location

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

Purpose of Plan

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

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

Demographics

Orchard Mesa Plan Area Population

Table 1: 2010 Census Data

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

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

Table 2: Population Projections, 2010-2040

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

Source: Mesa County Regional Transportation Planning Office

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

Housing Vacancy

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

Commercial Vacancy

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

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.*

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.

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 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 Orchard Mesa were vacant according to a September 2013 Grand Junction vacancy survey

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."

(Appendix Map 3). Poorly maintained commercial and residential properties, weeds and junk further diminishes the image of the community.

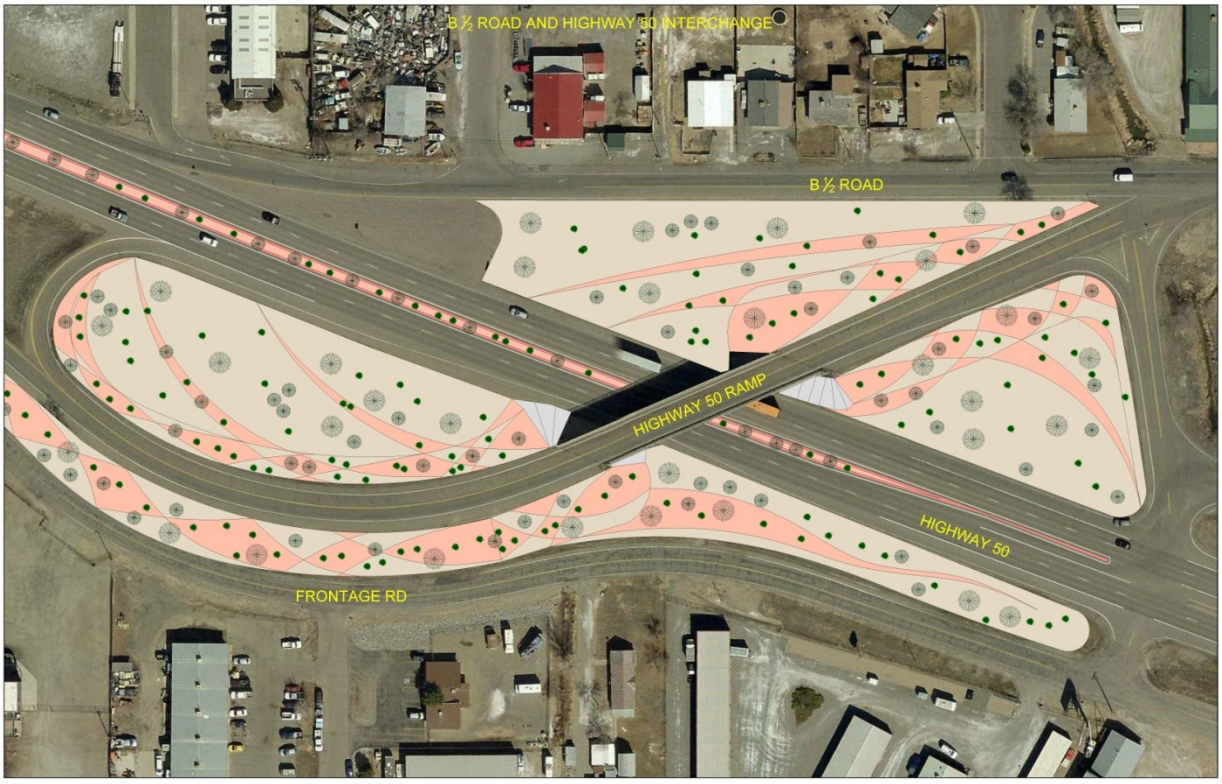
The 2010 Comprehensive Plan's vision is "To become the most livable community west of the Rockies."

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

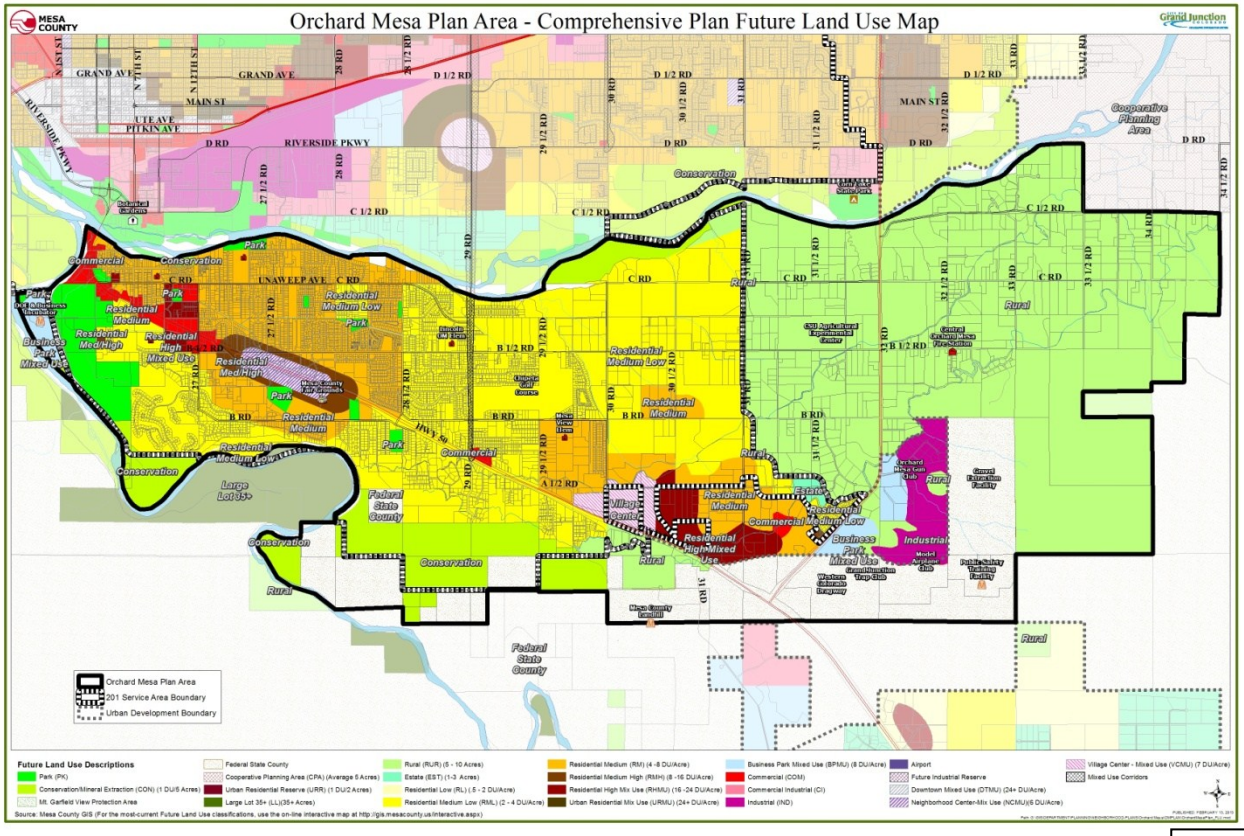
Background

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."

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.

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.

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).

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'."

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.

<u>Neighborhood and Village Centers</u>
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.

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."

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.

Compact Growth Concentrated in Village and Neighborhood Centers
(2010 Grand Junction Comprehensive Plan)

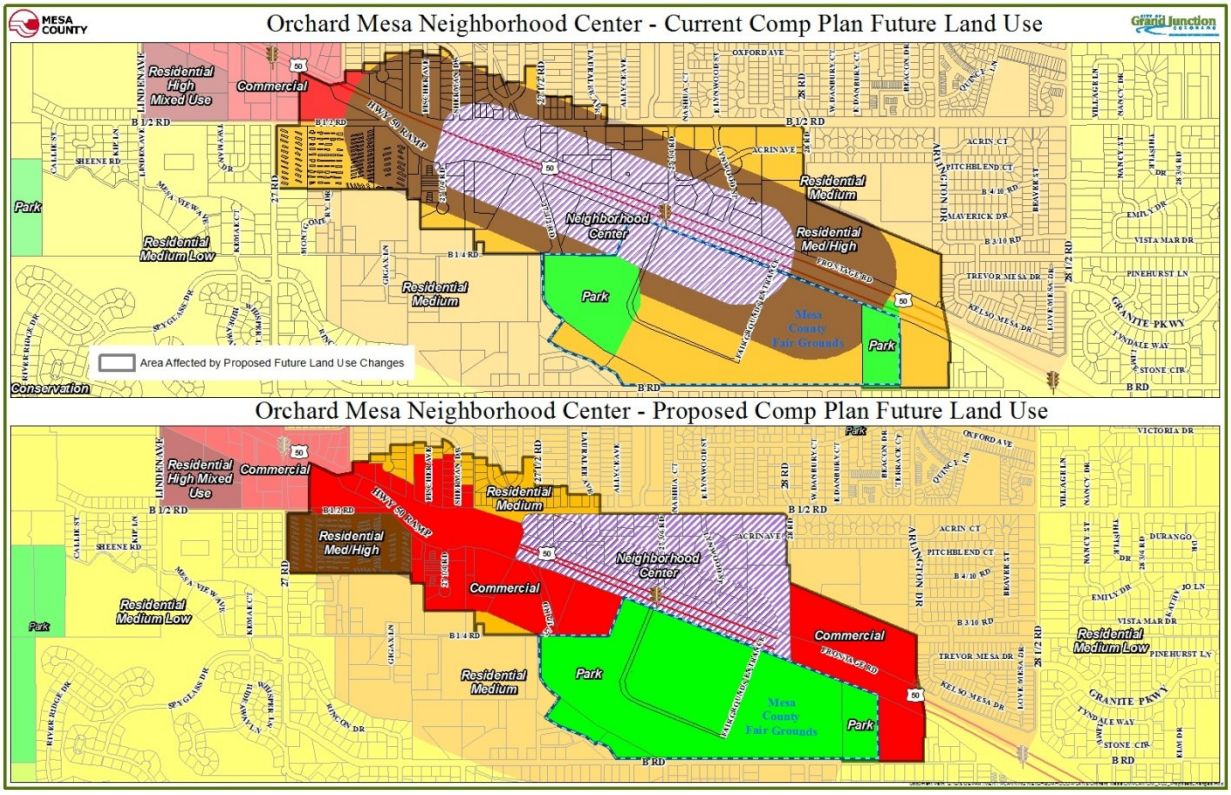
"Residents want to preserve the extensive agricultural and open space land surrounding the urban area. They also want the benefits of more efficient street and utility services. More compact development patterns will support both of these objectives. This Comprehensive Plan includes an emphasis on mixed-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

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.

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.

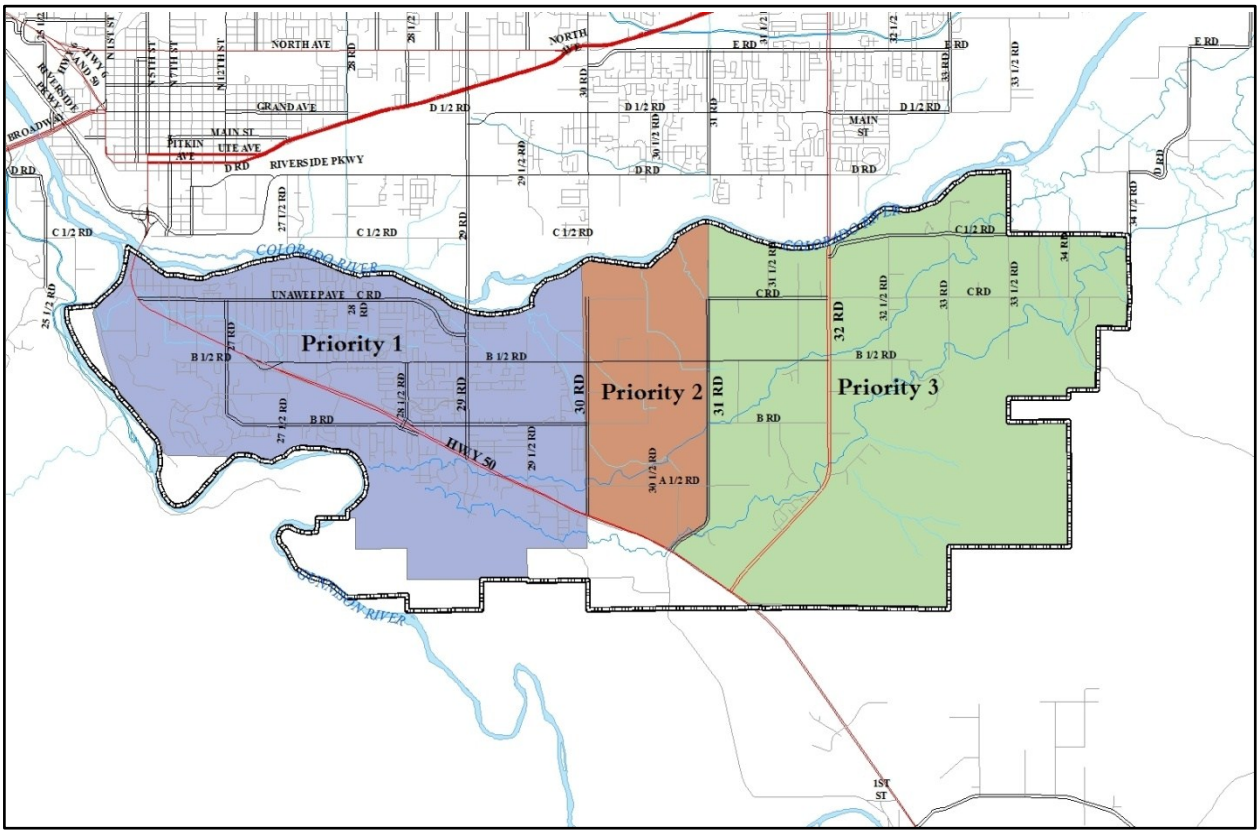
A commercial corner and medium density residential area is designated adjacent to the future school site at 30 ½ Road and B Road. Additional schools and parks should be located in the Village Center vicinity. The Village Center could also be a prime location for a regional park in this quadrant of the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

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.

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."

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, 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) (Synathadon 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.

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

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."

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).

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

Table 3: Owner Occupancy Rates

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

Source: 2010 Census

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

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

Lack of Housing Choices
(2010 Grand Junction Comprehensive Plan)

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

In the Orchard Mesa Plan area, single-family residences account for 91% of all dwelling units (Table 4). The preponderance of single family homes suggests the housing needs of many people may not be met, including seniors, lower income families, disabled persons and students. Townhomes, condominiums, duplexes and triplexes reflect 7% of the housing s

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

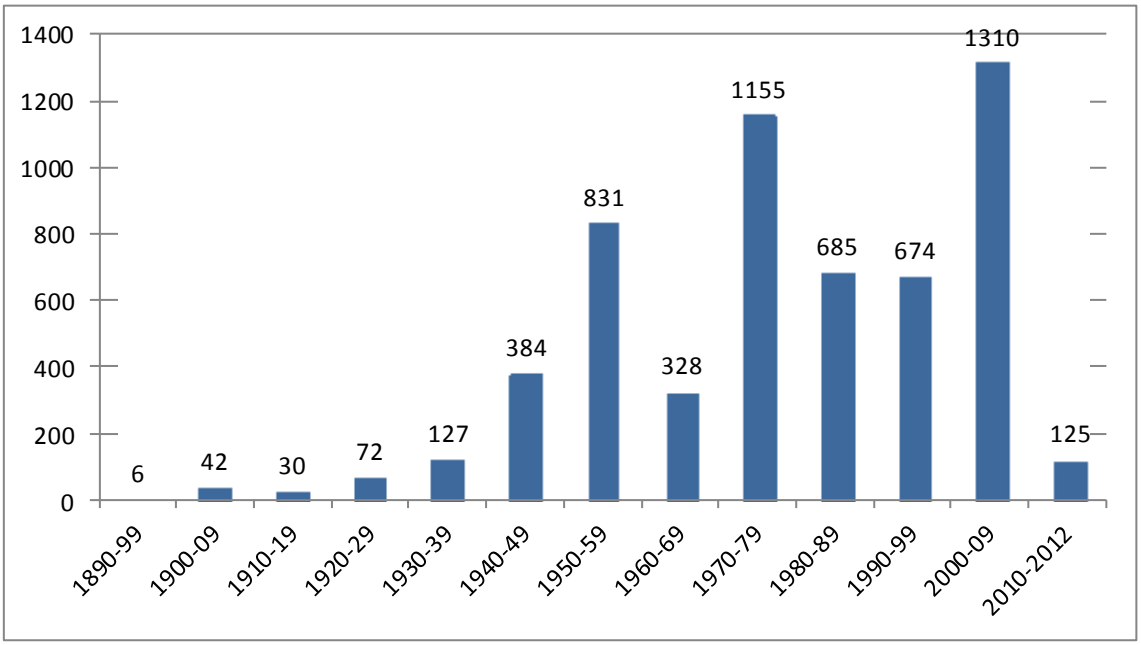


Table 5: Single Family Residential Valuation

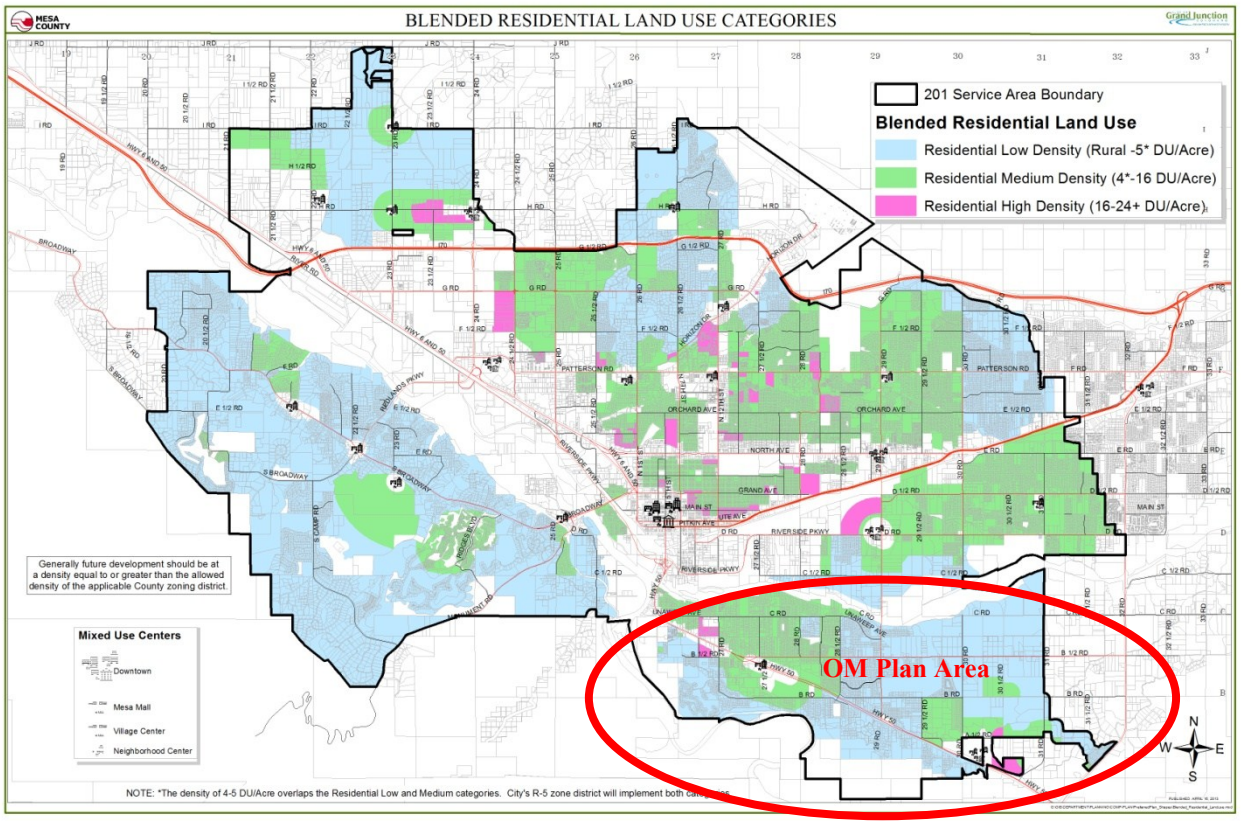
	Average	Total	Minimum*	Maximum*
Land	$55,795	$289,073,380	$3,690	$288,750
Improvements	$114,750	$594,520,700	$760	$664,910
Total	$170,545	$883,594,080	$760	$844,910

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."

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."

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.

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 turn-over of businesses over the years. Recent

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

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

Table 6: Orchard Mesa Commercial & Industrial Uses by Zoning

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

Source: Mesa County Assessor's 2013 Records; GIS

Table 7: 2010 Orchard Mesa Employment by Sector

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

Source: Info USA; Colorado Department of Labor

The Mesa County Fairgrounds and Whitewater Hill recreation and training facilities have great potential to be catalysts for new and expanded businesses and services such as lodging, restaurants, and other support businesses. The Public Safety Training Facility will be one-of-a-kind on the Western Slope, and the drag-way, trap club and airplane modeleers 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 accessiblity. This means planning for everyone: pedestrians and bicyclists as well as the movement of vehicles and public transit. An important component of complete streets is providing for connectivity by creating small-scale, low-speed streets as part of a

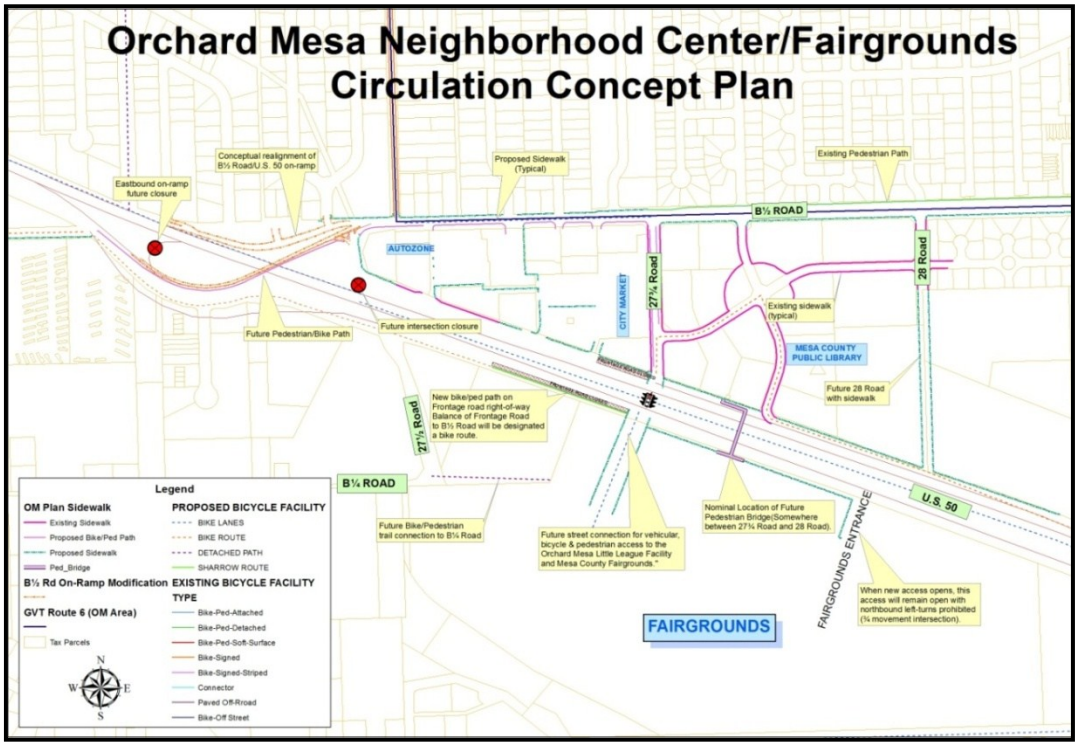
dense street grid with small block lengths. Such street networks maximize efficient traffic flow and roadway capacity while increasing safety by holding vehicles to slower speeds. Small block lengths encourage walking and increase pedestrian safety. Increasing connectivity is less costly, more cost-efficient,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

Multi-Modal System

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

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

Figure 8: Neighborhood Center Circulation Concept Plan



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

Public Transit

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

Access Control Plan

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

Potential Transportation Projects

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

- Highway 50 multi-modal improvements including non-motorized crossings
- B ½ Road multi-modal improvements
- 29 Road and Unaweep 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

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 casts 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."

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, such as Springfield Estates. Rural development would only be permitted to connect to sev

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, modeleers club and Colorado Law Enforcement Training Center) is not in a water district but is served by Clifton Water. The existing 2-inch line is about 2.25 miles long; water pressure issues limit development. A 6-inch line would be needed to fully develop a firefighter training facility. Because of the elevation of the site, pumping is necessary. Clifton Water District has shown interest in developing the line, dependent on inclusion in their capital improvement plan. Grand Junction's Kannah Creek raw water line is a potential source of non-potable water.

Solid Waste

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

Irrigation and Drainage

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

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

Electrical & Gas Utilities

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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Public Services – Public Facilities & Infrastructure

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

ACTIONS

a. Future development levels shall be consistent with the adopted Future Land Use map and all requirements for infrastructure service connections. Sewer service shall not be extended to rural areas, except as permitted by the Mesa County Land Development Code.

b. Continue to submit development proposals to service providers for their review and comment.

c. Coordinate with water and sanitation providers to help ensure that water and sewer systems are designed and constructed with adequate capacity to serve existing and proposed development, and that their capital improvement plans are coordinated with implementation of this Plan.

d. Explore the creation of various types of Improvement Districts (local improvement districts, public improvement districts) for areas within the Urban Development Boundary where public infrastructure is needed and in areas that are already developed, for the purpose of providing sidewalks, street lighting, and storm water management or other urban services.

Public Improvement Districts in Centers
(2010 Grand Junction Comprehensive Plan)

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

Community and Public Facilities

Background

Public Facilities and Services

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

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

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

Schools

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

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

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

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

Table 8: School Enrollment

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

Source: Mesa County Valley School District #51

CSU Western Colorado Research Center

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

Orchard Mesa Cemeteries

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

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

ACTIONS

a. Encourage the US Postal Service to provide a branch post office on Orchard Mesa.

b. Continue to maintain community facilities and services such as the Mesa County Library Branch.

c. Support the CSU Research Center and protect the surrounding area from urbanization.

d. Support assessment of health needs and encourage the location of medical offices and facilities within Orchard Mesa's neighborhood centers.

e. Encourage and expand the Safe Routes to Schools program in Orchard Mesa neighborhoods.

Public Safety

Background

Law Enforcement

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

Police Services
(2010 Grand Junction Comprehensive Plan)

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

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

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

Fire

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

GJFD Station 4 is located at 251 27 Road. Based on the *City of Grand Junction Fire Facilities Plan 2013*, there has been some discussion regarding moving the station east to the Unaweep Avenue and Alta Vista area. The Plan identifies all areas within 4 minutes estimated travel

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

Table 9: Fire Station No. 4 Call Volume

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

Source: City of Grand Junction Fire Facilities Plan 2013

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

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

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

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

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

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

Emergency Management

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

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

Regional Public Safety Facility

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

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

ACTIONS

a. Work with all Fire Districts to determine the need for and location of stations on Orchard Mesa.

b. Work with the Fire Districts to determine how to provide appropriate services throughout Orchard Mesa.

c. The City and County shall encourage water providers, in coordination with the appropriate Fire District, to provide adequate fire flow for development planned or anticipated in all areas within their service area.

d. Provide outreach through the Sheriff's Office, Grand Junction Police Department and Mesa County Health Department to area residents. Assist in the establishment of a Neighborhood Watch program. Work to address community concerns and health and safety issues, support consistent law enforcement presence and services, and address public safety on streets and roads.

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

ACTIONS

a. Plan capital improvements that will enhance development and use of the training facility

b. Encourage economic development efforts that will support and enhance usage of the training facility.

8. Stormwater

Background

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

Managing our Water Wisely
(2010 Grand Junction Comprehensive Plan)

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

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

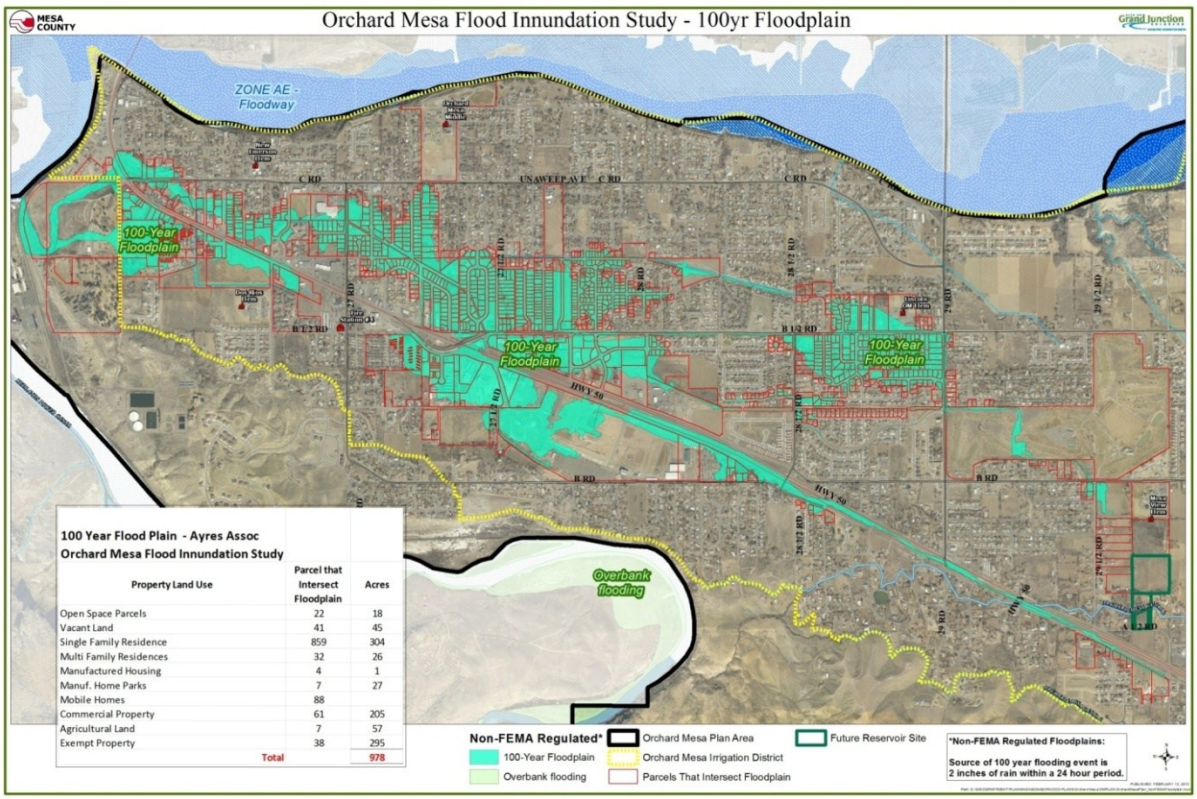
Storm Water Discharge

To aid in returning runoff to water sources safely, the U. S. Environmental Protection Agency (EPA) has developed a National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. As part of the NPDES guidelines, employees in the Orchard Mesa Irrigation District (OMID) and the Grand Valley Water Users Association have the authority to monitor and report violations to the City of Grand Junction or Mesa County. (http://www.irrigationprovidersgv.org/stormwater_discharge.php) Generally, urban runoff will be treated as a pollutant, while agricultural drainage is exempt from NPDES regulation. Increased stormwater drainage in OMID's system may add to the District's permitting and treatment requirements.

Preparing for Disaster

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

Figure 9: Orchard Mesa Flood Inundation Study



Although FEMA has not created a Flood Insurance Rate Map (FIRM) from this study, the City is using it as the "best available information" to govern development in the area and to ensu

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

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."

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.

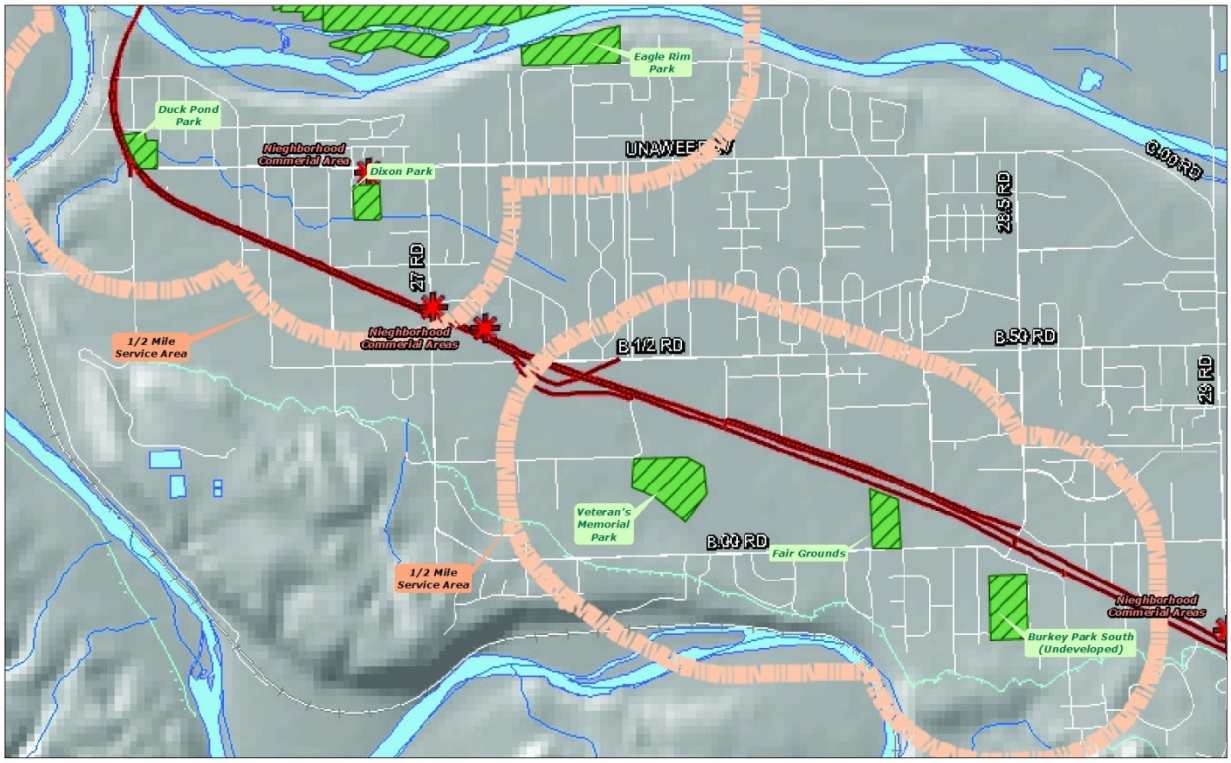
Park Needs

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 lands and bike routes, envisioned in the Urban Trails Plan, to create an alternative system for getting around …."

Bike and Pedestrian Trails

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

One of the most significant assets of Orchard Mesa, both recreationally and culturally, is the Old Spanish Trail North Branch. Together with the Gunnison River Bluffs, they are known as the Sisters Trails. The area provides open space, hiking and biking, and opportunities to enjoy the natural setting. The north trailhead is a parking area located at the Burkey Park South property, which is undeveloped. Trail users must use Valley View Drive and Sunlight Drive, passing through a residential neighborhood to get to the trail. The southern trailhead is located in Whitewater, on Coffman Road. The trails pass through land owned by the BLM, Mesa County, City of Grand Junction, and private parties. The Old Spanish Trail is 7 miles long, while the Gunnison River Bluffs Trail runs for 8 miles. The draft Sisters Trail Plan has been prepared and will be considered for adoption in the near term. The plan identifies possible trailhead and interpretive improvements and emphasizes partnerships to implement the plan. The Old Spanish Trail Association is a national non-profit organization dedicated to promoting awareness of the Old Spanish Trail and its multicultural heritage. The local chapter serves as an advocate for the

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

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

2010 Comprehensive Plan Goals and Policies

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

Policies:

A. A parks master plan that identifies regional, community and neighborhood parks and open space. The plan will be integrated into the Regional Transportation Plan and the trails master plan.

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

C. The City and County support the efforts to expand the riverfront trail system along the Colorado River from Palisade to Fruita.

Orchard Mesa Parks, Recreation, Open Space & Trails

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

ACTIONS

a. Identify locations for new mini and neighborhood parks that will positively impact and enhance the Orchard Mesa community and meet the level of service standards for parks and recreation facilities in the Grand Junction Comprehensive Plan.

b. Include active, passive and natural areas, to provide a variety of experiences and activities for residents.

c. Preserve natural drainages, wildlife habitat and vegetation as open space.

d. Develop an historic park and/or viewpoint at Confluence Point.

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

ACTIONS

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

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

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

ACTIONS

a. Continue to require new development to provide trails and connections as identified in adopted plans, either as easements or dedicated right-of-way, as links to existing trails and to the transportation system.

b. Work with property owners when planning routes for new trails, especially along drainages and other areas where easements from private property owners will be needed.

c. Work with the Regional Transportation Planning Office (RTPO) and Colorado Department of Transportation (CDOT) to plan for Highway 50 bike and pedestrian facilities.

d. Establish and develop Black Bridge Park with a pedestrian bridge over the Gunnison River that can also serve as an emergency access for businesses if the railroad blocks the current access, in coordination with the Riverfront Technology Corporation, the Riverfront Commission and the Department of Energy.

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

ACTIONS

a. Continue to utilize shared use agreements and intergovernmental agreements to develop, operate and maintain parks and recreational facilities.

b. Encourage new partnerships among government agencies, non-profit organizations, private sector businesses and area residents to assist with provision of park and recreational facilities and programs.

c. Enter into a partnership with Mesa County Valley School District #51 to develop a sports field complex at the high school site, redevelop the community sports facilities at the middle school site, and to locate neighborhood and community parks adjacent to school sites, to maximize resources.

d. Continue the partnership with the City of Grand Junction, Mesa County and School District #51 to operate the Orchard Mesa Community Center Pool.

10. Mesa County Fairgrounds

Background

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

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

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

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

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

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

Figure 11: Fairgrounds Master Plan

Mesa County Fairgrounds

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

ACTIONS

a. Plan for and develop land uses and services that will support implementation of the Mesa County Fairgrounds Master Plan.

b. Encourage the formation of partnerships that will increase the quality and quantity of events, working with the Visitors and Convention Bureau and other local organizations.

c. Encourage economic development efforts that will support and enhance usage of the Fairgrounds.

d. Plan capital improvements that will enhance access to and use of the Fairgrounds. Include multi-modal transportation improvements.

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

ACTIONS

a. Work with the Fairgrounds and surrounding neighborhoods to identify possible impacts and develop solutions that will minimize impacts from noise and dust associated with activities at the Fairgrounds through operations and site design.

b. Support efforts of the Fairgrounds to do neighborhood outreach and notification of events that may affect area residents.

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

ACTIONS

a. Maintain pedestrian access to the Fairgrounds from B Road.

b. Provide pedestrian improvements along B Road so residents can safely access the Fairgrounds.

c. As development occurs to the west, incorporate pedestrian access from B ¼ Road into site design.

d. Improve Highway 50 cross-access for pedestrians and bicycles.

11. Natural Resources

Background

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

Mineral Resources

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

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

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.

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…"

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.

