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**CITY COUNCIL AGENDA
WEDNESDAY, APRIL 16, 2014
250 NORTH 5TH STREET
6:30 P.M. – PLANNING DIVISION CONFERENCE ROOM
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

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

Call to Order
(7:00 p.m.)

Pledge of Allegiance
Invocation – Pastor Ron Lee, New Vision Assembly of God

[The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand or leave the room.]

Proclamations

Proclaiming April 19, 2014 as “Arbor Day” in the City of Grand Junction [Attachment](#)

Proclaiming the Week of April 27 through May 4, 2014 as “Days of Remembrance” in the City of Grand Junction [Attachment](#)

Council Comments

Citizen Comments

Revised April 17, 2014

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

***** CONSENT CALENDAR ***®****1. Minutes of the Previous Meetings [Attach 1](#)**

Action: Approve the Minutes of the March 31, 2014 Special Meeting and the April 2, 2014 Regular Meeting

2. Setting a Hearing on the Orchard Mesa Neighborhood Plan Adoption and Future Land Use Map Amendment, Located on Orchard Mesa [File #CPA-2013-552 and CPA-2013-553] [Attach 2](#)

Request to adopt the Orchard Mesa Neighborhood Plan as an element of the Grand Junction Comprehensive Plan; and to 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.

Proposed 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

Proposed Ordinance Amending the Grand Junction Comprehensive Plan Future Land Use Map

Action: Introduce Two Proposed Ordinances and Set a Public Hearing for May 7, 2014

Staff presentation: David Thornton, Planning and Development Supervisor

3. Setting a Hearing on an Ordinance Making a Supplemental Appropriation to the 2014 Budget of the City of Grand Junction for the Persigo Wastewater Treatment Plant Bio-gas Project [Attach 3](#)

A supplemental appropriation is needed in the Persigo Wastewater Treatment Fund to appropriate money in anticipation of signing a contract to construct the infrastructure necessary for the production of bio-gas. This project will convert methane gas, which is a bi-product of the treatment process, to bio compressed natural gas vehicle fuel. The project will include a 5 mile pipeline to from Persigo to City Shops to transport the gas to the current CNG fueling stations.

Proposed Ordinance Making a Supplemental Appropriation to the 2014 Budget of the City of Grand Junction for the Persigo Wastewater Treatment Plant Bio-gas Project

Action: Introduce Proposed Ordinance and Set a Public Hearing for May 7, 2014

Staff presentation: Jodi Romero, Financial Operations Director

4. **Vacate a Portion of a 10' Utility and Irrigation Easement, Located at 695 Cascade Drive** [File #VAC-2014-77] [Attach 4](#)

Request to vacate a portion of a 10' public utility and irrigation easement, which is no longer needed, on Lot 1 and Lot 2, Block 2, of Replat Crestwood Highlands Subdivision, also known as 695 Cascade Drive, in an R-2 (Residential 2 du/ac) zone district.

Resolution No. 10-14—A Resolution Vacating a 10' Utility and Irrigation Easement Located at 695 Cascade Drive

®Action: Adopt Resolution No. 10-14

Staff presentation: Brian Rusche, Senior Planner

5. **Purchase a Single Axle 4x2 Hook Lift Truck with a 5 Yard Dump Body** [Attach 5](#)

Request to purchase one 5 yard, single axle Dump Truck with hook lift capabilities and dump body. Other versatile pieces of equipment may be added in the future that can be used with this same truck such as a tree chip box, flat bed, stake bed, or any other needed body options. This versatile truck will take the place of two existing 2.5 yard dump trucks and will result in cost savings for the Parks Operations Divisions.

Action: Authorize the City Purchasing Division to Purchase a Single Axle 4X2 Hook Lift Truck with a 5 Yard Dump Body from Transwest Trucks in the Amount of \$139,497

Staff presentation: Rob Schoeber, Parks and Recreation Director
Jay Valentine, Internal Services Manager

6. Contract for Janitorial Products and Supplies[Attach 6](#)

This request is for a contract award for the janitorial products and supplies required to maintain the City's Green Cleaning Program, with three additional, one year renewal options.

Action: Authorize the Purchasing Division to Enter into a Contract with Central Distributing Co., to Provide Janitorial Products and Supplies for the City's Facilities, for an Estimated Annual Amount of \$80,220.31

Staff presentation: Jay Valentine, Internal Services Manager

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

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

7. Public Hearing—Vacation of Portions of Cannell and Elm Avenues and Adjacent Alley Rights-of-Way for Colorado Mesa University [File #VAC-2014-40][Attach 7](#)

Request to vacate portions of Cannell and Elm Avenues and adjacent alley rights-of-way for Colorado Mesa University to facilitate the continued westward expansion efforts planned for the campus.

Ordinance No. 4628—An Ordinance Vacating Portions of Cannell and Elm Avenues and Associated Alley Rights-of-Way and Retaining a Utility Easement Located in the Colorado Mesa University Area

®Action: Hold a Public Hearing to Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4628

Staff presentation: Scott D. Peterson, Senior Planner

8. Contract for the 2014 Sewer Line (Phase A) and Water Line Replacement Project[Attach 8](#)

This request is to award a construction contract for the 2014 Phase A sewer line replacement project, and 2014 water line replacement project.

Action: Authorize the City Purchasing Division to Enter into a Contract with MA Concrete Construction for the 2014 Sewer Line Replacement (Phase A) and 2014 Water Line Replacement Project for the Bid Amount of \$1,457,312.91

Staff presentation: Greg Lanning, Public Works and Utilities Director
Jay Valentine, Internal Services Manager

9. **I-70 at Horizon Drive (Exit 31) Interchange Improvement Project Intergovernmental Agreement**

[Attach 9](#)

In September of 2013, the City sponsored project was approved by the State Transportation Commission for funding through the Responsible Acceleration of Maintenance and Partnerships (RAMP) program. This intergovernmental agreement formally establishes the relationship between Colorado Department of Transportation (CDOT) and the City of Grand Junction.

Resolution No. 11-14—A Resolution Entering into an Agreement with the Colorado Department of Transportation for Work on the I-70 at Horizon Drive (Exit 31) Interchange Improvements Project, Authorizing City Matching Funds and Inkind Services and Authorizing the City Manager to Sign an Intergovernmental Agreement with the Colorado Department of Transportation

®Action: Adopt Resolution No. 11-14

Staff presentation: Greg Lanning, Public Works and Utilities Director
Trent Prall, Engineering Manager

10. **Non-Scheduled Citizens & Visitors**

11. **Other Business**

12. **Adjournment**

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, trees are an important asset to the City of Grand Junction, State of Colorado, providing shade, shielding properties from wind and storms, reducing noise levels, acting as homes for wildlife, and providing oxygen for the air we breathe; and

WHEREAS, trees enhance the beauty of the City of Grand Junction, State of Colorado, with various forms, textures and colors; and

WHEREAS, all citizens of Grand Junction, now and in the future, will benefit from the planting of trees; and

WHEREAS, the State of Colorado has officially declared the 18th day of April as Arbor Day; and

WHEREAS, the City of Grand Junction will celebrate the 19th day of April in our community with a fun and educational experience with kids to gain a greater understanding of the importance of trees; and

WHEREAS, the City of Grand Junction is a recipient of a Tree City USA Growth Award for demonstrating a higher level of progress in its community forestry program during 2012; and

WHEREAS, the City of Grand Junction has been recognized as a Tree City USA for thirty one years by The National Arbor Day Foundation and desires to continue its tree-planting ways.

NOW, THEREFORE, I, Sam Susuras, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April 19, 2014 as

"ARBOR DAY"

in the City of Grand Junction and encourage all citizens to support our City's Urban Forestry Program and to participate in this effort by planting a tree for a better future.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 16th day of April, 2014.



Sam Susura
Mayor



Grand Junction

State of Colorado

PROCLAMATION

- WHEREAS,** *the Holocaust was the state-sponsored, systematic persecution and annihilation of European Jewry by Nazi Germany and its collaborators between 1933 and 1945 - six million were murdered; Roma (Gypsies), people with disabilities, and Poles were also targeted for destruction or decimation for racial, ethnic, or national reasons; and millions more, including homosexuals, Jehovah's Witnesses, Soviet prisoners of war, and political dissidents, also suffered grievous oppression and death under Nazi tyranny; and*
- WHEREAS,** *the history of the Holocaust offers an opportunity to reflect on the moral responsibilities of individuals, societies, and governments; and*
- WHEREAS,** *we the people of the City of Grand Junction, Colorado, should always remember the terrible events of the Holocaust and remain vigilant against hatred, persecution, and tyranny; and*
- WHEREAS,** *we the people of the City of Grand Junction, Colorado, should rededicate ourselves to the principles of individual freedom in a just society; and*
- WHEREAS,** *the Days of Remembrance have been set aside for the people of the City of Grand Junction, Colorado to remember the victims of the Holocaust as well as to reflect on the need for respect of all peoples; and*
- WHEREAS,** *pursuant to an Act of Congress (Public Law 96-388, October 7, 1980) the United States Holocaust Memorial Council designates the Days of Remembrance of the Victims of the Holocaust to be Sunday, April 27 through Sunday, May 4, 2014, including the Day of Remembrance known as Yom Hashoah, April 28, 2014.*

NOW, THEREFORE, I, Sam Susuras, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the week of Sunday, April 27 through Sunday, May 4, 2014 as

"Days of Remembrance"

in the City of Grand Junction, in memory of the victims of the Holocaust and in honor of the survivors as well as the rescuers and liberators, and further proclaim that we, as citizens of the City of Grand Junction, Colorado, should work to promote human dignity and confront hate whenever and wherever it occurs.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 16th day of April 2014.

Sam Susuras

Mayor



Minutes

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

MARCH 31, 2014

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, March 31, 2014 at 5:00 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Bennett Boeschstein, Marty Chazen, Jim Doody, Phyllis Norris, Barbara Traylor Smith, and President of the Council Sam Susuras. Councilmember Duncan McArthur joined the meeting via conference call. Also present were City Attorney John Shaver, Deputy City Manager Tim Moore, Police Chief John Camper, Staff Attorney Shelly Dackonish, and City Clerk Stephanie Tuin.

Council President Susuras called the meeting to order.

Legislative Update

Deputy City Manager Moore distributed a legislative update. City Attorney Shaver advised that it is recommended that the City oppose House Bill (HB) 14-1343 regarding the presumptive eligibility of Post-Traumatic Stress Disorder for Peace Officers for Worker's Compensation. Chief Camper stated that this passage of this bill as it is currently, will qualify nearly every police officer as the traumatic events listed happen regularly to police officers.

Councilmember McArthur stated that it is his understanding that the bill will be amended.

City Attorney Shaver said Colorado Municipal League (CML) is opposed to the bill and he will watch for any amendments. CML is also opposed to the other presumptive eligibility bill for firefighters experiencing any cardiac or circulatory malfunctions (Senate Bill 14-172).

Lastly, HB 14-1327 regarding broadband and telecommunications, was highlighted and there was a brief discussion on service areas and understanding the need for a tower installation in a particular location. They will continue to watch this legislation.

Executive Session

Councilmember Norris moved to go into Executive Session to confer with and receive legal advice from the City Attorney, under Section 402 (4) (B) of the Open Meetings Law regarding strategies about and our position relative to the recently filed ACLU lawsuit and City Council will not be returning to open session. Councilmember Traylor Smith seconded the motion. Motion carried.

The City Council convened into executive session at 5:10 p.m.

Stephanie Tuin, MMC
City Clerk

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

April 2, 2014

The City Council of the City of Grand Junction convened into regular session on the 2nd day of April, 2014 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Jim Doody, Duncan McArthur, Phyllis Norris, Barbara Traylor Smith, and Council President Sam Susuras. Also present were Deputy City Manager Tim Moore, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Susuras called the meeting to order. Councilmember Norris led the Pledge of Allegiance, followed by a moment of silence.

Presentation

Kjersti Litzelman from the Incubator presented an update on Enterprise Zones. She explained the purpose of the Enterprise Zone (EZ) program and displayed a map of the current Enterprise Zones. In order for an area to be added to the Enterprise Zone, two criteria have to be met. She explained the steps of a boundary amendment. A local committee reviews it and then it is presented to the Mesa County Commissioners for a recommendation. That recommendation is taken to the Economic Development Commission (EDC) and the EDC approves or denies the boundary adjustment. The next review period has been delayed until 2015. Ms. Litzelman then explained contribution projects as defined and approved by the EDC. If a donor contributes to an Enterprise Zone project, they get an additional tax credit on their State income tax. As of 2010, the law requires that the donor provides their social security number or taxpayer identification number and they must file their taxes electronically. For tax years prior to December 31, 2013, there are investment tax credits, job creation tax credits, job tax credits, job training credits, building rehabilitation credits, research and development tax credits, and commercial vehicle investment tax credits. As of January 1, 2014, there were increases to many of these credits. Under Senate Bill 10-162, effective January 1, 2012, a business must get pre-certified to earn the EZ credit and State income taxes have to be filed electronically.

Councilmember McArthur asked what a donation to the Enterprise Zone means. Ms. Litzelman said it would be a donation to a qualified project such as Grand Junction Economic Partners, Grand Valley Catholic Outreach, etc. Councilmember McArthur asked if this would be a tax credit over and above their charitable contribution credit. Ms. Litzelman said yes, they can take regular credit and then an additional credit toward liability on State taxes. Councilmember McArthur asked about the status in regards to the rural criteria; Fruita became part of the metropolitan area but then exempted under

the Farm Bill. Ms. Litzelman said there is different criteria for the two different programs.

Councilmember Traylor Smith said she wanted to confirm that when someone makes a contribution they have to provide their social security number up front. Ms. Litzelman said it is best if they do.

Councilmember Chazen asked if Council has inquiries about a business prospect, should they be sent to the Business Incubator. Ms. Litzelman said yes.

Councilmember Norris said this is a great economic development tool and it is beneficial for non-profit businesses also. She thanked the Business Incubator for all the hard work.

Councilmember Boeschstein said Foresight Park has been left out of the Enterprise Zone and he would like to get it back in. Ms. Litzelman said the Business Incubator is working on it. The design is to help improve a distressed area, and then move onto other distressed areas.

Council President Susuras thanked Ms. Litzelman and said it was a great presentation.

Proclamations

Proclaiming April 2014 as “Child Abuse Prevention Month” in the City of Grand Junction

Councilmember Norris read the proclamation. Meghan Ventling, with the Western Slope Center for Children, and Scott Aker, Department of Human Services, were present to accept the proclamation. Ms. Ventling thanked the City Council and noted her agency reacts to abuse; last year they saw 338 children that were alleged victims of abuse, and 96% of the abusers are people the children know. On April 15th they will have another training at the Community Services Building.

Mr. Aker said for all of 2013 his department took over 3,600 calls reporting abuse and neglect; nearly 500 unique children were confirmed victims. Thankfully there were no fatalities in 2013. He called upon the community to put a dent in those numbers and said it takes the whole community of partners, businesses, and other organizations. He noted the difficulty of parenting. He gave the 24 hour child protection hot line number, 242-1211, and said do not be afraid to report anything.

Proclaiming April 2014 as “Month of the Young Child” in the City of Grand Junction

Councilmember Doody read the proclamation. JoZan Kirk, Tanya Middleton, and Cheri Campbell with the Mesa District Group Association for the Education of Young Children,

were present to accept the proclamation. They thanked the City Council and distributed blue pinwheels. They announced a free event at Canyon View Park called the “Day in the Park for Young Children” on April 26th from 10 a.m. to 2 p.m. There will be free activities and food for families.

Proclaiming April 2014 as “Donate Life Grand Junction Month” in the City of Grand Junction

Councilmember Chazen read the proclamation. Andrea Smith, Director of Public Relations/Communications, Donor Alliance, and Debi Carson Youngerman, Donor Alliance Advocate for Life, and twenty-five year kidney recipient, were present to accept the proclamation. Ms. Smith explained that not only do they facilitate the organ donation process, they also work to educate and inspire others in the State to become organ and tissue donors. There are over 2,400 people waiting for an organ transplant. Donor Alliance facilitates around 400 transplants annually. She introduced Debi Carson Youngerman who is celebrating her 25th anniversary of her kidney transplant. Ms. Youngerman related her story and thanked the City Council for the proclamation.

Proclaiming April 2014 as “National Autism Awareness Month” in the City of Grand Junction

Councilmember Boeschstein read the proclamation. Doug Sorter, Director of Business Development for Strive, was present to accept the proclamation. Mr. Sorter thanked the City Council and noted Botanical Gardens is part of the Enterprise Zone. A national survey of several states showed the frequency of autism has increased. The numbers are up because it is being diagnosed earlier, with diagnosis higher in boys. The diagnosis usually occurs around the age of four but can occur as early as two years old. Strive has come to the aid of the community in this area. Patti Hoffman from Strive was also present and told of the number of calls she receives for a diagnosis. Their program helps children with treatment, counseling, and social concept groups.

Proclaiming April 16, 2014 as “National Health Care Decision Day” in the City of Grand Junction

Councilmember McArthur read the proclamation. Mary Watson, from Hope West Hospice, and Erica Eng, from Community Hospital, were present to receive the proclamation. Ms. Watson said they are part of an advanced directive group that includes Mesa County, St. Mary’s Hospital, Callahan Edfast Mortuary, and other organizations. On April 16th they will have a special presentation on advanced directives at St. Mary’s Hospital, one in the morning and one in the evening. She thanked the City Council for their support.

Certificate of Appointments

Laura Bradley was present to receive her Certificate of Appointment to the Commission on Arts and Culture. She thanked the City Council for the appointment.

David Murray was present to receive his Certificate of Appointment to the Grand Junction Regional Airport Authority. Mr. Murray thanked the City Council for the invitation to serve and he looks forward to his opportunity to advance the Airport.

Council Comments

Councilmember Boeschstein stated that many of the Councilmembers participated in the federal emergency drill. He attended the Business Incubator meeting that morning and the Maker Space is open. He attended the Riverfront Commission meeting on Tuesday and they will be hosting a group from Arizona that is interested in the Riverfront Project. The Riverfront trail construction from Fruita to Grand Junction should be completed this summer, the Las Colonias project is still being worked on, and the Riverfront Commission will be unveiling a strategic plan soon.

Councilmember McArthur said the Homeless Committee met with the Governor's Chief of Staff and members of the Homeless Coalition. He asked Jennifer Lopez with the Homeless Coalition for information on the next steps. He also attended the reception on March 20th to recognize Public Works, Utilities, and Planning Director Greg Trainor and congratulated him on his retirement.

Councilmember Traylor Smith referred to the emergency drill and what came to light is the notification is done through reverse 911 calls and only occurs for those that have home phone numbers. There is a way to sign up on the web site for notifications for cellular service, and she encouraged everyone to do that.

Councilmember Doody echoed what Councilmember McArthur said about Greg Trainor and said he was a great man and a great Public Works Director.

Councilmember Chazen said he attended a Downtown Development Authority (DDA) meeting on March 27th and there was a discussion on downtown housing development. They also awarded the remainder of the asbestos removal contract for White Hall. There will be a joint Downtown Development Authority/Downtown Grand Junction Business Improvement District (DDA/DGJBID) and City Council meeting and encouraged Councilmembers to submit agenda items. There was a meeting with Governor Hickenlooper focused on economic development and water. The possible listing of sage grouse as an endangered species and how that will affect the local economy was also discussed. He attended a Mesa County Commissioners meeting where the

Commissioners supported Mesa County Resolution No. 2477 to keep roads on public lands open. Brandon Siegfried brought this topic forward.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Doody read the Consent Calendar items #1-3 and then moved to adopt the Consent Calendar. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

1. **Minutes of the Previous Meeting**

Action: Approve the Minutes of the March 19, 2014 Regular Meeting

2. **Setting a Hearing for the Vacation of Portions of Cannell and Elm Avenue and Adjacent Alley Rights-of-Way for Colorado Mesa University** [File #VAC-2014-40]

Request to vacate portions of Cannell and Elm Avenue and adjacent alley rights-of-way for Colorado Mesa University to facilitate the continued westward expansion efforts planned for the campus.

Proposed Ordinance Vacating Portions of the Cannell and Elm Avenue and Associated Alleys Rights-of-Way and Retaining a Utility Easement Located in the Colorado Mesa University Area

Action: Introduce a Proposed Ordinance and Set a Public Hearing for April 16, 2014

3. **Purchase a Single Axle 4x2 Hook Lift Truck with a 5 Yard Dump Body and Snow Removal Equipment**

This request is for the purchase of a scheduled equipment replacement of a single axle 5 yard dump truck with snow removal equipment. The purchase proposed is a hook lift truck with a separate dump body and snow removal equipment which can be interchanged at any point. Other versatile pieces of equipment will be added in the future that can be used with this same truck such as water truck, flat bed, stake bed, or any other needed body options.

Action: Authorize the City Purchasing Division to Purchase a Single Axle 4X2 Hook Lift Truck with a 5 Yard Dump Body and Snow Removal Equipment from Hanson International Kois Brothers Equipment for \$149,015

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Grand Valley Catholic Outreach Fee Request

A request to have the City pay certain development fees for Grand Valley Catholic Outreach's proposed 24 residential units adjacent to St. Martin Place on Pitkin Avenue.

Kathy Portner, Economic Development and Sustainability, presented this item. She noted that the Grand Valley Catholic Outreach (GVCO) is ready to break ground for this project. The existing homes have been demolished. GVCO is asking the City Council to consider paying certain development fees totaling \$110,078.60 on behalf of the project.

Councilmember Norris noted that this has been discussed at workshop and the Council had asked if GVCO could talk to Downtown Development Authority (DDA) about funding to help with this. Ms. Portner asked Councilmember Chazen as the Council's representative on DDA to respond. Councilmember Chazen said it did not fit due to the non-profit status of the organization and the mission of the DDA.

Councilmember Norris noted her disappointment on DDA's response as this project is an asset to the downtown and it is a great project. The residents of the project will shop in the downtown and the project has cleaned up the area.

Councilmember Doody said he supports the request on several levels: it impacts homelessness, veterans, blight, creates jobs, and these people will live and spend money downtown.

Councilmember Boeschstein said he is in favor of paying the fees; it is important housing and it is for veterans. The two previous projects are a benefit to the downtown. He too was disappointed that the DDA was not willing to help.

Councilmember Traylor Smith said she too is disappointed with DDA; more partners would have been a better solution. There are many factors as listed by Councilmember Doody. It is an area that is being rehabilitated and it benefits the downtown area. The previous projects have proven themselves and have been well maintained. Also, as previously presented, it will reduce police calls to the area.

Councilmember McArthur said his concern is with the procedures, such as the manner the fees are being paid, the amount of the fees, and that the School District is not being

included. He said it would be beneficial to know the procedure to make decisions on these requests; Council needs to establish criteria. The cost of homelessness is astounding, so a project like this not only helps the homeless, it helps the budget. He voiced objections to how it is paid. Staff is working on responding to the issue. He wondered if the fees are too high and if that needs to be addressed.

Councilmember Chazen noted the project is a good project and noble cause. But, he still has a hard time resolving some issues. The Council has turned down other worthy projects. This request makes them play a shell game with their budget. Council will be reviewing other projects on April 16th for Community Development Block Grant (CDBG) funding. He will not support the resolution.

Council President Susuras said he supports the project and supports funding the project as it cleans up a blighted area and will replace it with housing for twenty-four men and women veterans. It will create jobs and is economic development.

Councilmember Boeschstein moved to adopt Resolution No. 09-14 with funds to be paid from the Council's economic development budget because it provides much needed housing for veterans, it benefits the neighborhood, and it enhances the vibrancy of the downtown. Councilmember Doody seconded the motion.

Councilmember McArthur called for a point of order. He moved to amend the motion by changing the reference to the word "pay" fees to "waive" fees until such time as the Council and Staff have come to an agreement on how to account for these monies, and to delete the school impact fees from the resolution. Councilmember Traylor Smith seconded the amendment.

Councilmember Norris expressed her concern about the amendment to the motion although she agrees with removing the School District fees, she supports the rest of the original motion.

Councilmember Traylor Smith asked if the amendment will hold up the project.

City Attorney Shaver said no, whether Council agrees to pay or waive the fees, the project goes forward.

Councilmember Chazen asked if Councilmember McArthur is asking for a delay.

Councilmember McArthur said no, he is proposing waiving of the fees rather than the City Council paying. Council still needs to finish the conversation on how to account for the money. The School District could be asked to see if they want to participate. Councilmember Traylor Smith said that is her understanding also; it is to clarify where the funding comes from, this will not hold up the project, and the discussion is amongst the Council.

Councilmember Chazen asked for more clarification on “pay” versus “waive”.

Councilmember McArthur said GVCO won't pay, so it should be a decision of Council to waive the fees. The Council has the burden.

Councilmember Chazen asked for confirmation that there will be two separate votes.

City Attorney Shaver said that is correct.

Councilmember Doody said the policy has been that those fees are paid back to the different departments and Council can have a discussion on the policy but that should not affect the decision here tonight.

Councilmember Boeschstein said this is a priority of the City, it is in the Comprehensive Plan and the Greater Downtown Plan to provide affordable housing to homeless and veterans. Waiving fees short-changes other departments, it conflicts with the other two projects, and he opposes any change in his original motion.

The amendment passed by roll call vote with Councilmembers Doody and Boeschstein and Council President Susuras voting NO.

City Attorney Shaver clarified the amended motion upon the Mayor's request. He repeated that Councilmember McArthur's amendment changed the term “pay” to “waive” and excluded the \$10,640 in fees to the School District. He further advised that typically the Council has paid such fees from General Fund dollars to the specific operating departments like water and sewer.

Councilmember Norris presented another motion to amend to pay the fees but exclude the school impact fees.

Councilmember McArthur said the intent of his amendment does not preclude paying the fees at a later time.

Councilmember Norris withdrew her motion.

The City Clerk was asked to re-read the motion on the floor which she did.

The motion failed by roll call vote with Councilmembers Chazen, Norris, and Boeschstein, and Council President Susuras voting NO.

Councilmember Norris moved to adopt a resolution authorizing the City payment of certain development fees excluding the school impact fees of \$10,346 for the Grand Valley Catholic Outreach Project, St. Martin's Place Phase 2, located at 221 Pitkin Avenue. Councilmember Doody seconded. City Attorney Shaver noted the school

impact fee is \$10,640. Councilmember Norris corrected the number and Councilmember Doody seconded the correction.

Councilmember McArthur questioned the manner of the payment of the fees, noting that depleting the Economic Development Fund would not help others or allow participation in other projects. He would like to continue the discussion. He objected to payment of the fees.

Councilmember Chazen said the water tap and sewer tap fees go to enterprise funds. If these are waived, is there an obligation to transfer money from the General Fund to these enterprise funds, or can these enterprise funds be short-changed.

City Attorney Shaver said Council has authority to not require the payment of fees. The policy question includes making the fund whole and the lost value by virtue of fees not being paid by development. Councilmember McArthur wants to revisit that with Council.

Councilmember Traylor Smith said it can be paid out of the General Fund rather than the Economic Development Fund. She then asked Deputy City Manager Tim Moore if without the discussion taking place, would this come from the Economic Development Fund?

Deputy City Manager Tim Moore said where the funding comes from does not have to be determined tonight, it can be looked at mid-year or even next year.

Councilmember McArthur said if the fees were not paid and then needed later, could it be transferred at that time. Deputy City Manager Moore said the transfer can be made at anytime. This can be an internal decision.

Councilmember Chazen said there needs to be caution; if funds are not transferred then the burden falls on rate payers. It will take some discussion at a later date. He asked that the vote be called.

City Attorney Shaver said there can be a deferment of specific source of the funds and identify for purposes of this project that they are not obligated to pay. Then Council can further discuss for what the source of those funds may be once there is resolution on the policy.

Councilmember McArthur said because Councilmember Chazen called the question, if it is seconded, then a vote will be called on the motion made rather than a resolution. Councilmember Chazen withdrew his motion.

Council President Susuras asked City Clerk Stephanie Tuin to read the motion.

City Clerk Tuin read the motion: To authorize the payment of certain development fees excluding the school impact fees of \$10,640 as outlined in the Staff report for the proposed St. Martin's Project Phase II.

Council President Susuras asked City Attorney Shaver if the current motion would direct Staff to decide what source the funds will come from. City Attorney Shaver said no; no decision would be made until the Council provides direction.

Council President Susuras asked for the decision of where the money comes from to be made now.

Councilmember Doody moved that the motion be amended to include that the City pay the fees from the General Fund. Councilmember Boeschstein seconded the motion. Motion carried 6 to 1 by roll call vote with Councilmember McArthur voting NO.

A member of the public presented some cash to the Staff during the debate. It was provided to Financial Operations Director Jodi Romero.

Resolution No. 09-14—A Resolution Authorizing the City Payment of Certain Development Fees for the Grand Valley Catholic Outreach's Proposed St. Martin's Place II, Located at 221 Pitkin Avenue

A roll call vote was called on the amended motion. Motion carried 5 to 2 with Councilmembers Chazen and McArthur voting NO.

A recess was called at 8:40 p.m.

The meeting reconvened at 8:47 p.m.

Purchase 10 CNG Fleet Replacement Vehicles

Authorize the City Purchasing Division to purchase 1 CNG One Ton Pickup Truck, 3 CNG Utility Trucks, 4 CNG Half Ton Pickup Trucks and 2 CNG Tandem Axle Dump Trucks in the total amount of \$623,859.12 from the vendors detailed in actions A, B, C, and D.

Council President Susuras announced Internal Services Manager Jay Valentine's athletic accomplishments and noted that when Mr. Valentine was a college student at the University of Northern Colorado, he was a gold medalist at the NCAA final in the 3,000 meter race. The University of Northern Colorado has inducted Mr. Valentine into their Athletic Hall of Fame. Mr. Valentine also serves as a track coach to Fruita Monument High School during his spare time.

Jay Valentine, Internal Services Manager, presented this item. He provided an overview of the Compressed Natural Gas (CNG) project and how the City has moved to this alternative as a more sustainable fuel product. He recognized Kathy Portner's involvement in finding funding for the infrastructure. The action before the Council will bring the City's total CNG fleet units to 28. This amounts to a 42% displacement with CNG, a substantial decline in petroleum and diesel dependence. There is also a replacement program occurring with the Grand Valley Transit buses. CNG use has diminished the exposure to volatile gas and diesel prices. He offered to answer questions on the individual vehicles.

Councilmember Chazen asked if all vehicles are budgeted and money appropriated. Mr. Valentine said yes, with the exception of the dump trucks in Item D; the Persigo Waste Water Treatment Plant will pay the incremental cost for them; although it was appropriated, there was not a budget item for this.

Councilmember Chazen asked about the cost differential on all vehicles; is the payback time period less than the life of the vehicle? Mr. Valentine said yes. Councilmember Chazen asked about a sensitivity analysis: if CNG is exported, then prices could go up; has this risk been analyzed? Mr. Valentine said gasoline and diesel prices are much more. Since natural gas price is only a piece of the cost, the impact would still be less even with an increase. Since 2011, the highest CNG price was \$1.18. Councilmember Chazen asked if there is enough fueling capacity at the CNG Fueling Station. Mr. Valentine said all vehicles will be filled on the fast fill side, so it will not affect the larger vehicle fills (slow fill). Councilmember Chazen said in State government there is discussion to move to electric and CNG options, so there will be less money collected for road repairs; will there be a fuel tax on CNG? Mr. Valentine said the City does not pay fuel tax on any fuels as a government entity.

Council President Susuras noted that City pickup trucks will be filled on the fast fill side, and asked what arrangement the City has with Monument Fuel for the price of fuel. Mr. Valentine said because Monument Fuel receives the City's gas, the rate would be the City rate, programmed for City cards.

Councilmember Norris said the City is a leader in the State, and Staff has done a great job. This also supports the City's economy.

Councilmember Doody said it was a privilege to sit on the Conserving Our Resources Efficiently (CORE) Committee back in the day, and he lauded their efforts. In a valley with inversions, burning diesel and breathing it, this is a great way to lead in the State by choosing the CNG option.

Councilmember Boeschstein agreed with Councilmembers Doody and Norris and thanked Staff. He is a big advocate for CNG; it is local fuel, and there is an air pollution benefit along with other many benefits.

City Attorney Shaver described how Council may want to make a motion regarding parts A, B, C, and D on the agenda.