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 to 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 (no

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

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

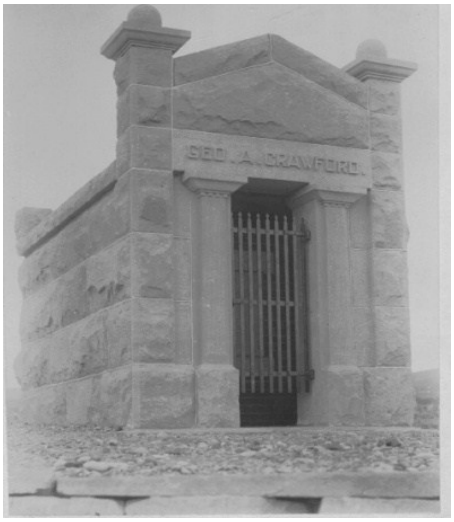
The first orchards were established during the late 1880s. The main crops in order of priority were apples, pears and peaches. The Orchard Mesa Land and Investment Company set out 240 acres with 50,000 fruit trees in 1891. Irrigation water was pumped from the rivers for private use and by the 1920s the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

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

Orchard Mesa’s main road during the late 1800s and early 1900s followed Unaweep 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 e
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 Hi
Sites, Structures and Districts and the Mesa County Register of Historic Landmarks. Pr
guidance and technical assistance to help preserve or rehabilitate historic properties.

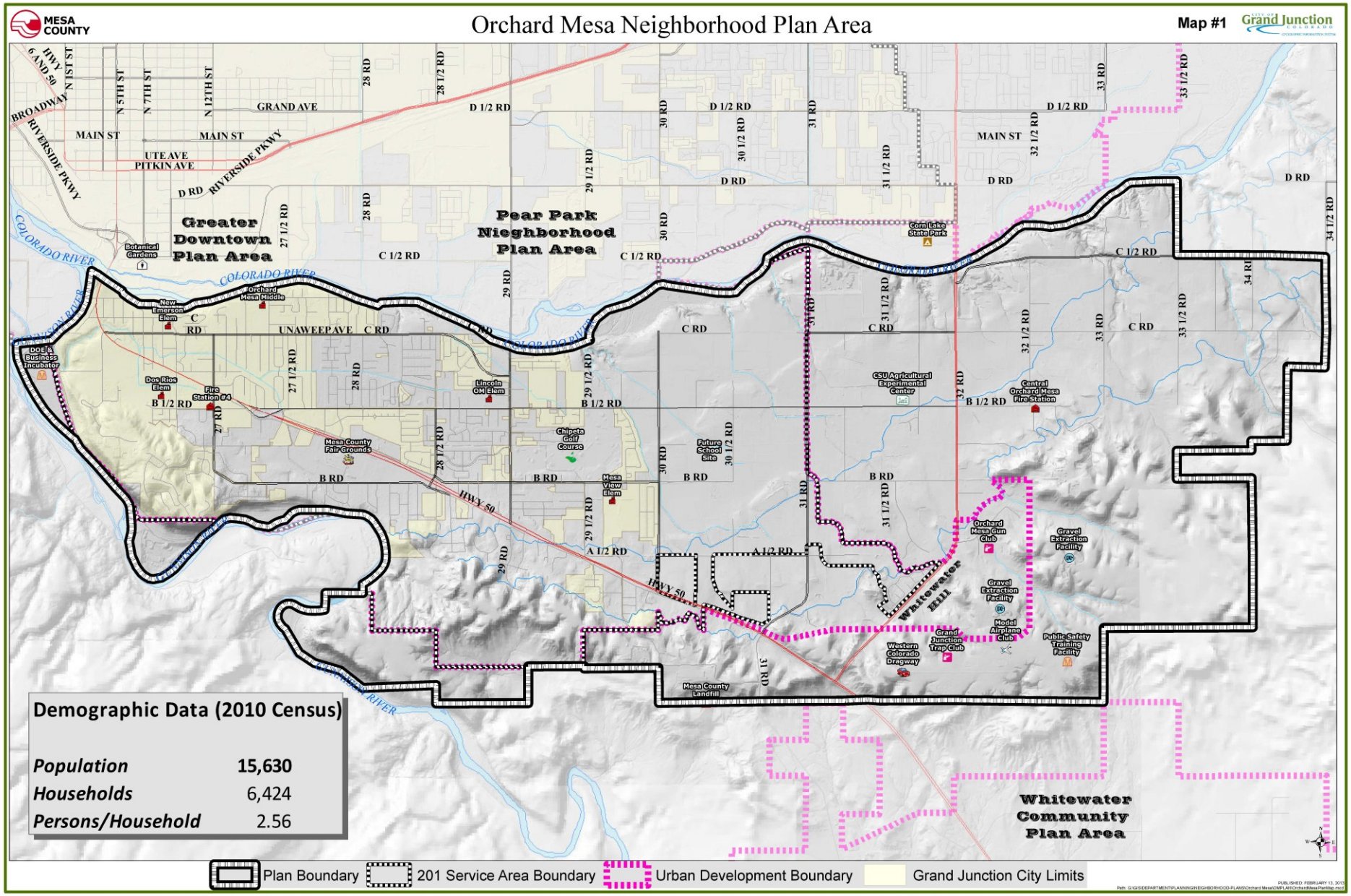
d. Working in partnership with the Museum of Western Colorado, the Old Spanish Trail Association and other organizations, encourage and support efforts to provide interpretive materials that recognize the history and culture of Orchard Mesa.

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

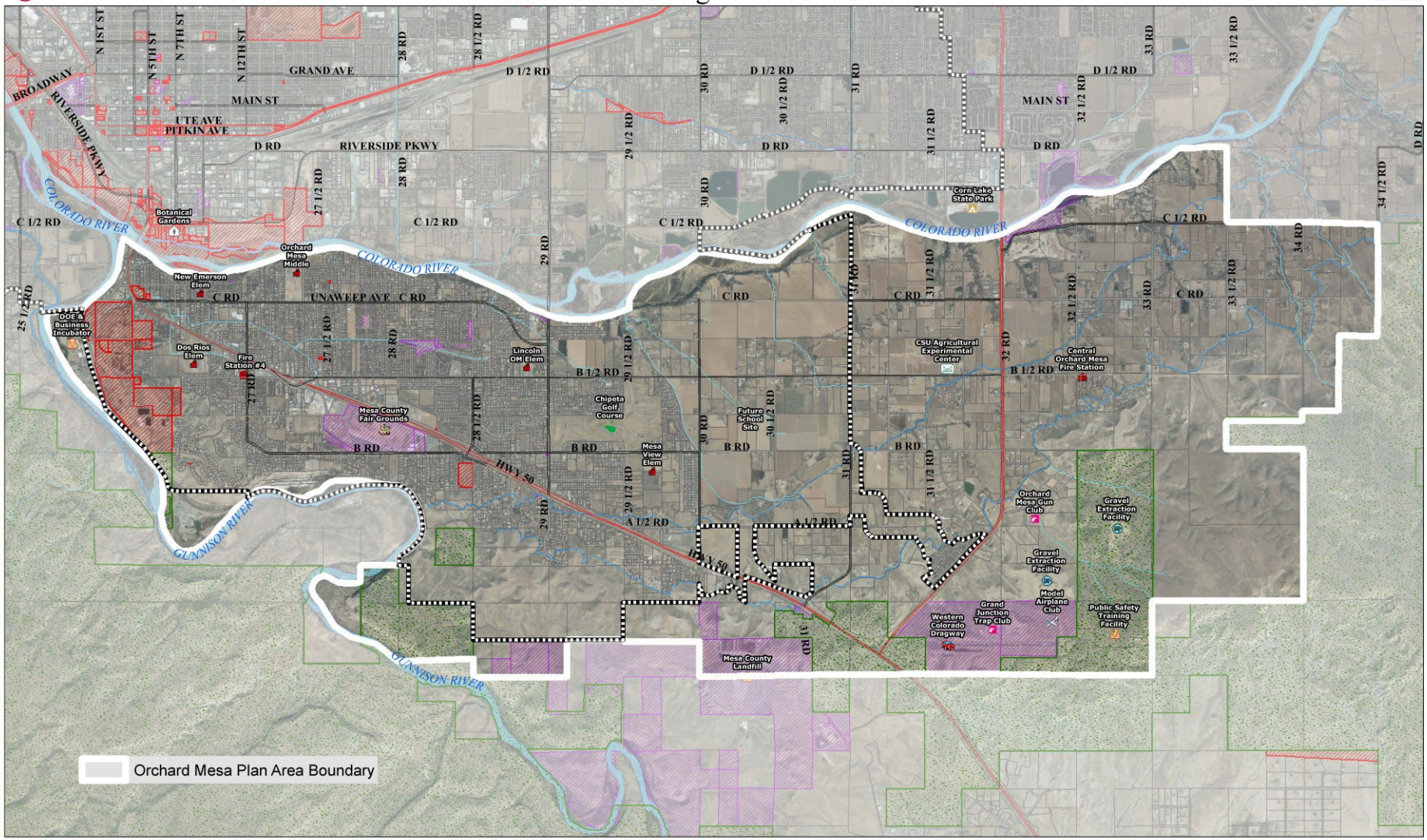
List Maps

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


MESA COUNTY
Orchard Mesa Neighborhood Plan Area
Map #1
Grand Junction
Greater Downtown Plan Area
Pear Park Nieghborhood Plan Area
Whitewater Community Plan Area
Demographic Data (2010 Census)
Population 15,630
Households 6,424
Persons/Household 2.56
Plan Boundary
201 Service Area Boundary
Urban Development Boundary
Grand Junction City Limits

Orchard Mesa Neighborhood Plan Area

Map #2

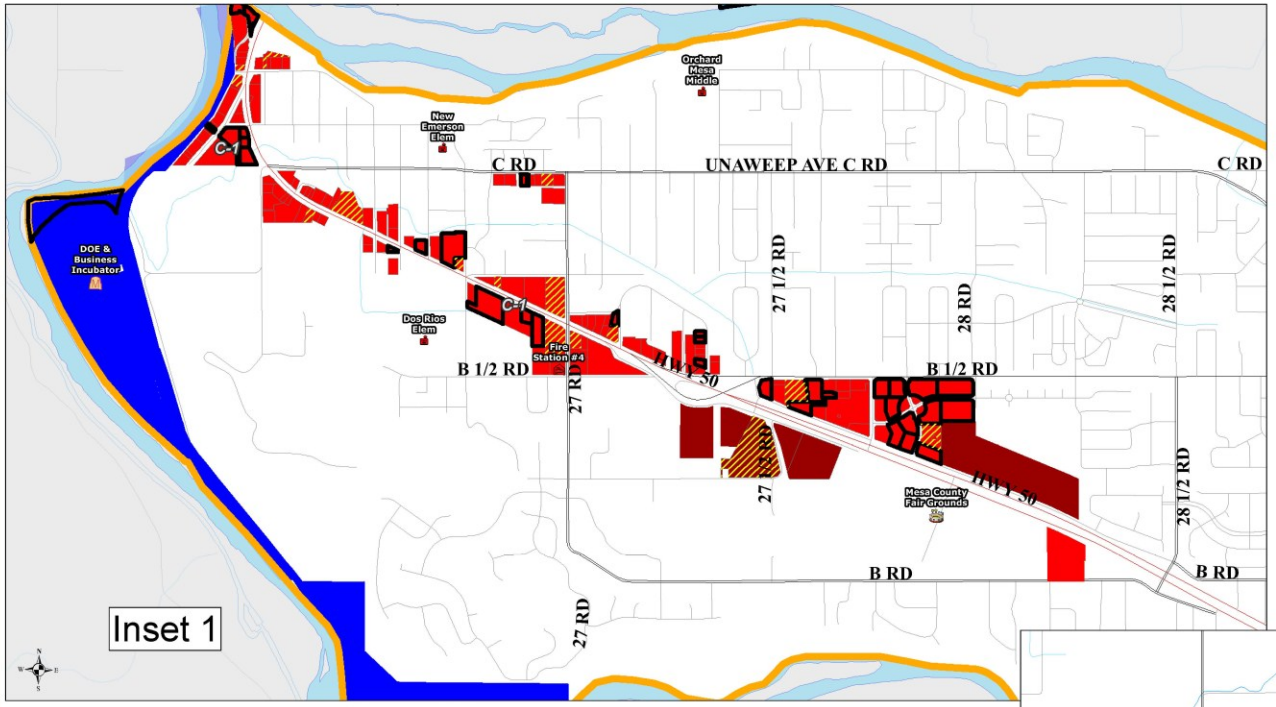


MESA COUNTY

Orchard Mesa Plan Area - Commercial Industrial Property

Map #3

Grand Junction

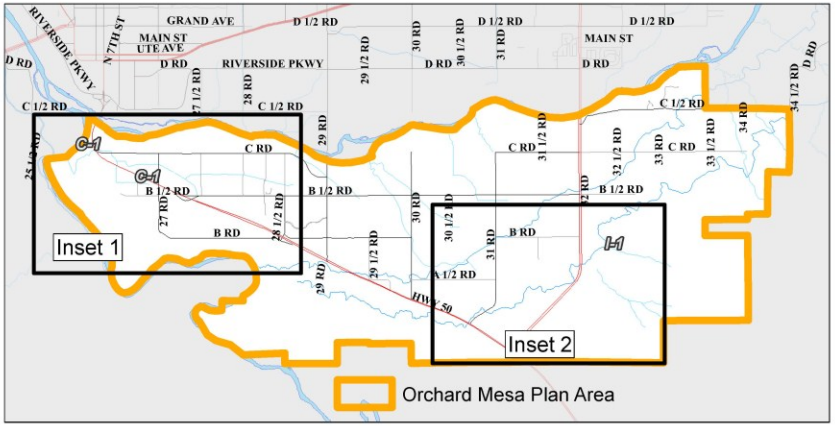


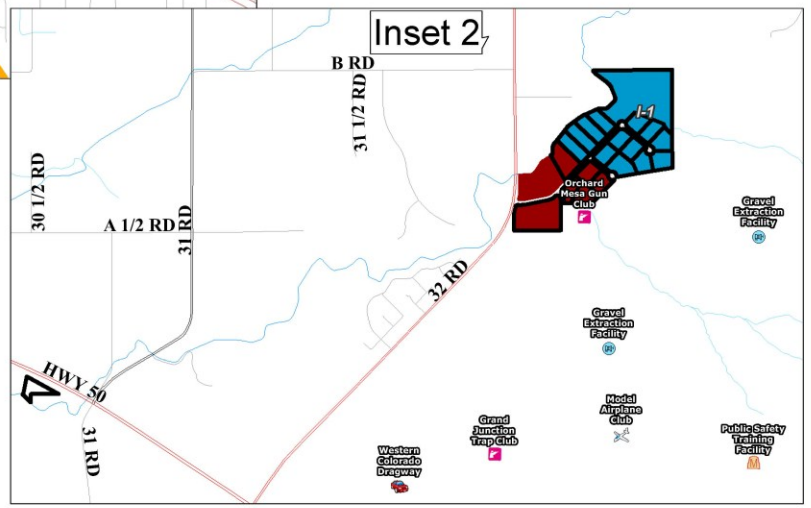
Commercial and Industrial Property

- 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)

*December 2013

- Commercial - Industrial Property For Sale or Lease*





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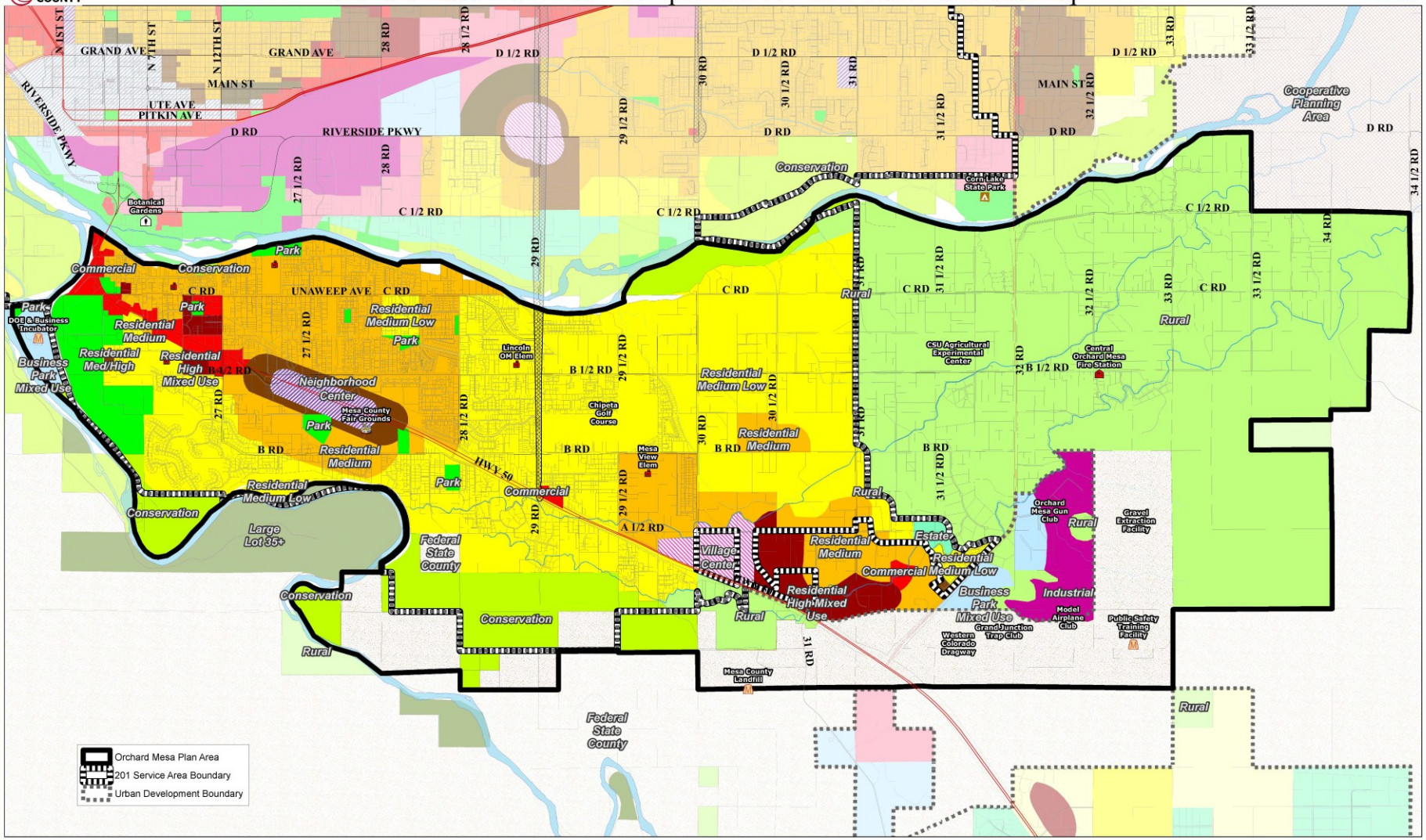
Orchard Mesa Plan Area - Comprehensive Plan Future Land Use Map

Map #4



Future Land Use Descriptions

- Park (PK)
- Conservation/Mineral Extraction (CON) (1 DU/5 Acres)
- Mt. Garfield View Protection Area
- Federal State County
- Cooperative Planning Area (CPA) (Average 5 Acres)
- Urban Residential Reserve (URR) (1 DU/2 Acres)
- Large Lot 35+ (LL)(35+ Acres)
- Rural (RUR) (5 - 10 Acres)
- Estate (EST) (1-3 Acres)
- Residential Low (RL) (.5 - 2 DU/Acre)
- Residential Medium Low (RML) (2 - 4 DU/Acre)
- Residential Medium (RM) (4 -8 DU/Acre)
- Residential Medium High (RMH) (8 -16 DU/Acre)
- Residential High Mix Use (RHMU) (16 -24 DU/Acre)
- Urban Residential Mix Use (URMU) (24+ DU/Acre)
- Business Park Mixed Use (BPMU) (8 DU/Acre)
- Commercial (COM)
- Commercial Industrial (CI)
- Industrial (IND)
- Airport
- Future Industrial Reserve
- Downtown Mixed Use (DTMU) (24+ DU/Acre)
- Neighborhood Center-Mix Use (NCMU)(6 DU/Acre)
- Village Center - Mixed Use (VCMU) (7 DU/Acre)
- Mixed Use Corridors

Source: Mesa County GIS (For the most-current Future Land Use classifications, use the on-line interactive map at http://gis.mesacounty.us/interactive.aspx)

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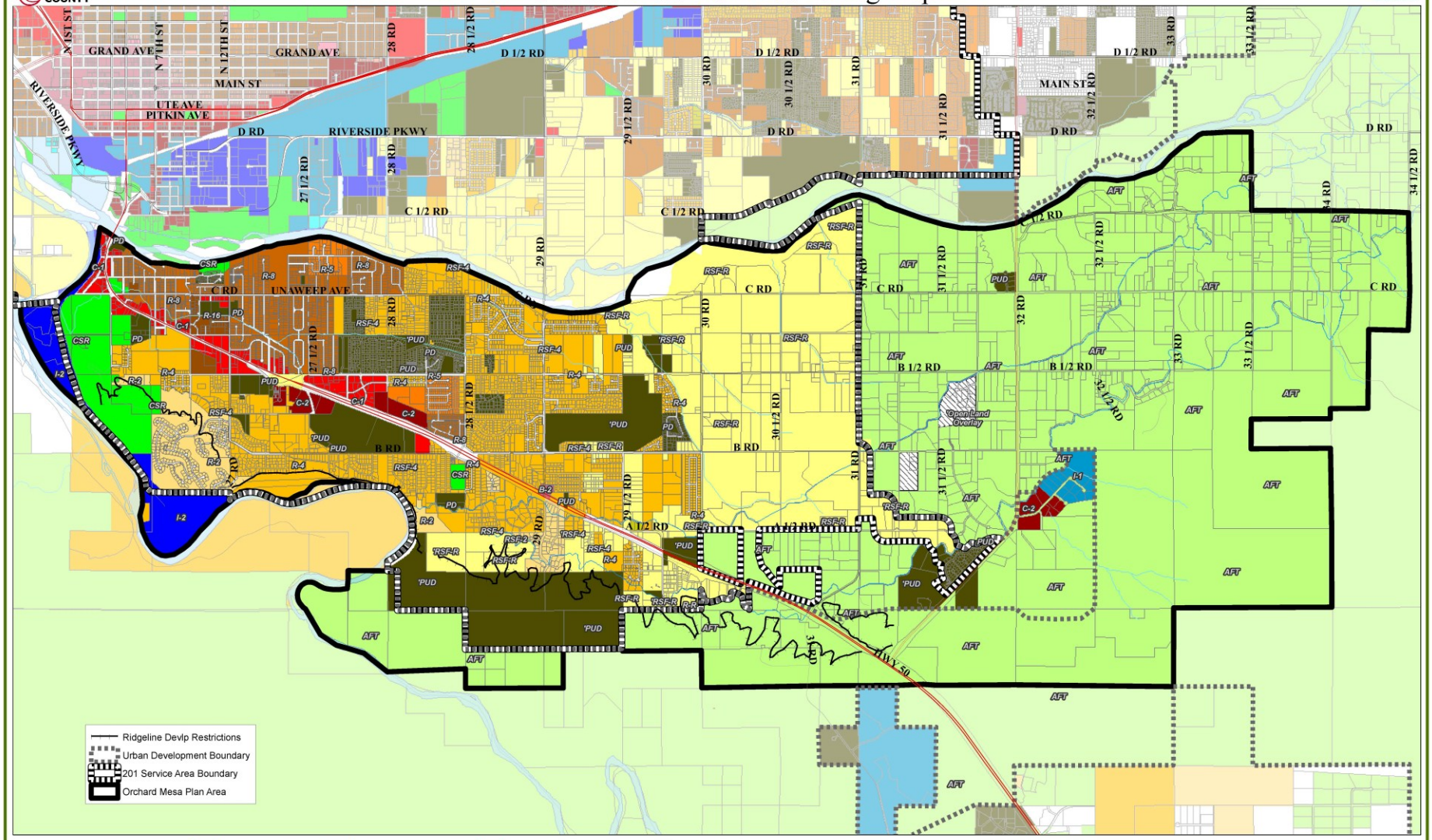
Orchard Mesa Plan Area Zoning Map

Map #5



City Zoning

- R-R (Rural 1 unit/5 acres)
- R-2 (2 units/acre)
- R-4 (2-4 units/acre)
- R-5 (2-5.5 units/acre)
- R-8 (5.5-8 units/acre)
- R-16 (12-16 units/acre)
- PD (Planned Development)
- C-1 (Light Commercial)
- C-2 (General Commercial)
- CSR (Community Services & Rec.)

County Zoning

- AFT (5-35 acres)
- RSF-R (Rural)
- RSF-1 (1 unit/acre)
- RSF-2 (2 units/acre)
- RSF-4 (2-4 units/acre)
- RMF-5 (2-5 units/acre)
- PUD (Planned Urban Devlp)
- B-2 (Downtown Business)
- C-1 (Light Commercial)
- C-2 (General Commercial)
- I-1 (Light Industrial)
- I-2 (General Industrial)
- Open Land Overlay Zoning

Source: Mesa County GIS (For the most-current zoning classifications, use the on-line interactive map at http://gis.mesacounty.us/interactive.aspx)

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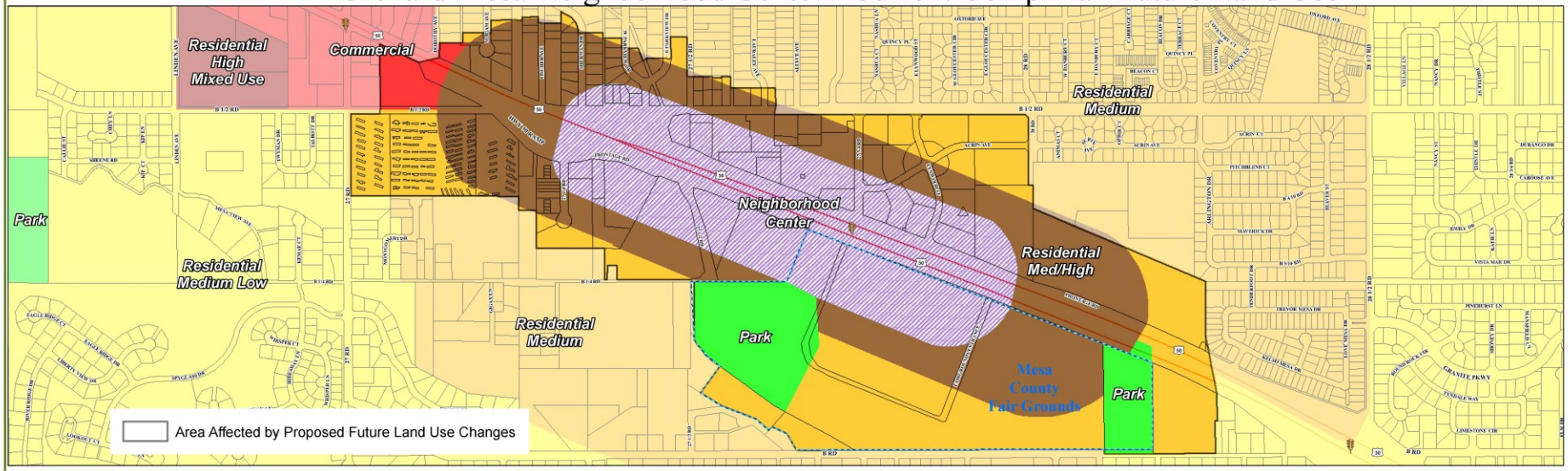
MESA COUNTY

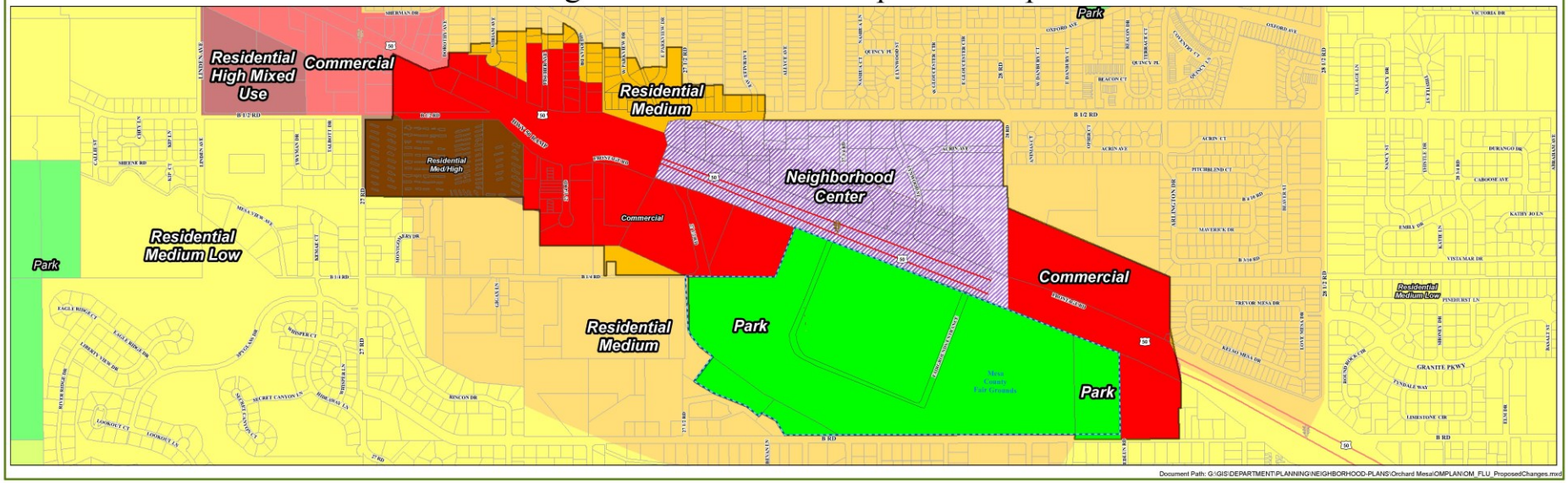
Map #6

Grand Junction COLORADO

Orchard Mesa Neighborhood Center - Current Comp Plan Future Land Use



Orchard Mesa Neighborhood Center - Proposed Comp Plan Future Land Use



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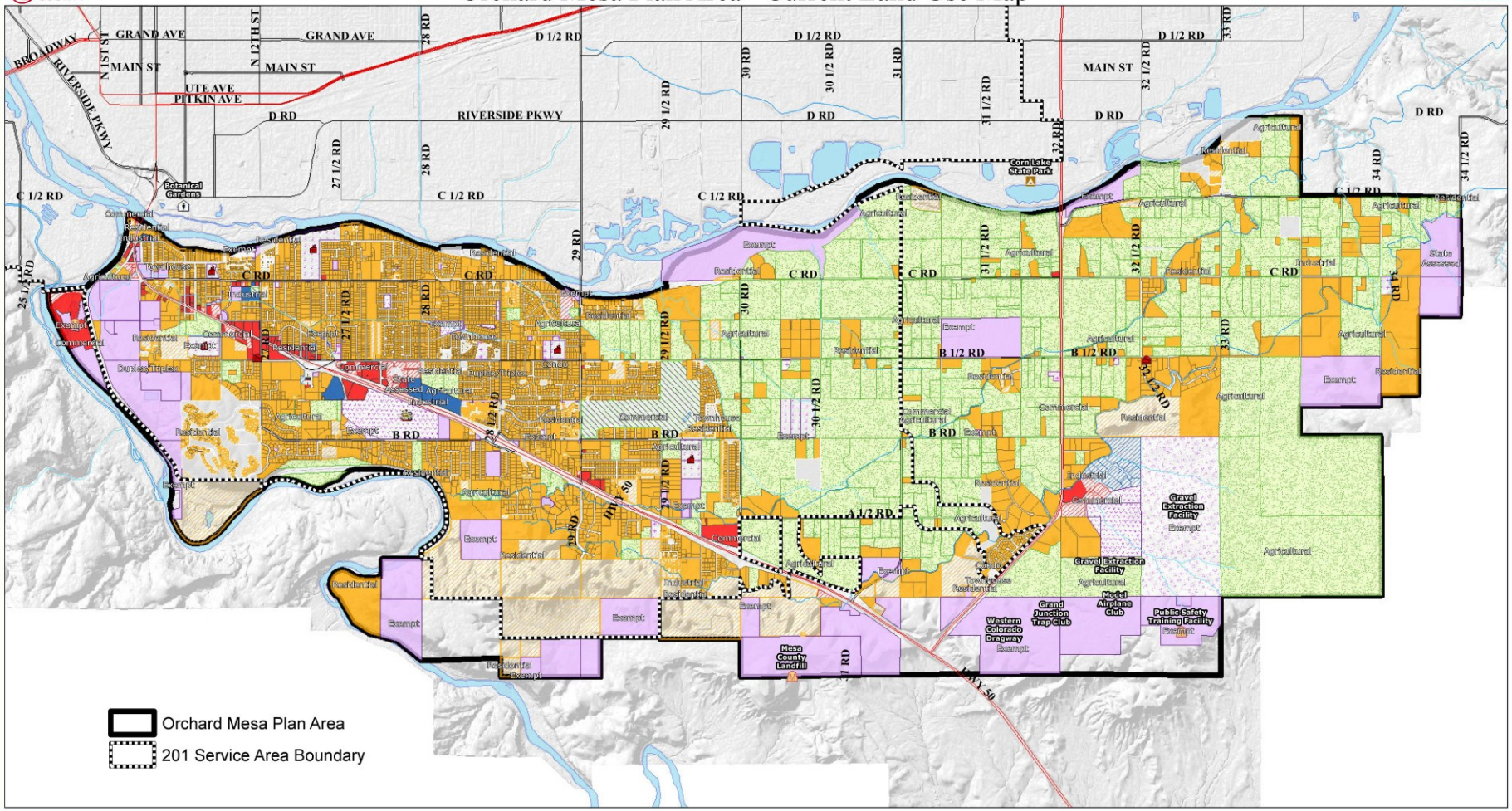
Orchard Mesa Plan Area - Current Land Use Map

MESA COUNTY

Map #7

Grand Junction



Current Land Use

Property Type, Use

- Agricultural, Agricultural
- Agricultural, Agricultural/Grazing
- Agricultural, Agricultural/Hay
- Agricultural, Agricultural/Irrigated
- Agricultural, Agricultural/Orchard
- Agricultural, Commercial
- Agricultural, Single Fam Resid
- Commercial, Agricultural/Irrigated
- Commercial, Agricultural/Orchard
- Commercial, Recreation/Golf
- Commercial, Commercial
- Commercial, Commercial/Multi-Use
- Commercial, Commercial/Small Business
- Commercial, Lodging
- Commercial, Manufacturing
- Commercial, Merchandising
- Commercial, Offices
- Commercial, Warehouse/Storagel
- Commercial, Vacant Commercial
- Exempt, Church
- Exempt, BLM
- Exempt, Business Incubator
- Exempt, Colo State Univ
- Exempt, DOE
- Exempt, Exempt
- Exempt, Exempt Resid
- Exempt, Exempt/City of GJ
- Exempt, Exempt/Govt
- Exempt, Exempt/Residential
- Exempt, Exempt/School Dist 51
- Exempt, Exempt/Utility
- Exempt, FO Eagles
- Exempt, Future Reserviour
- Exempt, Group Home
- Exempt, Mesa County
- Exempt, Mesa County/Road Bridge
- State Assessed, State Assessed
- State Assessed, Commercial
- Exempt, Open Space/ROW
- Exempt, Mineral Extraction
- Exempt, Mesa County/Recreation
- Exempt, Shooting Range
- Industrial, Industrial/Contractor
- Industrial, Manufacturing
- Industrial, Vacant Industrial
- Commercial, Vacant Industrial
- Multi 9 - Up, Multi Fam Resid High
- Multi-Fam 4-8, Low Income Exempt
- Multi-Fam 4-8, Multi Fam Resid High
- Exempt, Multi Fam Resid High
- Duplex/Triplex, Multi Fam Resid
- Condo, Manuf. Housing
- Residential, Agricultural/Irrigated
- Residential, Low Income Exempt
- Commercial, Trailer Home
- Residential, Manuf. Housing
- Residential, Manuf. Housing Park
- Industrial, Single Fam Resid
- Commercial, Single Fam Resid
- Residential, Single Fam Resid
- Residential, Trailer Home
- Townhouse, Single Fam Resid
- Residential, Vacant Residential
- Townhouse, Vacant Residential
- Open Space/ROW
- gisprod.DBO.MesaCnty_Lakes

Curent Land Use Source:
Mesa County Assessor Land Use Code

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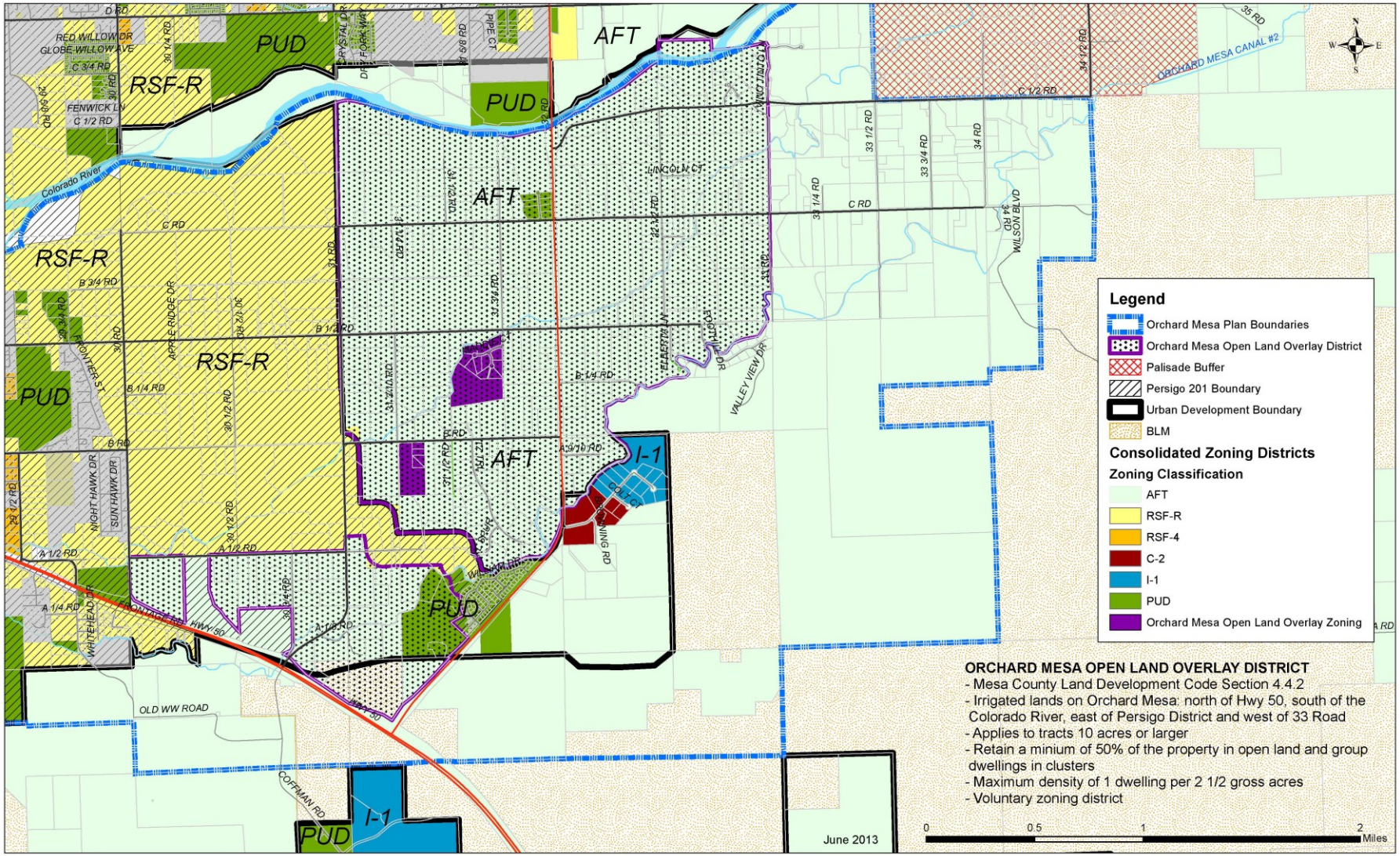
MESA COUNTY