Action: Authorize the City Purchasing Division to Purchase Ten Motor Vehicles and Equipment from Specified Vendors for a Total of \$623,859.12 as the Same are Detailed Below in Parts A, B, C, and D of this Agenda Item

Part A: Authorize the City Purchasing Division to Purchase a 2015 Ford F350 CNG Pickup with a Snow Plow, V Box Spreader, and Arrow Board from AutoNation Ford Littleton, Colorado in the Amount of \$52,685

Part B: Authorize the City Purchasing Division to Award a Contract to Purchase 3 CNG Powered ¾ Ton Utility Trucks from Johnson Auto Plaza in the Amount of \$115,740

Part C: Authorize the City Purchasing Division to Purchase 4 CNG Half Ton Pickup Trucks from Barbee's Freeway Ford in the Amount of \$118,752.12

Part D: Authorize the City Purchasing Division to Purchase Two CNG Tandem Axle Dump Trucks with 13 Cubic Yard Dump Beds from Trans West/McDonald of Grand Junction in the Amount of \$336,682

Councilmember Chazen moved to authorize the City Purchasing Division to purchase ten motor vehicles and equipment for a total of \$623,859.12 from the vendors detailed in actions A, B, C, and D. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Public Hearing—2014 Supplemental Appropriation Ordinance

This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction for major capital projects.

The public hearing was opened at 9:05 p.m.

Jodi Romero, Financial Operations Director, presented this item. She explained the reasons for the supplemental appropriation in order to provide the legal authority to spend the funds. She provided a list of the projects.

Councilmember McArthur asked about the General Fund supplemental item for the Avalon Theatre; is that for the expanded core? Financial Operations Director Jodi Romero said yes and that amount can be reduced if not needed. Councilmember

McArthur noted that originally he was opposed, but since it was passed he will support the resolution.

There were no public comments.

The public hearing was closed at 9:08 p.m.

Ordinance No. 4625—An Ordinance Making Supplemental Appropriations to the 2014 Budget of the City of Grand Junction

Councilmember Doody moved to adopt Ordinance No. 4625 and ordered it published in pamphlet form. Councilmember Norris seconded the motion. Motion carried by roll call vote.

Public Hearing—Kelley Drive Rezone, Located at 2607 and 2609 Kelley Drive [File #RZN-2014-59]

Request to rezone two parcels, totaling 2.749 acres located at 2607 and 2609 Kelley Drive from an R-R (Residential Rural) to an R-1 (Residential 1 du/ac) zone district.

The public hearing was opened at 9:10 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. The location is just east of 26 Road/First Street. The properties were zoned rural when annexed. The two property owners are asking for a rezone to reduce the building envelope and allow for accessory structures. The Comprehensive Plan designates the area as residential low and the requested zoning meets that designation. The rezone is compatible with the neighborhood. The minimum lot size for the rural zoning is five acres and these lots are one acre or less so the current zoning does not make sense.

Councilmember Traylor Smith asked about the R-E abbreviation on the map. Mr. Rusche said that is Residential Estate.

Councilmember McArthur asked about the width of the existing building envelope at 2607 Kelley Drive. The applicant said it is about 40 feet.

Council President Susuras asked if this rezone would increase property taxes. Mr. Rusche said the County Assessor taxes on use, not zoning.

There were no public comments.

The public hearing was closed at 9:15 p.m.

Ordinance No. 4626—An Ordinance Rezoning 2.749 Acres from R-R (Residential Rural) to R-1 (Residential 1 DU/AC) Located at 2607 and 2609 Kelley Drive (Kelley Drive Rezone)

Councilmember Boeschstein moved to adopt Ordinance No. 4626 and ordered it published in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Community Solar Garden Subscription Agreement

Ratify the final agreement with Fresh Air Energy VIII, LLC (Ecoplexus, Inc.) for the City to be a subscriber to the Pear Park Community Solar Garden “Solar Garden” or “CSG”.

Kathy Portner, Economic Development and Sustainability, presented this item. She reviewed the previous discussions and direction to Staff to go forward with negotiations. The final form of the agreement is being presented to the Council. The School District also approved a subscription agreement as well as a site agreement. The first year annual savings will be \$90,000. The savings over the term of the agreement will be \$2 million.

Councilmember Traylor Smith asked if the School District concerns are all resolved. John Shaver, City Attorney, said they have worked extensively on the agreement and reached an agreement that is satisfactory to all. The new entity is Fresh Air Energy VIII, LLC created specifically for this agreement. He assured the City Council that the agreement is TABOR compliant, subject to annual appropriation, but the agreement is presumed to be for twenty years. The agreement is subject to the School District 51 site license; the panels and equipment will lie wholly within the School District property. The only burden to City property is an easement agreement.

Councilmember McArthur said he understands the reasons for a separate company for reasons including public access to financial records and to shelter assets, and asked what is the downside to the City? City Attorney Shaver said worst case scenario is the City would not get the credits and the benefit of reduced energy bills. There is no guarantee of the return, it is contingent on the sale of energy to Xcel Energy.

Councilmember Chazen asked for confirmation that this is TABOR compliant. City Attorney Shaver confirmed this. Councilmember Chazen noted the original subscription was 23% and would this capacity change. City Attorney Shaver said that percentage will stay the same.

Councilmember Chazen asked when construction will start and when will the benefits be seen. Ms. Portner said the breaking ground will start immediately, and the benefits will be seen by early summer.

Councilmember McArthur said Xcel Energy has given the impression that they will no longer buy this power. If there is no benefit from Xcel Energy, would that negate the benefit the City would see from this project? City Attorney Shaver said they have received written assurance that this project is under the current tariffs. The City cannot appropriate if tariffs change. Councilmember McArthur noted there is no guarantee. City Attorney Shaver said that is correct, there is no guarantee of projected returns although it is believed they will continue.

Council President Susuras said this facility will not be constructed on City property, the City just allows access. City Attorney Shaver said yes that is the only physical obligation the City has, with the exception of a little bit of landscaping.

Councilmember Traylor Smith asked if local vendors will be used. Ms. Portner said Sunsense of Carbondale has been contracted for the work. This is the largest project on the Western Slope and a Western Slope contractor will be used.

Councilmember Boeschstein moved to ratify the final Community Solar Garden Subscription Agreement. Councilmember Norris seconded the motion. Motion carried by roll call vote.

Public Hearing—Emergency Ordinance Amending Ordinance No. 4618

On February 19, 2014 the City Council adopted Ordinance No. 4618 regulating certain panhandling activities in public places. Enforcement of Ordinance No. 4618 has been stayed due to litigation. The City became a party to the action on or about March 25, 2014.

The proposed Emergency Ordinance amends and/or eliminates some of the restrictions on panhandling in an effort to protect the public's interest and resources from being expended in unnecessary litigation.

The public hearing was opened at 9:29 p.m.

John Shaver, City Attorney, presented this item. This ordinance follows the filing of a lawsuit. For the record, no provisions have been found to be unconstitutional but in order to avoid further litigation, Staff is presenting this emergency ordinance which must be adopted by unanimous consent. He asked the City Council to review some of the important provisions of the ordinance with him. He read "9.05.010 Legislative Declaration (f) This Ordinance regulates the stopping, accosting or approaching someone for the purpose of soliciting him or her at certain times and places and in certain ways, without regard to the content of the message for which things of value may be solicited, and is not intended to be enforced in any manner that distinguishes conduct based on the content of the message delivered," "(g) This Ordinance amends

Ordinance No. 4618 on an emergency basis to protect governmental resources from being expended in litigation, and because this Ordinance limits, rather than expands, governmental intrusion on private behavior, the City Council finds that the issues were fully and sufficiently vetted in the public hearing process involved in the passage of Ordinance No. 4618,” and “(h) Although this Ordinance eliminates a certain previously adopted restriction on solicitation of at-risk individuals, the interests of such individuals are still subject to the protections of the Ordinance addressing unwanted or aggressive solicitation behaviors.” Then he referred to 9.05.030 Applicability, declaration of emergency and effective date. He read “City Council hereby declares that a special emergency exists and that this ordinance is necessary to ensure the preservation of the peace and the public health, safety and welfare by effectuating the Council’s publicly articulated purposes as stated herein and before of adopting an ordinance for the regulation of panhandling activities in public places. In declaring a special emergency, and by and with the adoption of this ordinance, the City Council is conscientiously stewarding the public’s funds by reducing, managing and minimizing legal claims. This Ordinance, immediately on its final passage, shall be recorded in the City book of ordinances kept for that purpose, authenticated by the signatures of the Mayor and the City Clerk. The full text of the amending ordinance, in accordance with the Charter of the City of Grand Junction, is to be published in full.” The reasons for the inclusion of this text is because this is a little bit of a different process and is authorized by the Charter. City Attorney Shaver then referred to 9.05.040 and noted the provisions that are changing. Although subsection (a) was challenged, they are not recommending it be changed. City Attorney Shaver said that although he is confident of the constitutionality of Ordinance No. 4618, he feels to avoid additional cost to the City, Council should consider the adopting ordinance being presented.

Councilmember Boeschstein asked why the changes were made. City Attorney Shaver said the changes were made in recommendation to Council to respond and manage the litigation, minimize exposure, and to allow an ordinance to be effective immediately. Councilmember Boeschstein said he appreciated all the work done.

Councilmember Traylor Smith said she appreciates all the options presented; it is a good compromise to get the law in effect as soon as possible, and it is important for the citizens to be safe.

Councilmember McArthur complimented City Attorney Shaver and commended his efforts.

City Attorney Shaver said he would like to allow Police Chief John Camper to provide a few comments and also to remind Council that this is a public hearing and to solicit public comment.

Police Chief John Camper addressed section 9.05.040 (a) regarding time restrictions and said he believes it is a reasonable restriction for safety on both sides of the issue.

When approached in the dark, it is more alarming and people seem to be less able to assess the reason for the approach. Also, the panhandler is an easy target at night and may be subject to a reaction by those being approached.

Council President Susuras asked for public comment.

Chuck Beauchamp, a resident, said five years ago this started with an emergency ordinance and still hasn't accomplished anything.

Eric Neiderkruger, 629 Ouray Avenue, said he appreciates the effort to address this quickly; he is a plaintiff in the lawsuit and he still has concerns. There is a specific group of people such as buskers, musicians, jugglers, and others being shut down at night. He is interested in how things turn out. Ideally he would like to work this out without litigation. He would like to share his concerns with Council via email.

Lora Khat, 999 Bookcliff Avenue, noted the American Civil Liberties Union (ACLU) brought an injunction against the last ordinance; will that now drop and will the ACLU have to bring a new suit? City Attorney Shaver said the injunction was in the form of a temporary restraining order and it applied to one sentence in one paragraph pertaining to activities on highways and interstates. There was no general injunction against the ordinance. Ms. Khat asked if the ACLU suit will be dropped. City Attorney Shaver said he cannot respond to what ACLU will do. Ms. Khat said she heard Greenpeace has also placed an injunction. Council President Susuras suggested Ms. Khat meet with City Attorney Shaver privately.

Ms. Khat said she was accosted by a woman who was asking for help; she was alarmed, and the woman told her she was a diabetic and asked her to please call her husband. Ms. Khat asked if that behavior would be punishable. City Attorney Shaver said the definition says without a person's consent; if no complaint is lodged by either party, law enforcement would not be involved.

Jim Haas, resident of Grand Junction for 26 years, said he is concerned about his first amendment rights to demonstrate, protest, and fly signs and flags. Is there a difference between the panhandlers and other citizens or will the Tea Party be arrested?

Police Chief Camper said nothing in that type of activity approaches the definition of panhandling, so that will clearly not be enforced.

City Attorney Shaver said a political speech and political dissent are constitutionally protected activities; neither ordinance pertains to those types of activities.

Police Chief Camper said there has been training on this and political speech is not the activity the City is trying to address with this ordinance.

Ms. Khat said the issue is still not clear to her; it is her understanding that panhandling is ok so long as the person being panhandled is not offended and calls the police. City Attorney Shaver said there is difficulty in dealing with generalities because it depends on the conduct, and the when and where of the situation.

Chuck Beauchamp said the previous ordinance prevented political speech. Chief Camper said that is not true. Mr. Beauchamp said the previous ordinance outlawed free speech, and said to read how the previous ordinance states a median is defined.

Police Chief Camper read the previous ordinance definition of panhandling, and he said there is no intent to address political speech of any kind.

There were no other public comments.

The public hearing was closed at 9:56 p.m.

Ordinance No. 4627—An Emergency Ordinance to Amend Ordinance No. 4618 Regulating Panhandling Activities in Public Places

Councilmember Boeschstein moved to approve Ordinance No. 4627. Councilmember Traylor Smith seconded the motion.

Councilmember McArthur asked if Council needs to include declaring an emergency with the motion. City Attorney Shaver said it is already included in the ordinance.

Motion carried by unanimous roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 10:00 p.m.

Stephanie Tuin, MMC

City Clerk



Attach 2

CITY COUNCIL AGENDA ITEM

Date: April 8, 2014

Author: David Thornton, AICP

Title/ Phone Ext: Planning and
Development Supervisor / 244-
1450

Proposed Schedule: First
Reading April 16, 2014

2nd Reading: May 7, 2014

File #: CPA-2013-552 & CPA-
2013-553

Subject: Orchard Mesa Neighborhood Plan Adoption and Future Land Use Map Amendment, Located on Orchard Mesa

Action Requested/Recommendation: Introduce Two Proposed Ordinances and Set a Public Hearing for May 7, 2014

Presenter(s) Name & Title: David Thornton, Planning and Development Supervisor

Executive Summary:

Request to adopt the Orchard Mesa Neighborhood Plan as an element of the Grand Junction Comprehensive Plan; and to 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.

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 in 1995 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 these 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 facilities 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. It is scheduled to be discussed at the March 31st City Council workshop.

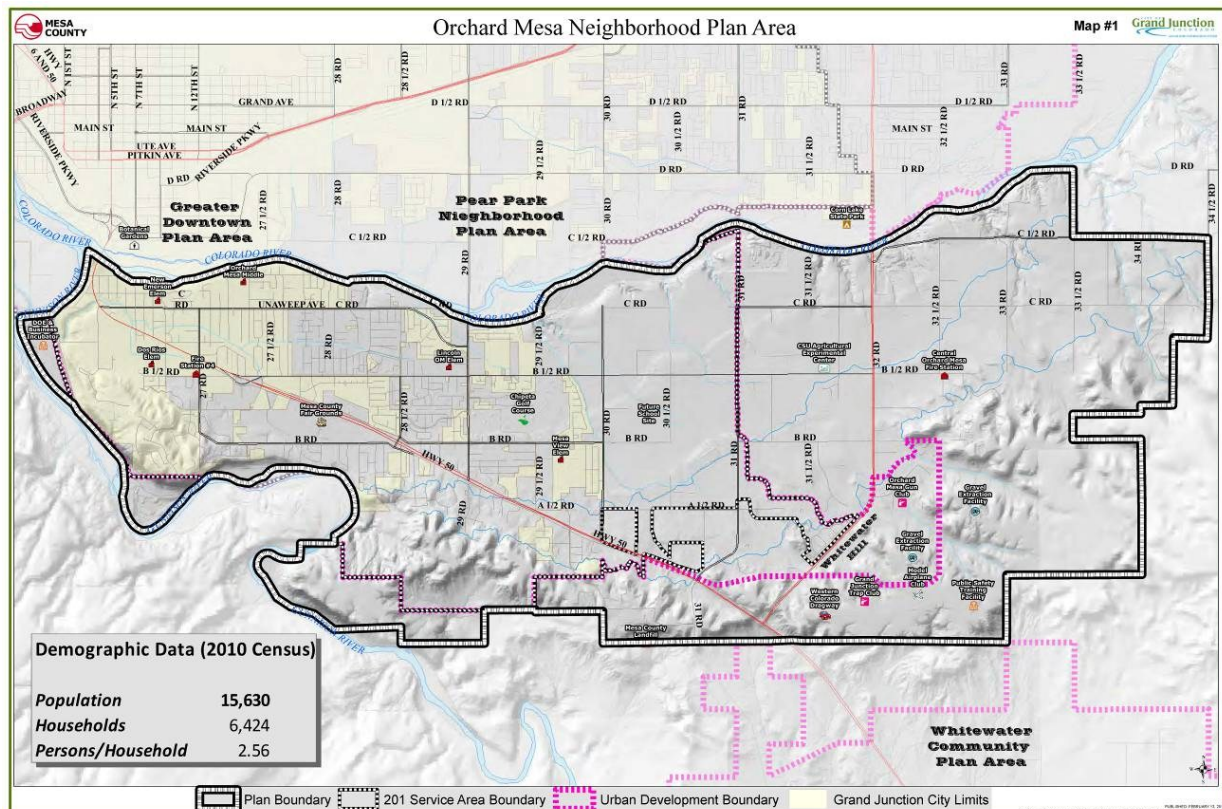
Attachments:

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
Ordinances (2)

Background Information
Analysis
Findings and Conclusions

BACKGROUND INFORMATION/ANALYSIS/FINDINGS AND CONCLUSIONS

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 in 1995 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.



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.

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.

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.

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.

ORCHARD MESA PLAN PROCESS

1

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
- Two Joint Workshops with City and County Planning Commissions, a third scheduled February 13, 2014
- Board of County Commissioners briefing – June and October 2013
- City Council Updates – September 2013 and January 2014
- Six Open Houses held June, August and November
- Draft Preliminary Plan available to Public for comments – November 2013
- Draft Final Plan available for Public Review Period – December 20, 2013 through January 24, 2014
- Open House held for affected property owners of proposed FLU map changes – January 29, 2014
- Joint City/County Planning Commission public hearing – February 20, 2014
- City Council public hearing – March/ April 2014

At Six Open Houses

- 320 people
- 93 written comments



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.

- 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. Policies 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.)

KEY ACTIONS

1. Entrances to the Community

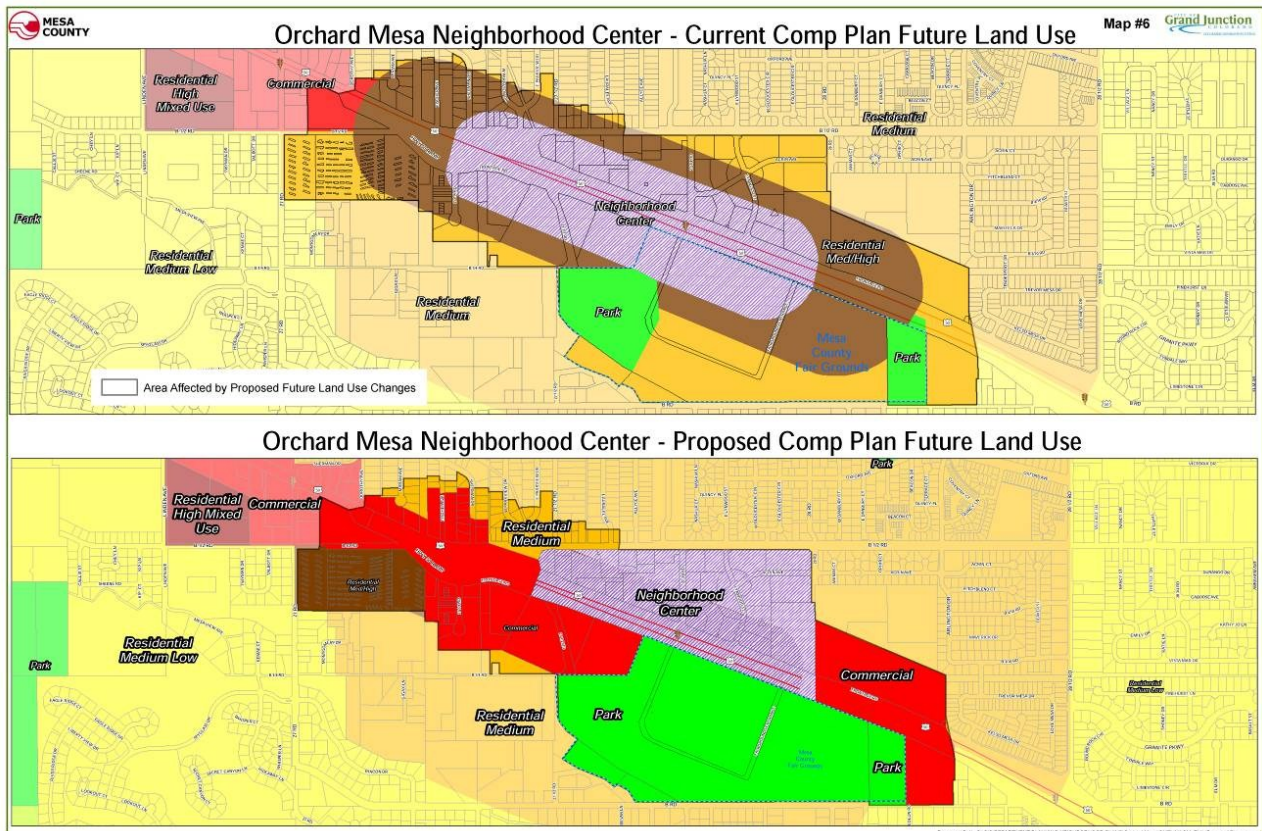
Highway 50 enters Grand Junction from the south. Residents and business owners alike have expressed the need to beautify the Highway 50 corridor. The B ½ Road Overpass is a visual cue that you have arrived in the urban area. It has been identified

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).

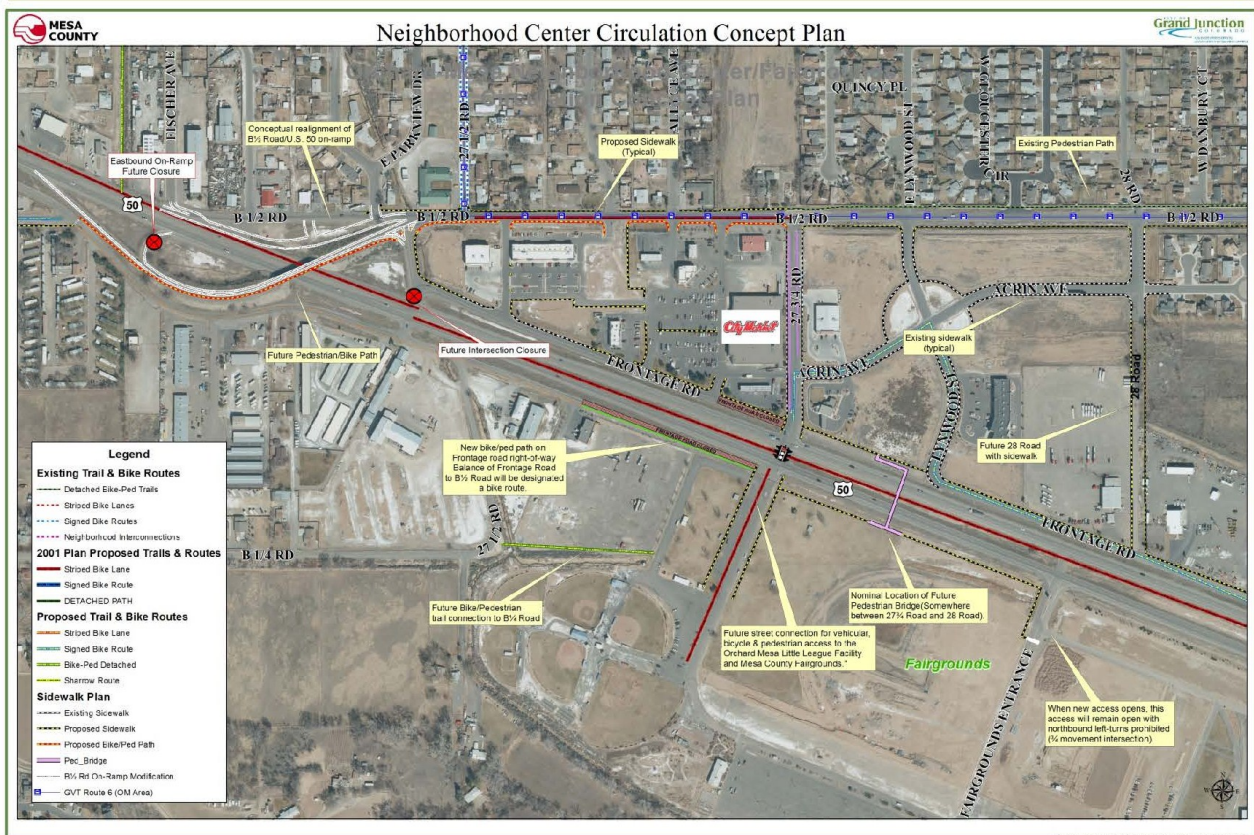
The intent of the proposed Future Land Use map change is to make the future land use more consistent with actual development patterns and to resolve conflicts with zoning. The Neighborhood Center is proposed to be revised to be limited to that area north of Highway 50 and south of B ½ Rd, between 27 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



Orchard Mesa Neighborhood Plan

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Introduction

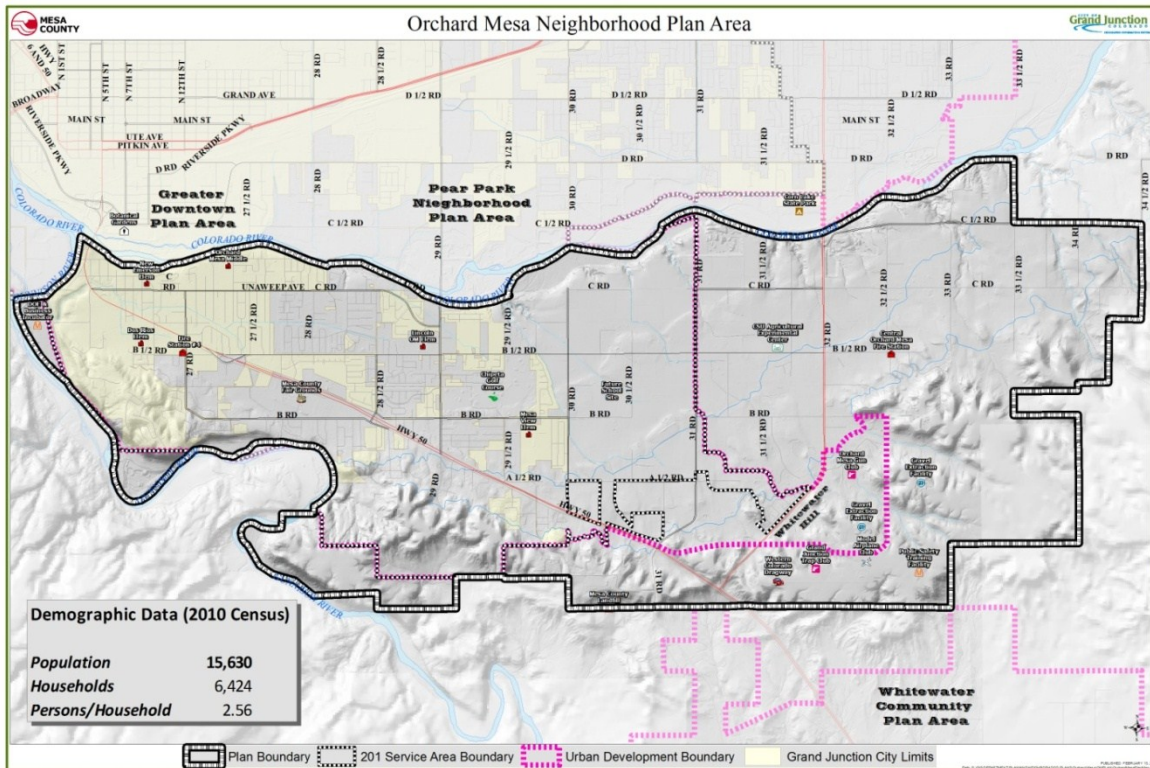
The 2010 Grand Junction Comprehensive Plan Vision for the area is to “become the most livable community west of the Rockies.”

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

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

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

Figure 1: Orchard Mesa Neighborhood Plan Area



Location

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

Purpose of Plan

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

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

Demographics

Orchard Mesa Plan Area Population

Table 1: 2010 Census Data

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

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

Table 2: Population Projections, 2010-2040

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

Source: Mesa County Regional Transportation Planning Office

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

Housing Vacancy

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

Commercial Vacancy

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

Housing Type vs. Population Needs

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



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

Low Income/At Risk Population

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

Translating the Vision

(2010 Grand Junction Comprehensive Plan)

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

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

Growth and Development of Centers

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

Existing Neighborhood Center at B ½ Road and Highway 50

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

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

Future Village Center at 30 Road and Highway 50

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

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

The Planning Process

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

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

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

How the Plan is Organized

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

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

Plan Topics

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

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

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

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

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

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

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

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

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

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

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

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

1. Community Image



Background

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



Community Aesthetics

(2010 Grand Junction Comprehensive Plan)

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



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

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

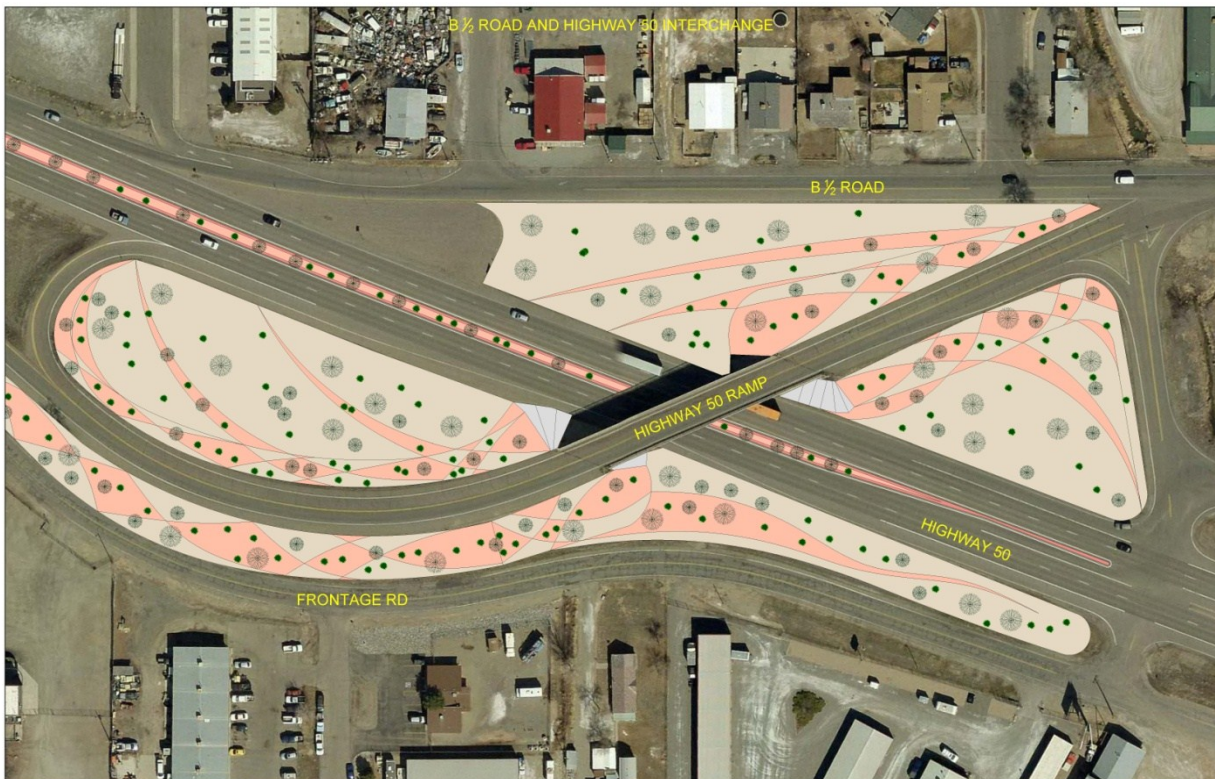
The Comprehensive Plan envisions a community that:

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



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

Figure 2: B ½ Road Interchange Beautification Concept



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

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

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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Community Image

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

- a. Assist the public by providing information on existing codes and programs.

- b. Work through neighborhood organizations to encourage property maintenance and junk and weed control.
- c. Support the enforcement of codes for weeds, junk and rubbish.

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

ACTIONS

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

2. Future Land Use & Zoning

Background

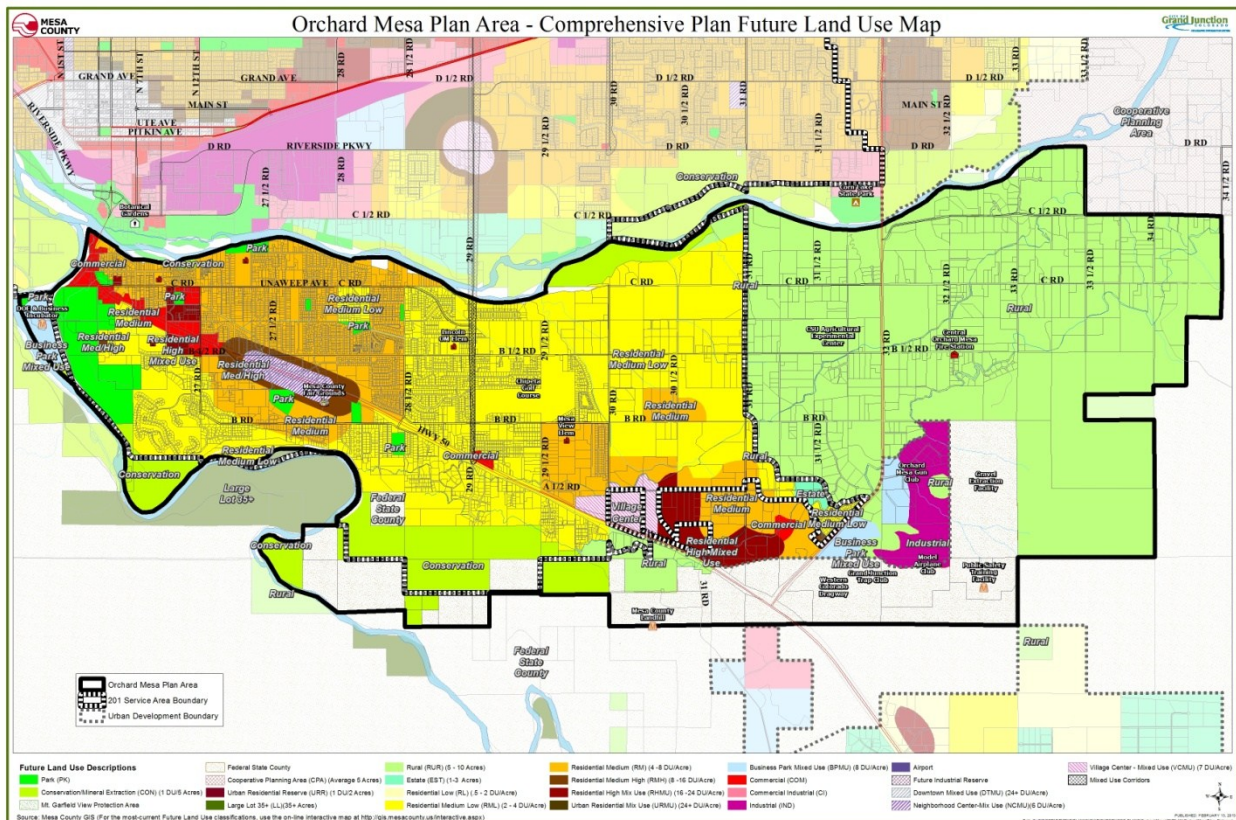
In 2010 the City of Grand Junction and Mesa County adopted the Grand Junction Comprehensive Plan, which identified a range of densities on Orchard Mesa (Figure 3; Appendix Map 4). The land within the Urban Development Boundary (UDB) allows urban densities to develop as the urban core moves outward. As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

Achieve an Appropriate Balance of Land Uses

(2010 Grand Junction Comprehensive Plan)

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

Figure 3: 2010 Comprehensive Plan Future Land Use Map



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

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

Infill
(2010 Grand Junction Comprehensive Plan)

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

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

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

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

Neighborhood and Village Centers

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

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

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

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

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

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

Transitioning Density

(2010 Grand Junction Comprehensive Plan)

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

Compact Growth Concentrated in Village and Neighborhood Centers

(2010 Grand Junction Comprehensive Plan)

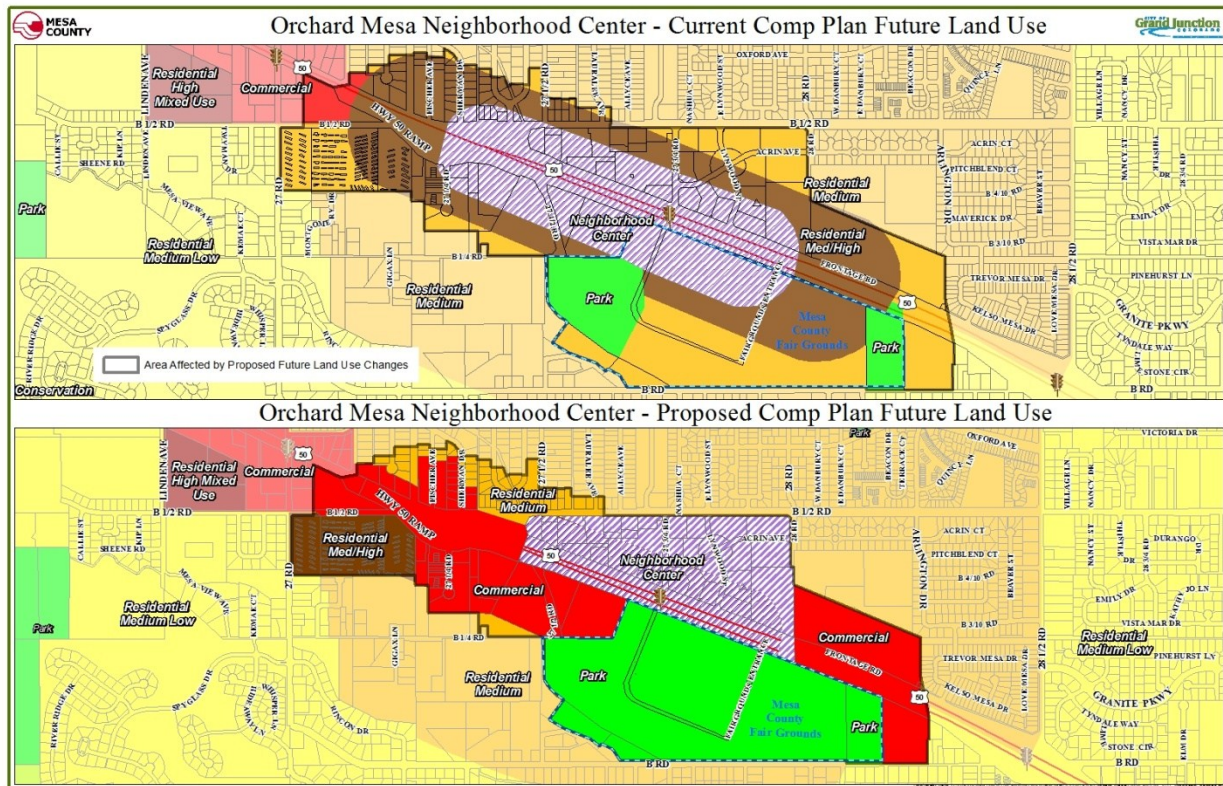
"Residents want to preserve the extensive agricultural and open space land surrounding the urban area. They also want the benefits of more efficient street and utility services. More compact development patterns will support both of these objectives. This Comprehensive Plan includes an emphasis on mixed-use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

Based on further analysis, the Neighborhood Center would be better delineated as the triangular-shaped area north of Highway 50, south of B 1/2 Road, east of 27 1/2 Road and west of 28 Road. There are additional properties adjacent to or near this area that should be considered for inclusion in the neighborhood center and others best delineated as commercial for highway oriented land uses outside the center.



Changes to the Comprehensive Plan Future Land Use Map

Figure 4: Neighborhood Center Future Land Use Changes



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

The Future Land Use Map amendment:

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

Mixed Uses

(2010 Grand Junction Comprehensive Plan)

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

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

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

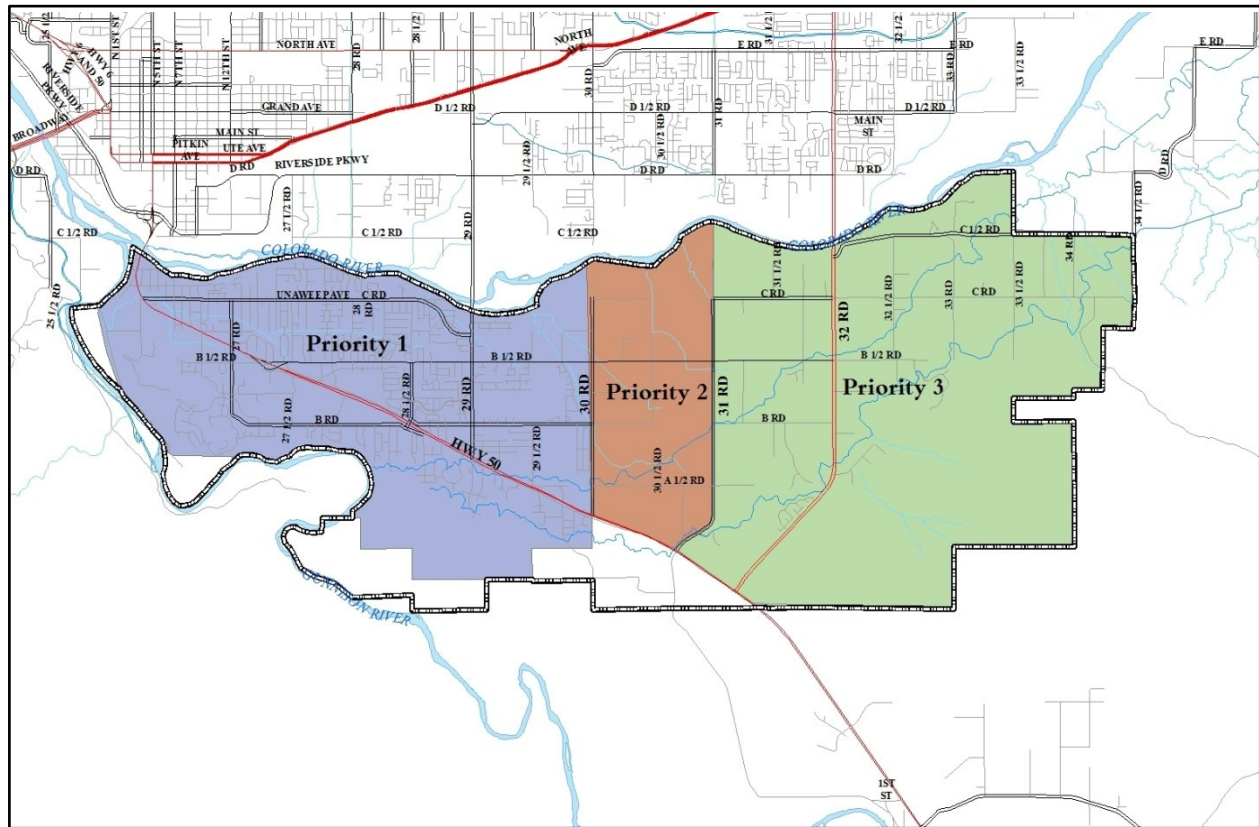
A commercial corner and medium density residential area is designated adjacent to the future school site at 30 ½ Road and B Road. Additional schools and parks should be located in the Village Center vicinity. The Village Center could also be a prime location for a regional park in this quadrant of the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

Annexation

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

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





Figure 5: Priority Areas for Development



Industrial Development

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

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

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

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

Policies:

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

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

Policies:

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

Orchard Mesa Future Land Use & Zoning

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

ACTIONS

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

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

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

ACTIONS

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

3. Rural Resources



Background

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

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

Mesa County’s “Right to Farm and Ranch Policy,” and Agricultural Forestry Transitional (AFT) zoning provides for agricultural operations. AFT zoning also allows subdivisions up to an average of one dwelling per 5 acres and generally permits lot sizes to be as small as one acre. Several voluntary land conservation tools are available to landowners who are interested in protecting agricultural properties and open space,

Orchard Mesa Research Center

(CSU website)

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

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

Becoming the Most Livable Community West of the Rockies

(2010 Grand Junction Comprehensive Plan)

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



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

Future Land Use Designations

(2010 Grand Junction Comprehensive Plan)

Rural 1 du/5-10 acre lots

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

Future Urban Growth in Rural Areas

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

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

Priorities for Growth and Annexation

(2010 Grand Junction Comprehensive Plan)

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

Interim land uses in Priority 3 Areas

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

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

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

Mandatory Controlled Insects

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

Upper Grand Valley Pest Control District

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

Weed Management

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

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

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

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



Grand Junction Weed Management

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

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

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

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

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

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

Policies:

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

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

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

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

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

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

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

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

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

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

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

Orchard Mesa Rural Resources

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

4. Housing Trends



Background

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

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

(2010 Grand Junction Comprehensive Plan)

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

Home ownership rates for the Orchard Mesa Plan area are higher than Grand Junction and Mesa County, at about 75%. (Table 3) The Census Bureau tabulates data for the Orchard Mesa Census Designated Place (CDP), which is the unincorporated area west of about 30 Road. The Orchard Mesa CDP is the more densely populated portion of the unincorporated area, but it includes most of the newer single-family developments, of which 83.3% are owner-occupied. The rural agricultural area has an even higher owner occupancy rate, at 85.3%. The



westernmost portion of the Plan area is in the City of Grand Junction and represents 47% of all households in the area. The older, more-dense area has a lower proportion of owners, with 65% of homes owner-occupied, but it is still above the owner occupancy rate for the City as a whole.

Table 3: Owner Occupancy Rates

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

Source: 2010 Census

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

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

Lack of Housing Choices

(2010 Grand Junction Comprehensive Plan)

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

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

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

Table 4: Dwelling Units by Type

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

Source: 2013 Mesa County Assessor's Records and GIS

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

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

Other large multi-family developments include Linden Pointe located at 1975 Barcelona Way, with 92 units, and Crystal Brook Townhomes located at 1760 LaVeta Street, with 40 units. These two properties are owned and operated by the Grand Junction Housing Authority. Both have income requirements for tenants. The affordable housing stock on Orchard Mesa is rounded out by 12 duplexes on Linden Avenue, owned by Housing Resources of Western Colorado. The western Plan area includes several privately-owned mobile home parks, which may include older pre-HUD (1976) homes. (There are approximately 250 pre-HUD homes in the Plan area.) While not officially classified as affordable housing, these older, often obsolete structures fill a need for lower-income housing.

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

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

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

Figure 6: Residences by Year Built

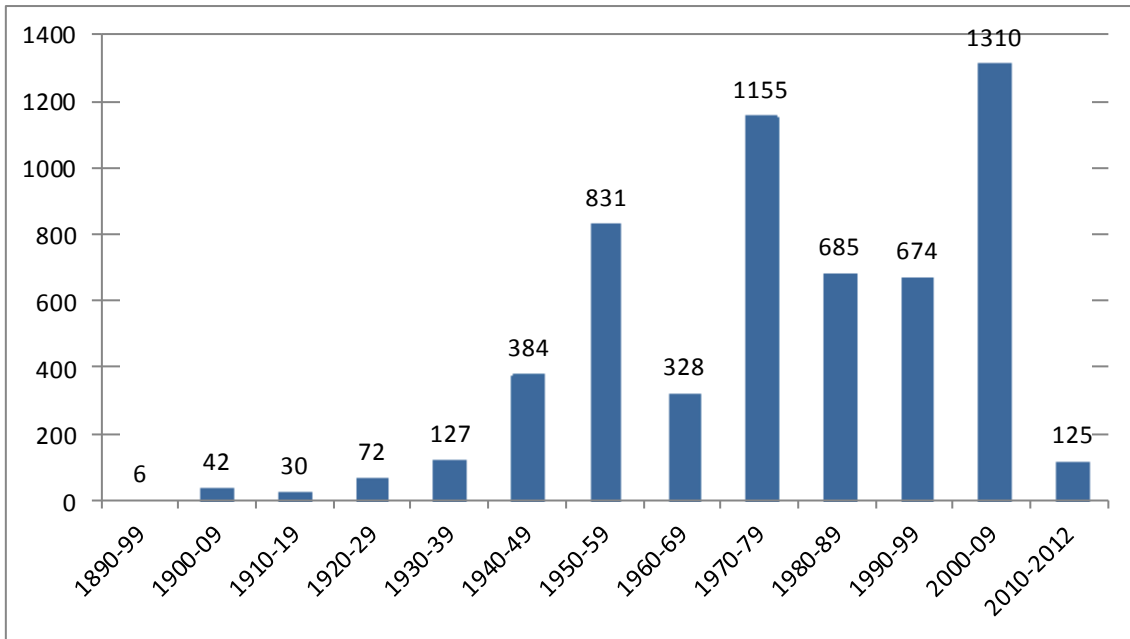


Table 5: Single Family Residential Valuation

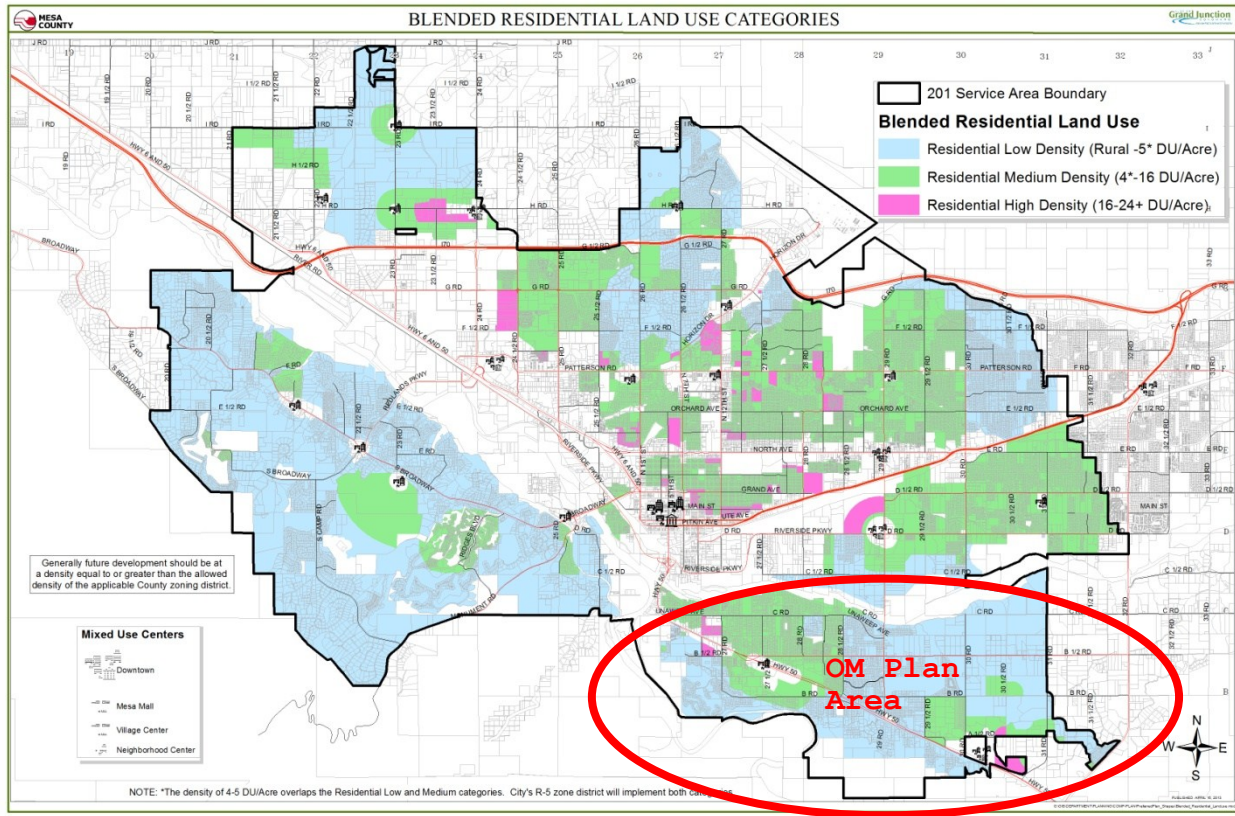
	Average	Total	Minimum*	Maximum*
Land	\$55,795	\$289,073,380	\$3,690	\$288,750
Improvements	\$114,750	\$594,520,700	\$760	\$664,910
Total	\$170,545	\$883,594,080	\$760	\$844,910

Source: 2013 Mesa County Assessor's Records and GIS

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

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

Figure 7: Blended Residential Map



2010 Comprehensive Plan Goals and Policies

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

Policies:

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

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

ACTIONS

- a. Identify and maintain an inventory of vacant parcels suited for housing and determine infrastructure needs for future development of those parcels. Coordinate improvements that will facilitate construction of more diverse types of housing with Capital Improvements Plans.
- b. Implement through zoning the opportunity for housing alternatives where appropriate, such as multi-family within commercial zones, accessory dwelling units, and HUD-approved manufactured housing.

- c. Implement the Blended Residential Land Use Categories Map to provide additional housing opportunities within the Orchard Mesa Plan area.
- d. Continue to work with housing partners in the Grand Valley to develop and implement housing strategies, referencing the 2009 Grand Valley Housing Strategy report as background and guidance.

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

ACTIONS

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

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

ACTIONS

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

5. Economic Development



Background

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

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

Orchard Mesa's farms, the CSU Western Colorado Research

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

What does livable mean for Sustainable Growth Patterns?

(2010 Grand Junction Comprehensive Plan)

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

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

Mesa County Economic Development Plan

(Economic Development Partners)

Goals:

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

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

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

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

Table 6: Orchard Mesa Commercial & Industrial Uses by Zoning

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

Source: Mesa County Assessor’s 2013 Records; GIS

Table 7: 2010 Orchard Mesa Employment by Sector

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

Source: Info USA; Colorado Department of Labor

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



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

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

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

Other potential opportunities for business development on Orchard Mesa include:

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

Health Professional Shortage Area (HPSA)

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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

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

Policies:

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

Orchard Mesa Economic Development

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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

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

ACTIONS

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



6. Transportation



Background

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

Translating the Vision:

(2010 Grand Junction Comprehensive Plan)

What does livable mean for Balanced Transportation?

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

Connectivity

(2010 Grand Junction Comprehensive Plan)

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

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

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

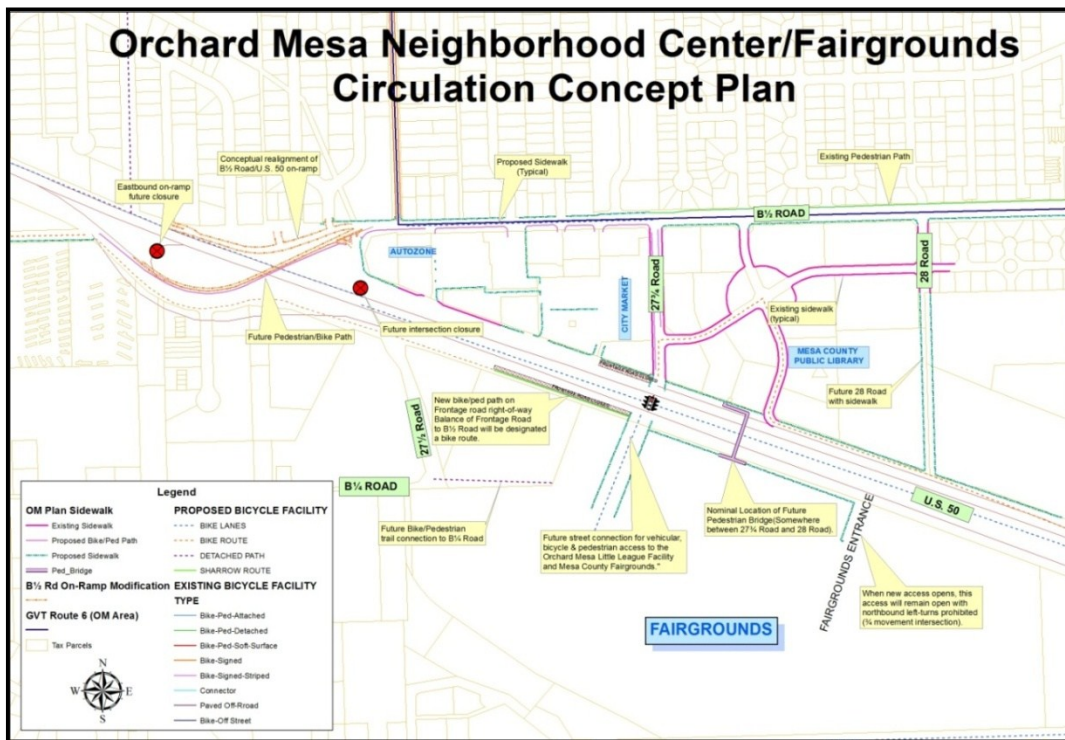
lengths. Such street networks maximize efficient traffic flow and roadway capacity while increasing safety by holding vehicles to slower speeds. Small block lengths encourage walking and increase pedestrian safety. Increasing connectivity is less costly, more cost-efficient, and less impactful than widening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

Multi-Modal System

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

Sanitation & Sewer

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

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

Cost of Infrastructure, Services

(2010 Grand Junction Comprehensive Plan)

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

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

Domestic Water

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

There are several properties along the south edge of the Plan area, around Old Whitewater Road and near the junction of Highways 50 and 141, that are not in a water service district's boundary. Future development of these properties would be dependent on inclusion in a water district and extension of service. One such area is Springfield Estates, off Highway 141; it is served by Ute Water. The County's Whitewater Hill property (drag strip, trap club, 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 time from a station. The current location overlaps with the coverage area of the main station at 6th Street and Pitkin Avenue. Moving the station to the east would expand the area within the 4 minute response time, both on Orchard Mesa and in Pear Park. Data indicates a 17% increase in call volume from 2011 to 2012. However, the number of emergency medical service (EMS) calls decreased from about 80% of total calls in 2011 to about 75% in 2012. (Table 9)

Table 9: Fire Station No. 4 Call Volume

Station 4	2011	2012
Total Responses	2625	3083
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

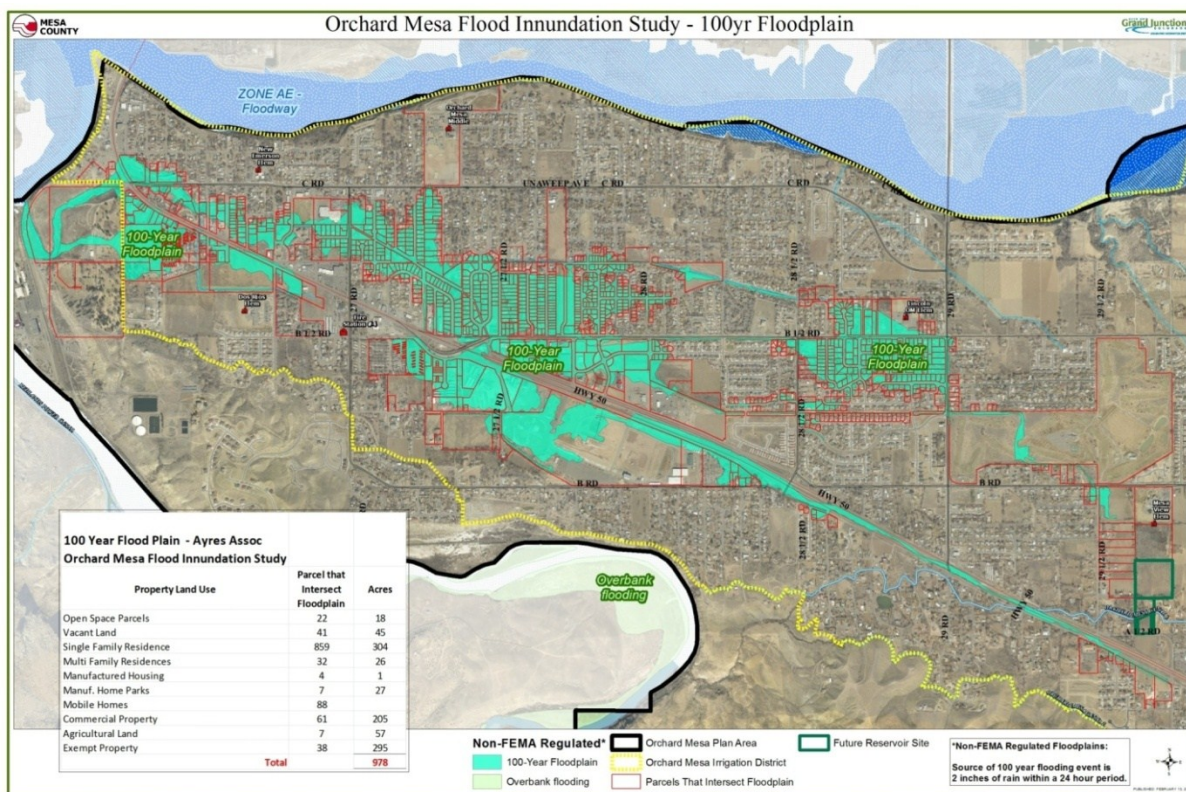
To aid in returning runoff to water sources safely, the U. S. Environmental Protection Agency (EPA) has developed a National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. As part of the NPDES guidelines, employees in the Orchard Mesa Irrigation District (OMID) and the 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 ensure all new structures are built high enough they will not flood in the 1% chance event. Because this is not yet a FIRM, lending agencies probably won’t require flood insurance to issue a loan. Affected land owners should consider obtaining flood insurance because basic homeowner’s policies do not cover flooding. A composite of the study area plus the FEMA-regulatory floodplain is shown in Appendix Map 23.

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Storm Water

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

ACTIONS

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

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

ACTIONS

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

9. Parks, Recreation, Open Space & Trails



Background

Existing Parks and Recreation Facilities

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

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



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

A Grand Green System of Connected Recreational Opportunities

(2010 Grand Junction Comprehensive
Plan - Guiding Principles)

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

Park Needs

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

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

(2010 Grand Junction Comprehensive Plan)

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

Figure 10: Park Service Areas



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

Table 10: Park Inventory

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

An Extensive Off-Street Trail System

(2010 Grand Junction Comprehensive Plan)

“The region is known for its great bicycling, but a complete trail system is lacking throughout the city. The plan expands on the great trail building efforts along the Colorado River and combines trails, bike paths, bike 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.

MESA COUNTY MINERAL & ENERGY RESOURCES MASTER PLAN

GUIDING GOAL

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

GOALS (excerpts):

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

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

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

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

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

Geologic Hazards

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



Steep Slopes

(2010 Grand Junction Comprehensive Plan)

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

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

Visual Resources/Air Quality

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

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

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

Visual Resources

(2010 Grand Junction Comprehensive Plan)

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

Air Quality

(2010 Grand Junction Comprehensive Plan)

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

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

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

Wildlife

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

2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Natural Resources

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

ACTIONS

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

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

ACTIONS

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

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

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

Goal 3: Visual resources and air quality are preserved.

ACTIONS

- a. Develop/distribute Best Management Practices (BMP's) for mineral extraction, agricultural, and construction operations.
- b. Encourage landowners to work with Natural Resource Conservation Service, the County Air Quality staff and Planning Committee, and the Tri-River Extension Service on best management practices for agricultural operations including: alternatives to open burning, and dust minimization during high wind events, etc.
- c. Enforce air emission permits (e.g., gravel operations, industrial uses).
- d. Work with the County Air Quality Planning Committee on ways to maintain a healthy air quality.
- e. Continue to require full cutoff light fixtures on all new development to minimize light spillage outward and upward.
- f. Create and distribute informational materials for homeowners and businesses to minimize outdoor lighting while still maintaining needed security.
- g. Explore revising development codes to include protection of key view sheds and corridors.
- h. Continue to enforce ridgeline development standards.