ORCHARD MESA OPEN LAND OVERLAY DISTRICT

Map #8

CITY OF Grand Junction COLORADO



Legend

- Orchard Mesa Plan Boundaries
- Orchard Mesa Open Land Overlay District
- Palisade Buffer
- Persigo 201 Boundary
- Urban Development Boundary
- BLM

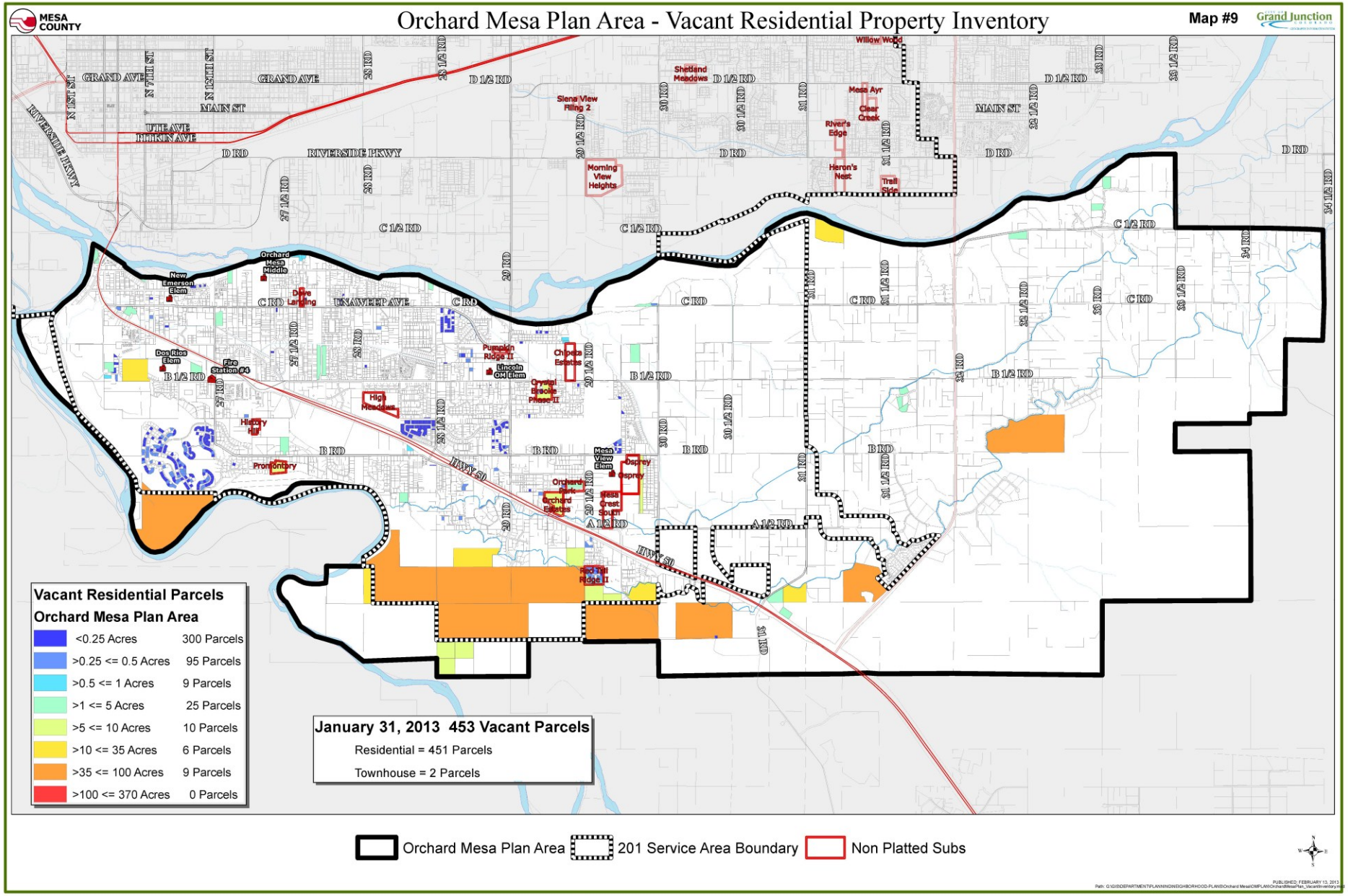
Consolidated Zoning Districts

Zoning Classification

- AFT
- RSF-R
- RSF-4
- C-2
- I-1
- PUD
- Orchard Mesa Open Land Overlay Zoning

ORCHARD MESA OPEN LAND OVERLAY DISTRICT

- Mesa County Land Development Code Section 4.4.2
- Irrigated lands on Orchard Mesa: north of Hwy 50, south of the Colorado River, east of Persigo District and west of 33 Road
- Applies to tracts 10 acres or larger
- Retain a minium of 50% of the property in open land and group dwellings in clusters
- Maximum density of 1 dwelling per 2 1/2 gross acres
- Voluntary zoning district

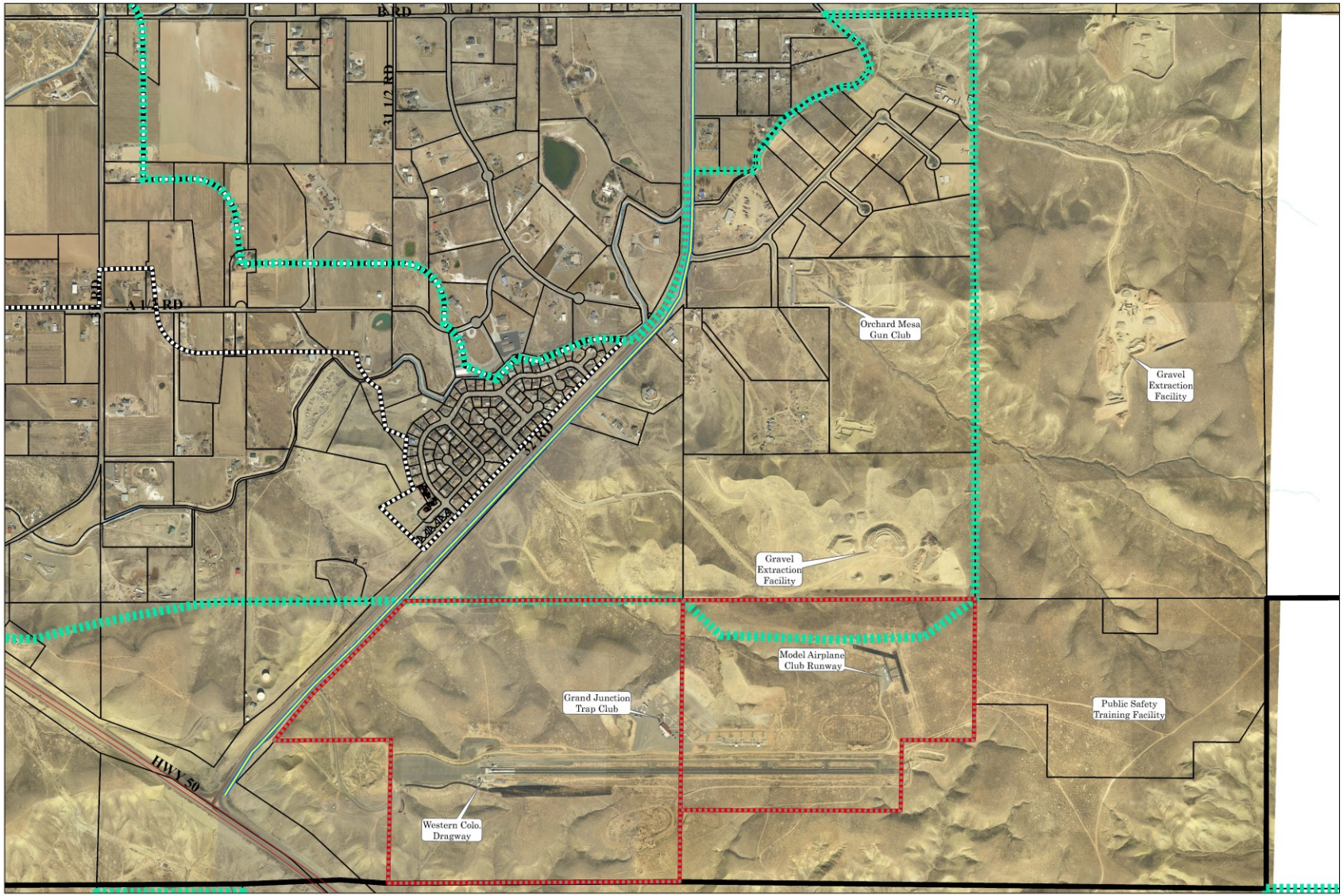

MESA COUNTY
Orchard Mesa Plan Area - Vacant Residential Property Inventory
Map #9
Grand Junction
Vacant Residential Parcels
Orchard Mesa Plan Area
<0.25 Acres 300 Parcels
>0.25 <= 0.5 Acres 95 Parcels
>0.5 <= 1 Acres 9 Parcels
>1 <= 5 Acres 25 Parcels
>5 <= 10 Acres 10 Parcels
>10 <= 35 Acres 6 Parcels
>35 <= 100 Acres 9 Parcels
>100 <= 370 Acres 0 Parcels
January 31, 2013 453 Vacant Parcels
Residential = 451 Parcels
Townhouse = 2 Parcels
Orchard Mesa Plan Area
201 Service Area Boundary
Non Platted Subs
GRAND AVE
MAIN ST
RIVERSIDE PKWY
D RD
C 1/2 RD
C RD
B 1/2 RD
B RD
A 1/2 RD
HWY 50
UNAWEEP AVE
Orchard Mesa Middle
New Emerson Elem
Dos Rios Elem
Fire Station #4
Lincoln OM Elem
Mesa View Elem
Osprey
Willow Wood
Shetland Meadows
Mesa Ayr
Clear Creek
River's Edge
Heron's Nest
Trail Ridge
Morning View Heights
Siena View Filing 2
Pumpkin Ridge II
Chipeta Estates
Crystal Ridge Phase II
High Meadows
Hidden Hill
Promontory
Orchard Park
Orchard Estates
Mesa Crest Court
Red Tail Ridge II

MESA COUNTY

White Water Hill Area

Map #10

Grand Junction



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

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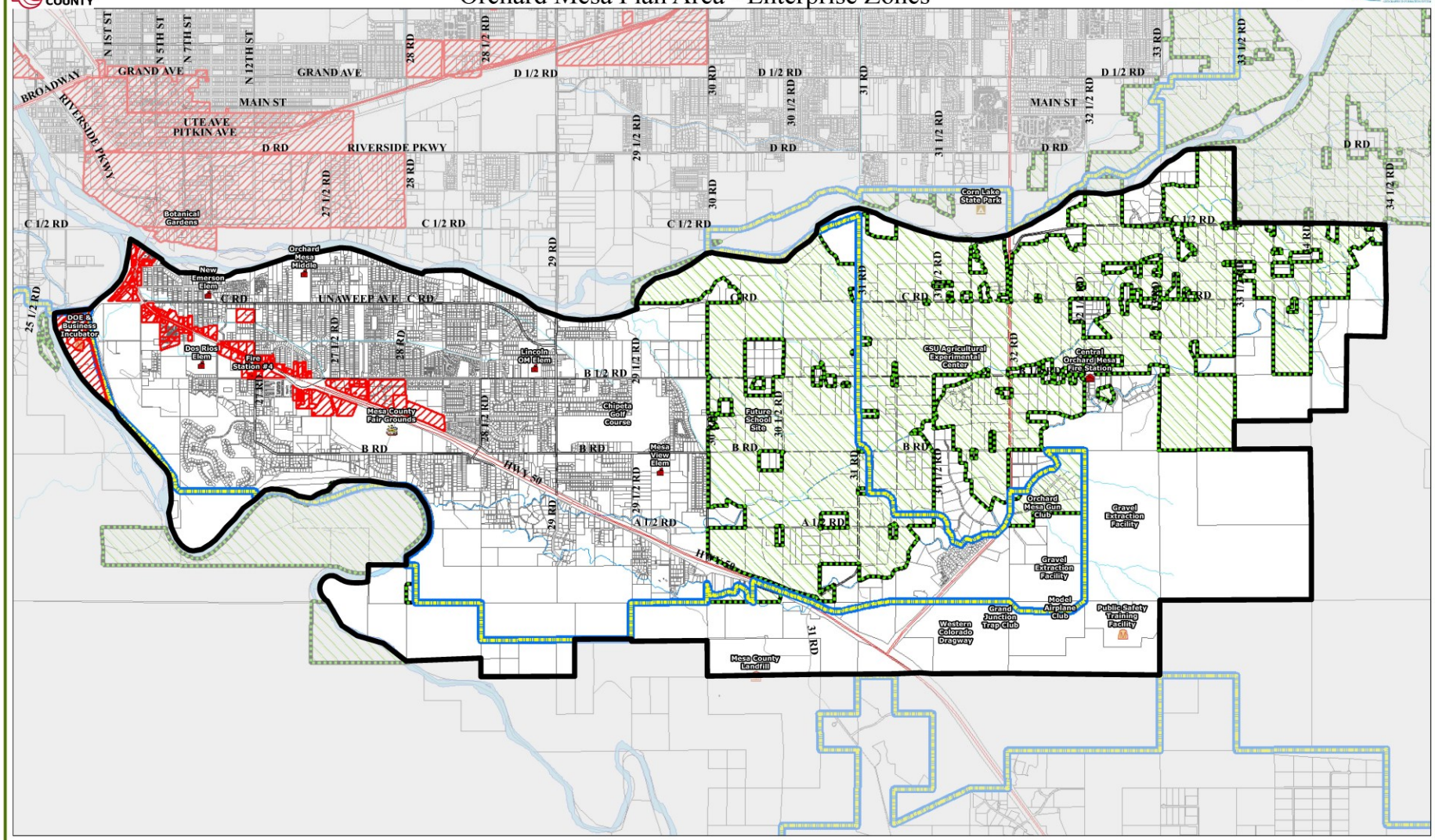
Orchard Mesa Plan Area - Enterprise Zones

Map #11



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

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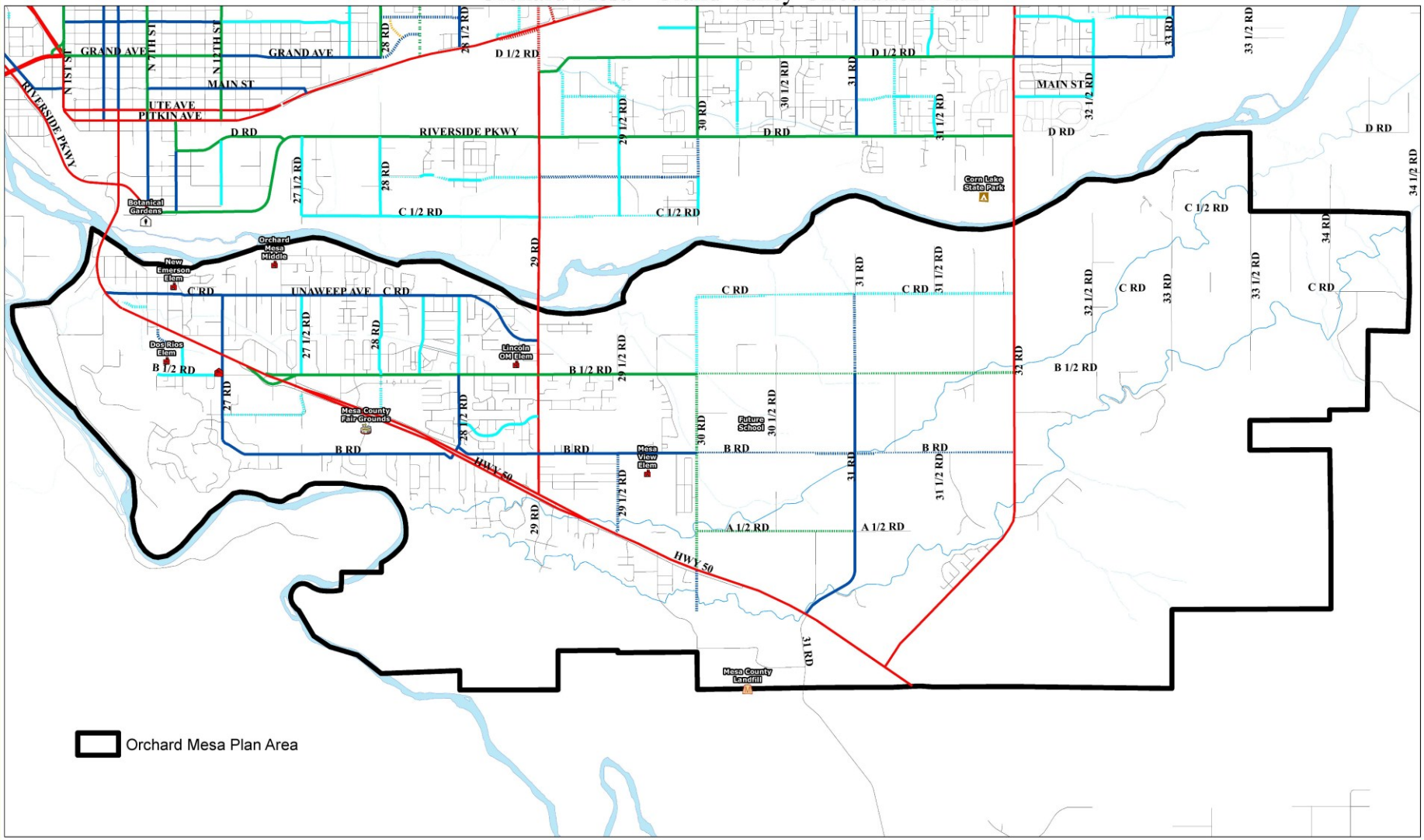
Orchard Mesa - Grand Valley Circulation Plan

Map #12



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

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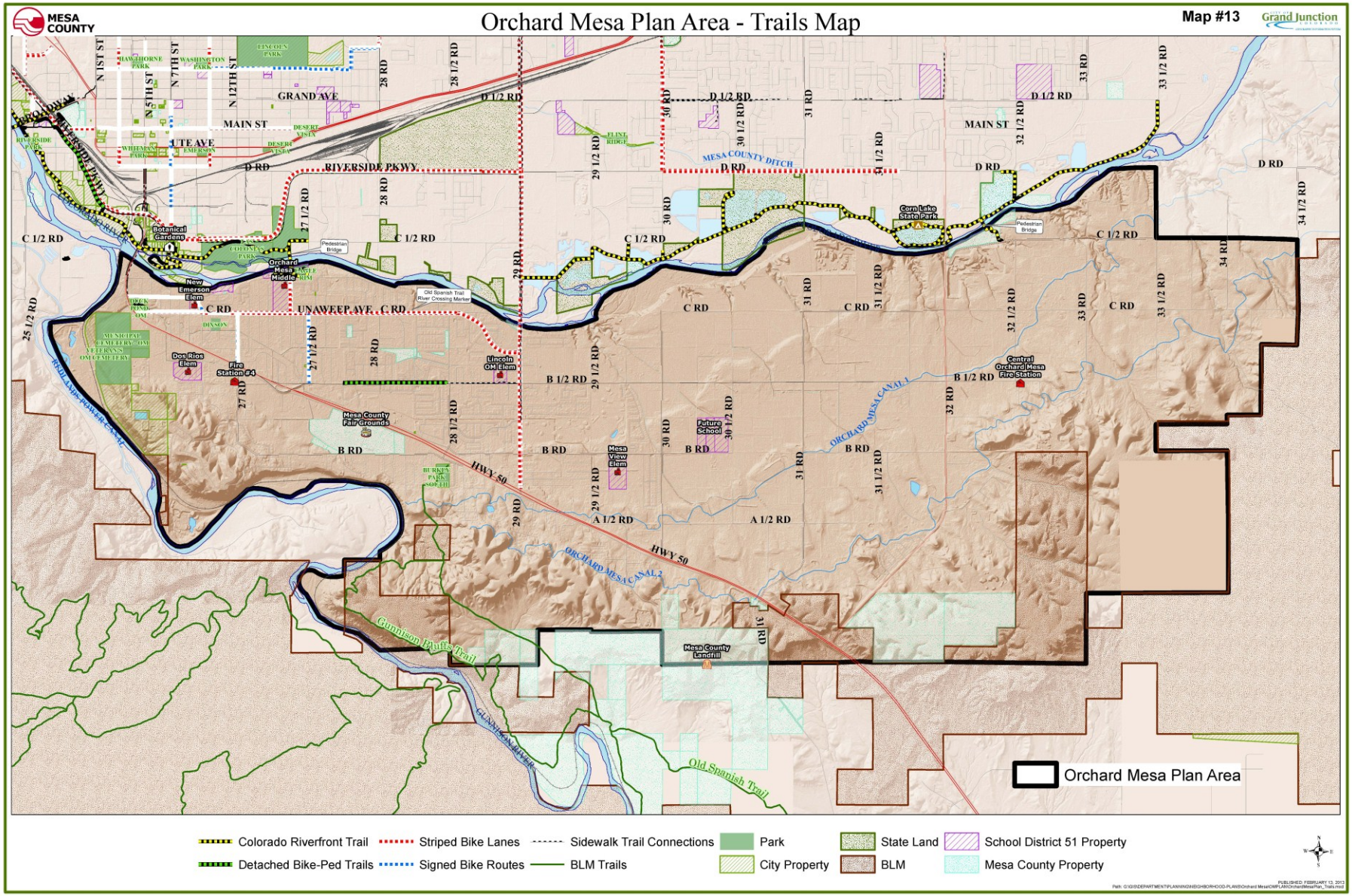
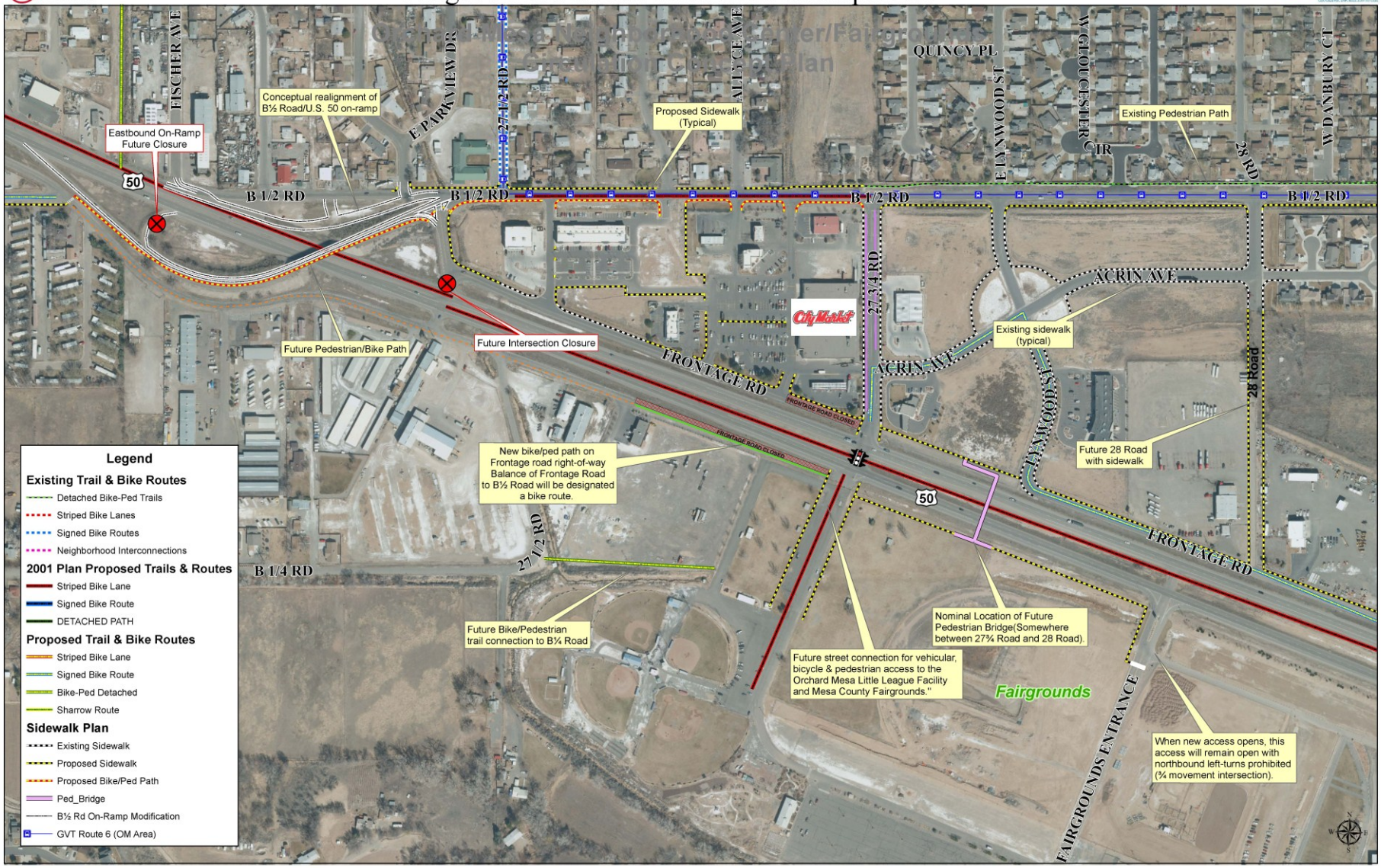

MESA COUNTY
Orchard Mesa Plan Area - Trails Map
Map #13
Grand Junction
MAIN ST
GRAND AVE
UTE AVE
RIVERSIDE PKWY
UNAWEEP AVE
C 1/2 RD
C RD
B 1/2 RD
B RD
A 1/2 RD
D RD
D 1/2 RD
HWY 50
MESA COUNTY DITCH
ORCHARD MESA CANAL 1
ORCHARD MESA CANAL 2
Gunnison Bluffs Trail
Old Spanish Trail
Botanical Gardens
Orchard Mesa Middle
New Emerson Elem
Dos Rios Elem
Fire Station #4
Lincoln OM Elem
Mesa County Fair Grounds
Future School
Mesa View Elem
Central Orchard Mesa Fire Station
Corn Lake State Park
Mesa County Landfill
Pedestrian Bridge
Old Spanish Trail River Crossing Marker
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
PUBLISHED: FEBRUARY 13, 2013

Neighborhood Center Circulation Concept Plan

MESA COUNTY

Map #14 Grand Junction COLORADO

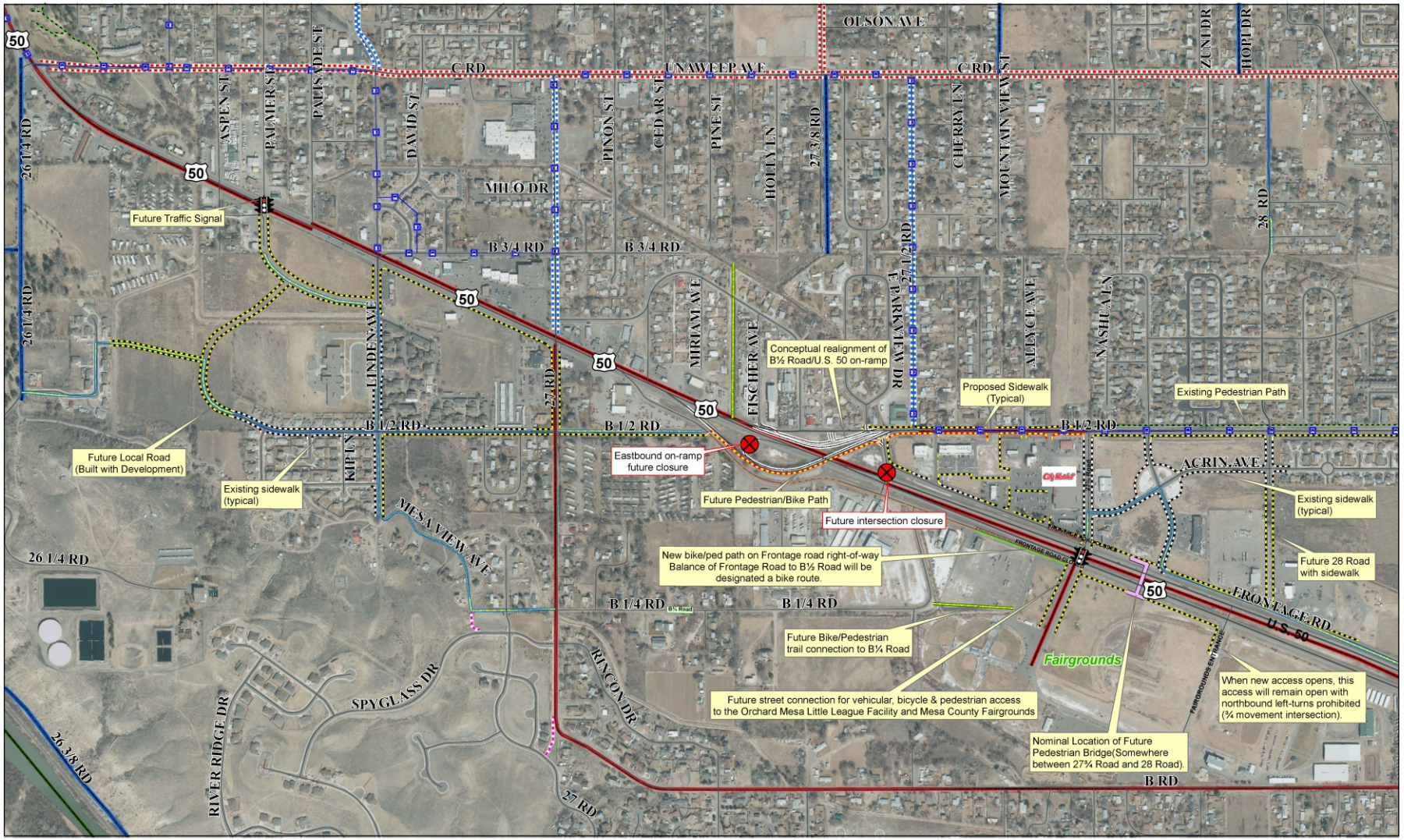


MESA COUNTY

Highway 50 Corridor Concept Plan

Map #15

Grand Junction COLORADO



Existing Trail & Bike Routes — Signed Bike Routes; Detached Bike-Ped Trails; Neighborhood Interconnections; Striped Bike Lane; Striped Bike Lanes

2001 Plan Proposed Trails & Routes — Signed Bike Route; Bike-Ped Detached; Striped Bike Lane; Signed Bike Route

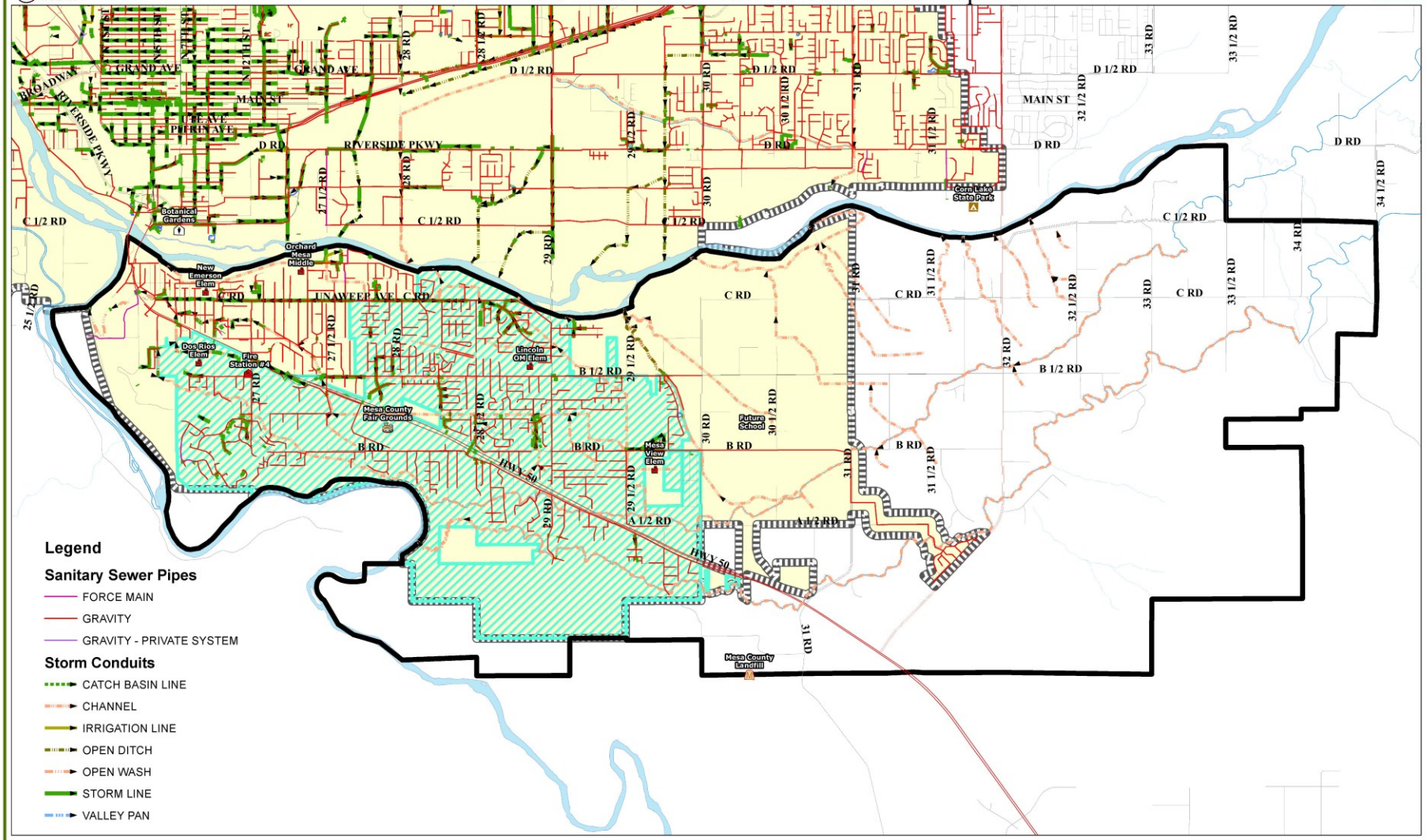
Proposed Trail & Bike Routes — Bike-Ped Detached; Sharrow Route

Sidewalk Plan — Proposed Sidewalk; Existing Sidewalk

B½ Rd On-Ramp Modification — Proposed Bike/Ped Path; GVT Route 6 (OM Area)

Orchard Mesa Plan Area - Sewer Service Map

Map #16



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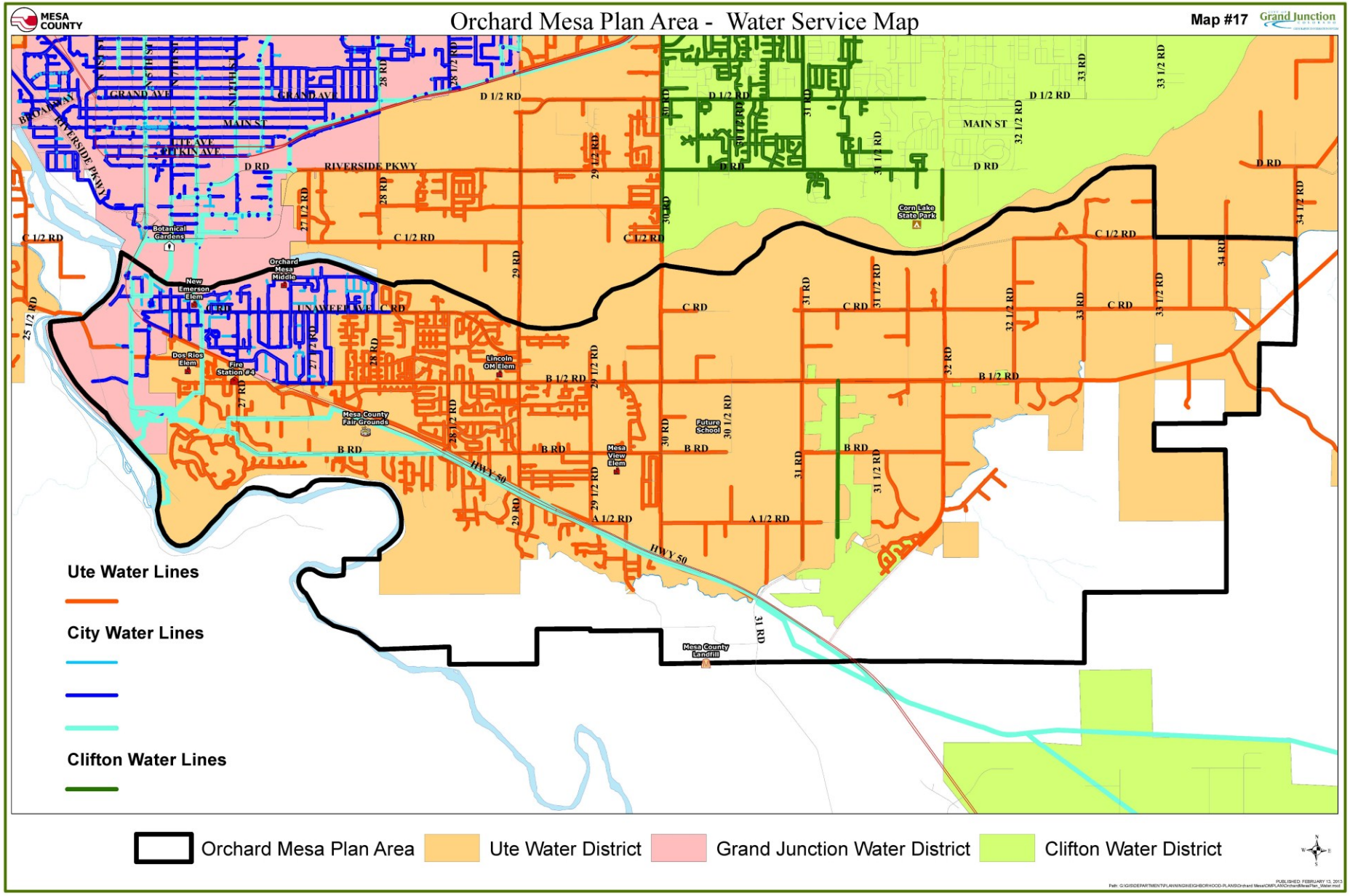
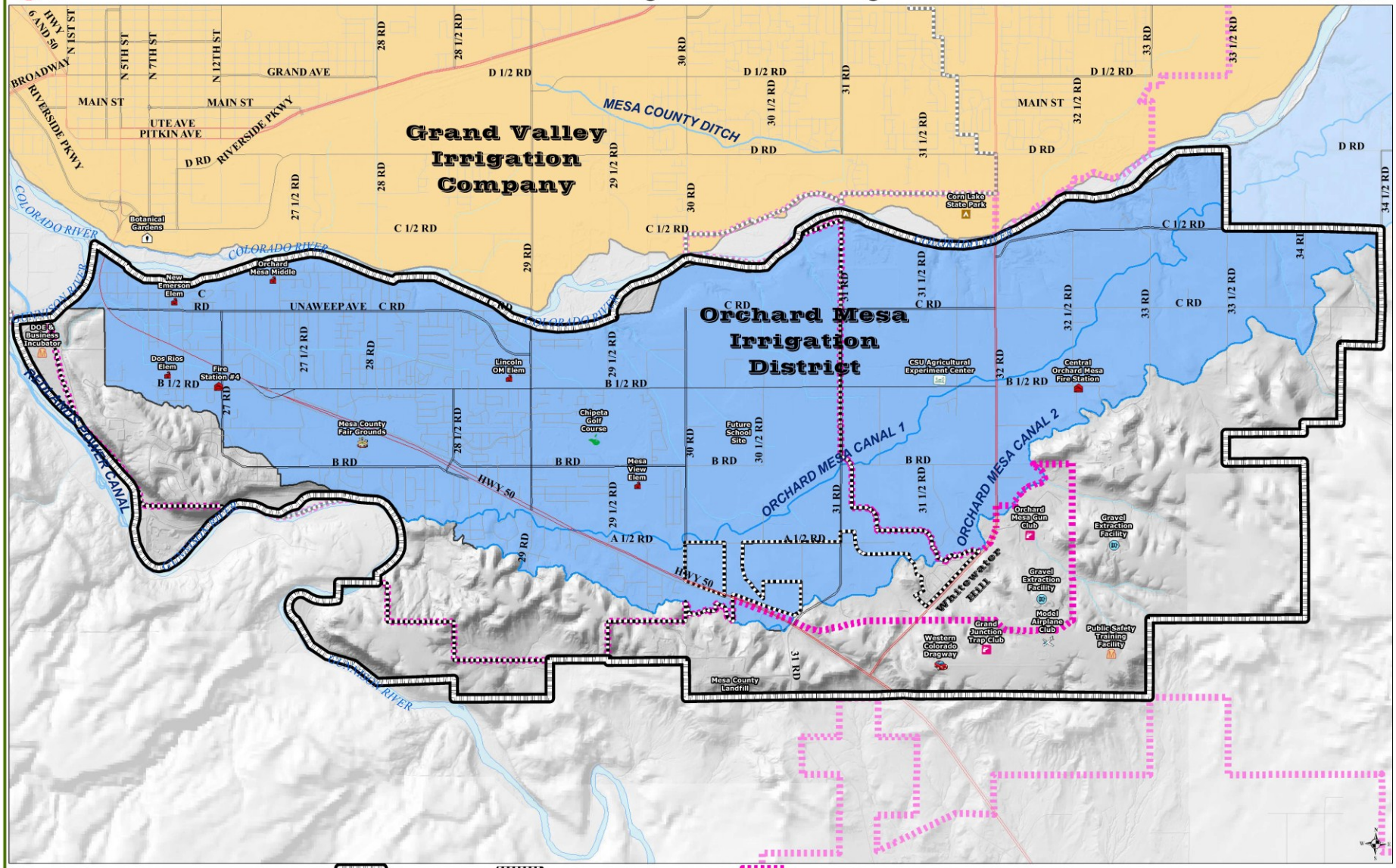

MESA COUNTY
Orchard Mesa Plan Area - Water Service Map
Map #17
Grand Junction
GRAND AVE
MAIN ST
ORCHARD AVE
PATTERSON RD
RIVERSIDE PKWY
D RD
D 1/2 RD
C 1/2 RD
C RD
B 1/2 RD
B RD
A 1/2 RD
HWY 50
Botanical Gardens
Orchard Mesa Middle
New Emerson Elem
Dos Rios Elem
Fire Station #4
Mesa County Fair Grounds
Lincoln OM Elem
Mesa View Elem
Future School
Corn Lake State Park
Mesa County Landfill
Ute Water Lines
City Water Lines
Clifton Water Lines
Orchard Mesa Plan Area
Ute Water District
Grand Junction Water District
Clifton Water District

Orchard Mesa Neighborhood Plan - Irrigation Districts

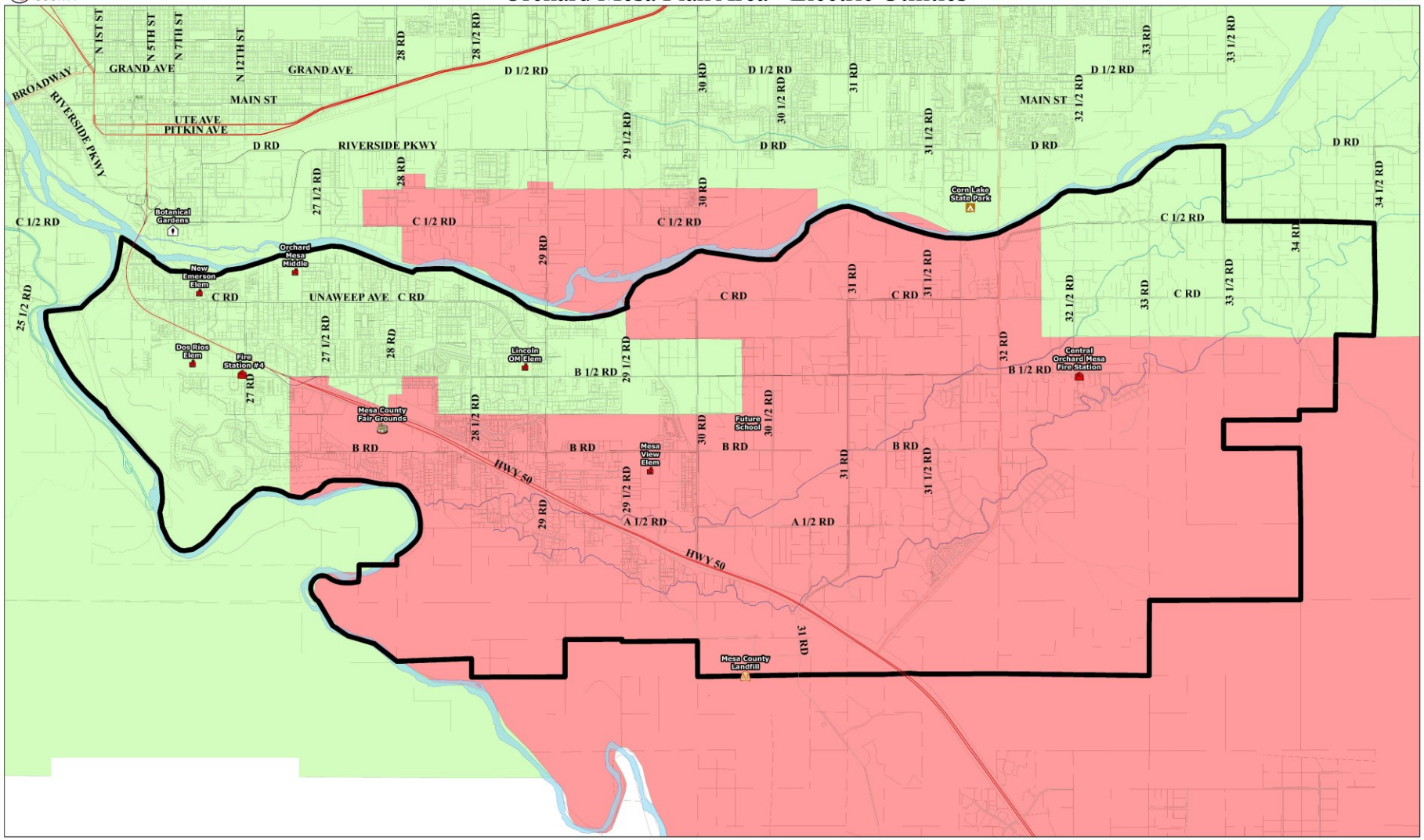
Map #18



MESA COUNTY

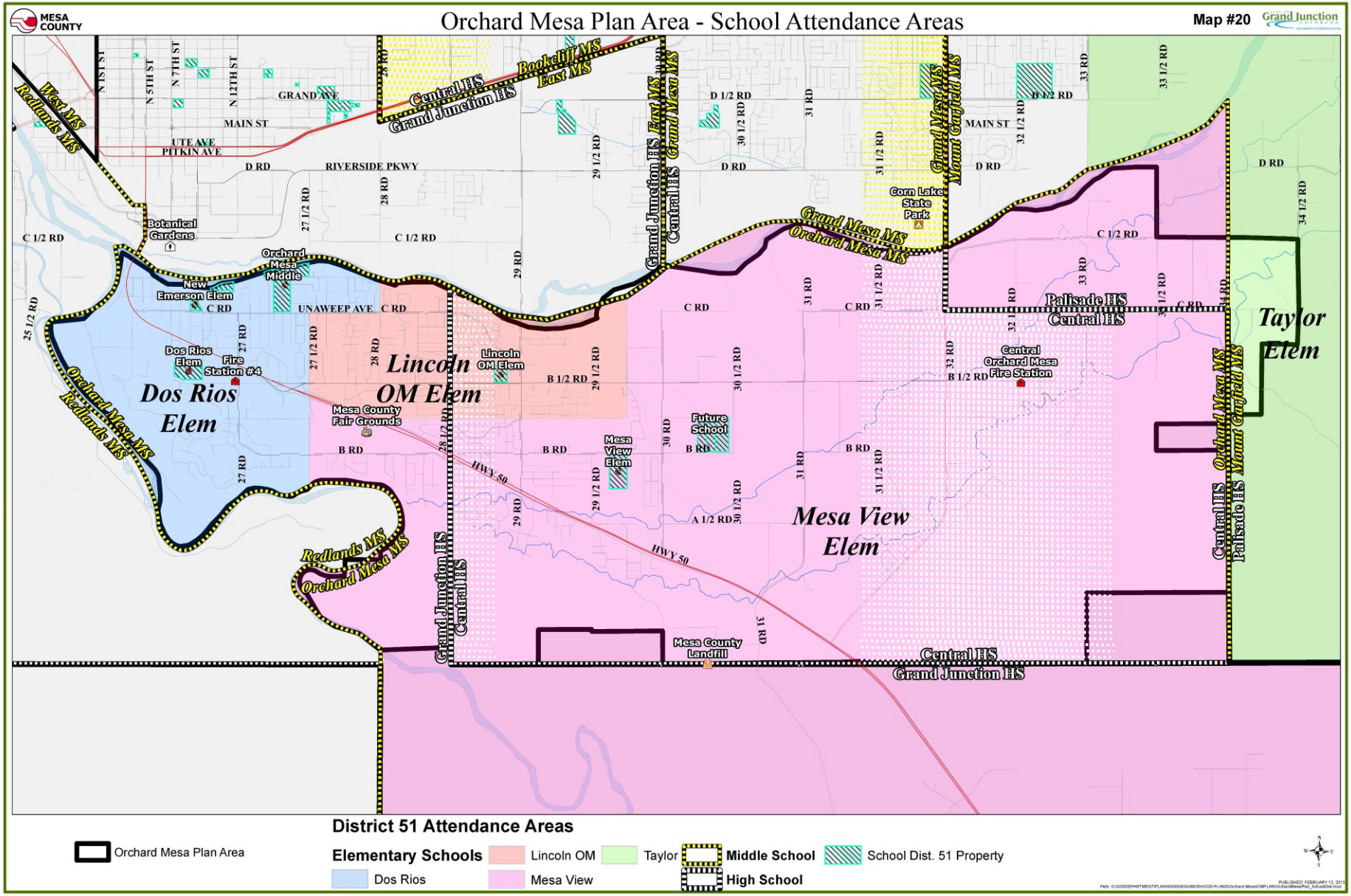
Orchard Mesa Plan Area - Electric Utilities

Map #19 Grand Junction



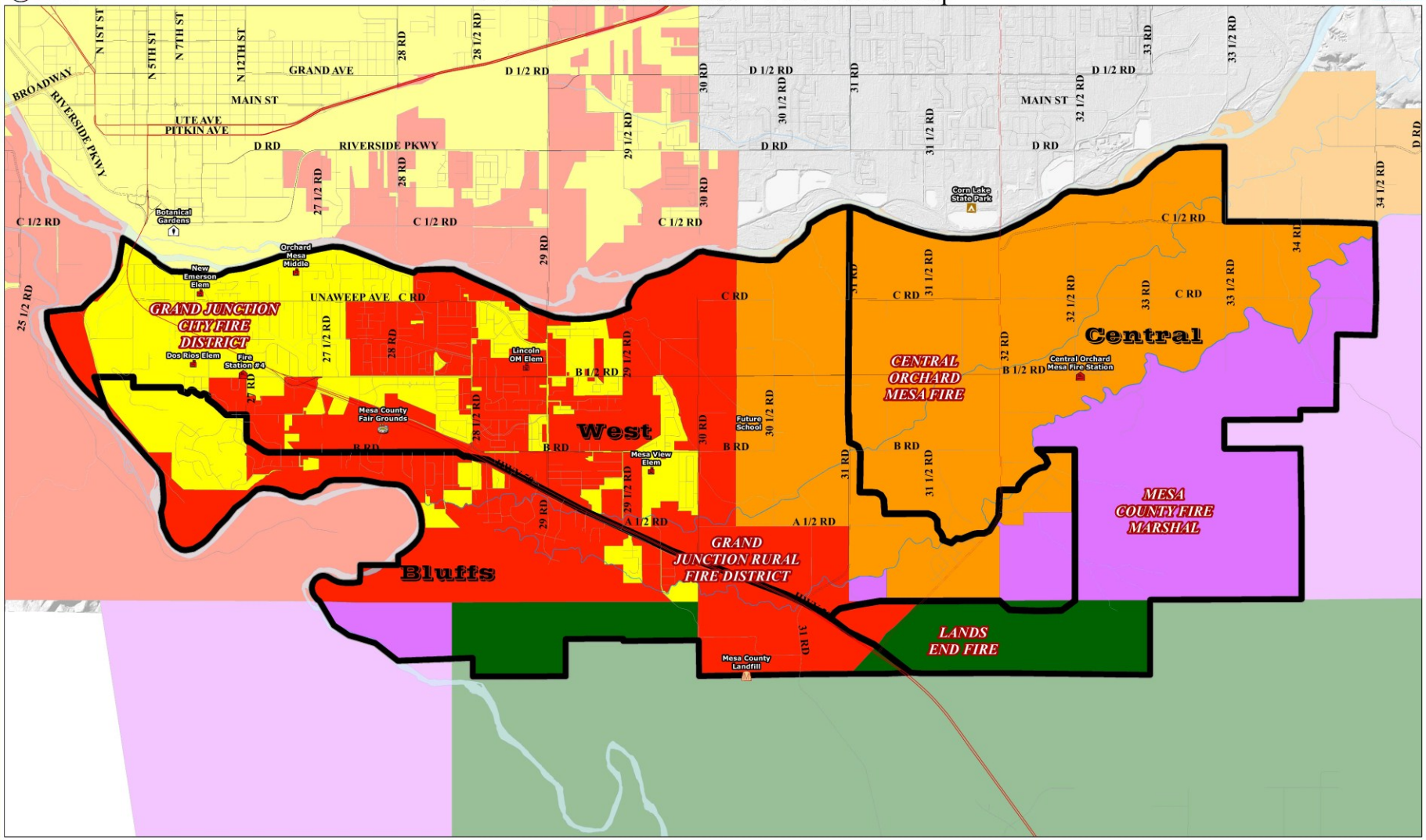
Electric Utility Districts Grand Valley Power Xcel Energy

PUBLISHED: FEBRUARY 13, 2013


MESA COUNTY
Orchard Mesa Plan Area - School Attendance Areas
Map #20
Grand Junction
Dos Rios Elem
Lincoln OM Elem
Mesa View Elem
Taylor Elem
West MS
Redlands MS
Bookcliff MS
East MS
Central HS
Grand Junction HS
Grand Mesa MS
Orchard Mesa MS
Mount Garfield MS
Palisade HS
Botanical Gardens
New Emerson Elem
Orchard Mesa Middle
Dos Rios Elem
Fire Station #4
Lincoln OM Elem
Mesa County Fair Grounds
Mesa View Elem
Future School
Central Orchard Mesa Fire Station
Corn Lake State Park
Mesa County Landfill
GRAND AVE
MAIN ST
UTE AVE
PITKIN AVE
RIVERSIDE PKWY
UNAWEEP AVE
HWY 50
District 51 Attendance Areas
Orchard Mesa Plan Area
Elementary Schools
Lincoln OM
Taylor
Dos Rios
Mesa View
Middle School
High School
School Dist. 51 Property

Orchard Mesa Plan Area - Fire District Map

Map #21

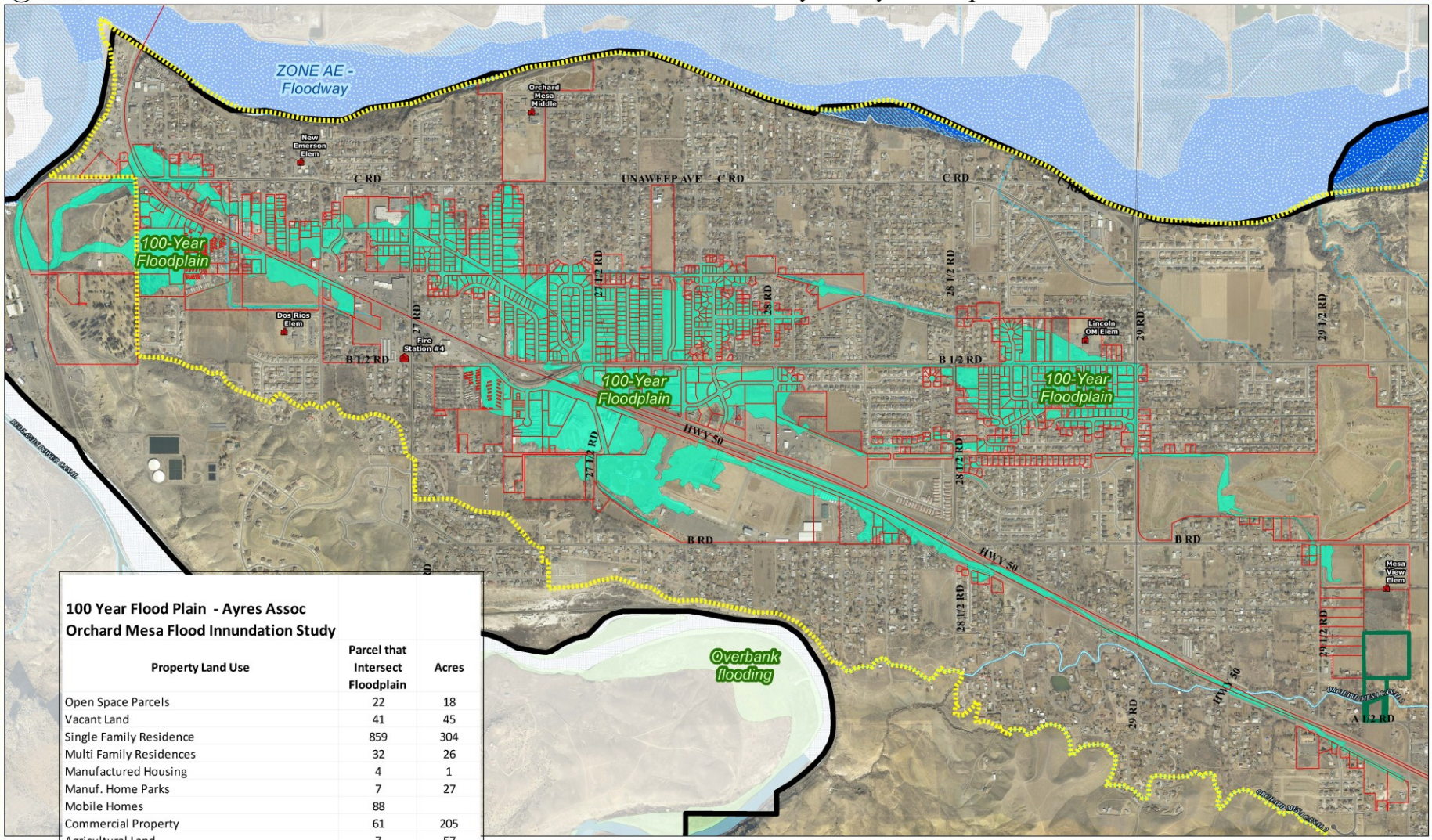


Orchard Mesa Flood Innundation Study - 100yr Floodplain

MESA COUNTY

Map #22

Grand Junction



100 Year Flood Plain - Ayres Assoc
Orchard Mesa Flood Innundation Study

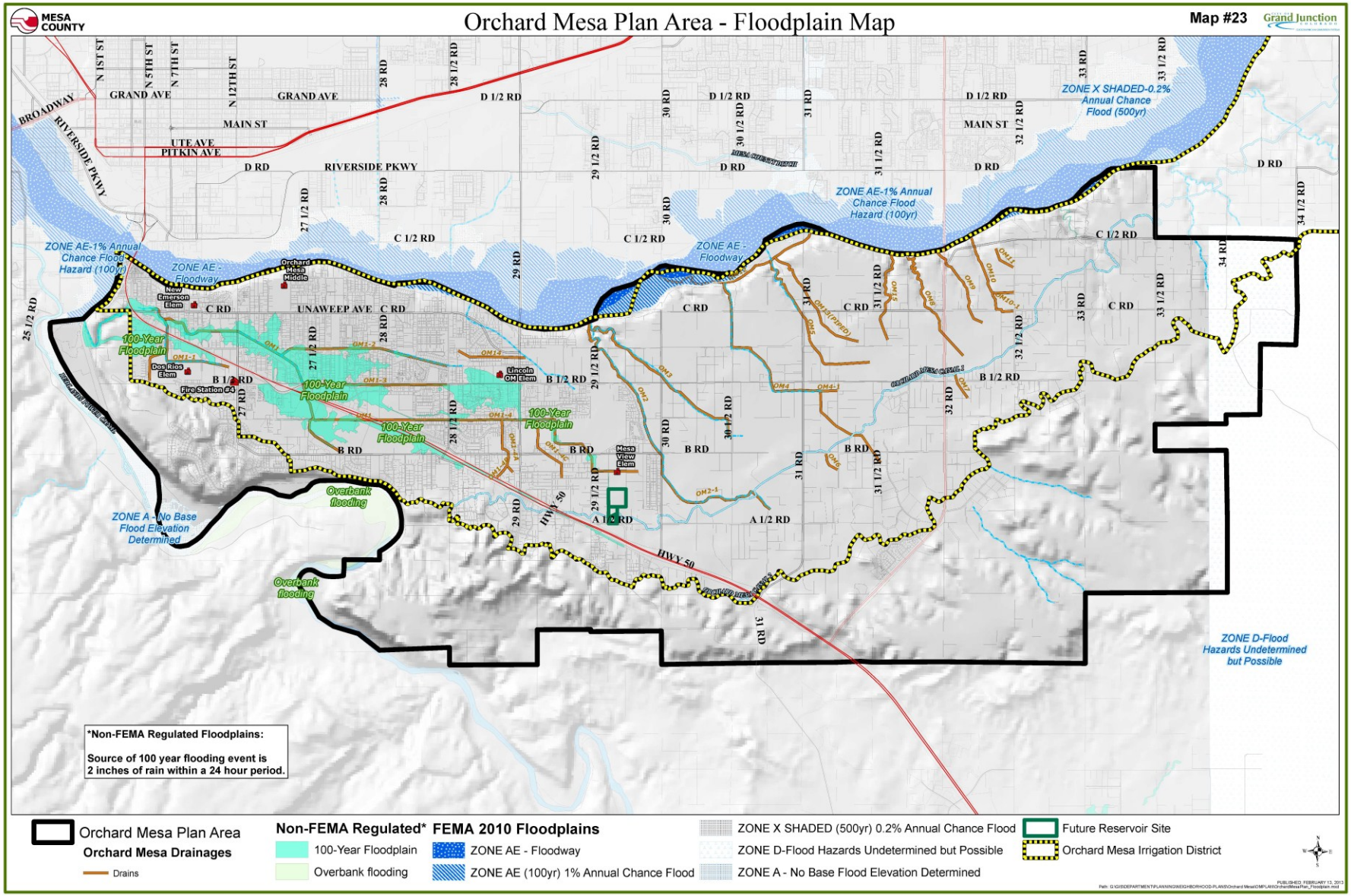
Property Land Use	Parcel that Intersect Floodplain	Acres
Open Space Parcels	22	18
Vacant Land	41	45
Single Family Residence	859	304
Multi Family Residences	32	26
Manufactured Housing	4	1
Manuf. Home Parks	7	27
Mobile Homes	88	
Commercial Property	61	205
Agricultural Land	7	57
Exempt Property	38	295
Total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

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

***Non-FEMA Regulated Floodplains:**

Source of 100 year flooding event is 2 inches of rain within a 24 hour period.

PUBLISHED: FEBRUARY 13, 2013

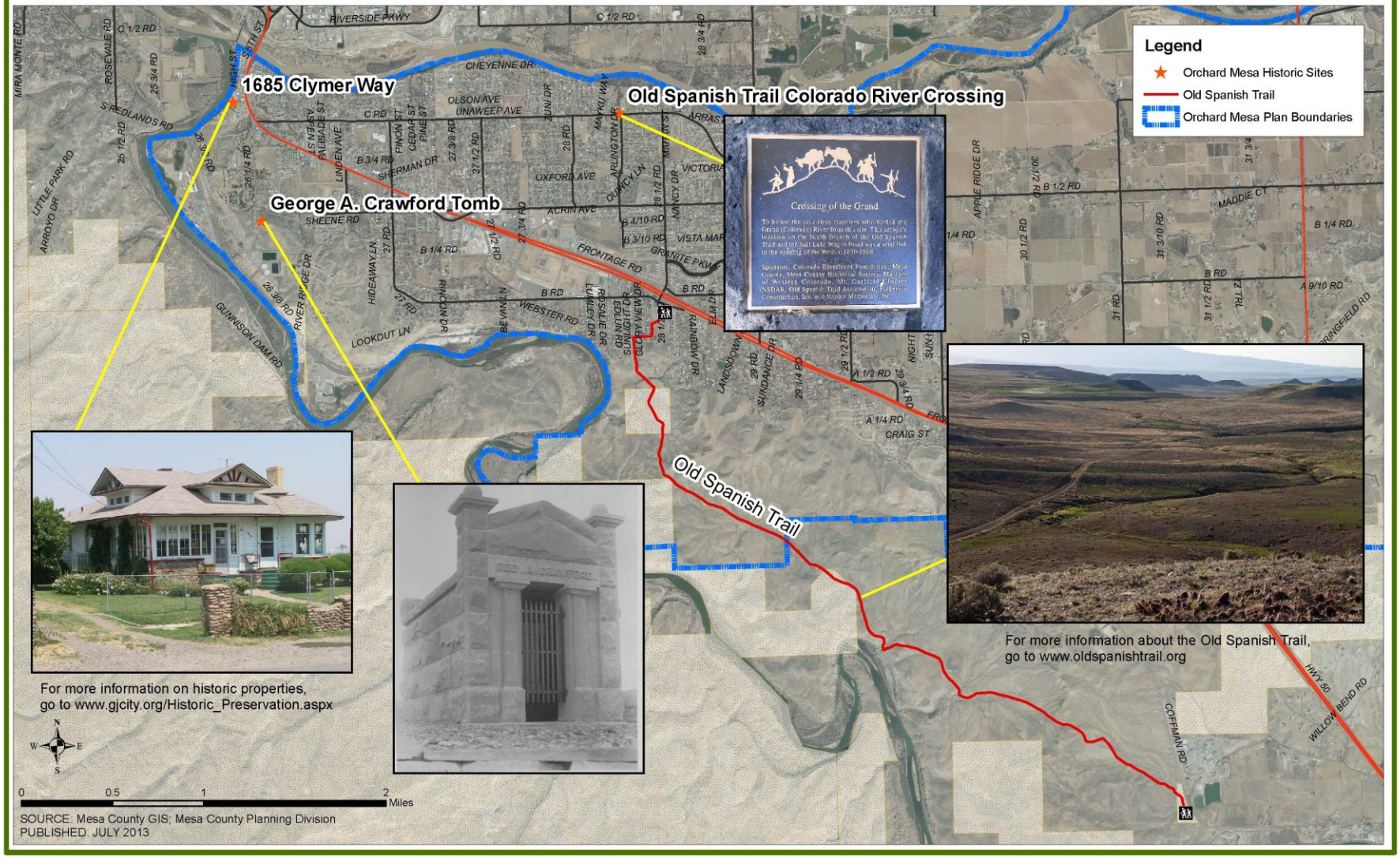

MESA COUNTY
Orchard Mesa Plan Area - Floodplain Map
Map #23
Grand Junction
GRAND AVE
MAIN ST
UTE AVE
PITKIN AVE
D RD
RIVERSIDE PKWY
BROADWAY
C 1/2 RD
UNAWEEP AVE
C RD
B 1/2 RD
B RD
A 1/2 RD
HWY 50
ZONE X SHADED-0.2% Annual Chance Flood (500yr)
ZONE AE-1% Annual Chance Flood Hazard (100yr)
ZONE AE - Floodway
100-Year Floodplain
Overbank flooding
ZONE A - No Base Flood Elevation Determined
ZONE D-Flood Hazards Undetermined but Possible
Orchard Mesa Middle
Emerson Elem
Dos Rios Elem
Fire Station #4
Lincoln OM Elem
Mesa View Elem
*Non-FEMA Regulated Floodplains:
Source of 100 year flooding event is 2 inches of rain within a 24 hour period.
Orchard Mesa Plan Area
Orchard Mesa Drainages
Drains
Non-FEMA Regulated*
100-Year Floodplain
Overbank flooding
FEMA 2010 Floodplains
ZONE AE - Floodway
ZONE AE (100yr) 1% Annual Chance Flood
ZONE X SHADED (500yr) 0.2% Annual Chance Flood
ZONE D-Flood Hazards Undetermined but Possible
ZONE A - No Base Flood Elevation Determined
Future Reservoir Site
Orchard Mesa Irrigation District
PUBLISHED: FEBRUARY 13, 2013

MESA COUNTY

ORCHARD MESA - HISTORIC SITES

Map #24

CITY OF Grand Junction COLORADO



Public Comments Summary Table

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
6/10/2013												
1	6/10/2013		More businesses come to O.M. corridor; shopping, restaurants and medical. O.M. has a sizeable population to support growth			Code Enforcement issues addressed - i.e. weed control						
2	6/10/2013									Improve traffic flow on Hwy 50. Remove traffic signal at Sundance. Open up 29 road at that signal. Red light runners there. It is difficult for school bus or fire truck access from town to 29 Road. Once 29 Road is open to I-70, 29 Road will be the major N-S route for trucks. Replace Black Bridge.		
3	6/10/2013	Concerned with urban development boundary; UDB has taken in an area between 30 &31 roads that is AG. A lot has changed since comp plan developed - less pressure to have developable area and more emphasis on farm to market and buying local.				Pedestrian crossing of S.H. 50		More sidewalks near schools	Lack of trail system and beautifying S.H. 50 need to be addressed		Need to protect AG land from development.	
4	6/10/2013				Community center w/ pool, gym, tennis, exercise equipment					More bike lanes and sidewalks		
5	6/10/2013								Paths created by people accessing the river trail from the bridge at Eagle Rim Park are an eyesore. Direct path from bridge to Eagle Rim Park needed.			
6	6/10/2013		More commercial business -i.e. restaurants, discount stores, etc.		Mesa County should mow easements, remove weeds, water green spaces	Clean up vacant lots! Remove weeds/trash etc.- fire hazard			Open green spaces need water			Property 2915 Jon Hall - vacant - fire hazard
7	6/10/2013		Do not want these plans.	Prevent Urban Sprawl								My wife and I are ex-Californians, we moved from there to escape urban sprawl. Have we jumped out of the pan into the fire? We pray not! We do not want this or any other plans of this nature! Just leave people alone.

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8	6/10/2013		More businesses- stores, restaurants, medical	Entry at south end could use 'curb appeal' - signage, greenery etc. Remove old, abandoned, empty, ugly buildings along Hwy 50.	Regular scheduled road maintenance, gravel and snow removed from Sierra Vista Rd. Tighter restrictions on # cars, trash, weeds etc. on properties.	Lower/remove hill at B and Rincon- dangerous to cross.	Entrance into Fairgrounds off B road controlled.		More bike/walking lanes/ paths for increased safety	Turn arrow added to street light at 27 & 50.		
9	6/10/2013			Improve the looks of "southern doorway" (HW 50)		Pedestrian traffic improvements on B road- dangerous to walk.			Trail needed on west end of 'Bluffs'.	Access to Business area east of City Market is difficult and awkward.		
10	6/10/2013									Install stop sign on frontage road at 29 1/4 Rd. Need Right turn lane from HWY 50 to 29 1/4 Rd. - dangerous.		
11	6/10/2013	Community in whole should share equally to provide low-income, high density housing - not just OM		Help prevent OM from continuing to become a 'dumping' ground for low income, high density housing.								Glad to see a plan put together for this area.
12	6/10/2013		Hotels		Post Office				More Parks			
13	6/10/2013					Property on corner of 29 1/4 Rd and Frontage Rd has trees, weeds and shrubs and no one can see around them up 29 1/4 Rd.				Install stop sign on frontage road at 29 1/4 Rd. - Dangerous. Was ran over and not replaced.		
14	6/10/2013									Need a stop sign on corner of 29 1/4 road. Stop sign was ran over and never replaced		
15	6/10/2013									Stop sign at service road and 29 1/4 Rd; was hot and not replaced. Corner property has trees and shrubs that make the corner dangerous.		
16	6/10/2013				No lighting at night.	27 road to narrow and dangerous for kids and walkers. Speed limit 40. Road is too narrow to get around trash and mail trucks without crossing double yellow line.		Area of 27 road near Dos Rio school dangerous.		27 Rd. from B1/4 north about two blocks is too narrow; weeds. Hill in middle of section dangerous. Limits sight distance. It is a school and city bus route. Dangerous area for kids biking or walkers.		
17	6/10/2013		More motels and businesses			Do not move fire station on B rd.		Do not move the fire station because near Dos Rios school and large subdivisions.		27 Road needs widening- kids walk to school. Dangerous- people have been killed.		

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18	6/10/2013				Post Office or postal facility. Loss of Contract Postal Unit was significant							
19	6/10/2013		Leave the area rural	Do not turn OM into 'mini Grand Junction'								"I moved to OM because of the rural aspect. If I want services, I go into town. I don't want to live in a 'mini Grand Junction.' Expansion will encourage me to move farther out from city limits."
20	6/10/2013	Preserve the rural and AG aspects of the area	Limit commercial development to those centers already established	Historic Preservation important - especially Old Spanish Trail. Do not develop at cost of historical landmarks.					Public access to recreational areas is paramount			
21	6/10/2013									Light at Unaweep and 29 road		
6/13/2013												
1	6/13/2013	Fill in Vacant parcels of land before developing subdivisions in outlying areas. Slow expansion of density west to east.								GVT Extended Service east on B 1/2 Rd to 32 Rd.		
2	6/13/2013	Leave existing non-city properties on a grandfather act. County settings and lifestyles (livestock, garden, automotive) are not acceptable for city limits. South of B Rd and south of HWY 50 many people have these needs										I shouldn't have to move to Delta for my lifestyle needs.
3	6/13/2013	Totally against High density plan for area around HWY 50 & 31 Rd. High Density = no win for rural existence and High crime										
4	6/13/2013	High density for 31 Rd & HWY 50 is a bad idea. Bad for rural surroundings; degrades the quality of life for those living nearby. Vigorously opposed.		High density area of 32 Rd and William Dr. already exists- more high density ruins property values and brings unsightly sprawl.		High density- unsightly sprawl will increase crime and vandalism						

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
5	6/13/2013			The number of dwellings and yards that are allowed to fall into disrepair-weeds, junk, broken down fences or houses- is a problem. Would like to see a campaign to urge people to take pride in their properties. Vast number of lots/tracts with junk, weeds, dirt, abandoned etc = eyesore. (Examples listed in on comment form)	Higher level of code enforcement							
6	6/13/2013					Close in B 1/2 Rd ditch				Stop light at 28 1/2 Rd. Turning lanes on B 1/2 Rd. Designate a truck route away from housing areas		
7	6/13/2013								Would like to be contacted about a small city owned park on West Park View Dr. No one takes care of it - weed control, snow not shoveled			
8	6/13/2013		Hotels & Restaurants, New grocery Stores		Code Enforcement - Weeds etc.	Police Enforcement and Traffic Control, Neighborhood Watch Programs. Cover open ditch on B 1/2 Rd				New Overpass HWY50 & Better Lighting. Love 29 Rd. but it should be 4 lane from D Rd. to HWY 50. Keep Large Trucks off B 1/2 Rd.		
9	6/13/2013	Suburbs planned before the downturn will be built; infill before agricultural land further out is taken for houses	More community services - barber shops, beauty salons etc.		Lack of supervision on the irrigation systems; needs a post office				Is it true OM has less real park area (formal green space) than the city of GJ per area of occupation? Access across Gunnison River to Redlands is a good idea.		Protect agricultural land	
10	6/13/2013				Dust from Groendyke	irrigation ditch at B 1/2 Rd. needs to be covered	Dust from fairgrounds needs to be controlled			Access from HWY 50 to B Rd. Love the new 29 Rd and Parkways- looking forward to finished road N-S, not to use B 1/2 Rd as a truck road.		Thanks to Brian Rusche for answering questions
11	6/13/2013		Help businesses remain in OM			Better law enforcement & medical response; City Emergency-not rural group all OM.	Improve Fairgrounds - national grounds, not a 'small town' horse and dog show place.		Bike lane needed on B 1/2 Rd.	Maintenance of B 1/2 Rd. - poor surface - major road - too much truck traffic		

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12	6/13/2013		Large shopping center- 29 Rd & B 1/2		Need a post Office			Need a High School				Would be interested in being part of a study group to help plan the future of O.M. We need to incorporate to control our future
13	6/13/2013									Traffic light at 29 Rd. and Unaweep. That intersection is an accident waiting to kill someone!		
14	6/13/2013									Hwy 50 has 2 stop lights a block apart. Cars coming into town can not see the 1st stop light at HWY50 & Sundance. Light signaling light ahead would help. (Comment form provides more details about incidents that have occured.)		
15	6/13/2013		Bring more businesses to empty spot by city market	Trees and plants; make residents responsible for keeping their property presentable and clean.		B 1/2 Rd irrigation ditch needs to be covered from Hwy 50 to 29 Rd				Sidewalks needed especially on B1/2 Rd.		
15	6/13/2013		Allow more business to come to OM	Plant more trees on HWY 50, make it look pretty. Green areas and landscaping (HWY 50)		Cover irrigation ditch on B 1/2 - weeds and trash get trapped in there.			Bike Trail from OM to downtown. Add recreation areas to bring more business to this area	We need sidewalks everywhere. More lights along HWY 50 & cross walks		
16	6/13/2013			Increased # of homeless (city market). Weeds, old vehicles.		Unlicensed drivers and vehicles (29 road). Cutting wood on 29 road. Parking cars on road right-of-way				Lack of sidewalks in subdivisions		Unsafe practices in garages of (illegible) subdivisions. 3 horses on subdivision lots; 160 29 Rd, check out horse barn.
17	6/13/2013	Keep residential areas intact				Cover B 1/2 Rd ditch				Widen B 1/2 rd, include center turning lane		
18	6/13/2013					Lack of safe crossing areas on Unaweep; marked crossings only at OMMS and New Emerson				Light or 3 way stop at 27 Road or 27 1/2 road to slow speeders on Unaweep		
19	6/13/2013	Sick of Sprawl									Keep it Agricultural	
20	6/13/2013				Full functioning post office					Need work on streets		Please have an open house where this information is presented on a screen with people who are specialists in explaining the various maps to tell us in detail. This was not a good method esp. for people who can't see well or stand long. Thanks for the effort.