12. Historic Preservation

Background

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

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

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

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



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

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

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



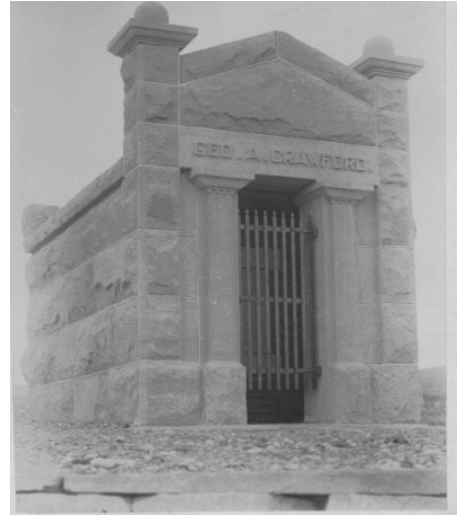
Modern access to Orchard Mesa has included three bridges spanning the Colorado and Gunnison Rivers. The Fifth Street Bridge was constructed in 1886 and was replaced by a two-lane bridge in 1933. This bridge lasted until 1989 when it was replaced to match the existing two lane southbound bridge constructed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

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

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

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

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



2010 Comprehensive Plan Goals and Policies

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

Policies:

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

Orchard Mesa Historic Preservation

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

ACTIONS

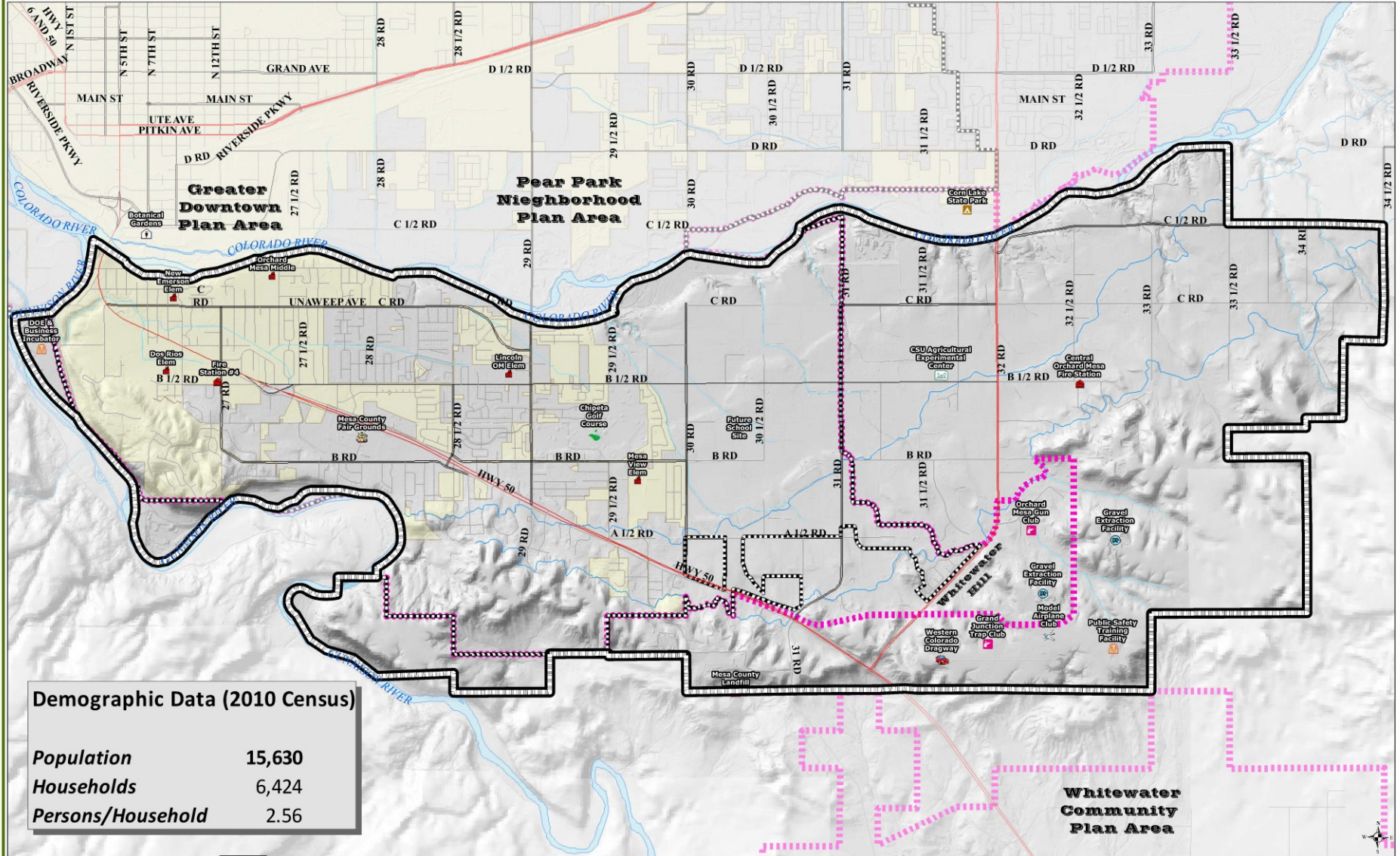
- a. Efforts shall be made to preserve and protect significant historic, cultural and paleontological resources whenever possible and reasonable.
- b. Conduct a comprehensive inventory of historic, cultural and paleontological resources in the planning area in conjunction with the Museum of Western Colorado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

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

APPENDIX: MAPS

List Maps

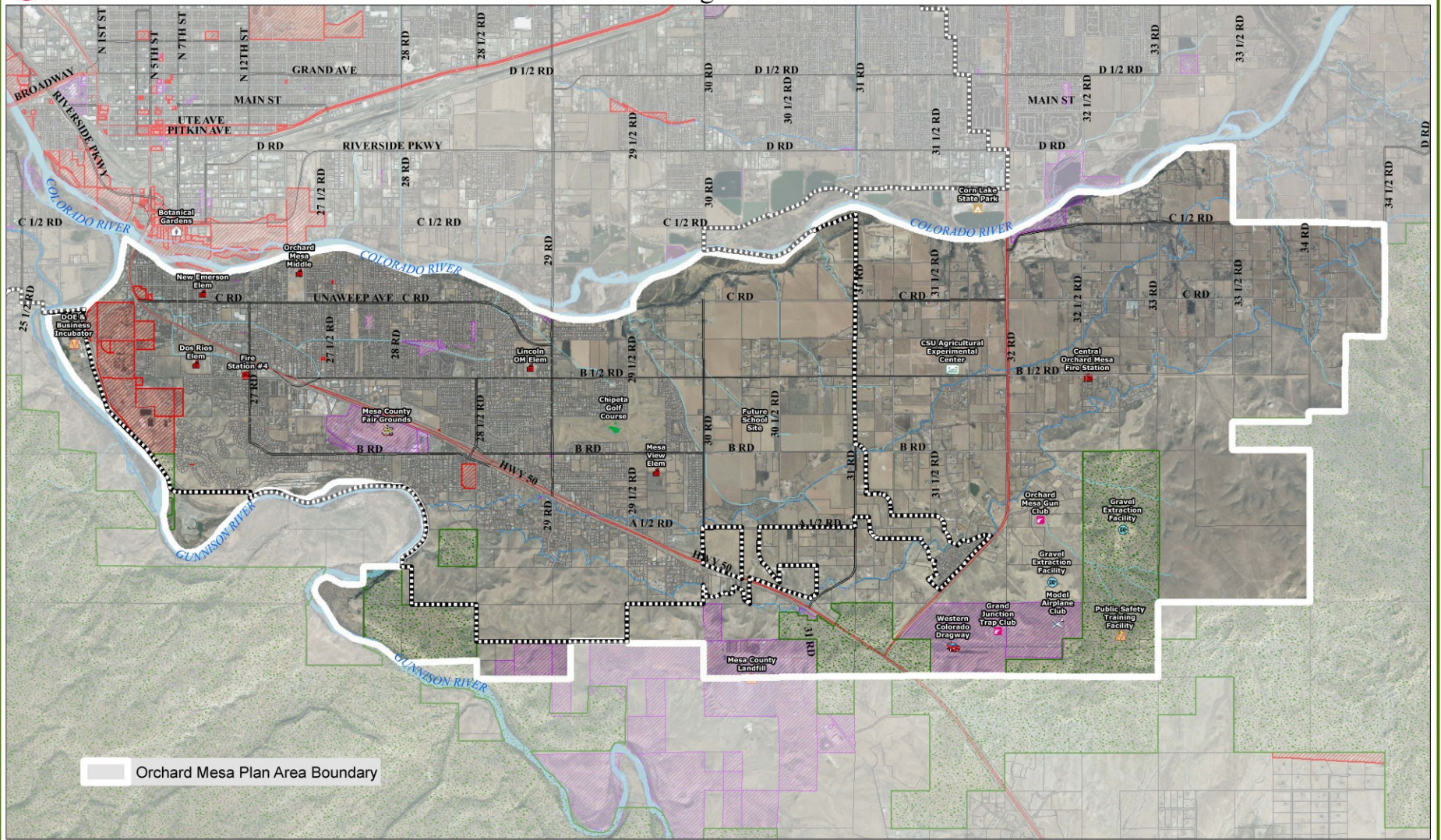
1. Orchard Mesa Plan Area
2. Plan Area Air Photo
3. Commercial Industrial Property
4. 2010 Future Land Use (as amended, February 2013)
5. Zoning – City and County
6. Neighborhood Center Future Land Use Changes
7. Current Land Use
8. Open Lands Overlay District
9. Vacant Residential Property Inventory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



Demographic Data (2010 Census)

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

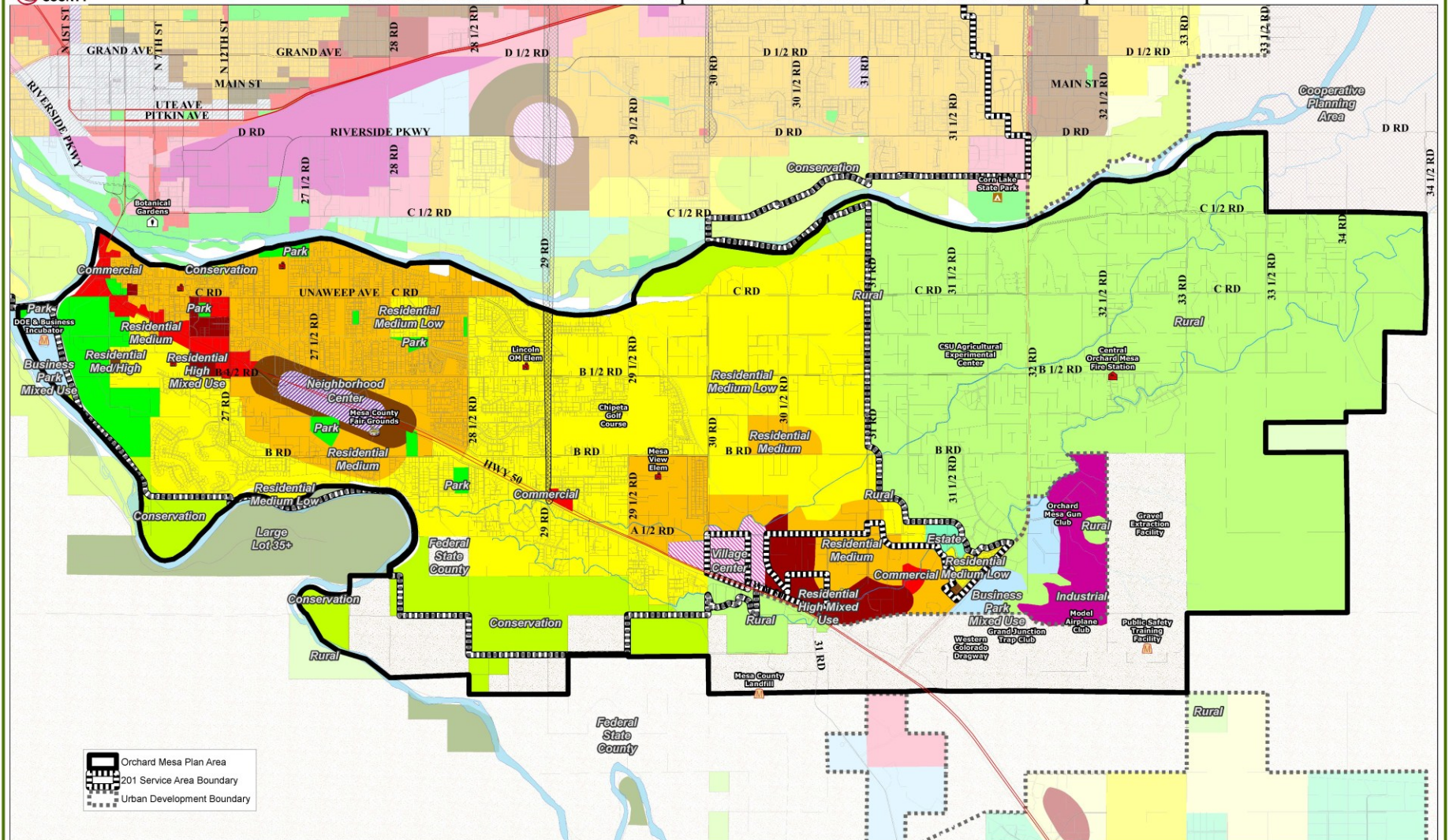
 Plan Boundary
 201 Service Area Boundary
 Urban Development Boundary
 Grand Junction City Limits



Orchard Mesa Plan Area Boundary

201 Service Area Boundary City Property Mesa County Property BLM



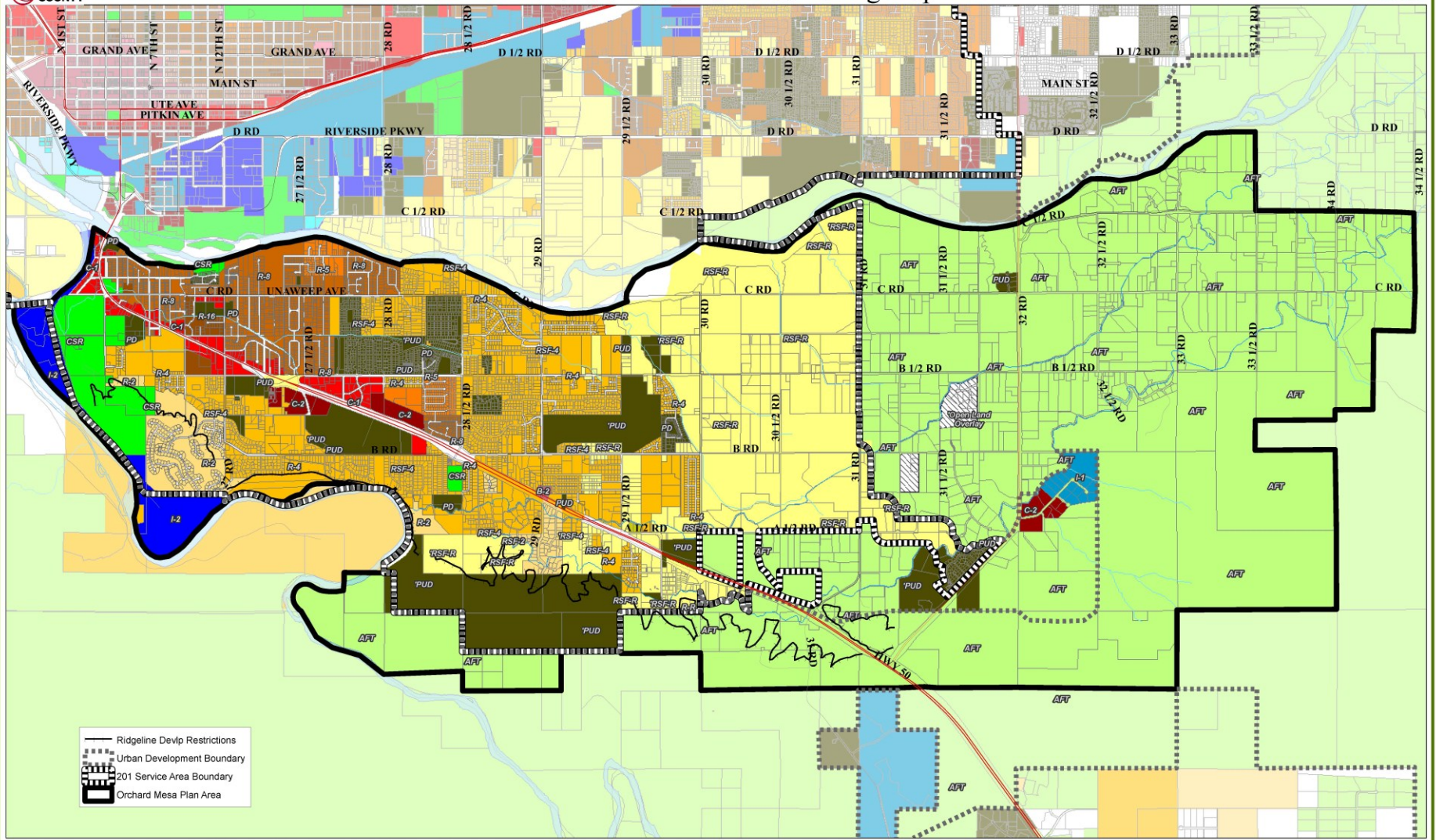


Orchard Mesa Plan Area
 201 Service Area Boundary
 Urban Development Boundary

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

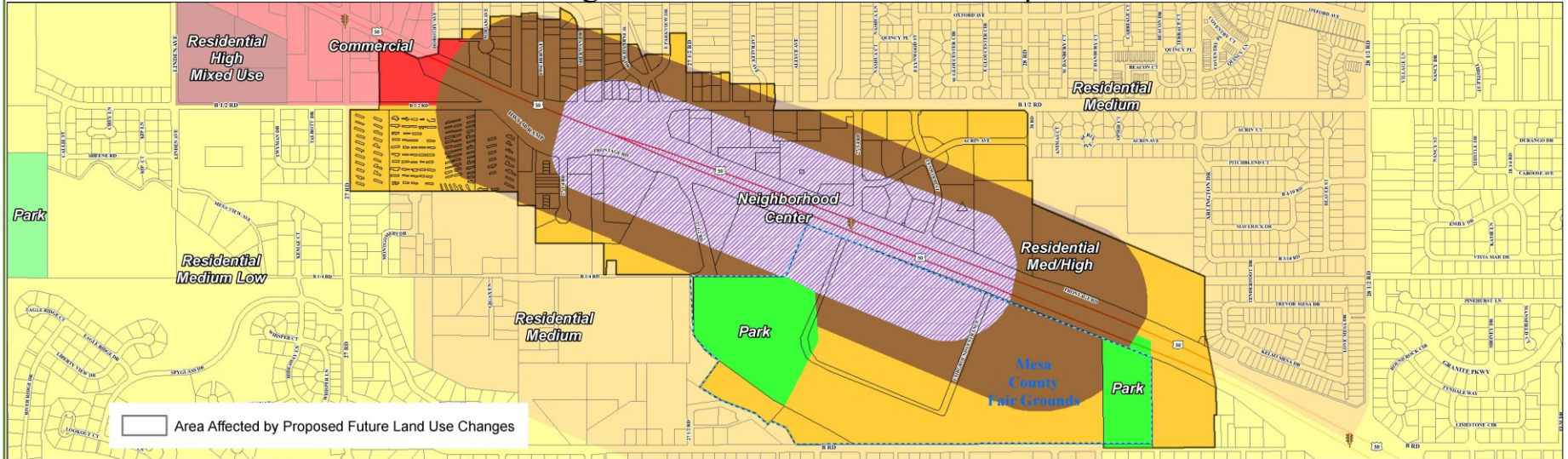




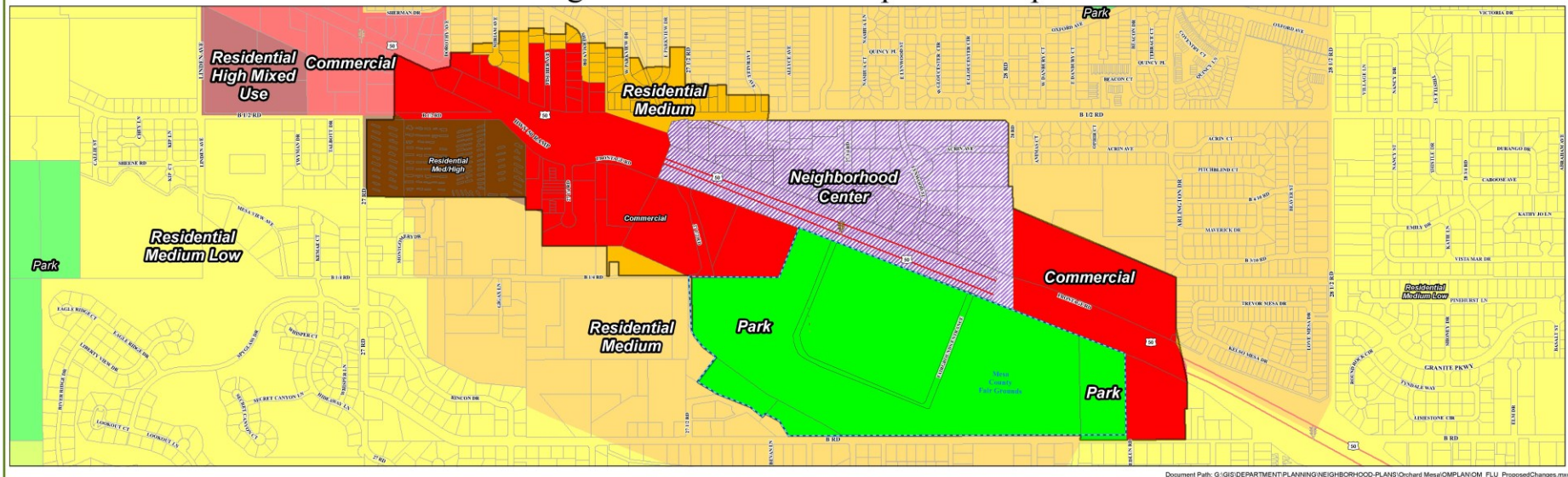
City Zoning	R-R (Rural 1 unit/5 acres)	R-2 (2 units/acre)	R-4 (2-4 units/acre)	R-5 (2-5.5 units/acre)	R-8 (5.5-8 units/acre)	R-16 (12-16 units/acre)	C-1 (Light Commercial)	C-2 (General Commercial)	CSR (Community Services & Rec.)	PD (Planned Development)
	AFT (5-35 acres)	RSF-R (Rural)	RSF-1 (1 unit/acre)	RSF-2 (2 units/acre)	RSF-4 (2-4 units/acre)	RMF-5 (2-5 units/acre)	C-1 (Light Commercial)	C-2 (General Commercial)	PUD (Planned Urban Devlop)	B-2 (Downtown Business)
	I-1 (Light Industrial)	I-2 (General Industrial)	B-1 (Light Industrial)	B-2 (Downtown Business)	C-1 (Light Commercial)	C-2 (General Commercial)	I-1 (Light Industrial)	I-2 (General Industrial)	B-1 (Light Industrial)	B-2 (Downtown Business)

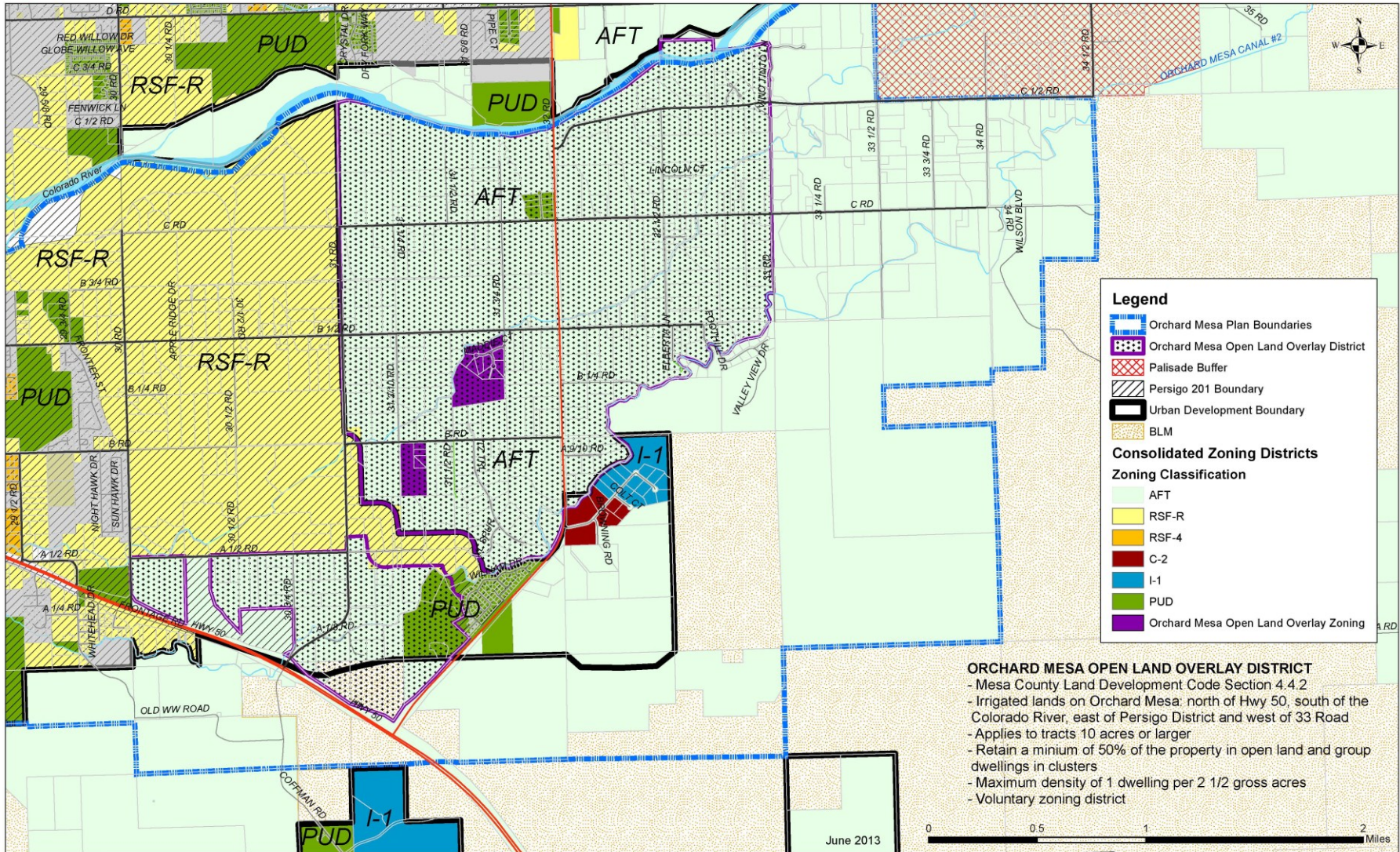
Source: Mesa County GIS (For the most-current zoning classifications, use the on-line interactive map at <http://gis.mesacounty.us/interactive.aspx>)

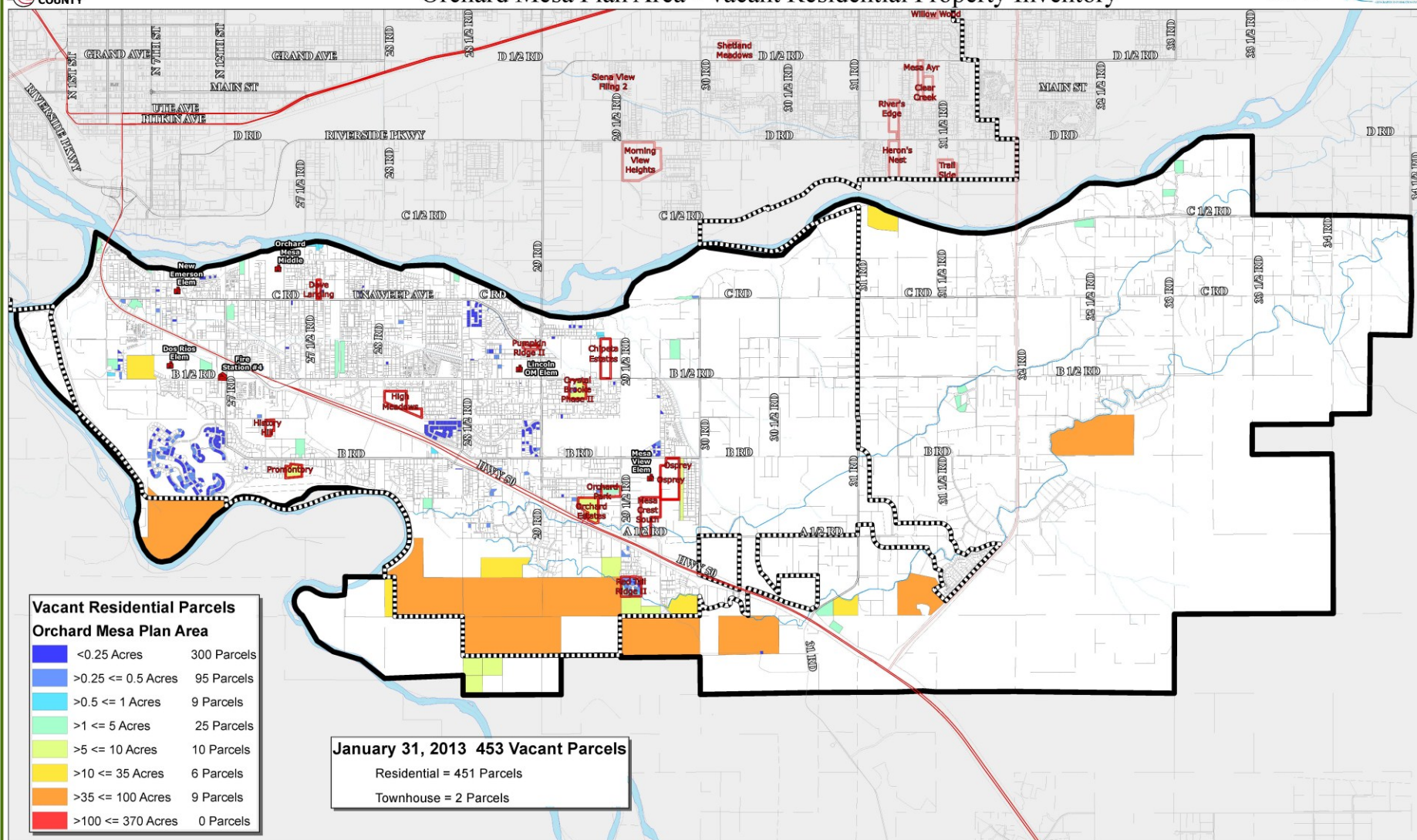
Orchard Mesa Neighborhood Center - Current Comp Plan Future Land Use



Orchard Mesa Neighborhood Center - Proposed Comp Plan Future Land Use



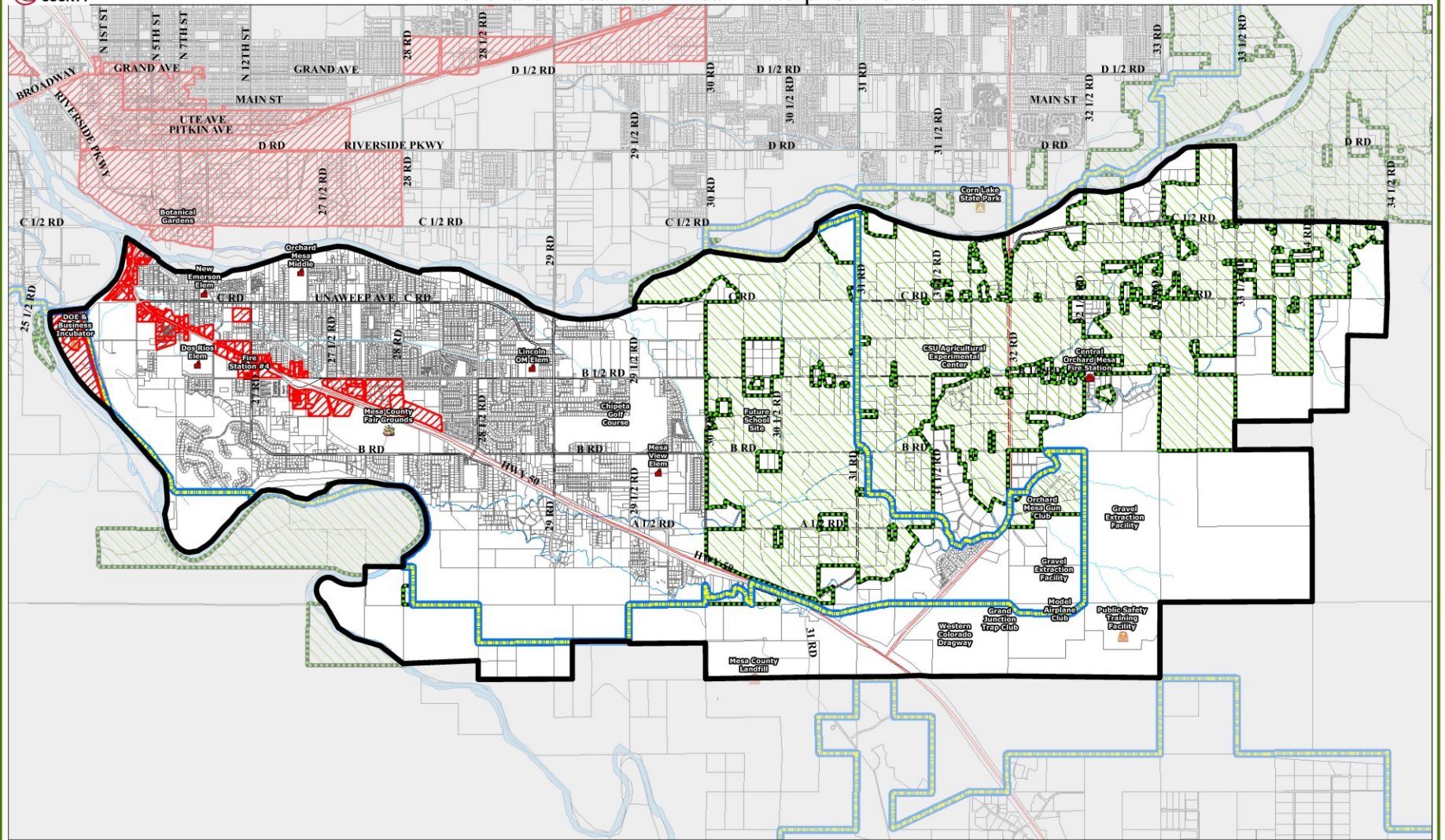




January 31, 2013 453 Vacant Parcels
 Residential = 451 Parcels
 Townhouse = 2 Parcels