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
21	6/13/2013	Don't want to see changes in the neighborhood we live in.			No sewers			No schools	No parks			We live in the perfect place thanks
22	6/13/2013			What can be done about people who move in and trash homes on a well maintained street and taking value of the street down. They are piling garbage right by the mailbox near the street, and lots of trash.								
23	6/13/2013	Grand Junction - annex OM to get better services	Competitive food store		Need Post Office, medical services, police service/facility. Code enforcement - weeds, traffic, forestry, unregistered vehicles			Need a high school	Need a recreation center			
24	6/13/2013											I see no benefit being put into the city except to pay more taxes so the council can waste more money. I pay taxes for sewer and water and my county taxes. Why should I support the theatre overhaul or most of the things the city puts money into like back-in parking, etc.
25	6/13/2013									Light at 29 Rd. and Unaweep		
26	6/13/2013			Orchard Mesa via Hwy 50 is a major introduction to the City of Grand Junction; the introduction is not an impressive one. From 29 Rd. down past Unaweep, the Hwy 50 corridor is a mish mash of strip mall businesses, decaying motels and some shabby business buildings, trailer parks, etc.. There is nothing attractive on this entire stretch to let the traveler know that Grand Junction really is a nice place to live, a nice place to do business in and a nice place to visit.								

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
27	6/13/2013		Nicer hotel/motel. Upscale restaurants/ brew pub. Alco is much missed and would like a similar store to come in		Need a post office					Traffic light at HWY 50 & 31 Rd. Access to landfill and compost facility. Light desperately needed at 29 road and Unaweep. Traffic lights unnecessary at 29 1/2 and 30 Rd.		
28	6/13/2013			Weed removal on irrigation banks & HWY 50, 29 & 27 3/8 Rd. Diseased elm trees removed on irrigation bank behind Hwy 50; irrigation banks cleaned up/burned; utility poles and broken wire fences from 2903-2905-2907 HWY 50 and on. Clean up construction debris north of OM library. Code enforcement violations - broken trees, weeds, vehicles, excessive trash, meth smells. Clean up condemned and empty housing (2903 HWY 50)	Install silver "community" mail boxes; more blue U.S. postal boxes at commercial sites. Less irrigation and car washing water running south down 29 Rd. More newspaper recycling boxes available. Small box libraries in neighborhoods.	Less ATV's and mopeds making loud noise on 29 Rd. by teens and children. Monitor fire crackers and gun shot noise in neighborhoods (Sunrise). More volunteer neighborhood watch persons; post neighborhood watch signs. Reduce US HWY 50 speed from 55mph in subdivisions of Sunset and Sunrise areas. Fencing along irrigation banks. Subdivision lighting (Sunrise Sub). Police (night-outs residents); reduce graffiti on public signs.	Reduce vandalism on Fairgrounds	Branch libraries to host teen after school programs	Teen recreation center. More public parks. Replace 29 1/2 Rd park. Sidewalks; bike paths in residential areas. Less walkers/horses/ ATVs/moped etc. on irrigation banks. Monitor little league park - rental fees/alcohol/ graffiti, gate closure, etc.	More sidewalks and more bike paths in residential areas to keep persons from walking in middle of road. Public usage phones along highways.	Acquire approval for having horse in subdivision; less horses riding on irrigation banks; proper fencing on irrigation ditches.	Post signs for no solicitation in subdivisions.
6/18/2013												
1	6/18/2013		More shopping. A Wal-Mart. Dining Options. Another Supermarket. Rimrock Type Shopping Center (Could Service Palisade also)						More Parks	Access through 30 Road over the river and up the bluff		
2	6/18/2013		Motel, Restaurant; mall area - instead of business strung along HWY50		Post Office; Medical Facilities.							
3	6/18/2013		Places to eat - other than Mexican or chain. More fast food other than royalties, i.e. Burger King & Dairy Queen		More sidewalks east of Mesa View School to 30 Road							
4	6/18/2013		Good American family restaurants that you can eat in after 3pm; motels; more businesses and stores are needed	Hwy 50 coming into OM between 29 Rd & 5th street is the gateway to OM and needs an image facelift to attract businesses	Need post office; Weed problems near parks and residential areas between sidewalks and street- foxtails get embedded in dog fur.				Recreational trails; hiking; biking; ATV trails	Street lights on Hartford Ave - need more/replace bulbs.		

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
5	6/18/2013											There are areas where one side of street is city and other side is county. One side has sidewalks the other does not. Fear that if city annexes these area they will install sidewalks and take yards away and shorten driveways. (Specifically Lynwood Subdivision)
6	6/18/2013		Hotels to service fairgrounds, Fruit, Byway etc.		Services after D road until Delta on Hwy 141; issue when I-70 is closed and 141/50 used as alternate route				More Bike trails	Center turning lane on 32 Rd - Whitewater Hill for turning into church, Corn Lake, housing, trap club. Bus services please		
7	6/18/2013	Stop using OM for low income housing	Tax incentives to keep businesses open	Historical preservation of houses, grant ability to use building/house for commercial purposes; Beautification of HWY 50					More parks in the area of the confluence; bring back duck pond			
8	6/18/2013		more shopping, dining, services (beauty shops) and movie theatre									
9	6/18/2013	Leave AFT zoned AFT with no acreage limitations.									Plans to plant 6.5 acre property in peaches	
10	6/18/2013	Like to see 29 Rd on OM continue to be residential	Encourage businesses to come to HWY 50 so we don't have to leave OM every time we need to shop or eat out						Would like to see OM be more trail friendly for walking and biking	B 1/2 Rd more bike friendly - wider shoulders		
11	6/18/2013	Leave area between 30 & 31 Rd and A 1/2 - C Rd. zoned as rural not the proposed RML (Residential Medium Low FLU). This area has larger unbroken areas than the rural area outside the 201 boundary. Leave this chunk rural.							The currently zoned county PUD -master plan park- open space between Arlington & 28 Rd and B 1/2 Rd & Unaweep- Coulson Dr. should stay rustic open space. Do not turn it into an official, green grass park if/when the city owns it. There area has plenty of nearby parks and this natural experience is good for kids and families.	Stoplight at Unaweep & 29 Rd. If Coulson drive is annexed by the city give residents choice about street lights- do not want/need them; protect the dark skies.		Thank you for sending out notice about meetings. Maps could use labels of "current" & "future". Hard to understand what stage of the process we are at compared to the maps
12	6/18/2013			Beautification of HWY 50						Center Meridian on HWY50; stone fencing to block noise		

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13	6/18/2013					Monitor speeders on 29 Rd and B 1/2 (school nearby)				For safety and to protect businesses reduce speed limit on HWY 50 to 40mph		
14	6/18/2013		OM is a difficult business environment - few commercial businesses survive		Lack of Health Care services an issue; Post Office				minimal parks and recreation an issue; No access to river confluence- should be a great park!	Poor condition of streets- limited curb & gutter, poor sidewalks.		Thank you for noticing OM. I appreciate city/county collaboration.
15	6/18/2013								Protect Corn Lake and Riverfront Trails. No trails on irrigation ditch banks.	What is plan for 32RD, HWY 141 from Clifton around HWY50 - is city and county coordinating with CDOT? Plans for 3 lanes? Would hate to see 4 lane from D Rd to HWY 50 - would impact wildlife around Corn Lake and agricultural feel	Protect Corn Lake and agricultural feel of area	
16	6/18/2013				Full time, permanent Post Office							
17	6/18/2013								No trails on canals		Want this area to remain AG; 5 acre minimum lot size	
18	6/18/2013								No trails on canals		Want area to remain AG	
19	6/18/2013			This main entrance to our community looks bad, not somewhere I would like to spend time or money						Medians improved along HWY 50. The delineators at B 1/2 Rd look bad and are not a good long term solution. The rest of the corridor has almost non-existent medians - people drive over them all the time.		
20	6/18/2013	Will those areas not regulated by a HOA be affected? Will the future plan incorporate any changes to current zoning regulations such as AFT etc.	How will small business located in or near a residential area be affected by the Plan?		Will there be mandatory upgrades made to irrigation systems that are currently in use?				Facilities such as OM Gun Club and Western Colo Dragway and other be impacted by this plan? Will the existing walking trail be affected?			What is the possibility that OM will be annexed into the city limits? What impact on taxes will there be because of the future plan for OM?
21	6/18/2013									Turn lanes needed on 32 Rd: NB - Right @ C & C 1/2 Road, Left @ C Road; SB - Right @ C & B Roads, Left @ C Road		

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
OTHER												
e-mail	6/19/2013		Development of single track trail system will hopefully have an economic impact on OM community and Mesa County						Propose that the Gunnison Bluffs/Old Spanish Trail area be developed to into an entry/ intermediate level sustainable single track trail system that can be enjoyed by Hikers, Mountain Bikers and Horsemen			
phone	**7/18/2013**				Orchard Mesa - looking at FAQs, he realized it did not include trash along Hwy 50 from landfill traffic/unsecured loads. It is an eyesore.							
e-mail	**9/3/2013**			The public wants aesthetic pleasing entrances into the city. Right now, as a person travels from Whitewater Hill towards the city, Highway 50 has the best aesthetic entrance with its agricultural fields and the ability to look across the valley towards the Book Cliffs. However, the plan calls for housing all along the highway to Whitewater Hill. Why would anyone want to look at housing developments as they enter the city, and why would anyone want to live in a home along the highway?							The presentation indicated that the public wants a thriving agricultural industry. Right now, there is agricultural on the north side of Highway 50 from 30 Road to Whitewater Hill, on the east side of 30 Road between Highway 50 and C Road, and on both sides of 31 Road between Highway 50 and C Road. However, again, that area is planned Urban, and at 31 Road and Highway 50, where cattle currently graze, the plan shows a commercial village.	It doesn't appear that this plan considered the 1995 plan, which has sunset. The 1995 plan realized the possibility of agricultural land being developed and encouraged development to be clustered which would allow areas of open space to keep the agricultural feel.
8/21/2013												
1	**8/21/2013**	I'm interested in restricting height limitation. 35' is too high for our beautiful surrounding area, ie Patterson, Faith Heights Church & townhomes. Prefer single level or maybe two depending on view.								No sidewalks on B Road behind Fairgrounds.		This is full of agenda 21 requirements :(

Comment	Date	Land Use and Zoning	Economic Development	Historic Preservation and Community Image	Utilities and Services	Public Safety	Fairgrounds	Schools	Parks, Recreation, Open Space and Trails	Transportation	Agriculture and Natural Resources	Other
2	8/21/2013			Get rid of the annoying smell of the organic plant shich drifts down slope to the north where many homes exist - especially bad in morning.								
3	8/21/2013				Springfield Estates is serviced by Clifton Water lines not Ute Water as shown on the "Water Service Map" (east of Valley Vista & Hwy 141)							
4	8/21/2013								When are we going to get our tennis/volleyball courts back in by the OM Middle School?!			
5	8/21/2013								Improvements are needed at the parking lot (Burkey Park South) for the Old Spanish Trail. Suggestions include better signing from Hwy 50; placement of boulders or other means to deliniate the parking area so it has minimal impact on the neighborhood; interpretive signage for the trail which is a national historic trail.			
6	8/21/2013								Please consider improvements to the Old Spanish Trail parking area at B 1/2 Road. Using some paving material on the area to keep dust down in the neighborhood and increased signage at Hwy 50 that directs people to the area and keeps them from bothering home owners. Old Spanish Trail interpretive historical signage is important. Signage to the trail head on Coffman Road would help.			

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12	8/21/2013								More small parks! Fairgrounds is great! But we need more!	Must make sure pedestrian foot traffic is safe, particularly B Road! No sidewalk! Not even a shoulder to change a tire. That will be a big path to improved Fairgrounds as well as school and city bus foot traffic.		
13	8/21/2013			Weed control on north side of B 1/2 Road between 28 1/2 Road and City Market area. Sidewalk at certain points is almost unusable.								

Review Agency Comments Summary

ORCHARD MESA PLAN
REVIEW AGENCY COMMENTS

1/8/2014 2:48:18 PM	Jim Daugherty, Ute Water	No Objections.
1/8/2014 10:54:43 AM	Mesa County Development Engineer	MC Development Engineering No comments.
12/30/2013 12:46:30 PM	Grand Valley Power	GVP Review Comments 1. Some of the Orchard Mesa Plan Area is in the Grand Valley Power service area, as per Map #19 of the OM Neighborhood Plan Draft. 2. Electrical power is available throughout the area. 3. For needed electrical service, please make application for service by calling 242-0040, to start the design process. A cost estimate will also be prepared. 4. No trees to be planted over utility portion of Multi-Purpose Easement. 5. Any Utility / Multi-Purpose Easement that is also used for landscaping will need to have underground power lines built in duct system. 6. Irrigation and drainage lines should not be in the utility portion of the Multi-Purpose Easement. 7. Any relocation of existing overhead power lines, poles, guy/anchors, underground lines, transformers or any other Grand Valley Power equipment is at the developer's expense.
12/27/2013 3:19:36 PM	Mesa County Greg.Linza	NO COMMENT

Written Comments on Plan Document
Presented at
Joint Planning Commission
Public Hearing

Jim Komatinsky
260 Gloucester Circle
Grand Junction, CO 81503

February 19, 2014

RE: Orchard Mesa Neighborhood Plan

TO: Grand Junction City/Mesa County Planning Commissions

Thank you for the opportunity to comment on the draft Orchard Mesa Neighborhood Plan. I have been a homeowner in the Orchard Mesa community for over 10 years. After reviewing the Draft Orchard Mesa Neighborhood Plan it is apparent that several important issues are not adequately addressed.

The Orchard Mesa Flood Inundation Study is a major concern in the Orchard Mesa community, which is not adequately addressed in this draft plan. I was surprised to learn that my property was included in this study as my property is more or less on top the hill and over a half mile from the nearest natural drainage. Moreover, I live in a subdivision approved in the mid 1990s, decades after floodplain regulations were in effect and engineered drainage plans, stamped by licensed civil engineers were required. The required drainage/stormwater plans were submitted and stamped by licensed engineers, reviewed and approved by licensed civil engineers within the public works departments of local governments, and finally approved and signed by the chairmen of the Board of County Commissioners/ City Councilman as required by law.

Upon investigation I found that the cause of this floodplain inundation was improperly designed roads and culverts, poor maintenance of the drainage system, and improper design of systems approved by the local governments – not a natural floodplain. Improperly designed roads and culverts, repaired and replaced many times over the past half a century, and funded by federal, state, and local tax money, were required to meet basic road design standards. Evidently they were not, resulting in over 700 homes and structures being subject to flood damage. In addition, all homes within the flood area will be impacted by reduced property values, possible flood damage to homes and property, and possible loss of life if a major storm event such as happened on the Front Range last year occurs.

I find it disturbing and unacceptable that the local governments responsible for this situation have basically tried to hide the real cause of the created/engineered floodplain which threatens 700 homes in Orchard Mesa. The Draft Orchard Mesa Neighborhood Plan makes no reference to the cause of this floodplain that was designed/created by the local governments. Worse, the local governments responsible for creating this

situation do not seem to want to take any responsibility or accountability for the situation they created.

In conversations with city public works engineering staff it was stated that several possible stormwater detention areas were identified to help resolve the floodplain issue. One major area identified was within the Mesa County Fairgrounds property. None of these detention areas necessary to solve the floodplain problem were identified in the Draft Orchard Mesa Neighborhood Plan or in the Mesa County Fairgrounds Master Plan recently adopted within the past year. The Mesa County Fairgrounds Master Plan identifies other land uses in the detention area and, as staff was fully aware of this issue, strongly implies that the local governments have no intention of resolving the floodplain problems they created.

The floodplain issues described above should be made clear in the Draft Orchard Mesa Neighborhood Plan and all affected residents should be notified as to the cause of the situation so they can hold the local governments accountable. I know I will!

Neglect and substandard development standards have been the policy of local governments towards Orchard Mesa for many years and the Draft Orchard Mesa Neighborhood Plan appears to promote the continuance of this policy. For example, it is noted that the Central Orchard Mesa Fire District has many substandard issues to deal with, such as no water lines, lack of water pressure, and no hydrants (page 51). Residents can pay higher insurance costs and they can just “burn down” are offered as solutions. The Draft Orchard Mesa Neighborhood Plan appears to find this acceptable policy for an area for which the plan promotes significantly increasing the population.

The description of “Housing Trends” misrepresents the housing situation in Orchard Mesa. Driving through Orchard Mesa on Hwy. 50 one passes through the greatest collection of pre-HUD trailer parks within 200 miles in any direction, including the Indian Reservations in Utah. For the purpose of the housing analysis, the pre-1976 trailers, 60-year old RVs, abandoned vehicles, etc. has been classified as “single family residences” and not “affordable housing” (page 29) or some other more representative description. Maybe it would be more accurate to include another classification such as “single family residences - with taillights.” This is significant because the Draft Orchard Mesa Neighborhood Plan implies that residents desire “more diversity in the housing stock” (page 28), meaning more low cost housing and apartments. I am not aware of any scientific survey that determined this conclusion in Orchard Mesa. Every resident I have spoken to does not want any more low-cost housing to the area. The former president of our homeowners association recently sold his house and moved away in disgust when he found out about the apartments proposed in the Neighborhood Commercial Center at B ½ Road and Hwy. 50 (City Market). These apartments are proposed for an area with no sidewalks, no parks, and no possibility of pedestrian travel without serious risk to life. To the south is Hwy. 50 - just try crossing this highway on foot. To the east is an 8-foot high chain link fence with barbed/cantina wire on top with

a trucking facility behind the fence. To the north is a 10-foot deep steep ditch with 3-4 ft. tall weeds, then B ½ Road without sidewalks. If someone from the apartments wanted to walk their dog, they would have to traverse the ditch, weeds, B ½ Road, and enter the adjacent subdivision (with sidewalks on only one side of the street) where their dog could urinate on the residents cars because there is no other place to go! This level of planning design would not pass in the slums of South America. Yet the Draft Orchard Mesa Neighborhood Plan proposes nothing to address this issue and proposes more of the same.

Orchard Mesa, as acknowledged in the draft plan, has the highest commercial vacancy rates in the Grand Valley. No doubt, this is largely responsible because of the neglected and poorly designed development such as the City Market Neighborhood Center. I find it extremely unwise to proposed doubling the amount of commercial area (the Village Center) in a competing location until all issues with the existing commercial areas are addressed and vacancy rates are below an acceptable level (such as 6 percent). While the plan suggests that development of the new commercial center is not likely for many years, there is no guarantee that it could development sooner, making the existing commercial areas slums with no new investments to address deficiencies and resulting in even higher vacancy rates. For example, it is possible a new Safeway and a big box store could be proposed to serve the area in the new commercial center in the recent future. It makes no sense to designate doubling the commercial area for Orchard Mesa at the present time and until all identified issues are corrected.

Orchard Mesa has been the recipient of neglect by local governments for many years and, unfortunately, the Draft Orchard Mesa Neighborhood Plan proposes more of the same. The lack of even one doctor's office or medical facility in all of Orchard Mesa speaks volumes of the type of community the local governments have created. In the "old days" governments were charged with and expected to provide for the public good and safety of its citizens, including such things as safe, properly designed roads, transportation options including pedestrian, parks, fire protection, safe efficient livable communities, and the protection of housing development from flooding – not placing them in floodplains created by governments. By this standard our local governments have failed Orchard Mesa.

Please consider addressing the above issues prior to any approval of the Draft Orchard Mesa Neighborhood Plan.

Thank you,

Jim Komatinsky

From: "Maryann Bradshaw" <bradshawmary1953@gmail.com>
Date: Feb 18, 2014 4:59 PM
Subject: orchard mesa plan
To: <david@gjcity.org>, <mclrange@mesacounty.us>
Cc:

as requested in the sunday
paper, these are remitted for consideration
having seen only the front page of the plan, there are ambiquity for basic services and housing density.
please remember to include the code enforcement for county and city and methods to communicate with these staff for the older subdivisions in all areas of the mapped plan.
on 29 road, there are about 6 properties with severe weed, junk, and old car storage in sunrise subidvision as i have discussed these with you in person at the om baptist church.
it may be safest to have the law enforcement request these owners to clean up these properties as there are car hobbyist who spend time in his garage painting and changing tires and also welding and doing business.
is this monkey business for out of work home owners who may deteriorate the property ownership values and the amount of the property tax collected and may make it difficult for future home transactions.
when i mailed in the code enforcement in februrary two years ago i came home from the library with the front steps on fire with charcoal and niehgbors lurking on road watching the process.
please ask the law enforcement to request these yards to be free from junk, old cars, and tall weeds of which may be drug and alcoholic problems and manhy other social human needs.
could we have a human service worker assigned for 29 road subdivision of sunrise ridge?
planning on attending the thursday meeting, i remain
sincerely,
ma. bradshaw
thanks for the assistance.\
\
please have the plan available at the om branch library for review.

Feb. 20, 2014
Joint City/County Planning Commission
Public Hearing Minutes - DRAFT

JOINT GRAND JUNCTION AND MESA COUNTY
PLANNING COMMISSION MEETING
February 20, 2014 MINUTES
6:00 p.m. to 7:27 p.m.

The special joint meeting of the City of Grand Junction and Mesa County Planning Commissions was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado. The meeting was also called to order by Vice Chairman Jones for Mesa County.

In attendance, representing the City Planning Commission, were Christian Reece (Chairman), Ebe Eslami (Vice-Chairman), Jon Buschhorn, Loren Couch, Kathy Deppe, Steve Tolle and Bill Wade.

In attendance, representing the County Planning Commission, were Phillip Jones (Vice-Chairman), Pat Bittle (Secretary), Christi Flynn, William Page and Wes Lowe.

In attendance, representing the City's Administration Department - Planning Division, were Lisa Cox (Planning Manager) and David Thornton (Planning and Development Supervisor).

Representing Mesa County were Kaye Simonson (Senior Planner) and Keith Fife (Long Range Planning Director).

Jamie Beard (Assistant City Attorney) was present.

Darcy Austin was present to record the minutes.

There were 21 citizens present during the course of the hearing.

Call To Order

City Commissioner Reece called the City meeting to order and everyone stood to say the Pledge of Allegiance.

County Commissioner Jones called the meeting to order on behalf of the Mesa County Planning Commission.

Announcements, Presentations And/or Visitors

There were no announcements.

Consent Agenda

1. Minutes of Previous Meetings

Commissioner Reece stated that previous Minutes were not available at this time.

*** * * END OF CONSENT CALENDAR * ***

Public Hearing Items

On the following items the Mesa County Planning Commission will take final action and the Grand Junction Planning Commission will make a recommendation to City Council. If you have an interest in one of these Items, or wish to appeal an action taken by the Planning Commission, please call the Community Development Department (244-1430) after this hearing to inquire about City Council scheduling.

2. ORCHARD MESA NEIGHBORHOOD PLAN COMPREHENSIVE PLAN AMENDMENT (BY GRAND JUNCTION PLANNING COMMISSION); ORCHARD MESA NEIGHBORHOOD PLAN MASTER PLAN AMENDMENT; (BY MESA COUNTY PLANNING COMMISSION)

1) To approve the Orchard Mesa Neighborhood Plan; and 2) To approve an amendment to the Future Land Use Map encompassing 53 acres of land in and around the Mesa County Fairgrounds between 27 Road and 28 1/4 Road and B Road to B 3/4 Road.

CITY FILE #	CPA-2013-552 & CPA-2013-553
REPRESENTATIVE:	City of Grand Junction Planning Division
PLANNER:	David Thornton, (970)244-1450, davidt@ci.grandjct.co.us
COUNTY FILE #:	2013-0149 MP
REPRESENTATIVE:	Mesa County Planning Division
PLANNER:	Kaye Simonson, (970) 255-7189, kaye.simonson@mesacounty.us

The Orchard Mesa Neighborhood Plan is a joint effort between the City of Grand Junction and Mesa County.

Staff's Presentation

(Mesa County) Kaye Simonson, Senior Planner, stated she would like to enter into the record project file number 2013-0149 the Mesa County Master Plan, the Mesa County Development Code, the Staff Report and a presentation as Exhibit A. She stated that you have also received two letters that have been received since the project report was prepared, one from Maryanne Bradshaw and one from Jim Komatinsky which would be part of the public comment.

(City of Grand Junction) Dave Thornton, Planning and Development Supervisor, stated that the Staff Report had been handed out and given to the commissioners as well as the two letters that Kaye mentioned. To follow will be a power point presentation and the planning files for CPA 2013552 and 553. Mr. Thornton stated that it truly was a joint effort between the City of Grand Junction and Mesa County staff and the public, citizens of the City of Grand Junction and unincorporated Mesa County.

Mr. Thornton stated that the Neighborhood Plan allows us to focus on the specific

needs of an area. The Mesa County Master Plan which includes the Grand Junction Comprehensive Plan is a very important document to our community and what the Neighborhood Plan does is allow us to look a little closer to specific areas in the Comprehensive Plan, in this case Orchard Mesa. He stated that you may ask the question why a Neighborhood Plan and why now for Orchard Mesa. In 2010 when the Comprehensive Plan was adopted by City Council and by the Mesa County Planning Commission, the previous 1995/2000 revised Orchard Mesa Neighborhood Plan was sunset with the Comprehensive Plan adoption. In 2010 we heard from various members of the Orchard Mea Community about their concerns with having the Orchard Mesa Neighborhood Plan sunset. As we spoke with them we let them know that we would come back and work with them on a new Neighborhood Plan where we could take a fresh look at the issues that Orchard Mesa is facing. We have done that for this past year.

Some of the things the Neighborhood Plan does is further implements the Comprehensive Plan, helps guide development in the area, provides public and private sector guidance, identifies infrastructure and service's needs, describes the community character, in this case what is the image that Orchard Mesa has today and what is the image that we would hope to have in the future and promotes protection of resources. During the past year, and highlighting this process, we held eleven focus groups and stake holder meetings that we held early on in the process. We held three joint workshops with both the County and City Planning Commissioners. The Board of County Commissioners have been briefed a couple of times during the process, once in June and in October. City Council received updates both in September and in January of this year. We held six Open Houses during the months of June, August and November and tried to hold those in various places around the Orchard Mesa Community to allow some flexibility for people so they could pick a certain day or location that was convenient for them.

We completed a Draft Preliminary Plan made available to the public for comment in November 2013 and a final Draft Plan was made available for public review and comment in December 2013 and provided a thirty plus day review period for people to respond and give us their comments. Tonight we are holding a public hearing in order to consider the adoption of this plan. The current schedule is to take this to City Council in April.

The Orchard Mesa plan area encompasses about 13,000 acres or just over 20 square miles. Within that area, around 3 square miles or about 15% of the area is currently inside the city limits of Grand Junction, the remainder being unincorporated area. When you look at the area from the perspective of what has been identified as Urban or Future Urban as part of the Comprehensive Plan, there is a little over half the planned area that is within that Urban Developed Boundary that was established as part of the Master Plan or Comprehensive Plan. Geographically, the Plan area includes the area bounded by the Gunnison River on the west, the Colorado River on the North, the South border being the landfill area or Whitewater hill and the Eastern boundary jaunts a little bit, but the further most portion is 34 ½ Road and the northeast border of the Plan area touches the Grand Junction, Mesa County, Palisade Cooperative Plan Area, sometimes referred to as the buffer area.

The Plan is setup in twelve topic areas or chapters. Each chapter includes a background section describing Orchard Mesa as it exists today in addition to the issues or needs that were identified with this planning process. Then each chapter quotes directly from the Comprehensive Plan/ Mesa County Master Plan the policies for each chapter topic. Goals that have come out of this planning process from the issues identified through the process are also included in each chapter. The goals are written to be accomplished over the next fifteen to twenty years. Each goal has actions or action steps, which are specific steps or strategies to implement the policy or to reach the goal. This is how the proposed Plan document is laid out. We submit this Plan as part of the public record.

(Mesa County) Mrs. Simonson stated that there are twelve chapters within the draft plan, community image, future land use/zoning, rural resources, transportation, economic development, parks, recreation, open space and trails, storm water, Mesa County Fairgrounds, public utilities and services, housing trends, natural resources and historic preservation. The first chapter is community image, which was a very important topic that we heard about in all of our Open Houses. The community is very concerned about the appearance of the community, both in the urban areas and the rural areas which is why it leads off the plan.

Some key actions and goals that we have included are safe and attractive entrances with an action for that being to create a streetscape plan for the Highway 50 corridor to improve the appearance and give people a sense that they have arrived to somewhere important. Another goal is to preserve and enhance the quality of life, we heard about Neighborhood Watch as an option and safe routes to schools and the ability to move safely, especially our children, around Orchard Mesa. Another goal is for attractive, well maintained properties and cohesive neighborhoods; going back to the code enforcement issues regarding weeds, junk and rubbish.

Out of this planning process a concept was developed for the Highway 50 and B ½ Road Overpass. An idea to improve the appearance of that and give it something more aesthetically pleasing and something people could be proud of. We did include this concept in the plan and this is within the City limits and has been discussed with the City Council and they were supportive of the idea.

In regards to the Future Land Use chapter, this Plan supports the Comprehensive Plan as a whole and the guiding principles for a sustainable growth pattern. Some of the development patterns that are desired are to make sure we develop the infill areas first, where it is most economical where services are available, then moving outward as demand occurs. We don't consider sustainable to be leap frogging out to undeveloped areas and leaving areas in between.

Another big issue was to preserve the 32 Road Corridors as rural as there is a major sewer line that runs through that area that serves the Whitewater community. It is quite clear in the Plan that it shouldn't be used to allow urban level development along the 32 Road corridor.

The Plan continues to support the development of the the existing and proposed Neighborhood and Village Centers as established in the Comprehensive Plan. There is

a Neighborhood Center around City Market and the Mesa County Fairgrounds. There is a long range, very much in the future Village Center identified around 31 Road, however that would be dependent upon there being a need and that development has arrived in that area and there were services needed for it.

We aren't proposing significant changes to the Future Land Use for the area since it was adopted in 2010, however we did identify a need to amend the Future Land Use Map around the Neighborhood Center. As can be seen in the top map, it was originally set up with some concentric circles, showing a Neighborhood Center at the middle going out to a residential medium high and downward to less dense residential. This has caused multiple land uses to be on the properties, most notably the Mesa County Fairgrounds which has four different Land Uses on it. This proposal would make the Neighborhood Center, the triangular shaped piece, between the Highway and B ½ Road and from 27 ½ eastward to 28 ¼. (Referring to the map) the red areas would become Commercial, which is fairly consistent with the Zoning that is in place for those properties and would remove some inconsistences that now exist between the Future Land Use Map and the Zoning. The Mesa County Fairgrounds would become a Park (Future Land Use designation), which is consistent with the 2012 Fairgrounds Master Plan that has been developed for the Mesa County Fairgrounds.

Rural Resources were another real significant issue identified, as we previously mentioned about 50% of the area will remain outside the Urban Development Boundary and is proposed to continue to be Rural. Land uses east of the 31 Road and the 32 Road corridors should retain their rural character. We want to identify and protect important view sheds and not allow existing sewer infrastructure to promote or create urban development along 32 Road. Agricultural businesses are viable and an important part of Orchard Mesa's economy. A key to that is to support the CSU Agricultural Experimental Center and identify and permit appropriate areas for farmers markets.

Our key goals for transportation were to have Highway 50 and other roads become complete streets, meaning that they are planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. We identified the need for safe walking routes to schools; currently the Highway 50 corridor is a significant barrier. Students that live within the School Districts walking radius are instead bused to the school even though they may be able to see it from their house because it is not considered safe for them to cross the highway. We also need adequate transit service's and routes and as demand and budget allows we would be able to add or adjust bus routes.

Another key concept that has come out of the Plan, is to improve pedestrian access to and within the Neighborhood Center. With a new light at 27 ¾ Road near the City Market and the Mesa County Fairgrounds there really is not a need for people who are East bound on Highway 50 to go back across the B ½ Overpass/Bridge and loop around, so that is slated for closure in the CDOT Access Control Plan. When that happens we will have a two lane bridge that only needs one lane of traffic and the idea here is that the extra lane can become a pedestrian route and a way to safely cross Highway 50. There would be a substantial savings in that we would be able to do this for a few hundred thousand dollars instead of a few million dollars, which is the general

cost of a pedestrian bridge over a highway. This plan also identifies several other areas to enhance and improve pedestrian connections including one coming into the Mesa County Fairgrounds (from B ¼ Road) by the Little League fields connecting those neighborhoods into the fairgrounds.

Economic Development was another big topic that we heard a lot about from the community. They expressed a wish that there be more convenient shopping and services and for this we will need public/private partnerships to market Orchard Mesa. There needs to be destination businesses and facilities that help draw people to Orchard Mesa and in turn help them go to the businesses that are there. So this would require coordination among local economic development partners. There is a need for an Orchard Mesa Business Association that could be a "champion" to lead organizing businesses. Finally the thriving agricultural industry needs to be a part of it and promoted as part of the Fruit and Wine Byway. There is a marketing effort in place for that.

One of the Parks, Recreation, Open Space and Trails chapter key goals is to meet the Parks and Recreation needs of the residents by identifying locations for new mini and neighborhood parks. The Old Spanish Trail and Gunnison River Bluffs Trail are a recreation destination and the community sees it is a great asset to Orchard Mesa and will bring people there. To that end there is a need to adopt and market the Sisters Trail Plan that has already been prepared. The Plan expresses a need for trails connecting to the Riverfront Trail, the Redlands and Whitewater so that Orchard Mesa would be part of the whole network that connects the area. We want to make sure that we work with property owners when we are planning those routes.

The Storm Water chapter discusses the 2009 Flood Plain Study done for the Orchard Mesa area that determined there was a significant portion of the area within a 100 year flood plain. We have included this chapter in the Orchard Mesa Plan for several reasons. One is to provide information to people, to let them know that this study exists and there is this condition so that they are aware of it, for property owners, developers or any other agencies that might be looking at the Orchard Mesa neighborhood Plan. The second part, by having it in the Plan, it informs everybody that there is a need to address the issue and lays out several goals and actions that can be under taken to do this. The goals include limiting property damage and a possible action would be to support regional retention and detention facilities within the area. Improving and maintaining drainage facilities is another goal, which would mean we would need to establish regional drainage facilities with our many partners.

The Mesa County Fairgrounds is discussed in its own chapter since it is a key component of the Orchard Mesa area, they have their own Master Plan that guides their own development internally but the Plan addresses how the fairgrounds fits into Orchard Mesa and what we can do to support the fairgrounds and how they can interact with the surrounding area. A key goal is to reduce the impact on surrounding neighborhoods by providing neighborhood outreach and notification of events that may affect area residents. Also the goal of connecting to the surrounding neighborhoods is included by maintaining pedestrian access, including providing access from B ¼ Road, and improving Highway 50 cross-access for pedestrians and bicycles.

Public Services and Facilities, Ms. Simonson stated that we want to make sure that services and infrastructure are cost-effective and meet the needs of residents and businesses and be sure that all our utility services are designed and constructed to provide adequate capacity. We also want to make sure that sewer services are not extended to rural areas, so that they do not induce growth. We want to make sure the community and public facilities meet the needs of area residents. We heard from several residents that they want a Post Office, which is a little bit out of our hands, but we put it in the Plan as a reminder to everybody that this is important. We want to make sure the County Library is maintained and we protect the CSU Agricultural Experimental Center from urbanization and we create safe routes to schools. We want to provide adequate public safety services and promote the Colorado Law Enforcement Training Center on Whitewater Hill as a regional training facility; this is another thing that has potential to be a key anchor or draw to Orchard Mesa. It is the only facility of its type between Denver and Salt Lake City, so it would be used for agencies all over the West Slope. We need to make sure the capital improvements and economic development will support these.

Ms. Simonson stated in regards to housing, some things that were noted was that 91% of the houses in Orchard Mesa are single family homes and we want to make sure that there is a broad mix of housing types available for all residents, this is especially important as the population ages over the next twenty years. We want to make sure it meets the needs for all income and family types. We need to identify any unmet needs in the housing market, and resolve regulatory barriers. We want to make sure that housing is safe and attainable and that neighborhoods are safe and attractive, that we work with housing partners, neighborhood groups, HOA's, landlords, the development community and the public at large.

Ms. Simonson stated that a goal for Natural Resources is to efficiently use our mineral resources while minimizing the impacts to neighborhoods and natural resources by following the County's Master Plan, regulate Gravel Operations using the CUP process; and collaborate with the mining industry to develop innovative approaches for reclamation. We want to make sure to preserve the natural environment such as wetlands, floodplains, steep slopes; there are a lot of drainages through the area. Ms. Simonson stated we want to preserve visual resources and air quality including some key view sheds in the area and continue to work with the Natural Resource Conservation Service and Tri-River Extension on best management practices.

The final chapter is historic preservation, our primary goal to preserve/protect significant historic, cultural and paleontological resources and this can be done by striving to protect significant resources; inventory historic, cultural and paleontological resources and by encouraging the promotion of the Old Spanish Trail which has been nationally recognized by Congress.

(City of Grand Junction) Mr. Thornton stated that with any long range plan we need to make sure as we move forward that it meets the criteria in the City of Grand Junction Zoning and Development Code. Section 2.5.C states that the Comprehensive Plan can be amended if the City finds that the proposed amendment is consistent with the purpose and intent of the Plan and it meets the following criteria;

Section 2.5.C.a. shows there was an error such that than existing projects or transits were reasonable foreseeable were not accounted for. In 1995/2000 Orchard Mesa Plan was Sunset with the adoption of the 2010 City of Grand Junction Comprehensive Plan. At that time the need for a new Plan for Orchard Mesa was recognized in order to address the needs of the area in a way that would be consistent with the Comprehensive Plan, so that criterion is met.

Section 2.5.C.b regarding subsequent events have invalidated the original premises and findings; the 2000 Orchard Mesa Plan was Sunset and there was a need for a new Orchard Mesa Plan. When you look at some of the subsequent events since the Comprehensive Plan was adopted, a sewer line was constructed along 32 Road, the Mesa County Fairgrounds Master Plan was adopted in 2012 and more recently the Colorado Law Enforcement Training Center at Whitewater Hill has a facility built and continues to grow, this criterion is met.

Section 2.5.C.c regarding the character or condition of the area have changed enough that the amendment is acceptable, as such changes were not anticipated and not consistent with the Plan, there have been numerous changes to the condition and character of the area as previously noted, thus the criterion is met from those changes.

Section 2.5.C.d regarding being consistent with goals and policies of the Comprehensive Plan including applicable special area, neighborhood and corridor plans, the proposed Orchard Mesa Neighborhood Plan addresses all six guiding principles in the Comprehensive Plan and specifically addresses ten of the twelve Comprehensive Plan goals and their related policies. There is a list of those in the Staff Report, so this criterion has been met.

Section 2.5.C.e regarding public and community facilities that are adequate to serve the types and scope of land uses proposed for the area, Orchard Mesa has seen development for a long time and the facilities continue to get better, yet we know there is a lot of need, which is one of the reasons for the Orchard Mesa Plan so we can identify those needs. As part of this planning effort we want to identify those, so this criterion is met.

Mr. Thornton stated for Section 2.5.C.f regarding the inadequate supply of suitably designated land as defined by the presiding body to accommodate the proposed land use, staff determined that in this case it is found that this is not applicable.

Mr. Thornton stated for 2.5.C.g regarding benefits to the community, staff clearly believes that this has been met. There are benefits by adopting this Neighborhood Plan, so this criterion is met.

Mr. Thornton stated the proposed amendments to the Future Land Use Map in the area of the Neighborhood Center are consistent with the purpose and intent of the Plan and the Review criteria in Section 2.5.C of the Zoning and Development Code have all been met.

Mr. Thornton stated that staff is recommending approval asking the Planning Commission to forward a recommendation of approval to City Council adopting the

Orchard Mesa Neighborhood Plan as an element of the Comprehensive Plan and also for the recommendation of approval amending the Future Land Use Map with the changes that Mrs. Simonson went over for the area in and around the Neighborhood Center. These two requests are found in the two City files, CPA-2013-552 and CPA-2013-553 and are presented as separate ordinances.

(Mesa County) Ms. Simonson stated that in order to approve any amendments to the Mesa County Master Plan the approval criteria for 3.2.8 must be met and the Planning Commission must find that the amendments are consistent with the overall purpose and intent of the Mesa County Master Plan and the general approval criteria of Section 3.1.17C of the Land Development Zoning Code.

Ms. Simonson stated that for 2.5.C.a. which shows there was an error in the original Master Plan, this criterion has been met. For 2.5.C.b which states events have invalidated the original premises and findings, this criterion is met. For 2.5.C.c regarding the character or condition of the area, this criterion has been met. For 2.5.C.d regarding being consistent with goals and policies of the Master Plan, this criterion is met. For 2.5.C.e regarding public and community facilities that are adequate, this criterion is met. For 2.5.C.f regarding inadequate supply of suitably designated land, this criterion is not applicable. For 2.5.C.g for benefits to the community, this criterion is met.

Ms. Simonson stated for 3.1.17.a for complying with the Land Development Code, this criterion is met. For 3.1.17.b for being consistent with review comments, this criterion is met. For 3.1.17.c for consistent with applicable IGA's, this criterion has been met. Mesa County's recommendation is approval for the Orchard Mesa Neighborhood Plan, Project 2013-0149-MP and certifying the amendment to the Board of County Commissioner. The basis being that adopting the Orchard Mesa Neighborhood Plan does meet all applicable approval criteria found in Section 3.2.a and Section 3.1.17 in the Mesa County Land Development Code.

Questions for Staff

(Mesa County) Commissioner Page asked in reference to one of the public comments we had regarding the flood plain, can that be addressed a little bit better and why the Floodplain Plan was created by the County?

Rick Doris, Development Engineer for the City, stated that the 521 Drainage Authority is a drainage authority for the Valley, there are five government agencies that make up a portion of it and combine to make up the 521. It has its own Board and is its own entity. In 2008 the 521 Drainage Authority had a Pre-Disaster Mitigation Grant application, with the application made in 2009. It was known that there were deficiencies in the storm water system out in Orchard Mesa. It was developed in the early nineteen hundreds, mostly to handle irrigation water and as development occurred over the years there was never a comprehensive study done. It was known there were deficiencies there and the 521 Drainage Authority had a study done to identify these deficiencies.

Mr. Dorris stated that on the Drainage Map, the flooding that is shown there is not the result of flooding from the river. It would be the result of receiving two inches of rainfall

in a 24 hour period, which is our 1% chance storm or more commonly referred to as the 100 year storm. This does not mean that it happens once every hundred years; it means statistically there is a 1% chance that it could happen in any year. Ironically on Leach Creek out by the new City Market, we had 200 year events, or almost 100 year events about two hours apart two summers ago.

The study was done and the Pre-Disaster Mitigation Grant Application was made and that was around the time when the economy took a down turn and the grant was not obtained and there were no improvements done. It can still be resubmitted and they could still apply for the grant. The purpose of this is to identify were the flooding would occur if we got that two inch rain fall to let people know that there is a chance that they could get flooded and may want to obtain flood insurance, as normal home owners insurance does not cover damage from rain fall.

(Mesa County) Commissioner Page asked if any precautions have been taken. Mr. Page understood that it's a 100 year flood plain but asked if any precautions had been taken such as drainage issues from the City or the County to address that in case it did happen.

Mr. Dorris stated that none have been taken specifically out of that drainage study. Maintenance has continued to be done and there are some culverts that we knew were under sized at road crossings, and some of those have been replaced. Many of the drainage ditches are in the jurisdiction of the Orchard Mesa Irrigation District and we work with them and Mesa County. There has not been a comprehensive attack plan to say that we are going to do this tomorrow and this the next day and this next year. Money has not been made available to perform those priorities right now.

(Mesa County) Commissioner Page asked if it were to happen what would be the liabilities that the County or City would have towards any damage done to the residents around the area.

Mr. Dorris stated he would have to defer that to Jamie Beard. Jamie Beard, Assistant City Attorney, stated that for the most part this would be an act of God when the rain comes in and it's the 100 year flood and the governmental entities are not going to be responsible because of flooding in those circumstances.

(City of Grand Junction) Commissioner Reece asked if it would be correct to say that this study has not established any new flood plain and has not established any requirement for the home owners in this area to get flood insurance, but is simply information being provided in this Plan just for the general knowledge and information for the residents in Orchard Mesa.

Mr. Dorris stated that is a pretty good summary. It is not what's called a Flood Insurance Rate Map, which is the official document put out by the National Flood Insurance Program. It is not publicized to lenders, insurance companies because it is not a Federal Study. If a property is sold right now, it would be assumed that the lender would not say you're going to have to obtain flood insurance because it's not a Federally Adopted flood plan. The City is administering it as though it were a flood plain for new structures or development that would happen because the last thing we want to

happen is to let somebody build a house that is too low or develop ground, that if we get the two inch rain fall it's going to flood. It would be remised in our duties if we did so, so the City is requiring people to get flood plain elevation certificates so that in the future, "when" we get that rain, they won't be flooded.

(City of Grand Junction) Commissioner Reece stated that those requirements would only be applicable toward future development and not toward current existing structures.

Mr. Dorris stated that is correct.

(Mesa County) Commissioner Bittle stated that currently there has been some drainage problems that have occurred because of some actions of City and/or County policies and development and would that go back to Commissioner Page's question on the responsibilities on the government entities if the citizens are put in danger or their property. She asked if the City of Grand Junction or the County been derelict in some of the responsibilities in protecting this area from flooding.

Mr. Dorris stated that it is an interesting question and stated you would have to go back 100 years and ask yourself has everything happened the way that it should have happened for all of the developments and the road crossing in order to pass the 100 year event, the answer would be no. Whose responsibility is it; you could probably point the finger at a lot of folks.

(Mesa County) Commissioner Bittle asked if the 700 houses in that area are going to be the ones that are going to be the brunt of this; maintaining the establishment of it as a flood plain. It's been declared strictly by the local government and not the Federal Government, Core of Engineers, FEMA, EPA, would that be correct?

Mr. Dorris stated that it is a local study that was done by an engineering firm that specializes in drainage work and is a very large study. It is the best available flooding information that we have.

(Mesa County) Commissioner Bittle asked is it legal to say that as of now that it is established as a flood plain or does that have to be Federally designated by FEMA, Core of Engineers or EPA?

Mr. Dorris stated that it depends on ones definition of a flood plain. As a licensed Engineer Mr. Dorris stated he has done many flood studies over the last 30 years and if he analyzed a drainage channel, or in this case a large area, and he runs the hydrology on it using established engineering models, using current topography and identified that in a 100 year event these areas are going to be flooded, he wouldn't always say that it's a flood plain, but certainly an area that is going to get flooded. The City of Grand Junction is enforcing it as though it is a flood plain, but it is not a nationally recognized flood plain. It is a locally recognized flood plain.

(Mesa County) Commissioner Lowe stated that if a person pulls a permit for a major remodel, will that foundation remodel be subject to the new elevation requirements.

Mr. Dorris stated that the way the FEMA guidelines are set up is if they did more than 50% of the value of the structure than you have to pull a permit, but more than likely we wouldn't catch that because they would just go through the Building Department. If they are not adding on we might not even address it. It isn't something that has occurred yet.

(Mesa County) Commissioner Lowe stated that if we have a remodel that is beyond the 50% of the value of the structure then elevations will be considered and compliance with the non-official Flood Plain Map will be required.

Mr. Dorris stated that it could be required, he can't tell you that it has happened because it is a different situation that if someone was adding on 1,000 square feet to their house. He doesn't know how that would be approached but internally it would be discussed.

(Mesa County) Commissioner Lowe stated that we may have a lot of inconsistency with respect to this. If the City intends to enforce it because it's the best information available and we are not enforcing it through all of our building codes and models on a consistent basis it seems kind of out of control.

Mr. Dorris stated that to his knowledge there have been two properties that this has affected in the past three years. One being the Auto Zone on Orchard Mesa as this study was adopted when they were in development review, they were required to raise their building somewhere between ½ foot and a foot. The other one was a house addition that was right next to one of the drainage channels and they had to raise their addition a foot to a foot and ½ from the rest of the house. It is not a wide spread thing and we have to decide what exactly we are going to enforce. A lot of times we don't sit down and try to scope out every single thing that we are going to do. Normal FEMA guidelines is our starting place and the reason staff might hedge on someone doing a remodel is; is the question, is that really fair to them?

(Mesa County) Commissioner Lowe stated that with respect to the Drainage Commission, are you aware of any reprioritizing of studies or action plans to put more emphasis on trying to get things started that haven't been updated for the past few years. Mr. Dorris asked if he was referring to the 521 Drainage Authority. Commissioner Lowe stated yes.

Mr. Dorris stated the 521 Drainage Authority has very little funding right now. The original idea with it was to establish a storm water utility, so everybody would get a bill, similar to a water or sewer bill, but that has not happened so they have very little funding to go out and do drainage projects. Drainage projects are very expensive, when the City did the Ranchman's Ditch Project down Patterson Road, three or four years ago; it was a 13 million dollar project. You don't do drainage fixes with only a few dollars. They do not have a project list that he is aware of, to target certain improvements.

(Mesa County) Commissioner Lowe stated that the individual solution is to look into obtaining private flood insurance. Mr. Dorris stated that would be the first move.

(City of Grand Junction) Commissioner Wade stated that the original grant that was applied for to do the mitigation out here, what was the size of that grant request?

Mr. Dorris stated that the option chosen in drainage study was over 4 million dollars, we were trying to obtain 3 million dollars from FEMA and local governments had to come up with a million dollar match.

(City of Grand Junction) Commissioner Wade stated having established the Mitigation Plan, had you received that grant and done the mitigation work, how much of a change would it have made in this plan. Mr. Dorris stated that the study did not actually look at the number of structures that were in the identified area, however we did do that with our GIS crew today, and there are approximately 1,900 structures in the flooding area. The four million dollar project was going to remove around 100 acres but they did not address the number of structures. The total area that is in the flooding area is around 400 acres and this would remove approximately 100 acres.

(City of Grand Junction) Commissioner Wade stated that as far as the Mitigation Plan and the work that's been done so far there is no number as to what it would take to completely remove all of these properties from a flood area.

Mr. Doris stated that was correct.

Public Comment

Lee Boren, 29 ¾ and North of B ½ Road, said he resides on 22 acres near the river. The road dead-ends at his property near 31 ¾ and he constantly has people coming to his house asking if this is the access to the river. There is nothing in this plan that shows a premeditated access to the river. It is very limited to get there, C Road is worthless. After you get off the black top at 30 Road the only access is through the Division of Wildlife land where you can go down and get in the goose blinds. So some adjustments should be made about short roads that dead end into the river. There needs to be some signage to keep them from turning around in his driveway, since gravel is about $200 a truck load.

He said another item is the traffic; there is a traffic mess alongside the Fairgrounds and no safe way to cross the highway to the Fairgrounds unless you use the traffic signals. If you're on foot or bicycle, there is no access from the other side in a safe manner to get into the Fairgrounds the way they exist at the present time. He said he doesn't know what to say about the flood plain issue except that the only time his property ever got flooded was when some beavers built a dam down at the irrigation return ditch and he had to kill a few beavers, which he didn't mind doing.

Mr. Boren said he felt the traffic congestion around Lincoln/Orchard Mesa Elementary School was another problem that is not mentioned in this plan. They changed the school hours, and when the kids get in and out of school sometimes there is a Sheriff's car. People still blast through there and the 29 Road corridor comes and turns at B ½ Road and is only a short distance from the school. That corner is somewhat dangerous and there have been a number of accidents since that corner was built, not that long ago. They have changed the traffic light sequences on it two or three different

times. The 29 Road corridor has been overloaded without changing the access to get up and down B ½ Road, all way from the overpass through City Market and the things there. Something needs to be done about adjusting the traffic flow in that ½ mile or ¾ of a mile that exists along that highway, both along B ½ Road and on Highway 50.

Tom Matthews, 2112 Chipeta Avenue, stated he resides in the City of Grand Junction but is representing the Orchard Mesa Gun Club. He has some concerns and considerations he would like to address and has already written to County Planning about the map that will be presented to City Council, the Future Land Use Map. He feels that it is incomplete and believes that it needs to be to be fixed and addressed before the City or County adopts them to make sure that they are relatively accurate. There is a significant amount of omissions and errors on the map that needs to be corrected. If we are going to use the map, and spend a significant amount of money to build them we should build one that is pretty accurate because people will depend on that map for information without doing any of the reading about the key issue. If the map is inaccurate, then questions are not accurate and he feels it needs to be addressed. The maps need to be gone over and fixed and a draft should be as accurate as possible.
Lee Boren, 29 ¾ and North of B ½ Road, mentioned that he is also with the gun club, which is off 32 Road; he is an ex-law enforcement officer and understands how the academies work and what they have to do. He has been out of it for about ten or twelve years. They are developing a Law Enforcement Training Facility; it lies behind the gun club's property. Behind the berms and impact zones there is a gravel pit that was approved by BLM after two years of negotiation. In the area between the range and the gravel pit and new Law Enforcement Training Academy, there is one thing out there that may preclude any more development beyond that academy.

Specifically, he asked how many know what a penstemon is and didn't see a lot of hands. He said it is a little bitty flower that is pink and white and is on the endangered species list. It lives on dirt banks and is in an area out there to the East of the range and to the northeast of the Law Enforcement Academy. At this point in time the model airplane flying area and the Grand Junction Trap Club and the gun club range pretty well encompass it from the South and from the West and even to the North because of the gravel pit. So in the long range plan he would suggest that somebody minimize development in that area or alter the long range plan because it is on the endangered species list. They are a few more that grow in DeBeque but as far as he knows that is all there is and development could result in a fight with EPA over some of their endangered species.

Planning Commission Discussion

(City of Grand Junction) Commissioner Wade asked the Mesa County Planners about the issues the gentleman addressed, and were they easily remedied with signs stating that there was not a through way or no access to the river.

Ms. Simonson stated that was more of a day to day activity and something that needs to be communicated to the Traffic Division, not necessarily something they would put in the Neighborhood Plan. The Plan did identify needed connections to the river. With respect to an individual property, the solution would be for the property owner to contact

the Traffic Division directly.
(City of Grand Junction) Commissioner Reece asked if the access to the river would that be addressed in an overlay plan or what method would be used to address those concerns in the future. Ms. Simonson stated that there is a traffic and circulation plan already adopted for the area which has been adopted by both the City and Mesa County. That plan identifies future arterial or collector needs and also potential or local roads or routes that might be needed. There is also the Access Control Plan adopted by CDOT and a new traffic light to help with traffic issues. Commissioner Reece then asked if there was a portion of the Plan that addressed pedestrian access to the Mesa County Fairgrounds. Ms. Simonson stated that it is mentioned several times in both the traffic section and the Fairground section which identifies some specific access points that citizens should continue to be able to use.

(City of Grand Junction) Commissioner Reece asked if the error's to the maps could be addressed. Ms. Simonson said one issue had to do with the Future Land Use Map in the Springfield Estates area. The area is identified as Rural which allows a 5 acre density. Although it's not practical to achieve that density due to topography, it was the best possible land use to suit the conditions of that area. There was also what could be considered errors in some of the water and sewer service maps. They used the best information available from the water and sewer providers to construct those maps, however it was possible that not all the lines were shown in the correct place.

General Discussion/Other Business

(Mesa County) Commissioner Bittle asked if you're within 400 feet of a sewer line that you must hook in to it. Ms. Simonson stated that the Mesa County policy in that area is that you can use individual sewer systems. If the system should fail and the property is located within 400 feet and the sewer service provider indicates that they will serve the property, then they would have to connect. If the service provider cannot serve the property then they would not be required to connect. Ms. Simonson then stated that the sewer line would not be serving the rural area. The intent was to continue the rural density. Commissioner Bittle then asked how long the sewer line was. Ms. Simonson stated that it ran from the river at C ½ Road down to Whitewater Hill, so it is several miles through the plan area.

(Mesa County) Commissioner Page stated that this had been a really well done presentation. He noted the concerns of the trailer park area as you come over the 5th Street Bridge. When you put in retail stores, commerce and things that people will come to and spend money, then you actually raise the value of the whole area.

(City of Grand Junction) Commissioner Eslami asked Mr. Thornton if he would call this an overlay, similar to what was done for North Avenue. Mr. Thornton stated that the Orchard Mesa Neighborhood Plan was not an overlay, but a long range vision or plan for the Orchard Mesa area. In the case of North Avenue and the overlay a zoning overlay deals in a regulatory basis under the Zoning and Development Code. Commissioner Eslami stated that this gave a better opportunity for the property owners to use their property. He noted that the staff had done a beautiful job and really spent a lot of time on the plan and he would be in favor of it.

(City of Grand Junction) Commissioner Wade asked if we pass a recommendation to Council to adopt the Plan and the County Planning Commission follows up and adopts the Plan for the County what would the next steps of the process be? Mr. Thornton stated that there were twelve chapters in the plan, so there was a lot to be considered. Some of the things on the radar included working with the Regional Transportation Planning Office and CDOT and looking at getting Highway 50 on the radar of CDOT in making it a complete street as funding becomes available.

Another step is the Safe Routes to Schools which has been identified as a critical issue that was brought up by the School District as part of the planning process. He stated that the plan looked at the circulation around the Neighborhood Center and did identify the B ½ Road Bridge that would CDOT to close the on-ramp to Highway 50 and create one lane of vehicular traffic and a barrier where you could have pedestrians and bicycle traffic on the existing lane as an above-grade crossing. That would allow for a safe route to school and allow people a way across Highway 50.

(City of Grand Junction) Commissioner Wade stated that he felt like the other commissioners that you can't begin to change some of the problems identified in Orchard Mesa unless you begin with a plan. His issue is once you begin with the Plan it's important to keep the process moving forward to solve some of these problems even if they are small steps. Funding is a huge issue and no one is going to rain money down on us to do everything we want. He stated that was in favor of the plan.

(City of Grand Junction) Commissioner Reece stated that this was a long range plan that provided flexibility and transparency and would allow the market to determine how the Orchard Mesa area will grow. This plan is simply a vision of our future growth and development and can be modified or amended to meet future needs. If the City chooses to do an overlay, at that time there can be incentives involved in the overlay to further incentivize business development along that neighborhood and the Highway 50 corridor which she believed the Orchard Mesa area desperately needs.

She believed the failure to plan for our City's future growth would be a disservice to the residents that live in the Orchard Mesa area and believed this plan allows for organized and individual growth while still preserving the agricultural and farm land. The plan also helps control urban sprawl while encouraging new business to get established. She noted that there has been a lot of thought put into the Plan by both the County and City staff. She was impressed by the residents of the Orchard Mesa area in seeing their attendance to the public meetings because sometimes you don't get that much attendance with open meetings. She stated she was very thankful for all the work the City and County staff put into the plan.

Motion: (City of Grand Junction Commissioner Eslami) "Madam Chairman, I move that we make a motion to send a recommendation to City Council to approve the Orchard Mesa Neighborhood Plan CPA-201-552 and amendment to the Future Land Use Map CPA-201-553."

Commissioner Wade seconded the motion. A roll call vote was called by Darcy Austin and the motion passed unanimously by a vote of 7 – 0.

Vice Chairman Jones then called for a motion to adopt the comprehensive plan for Orchard Mesa subject to the City approving it and subject to a Mesa County resolution later on.

Motion: (Mesa County Commissioner Bittle) "So moved."

Commissioner Lowe seconded the motion. A roll call vote was called by Darcy Austin and the motion passed unanimously by a vote of 5 - 0.

Nonscheduled Citizens and/or Visitors

None

Adjournment

With no objection and no further business, the joint City and Mesa County Planning Commission meeting was adjourned at 7:27 p.m.

Ordinances (2)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

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 thee 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 _____ day of _____, 2014 and ordered published in pamphlet form.

PASSED and **ADOPTED** on second reading the ____ day of _____, 2014 and ordered published in pamphlet form.

_____

Sam Susuras

President of City Council

ATTEST:

_____

Stephanie Tuin
City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GRAND JUNCTION COMPREHENSIVE PLAN FUTURE LAND USE MAP

Recitals:

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, codified as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement its vision and guide future development.

At that time the future of the fairgrounds at their current location was in doubt, so the Comprehensive Plan designated the area as a Neighborhood Center. In 2012 Mesa County adopted a Master Plan which established the fairground's future at its current location, rendering the Neighborhood Center designation on the fairground property inappropriate. During the neighborhood planning process for Orchard Mesa it was determined that the Neighborhood Center affecting the Mesa County Fairgrounds and the Commercial area along Highway 50 in and around the City Market shopping center should be reconfigured, making all fairgrounds property the same land use designation and changing the density or intensity for some areas.

In order make all fairground property the same land use designation, create a better defined area for the Neighborhood Center and adjoining commercial areas and protect existing residential areas, Staff recommends amending the Comprehensive Plan Future Land Use Map as shown on the attached area map.

The proposed Future Land Use Map amendments have been developed and recommended in concert with Mesa County as part of the Orchard Mesa Neighborhood Plan with distribution to various external review agencies for their review and comment. The City and County did not receive any comments from external review agencies regarding the proposed Future Land Use Map amendments.

An Open House was held on January 29, 2014 to allow affected property owners an opportunity to review the proposed map amendments, to make comments and to meet with staff to discuss any concerns that they might have. As part of the neighborhood planning process for Orchard Mesa, Orchard Mesa residents and business owners and other interested citizens were encouraged to comment on the proposals as well. The proposed amendments were also posted on the City and Mesa County websites with information about how to submit comments or concerns. There were no citizen comments that were not in favor of the amendments.

The Orchard Mesa Neighborhood Plan recommends these changes to the Future Land Use Map.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendments for the following reasons:

1. The proposed amendments to the Comprehensive Plan Future Land Use Map are consistent with the goals and policies of the Comprehensive Plan and the Orchard Mesa Neighborhood Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendments will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The Grand Junction Comprehensive Plan Future Land Use Map is hereby amended as shown on the attached Exhibit A.

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

PASSED and ADOPTED on second reading the ____ day of _____, 2014 and ordered published in pamphlet form.

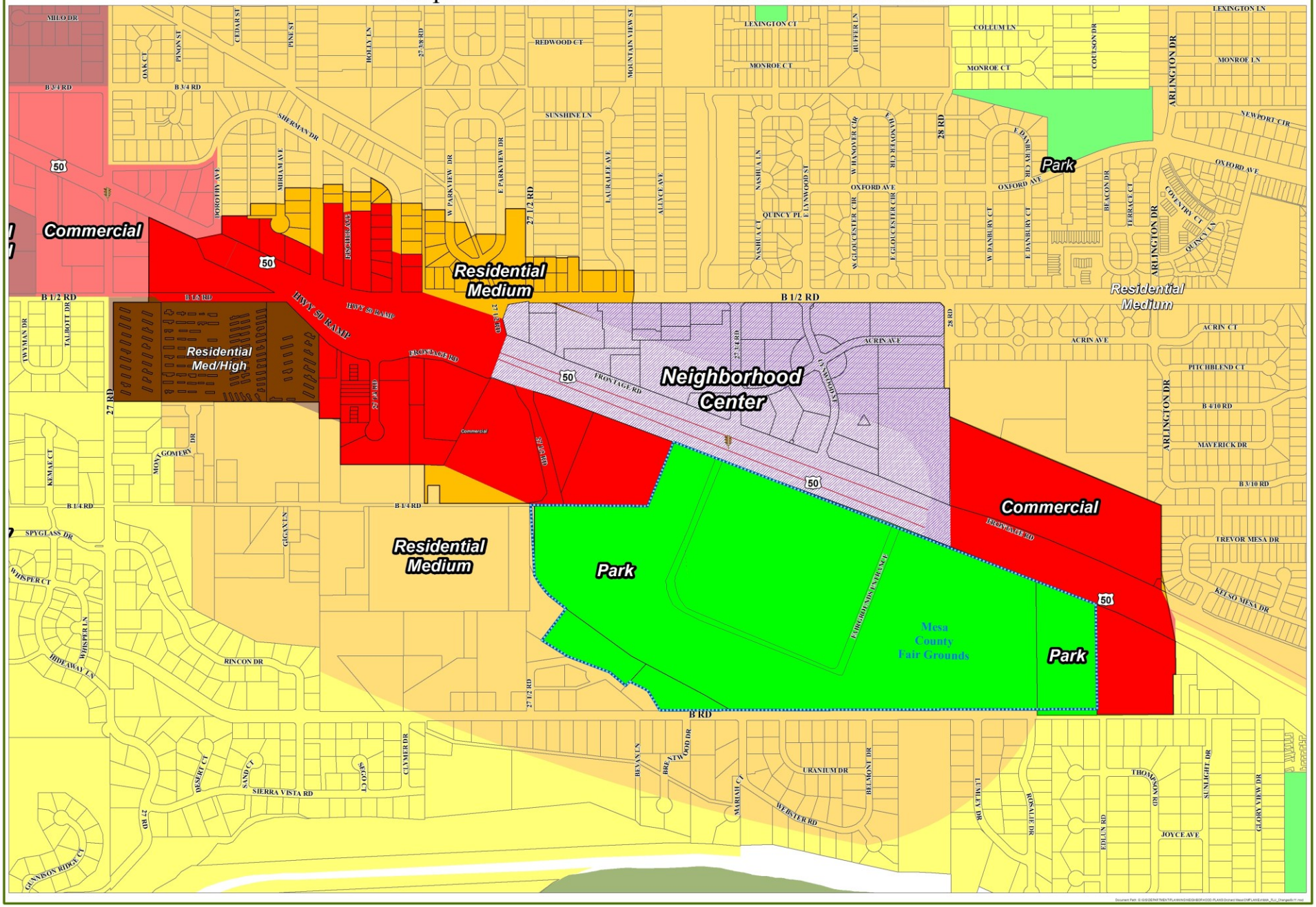
ATTEST:

_____
President of the Council

_____
City Clerk

Exhibit A

Comprehensive Plan Future Land Use As Amended



OM Plan

ORCHARD MESA NEIGHBORHOOD PLAN

CITY COUNCIL WORKSHOP
PLAN UPDATE

CPA-2013-552 & CPA-2013-553 April 7, 2014

ORCHARD MESA NEIGHBORHOOD PLAN

A Neighborhood Plan allows us to focus on the specific needs of an area.

It supplements the Comprehensive Plan.

Why A Neighborhood Plan Now?

- The 2010 Comprehensive Plan sunset the 2000 Orchard Mesa Neighborhood Plan
- We told the residents of Orchard Mesa in 2010 that we would come back to create with them a new Neighborhood Plan

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ORCHARD MESA PLAN PROCESS

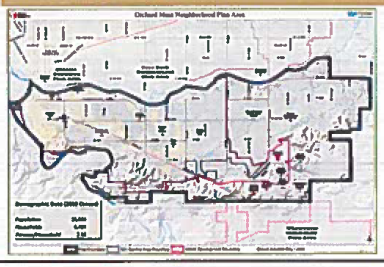
Planning Process Highlights:

- The planning process started at the beginning of 2013 - a joint planning effort with city/county
- Eleven focus group/stakeholder meetings have been held
- Three Joint Workshops with City and County Planning Commissions
- Board of County Commissioners briefing – June and October 2013
- Previous City Council Updates – September 2013 and January 2014
- Six Open Houses held June, August and November
- Draft Preliminary Plan made available to Public for comment – November 2013
- Draft Final Plan made available for Public Review Period – December 20, 2013 through January 24, 2014
- Joint City/County Planning Commission public hearing – February 20, 2014
- City Council public hearing – Proposed May 2014

At Open Houses

- 320 people
- 93 written comments

ORCHARD MESA NEIGHBORHOOD PLAN AREA



PLAN OUTLINE

- *BACKGROUND:* A description of Orchard Mesa as it exists, plus issues or needs.
- POLICIES: All policies in the Plan are policies established in the 2010 Grand Junction Comprehensive Plan. Policies are intended to bring predictability to decision-making.
- *GOALS:* General statements of an achievable future condition or end; broad public purposes toward which policies and programs are directed.
- *ACTIONS:* A specific step or strategy to implement a policy and reach a goal.

12 PLAN TOPICS

- Community Image
- Future Land Use/Zoning
- Rural Resources
- Transportation
- Economic Development
- Parks, Recreation, Open Space & Trails
- Stormwater
- MC Fairgrounds
- Public Utilities & Services
- Housing Trends
- Natural Resources
- Historic Preservation

COMMUNITY IMAGE
KEY GOALS/ACTIONS

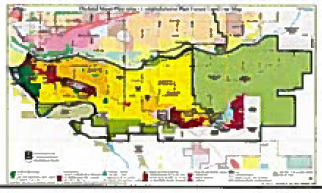
- **Safe/attractive entrances**
  - *Create a streetscape plan for the Highway 50 corridor*
- **Preserve/enhance the quality of life**
  - *Neighborhood Watch, Safe Routes to Schools, and other programs that will make neighborhoods safer*

- **Attractive, well maintained properties and cohesive neighborhoods.**
  - *Enforcement of codes for weeds, junk and rubbish*

COMMUNITY IMAGE
B ½ Road Overpass Enhancement

FUTURE LAND USE

The Plan further supports the Comprehensive Plan Future Land Use Map and Vision and Guiding Principle of a sustainable growth pattern.



FUTURE LAND USE

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.
- To preserve the 32 Road corridor as rural even though a major sewer line runs along it.
- To develop consistent to the Future Land Use Map established in the Comprehensive Plan.
- To develop existing and proposed neighborhood and village centers.
  - The Neighborhood Center has been identified for changes on the Future Land Use map.

FUTURE LAND USE

Proposed Changes at Neighborhood Center

January 29, 2014
Open House was held with affected property owners.

RURAL RESOURCES

KEY GOALS/ACTIONS

- **Land Use east of 31 Road and the 32 Road corridor retains its rural character**
  - *Not allow existing sewer infrastructure promote or create urban development along 32 Road*
  - *Identify and protect important view sheds.*

RURAL RESOURCES
KEY GOALS/ACTIONS

- **Agricultural businesses are viable and an important part of Orchard Mesa's economy**
  - *Support the CSU Agricultural Experimental Center*
  - *Identify and permit appropriate areas for farmers markets.*

77 Acre
CSU Agricultural Experimental Center
At 31 ¼ Rd & B ¼ Rd

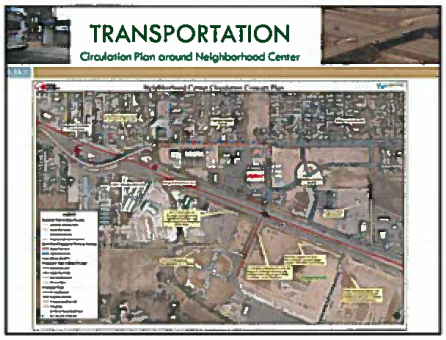
TRANSPORTATION
KEY GOALS/ACTIONS

- **Hwy 50 & other roads become "Complete Streets"**
  - *Planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation*

- **Safe walking routes to schools**
  - *Work with District 51, local schools, community partners and CDOT to connect residential areas with schools*

- **Adequate transit service and routes.**
  - *Add and/or adjust bus routes as justified by demand and budget*

TRANSPORTATION
Circulation Plan around Neighborhood Center



ECONOMIC DEVELOPMENT
KEY GOALS/ACTIONS

Orchard Mesa
3 Regional Economic Drivers

Fairgrounds

Business Incubator

Public Safety Training Facility

ECONOMIC DEVELOPMENT
KEY GOALS/ACTIONS

- **Convenient shopping & services**
  - *Public/private partnerships market Orchard Mesa.*
- **Destination businesses & facilities**
  - *Coordinate local economic development partners.*

- **An Orchard Mesa Business Association**
  - *Identify a "champion" to lead organizing businesses.*
- **Thriving agricultural industry**
  - *Promote as a part of the Fruit and Wine Byway*

PARKS, REC, OPEN SPACE & TRAILS
KEY GOALS/ACTIONS

- **The Old Spanish Trail and Gunnison River Bluffs Trail are a recreation destination**
  - *Adopt and market the Sisters Trail Plan*

- **Trails connecting to the Riverfront Trail, the Redlands, and Whitewater**
  - *Work with property owners when planning routes*

PARKS, REC, OPEN SPACE & TRAILS
KEY GOALS/ACTIONS

- **Meet the Parks & Recreation needs of residents**
  - *Identify locations for new mini and neighborhood parks*

STORMWATER
KEY GOALS/ACTIONS

- **Limit property damage**
  - *Support regional retention and detention facilities*
- **Improve and maintain drainage facilities**
  - *Establish regional drainage facilities with partners*

MC FAIRGROUNDS
KEY GOALS/ACTIONS

- **Reduced impacts on neighborhoods**
  - *Neighborhood outreach and notification of events that may affect area residents.*
- **Connections to surrounding neighborhoods**
  - *Pedestrian access from B ¼ Road*
  - *Improve Hwy 50 cross-access for pedestrians and bicycles*

One of the 3 Regional Economic Drivers

1. Fairgrounds
2. Business Incubator
3. Public Safety Training Facility

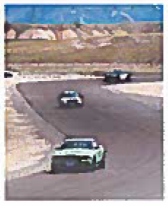
PUBLIC SERVICES & FACILITIES
KEY GOALS/ACTIONS

- ***Services and infrastructure are cost-effective and meet the needs of residents and businesses***
  - *Utility services are designed and constructed to provide adequate capacity; sewer service is not extended to rural areas*

- ***Community and public facilities meet the needs of area residents***
  - *Work to create safe routes to schools, maintain a County library, protect the CSU Agricultural Experimental Center from urbanization, encourage a Post Office in Orchard Mesa*

PUBLIC SERVICES & FACILITIES
KEY GOALS/ACTIONS

- ***Provide adequate public safety services and promote the Colorado Law Enforcement Training Center as a regional training facility***
  - *Plan Capital improvements and encourage economic development efforts to support and enhance public safety and the training facility*



HOUSING
KEY GOALS/ACTIONS

- ***A broad mix of housing types is available to meet the needs of a variety of incomes, family types and life stages***
  - *Identify unmet needs in the housing market, and resolve regulatory barriers*
- ***Housing is safe and attainable and neighborhoods are safe and attractive***
  - *Work with housing partners, neighborhood groups, HOA's, landlords and the development community*

Type	Total Dwelling Units	Average Floor Area
Single Family, Detached	8,101	1,309 s.f.
Single Family, Att	539	1,230 s.f.
Duplexes**		
Townhomes	263	1,192 s.f.
Condominiums	31	829 s.f.
Multi-Family	165	1,088 s.f.
Multi-Family, 20 units	93	832 s.f.
Multi-Family, 50 units	398	1,090 s.f.

81% of Orchard Mesa Homes are single family

NATURAL RESOURCES
KEY GOALS/ACTIONS

- *Mineral Resources are used efficiently while minimizing the impacts to neighborhoods and natural resources*
  - *Follow the County's Master Plan, regulate Gravel Operations using the CUP process; and collaborate with the mining industry to develop innovative approaches to reclamation*

NATURAL RESOURCES
KEY GOALS/ACTIONS

- *Preserve the natural environment such as wetlands, floodplains, steep slopes, etc.*
  - *Preserve drainages, creeks, floodplains, etc.; establish appropriate setbacks and work with Army Corp and other federal agencies.*

- *Preserve visual resources and air quality*
  - *Include protection of key view sheds/corridors in codes*
  - *Work with Nat Resource Conservation Service and Tri-River Extension on best management practices.*

HISTORIC PRESERVATION
KEY GOALS/ACTIONS

- *Preserve/protect significant historic, cultural & paleontological resources*
  - *Strive to protect significant resources; inventory historic, cultural and paleontological resources; and encourage the promotion of the Old Spanish Trail.*

ORCHARD MESA
NEIGHBORHOOD PLAN

Questions

STATEMENT OF SUPPORT
RE-NAMING NORTH AVENUE TO UNIVERSITY BOULEVARD

Dear Grand Junction Citizens and Business Community Members:

My name is Levi Lucero. I am a private citizen and member of the City of Grand Junction North Avenue Steering Committee and the North Avenue Owners Association (NAOA). I have been a resident of and active businessman in Grand Junction for 54 years. **I am writing to you to share my vision for the future of North Avenue and to secure your partnership in raising the profile of North Avenue throughout the Grand Valley, the State of Colorado and the nation.**

The North Avenue business district has been in decline for the last forty years and the community is now rallying to implement exciting improvements to benefit its business owners. In 2010, the City of Grand Junction received a $1.19 million Federal grant to re-design a three-mile corridor of North Avenue (from 1st Street to 29 Road) and to renovate the section between 12th Street and 23rd Street. The design process is complete and construction is now underway.

As the North Avenue construction proceeds, it is necessary for the community to consider opportunities to draw more businesses, customers, tourists, students and residents to what we anticipate will soon become a vibrant and attractive destination.

My belief is that North Avenue should be renamed to reflect a 21st century identity anchored in its highest profile resident, Colorado Mesa University. The NAOA is interested in receiving community-wide input about the prospect of a name change. My suggestion is that **North Avenue be renamed University Boulevard** for the following reasons:

- Colorado Mesa University (CMU) is one of the most powerful economic engines on North Avenue and in our community;
- CMU President Tim Foster endorses this proposal and the CMU Associated Student Government has submitted a resolution supportive of the name change;
- CMU has become a source of pride to the entire Grand Valley community;
- The local community should recognize CMU's transition from a junior college and is now a university;
- The university, which will triple in size by 2014, is now the third largest employer in Grand Junction;
- CMU is a major asset to the North Avenue business community;
- CMU promotes and supports cultural diversity;
- CMU has been supportive of global class education and is already in the process of achieving these goals.
- CMU has educated thousands of local students, the poorest of the poor as well as many of our community and political leaders;
- A vibrant and high-profile University area can help the Grand Valley become an epicenter for energy and alternative energy exploration and research, as evidenced by grants CMU has received to support such efforts;
- By connecting the local business corridor to CMU, the entire North Avenue community will be viewed as favorably as the University
- CMU is a member of the newly formed NAOA and has no plans to relocate;
- CMU promotes greater education independence to Western Colorado at low tuition costs to students;
- As CMU President Tim Foster says, **"ideas become great when we share them and act on them."**

If you support this bright future for the North Avenue business corridor, I urge you to submit this Statement of Support or submit a resolution on behalf of your organization, to **northavenamechange@gmail.com** so others can have your input and make an informed decision about this very important issue.

"You can't create the future by clinging to the past."

Sincerely,

Levi Lucero

Levi Lucero

RE: Changing North Avenue to University Blvd

To whom it may concern:

In regards to the name change of North Avenue to University Blvd the North Avenue Owner's Association believes this should be a community wide decision. We support the efforts put forth by all individuals involved in the discussion, however, we do not have the resources to research and educate our membership as to the benefits and the costs involved as they may vary from one business to the next. We feel it is appropriate for the businesses to voice their individual opinions and for the community-at-large to have a voice in the proposal as the proposed change would have a community wide effect.

The North Avenue Owners Association will continue to focus our resources on the revitalization of the corridor by working with the City, County and CDOT for the design, incentives and necessary funds to complete improvements along the corridor.

Comments may be forwarded to northavenueownersassociation@gmail.com.

Supporters of the cause should contact Levi Lucero or Kevin Bray by email at northavenamechange@gmail.com to obtain a letter of support or for additional information.