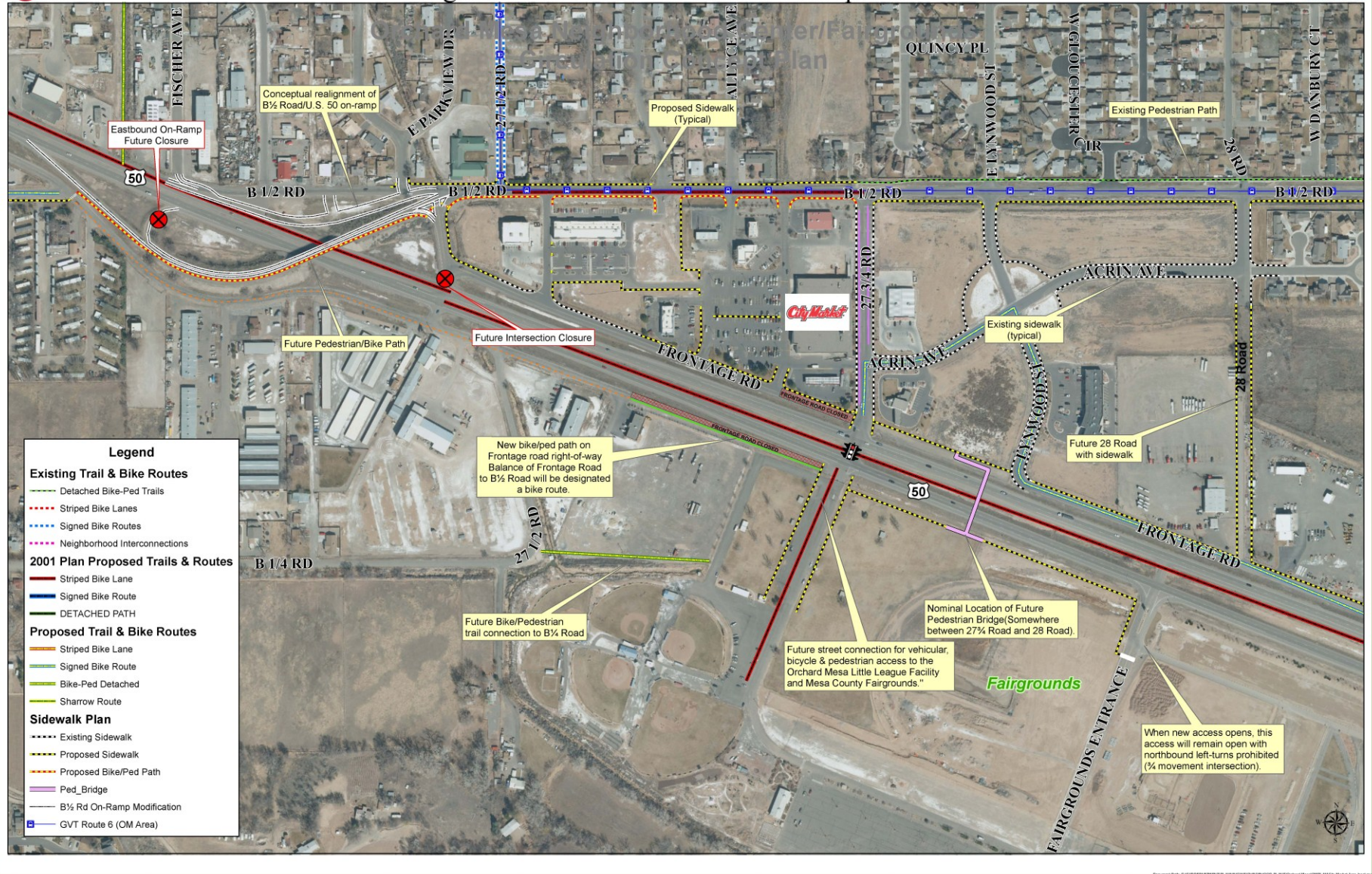
Orchard Mesa Plan Area
 201 Service Area Boundary
 Non Platted Subs





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





Legend

Existing Trail & Bike Routes

- Detached Bike-Ped Trails
- Striped Bike Lanes
- Signed Bike Routes
- Neighborhood Interconnections

2001 Plan Proposed Trails & Routes

- Striped Bike Lane
- Signed Bike Route
- DETACHED PATH

Proposed Trail & Bike Routes

- Striped Bike Lane
- Signed Bike Route
- Bike-Ped Detached
- Sharrow Route

Sidewalk Plan

- Existing Sidewalk
- Proposed Sidewalk
- Proposed Bike/Ped Path
- Ped_Bridge
- B 1/2 Rd On-Ramp Modification
- GVT Route 6 (OM Area)

Eastbound On-Ramp Future Closure

Conceptual realignment of B 1/2 Road/U.S. 50 on-ramp

Proposed Sidewalk (Typical)

Existing Pedestrian Path

Future Pedestrian/Bike Path

Future Intersection Closure

New bike/ped path on Frontage road right-of-way Balance of Frontage Road to B 1/2 Road will be designated a bike route.

Existing sidewalk (typical)

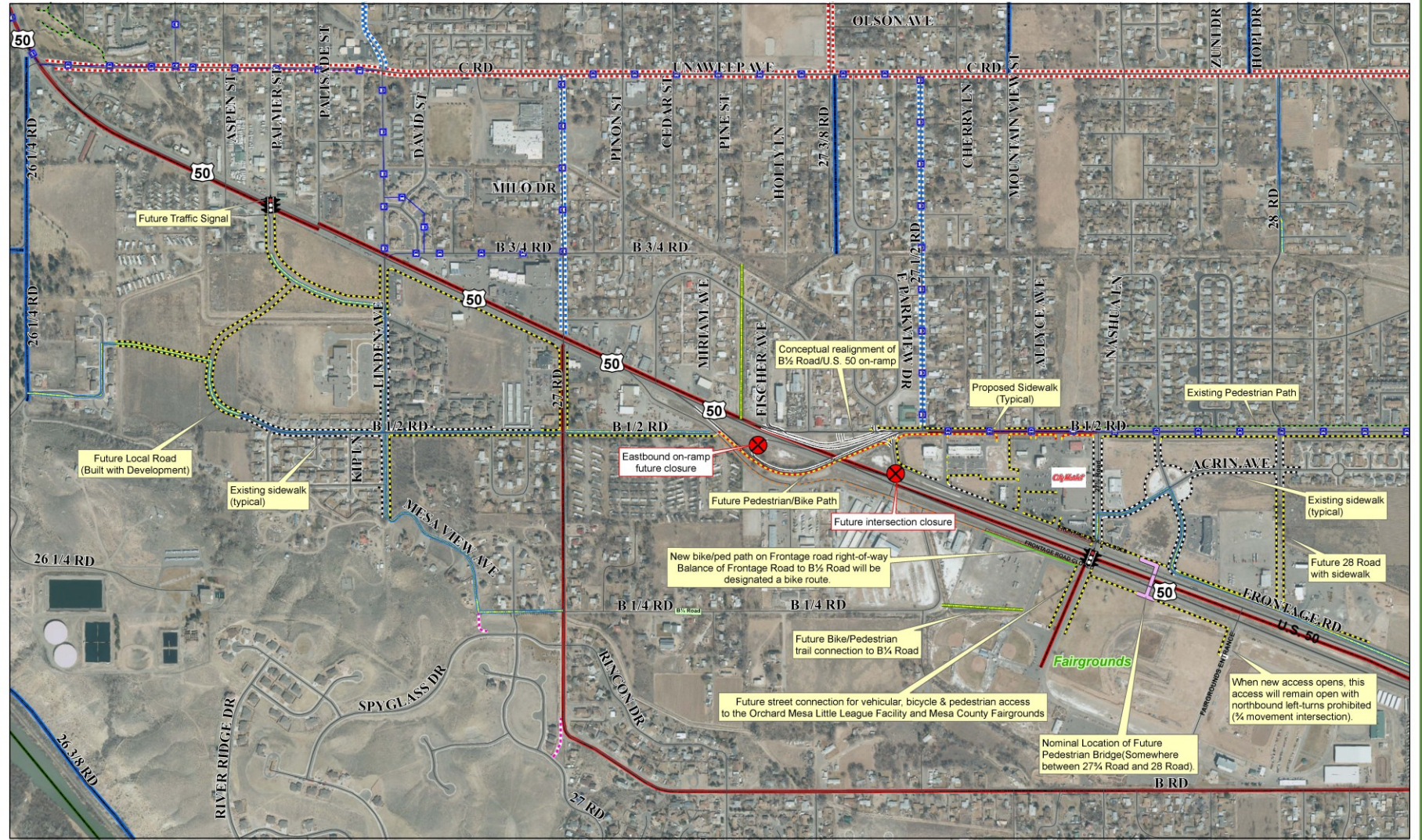
Future 28 Road with sidewalk

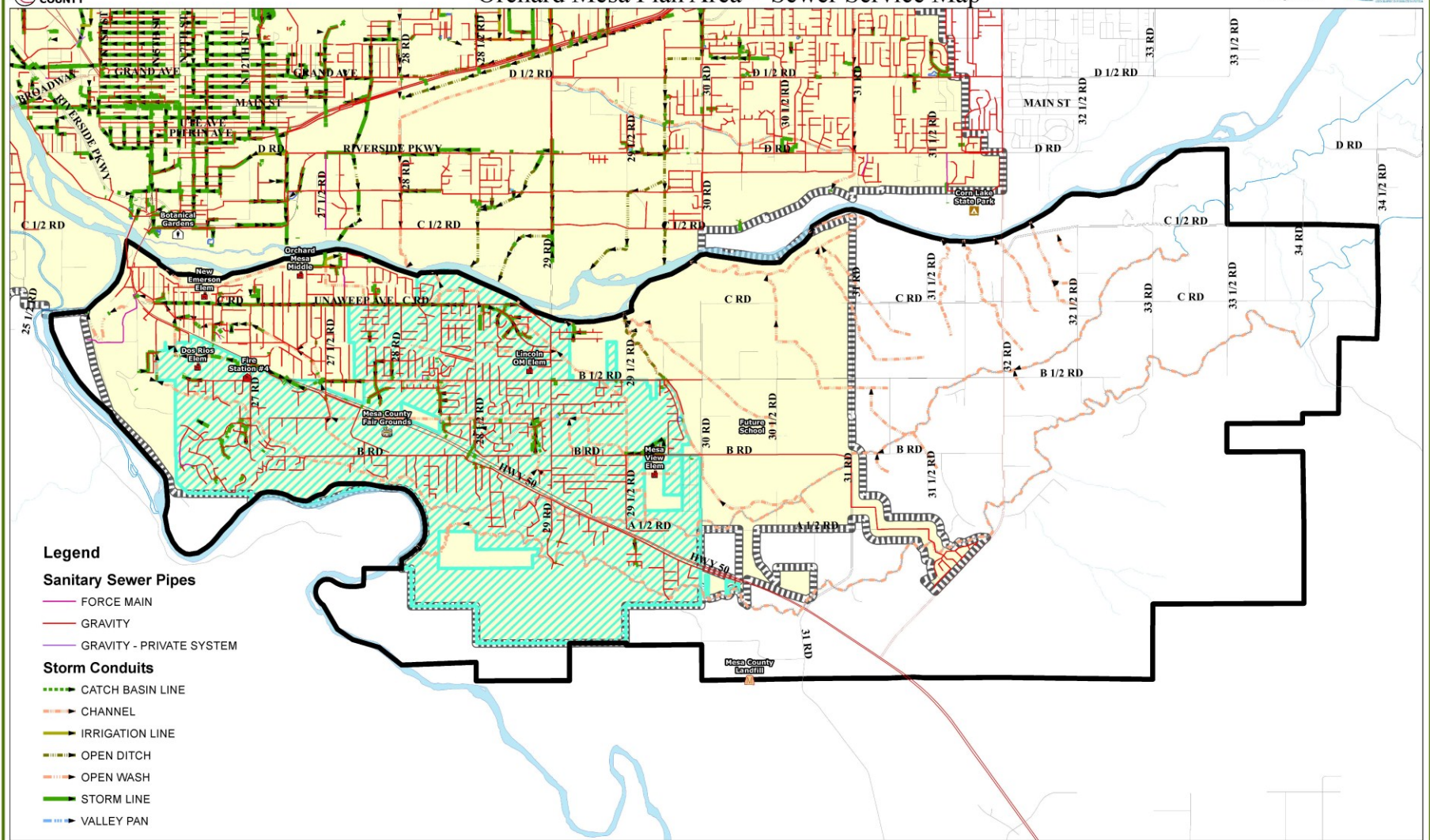
Future Bike/Pedestrian trail connection to B 1/2 Road

Nominal Location of Future Pedestrian Bridge (Somewhere between 27 1/2 Road and 28 Road)

Future street connection for vehicular, bicycle & pedestrian access to the Orchard Mesa Little League Facility and Mesa County Fairgrounds.

When new access opens, this access will remain open with northbound left-turns prohibited (1/4 movement intersection).





Legend

Sanitary Sewer Pipes

- FORCE MAIN
- GRAVITY
- GRAVITY - PRIVATE SYSTEM

Storm Conduits

- CATCH BASIN LINE
- CHANNEL
- IRRIGATION LINE
- OPEN DITCH
- OPEN WASH
- STORM LINE
- VALLEY PAN

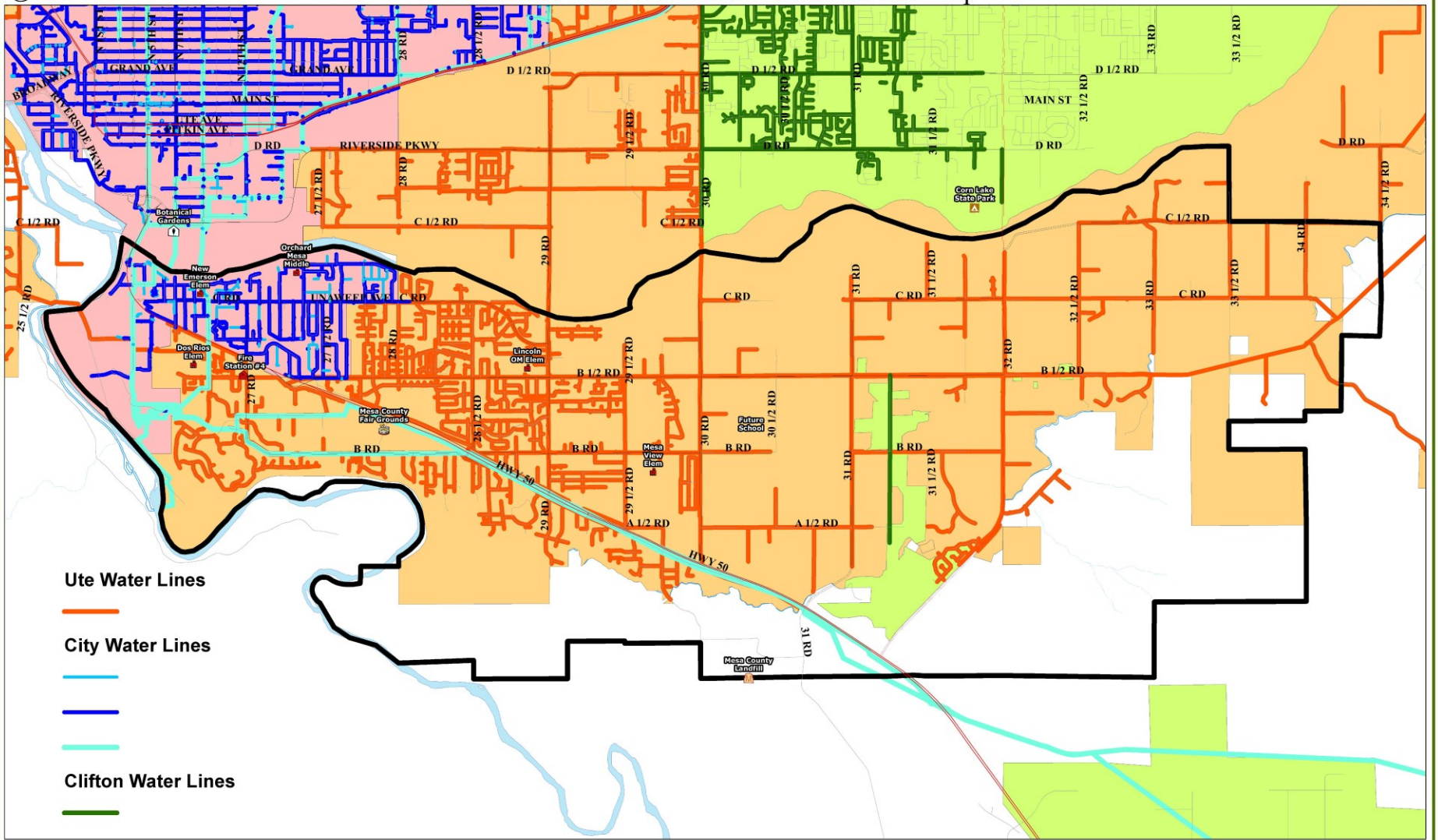


201 Service Area Boundary



Orchard Mesa Sanitation District

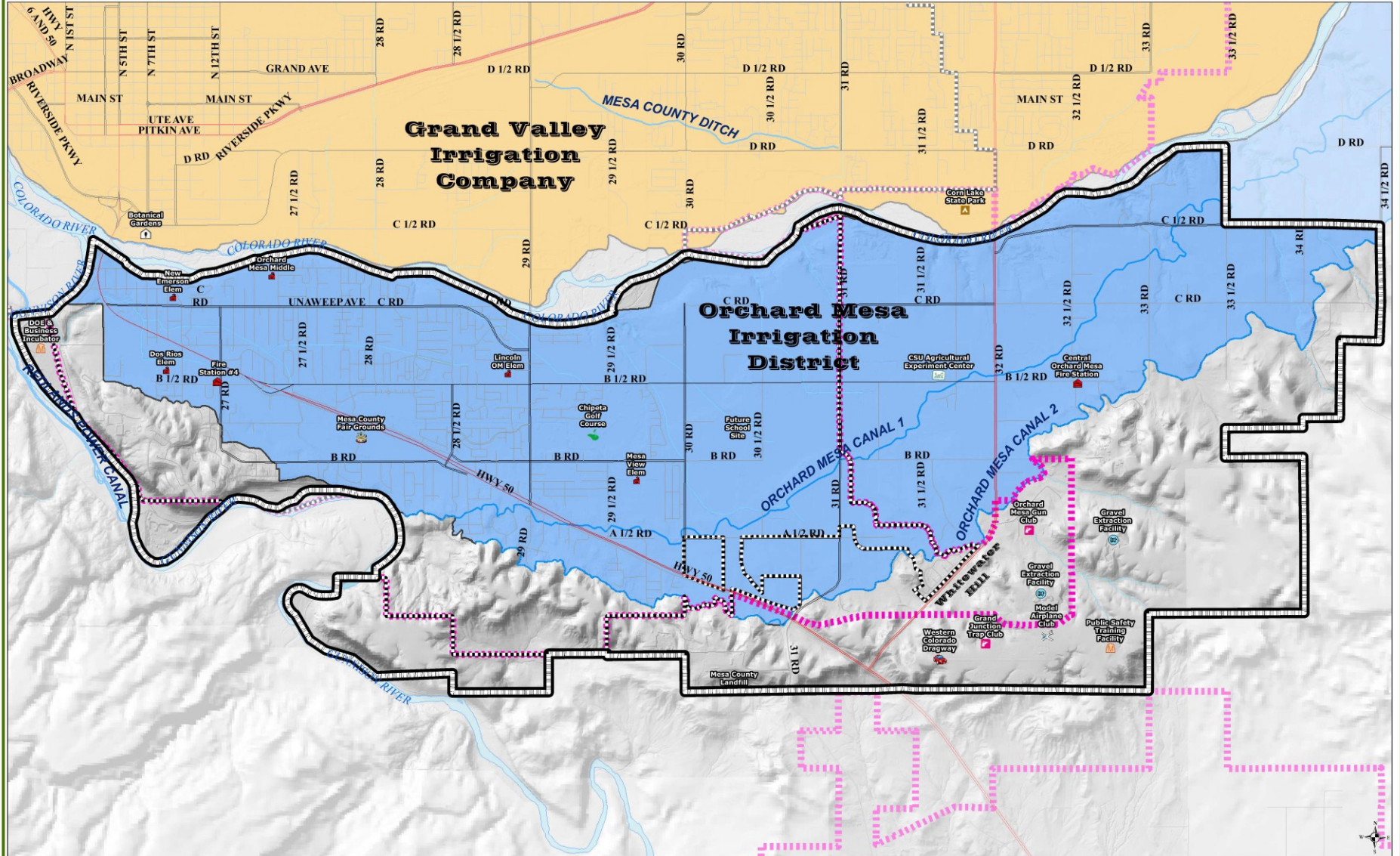




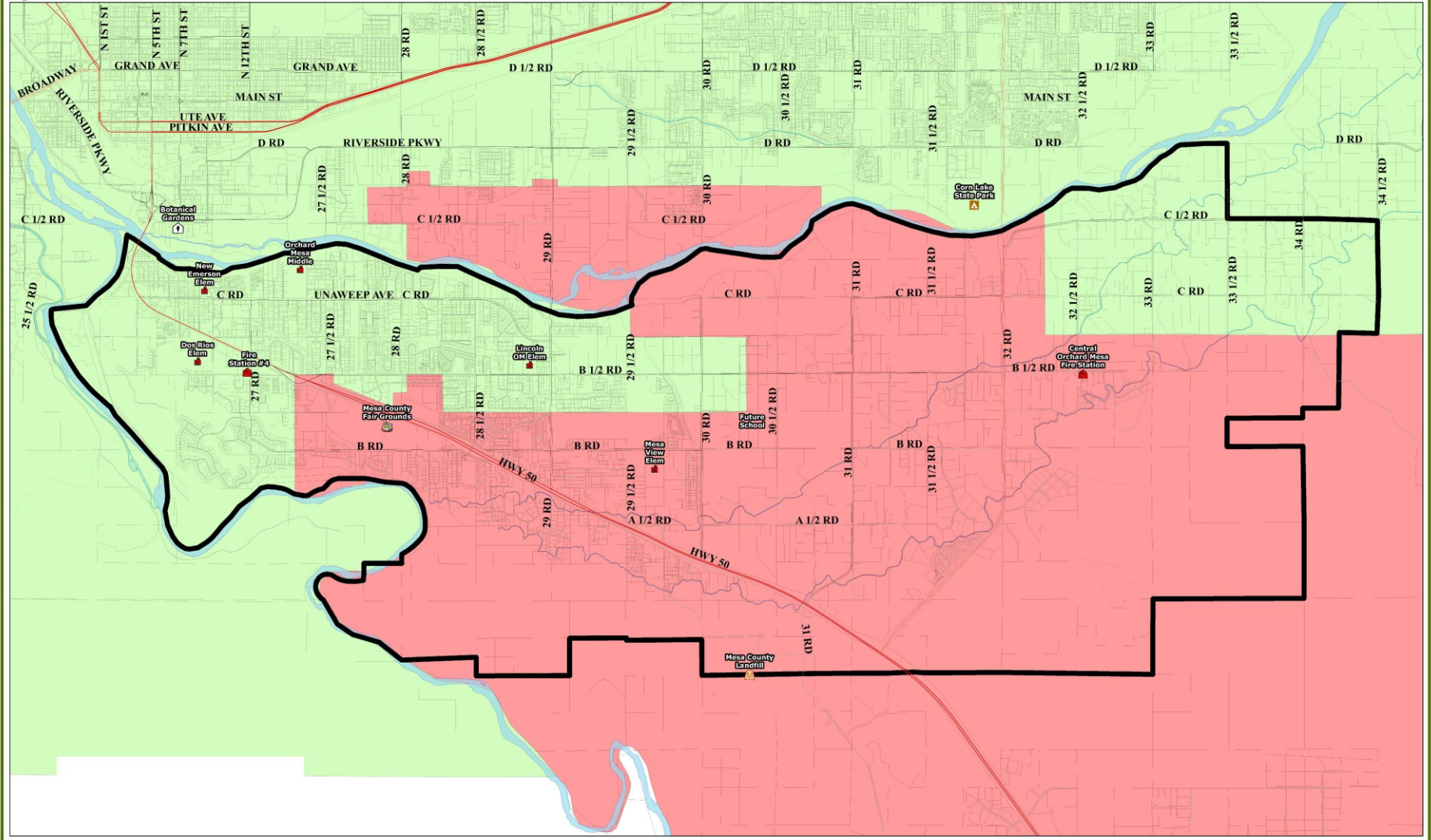
- Ute Water Lines
- City Water Lines
- Clifton Water Lines