Sincerely,

Poppy Woody

Poppy Woody
President
North Avenue Owners' Association

NAOA

COLORADO MESA
UNIVERSITY

Office of the President
1100 North Avenue • Grand Junction, CO 81501-3122
970.248.1498 (o) • 970.248.1903 (f)

April 19, 2013

Mr. Levi Lucero
2694 Summer Hill Court
Grand Junction, CO 81501

Dear Levi:

I wanted to send a quick note to thank you for your dedicated efforts on behalf of our students, our university and our community. Your tenacity, vision and willingness to see projects through to completion serve as an inspiration to our campus.

As you and I have discussed, I believe your effort to have the name of North Avenue changed to "University Boulevard" is a great idea. When I grew up North Avenue was a dramatically different and yet even then the name of the street made little sense as it was no longer the North edge of town -- a fact which has only grown more obvious over time. I share your belief that updating the name of the street will not only reflect the important role CMU plays in our valley; it could help spur a much needed revitalization of the corridor.

While some have suggested that it may be more appropriate to rename North 12th Street to accomplish the aforementioned objectives, I continue to agree with your assessment that North Avenue is an antiquated name for one of our valley's critical corridors of commerce, education and entertainment.

Please add my name to your petition and let me know if there is anything I can do to help support your effort.

Sincerely,

Tim Foster
President

Foster endorses University Blvd.

Caleb Ferganchick
cferganc@mavs.coloradomesa.edu

President Tim Foster officially added his name to Levi Lucero's petition to change North Avenue's name to University Boulevard. Lucero is a local citizen and member of Grand Junction's North Avenue Owner's Association who believes renaming North will reflect the university's central identity.

"I share your belief that updating the name of the street will not only reflect the important role CMU plays in our valley," Foster said in a letter to Lucero, "it could help spur a much needed revitalization of the corridor."

In addition, ASG Director of External Affairs Mackenzie Eikamp has drafted a resolution to show the student body's support of the name change. The resolution will be debated and voted on by ASG Wednesday.

Lucero will be on campus Tuesday through Thursday to collect additional student signatures.

-Official Record-

COLORADO MESA UNIVERSITY

ASG Joint Resolution 12-07

Sponsor(s): Michelle Dusterdiek- Senate Leader, Stephanie Renzelman- Social & Behavioral Sciences Senator, Emilse Tapia- Minority Senator, Kenny Machi- At- Large Senator, Remy Currier- Language, Literature, Mass Communications Senator, Emilse Tapia- Minority Senator, Charlotte Rowden- Director of Finance

Concerning: Street Name Change

Date Submitted: May 8, 2013

Fiscal Impact: $0

Number of Students Affected: Colorado Mesa University Student Body

WHEREAS, the Associated Student Government of Colorado Mesa University has initiated conversation between the student Senate and the Executive branch,

WHEREAS the Associated Student Government of Colorado Mesa University has gathered student input,

WHEREAS, the Associated Student Government of Colorado Mesa University has discussed the possible name change,

BE IT RESOLVED BY THE ASSOCITED STUDENT GOVERNMENT SENATE OF COLORADO MESA UNIVERITY, THE EXECUTIVE BRANCH CONCURRING WITHIN, THAT:

The Associated Student Government of Colorado Mesa University supports the name change proposal of North Avenue to University Boulevard.

5/8/2013
DATE

TELBE F. STORBECK
ASG PRESIDENT

University Blvd

- Organizational Resolution of Support -

Concerning: Street name change of North Avenue to University Boulevard.

Date: _____

WHEREAS, _____ has initiated conversation, gathered member input, and discussed at length the possible name change,

BE IT RESOLVED BY _____ THAT:

_____ supports the name change proposal of North Avenue to University Boulevard.

_____ _____

DATE SIGNATURE OF SPOKESMAN

GRAND JUNCTION CITIZENS AND BUSINESS COMMUNITY
Statement of Support
Re-naming North Avenue to University Boulevard

I do hereby support the name change of North Avenue to University Boulevard

Signature: Business

Print Name: _____

Date: _____ Phone Number: _____

Email (optional): _____

Comments: _____

_____

_____

_____

GRAND JUNCTION CITIZENS AND BUSINESS COMMUNITY
Statement of Support
Re-naming North Avenue to University Boulevard

I do hereby support the name change of North Avenue to University Boulevard

Signature: Business

Print Name: _____

Date: _____ Phone Number: _____

Email (optional): _____

Comments: _____

_____

_____

_____

Support for Re-naming North Avenue to University Blvd

1/23/2014

Section 1 - North Avenue 28 Road to 29 Road
Section 2 - North Avenue 1st Street to 12th Street
Section 3 - 29 Road to I-70 Bus Loop East
Section 4 - 12th Street to 28 Road
Section 5 - Colorado Mesa University (CMU)
Section 6 - At Large Petitions collect at Daylight Donuts

Name	Address	Date	Phone	Comments	Business	Section
Steven Irion	2808 North Avenue	9/16/2013	248-4829		Wells Fargo	1
Erika Lopez	2852 North Avenue	10/8/2013	242-2609		Monkeys Kids Place	1
Francisco Lopez	2893 North Avenue	8/2/2013	230-0260		P&A Savings Store	1
Karl Watts	2860 1/2 North Avenue	8/6/2013	241-2674		Colorado Office Products	1
Tim Stewart	2820 North Avenue	10/30/2013	242-0444		Discount Tire	1
Jay Moss	578 28 1/4 Rd	10/30/2013	812-4212	Go University	Peppermill	1
Zottie Hatch	2650 North Avenue Unit 117	7/24/2013	201-7057		Western Slope Aquatics	1
Roger Sollenbarger		2/8/2013	243-6020	Needs to be done to add class to the main street in town. Give businesses time to adjust advertising before implementation.	Red Cliff Pointe SC	1
Jennifer Alvarez	2812 North Avenue	7/24/2013	243-6972		Los Jilbertos	1
Gina Alderman		8/31/2013	245-9555		Carl's Jr	1
Richard Gonzales		6/28/2013	245-4302		Sonic Drive-Inn	1
John Anderson		5/13/2013	243-9999	I think that a healthy attractive North Avenue will be a possible great thing for North Avenue business owners.	Mesa Funeral Service	1
Davis Findley	2822 North Avenue	7/30/2013	242-9285		Board and Buckle	1
Ron Rams	2889 #4 North Avenue	1/2/2014	361-7612		50 Shades of Pain	1
Deborah Henderson	2889 North Avenue	7/29/2013	244-8672		Cake Cottage	1
DeAnn Ritter	2830 North Avenue	10/24/2013	263-7368		Today's Image	1
Stanley Dessel	2824 North Avenue	2/8/2013	241-2408	Excellent idea!	Columbine Hotel	1
Sara Martz	2830 North Avenue	2/18/2013	255-7330		Rib City	1
Jennifer Sandahl	28 1/4 North Avenue	6/27/2013	985-1250		Vector Marketing	1
Thurman	2896 North Avenue	2/8/2013	241-7667	Great idea, let's move forward.	Bookcliff Oil Inc.	1
Mike Dickey	28 3/4 North Avenue	7/1/2013	242-2143		Hooters	1
Nora Flores	2863.5 North Avenue	7/29/2013	208-5216	I think this is a very good idea for everyboy and support it 100%.	Lupita's Facial and Wax	1
Fred Strothman	2862 North Avenue	2/4/2013	261-0777	Great idea.	Strothman Distillery	1
Douglas Karl	2853 North Avenue	10/22/2013	639-9070	This is a very worthwhile effort that can result in positive economic development opportunities.	Homeward Bound	1

William Wade	2853 North Avenue	10/22/2013	433-7619	Great idea-badly needed.	Homeward Bound	1
Jim & Tammy Hopkins		2/15/2013	241-7320		Airtech Refrigeration	1
Bill Nannel		2/13/2013	261-7071	Sound's like a good idea	Bill the Builder LLC	1
Dan Donaldson	2830 North Avenue	9/6/2013	260-1271		StarTek	1
Dan Trusty		7/29/2013	242-6800		Rent a Center	1
Jason Glenn	2901 North Avenue	4/22/2013	208-1011	Will consider joining the NAOA at a later time.	Walgreens	1
Steven Irion	1100 North Avenue	9/16/2013	248-4829		Wells Fargo	2
David Beck	1360 E Sherwood	1/15/2014	254-2100		KKUT	2
Gigi Robinson		7/30/2013	250-2050	Great idea. This would be a boom to the businesses in the area.	Mesa Serivces LLC	2
Travis		3/4/2013	270-5057		Pigments of Your Imagination	2
Larry Badini		3/13/2013	261-4587		Property Owner	2
Kelly Olmstead	1059 North Avenue	10/25/2013	361-1612	Time for change	Smoke Shop Etc.	2
Gilbert Maynard	609 North Avenue #3		241-6782		All Draft	2
Alyssa Chambers		4/25/2013		All the support in the world to you Levi!	Student at CMU	2
James Lally	1059 North Avenue	3/7/2013	245-2308	Yes I feel this would be a very good change.	Discount Tuxedo	2
Guillermo Gutierrez		7/24/2013	245-6479	Es una muy buena idea	El Tapatio	2
Susan Uttman		7/23/2013	424-5494		Klik Clothing	2
Larry Phillips	1100 North Avenue	4/22/2013	424-5041	Count me in...will consider NAOA at a later date.	Mojo's	2
Brenda Tanori	902 North Avenue	7/24/2013	260-6322		Paton's Boutique	2
Tim Foster	1100 North Avenue	4/19/2013		Please add my name to your petition, let me know if there is anything I can do to help support your effort.	CMU	2
Mike Bennett		7/23/2013	243-0634		North Avenue Furniture	2
Rodney Adams	768 North Avenue	9/26/2013	243-5277	Six medians on North Avenue. Make sidewalks wider. Mr. Lucero is the man. NO Bike Path on North Avenue.	Russ Vacuum	2
Alex Sanchez		2/12/2013	255-6609		Fiesta Guadalajara	2
Lacey Toms	964 North Avenue Ste 110	7/24/2013	424-5488		SuperCuts	2
Susan Lettman		7/23/2013	424-5494		Brand Junction	2
Robert Bray		3/18/2013	242-3647	This is much needed.The North Avenue name has out lived it purpose. The timing is good with the new enthusiasm this block is deserves preserving. Need to be sensative to those who will have financial expenses in name change.	Bray and Company	2
Joe Mason	555 North Avenue	10/23/2013	242-0000			2

Larry Mason	555 North Avenue	10/28/2013	201-4000	Real Estate Owner	2
Scott Hayduk		3/12/2013	260-0111 Make the change!	Bray Real Estate	2
Brian Bray		10/22/2013	986-0446	Bray Real Estate	2
Nancy Baker		3/12/2013	270-0504	Bray Real Estate	2
Christi Reece		10/22/2013	260-9108 This would be a smart move for Grand Junction and would help with the revitalization of this corridor.	Bray Real Estate	2
Thomas Lazine	101 North Avenue	9/4/2013	243-1833 I support the change to University Blvd.	Midas Auto Systems	2
Adriane Murrieta		7/23/2013	773-1239 Excellent idea!	Sonora Groceries	2
Lacie Piland		7/23/2013	260-0581 I think this will really help the overall image of North Avenue if we re-name it to University Blvd.	Zoups	2
Terry Deherra		7/23/2013	234-3201 New name very catchy		2
Ben Dorenkamp	6th and North Avenue	2/1/2013	242-7700 Changing the name to University Blvd will ehlp people new to Grand Junction immensely when trying to navigate the city.	Dorenkemp Chiropratic	2
Roxanne Lewis	6th and North Avenue	2/4/2013	985-9793	Canyon View Car Washes	2
Jamie Erb	102 North Avenue	9/4/2013	549-4724	Discontent	2
John Sasso		2/21/2013	243-2355 I'd love to see the change	John's Pilot Service, LLC	2
		2/22/2013	985-6195	Maluz Handyman	2
Robert Visek		2/22/2013	424-0830 Good idea!	Superior Alarm	2
Mike McGinnis		3/11/2013	234-6453	Metro Brokers	2
Cassandra Kyle	216 North Avenue	3/8/2013	276-722-0124	Belissima	2
Tammie Martin	333 North Avenue	9/3/2013	216-3374 I Think it is a good idea.	Tammie Martin Real Estate	2
Jose Luis Gonzales	3rd and North Avenue	7/25/2013	712-3930	Pollo Alzdo	2
Phil Emerson	340 North Avenue	9/4/2013	242-1872	Quality Meats	2
Lucas Martinez	3rd and North Avenue	7/31/2013	812-7569 I strongly support growth in this community. We are headed in the right direction.	Fellas Barber Shop	2
	1037 North Avenue	10/24/2013	263-9388	Chopstix	2
Wm Millus	425 North Avenue	9/4/2013	242-2651	Investments	2
James Ahllin	303 North Avenue	9/4/2013	255-1234	James J Ahlin	2
Sherry	4th and North Avenue	1/6/2013	241-4826	Tropical Island Tanning	2
Debbie Allen	500 Block of North Avenue	8/14/2013	241-5600	Hey Sweet Cakes	2
Erik Campbell	555 North Avenue	8/12/2013	210-1257 Change it.	Black Pearl Tatoo	2
Yvonne Franco	555 North Avenue	8/16/2013	200-5132 Born and raised here and am very excited for change this place really has come a long way.	On and Poppin	2
Claire Card	555 North Avenue	8/12/2013	623-4421 Change it. Our business has large clientel on North Avenue	Card Custodian	2
	725 North Avenue	9/26/2013	256-7373 It's a great idea to change the name to University Blvd.	R & R Discount	2

Peggy Bailey	555 North Avenue	8/16/2013	242-4247	Hot Streaks	2
Paul Poudrier	139 North Avenue	9/25/2013	424-5455	Family Auto and Truck Center	2
Kristen Marshall	644 North Avenue	9/26/2013	623-9381	Jitterz Coffee Hut	2
Jullile Marshall	401 North Avenue	9/26/2013	255-1244	Copy Copy	2
Susie Parker	1111 North Avenue	1/3/2014	676-3296 We support.	KFC	2
Gale Foster	960 North Avenue	3/19/2013	241-7734	River City Bagels	2
Matt Jones		7/29/2013	255-8404 Great idea!	VooDoo Circus Tattoo	2
Allen Walkley	12th and North Avenue	7/29/2013	260-8986	Arby's	2
Chuck Daly	1125 North Avenue	7/24/2013	243-1700	Diorios Pizza	2
Shea Barlow	10th and North Avenue	7/25/2013	254-8377	Furniture Row	2
Brittney Legrand	7th and North Avenue	8/6/2013	245-5782	Dairy Queen	2
Pat Fenton	936 North Avenue	2/18/2013	424-5490	J Steaks	2
		9/4/2013	256-7604	Chiropratic Family Health	2
Debra Lopez	705 Glenwood Avenue	9/16/2013	243-7096	Debra Java Junkie	2
Kevin Bray		1/28/2013	242-3647 North Avenue is in the midst of changing that have been long overdue. The name change will complement the work that is being to give North Avenue a fresh start with an upward direction and shed the stigma that North Avenue has earned our for the last 10-20 years.	Bray Real Estate	2
Jim Coleman	2919 North Avenue	8/26/2013	242-7960	Western Implement	3
Angie Ingdts		8/26/2013	314-7877 As a GJ resident, who works on North Avenue, I really support the name change of North Avenue to University Blvd.	Memorial Gardens Cemetery	3
Jose Peren Pntoja	2931 North Avenue	7/31/2013	241-0446 I agree with changing the name of the street I feel like it would give Grand Junction more personality.	Los Peren Taqueriay Panadoria	3
Ed Hatch	2923 North Avenue	10/24/2013	245-7027	Valley Gift and Thrift	3
Sara Marie Jordon	2910 North Avenue	8/2/2013	243-1292	Rose Park	3
Penny Schied		8/2/2013	242-2520	Bibs to Cribs	3
David Yale	2955 1/2 North Avenue	8/26/2013	523-1244	Yale Chirophratic	3
Rena Bradley	2962 North Avenue	5/17/2013		2962 North Avenue	3
Louis Oconnell	2922 North Avenue	10/24/2013	Hope everyone on North Avenue supports this issue.	2922 North Avenue	3
Ruben Servantez			523-0970 North Avenue do not run north - it's east and west. University Blvd makes a lot of sense.	Concrete West	3
Scott Stewart	486 1/2 Melody Lane	7/30/2013	314-0258 I love this idea. Lets get this done. Mr. Lucero is the man to get it done.	Jerrys Pest Control	3
Klye Reved	510 28 3/4 Rd	1/7/2014	201-9143	Big Leage Haircuts	3

John Heideman	504 Fruitvale Court	5/7/2013 250-5588		Animal Medical Clinc	3
Robert Williams	511 28 1/4 Road	8/5/2013 242-1369	In favor of name change	Gold Mine Bingo	3
Richard Baca	28 1/2 Rd	3/4/2013 277-6319	I consider that there would be many up-sides to this proposal. It certainly would pin pont the status and stature of CMU as the premier educational institution in Grand Junction. I like the idea.	Atrisco Investment LLP	3
Levi Lucero	vacant land on North Avenue	1/28/2013 242-6618	Economic possiblities are endless by the name cahnge. CMU is one of the oldest and biggest economic engines to support and is also a paid member of NAOA.	Atrisco Investment LLP	3
Natalie Orton	502 28 1/2 Road	8/14/2013 523-5487		Animal Birth Control	3
Timothy Brady	514 28 1/4 Road	2/22/2013 208-3599	It's a great idea - lets get it done.	Brady Chiropractic Group	3
Angie Wetzbarger	495 28 1/4 Road	3/22/2013 242-1474		Desert Island Spa and Salon	3
Alan Allen	509 28 1/2 Road	6/27/2013 243-7858		TJ's Billiards	3
Thelma Allen	509 28 1/2 Road	6/27/2013 243-7858		TJ's Billiards	3
Danielle Harper	2010 North Avenue	4/17/2013 213-0588		Wendy's	4
Larry Herwick	1702 North Avenue	8/26/2013 424-3545		Family Wireless	4
Nicholas Vezakis	18th and North Avenue	7/24/2013 576-2295		Top Cash Mobile	4
Michael Whittington	2500 North Avenue	6/23/2013 241-4266		Wienersiditezel	4
Ed Bernal	2401 North Avenue	1/15/2014 243-5812		Big Lots	4
Marinez Latek		8/5/2013 628-4545		Daylight Donuts	4
Dave Ficuter	12th and North Avenue	3/7/2013 200-3259		Clear Talk Wireless	4
Michael Folnsbee	1670 North Avenue	8/14/2013 245-6175		HHV	4
Erik Metzner	1600 North Avenue	2/15/2013 433-7454	I think a change to University Blvd would be a hugely benefitial to Grand Junction, both in a business sense and froma residential perspective.	No Ware Computer Repair	4
Whitman Blake Dowen	1600 North Avenue	2/15/2013 433-7454	I think it is a great idea and helps us move foreward from the old one mile sq. town.	No Ware Computer Repair	4
Phillip Baggn	1316 North Avenue	10/24/2013 245-6821		Optical Center	4
Troy Amsberg		3/7/2013 245-4070		Kcypt Tattoo	4
	12th and North Avenue	3/7/2013 200-6336	I have lived here all my life. North Avenue doesn't even go north so would love the name change!	Clear Talk Wireless	4
Brody Duke	1810 North Avenue	2/14/2013 812-7060	Think that it's a very good idea.	Timbers Motel	4
David Call	1700 North Avenue	4/23/2013 208-7648		Big Dog Satellite	4

Tony Holubowski	1940 North Avenue	2/14/2013	241-6624	Change the name North Avenue to University Blvd will bring more customers to our motel.	Frontier Motor Lodge	4
Anselmo Munoz	2560 North Avenue	6/27/2013	250-5643		Tequilas Restaurant	4
James Purpus			201-3008		Dream Child Entertainment	4
Susam Mckeen		2/23/2013	623-2026	Been here for 8 yrs never understood North also was hard to find University (college)-sure makes sense to me and everyother new person to GJ. Important to elevate University here on of the main reason for moving here as a retirement community big plu. Do it. Makes great sense.	Sacred Center Outreach	4
Aaron		3/5/2013	640-0545			4
Betty Ahun	15th and North Avenue	2/5/2013	256-7490		Salon Salon	4
Shayn Schurman	1560 North Avenue	2/4/2013	241-7610		Wavelength Salon	4
Monica Kelly	1320 North Avenue	2/4/2013	245-0981		Aquatime Pools	4
Nancy Roybal	1440 North Avenue	5/13/2013	243-4914	I think a name change will be great. North Ave needs more motels to support the University students, and all the activities held at the stadium.	Pizza Hut	4
Lacy Packard	1910 North Avenue	3/1/2013	589-4280	I like the ides of this. Village Inn supports the change.	Village Inn	4
Krystyn Hartman		2/27/2013	241-3310	This name change is the key to launching and bulding a strong North Avenue revitalization and improvement-oops I meant University Blvd.	Grand Valley Magazine Inc.	4
Jim Davenport	2500 North Avenue	6/13/2013	241-0579	Thanks Levi.	Jim's Optical Service	4
	1560 North Avenue	3/4/2013	261-2505		Pigments of Your Imagination	4
Richard Warren	North 25th	3/1/2013	255-6510		Comprehensive Voleamic	4
Scott Hodges		2/21/2013	245-3448	If anyone can get this long due change for North Avenue, Levi is the man. His dedication to our community is heart felt. Aname change is long overdue, and it will spark some changs for old North Avenue.	Scott Hodges Construction, Inc.	4
Jerry Oaks		2/22/2013		Good idea! Make the change.	J&C Enterprise	4

Bob Stevens		2/21/2013	243-4888	North Avenue has no geographic context and hasn't for at least 50 years. Renaming it would not only honor CMU, but also provide a geographic reference for visitors.	Stevens Real Estate Services	4
Pat Gormley		2/25/2013			Gormley Investments	4
Chuck Rosa		2/16/2013	260-2003	Great idea: It would be a positive change	Rosa & Associates	4
Dustin Coren		2/26/2013	778-0474	It's common sense and a better name. Change it now.	MBC Grand	4
Owen Ofallen	1st and North Plaza	9/10/2013	243-4710		1st and North Plaza	4
Sonya Wayne	1st and North Plaza	9/10/2013	270-5272		Dental Office	4
Claudia Clifton	1st and North Plaza	9/10/2013	314-2857		Dental Office	4
Alowetta Terrien	1119 1st Ste C	9/10/2013	243-5459		ThinAir Web	4
Nina Anderson	1119 North 1st St	9/10/2013	242-4500		Express Employment	4
Marc Terrien	1st and North Plaza	9/10/2013	243-5459		ThinAir Web	4
Kevin Reeves	1119 North 1st St	9/10/2013	623-5453		Still Smokin	4
Jay Miller		9/10/2013	216-8723	Great name change.	Primerica Financial Services	4
Ryan McCallum	1st and North Avenue	2/6/2013	245-2024		Car Tunes	4
Ronald Pollard		3/6/2013	241-2702	Changing the name to University Blvd would be a good change.	Funshares	4
Raymond Segura	2584 Hwy 6&50	12/2/2013	434-4803	Support the effort-less confusing	Excel Fire Protection	4
Carolyn Loren	12th and North Avenue	3/7/2013	549-4000		Chomps Deli	4
Samatham Ansbaugh	12th and North Avenue	3/7/2013	242-7482		Pita Pit	4
Lynn Kamplai	1005 North 12th	9/16/2013	242-3232		?	4
Charleen Raaum	21st and North	7/31/2013	263-0202		Home Care of the GV	4
Richie Williams		3/7/2013	628-4985	Great Idea supported	Canyon Concienence	4
John Haberkoru	1144 North 12th	3/7/2013	245-6236	Can't wait to see North when its completely revamped. Bring it on.	Texbook Brokers	4
Benjamin Williams	1227 N 23rd St	8/26/2013	255-8163		ALTUS	4
Juventina Podilla	1225 North 23rd St	8/26/2013	241-7664		The Credit Co LLC	4
John Kornfezd	1229 N 23rd	8/26/2013	241-6027	Im willing to have North Avenue changed to University Blvd.	Rhino Engineering	4
Ingrid Kattnig	1231 N 23rd	8/26/2013	242-7767		Murdock Lab	4
Melisalyn Hays	1231 N 23rd	8/26/2013	242-7767		Murdock Lab	4
Kathryn Murdock	1231 N 23rd	8/26/2013	242-7767		Murdock Lab	4
Kenneth Derby	1231 N 23rd	8/26/2013	456-3735		Mtn Pest Control	4
Elaine ones	1231 N 23rd	8/26/2013	314-2245		Colorado Broadband	4
Carol Mulligan	1027 N 23rd	8/26/2013	549-1624		Soothing Winds Counseling	4
Pamela Batchelor	1227 N 23rd St	8/26/2013	549-1624		Soothing Winds Counseling	4
Michelle Ramoz	1229 N 23rd	8/26/2013	434-2716		Agape Care	4

Niclole Snell	1225 N 23rd	8/26/2013	241-9166	Mesa Optical Lab	4
Katie Snell	1225 N 23rd	8/26/2013	241-9166	Mesa Optical Lab	4
Kyle McGarry	23rd and North	8/26/2013	623-7000	ALTUS	4
Alex Ordonez	Huntsman Plaza	3/5/2013	986-9405	I support the name change from North Avenue to University Blvd. Axis Screen Printing	4
Kristin Hanttes	1150 N 25th	1/2/2014	216-7338		4
Ross Deardorft	1150 N 25th	1/2/2014	683-0157	Neon Desert Design	4
Jennifer Schaffer	1141 North Ave	1/8/2014	986-8813	Great idea. Oh My Dog	4
Scott Stratman		3/7/2013	257-1058	Grand Valley Curbing	4
Madeline Wilson	1141 North Ave	3/5/2013	739-1899	Zebras Day Spa	4
Timothy Trujillo	1150 North 25th	1/2/2014	683-1561	I pray it changes Native Ink Tattoos	4
Nestor Sanabria	1244 North 25th	1/8/2014	314-2083	I like it sounds better. La Salsa Restaurant	4
Daren Cook	Huntsman Plaza	2/17/2013	640-2947	This is a no-brainer. Lets get it done. Castle Creek Plaza	4
Chuck Locke		5/7/2013	245-3155	CMU Staff	5
Thomas Krouse		5/7/2013	248-1938	CMU Staff	5
Jon Keller		5/7/2013	248-2145	CMU Staff	5
Curt Martin		5/7/2013	257-7058	CMU Staff	5
Rick Fox		5/7/2013		CMU Staff	5
Jeremy Smith		5/7/2013	234-8024	CMU Staff	5
Christine Kleespies		5/7/2013	248-1636	CMU Staff	5
Bruce Bauerle		5/7/2013	248-1684	Great Idea! CMU Staff	5
Verner Johnson		5/7/2013	248-1672	I like the name and am all for it! CMU Staff	5
Carrie McVean Waring		5/7/2013	243-5638	CMU Staff	5
Stephanie Matlock		5/7/2013	270-3004	CMU Staff	5
Carroll Multz		5/7/2014	242-0679	CMU Staff	5
Beverly Lyne		5/7/2013	248-1789	CMU Staff	5
Jared Workman		5/7/2013	303-324-6480	CMU Staff	5
Tim Foster		5/7/2013	248-1498	CMU Adm	5
Dana Numm		5/7/2013	640-0421	CMU Adm	5
Jeremy Brown		5/7/2013	434-4184	CMU Adm	5
Holly Teal		5/7/2013	248-1977	CMU Adm	5
Rick Taggart		5/7/2013	248-1450	CMU Adm	5
Taylor Querzer		5/9/2013	303/590-5199	CMU Student	5
Josh Butler		5/9/2013	985-80..	CMU Student	5
Chase McNary		5/9/2013	307-662-5137	CMU Student	5
Tom Acker		5/9/2013	260-9465	CMU Student	5
Christopher Price		5/9/2013	719-233-6201	CMU Student	5
Linzi Barton		5/9/2013	773-8150	CMU Student	5
Jack Byer		5/9/2013	260-0299	I think this is an excellent opportunity to expand and progress as a town CMU Student	5
Mayra Garcia		5/9/2013	831/540-859	It'd be a great opportunity to expand. Late night restaurants to be able to study in, etc. CMU Student	5

Peggy Lamm	5/9/2013	303-775	Thanks so much! This would be just great!	CMU Student	5
Susana Wittrock	5/9/2013	523-4882	What a great thing!	CMU Student	5
Trevor Burrell	5/9/2013	224/522-987	Sounds much better	CMU Student	5
Anna Dunn	5/9/2013	509-863-345	Makes way more sense	CMU Student	5
Marianne Mercado	5/9/2013	986-9785		CMU Student	5
Calvin Hofer	5/9/2013	210-4519		CMU Student	5
Caitlin Paltee	5/9/2013	406-750-1246		CMU Student	5
Alisa Linsay	5/9/2013	719/651-389	Afordable off campus housing, cheaper bookstores, more on campus involvement with recycling. Thanks so much	CMU Student	5
Nathaniel Gallegos	5/9/2013	691-3559		CMU Student	5
Zita Bratt	5/10/2013	248-1344		CMU Student	5
Hirut Zelek	5/9/2013		Good idea!	CMU Student	5
Jose Medina	5/9/2013	719/469-5044		CMU Student	5
Erin Marez	5/9/2013		North Avenue was named because it was the Northern border of the City. It is no longer the north border of the city. The name should be changed. Since CMU is expanding leaps and bounds it only makes sense to change North Avenue to University Blvd.	CMU Student	5
Doreen Crawford	5/9/2013	241-0905		CMU Student	5
Brian Eldridge	5/9/2013			CMU Student	5
Gabriel Bradford	5/9/2013	201-7448		CMU Student	5
Davey Cox	5/9/2013	201-5828	Grand Junction needs to class North Ave. up	CMU Student	5
Eddy Bambino	5/9/2013	361-2120		CMU Student	5
Bernadette Yanez	5/9/2013			CMU Student	5
Steven Nicolas	5/9/2013	314-5853		CMU Student	5
Jane Sandaval	5/9/2013	248-1778	Great idea. Great for the community. Great for CMU	CMU Student	5
Anna Mercado	5/9/2013	712-8616	I think the college chould have Blvd name and universty	CMU Student	5
Matt Puntenney	5/9/2013	744-0197	Comment eligible	CMU Student	5
Sean Foster	5/9/2013	261-4214	What a great idea! CMU is growing like crazy	CMU Student	5
Cynthia Lueb	5/9/2013	248-1424	It makes sense!	CMU Student	5
Aubrey Valdez	5/9/2013	231-8188		CMU Student	5
Sophat Sem	5/9/2013	901-9010	Please change it! Will benefit the college	CMU Student	5
Meghan O'Brien	5/9/2013	303-945-135	More affordable dorms, More affordable books, consignment shop added.	CMU Student	5

Andy Rodreguez		5/9/2013			CMU Student	5
Jeffer Flores		5/9/2013	274-6534		CMU Student	5
Chelsea Fessenden		5/9/2013	303/513-335	The expansion of our school would be enfisized	CMU Student	5
Chelsea Inman		5/9/2013	720/988-4019		CMU Student	5
Connor Eichler		5/9/2013		Make it happen	CMU Student	5
Ben Hunter		5/9/2013		College town!	CMU Student	5
Duncan Alger		5/9/2013	435/632-437	Make this town a college town	CMU Student	5
Justin Larson		5/9/2013			CMU Student	5
Angela Kimmel		5/9/2013	248-1687		CMU Student	5
Ahmed Aredo		5/9/2013	720-278-5308		CMU Student	5
Aparna D.N. Palmer		5/9/2013	248-1984		CMU Student	5
Kelsey Burns		5/9/2013	303-594-001	Good luck to us!	CMU Student	5
Rose Willett		5/6/2013	250-9324		CMU Student	5
Steven Irion	2808 North Avenue	9/16/2013	248-4829		Wells Fargo	1
Erika Lopez	2852 North Avenue	10/8/2013	242-2609		Monkeys Kids Place	1
Francisco Lopez	2893 North Avenue	8/2/2013	230-0260		P&A Savings Store	1
Karl Watts	2860 1/2 North Avenue	8/6/2013	241-2674		Colorado Office Products	1
Tim Stewart	2820 North Avenue	10/30/2013	242-0444		Discount Tire	1
Jay Moss	578 28 1/4 Rd	10/30/2013	812-4212	Go University	Peppermill	1
Zottie Hatch	2650 North Avenue Unit 117	7/24/2013	201-7057		Western Slope Aquatics	1
Roger Sollenbarger		2/8/2013	243-6020	Needs to be done to add class to the main street in town. Give businesses time to adjust advertising before implementation.	Red Cliff Pointe SC	1
Jennifer Alvarez	2812 North Avenue	7/24/2013	243-6972		Los Jilbertos	1
Gina Alderman		8/31/2013	245-9555		Carl's Jr	1
Richard Gonzales		6/28/2013	245-4302		Sonic Drive-Inn	1
John Anderson		5/13/2013	243-9999	I think that a healthy attractive North Avenue will be a possible great thing for North Avenue business owners.	Mesa Funeral Service	1
Davis Findley	2822 North Avenue	7/30/2013	242-9285		Board and Buckle	1
Ron Rams	2889 #4 North Avenue	1/2/2014	361-7612		50 Shades of Pain	1
Deborah Henderson	2889 North Avenue	7/29/2013	244-8672		Cake Cottage	1
DeAnn Ritter	2830 North Avenue	10/24/2013	263-7368		Today's Image	1
Stanley Dessel	2824 North Avenue	2/8/2013	241-2408	Excellent idea!	Columbine Hotel	1
Sara Martz	2830 North Avenue	2/18/2013	255-7330		Rib City	1
Jennifer Sandahl	28 1/4 North Avenue	6/27/2013	985-1250		Vector Marketing	1
Thurman	2896 North Avenue	2/8/2013	241-7667	Great idea, let's move forward.	Bookcliff Oil Inc.	1
Mike Dickey	28 3/4 North Avenue	7/1/2013	242-2143		Hooters	1
Nora Flores	2863.5 North Avenue	7/29/2013	208-5216	I think this is a very good idea for everyboy and support it 100%.	Lupita's Facial and Wax	1
Fred Strothman	2862 North Avenue	2/4/2013	261-0777	Great idea.	Strothman Distillery	1

Douglas Karl	2853 North Avenue	10/22/2013	639-9070	This is a very worthwhile effort that can result in positive economic development opportunities.	Homeward Bound	1
William Wade	2853 North Avenue	10/22/2013	433-7619	Great idea-badly needed.	Homeward Bound	1
Jim & Tammy Hopkins		2/15/2013	241-7320		Airtech Refrigeration	1
Bill Nannel		2/13/2013	261-7071	Sound's like a good idea	Bill the Builder LLC	1
Dan Donaldson	2830 North Avenue	9/6/2013	260-1271		StarTek	1
Dan Trusty		7/29/2013	242-6800		Rent a Center	1
Jason Glenn	2901 North Avenue	4/22/2013	208-1011	Will consider joining the NAOA at a later time.	Walgreens	1
Steven Irion	1100 North Avenue	9/16/2013	248-4829		Wells Fargo	2
David Beck	1360 E Sherwood	1/15/2014	254-2100		KKUT	2
Gigi Robinson		7/30/2013	250-2050	Great idea. This would be a boom to the businesses in the area.	Mesa Serivces LLC	2
Travis		3/4/2013	270-5057		Pigments of Your Imagination	2
Larry Badini		3/13/2013	261-4587		Property Owner	2
Kelly Olmstead	1059 North Avenue	10/25/2013	361-1612	Time for change	Smoke Shop Etc.	2
Gilbert Maynard	609 North Avenue #3		241-6782		All Draft	2
Alyssa Chambers		4/25/2013		All the support in the world to you Levi!	Student at CMU	2
James Lally	1059 North Avenue	3/7/2013	245-2308	Yes I feel this would be a very good change.	Discount Tuxedo	2
Guillermo Gutierrez		7/24/2013	245-6479	Es una muy buena idea	El Tapatio	2
Susan Uttman		7/23/2013	424-5494		Klik Clothing	2
Larry Phillips	1100 North Avenue	4/22/2013	424-5041	Count me in...will consider NAOA at a later date.	Mojo's	2
Brenda Tanori	902 North Avenue	7/24/2013	260-6322		Paton's Boutique	2
Tim Foster	1100 North Avenue	4/19/2013		Please add my name to your petition, let me know if there is anything I can do to help support your effort.	CMU	2
Mike Bennett		7/23/2013	243-0634		North Avenue Furniture	2
Rodney Adams	768 North Avenue	9/26/2013	243-5277	Six medians on North Avenue. Make sidewalks wider. Mr. Lucero is the man. NO Bike Path on North Avenue.	Russ Vacuum	2
Alex Sanchez		2/12/2013	255-6609		Fiesta Guadalajara	2
Lacey Toms	964 North Avenue Ste 110	7/24/2013	424-5488		SuperCuts	2
Susan Lettman		7/23/2013	424-5494		Brand Junction	2

Robert Bray		3/18/2013	242-3647	This is much needed.The North Avenue name has out lived it purpose. The timing is good with the new enthusiasm this block is deserves preserving. Need to be sensative to those who will have financial expenses in name change.	Bray and Company	2
Joe Mason	555 North Avenue	10/23/2013	242-0000			2
Larry Mason	555 North Avenue	10/28/2013	201-4000		Real Estate Owner	2
Scott Hayduk		3/12/2013	260-0111	Make the change!	Bray Real Estate	2
Brian Bray		10/22/2013	986-0446		Bray Real Estate	2
Nancy Baker		3/12/2013	270-0504		Bray Real Estate	2
Chuck Locke		5/7/2013	245-3155		CMU Staff	5
Thomas Krouse		5/7/2013	248-1938		CMU Staff	5
Jon Keller		5/7/2013	248-2145		CMU Staff	5
Curt Martin		5/7/2013	257-7058		CMU Staff	5
Rick Fox		5/7/2013			CMU Staff	5
Jeremy Smith		5/7/2013	234-8024		CMU Staff	5
Christine Kleespies		5/7/2013	248-1636		CMU Staff	5
Bruce Bauerle		5/7/2013	248-1684	Great Idea!	CMU Staff	5
Verner Johnson		5/7/2013	248-1672	I like the name and am all for it!	CMU Staff	5
Carrie McVean Waring		5/7/2013	243-5638		CMU Staff	5
Stephanie Matlock		5/7/2013	270-3004		CMU Staff	5
Carroll Multz		5/7/2014	242-0679		CMU Staff	5
Beverly Lyne		5/7/2013	248-1789		CMU Staff	5
Jared Workman		5/7/2013	303-324-6480		CMU Staff	5
Tim Foster		5/7/2013	248-1498		CMU Adm	5
Dana Numm		5/7/2013	640-0421		CMU Adm	5
Jeremy Brown		5/7/2013	434-4184		CMU Adm	5
Holly Teal		5/7/2013	248-1977		CMU Adm	5
Rick Taggart		5/7/2013	248-1450		CMU Adm	5
Taylor Querzer		5/9/2013	303/590-5199		CMU Student	5
Josh Butler		5/9/2013	985-80..		CMU Student	5
Chase McNary		5/9/2013	307-662-5137		CMU Student	5
Tom Acker		5/9/2013	260-9465		CMU Student	5
Christopher Price		5/9/2013	719-233-6201		CMU Student	5
Linzi Barton		5/9/2013	773-8150		CMU Student	5
Jack Byer		5/9/2013	260-0299	I think this is an excellent opportunity to expand and progress as a town	CMU Student	5

Mayra Garcia	5/9/2013	831/540-859	It'd be a great opportunity to expand. Late night restaurants to be able to study in, etc.	CMU Student	5
Peggy Lamm	5/9/2013	303-775	Thanks so much! This would be just great!	CMU Student	5
Susana Wittrock	5/9/2013	523-4882	What a great thing!	CMU Student	5
Trevor Burrell	5/9/2013	224/522-987	Sounds much better	CMU Student	5
Anna Dunn	5/9/2013	509-863-345	Makes way more sense	CMU Student	5
Marianne Mercado	5/9/2013	986-9785		CMU Student	5
Calvin Hofer	5/9/2013	210-4519		CMU Student	5
Caitlin Paltee	5/9/2013	406-750-1246		CMU Student	5
Alisa Linsay	5/9/2013	719/651-389	Afordable off campus housing, cheaper bookstores, more on campus involvement with recycling. Thanks so much	CMU Student	5
Nathaniel Gallegos	5/9/2013	691-3559		CMU Student	5
Zita Bratt	5/10/2013	248-1344		CMU Student	5
Hirut Zelek	5/9/2013		Good idea!	CMU Student	5
Jose Medina	5/9/2013	719/469-5044		CMU Student	5
Erin Marez	5/9/2013		North Avenue was named because it was the Northern border of the City. It is no longer the north border of the city. The name should be changed. Since CMU is expanding leaps and bounds it only makes sense to change North Avenue to University Blvd.	CMU Student	5
Doreen Crawford	5/9/2013	241-0905		CMU Student	5
Brian Eldridge	5/9/2013			CMU Student	5
Gabriel Bradford	5/9/2013	201-7448		CMU Student	5
Davey Cox	5/9/2013	201-5828	Grand Junction needs to class North Ave. up	CMU Student	5
Eddy Bambino	5/9/2013	361-2120		CMU Student	5
Bernadette Yanez	5/9/2013			CMU Student	5
Steven Nicolas	5/9/2013	314-5853		CMU Student	5
Jane Sandaval	5/9/2013	248-1778	Great idea. Great for the community. Great for CMU	CMU Student	5
Anna Mercado	5/9/2013	712-8616	I think the college chould have Blvd name and universty	CMU Student	5
Matt Puntenney	5/9/2013	744-0197	Comment eligible	CMU Student	5
Sean Foster	5/9/2013	261-4214	What a great idea! CMU is growing like crazy	CMU Student	5
Cynthia Lueb	5/9/2013	248-1424	It makes sense!	CMU Student	5
Aubrey Valdez	5/9/2013	231-8188		CMU Student	5
Sophat Sem	5/9/2013	901-9010	Please change it! Will benefit the college	CMU Student	5

Meghan O'Brien	5/9/2013	303-945-135	More affordable dorms, More affordable books, consignment shop added.	CMU Student	5
Andy Rodreguez	5/9/2013			CMU Student	5
Jeffer Flores	5/9/2013	274-6534		CMU Student	5
Chelsea Fessenden	5/9/2013	303/513-335	The expansion of our school would be enfisized	CMU Student	5
Chelsea Inman	5/9/2013	720/988-4019		CMU Student	5
Connor Eichler	5/9/2013		Make it happen	CMU Student	5
Ben Hunter	5/9/2013		College town!	CMU Student	5
Duncan Alger	5/9/2013	435/632-437	Make this town a college town	CMU Student	5
Justin Larson	5/9/2013			CMU Student	5
Angela Kimmel	5/9/2013	248-1687		CMU Student	5
Ahmed Aredo	5/9/2013	720-278-5308		CMU Student	5
Aparna D.N. Palmer	5/9/2013	248-1984		CMU Student	5
Kelsey Burns	5/9/2013	303-594-001	Good luck to us!	CMU Student	5
Rose Willett	5/6/2013	250-9324		CMU Student	5
Chuck Locke	5/7/2013	245-3155		CMU Staff	5
Thomas Krouse	5/7/2013	248-1938		CMU Staff	5
Jon Keller	5/7/2013	248-2145		CMU Staff	5
Curt Martin	5/7/2013	257-7058		CMU Staff	5
Rick Fox	5/7/2013			CMU Staff	5
Jeremy Smith	5/7/2013	234-8024		CMU Staff	5
Christine Kleespies	5/7/2013	248-1636		CMU Staff	5
Bruce Bauerle	5/7/2013	248-1684	Great Idea!	CMU Staff	5
Verner Johnson	5/7/2013	248-1672	I like the name and am all for it!	CMU Staff	5
Carrie McVean Waring	5/7/2013	243-5638		CMU Staff	5
Stephanie Matlock	5/7/2013	270-3004		CMU Staff	5
Carroll Multz	5/7/2014	242-0679		CMU Staff	5
Beverly Lyne	5/7/2013	248-1789		CMU Staff	5
Jared Workman	5/7/2013	303-324-6480		CMU Staff	5
Tim Foster	5/7/2013	248-1498		CMU Adm	5
Dana Numm	5/7/2013	640-0421		CMU Adm	5
Jeremy Brown	5/7/2013	434-4184		CMU Adm	5
Holly Teal	5/7/2013	248-1977		CMU Adm	5
Rick Taggart	5/7/2013	248-1450		CMU Adm	5
Taylor Querzer	5/9/2013	303/590-5199		CMU Student	5
Josh Butler	5/9/2013	985-80..		CMU Student	5
Chase McNary	5/9/2013	307-662-5137		CMU Student	5
Tom Acker	5/9/2013	260-9465		CMU Student	5
Christopher Price	5/9/2013	719-233-6201		CMU Student	5
Linzi Barton	5/9/2013	773-8150		CMU Student	5
Jack Byer	5/9/2013	260-0299	I think this is an excellent opportunity to expand and progress as a town	CMU Student	5

Mayra Garcia	5/9/2013	831/540-859	It'd be a great opportunity to expand. Late night restaurants to be able to study in, etc.	CMU Student	5
Peggy Lamm	5/9/2013	303-775	Thanks so much! This would be just great!	CMU Student	5
Susana Wittrock	5/9/2013	523-4882	What a great thing!	CMU Student	5
Trevor Burrell	5/9/2013	224/522-987	Sounds much better	CMU Student	5
Anna Dunn	5/9/2013	509-863-345	Makes way more sense	CMU Student	5
Marianne Mercado	5/9/2013	986-9785		CMU Student	5
Calvin Hofer	5/9/2013	210-4519		CMU Student	5
Caitlin Paltee	5/9/2013	406-750-1246		CMU Student	5
Alisa Linsay	5/9/2013	719/651-389	Afordable off campus housing, cheaper bookstores, more on campus involvement with recycling. Thanks so much	CMU Student	5
Nathaniel Gallegos	5/9/2013	691-3559		CMU Student	5
Zita Bratt	5/10/2013	248-1344		CMU Student	5
Hirut Zelek	5/9/2013		Good idea!	CMU Student	5
Jose Medina	5/9/2013	719/469-5044		CMU Student	5
Erin Marez	5/9/2013		North Avenue was named because it was the Northern border of the City. It is no longer the north border of the city. The name should be changed. Since CMU is expanding leaps and bounds it only makes sense to change North Avenue to University	CMU Student	5
Doreen Crawford	5/9/2013	241-0905	Blvd.	CMU Student	5
Brian Eldridge	5/9/2013			CMU Student	5
Gabriel Bradford	5/9/2013	201-7448		CMU Student	5
Davey Cox	5/9/2013	201-5828	Grand Junction needs to class North Ave. up	CMU Student	5
Eddy Bambino	5/9/2013	361-2120		CMU Student	5
Bernadette Yanez	5/9/2013			CMU Student	5
Steven Nicolas	5/9/2013	314-5853		CMU Student	5
Jane Sandaval	5/9/2013	248-1778	Great idea. Great for the community. Great for CMU	CMU Student	5
Anna Mercado	5/9/2013	712-8616	I think the college chould have Blvd name and universty	CMU Student	5
Matt Puntenney	5/9/2013	744-0197	Comment eligible	CMU Student	5
Sean Foster	5/9/2013	261-4214	What a great idea! CMU is growing like crazy	CMU Student	5
Cynthia Lueb	5/9/2013	248-1424	It makes sense!	CMU Student	5
Aubrey Valdez	5/9/2013	231-8188		CMU Student	5
Sophat Sem	5/9/2013	901-9010	Please change it! Will benefit the college	CMU Student	5

Meghan O'Brien	5/9/2013	303-945-135	More affordable dorms, More affordable books, consignment shop added.	CMU Student	5
Andy Rodreguez	5/9/2013			CMU Student	5
Jeffer Flores	5/9/2013	274-6534		CMU Student	5
Chelsea Fessenden	5/9/2013	303/513-335	The expansion of our school would be enfisized	CMU Student	5
Chelsea Inman	5/9/2013	720/988-4019		CMU Student	5
Connor Eichler	5/9/2013		Make it happen	CMU Student	5
Ben Hunter	5/9/2013		College town!	CMU Student	5
Duncan Alger	5/9/2013	435/632-437	Make this town a college town	CMU Student	5
Justin Larson	5/9/2013			CMU Student	5
Angela Kimmel	5/9/2013	248-1687		CMU Student	5
Ahmed Aredo	5/9/2013	720-278-5308		CMU Student	5
Aparna D.N. Palmer	5/9/2013	248-1984		CMU Student	5
Kelsey Burns	5/9/2013	303-594-001	Good luck to us!	CMU Student	5
Rose Willett	5/6/2013	250-9324		CMU Student	5
Luca Seariano	5/9/2013	406-240-6238		CMU Student	5
Samuel Exner	5/9/2013	720-226-2776		CMU Student	5
Deena Daniels	5/9/2013	970-248-100	As the main campus operator I talk to a lot of families and community members, the #1 request I hear is the wish for a nice, new hotel/motel within a few blocks of CMU. I hope the new street name can generate new growth & updates along the whole length of "North Ave."	CMU Staff	5
Nathan Chacon	5/9/2013	970-424-754	Do it!	CMU Student	5
Bross Hannon	5/9/2013			CMU Student	5
Ian Popp	5/9/2013	970-216-218	Go CMU!	CMU Student	5
Andrew Drury	5/9/2013	970-270-521	Just DO IT	Citizen	5
Fail Antillon	5/9/2013	970-250-931	Lucero Blvd	CMU Student	5
Amber Marti	5/9/2013	303-519-602	It would realy put the school over the top.	CMU Student	5
Sashua Cleveland	5/9/2013	970-628-4840		CMU Student	5
Lena Elliott	5/9/2013				5
Stephanie Apodara	5/9/2013	702-556-984	Great idea!	CMU Student	5
Amberlena Martinez	5/9/2013	575-418-5272		CMU Student	5
Mattie Wells	5/8/2013	307-277-293	I think this is a very cool deal!	CMU Student	5
William Reeves	5/8/2013	702-420-5590		CMU Student	5
Amber McCormick	5/9/2013	970-712-004	It's a great idea!	CMU Student	5
Arturo Garcia	5/9/2013			CMU Student	5
Celeste Mendoza	5/9/2013			CMU Student	5

Sam Gabuzzi	5/9/2013	847-951-770	I think the name change would be a nice change to the town. I think Grand Junction needs more of a "college"feel to it.	CMU Student	5
Rick Ott	5/9/2013	970-234-0025		CMU Faculty	5
William J. McCabe	5/9/2013	970-200-893	Very welcome people. Thank you for coming to CMU!	CMU Student	5
Marlee Rodriquez	5/9/2013	208-406-708	This way it will be easier to find the college and bring more students!	CMU Staff	5
Jennifer Mendonhall	5/9/2013			CMU Student	5
Kati Hall	5/8/2013	970-596-1156		CMU Student	5
Chandra M. Griffin	5/8/2013	970-701-1327		CMU Student	5
Shelby Johnston	5/8/2013	480-540-6010		CMU Student	5
Amberlee Sikes	5/8/2013	970-201-079	This would be an excllent move for the University as well as the City of Grand Junction.	CMU Student	5
Jamison Ellington	5/8/2013	303-514-9945		CMU Student	5
Brandon Gallagher	5/8/2013	720-785-4540		CMU Student	5
Brendon Thompson	5/8/2013	720-206-5708		CMU Student	5
Lauren K. Skowronski	5/8/2013	303-590-825	I want my tuition to stay the same.	CMU Student	5
Ashley Ramirez	5/8/2013	720-335-206	Try for inexpensive housing! No more higher tuition!!!!	CMU Student	5
Devon Penniman	5/8/2013	661-808-5423		CMU Student	5
Louis Morales	5/8/2013	970-261-4512		CMU Student	5
Chelsea Knoll	5/8/2013		Promote student specials/discounts in local businesses/theater	CMU Student	5
Chase Li	5/8/2013			CMU Student	5
Maurice LaMee	5/8/2013	970-242-0738		CMU Faculty	5
Danyelle Timmerman	5/8/2013	303-253-249	Love the idea	CMU Student	5
Jair Epp	5/8/2013	970-208-599	I hope they change it cause it need one name	CMU Student	5
Katelyn M. Bashliege	5/8/2013	303-981-697	As long as it makes it easier to navigate.	CMU Student	5
Holly Berkoff	5/8/2013	970-581-7183		CMU Student	5
Stephanie Ranyan	5/8/2013			CMU Student	5
Greg Mikoloui	5/8/2013	970-314-5738		CMU Faculty	5
Anna Nichols	5/8/2013		More student activities for persons under 21 years	CMU Administrator	5
AJ Labrim	5/8/2013	540-623-467	More late night venues, dorms, cafeterias, more housing!!!	CMU Student	5
Michael Wakefield	5/8/2013	303-929-9638		CMU Student	5
Patrick Wall	5/8/2013			CMU Student	5
Timothy Hofer	5/8/2013	970-623-0452		CMU Student	5
Alex Piester	5/8/2013	720-935-3912		CMU Student	5

Noelle DePuey	5/8/2013	970-234-1315	CMU Student	5
Austin Pridnam			CMU Student	5
Cynthia M. Chovich	5/8/2013	970-248-1462	CMU Faculty	5
Kris Calvin	5/8/2013	970-248-173 Love new name!	CMU Staff	5
Nicole L. Seates	5/8/2013	970-778-5082	CMU Student	5
Elizabeth Anderson	5/8/2013		CMU Student	5
Andrew Holder	5/8/2013	720-369-020 Good idea.	CMU Student	5
Hans Snell	5/8/2013	970-712-156 This is a great recruting and publicity tool	CMU Student	5
Mary Martin	5/8/2013	970-773-003 Considering how far Mesa's come, I think it's only right.	CMU Student	5
Jamie Allen	5/8/2013	970-623-1530	CMU Student	5
Katie Strade	5/8/2013	970-778-5420	CMU Student	5
Jared Wriar	5/8/2013	970-248-1613	CMU Administrator	5
Annie Gingerich	5/8/2013	970-248-1802	CMU Administrator	5
Drew Mahootz	5/8/2013	505-872-7971	CMU Student	5
Caiton Stratton	5/8/2013	626-500-8445 Do it. We need reasonable housing.	CMU Student	5
Alamayue Savea	5/8/2013	808-421-815 Aloha!	CMU Student	5
Viliami Koli	5/8/2013	808-780-185 DO IT!!!!!	CMU Student	5
Paul Solomon II	5/8/2013	808-864-4597	CMU Student	5
Randy Ridela	5/8/2013	808-224-3322	CMU Student	5
Kelsey Wright	5/8/2013	808-372-1954	CMU Student	5
Millie Schreibman	5/8/2013	970-373-7537	CMU Student	5
Acuarirs Barreto	5/8/2013	720-841-9716	CMU Student	5
Emy Ludwig	5/8/2013	970-729-1071	CMU Student	5
Brian Watson	5/8/2013	970-201-1236	CMU Student	5
Alexa Saindon Holdort	5/8/2013	970-640-8523	CMU Student	5
Mary Niedzielski	5/8/2013	970-241-746 Students could use a few more decent, but low cost apartment complexes close to campus	CMU Student	5
Greta Paterniti	5/8/2013	314-4808 It would be great to cover the irrigation ditches in the valley and turn them into biking/hiking rails. Student discounts.	CMU Student	5
Ben Beilman	5/8/2013	970-623-000 Go Mavs!	CMU Student	5
Jiri Read	5/8/2013	970-248-1172	CMU Student	5
Kathleen Ruhleder	5/8/2013	480-522-9277	CMU Student	5
Nicholas Miller	5/8/2013	720-394-8630	CMU Student	5
Stacie Draper	5/8/2013	970-361-0589	CMU Student	5
Tyge Larson	5/8/2013	970-773-005 The area from 28 1/2 to 1st on North Avenue really needs a face lift. It would be nice to see more thrift shops, more parking and a new look.	CMU Student	5
Diana Barnett	5/8/2013	970-245-5132	CMU Student	5

Luis Medran	5/8/2013	970-779-1415	CMU Student	5
Sean Kennedy	5/8/2013	970-243-8738	CMU Student	5
Matthew Merering	5/8/2013	307-231-3279	CMU Student	5
Kenneth Cales	5/8/2013	970/261-7328	CMU Student	5
Thomas O'Donnell	5/7/2013	970-462-705 Why hasn't been done yet	CMU Student	5
Anthony Montelongo	5/7/2013	719-352-986 Go CMU!	CMU Student	5
Andrew Adams	5/7/2013	970-424-495 We need this!	CMU Student	5
Lonnie White	5/7/2013	970-623-625 Community	CMU Student	5
Linda Dembilsky	5/7/2013	970-778-032 I love the idea, with only one reservation. Will the name change cause much hardship or financial burden on existing businesses, many of who are struggling now. Long term though, great name!		
Daniel Powell	5/8/2013	970-985-178 CMU brings culture to the town of GJ. Let's make it a cornerstone of the town!		
Paul Jensen	5/7/2013	970-275-6942	CMU Student	5
Karringten Richardson	5/7/2013	970-938-8135	CMU Student	5
Conner Aichlmayr	5/7/2013	203-601-2766	CMU Student	5
Kailee Cole	5/7/2013	928-533-7104	CMU Student	5
Joy Bowers	5/7/2013	928-848-4779	CMU Student	5
Elizabeth Walny	5/7/2013	970-245-7141	CMU Student	5
Robert Collier	5/7/2013		CMU Student	5
Willie Van Vooren	5/7/2013	703/868-109 Help the School!	CMU Student	5
David Mendosa	5/7/2013	970-361-4506	CMU Student	5
Ramor Ontiveros	5/7/2013	970-464-1229	CMU Student	5
Daniel Clark	5/7/2013	214-277-9384	CMU Student	5
Brett Kottler			CMU Student	5
Jerry Robinson	5/7/2013	720-206-7797	CMU Student	5
Richard Alan Lee Cochran	5/7/2013	760-267-6953	CMU Student	5
Connor Larson	5/7/2013	970-776-6572	CMU Student	5
Nolan McDonald	5/7/2013	790-839-1531	CMU Student	5
Elizabeth Giles	5/7/2013	970-497-9902	CMU Student	5
Christine Duetsch	5/7/2013	970-275-6133	CMU Student	5
Erin Scherb	5/7/2013	719-287-9916	CMU Student	5
Evan Cunningham	5/7/2013	307-299-4678	CMU Student	5
Carson Odhner	5/7/2013	907-267-1850	CMU Student	5
Kaydentlyson	5/7/2013		CMU Student	5
Danyelle Wiman	5/7/2013	970-250-6704	CMU Student	5
Suzanne Bronson	5/7/2013	970-263-8107	CMU Student	5
Carly Adams	5/7/2013	303-827-8470	CMU Student	5
Bonnie Masters	5/7/2013	720-393-9911	CMU Student	5
Kevin Culver	5/7/2013	970-640-1068	CMU Student	5
Brian Wise	5/7/2013	970-208-7520	CMU Student	5

Danielle Shabelski	5/7/2013	406-590-7946	CMU Student	5
Jessie Marie Millican	5/7/2013	970-589-3363	CMU Student	5
Eric Sisneros	5/7/2013	970-683-8273	CMU Student	5
Jordan Macklin	5/7/2013	970-361-8822	CMU Student	5
Dyllon Canads	5/7/2013	719-433-3082	CMU Student	5
Miranda Cardova	5/7/2013	970-361-8199	CMU Student	5
Michael Meyer	5/7/2013	970-412-0268	CMU Student	5
.....Kane	5/7/2013	970-242-2830	CMU Student	5
Nicole Bradt	5/7/2013	210-771-2218	CMU Student	5
Jordan Brandon	5/7/2013	970-201-6431	CMU Student	5
Vince Stocker	5/7/2013		CMU Student	5
Jordan Pierson	5/7/2013	970-200-7772	CMU Student	5
Heather King	5/7/2013		CMU Student	5
Natalie Cortez	5/7/2013	720-837-9598	CMU Student	5
Kristin Zimmerman	5/7/2013	719-351-891	More parking!	CMU Student	5
Jason Danlen	5/7/2013	949-212-983	I fully support this! It will give CMU great credibility!	CMU Student	5
Miranda DePriest	5/7/2013	303-718-480	We need to update our internet servers!	CMU Student	5
Erma Puakalehua Iaa	5/7/2013	808-388-316	Ice Cream shops, late night eateries and more free parking	CMU Student	5
Franklin Taylor Atkinson	5/7/2013	970-201-618	This change would reflect well on GJ as a whole.	CMU Student	5
Tawni Hubbard	5/7/2013	907-841-537	North Ave reflects poorley on Grand Junction as a whole, dirty scummy. Changing the name will bring in more business	CMU Student	5
Ashley Winsor	5/7/2013		Also more lighting on campus and places to park for parents around the dooms without getting tickets.	CMU Student	5
Dillon Knuepfer	5/7/2013	970-274-429	I believe this is a wonderful idea and a great way to help evolve our City. Keep costs down! If this can occur then change the name. Add continuous sidealks and landscaping. Just don't mess with anybody's	CMU Student	5
Joseph Grave	5/7/2013	303-919-243	private property.	CMU Student	5
James Meaney	5/7/2013	907-315-247	North is a poorly reflected and needs to be cleaned up.	CMU Student	5
Matt Punfenney	5/7/2013	970-744-019	"North" merges into Highways at each end. College time is short. It's like the "pit" in a race, getting ready to merge back into life and succeed.	CMU Student	5

Juliann Steel	5/7/2013	303-946-281	More new affordable housing (apartments off campus)	CMU Student	5
John Cools	5/7/2013	970-270-021	North Avenue is one of the worst main streets in Grand Junction and is in need of improvement. This would be a big stop in that process.	CMU Student	5
Francisco Meraz	5/7/2013		I think it's a great idea	CMU Student	5
Garrett Jensen	5/7/2013	970-261-972	A good way for newcomers to find the University via following University Blvd.	CMU Student	5
Joel Mashburn	5/7/2013	970-640-554	We need second hand boot stores ya? And discounts from business community.	CMU Student	5
Ryan Morris	5/7/2013		The left lane that ends westbound just after Old Chicago's is dangerous.	CMU Student	5
Mia Hisson	5/7/2013		An all-night coffee shop would be great!	CMU Student	5
Genevieve Matamorns	5/7/2013	970-708-443	I believe this is a genius idea!	CMU Student	5
Brian VanDenHeuvel	5/7/2013	970-210-727	I feel it would be awesome to change the name since the school has expanded so much already and takes up most of North Ave. already.	CMU Student	5
Bionca Bolcato	5/7/2013	970-485-427	It would help promote Colorado Mesa University.	CMU Student	5
Vividiana Gonzalez	5/7/2013	970-456-948	Let's do this!	CMU Student	5
Cyndle Curfman	5/7/2013	970-985-249	We need parking!	CMU Student	5
Kiel Osterman	5/7/2013	719-237-055	CMU is a huge part of the Grand Junction community and changing the name to University Blvd would recognize CMU's contributionto the city.	CMU Student	5
Marcus Cross	5/7/2013	719-761-584	Can't wait for North Ave. to get its new name. It's only fitting since it runs along the University.	CMU Student	5
Elizabeth McBroom	5/7/2013	970-201-184	It would be a real asset to the town to let visitors know that a great University is in town.	CMU Student	5
Miranda DeSousa	5/7/2013	719-200-429	It would show support to the University	CMU Student	5
James Bensen	5/7/2013	631-835-519	I want the name to be changed! I like change!	CMU Student	5

Connor Eichler	5/7/2013	720-252-925	I would like for the name to be changed. Change is good.	CMU Student	5
Kellsie Kimmerle	5/7/2013	720-277-701	Change the name!	CMU Student	5
Christopher Price	5/7/2013	970-985-823	Help the school gain more support and help get the name out there.	CMU Student	5
Jeslyn Szarbo	5/7/2013	970-250-663	Yay?	CMU Student	5
Jeremy Weiner	5/7/2013	636-527-2727		CMU Student	5
Taylor Hatten	5/7/2013	970-208-684	Do it!	CMU Student	5
Joseph Moher	5/7/2013	970-319-332	Need music stores, food, hotels, beautiful landscaping, bike-friendly zones, lot of things!	CMU Student	5
Evan Linko	5/6/2013	970-314-324	North should look more like Main. CLEAN storefronts and NICE motels. Wide sidewalks that accommodate bikes. AND TREES! Lots of trees.	CMU Student	5
Amanda Summer	5/7/2013	970-901-798	More parking, more places to eat, bike paths, lodging, clothing stores, nice thrift shop, more textbook stores.	CMU Student	5
Katie Fink	5/7/2013	720-256-433	More parking! More hotels for parents visits, more clothing stores. Nice second hand shop, coffee shops	CMU Student	5
Matt Merola	5/7/2013			CMU Student	5
Bradley Ritter	5/7/2013	720-810-735	Change the name! Change the Name! Change the Name!	CMU Student	5
Matthew Saunders		303-253-158	Change the name of the street, wider ssidewalks, more stores, hotels.	CMU Student	5
Baurzhan Jumayen		920-623-232	I'm totally support that re-naming North Avenue to University Blvd.	CMU Student	5
Sarah Zwetzig	5/7/2013	970-581-457	Make this town more of a college town!	CMU Student	5
Shawn Seuschele	5/7/2013	630-945-175	Good Luck!	CMU Student	5
Michelle Starke	5/7/2013	215-805-162	Way better name!!	CMU Student	5
Emily Nicole Vetter	5/7/2013	970-858-676	I love this idea!	CMU Student	5
Mana-Elisa Uribe	5/7/2013	970-201-949	I love this idea!	CMU Student	5
Elisa Murillo	5/7/2013	970-462-255	It's time for a change!	CMU Student	5
Jason Holdorf	5/7/2013	970-250-938	It's a welcome change	CMU Student	5
Aramide Gbenga	5/8/2013	970-201-073	Very nice	CMU Student	5
Vincent Fronczak	5/7/2013	970-640-215	Please include bike lanes	CMU Student	5
Tess		562-458-545	Great idea!	CMU Student	5
Adam Trumbo	5/7/2013	970-361-8650		CMU Student	5

Jasmine Ross		5/7/2013	303-720-3410		CMU Student	5
G. Wagner		5/7/2013	719-369-592	I fully support the name change to University Blvd.	CMU Student	5
Israel Mirando		5/7/2013	970-812-656	I like the idea. Have lived in Grand Junction for about 15 years. North Avenue needs a face lift. Awesome!	CMU Student	5
Melania Ullerick		5/7/2013	970-456-601	Sounds like a great idea!	CMU Student	5
SOS Employment Group	Shawn Butterbaush	3/7/2013	970-243-995	I can't wait to see the improvements		6
Vato's Auto	Gary.....	7/1/2012	970-986-223	Excellent Idea	Not a member of NAOA	6
Rocky Mountain Mowing	Pat.....	2/23/2013	970-261-994	Great Idea!	Not a member of NAOA	6
????	.....	2/23/2013		Have known Levi for 50 years!		6
Colorado Canyons Assoc	Bobby Evans	2/23/2013	970-858-170	Delighted with idea, listen to Levi, a voice of widsom	Not a member of NAOA	6
Paradise Valley Park	David Lens	2/29/13	970-260-221	I fully support the upgrade of North Ave and the name change to University Blvd. It will help the business and overall exconomy of the valley and University Blvd will add to the prestige of the Road and area.	Not a member of NAOA	6
Albertson's on 12th	CMU Student and Mgr	4/24/2013	970-424-237	Great Idea!		6
Grace Baptist Church	Pastor Emerites	2/27/2013			Former resident and possible returning	6
Aaron Wolf Carpet Cleaning	Aaron Wolf	4/4/2013	970-208-293	Great Idea!	Not a member of NAOA	6
Appleton Dental	Amber Maurer	6/27/2013	970-242-9207			6
Rainbow Artistry	Karen Lee Kiefer	2/27/2013	970-243-890	Good idea!	Not a member of NAOA	6
Rainbow Artistry	Dennis Kiefer	2/27/2013	970-243-890	Let's do it!		6
Davis Investigations	Daniel Davis	1/8/2014	970-812-543	Great Idea!	1141 N. 25th St.	6
Chuck Locke		5/7/2013	245-3155		CMU Staff	5
Thomas Krouse		5/7/2013	248-1938		CMU Staff	5
Jon Keller		5/7/2013	248-2145		CMU Staff	5
Curt Martin		5/7/2013	257-7058		CMU Staff	5
Rick Fox		5/7/2013			CMU Staff	5
Jeremy Smith		5/7/2013	234-8024		CMU Staff	5
Christine Kleespies		5/7/2013	248-1636		CMU Staff	5
Bruce Bauerle		5/7/2013	248-1684	Great Idea!	CMU Staff	5
Verner Johnson		5/7/2013	248-1672	I like the name and am all for it!	CMU Staff	5
Carrie McVean Waring		5/7/2013	243-5638		CMU Staff	5
Stephanie Matlock		5/7/2013	270-3004		CMU Staff	5
Carroll Multz		5/7/2014	242-0679		CMU Staff	5
Beverly Lyne		5/7/2013	248-1789		CMU Staff	5
Jared Workman		5/7/2013	303-324-6480		CMU Staff	5
Tim Foster		5/7/2013	248-1498		CMU Adm	5

Dana Numm	5/7/2013	640-0421	CMU Adm	5
Jeremy Brown	5/7/2013	434-4184	CMU Adm	5
Holly Teal	5/7/2013	248-1977	CMU Adm	5
Rick Taggart	5/7/2013	248-1450	CMU Adm	5
Taylor Querzer	5/9/2013	303/590-5199	CMU Student	5
Josh Butler	5/9/2013	985-80..	CMU Student	5
Chase McNary	5/9/2013	307-662-5137	CMU Student	5
Tom Acker	5/9/2013	260-9465	CMU Student	5
Christopher Price	5/9/2013	719-233-6201	CMU Student	5
Linzi Barton	5/9/2013	773-8150	CMU Student	5
Jack Byer	5/9/2013	260-0299	I think this is an excellent opportunity to expand and progress as a town	CMU Student	5
Mayra Garcia	5/9/2013	831/540-859	It'd be a great opportunity to expand. Late night restaurants to be able to study in, etc.	CMU Student	5
Peggy Lamm	5/9/2013	303-775	Thanks so much! This would be just great!	CMU Student	5
Susana Wittrock	5/9/2013	523-4882	What a great thing!	CMU Student	5
Trevor Burrell	5/9/2013	224/522-987	Sounds much better	CMU Student	5
Anna Dunn	5/9/2013	509-863-345	Makes way more sense	CMU Student	5
Marianne Mercado	5/9/2013	986-9785		CMU Student	5
Calvin Hofer	5/9/2013	210-4519		CMU Student	5
Caitlin Paltee	5/9/2013	406-750-1246		CMU Student	5
Alisa Linsay	5/9/2013	719/651-389	Afordable off campus housing, cheaper bookstores, more on campus involvement with recycling. Thanks so much	CMU Student	5
Nathaniel Gallegos	5/9/2013	691-3559		CMU Student	5
Zita Bratt	5/10/2013	248-1344		CMU Student	5
Hirut Zelek	5/9/2013		Good idea!	CMU Student	5
Jose Medina	5/9/2013	719/469-5044		CMU Student	5
Erin Marez	5/9/2013		North Avenue was named because it was the Northern border of the City. It is no longer the north border of the city. The name should be changed. Since CMU is expanding leaps and bounds it only makes sense to change North Avenue to University Blvd.	CMU Student	5
Doreen Crawford	5/9/2013	241-0905		CMU Student	5
Brian Eldridge	5/9/2013			CMU Student	5
Gabriel Bradford	5/9/2013	201-7448		CMU Student	5
Davey Cox	5/9/2013	201-5828	Grand Junction needs to class North Ave. up	CMU Student	5
Eddy Bambino	5/9/2013	361-2120		CMU Student	5

Bernadette Yanez	5/9/2013		CMU Student	5
Steven Nicolas	5/9/2013	314-5853	CMU Student	5
Jane Sandaval	5/9/2013	248-1778	Great idea. Great for the community. Great for CMU	CMU Student	5
Anna Mercado	5/9/2013	712-8616	I think the college chould have Blvd name and universty	CMU Student	5
Matt Puntenney	5/9/2013	744-0197	Comment eligible	CMU Student	5
Sean Foster	5/9/2013	261-4214	What a great idea! CMU is growing like crazy	CMU Student	5
Cynthia Lueb	5/9/2013	248-1424	It makes sense!	CMU Student	5
Aubrey Valdez	5/9/2013	231-8188		CMU Student	5
Sophat Sem	5/9/2013	901-9010	Please change it! Will benefit the college	CMU Student	5
Meghan O'Brien	5/9/2013	303-945-135	More affordable dorms, More affordable books, consignment shop added.	CMU Student	5
Andy Rodreguez	5/9/2013			CMU Student	5
Jeffer Flores	5/9/2013	274-6534		CMU Student	5
Chelsea Fessenden	5/9/2013	303/513-335	The expansion of our school would be enfisized	CMU Student	5
Chelsea Inman	5/9/2013	720/988-4019		CMU Student	5
Connor Eichler	5/9/2013		Make it happen	CMU Student	5
Ben Hunter	5/9/2013		College town!	CMU Student	5
Duncan Alger	5/9/2013	435/632-437	Make this town a college town	CMU Student	5
Justin Larson	5/9/2013			CMU Student	5
Angela Kimmel	5/9/2013	248-1687		CMU Student	5
Ahmed Aredo	5/9/2013	720-278-5308		CMU Student	5
Aparna D.N. Palmer	5/9/2013	248-1984		CMU Student	5
Kelsey Burns	5/9/2013	303-594-001	Good luck to us!	CMU Student	5
Rose Willett	5/6/2013	250-9324		CMU Student	5

Estimated Number of Businesses In Corridor

Excluding North Avenue

75 *Signed petitions favoring name change*

96 *Businesses in Corridor*

-12% Vacancy Rate

75 ÷ 84 = 89% *Favor Name Change*

North Avenue Businesses Only

135 *Signed petitions favoring name change*

243 *Businesses on North Avenue*

-12% Vacancy Rate

135 ÷ 213 = 63% *Favor Name Change*

North Avenue & Corridor Combined

210 *Signed petitions favoring name change*

243
+96 *North Avenue and Corridor Businesses Combined*
339

-12% Vacancy Rate

210 ÷ 298 = 70% *Favor Name Change*

COMMERCIAL REPORT

2nd Quarter 2013

Mesa County

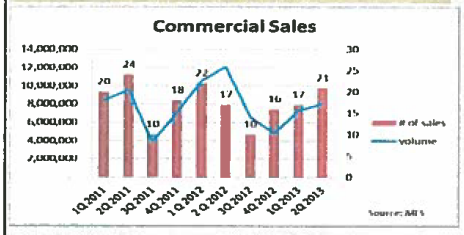
BRAY & CO. REAL ESTATE COMMERCIAL LLC

www.braycommercial.com
970.241.2909

Sales Activity 2Q 2013 ($/sqft)

Trailing 12 Months(TTM)

	AVG	MEDIAN	RANGE
Retail	$105.97	$85.57	$25-$392
Office	$113.72	$116.27	$48-$225
Wrhs/Ind	$72.44	$54.24	$15-$375
Land	$6.41	$5.91	$.70-$16
Industrial Land	$4.04	$2.18	$1-$9



News

Energy: WPX Energy is deploying 2 more rigs than originally planned in the Piceance basin this year. According to a recent article in the Denver Business Journal, stronger natural gas prices are helping lay the groundwork for 2014 development.

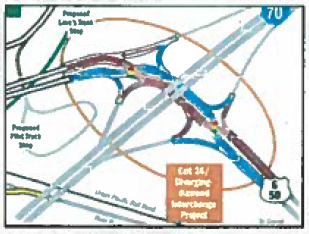
Horizon Drive: The City of Grand Junction applied for a $5M grant to install improvements to Horizon Drive including to roundabouts at the on/off ramps to I-70. The City will not find out until September whether the grant is awarded.

Hwy 6 & 50: Work has just started on the diverging diamond intersection at Hwy 6&50 and I-70. The $4M project will be the first in the state and is expected to be completed towards the end of the year.

Activity

Retail	↔
Office	↔
Warehouse/ Industrial	↔
Land	↔

22 Road Diverging Diamond Interchange



Grand Junction January 2013 Vacant Building Survey

Commercial Area (Properties w/in City Limits)	Jan '11	July '11	Jan '12	Jun '12	Jan '13	Jun '13
Appleton (North of I-70, 21.25 Rd)	10%	9%	9%	11%	4%	5%
City Center (Between Patterson/Colo River, 25-29 Rd)	8%	8%	8%	8%	7%	7%
Horizon Drive	5%	4%	4%	3%	3%	4%
Northwest GJ (Between I-70/Colo River, 21.25 Rd)	3%	6%	6%	6%	6%	5%
Redlands (South of Colo/Gunnison Rivers to 19 Rd)	8%	14%	13%	13%	15%	12%
North Ave Corridor (Subset of City Center)	11%	14%	13%	12%	12%	12%
Orchard Mesa	3%	2%	5%	5%	9%	16%

2013 2nd Quarter Notable Sales

Retail	Acres	Address	Price	Date	Description	Sqft	$/Sqft
Grand Central Plaza	0.00	200 W GRAND AVE #7C	$145,000	06/20/13	Retail	1,693	$85.65
Former GJ Scores	0.00	637 24 1/2 RD	$1,850,000	5/17/13	Bowling	47,651	$38.82
Former Restaurant	0.80	509 28 1/2 RD	$233,500	4/30/13	Restaurant	6,270	$37.24
Café Trading Post	1.80	4550 HIGHWAY 6 AND 24	$795,700	04/12/13	Restaurant	6,090	$130.66
Oak Tree Furniture	0.10	2412 PATTERSON RD #7	$450,000	04/03/13	Retail	3,304	$136.20
Office							
Medical Office	0.00	288 W PABOR AVE	$550,000	06/04/13	Medical Office	2,438	$225.59
12th Street Condos	0.00	2139 N 12TH ST #8	$210,000	05/07/13	Medical Condo	1,711	$122.74
Off of 25 1/2 Rd.	0.00	2524 W PINYON AVE.	$659,500	04/24/13	Office	5,580	$118.19
12th Street Condos	0.00	2139 N 12TH ST #7	$200,000	04/12/13	Medical Condo	1,475	$135.59
Wrhs/Ind/Other							
Industrial Warehouse	3.0	731 SCARLET ST	$4,192,900	06/17/13	EX LG Shop/Office	24,500	$171.14
Large Manufacturing	5.6	838 21 1/2 RD	$965,700	05/15/13	MFG/Large	20,689	$46.68
Large Shop	4.7	711 RAPTOR RD	$1,120,900	04/24/13	Lg Shop/Office	18,726	$59.86
Land						Acres	$/Sqft
General Surgeons Land	1.8	2440 N 11TH ST	$530,000	05/02/13	Land	1.8	$6.76
Pad Site at Home Depot	0.6	2430 PATTERSON RD	$445,000	04/26/13	Land	0.6	$16.52

Sources: MLS, City of Grand Junction, Mesa County Building Dept, Mesa County Assessor's Office, Bray Commercial