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



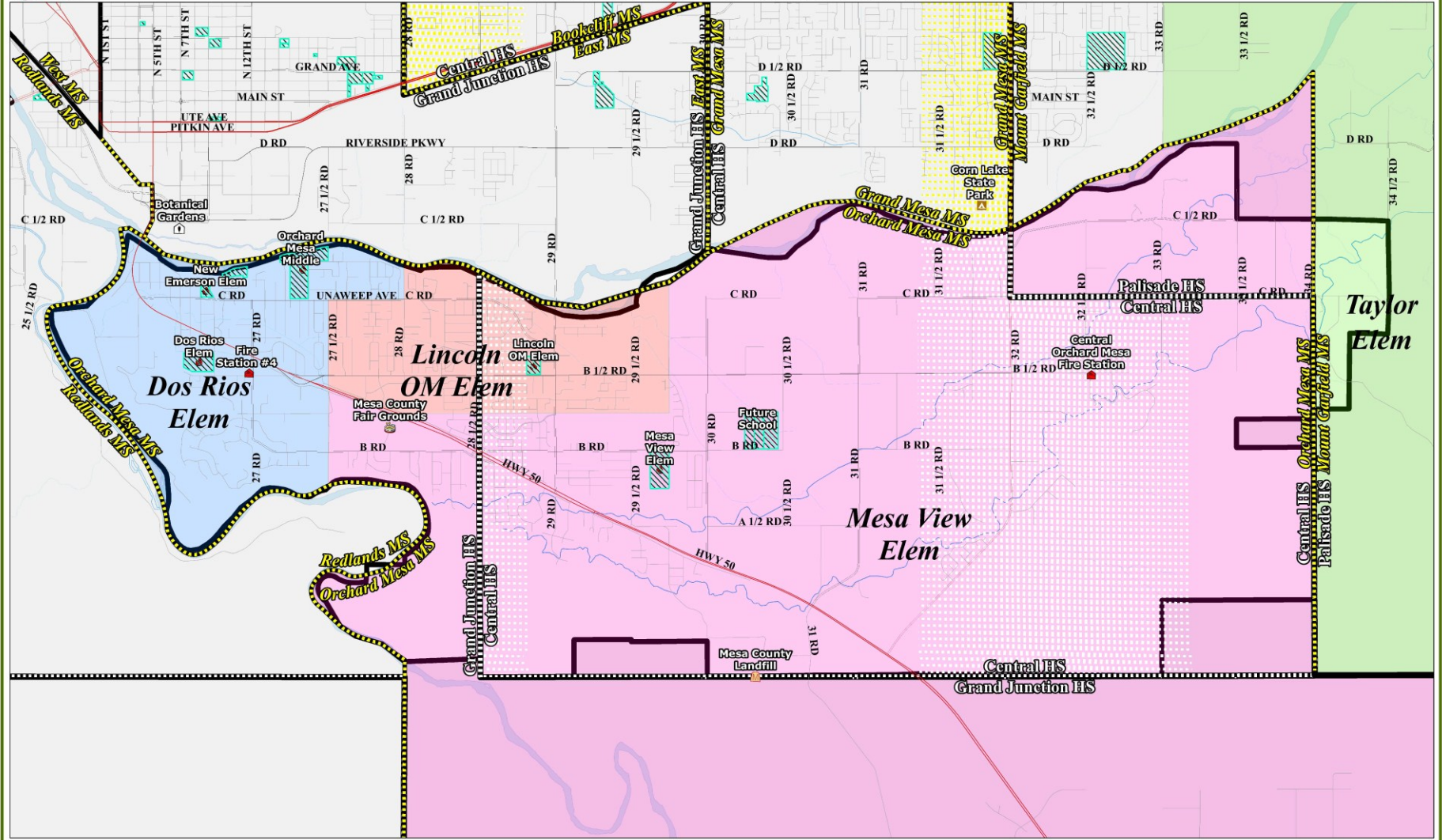


Plan Boundary
 201 Service Area Boundary
 Urban Development Boundary



Electric Utility Districts Grand Valley Power Xcel Energy

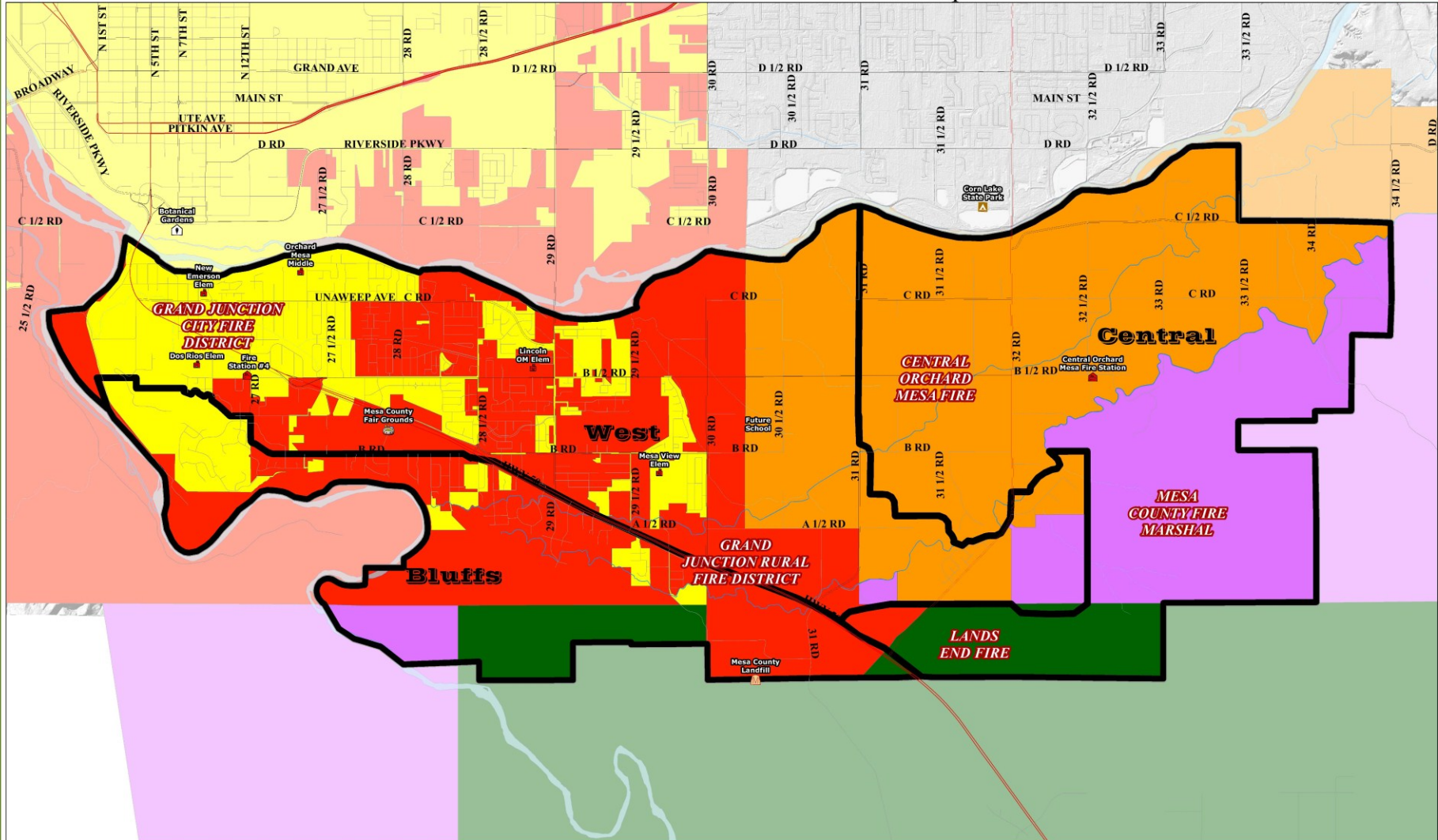




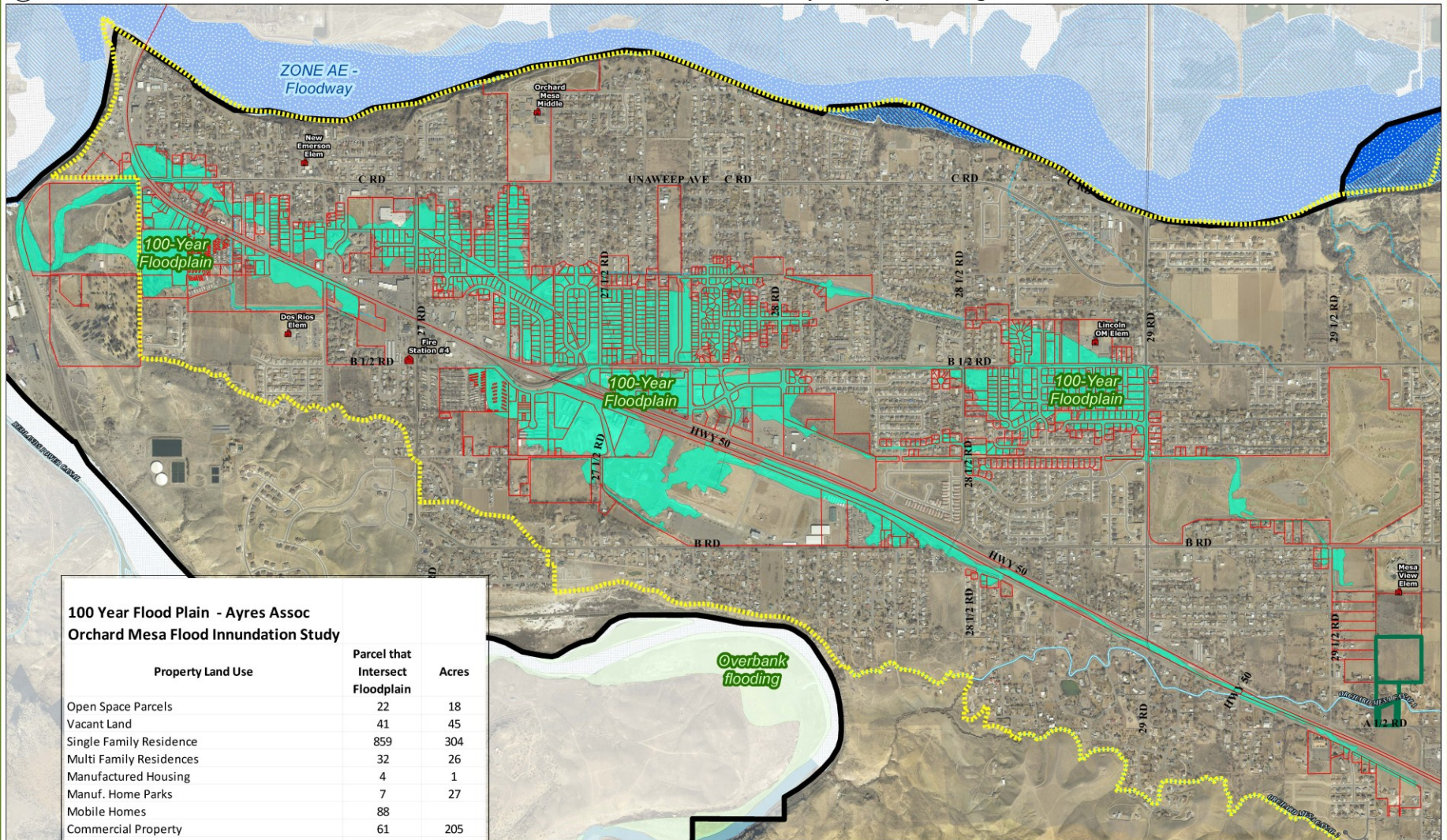
Orchard Mesa Plan Area

District 51 Attendance Areas

- | | | | | |
|-----------|--------------|-------------|---------------|--------------------------|
| Dos Rios | Lincoln OM | Taylor | Middle School | School Dist. 51 Property |
| Mesa View | Orchard Mesa | High School | | |



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



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

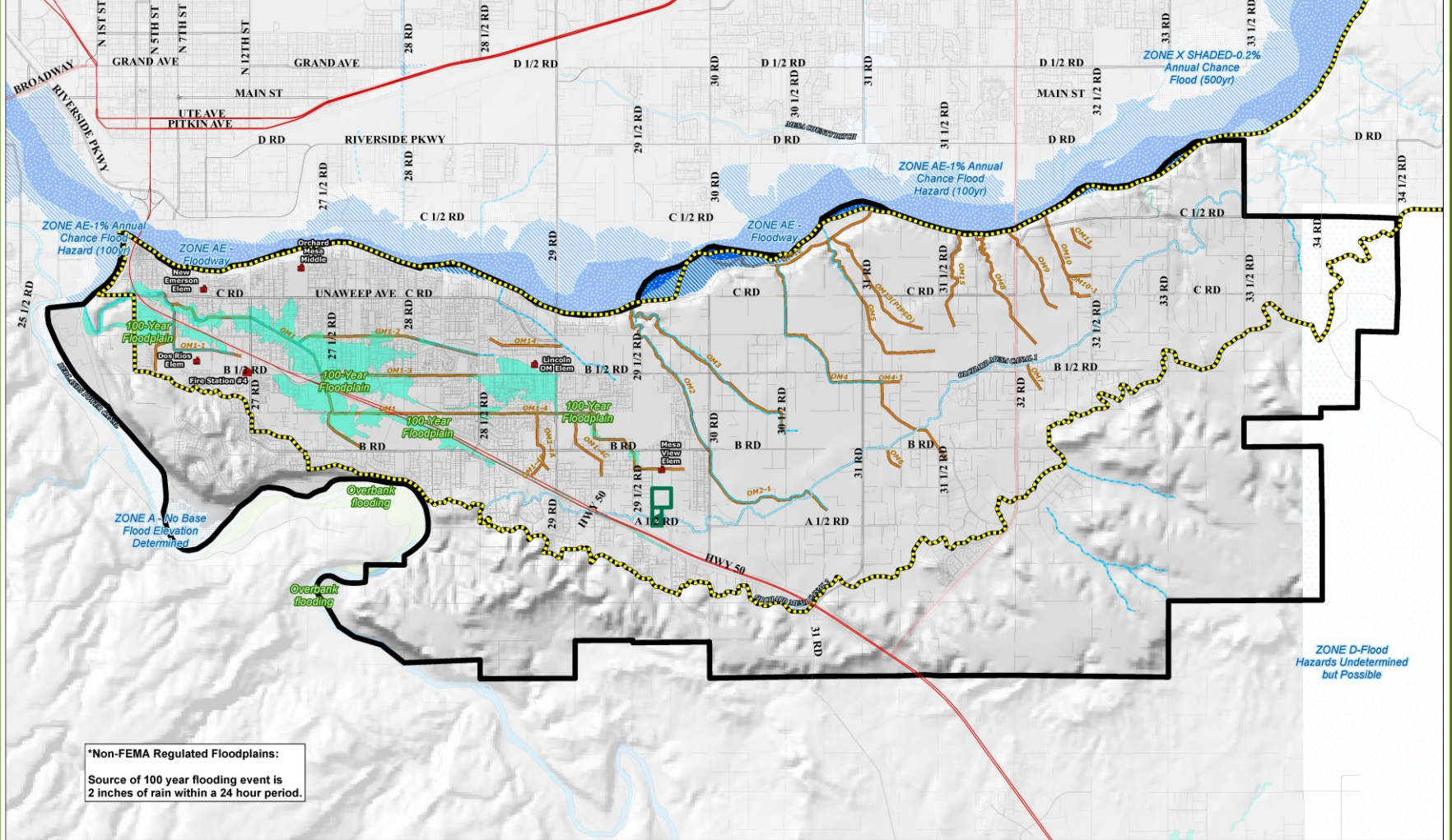
Property Land Use	Parcel that Intersect Floodplain	Acres
Open Space Parcels	22	18
Vacant Land	41	45
Single Family Residence	859	304
Multi Family Residences	32	26
Manufactured Housing	4	1
Manuf. Home Parks	7	27
Mobile Homes	88	
Commercial Property	61	205
Agricultural Land	7	57
Exempt Property	38	295
Total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

Non-FEMA Regulated*

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

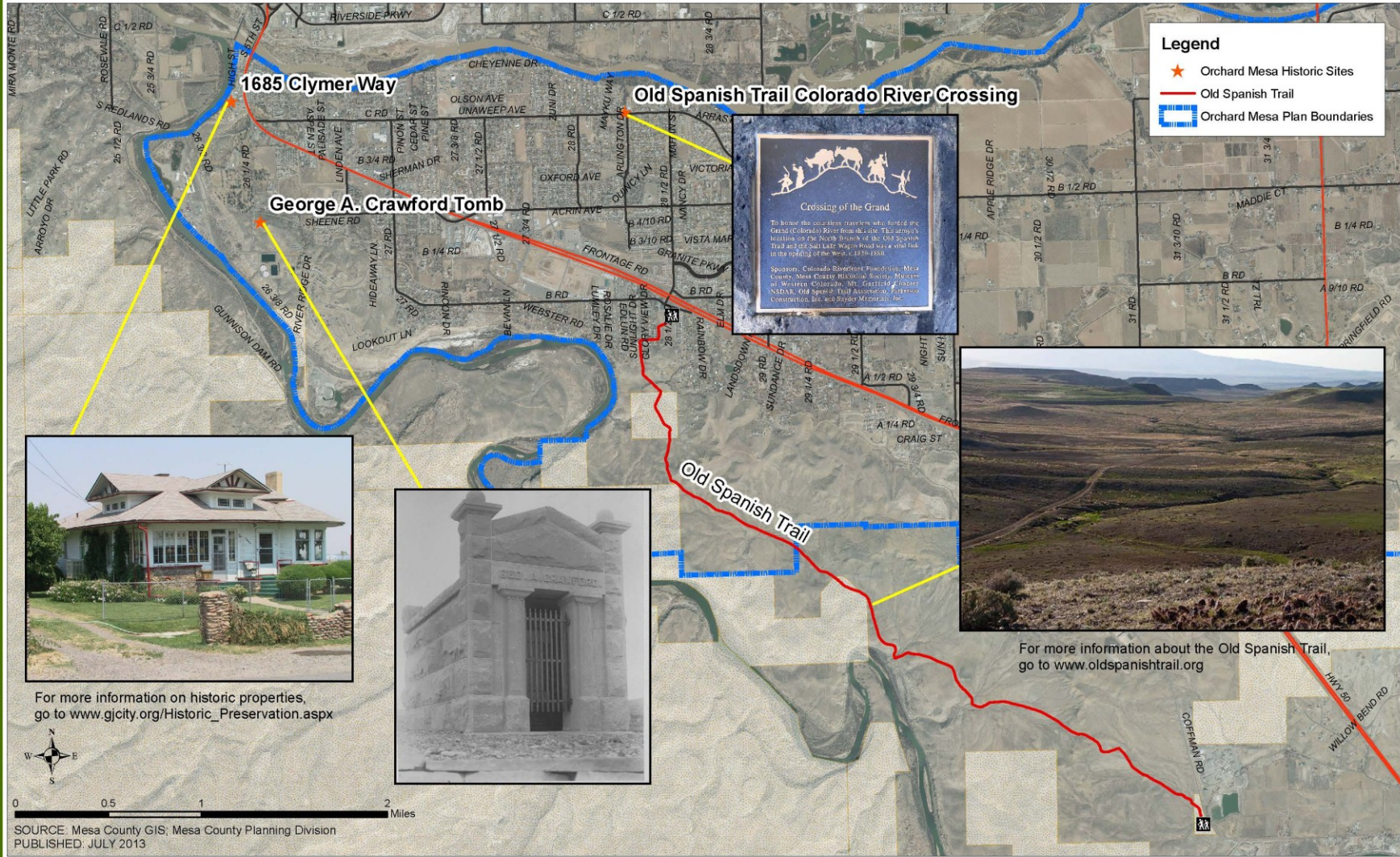
***Non-FEMA Regulated Floodplains:**
Source of 100 year flooding event is 2 inches of rain within a 24 hour period.





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

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



Public Comments Summary Table

Orchard Mesa Plan
Open House Comments

Updated August 30, 2013

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.

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
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 not 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.		

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
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 Unawep 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		

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
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 occurred.)		
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.

Orchard Mesa Plan
Open House Comments

Updated August 30, 2013

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/ATV's/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 :(

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2	8/21/2013			Get rid of the annoying smell of the organic plant which 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 delineate 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.			

Orchard Mesa Plan
Open House Comments

Updated August 30, 2013

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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	<p>GVP Review Comments</p> <ol style="list-style-type: none"> 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 ambiguity 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 subdivision 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 february two years ago i came home
from the library with the front steps on fire with charcoal and neighbors 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 many 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.\

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please have the plan available at the om branch library for review.

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

**SPECIAL 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 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 $\frac{1}{2}$ Road and from 27 $\frac{1}{2}$ eastward to 28 $\frac{1}{4}$. (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 inconsistencies 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 $\frac{3}{4}$ 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 $\frac{1}{2}$ 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 where 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 $\frac{3}{4}$ and North of B $\frac{1}{2}$ Road, said he resides on 22 acres near the river. The road dead-ends at his property near 31 $\frac{3}{4}$ 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 $\frac{1}{2}$ 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 three joint City/County Planning Commission workshops. The Plan was developed during a year of extensive public involvement and deliberation. The Plan complements the Comprehensive Plan addresses the specific needs of the Orchard Mesa area.

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

The Plan does the following:

1. Like the 2010 Grand Junction Comprehensive Plan, the Orchard Mesa Neighborhood Plan will serve as a guide to public and private development decisions through the year 2035. It supports the community vision for its own future set forth in the Comprehensive Plan and provides a road map to achieve that vision in Orchard Mesa. It identifies and recommends specific strategies that will help Orchard Mesa realize its place in the vision of Comprehensive Plan to become to be the most livable community west of the Rockies.

2. The Plan focuses on twelve planning topics in its twelve chapters: Community Image; Future Land Use & Zoning; Rural Resources; Housing Trends; Economic Development; Transportation; Public Services; Stormwater; Parks, Recreation, Open Space & Trails; Mesa County Fairgrounds; Natural Resources; and Historic Preservation. Each chapter begins with a "Background" discussion, describing existing conditions and known issues. Relevant sections of the 2010 Comprehensive Plan are included, with an emphasis on the Guiding Principles. The Goals and Actions for each subject are preceded by the related 2010 Comprehensive Plan Goals and Policies.

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

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

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

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

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

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

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

INTRODUCED on first reading the _____ 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



CITY COUNCIL AGENDA ITEM

Date: 4/15/14
/Author: Jodi Romero
Title/ Phone Ext. Financial
Operations Director
Proposed Schedule: April 16th,
2014
2nd Reading
(if applicable): May 7th, 2014
File # (if applicable): _____

Subject: Persigo Biogas Supplemental Appropriation Ordinance
Action Requested/Recommendation: Introduction of Proposed Ordinance and Setting a Public Hearing for May 7th, 2014
Presenter(s) Name & Title: Jodi Romero, Financial Operations Director Jay Valentine, Internal Services Manager

Executive Summary:

A supplemental appropriation is needed in the Persigo Wastewater Treatment Fund in anticipation of entering into a contract to construct infrastructure necessary for the production of biogas. This project will convert methane gas, which is a byproduct of the treatment process, to bio compressed natural gas fuel. The project will include a pipeline from Persigo to City Shops to transport the gas to the current CNG fueling stations.

Background, Analysis and Options:

Several years ago, the wastewater division contracted with an engineering firm to help identify any beneficial uses of the biogas produced at the Persigo treatment facility. Persigo “flares” or burns off approximately 100,000 cubic feet per day of digester gas. Digester gas is methane that is created as a byproduct of processing waste.

During the City Council workshop on April 14th, 2014 options for converting the methane gas were considered. Council directed staff to pursue the option to convert the biogas into compressed natural gas, deliver it to the City’s fueling facility and use it to fuel CNG vehicles.

A detailed staff report on the project and the proposed contract will be presented to City Council for consideration on May 7th, 2014 together with the Public Hearing for this Supplemental Appropriation Ordinance.

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

This action is needed to meet the plan goals and policies.

Board or Committee Recommendation:

This Persigo Biogas project will be discussed with the County Commissioners on April 30th, at the City County Joint Persigo Meeting.

Financial Impact/Budget:

The supplemental appropriation ordinance is presented to ensure adequate appropriation for the Joint Sewer Fund (Persigo), and upon approval of the contract and project and passage of the Supplemental Ordinance, the 2014 budget will be amended accordingly.

Legal issues:

The ordinance has been drawn, noticed, and reviewed in accordance with the Charter.

Other issues:

None known at this time

Previously presented or discussed:

The Persigo Biogas Project has been discussed with City Council numerous times over the course of several years. The most recent discussion was at City Council Workshop on April 14th, 2014.

Attachments:

Proposed Supplemental Appropriation Ordinance for the Persigo Biogas Project

ORDINANCE NO. ____

AN ORDINANCE MAKING A SUPPLEMENTAL APPROPRIATION TO THE 2014 BUDGET OF THE CITY OF GRAND JUNCTION FOR THE PERSIGO BIOGAS PROJECT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2014, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
Joint Sewer System	900	\$ 2,800,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2014.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2014.

Attest:

President of the Council

City Clerk



Date: March 28, 2014
 Author: Brian Rusche
 Title/ Phone Ext: Senior Planner /
x4058
 Proposed Schedule: April 16, 2014
 2nd Reading (if applicable): N/A
 File # (if applicable): VAC-2014-77

**Attach 4
 CITY COUNCIL AGENDA ITEM**

Subject: Vacate a portion of a 10' Utility and Irrigation Easement, Located at 695 Cascade Drive
Action Requested/Recommendation: Approve a Resolution to Vacate a Portion of a 10' Utility and Irrigation Easement
Presenter(s) Name & Title: Brian Rusche, Senior Planner

Executive Summary:

Request to vacate a portion of a 10' public utility and irrigation easement, which is no longer needed, on Lot 1 and Lot 2, Block 2, of Replat Crestwood Highlands Subdivision, also known as 695 Cascade Drive, in an R-2 (Residential 2 du/ac) zone district.

Background, Analysis and Options:

The property was annexed to the City of Grand Junction in 1996 as part of the Cascade Enclave Annexation. The property is currently zoned R-2 (Residential 2 du/ac). The property includes approximately 0.885 acres with a single-family residence.

The property is described as Lot 1 and Lot 2 of Block No. 2 of the Replat Crestwood Highlands Subdivision, recorded by Mesa County on May 16, 1965. The plat language dedicated utility and irrigation easements shown on the plat to the public. The perimeter of each lot was encircled with a 10 foot utility and irrigation easement. A copy of the plat is attached to this report.

The residence at 695 Cascade Drive was constructed in 1971 and straddles the property line between Lot 1 and Lot 2. Therefore, the easement bisects the residence. This portion of the easement is unnecessary, as there are no utilities present, according to the Improvement Survey, a copy of which is attached to this report. The property owner would like to remove this encumbrance on the property. The property owner would also like to consolidate the two lots, along with a portion of the adjacent property to the west that was acquired on July 8, 2013 as part of a boundary line adjustment with the neighbor at 697 Cascade Drive. A plat has been submitted for this consolidation and is being reviewed administratively; consistent with the Zoning and Development Code, no action by the Planning Commission is required on this plat. The requested easement vacation, if approved, will then be incorporated into the plat.

A Neighborhood Meeting was held on August 19, 2013. No objections to the proposed vacation of the easement and subsequent lot consolidation were expressed. Neighbors were assured that no change to irrigation rights/systems was necessary or contemplated by this request.

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

The request does not conflict with the Comprehensive Plan because the easement is no longer needed, is not pertinent to the Grand Valley Circulation Plan, and the property is not located within any other plan boundary.

Board or Committee Recommendation:

The Grand Junction Planning Commission reviewed this request at their regular meeting of April 8, 2014 and forwards a recommendation of approval to the City Council.

Financial Impact/Budget:

There is no financial impact.

Legal issues:

Legal staff has reviewed the proposal and has no concerns or issues.

Other issues:

None

Previously presented or discussed:

No

Attachments:

Staff Report
Site Location Map
Aerial Photo Map
Comprehensive Plan Map
Zoning Map
Replat Crestwood Highlands Subdivision
Improvement Survey
Resolution

BACKGROUND INFORMATION					
Location:		695 Cascade Drive			
Applicants:		Charles Reams			
Existing Land Use:		Single-family Residence			
Proposed Land Use:		Single-family Residence			
Surrounding Land Use:	North	Single Family Residential			
	South	Single Family Residential			
	East	Undeveloped			
	West	Single Family Residential			
Existing Zoning:		R-2 (Residential 2 du/ac)			
Proposed Zoning:		R-2 (Residential 2 du/ac)			
Surrounding Zoning:	North	R-2 (Residential 2 du/ac)			
	South	R-2 (Residential 2 du/ac)			
	East	R-2 (Residential 2 du/ac)			
	West	R-2 (Residential 2 du/ac)			
Future Land Use Designation:		Residential Low (0.5 – 2 du/ac)			
Zoning within density range?		X	Yes		No

ANALYSIS

Background

The property was annexed to the City of Grand Junction in 1996 as part of the Cascade Enclave Annexation. The property is currently zoned R-2 (Residential 2 du/ac). The property includes approximately 0.885 acres with a single-family residence.

The property is described as Lot 1 and Lot 2 of Block No. 2 of the Replat Crestwood Highlands Subdivision, recorded by Mesa County on May 16, 1965. The plat language dedicated utility and irrigation easements shown on the plat to the public. The perimeter of each lot was encircled with a 10 foot utility and irrigation easement. A copy of the plat is attached to this report.

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at 697 Cascade Drive. A plat has been submitted for this consolidation and is being reviewed administratively; consistent with the Zoning and Development Code, no action by the Planning Commission is required on this plat. The requested easement vacation, if approved, will then be incorporated into the plat.

A Neighborhood Meeting was held on August 19, 2013. No objections to the proposed vacation of the easement and subsequent lot consolidation were expressed. Neighbors were assured that no change to irrigation rights/systems was necessary or contemplated by this request.

Section 21.02.100 of the Grand Junction Municipal Code

The vacation of the easement shall conform to the following:

- a. *The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.*

The request does not conflict with the Comprehensive Plan because the easement is no longer needed, is not pertinent to the Grand Valley Circulation Plan, and the property is not located within any other plan boundary.

Therefore, this criterion has been met.

- b. *No parcel shall be landlocked as a result of the vacation.*

There are no parcels that will be landlocked as a result of the vacation. The vacation of the easement will facilitate the consolidation of the existing lots into one singular lot.

Therefore, this criterion has been met.

- c. *Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.*

There are no parcels that utilize the area of the easement for access and elimination of the easement will not eliminate or restrict access to any properties.

Therefore, this criterion has been met.

- d. *There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).*

This portion of the easement that runs under the existing residence does not appear to have ever been utilized for public facilities. The vacation of the easement will improve public services by allowing the existing lots to be consolidated into one singular lot.

Therefore, this criterion has been met.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.*

This portion of the easement that runs under the existing residence does not appear to have ever been utilized for public facilities. No other portion of the easement along the front or rear of the subject lot(s), nor any portion of the easement on other lots within the subdivision will be impacted by this vacation.

Therefore, this criterion has been met.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.*

The vacation will remove actual or perceived responsibility for public improvements on private property. The vacation will remove an encumbrance on the property and allow the existing lots to be consolidated into one singular lot.

Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS

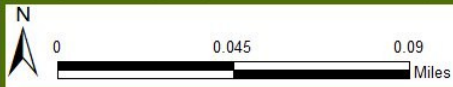
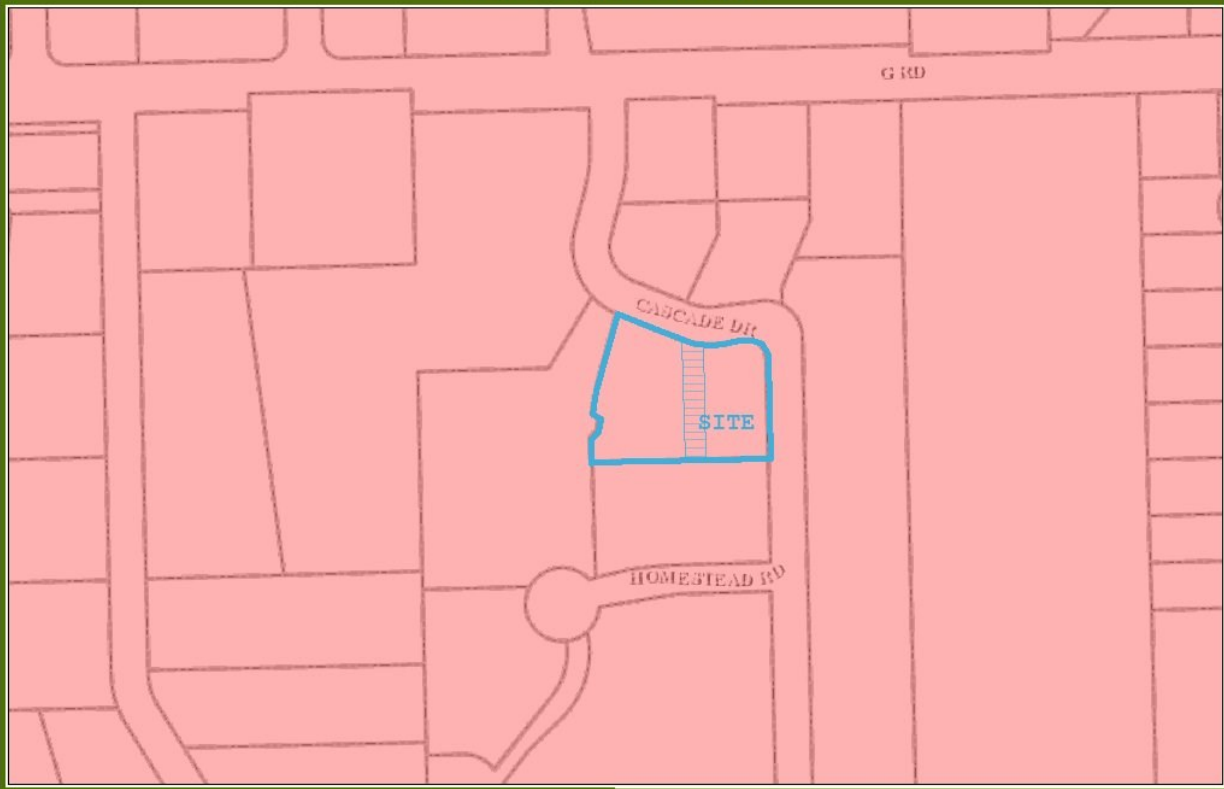
After reviewing the Crestwood Highlands Easement Vacation application, VAC-2014-77 for the vacation of a public utility and irrigation easement, I make the following findings of fact and conclusions:

3. The requested easement vacation is consistent with the Comprehensive Plan.
4. The review criteria in Section 21.02.100 of the Grand Junction Municipal Code have all been met.

Attachments:

Site Location Map
Aerial Photo Map
Comprehensive Plan Map
Zoning Map
Replat Crestwood Highlands Subdivision
Improvement Survey
Resolution

SITE LOCATION MAP



Printed: 3/18/2014

1 inch = 156 feet



AERIAL PHOTO MAP

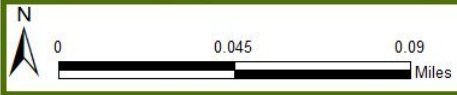
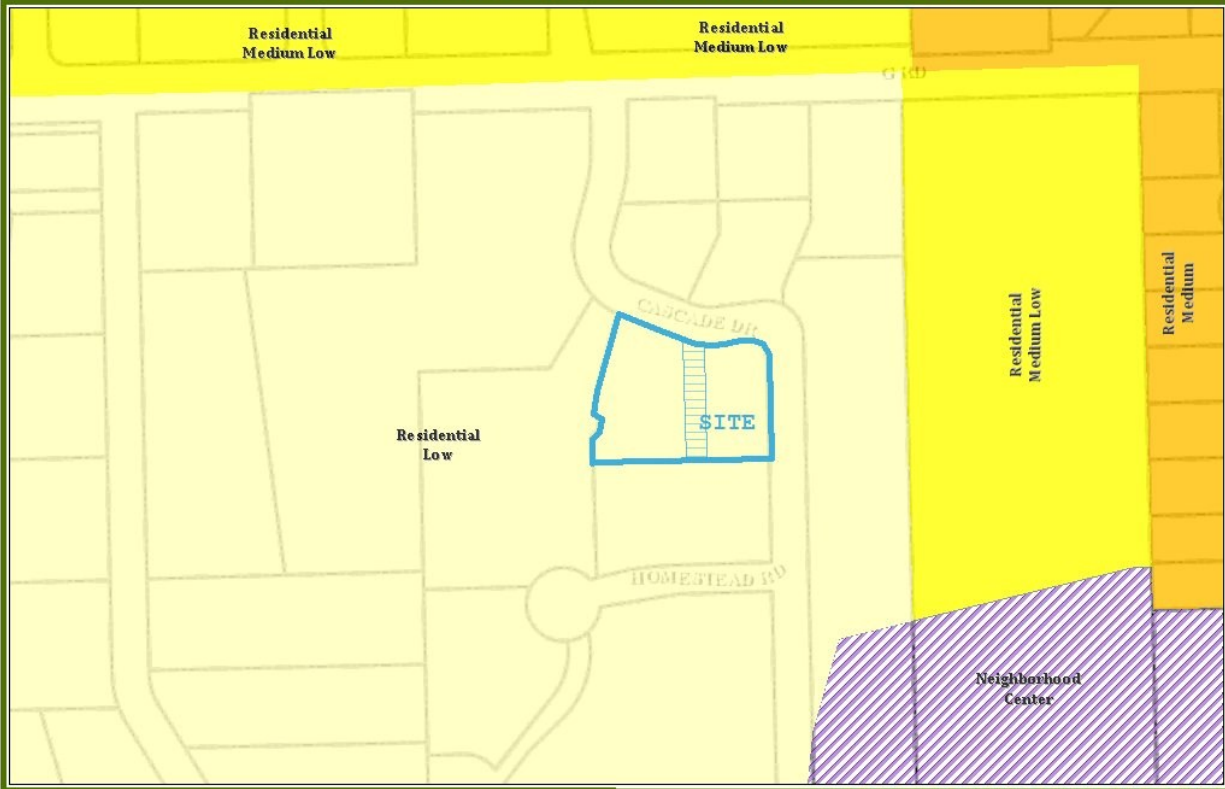


Printed: 3/18/2014

1 inch = 156 feet



COMPREHENSIVE PLAN FUTURE LAND USE MAP

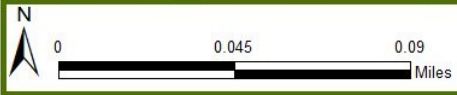


Printed: 3/18/2014

1 inch = 156 feet



ZONING MAP



Printed: 3/18/2014

1 inch = 156 feet



REPLAT CRESTWOOD HIGHLANDS SUBDIVISION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, E. Lin Guy, Jean O. Guy, David C. Schmitt, and Betty Louise Schmitt on the owners of that real property situated in the County of Mesa, State of Colorado and lying in the NE 1/4 NE 1/4 of Section 2, Township 1 South, Range 1 West of the 11th Meridian as shown on the accompanying plat hereof, 100 feet being more specifically described by marks and bounds as follows:

Beginning at a point known as the Northwest Corner of the NE 1/4 NE 1/4 Section 2, Township 1 South, Range 1 West of the 11th Meridian bears West 240.0 feet, thence East 170.75 feet, thence S 00°16' W 170.0 feet, thence East 125.0 feet, thence S 00°16' W 300 feet, thence S 24°11' W 98.66 feet, thence S 00°16' W 227.72 feet, thence N 89°42' W 25.0 feet, thence West 200.0 feet, thence North 198.59 feet, thence S 80°16' W 100 feet along the arc of a curve to the right having a radius of 1000 feet, the chord of which bears N 24°04' 30" W 128.97 feet, thence N 16°05' E 59.05 feet, thence S 81°16' E along the arc of a curve to the left having a radius of 150 feet, the chord of which bears N 08°56' E 38.98 feet, thence S 01°08' E 104.92 feet to the point of beginning.

That the said owners have caused the said real property to be laid out and surveyed as **Replat Crestwood Highlands Subdivision**, a subdivision of a part of the County of Mesa.

That said owners do hereby dedicate and set apart all of the street and roads as shown on the accompanying plat to the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements of the accompanying plat as easements for the installation and maintenance of such utilities as telephone and electric lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines, and those portions of said real property which are labeled as irrigation easements of the accompanying plat as easements for the installation and maintenance of irrigation ditches, flumes and conduits.

That all expenses for installation of utilities or ditches referred to above, for grading or landscaping, and for street grading or improvements shall be financed by the seller or purchaser as set the County of Mesa.

IN WITNESS WHEREOF, said E. Lin Guy, Jean O. Guy, David C. Schmitt, and Betty Louise Schmitt have caused their names to be hereunto subscribed this 9 day of March, A. D. 1965.

E. Lin Guy
Jean O. Guy
David C. Schmitt
Betty Louise Schmitt

STATE OF COLORADO)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9 day of March, A. D. 1965
by E. Lin Guy, Jean O. Guy, David C. Schmitt and Betty Louise Schmitt.
My Commission expires April 22, 1965
Witness my hand and official seal:

E. J. Stines
Notary Public



687604 CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO)
COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 9:20 o'clock P. M., May 16, A. D. 1965
and is duly recorded in Plot Block No. 9, Page 207
Fee: \$ 6.⁰⁰
By Annice D. Tomlinson
Clerk and Recorder



COUNTY PLANNING COMMISSION CERTIFICATE
Approved this 9th day of March, A. D. 1965
County Planning Commission of the County of Mesa, Colorado

H. Harry Bowman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
Approved this 15 day of March, A. D. 1965
Board of County Commissioners of the County of Mesa, Colorado

Arthur J. Jones
Chairman

CRESTRIDGE HEIGHTS PLANNING DISTRICT
Approved this 9th day of March, A. D. 1965
Crestridge Heights District of Planning Commission in the County of Mesa, Colorado

George R. Simpson
Chairman

CERTIFICATE OF VACATION

The vacation of fractional parts of previously dedicated public rights of way set within public rights of way existing by this plat is hereby ordered:
Approved this 15 day of March, A. D. 1965
Board of County Commissioners of the County of Mesa, Colorado

Arthur J. Jones
Chairman

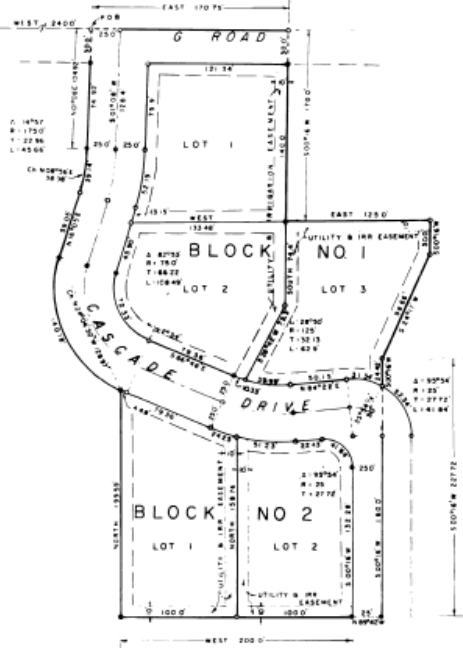
SURVEYORS CERTIFICATE

I, Clarence J. Meier, do hereby certify that the accompanying plat of **Replat Crestwood Highlands Subdivision**, a subdivision of a part of the County of Mesa, has been prepared under my direction, and accurately represents a field survey of same.

Clarence J. Meier
Registered Land Surveyor



NW Corner NE 1/4 NE 1/4 Section 2
T.1S, R.1W, Ute M



LEGEND
— Street Pave
— Street Pave set in Concrete

WESTERN ENGINEERS, INC.
REPLAT
CRESTWOOD HIGHLANDS
SUBDIVISION
MESA COUNTY, COLORADO
SURVEYED P.M. DRAWN C.G. TRACES J.P.
CRAND JUNCTION, COLO. Eng. 1-331-1 3/1/65

CITY OF GRAND JUNCTION

RESOLUTION NO.

**AN RESOLUTION VACATING A 10' UTILITY AND IRRIGATION EASEMENT
LOCATED AT 695 CASCADE DRIVE**

RECITALS:

A vacation of a portion of dedicated utility and irrigation easement has been requested by the encumbered property owner at 695 Cascade Drive.

The Planning Commission, having heard and considered the request, found the criteria of Section 21.02.100 of the Grand Junction Municipal Code to have been met, and recommends that the vacation be approved.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

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

The following described dedicated utility and irrigation easement is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Resolution.

The following description is shown on "Exhibit B" and made a part of this Resolution.

Dedicated easement to be vacated:

A 10.0 foot wide Utility and Irrigation Easement to be vacated located in Lot 1, Block Number 2, The Replat of Crestwood Highlands Subdivision, in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, as shown on plat recorded in Plat Book 9, Page 204, Mesa County records and being more particularly described as follows:

Commencing at the Northwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, T1S, R1W, Ute Meridian, whence the Northeast corner of said Section 2 bears North 89°59'58" East, a distance of 1310.15 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 40°09'39" East, a distance of 416.08 feet; thence South 00°03'48" East, a distance of 199.59 feet, along the West line of Lot 1, Block Number 2, The Replat of Crestwood Highlands Subdivision; thence North 89°56'12" East, a distance of 100 feet along the South line of said Lot 1, Block Number 2, to the Southeast corner of said Lot 1; thence North 00°03'48" West, a distance of 10.00 feet, along the common line

between Lots 1 and 2, said Block Number 2, The Replat of Crestwood Highlands Subdivision to the POINT OF BEGINNING; thence South 89°56'12" West, a distance of 10.00 feet; thence North 00°03'48" West, a distance of 141.13 feet; thence along a non-tangent curve to the left, having a delta angle of 03°42'22", a radius of 160.00 feet, an arc length of 10.35 feet, a chord length of 10.35 feet, and a chord bearing of South 75°10'19" East, to a point on the East line of said Lot 1; thence South 00°03'48" East, a distance of 138.47 feet, along said East line of said Lot 1 to the POINT OF BEGINNING.

Said parcel having an area of 0.032 Acres, as described.

AND

A 10.0 foot wide Utility and Irrigation Easement to be vacated located in Lot 2, Block Number 2, The Replat of Crestwood Highlands Subdivision, in the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, as shown on plat recorded in Plat Book 9, Page 204, Mesa County records and being more particularly described as follows:

Commencing at the Northwest corner of the NE¼ NE¼ of Section 2, T1S, R1W, Ute Meridian, whence the Northeast corner of said Section 2 bears North 89°59'58" East, a distance of 1310.15 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 40°09'39" East, a distance of 416.08 feet; thence South 00°03'48" East, a distance of 199.59 feet, along the West line of Lot 1, Block Number 2, The Replat of Crestwood Highlands Subdivision; thence North 89°56'12" East, a distance of 100 feet along the South line of said Lot 1, Block Number 2, to the Southeast corner of said Lot 1; thence North 00°03'48" West, a distance of 10.00 feet, along the common line between Lots 1 and 2, said Block Number 2, The Replat of Crestwood Highlands Subdivision to the POINT OF BEGINNING; thence North 00°03'48" West, a distance of 138.47 feet, along the West line of said Lot 2, Block Number 2, The Replat of Crestwood Highlands Subdivision; thence along a non-tangent curve to the left, having a delta angle of 3°39'05", a radius of 160.00 feet, an arc length of 10.20 feet, a chord length of 10.19 feet, and a chord bearing of South 78°51'02" East; thence South 00°03'48" East, a distance of 136.49 feet; thence South 89°56'12" West, a distance of 10.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.032 Acres, as described.

Introduced for first reading on this _____ day of _____, 2014.

PASSED and ADOPTED this _____ day of _____, 2014.

ATTEST:

President of City Council

City Clerk



Date: March 20, 2014
 Author: Mike Vendegna
 Title/ Phone Ext: 2544-3843
 Proposed Schedule: April 16,
2014
 2nd Reading
 (if applicable): _____

Attach 5
CITY COUNCIL AGENDA ITEM

Subject: Purchase a Single Axle 4X2 Hook Lift Truck with a 5 Yard Dump Body
Action Requested/Recommendation: Authorize the City Purchasing Division to Purchase a Single Axle 4X2 Hook Lift Truck with a 5 Yard Dump Body from Transwest Trucks in the Amount of \$139,497
Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director Jay Valentine, Internal Services Manager

Executive Summary:

Request to purchase one 5 yard, single axle Dump Truck with hook lift capabilities and dump body. Other versatile pieces of equipment may be added in the future that can be used with this same truck such as a tree chip box, flat bed, stake bed, or any other needed body options. This versatile truck will take the place of two existing 2.5 yard dump trucks and will result in cost savings for the Parks Operations Divisions.

Background, Analysis and Options:

Over the past several years the Parks Operations Divisions and Fleet Services have held back the replacement of several pieces of ageing high maintenance equipment. The result has been inefficiencies in operations when a piece of equipment no longer functions as intended and replacement parts become obsolete. This in turn has allowed the Park Divisions to re-evaluate their operations and make improvements in the way staff performs tasks. Over the past 5 years, parks crews have experienced an increased need for a larger capacity dump truck on a daily and weekly bases. Borrowing trucks from other departments has proved difficult at best due to all divisions having extreme workloads.

This single axle 5 yard Dump Truck would replace two aging smaller dump trucks and is a part of the resources needed to provide ongoing maintenance in all Park Operations Divisions. This equipment will be used for hauling, transporting, tree trimming, and other departmental functions. This equipment is a scheduled replacement for the department and has gone through the equipment replacement committee. The Parks Division will be replacing two separate units with this single multi-purpose truck, as well as reducing the screen machine and Ty-Crop Spreader, thus reducing the fleet size by 3 Units.

A formal invitation for bids was issued via BidNet (an on-line site for government agencies to post solicitations) and advertised in The Daily Sentinel. Three companies submitted seven formal bids, all of which were found to be responsive and responsible.

FIRM	LOCATION	COST
Transwest – Kois	Grand Junction, CO	\$139,497.00
Transwest – Layton	Grand Junction, CO	\$140,489.00
Hanson International – Kois	Grand Junction, CO	\$140,786.00
Transwest – McDonald	Grand Junction, CO	\$154,672.00
Volvo of Denver Mack – Kois	Denver, CO	\$156,676.00
Volvo of Denver Mack – Layton	Denver, CO	\$157,688.00
Volvo of Denver Mack – McDonald	Denver, CO	\$171,851.00

The option for CNG fuel was not bid on this particular unit. The design of this type of unit requires the operator to look through the rear window of the truck in order to position the hydraulic hook mechanism on the different bodies being loaded. The City Purchasing and Fleet Divisions have bid this style of truck in the past with CNG option as well as fuel tank location options. The fuel tank would need to be placed in a location that prevents the use of the truck’s back window.

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

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

The purchase of a large capacity dump truck will greatly improve efficiencies within all Parks Operations Divisions and the timely replacement of aging equipment combined help to ensure that many vital community services will continue to be provided.

Board or Committee Recommendation:

This equipment replacement was approved by the equipment committee and Fleet Services.

Financial Impact/Budget:

Budgeted funds for this purchase have been accrued in the Fleet Replacement Internal Service Fund.

Legal issues:

There are no legal issues associated with the recommended purchase.

Other issues:

None

Previously presented or discussed:

Vehicle/equipment replacements were discussed during the 2014 budget process.

Attachments:

None



Date: 03/31/14
 Author: Duane Hoff Jr.
 Title/ Phone Ext: X-1545
 Proposed Schedule:
04/16/14
 2nd Reading
 (if applicable): _____

Attach 6
CITY COUNCIL AGENDA ITEM

Subject: Contract for Janitorial Products and Supplies
Action Requested/Recommendation: Authorize the Purchasing Division to Enter into a Contract with Central Distributing Co., to Provide Janitorial Products and Supplies for the City’s Facilities, for an Estimated Annual Amount of \$80,220.31
Presenter(s) Name & Title: Jay Valentine, Internal Services Manager

Executive Summary:

This request is for a contract award for the janitorial products and supplies required to maintain the City’s Green Cleaning Program, with three additional, one year renewal options.

Background, Analysis and Options:

In 2007, the Grand Junction City Council signed a Resolution committing to conservation efforts whenever and wherever feasible in the City of Grand Junction and formed a resource conservation team, GJ CORE (Conserving Our Resources Efficiently) to assess and monitor the progress of proposed initiatives and current conservation practices, work to introduce new practices, and explore new conservation opportunities from other communities and outside entities. In 2009 the CORE team assisted in developing an RFP for green janitorial services to further the resource management goals and provide for a healthier work place. The CORE team fully supports the continuation of this successful program.

Green Cleaning is defined as cleaning to protect health without harming the environment. A Green Cleaning program goes beyond chemical and equipment choices. It includes policies, procedures, training, and shared responsibility efforts that minimize the impact of cleaning materials on the health of building occupants and protect the environment as a whole.

Since this time, a successful green cleaning program has been implemented and staff trained. The City’s trained staff has been able to effectively and efficiently sustain the green cleaning program initiative. Upon the annual program renewal review meeting, it was decided that the City staff were capable of running the green program without the

level of assistance from the current provider. Therefore, the purchase of janitorial products and supplies could be done in a product only bid format, without the vendor provided program side of it, and save the City considerable amounts of funding.

A new formal Invitation for Bid was issued via BidNet (an on-line site for government agencies to post solicitations), advertised in The Daily Sentinel, posted on the City's website, sent to the Grand Junction Chamber of Commerce, and to a source list of vendors. Three categories (Chemicals, Paper, and Miscellaneous) were bid for this solicitation. Both Chemicals and Paper are being awarded as entire categories (shown below). The Miscellaneous category is being awarded by line item with multiple vendor awards. Five bid responses were received for this solicitation in the following amounts:

Chemicals

Firm	Location	Amount	Meets Specs
Central Distributing	Grand Junction, CO	\$ 22,821.69	Yes
Sanitary Supply	Grand Junction, CO	\$ 51,427.08	Yes
Staples	Denver, CO	\$ 29,872.33	Some items not offered.
Xpedx	Denver, CO	\$ 27,558.50	Some items not offered.
Pyramid School Products	Tampa, FL	\$ 1,828.08	Most items not offered.

Paper

Firm	Location	Amount	Meets Specs
Central Distributing	Grand Junction, CO	\$ 52,919.64	Yes
Sanitary Supply	Grand Junction, CO	\$ 84,212.85	Yes
Staples	Denver, CO	\$ 20,634.98	No - on Green Seal Requirements
Xpedx	Denver, CO	\$ 60,817.12	Yes
Pyramid School Products	Tampa, FL	\$ 132.20	No, and most items not offered.

Central Distributing is also the low bidder for an additional estimated amount of \$4,478.98 for individual line items from the Miscellaneous category.

Grand Total Estimated Awarded Amount of \$80,220.31.

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

The Comprehensive Plan does not relate to this agenda item.

Board or Committee Recommendation:

GJ CORE Team originally recommended implementing the Green Cleaning Program in 2009, following City Council Resolution.

Financial Impact/Budget:

These products will be purchased and stocked in the City Stores warehouse. As needed, City departments will purchase these products from Stores using the budgeted funds allocated to the various divisions for this purpose.

Legal issues:

No legal issues have been identified.

Other issues:

There are no other issues identified.

Previously presented or discussed:

This Council Agenda Item has not been previously discussed.

Attachments:

There are no attachments to this Council Agenda Item.



**Attach 7
CITY COUNCIL AGENDA ITEM**

Date: April 1, 2014
Author: Scott D. Peterson
Title/ Phone Ext: Senior
Planner/1447
Proposed Schedule: First
Reading: April 2, 2014
2nd Reading: April 16, 2014
File #: VAC-2014-40

Subject: Vacation of Portions of Cannell and Elm Avenues and Adjacent Alley Rights-of-Way for Colorado Mesa University

Action Requested/Recommendation: Hold a Public Hearing to Consider Final Passage and Final Publication in Pamphlet Form of the Proposed Vacation Ordinance

Presenter Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

Request to vacate portions of Cannell and Elm Avenues and adjacent alley rights-of-way for Colorado Mesa University to facilitate the continued westward expansion efforts planned for the campus.

Background, Analysis and Options:

The applicant, Colorado Mesa University ("CMU"), wishes to vacate portions of Cannell and Elm Avenue between Kennedy and Texas Avenue's and adjacent alley rights-of-way in order to facilitate the continued westward expansion efforts planned for the campus, specifically to develop new residence halls, a new rugby field, parking lots and in the future construct new campus improvements within this area.

The properties abutting the sections of right-of-way for which vacation is sought are owned by Colorado Mesa University. City staff does not expect that the proposed vacations would impede traffic, pedestrian movement or access to private property. As a condition of approval, CMU will construct a new 20' wide north/south circulation drive (fire access lane) at the termination of Elm Avenue and adjacent alleys that will connect to Texas and Kennedy Avenue's (which the public could be able to utilize). CMU is not proposing to dedicate an Access Easement nor right-of-way or construct a sidewalk for this new north/south connection, but will be constructed to meet City standards for fire access. The driving surface treatment proposed would be recycled asphalt. However, as proposed by the applicant, it will be at CMU's discretion on when this north/south connection would be closed or modified in the future, provided that all new fire access lanes are provided and constructed. Access and maneuverability of fire and other emergency equipment will be accommodated utilizing the extensive network of emergency lanes currently existing on the main campus of CMU (see attached Emergency Access Plan).

With the vacations, the City of Grand Junction (“City”) will retain a utility easement for the existing electric, gas, water, sewer and storm drain lines that are located within the existing rights-of-way of Cannell and Elm Avenue’s and associated alleys.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on February 25, 2014 with nine citizens attending the meeting along with City Staff and CMU representatives. No one in attendance indicated any dissatisfaction with the proposed interim circulation patterns as presented.

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

Vacating these rights-of-way supports the University in their facilities and building expansion development, enhances a healthy, diverse economy and supports a vibrant City Center, therefore, the proposed rights-of-way vacation implements and meets the following goals and policies from the Comprehensive Plan.

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Policy C: The City and Mesa County will make land use and infrastructure decisions consistent with the goals of supporting and encouraging the development of centers.

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

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested rights-of-way vacation with the stated conditions at their March 25, 2014 meeting.

Financial Impact/Budget:

This vacation action has no financial impact.

Legal issues:

The proposed vacation request has been reviewed by the Legal Division.

Other issues:

There are no other issues.

Previously presented or discussed:

First Reading of the Vacation Ordinance was April 2, 2014.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Future Land Use Map / Existing Zoning Map
Proposed Temporary Public Access configuration
Proposed Future Construction configuration, Larger Context
CMU Campus Facilities Master Plan Emergency Access Plan Map
CMU Ownership Map
Correspondence received
Ordinance

BACKGROUND INFORMATION					
Location:		Portions of Cannell and Elm Avenue and adjacent alley rights-of-way			
Applicant:		Colorado Mesa University			
Existing Land Use:		City street and alley rights-of-way			
Proposed Land Use:		Colorado Mesa University residence hall construction, rugby field and future campus buildings			
Surrounding Land Use:	North	Colorado Mesa University properties			
	South	Colorado Mesa University properties			
	East	Colorado Mesa University properties			
	West	Colorado Mesa University properties			
Existing Zoning:		R-8 (Residential – 8 du/ac)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R-8 (Residential – 8 du/ac)			
	South	R-8 (Residential – 8 du/ac)			
	East	R-8 (Residential – 8 du/ac)			
	West	R-8 (Residential – 8 du/ac)			
Future Land Use Designation:		Business Park Mixed Use and Residential Medium High (8 – 16 du/ac)			
Zoning within density range?		X	Yes		No

Section 21.02.100 of the Grand Junction Zoning and Development Code:

The vacation of a portion of the existing rights-of-way shall conform to the following:

- g. The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.

Granting the request to vacate portions of the existing rights-of-way does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City. CMU will construct an internal circulation drive for its own use (which the public could be able to utilize) that will provide a connection between Kennedy and Texas Avenue’s and adjacent alleys and also serves as a fire access lane. A utility easement will be retained for existing utilities as a condition of approval. Access and maneuverability of fire and other emergency equipment will be accommodated utilizing the extensive network of emergency lanes currently existing throughout the main campus of CMU. All access roads shall meet City standards for fire access.

Therefore, this criterion has been met.

- h. No parcel shall be landlocked as a result of the vacation.

No parcels will be landlocked as a result of these vacation requests. All abutting properties are owned by CMU. CMU has also stated that all north/south, east/west connections can still be made through the construction of a new circulation drive and fire access lane.

Therefore, this criterion has been met.

- i. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Access will not be restricted to any parcel.

Therefore, this criterion has been met.

- j. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

Trash collection and general circulation to the area may be impacted if CMU decides that it will close the new north/south circulation drive, however it is anticipated that CMU will keep all access ways open for public use and continue to provide fire access. No other adverse impacts on the health, safety and/or welfare of the general community is anticipated. The area is part of the larger existing CMU campus with future changes or modifications to access, right-of-way and utility location changes anticipated. With the current and future expansion of the University campus, additional educational services and opportunities will be available to the community.

Therefore, this criterion could be found to be met.

- k. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.

No adverse comments concerning the proposed rights-of-way vacation were received from the utility review agencies during the staff review process. There are a few privately owned residential properties in the area of the proposed ROW vacation whose trash collection and/or fire and ambulance services may be impacted (see discussion above).

Therefore, this criterion could be found to be met.

- I. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

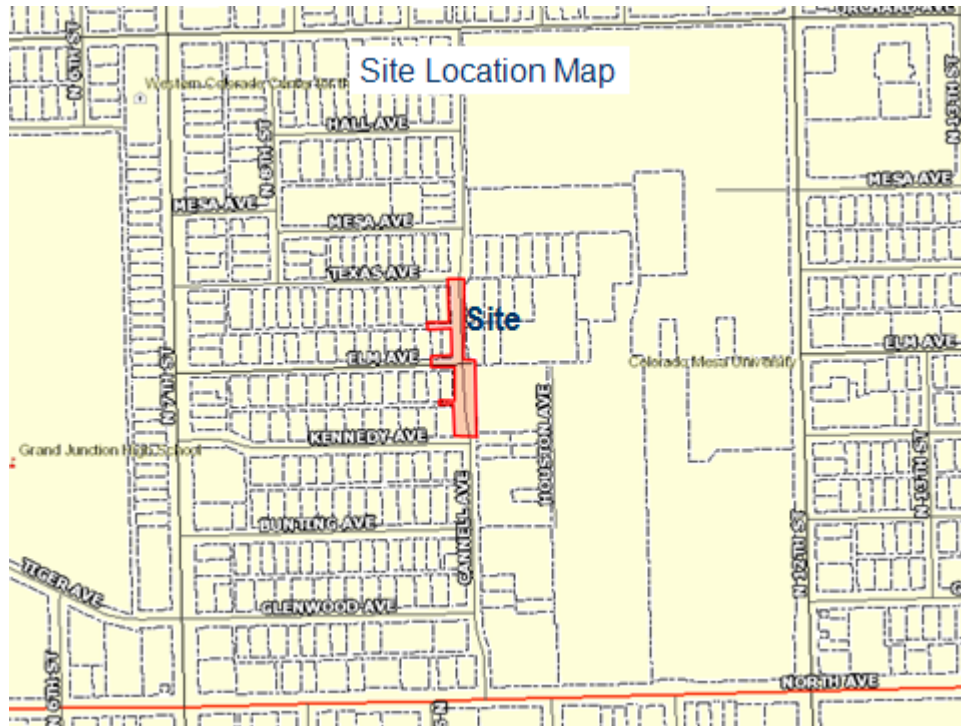
Maintenance requirements for the City will not significantly change as a result of the proposed partial rights-of-way vacation. A Utility Easement will be retained to allow for the continuation and access of existing utilities. The benefit to the City is the expansion of CMU and its mission to educate and by enhancing and preserving Grand Junction as a regional center. The proposed rights-of-way vacation is needed by CMU as part of their continued campus expansion to the west.

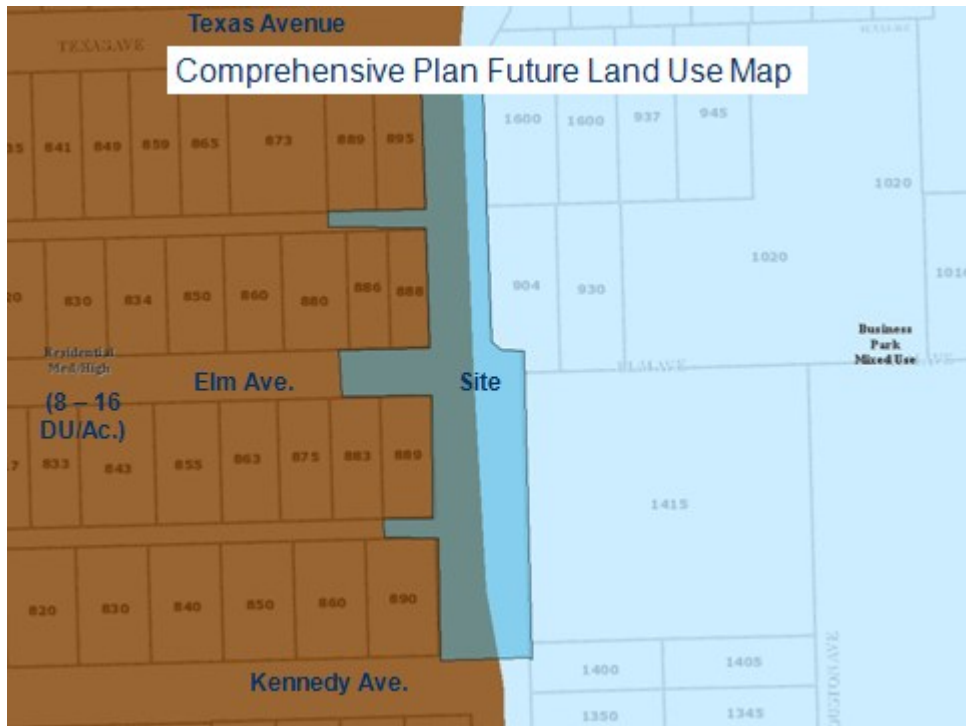
Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Colorado Mesa University application, VAC-2014-40 for the vacation of a portion of public rights-of-way, the following findings of fact and conclusions:

5. The requested right-of-way vacation is consistent with the Comprehensive Plan.
6. The review criteria in Section 21.02.100 of the Grand Junction Zoning and Development Code have all been met, specifically, items a through f.
7. As a condition of vacation, the City retains a utility easement over all of the right-of-way areas to be vacated for maintenance, operation and repair of existing utility infrastructure.
8. With the vacation, CMU shall construct a new 20' wide north/south circulation drive and allow usage of the circulation drive by the public, trash collection trucks and fire/ambulance vehicles and meets City standards for fire access.
9. With the vacation, CMU shall continue to provide fire and other emergency vehicle access utilizing the extensive network of emergency lanes currently existing throughout the main campus (See Emergency Access Plan).











From: "Christina Stark" <christinaarstark@gmail.com>
To: <scottp@gjcity.org>
Date: 2/11/2014 7:52 AM
Subject: VAC-2014-40-Cannel Avenue ROW Vacation - Cannell Avenue Comment

Scott,

I would like to provide you with my concerns with the proposed vacation of Cannell Avenue. I find this proposed vacation to be fairly concerning as a homeowner and resident that lives between Cannell Avenue and 7th Street. Cannell Avenue provide important access to and from my home. This access is more than a mere convenience and also provides safety as the second route for leaving my neighborhood. If this street is vacated then there will only be one route to enter and exit my home and neighborhood. Cannel Avenue also provides the primary route for access to the nearest grocery store to my house. I oppose the vacation of this street and I hope that the City will seriously consider the needs of the residents and tax payers and not just the desires of CMU.

Sincerely,

Christina Stark

From: Alissa Leavitt-Reynolds <alissaleavitt@gmail.com>
To: <scottp@gjcity.org>
Date: 2/11/2014 9:45 AM
Subject: VAC-2014-40-Cannel Avenue ROW Vacation - Cannel Avenue and Kennedy Alley Comment

Dear Sir,

Vacating Cannel Avenue and portions of the Kennedy avenue alley would no longer provide the public with legal public access on those routes. This is both a safety concern and an inconvenience from the perspective of a homeowner and tax payer who still lives between Cannel Ave and 7th. Please consider the residents who still live in this area and their ability to travel legally.

Sincerely,
Alissa Leavitt-Reynolds

From: Brook Blaney <Brook@impactyourlogo.com>
To: "scottp@ci.grandjct.co.us" <scottp@ci.grandjct.co.us>
CC: Brook Blaney <Brook@impactyourlogo.com>
Date: 3/11/2014 3:14 PM
Subject: e-mail from Brook Blaney - property owner of 1516 N 7th Street

Subject: CMU Street Vacation Project

Dear Scott:

As a property owner within CMU's designated "expansion area," I wanted to submit a brief comment for your consideration. I own the property at 1516 North 7th Street and I understand the university is in the process of closing a portion of Cannell Avenue in order to facilitate campus expansion projects. At the outset, I'd like to note that I wholeheartedly support what's happening at Colorado Mesa University. As an alum, I am constantly amazed by the growth of our hometown university and the plethora of changes taking place on the campus. I'm also well aware of the role the City of Grand Junction and Mesa County have played in facilitating the growth of our university each and every year. The City of Grand Junction should be proud of this progress -- and keep it going.

Naturally, I'm interested in making sure the access to the back (east) side of my property remains open and accessible via the alley that accesses Texas Avenue. Based on the information I've seen to date, I believe this access will remain open and I know (based on previous experience and their track record) that CMU is a good neighbor and will make sure my property rights are respected.

Thank you in advance for accepting my comment. I hope the Cannell Avenue vacation request is approved swiftly in order to keep CMU growing and thriving.

Sincerely,

Brook Blaney
owner
1516 North 7th Street
Grand Junction, CO 81501
970-245-3791



March 5, 2014

Re: Colorado Mesa University - Closure of Cannell Avenue

To: Grand Junction City Council
Grand Junction Department of Planning

Please accept this letter as indication of the Grand Junction Economic Partnership's (GJEP) unconditional support of Colorado Mesa University's (CMU) efforts to continue to expand the university within the City of Grand Junction. GJEP is a nonprofit economic development organization that represents the entirety of Mesa County, Colorado. The mission of the organization is to enhance the economic vitality of our community creating a strong, diverse economy and an improved quality of life.

The continued growth of CMU is good for our community and for our economy. Not only does the proposed expansion allow for the University to continue to attract, house and provide amenities for students, it also provides our community with a continued increase in construction activities during a time when we need such activity. This project will allow CMU to continue to invest in the high quality facilities that have provided for unprecedented growth in recent years.

We encourage you to look favorably on this request and provide the necessary approvals so that CMU is able to move forward with their plans to expand the premier University in Western Colorado.

If there is anything further I can provide please do not hesitate to contact me directly.

Best,

A handwritten signature in black ink that reads "Kelly Flenniken".

Kelly Flenniken
Executive Director

A handwritten signature in black ink that reads "Ed Forsman".

Ed Forsman
Chairman of the Board



March 14, 2014

To: Grand Junction City Council
Grand Junction Planning Department

Re: Vacation of a portion of Cannell Avenue to Accommodate CMU Expansion

Dear City Officials:

I want to inform you that the Grand Junction Area Chamber of Commerce Board of Directors at their February board meeting voted unanimously to support the request by Colorado Mesa University to vacate a portion of Cannell Avenue in order to accommodate the physical expansion of the campus.

The University is a major anchor for the community in terms of maintaining its status as a regional hub for products and services. Additionally the economic impact of CMU cannot be understated. It has been a stabilizing factor in the local economy during this most recent and past recessions. University officials have also be diligent in wisely using public funds allocated to it by the City and County along with a private donor match to buy residences along this street for just such an expansion and have thus lessened the impact on the neighborhood.

We urge you to act favorably on this request which we see as an action that will lead to economic development for the community.

Sincerely,

A handwritten signature in black ink that reads 'Diane Schwenke'. The signature is written in a cursive, flowing style.

Diane Schwenke
President/CEO

From: Ed Forsman <EForsman@fciol.com>
To: "scott@ci.grandjct.co.us" <scott@ci.grandjct.co.us>
Date: 3/14/2014 11:13 AM
Subject: FW: VAC-2-14-40-Cannell Avenue ROW Vacation

Dear Scott

I recently became aware of a project being proposed by Colorado Mesa University to close the center of Cannell Avenue in order to pave the way for their westward expansion. As the owner of 841 Texas Avenue, my wife and I believe my family has standing to provide a couple of comments.

First, it's no secret to us that CMU is purchasing property and moving westward. I have had the pleasure of being involved in community organizations over the past many years and we know that the community's vision for expanding Mesa means that they have to grow west. We support this. When we purchased 841 Texas, we didn't think they'd be moving west so quickly -- but their expansion has been great for our community in terms of job creation, new programs, a beautiful new campus and countless cultural and recreational opportunities for our families and students. In many ways, CMU's need to close the center of Cannell is good news in the sense that it means they're continue to grow and expand.

While our property is closer to Cannell Avenue than it is to North 7th Street, we do not view going west to 7th Street to get out of the neighborhood as an insurmountable inconvenience. We understand that access to the alley behind our property will remain open and, as usual, we'll be able to navigate the neighborhood through parking lots, streets, alleys, etc.

We appreciate your willingness to accept comments from neighbors as part of this process. We urge the planning commission and the City Council to approve the request and continue supporting the growth of one of our valley's greatest economic engines.

Best,

Ed Forsman
(property owner of 841 Texas Avenue Grand Junction, CO 81501)
970-434-9093 office

From: tim jackson <1jacksonrose@gmail.com>
To: <scottp@ci.grandjct.co.us>
Date: 3/25/2014 10:44 AM
Subject: Project VAC-2014-40

Mr. Peterson:

I am writing you today to express my support for the on-going expansion of the CMU campus. As a resident in the expansion area for the past 20 years, I have seen and lived with the many changes that accompany this kind of growth. Changes to traffic patterns, users of the new sporting facilities, and a general increase in campus population can be very unsettling to established neighborhoods particularly with older residents. My neighbors and I knew we were in the expansion plan but our block had remained relatively unaffected until two years ago. At one of the "neighborhood meetings" held by CMU, it became clear that we were high on the priority list and since then, I am aware of five properties that have been acquired with several more in the process. The sale of my property was completed in a timely and professional manner with CMU going above and beyond what would be expected to accommodate my specific needs. My neighbors that have sold have expressed similar experiences with the CMU acquisition team lead by Derek Wagner.

Regarding the proposed vacation of a portion of Cannell Avenue, I see it as the next step in the process of consolidating the larger campus. As with the vacation of Elm Street several years ago, traffic patterns will again change and I'm sure there will be issues with the narrower streets not handling the increased traffic well. However, these are the growing pains that accompany the growth of CMU. CMU has been and will continue to be a cornerstone in our community. It's expansion will increase employment opportunities and sales tax revenue to the city. I hope that the City of Grand Junction would wholeheartedly support the proposed projects leading to the ultimate completion of the CMU campus.

Thank you for your time.

Sincerely,

Tim Jackson
Previously residing at 865 Hall Avenue.

SHEAR, INC.

Oil and Gas Properties
Investments

Charles A. Shear - Chairman
Quintin L. Shear - President
Phone: (970) 549-1010
FAX: (970) 549-1008

Mailing Address
P.O. Box 3669
Grand Junction, CO 81502

Delivery Address
330 Grand Avenue, Suite B
Grand Junction, CO 81501

Grand Junction City Council
Grand Junction Planning Department

Re: Vacation of Cannell Avenue to Accommodate CMU Expansion

Dear City Officials:

As a principal of Campus Properties, LLC, owners of 829 Hall, 1825 Cannell and 895 Hall I am writing to voice my support of Colorado Mesa University to vacate a portion of Cannell Avenue to continue their expansion of the University.

Before the University had intentions of expanding the campus Campus Properties had purchased several properties in the block between Texas, Cannell and Hall for a project of our own. When the University approached us about their plans we determined their project would be nicer than anything we would be able to do, it would get done quicker and some of our properties were in too poor of condition to continue renting until we could get our project off the ground. So we fully support their expansion into the blocks to the west of Cannell.

We were originally concerned with the effect of the University's expansion on the value of our properties but we have found the opposite. As a Grand Junction business we feel the Universities growth has been a benefit to us and the community. As a former Alum and father of a current student I personally feel the additional student housing is greatly needed and will help the University continue to grow.

We urge you to act favorably on this project as it will strengthen one of the most valuable entities we have in the community.

Thank you for your support.

Sincerely,



Quintin Shear
President
Shear Inc.

CITY OF GRAND JUNCTION

ORDINANCE NO.

AN ORDINANCE VACATING PORTIONS OF CANNELL AND ELM AVENUES AND ASSOCIATED ALLEY RIGHTS-OF-WAY AND RETAINING A UTILITY EASEMENT LOCATED IN THE COLORADO MESA UNIVERSITY AREA

RECITALS:

Colorado Mesa University (CMU) has requested to vacate portions of Cannell and Elm Avenue between Kennedy and Texas Avenues and adjacent alley rights-of-way in order to enable the continued westward expansion efforts planned for the campus, specifically to develop new residence halls, a new rugby field, parking lots and in the future construct new campus improvements within this area.

The properties abutting the sections of right-of-way for which vacation is sought are owned by CMU. The City does not expect that the proposed vacations would impede traffic, pedestrian movement or access to private property because a temporary circulation drive will be provided by CMU. As a condition of approval, CMU will construct a new 20' wide north/south circulation drive (fire access lane) at the termination of Elm Avenue and adjacent alleys that will connect to Texas and Kennedy Avenues (which the public could utilize). CMU is not proposing to dedicate an Access Easement, right-of-way or construct a sidewalk for the new north/south connection, however it will be constructed to meet City standards for fire access. The driving surface treatment proposed would be recycled asphalt. CMU will have discretion when the north/south connection would be closed or modified in the future, provided that new fire replacement access lanes are constructed. Access and maneuverability of fire and other emergency equipment will be accommodated utilizing the extensive network of emergency lanes currently existing on the main campus of CMU.

With the vacations, the City of Grand Junction ("City") will retain a utility easement for the existing electric, gas, water, sewer and storm drain lines that are located within the existing rights-of-way of Cannell and Elm Avenues and associated alleys.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning and Development Code with the reservation of the utility easement as described within this ordinance and the construction of a new 20' wide north/south circulation drive (fire access lane) with retention of a utility easement over all of the rights-of-way being vacated for the existing utilities.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved

with the retention of an easement for the existing utilities and the construction of a new 20' wide north/south circulation drive (fire access lane). Access and maneuverability of fire and other emergency equipment will be accommodated utilizing the extensive network of emergency lanes currently existing on the main campus of CMU.

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

The following described dedicated right-of-way is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. CMU shall construct a new 20' wide north/south circulation drive and allow usage of the circulation drive by the public, trash collection trucks and fire/ambulance vehicles and meet City construction standards for fire access.
3. CMU shall continue to provide fire and other emergency vehicle access utilizing the extensive network of emergency lanes currently existing throughout the main campus.

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

A portion of the Cannell Avenue road Right-of-Way and a portion of the Elm Avenue road Right-of-Way and associated alleys as dedicated on South Garfield Park at reception #539508 of the Mesa County Records and Rose Park Subdivision at reception #456038 of the Mesa County Records situated in the SE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado; being more particularly described as follows:

All of Cannell Avenue lying north of the most northerly right-of-way line of Kennedy Avenue and south of the most southerly right-of-way line of Texas Avenue.
Also the east 96.89 feet of Elm Avenue lying west and adjoining to the westerly Right-of-Way line of Cannell Avenue.

Also the east 96.96 feet of the 20.00 foot wide Alley between Texas Avenue and Elm Avenue lying west and adjoining to the westerly Right-of-Way line of Cannell Avenue.
Also the east 52.15 feet of the 15.00 feet wide Alley between Elm Avenue and Kennedy Avenue lying west and adjoining to the westerly Right-of-Way line of Cannell Avenue.

Said dedicated Rights-of-Way to be vacated containing an area of 1.183 acres more or less, as described herein and depicted on "Exhibit A".

Said vacated Rights-of-Way to be retained as a Utility Easement.

Introduced for first reading on this 2nd day of April, 2014 and ordered published in pamphlet form.

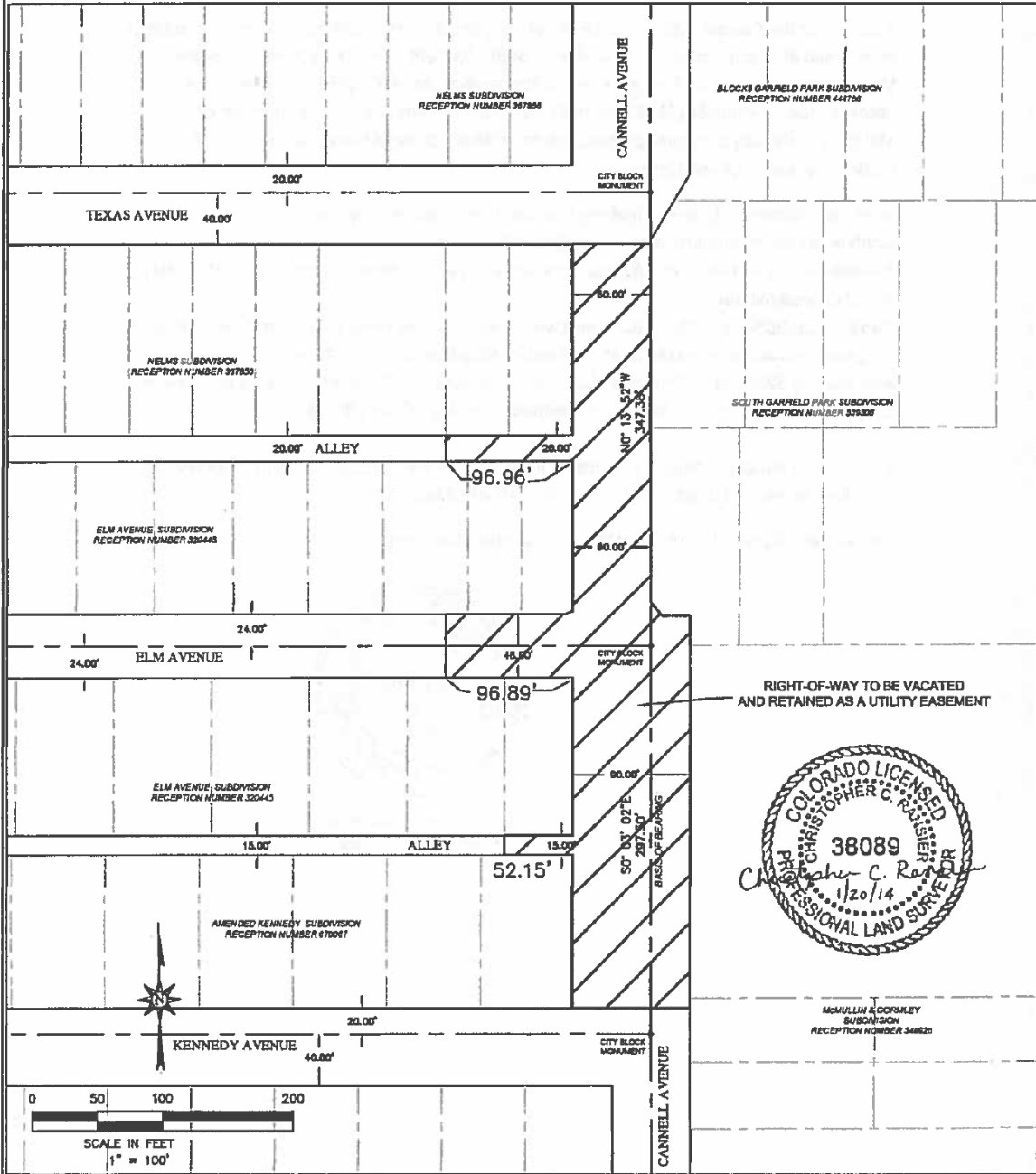
PASSED and ADOPTED this _____ day of _____, 2014 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

EXHIBIT A
RIGHT-OF-WAY VACATION OF CANNELL AVENUE BETWEEN TEXAS AND KENNEDY AVENUES
AND A PORTION OF ELM AVENUE AND ASSOCIATED ALLEYS
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO





Date: April 4, 2014
 Author: Justin Vensel
 Title/ Phone Ext: Project Engineer,
4017
 Proposed Schedule: April 16, 2014

 2nd Reading
 (if applicable): _____

**Attach 8
 CITY COUNCIL AGENDA ITEM**

Subject: Contract for the 2014 Sewer Line (Phase A) and Water Line Replacement Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with MA Concrete Construction for the 2014 Sewer Line Replacement (Phase A) and 2014 Water Line Replacement Project for the Bid Amount of \$1,457,312.91
Presenter(s) Name & Title: Greg Lanning, Public Works and Utilities Director Jay Valentine, Internal Services Manager

Executive Summary:

This request is to award a construction contract for the 2014 Phase A sewer line replacement project, and 2014 water line replacement project.

Background, Analysis and Options:

The existing concrete and vitrified clay pipe sewer lines have met or exceeded the design service life and will be replaced with Poly Vinyl Chloride (PVC) Pipe. In addition, sanitary sewer manholes damaged by hydrogen sulfide gases will be replaced. The sanitary sewer service lines will also be replaced within the street right of way. The project is located along Seventh Street from North Avenue to Orchard Avenue, and in the Vanderen-Ford Subdivision along Mira Vista Road, Mayfair Drive, and Belaire Drive.

This contract also includes replacement of cast iron water lines in the Vanderen-Ford Subdivision. This annual program replaces aging sewer and water lines that have surpassed their design life. In all, a total of 7,315 lineal feet of sewer main line and 1,970 lineal feet of water main will be replaced as part of this project. In addition 710 lineal feet of storm line will be installed along 7th Street to eliminate the combined sanitary and storm system in this area.

The utility replacements along 7th Street are being completed in advance of the proposed reconstruction of Seventh Street from North Avenue to Wellington Avenue. This reconstruction project is tentatively planned for 2015.

A formal solicitation was advertised in the Daily Sentinel, posted on the City's website and sent to the Western Colorado Contractors Association (WCCA). Bids were opened on April 7, 2014. Two responsive bids were received from the following firms:

Firm	Location	Amount
MA Concrete Construction	Grand Junction, CO	\$1,457,312.91
Sorter Construction	Grand Junction, CO	\$1,651,374.71

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

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

This repair and maintenance will guard against failure and ensure longevity for the wastewater collection system.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

There is \$2,745,675 budgeted in the Joint Sewer Fund for Phase A and Phase B of the 2014 sewer line replacements and interceptor rehabilitation.

There is \$252,000 budgeted in Water Fund for 2014 water line replacements.

Project Costs:

Bid Amount	\$ 1,457,312.91
Design	\$ 34,450.00
<u>City Inspection & Contract Administration</u>	<u>\$ 46,000.00</u>

Total Estimated Project Cost **\$ 1,537,762.91**

Water Fund 301 Project Costs	\$ 157,448.90
<u>Water Fund 301 Budget</u>	<u>\$ 252,000.00</u>
Available Funds	\$ 94,551.10

Sewer Fund 902 Project Costs (Phase A)	\$ 1,380,314.01
<u>Sewer Fund 902 Budget</u>	<u>\$ 2,745,675.00</u>
Available Funds (Phase B)	\$ 1,365,360.99

Legal issues:

The project will be contracted using standard, City approved agreements and conditions. Those documents have been reviewed and approved by the City Attorney.

Other issues:

There are no other issues identified.

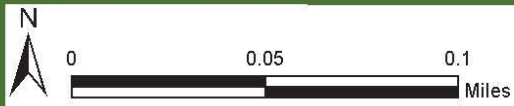
Previously presented or discussed:

This has not been previously discussed except during the budget process.

Attachments:

See attached location maps.

City of Grand Junction

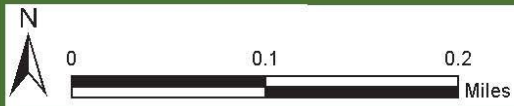
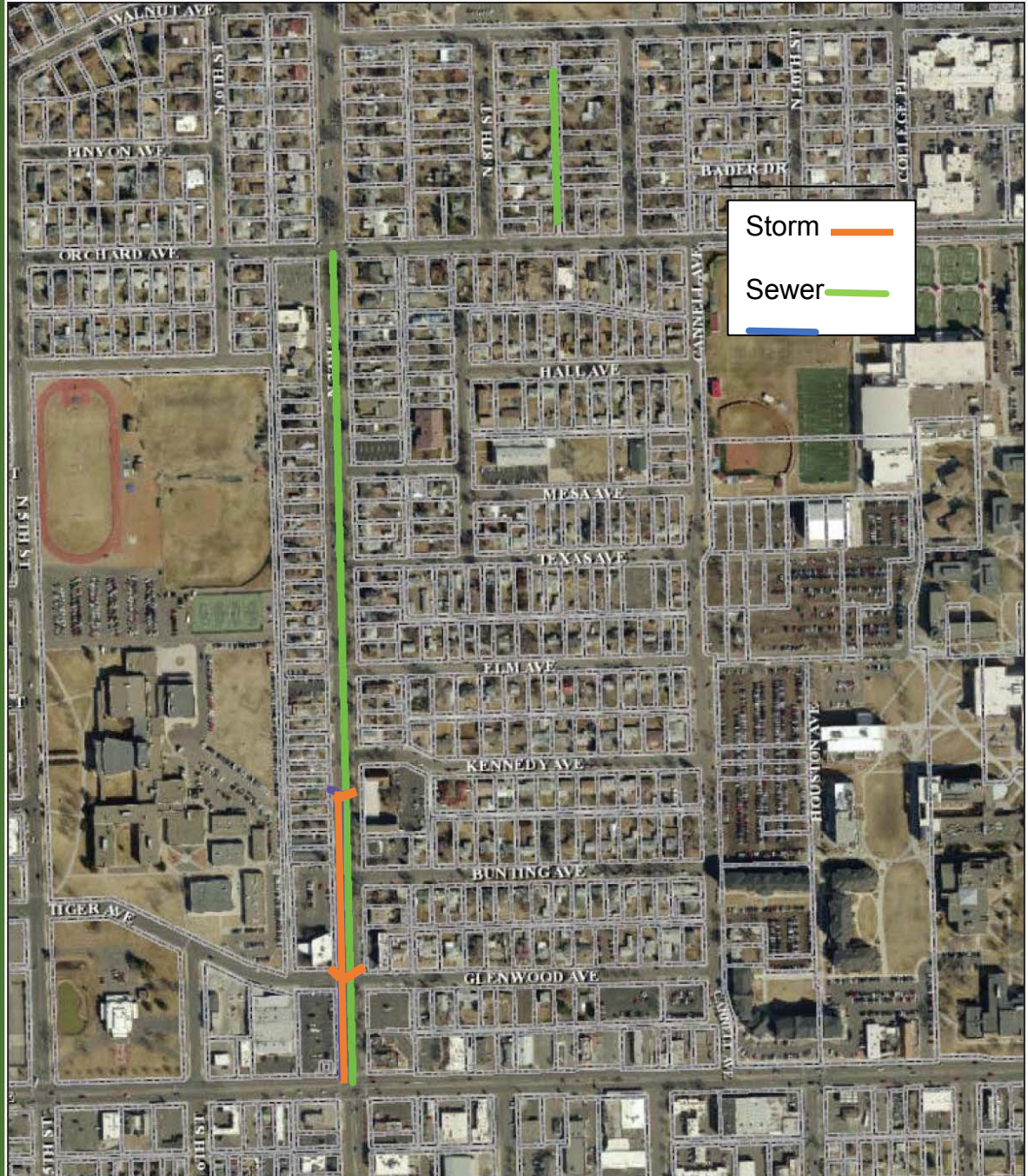


Printed: 4/4/2014

1 inch = 200 feet



City of Grand Junction

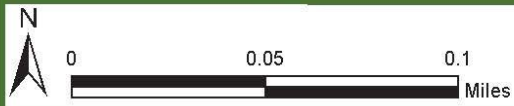


Printed: 4/4/2014

1 inch = 400 feet



City of Grand Junction



Printed: 4/4/2014

1 inch = 200 feet





Date: 4-8-2014
 Author: Trent Prall
 Title/ Phone Ext: Engineering Manager, 970-256-4047
 Proposed Schedule:
Wednesday, April 16, 2013

 2nd Reading
 (if applicable): _____ N/A

**Attach 9
 CITY COUNCIL AGENDA ITEM**

Subject: I-70 at Horizon Drive (Exit 31) Interchange Improvements Project Intergovernmental Agreement
Action Requested/Recommendation: Adopt a Resolution Authorizing the City Manager to Enter into an Intergovernmental Agreement (IGA) with Colorado Department of Transportation (CDOT)
Presenter(s) Name & Title: Greg Lanning, Public Works and Utilities Director Trent Prall, Engineering Manager

Executive Summary:

In September of 2013, the City sponsored project was approved by the State Transportation Commission for funding through the Responsible Acceleration of Maintenance and Partnerships (RAMP) program. This intergovernmental agreement (IGA) formally establishes the relationship between Colorado Department of Transportation (CDOT) and the City of Grand Junction.

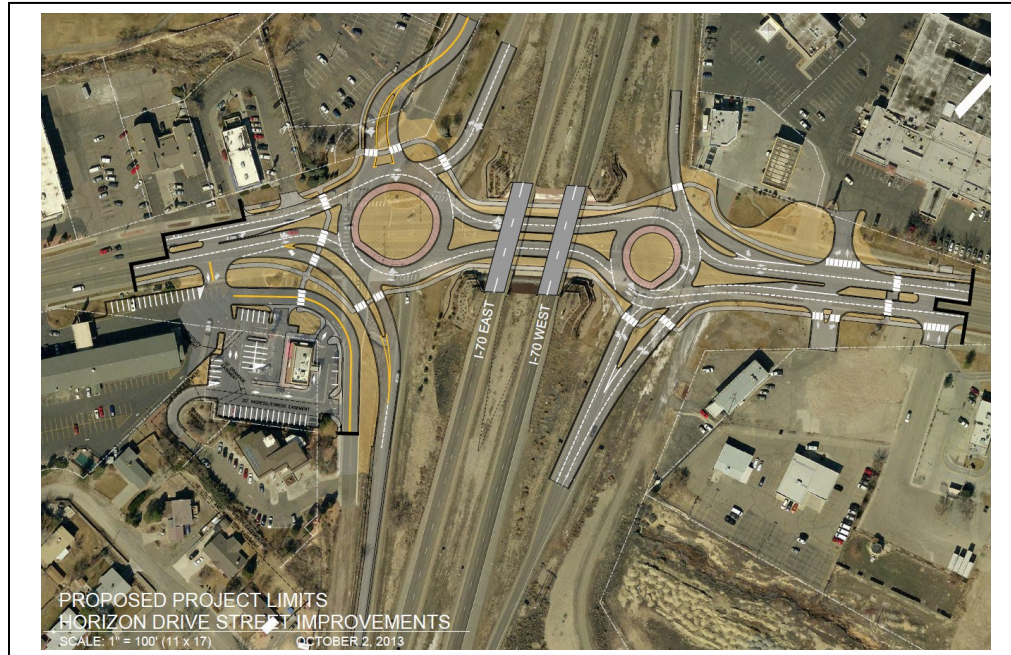
Background, Analysis and Options:

The existing interchange was constructed in the 1960's and is a conventional diamond interchange with Horizon Drive at grade and the I-70 in an elevated configuration. Horizon Drive is a four lane arterial with center turn lane complete with sidewalks. The north side ramps are served by a three phase signal and the south side ramps are served by another three phase signal. Adding to the complexity of the intersection is another close intersection with Visitors Way and Horizon 70 Court (access to the Double Tree hotel) that is also signalized. All three signals are proposed to be replaced with two, two lane roundabouts. This project does not require any modification to the existing I-70 structure.

Anticipated traffic volumes are projected to double by 2035, so long term traffic solutions are needed to safely handle vehicular, transit, bicycle and pedestrian movements. The proposed roundabouts will accommodate the projected growth and are key to the long term economic vitality of the corridor by reducing delays and increasing safety for all modes of transportation.

The I-70 interchange reconstruction effort will be the keystone project that would lead to overall Horizon Drive improvements. Beautification, traffic flow and safety of the

Horizon Drive corridor are high priorities of both the Horizon Drive Business Improvement District and the City of Grand Junction. Overall improvement plans for the 1.6 mile corridor include medians, detached sidewalks, bike lanes pedestrian crossings, access control, intersection upgrades and landscaping. The scope of this project is limited to the area shown below:



The Horizon Drive Business Improvement District has funded all of the consultant fees to date including conceptual design development as well as the Minor Interchange Modification Request (MIMR) that has been submitted to CDOT and the Federal Highway Administration (FHWA) for approval. Total investment to date exceeds \$100,000 is not included toward the match.

Total project cost is estimated at \$5,250,000. The RAMP program requires a 20% match of local funds. The HDBID has committed 50% of the required matching funds, or \$525,000, via a January 15, 2014 resolution. The City has budgeted the other 50% of the matching funds, again \$525,000. The IGA is just between the City of Grand Junction and CDOT. The City will have a separate agreement with the Horizon Drive Business Improvement District regarding their partnership in the project.

The project is scheduled to start in the Fall of 2015 and be completed in the Spring of 2016.

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

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

The project relates to the Comprehensive Plan as well as the North Avenue Overlay Zone District by meeting the following policies:

Policy A – Design streets and walkways as attractive public spaces.

Policy B – Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities

Policy F – Encourage the revitalization of existing commercial areas.

The Horizon Drive Business Improvement District has been working on developing concepts for modernization and safety improvements for the Horizon Drive corridor since 2007. Over the last two years, the HDBID has been moving toward solidifying the concepts into more definite plans.

The proposed Horizon Drive Corridor improvement implements Goal 8 and three of its policies. The recommended street cross section provides for enhanced pedestrian amenities that will be attractive public spaces. The Plan's recommended changes to the street edge, for example, increasing sidewalk width, adding plantings, pedestrian lighting, other pedestrian amenities, consolidating accesses, will revitalize the Horizon Drive corridor, a very important commercial corridor in the community.

Goal 9 which states, "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 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 need to maintain a street system which safely and efficiently moves traffic throughout the community.

The Horizon Drive Corridor Plan implements Goal 9 and one of its policies. One of the Guiding Principles in the Plan is to minimize impacts to existing neighborhoods. The Plan is further enhancing this goal by creating a corridor that helps the City reach its vision of becoming most livable by providing for all modes of transportation on Horizon Drive in a safer and more aesthetic way.

Board or Committee Recommendation:

The Horizon Drive Association Business Improvement District (HDABID) board is aware of this IGA and supports the City entering into the agreement with CDOT.

Financial Impact/Budget:

COST SCHEDULE					
Funding Sources	FY2013	FY2014	FY2015	FY2016	TOTAL
City of Grand Junction			525,000		525,000
Horizon Drive Business Improvement District*		400,000	125,000		525,000
CDOT RAMP			4,200,000		4,200,000
Total proposed project cost		400,000	4,850,000		5,250,000

*The IGA is just the City of Grand Junction and CDOT. The City will have a separate agreement with the Horizon Drive Business Improvement District regarding their partnership in the project.

Legal issues:

The City Attorney has reviewed the proposed agreement and recommended certain changes; when the changes are made or the specific concerns resolved; the agreement will be in final form. None of the changes concern the fundamental terms of the proposed agreement but instead are clarifications of the intention of the parties.

Other issues:

No other issues have been identified.

Previously presented or discussed:

Commitment Letter was authorized by City Council on July 17, 2013.

RAMP funding was presented and discussed at the April 15, 2013 City Council Readiness Session and the April 17, 2013 Council Meeting.

Attachments:

Resolution with Agreement Attached

RESOLUTION NO. ____-14

A RESOLUTION ENTERING INTO AN AGREEMENT WITH THE COLORADO DEPARTMENT OF TRANSPORTATION FOR WORK ON THE I-70 AT HORIZON DRIVE (EXIT 31) INTERCHANGE IMPROVEMENTS PROJECT, AUTHORIZING CITY MATCHING FUNDS AND INKIND SERVICES AND AUTHORIZING THE CITY MANAGER TO SIGN AN INTERGOVERNMENTAL AGREEMENT WITH THE COLORADO DEPARTMENT OF TRANSPORTATION

Recitals:

The City has requested funds from the Colorado Department of Transportation's (CDOT) Responsible Acceleration of Maintenance and Partnerships (RAMP) program to construct two roundabouts at the ramp termini replacing the three signals improving not only vehicular traffic circulation but also bike and pedestrian access and safety.

RAMP program funds were awarded by CDOT for the project and are documented through an Intergovernmental Agreement (IGA) between the Colorado Department of Transportation (CDOT) and the City of Grand Junction. The Project Number is PROJECT NHPP 0701-223 (19911) and is referred to as RAMP 3-24. A total amount of \$5,250,000 is awarded for the project from the Program and pursuant to the IGA, the City must contribute 20% matching funds in the amount of \$1,050,000.

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

State RAMP program funds in the amount of \$4,200,000 awarded toward the I-70 at Horizon Drive (Exit 31) Interchange Improvements Project are hereby accepted and that the City Manager is hereby authorized to expend \$1,050,000 in matching funds for the project. The City Manager is authorized to execute and enter into the Intergovernmental Agreement with the Colorado Department of Transportation.

PASSED AND APPROVED this _____ day of _____, 2014.

Sam Susuras
President of the Council

ATTEST:

Stephanie Tuin
City Clerk

LOCAL \$ CDOTWRK RAMP 3-24
PROJECT: NHPP 0701-223 (19911)
REGION: # 3 (RDC)

Routing # N/A
SRM # 331001107

AGREEMENT

THIS AGREEMENT is executed this ___ day of _____, 20___, by and between the State of Colorado, for the use and benefit of the Colorado Department of Transportation (State or CDOT) and CITY OF GRAND JUNCTION, 250 NORTH 5TH, GRAND JUNCTION, Colorado, 81501, (City or Local Agency) CDOT Vendor #: 2000077, and the State and the Local Agency together shall be referred to as the “Parties.”

RECITALS

1. Required approval, clearance and coordination have been accomplished from and with appropriate agencies.
2. Section 43-2-102 and 103, C.R.S require the State to maintain state highways (including where such highways extend through a city or an incorporated town), and 43-2-135 describes certain specific responsibilities of the State and affected local entities (respectively) with respect to state highways that are also part of a local street system;
3. Governor John Hickenlooper and Colorado Department of Transportation Executive Director Don Hunt announced on December 14, 2012, the Responsible Acceleration of Maintenance and Partnerships (RAMP) program to accelerate completion of transportation projects.
4. The Local Agency submitted an application (Application) to CDOT for approval by the Colorado Department of Transportation Commission to participate in the RAMP program.
5. The Colorado Department of Transportation Commission adopted Resolution TC-3106 on October 17, 2013 approving the list of projects shown in the document entitled “RAMP Partnership and Operations Projects – Preliminary Recommendations 10/16/2013 (Projects List).”
6. Pursuant to the Application under RAMP program, the Local Agency has made funds available for project NHPP 0701-223 (19911), which shall consist of the I-70, Exit 31 Horizon Drive Roundabouts, referred to as the “Project”, and the Local Agency shall contribute funding towards the Project (Contribution). The work will be performed in the City of Grand Junction, Colorado, as described in **Exhibit A**. **Exhibit A** is attached hereto and incorporated by this

reference as herein set forth.

7. The Local Agency has budgeted funds and desires to provide its Contribution for the Project.

8. The Local Agency has estimated the Contribution and is prepared to provide the funding required for its Contribution toward the Project, as evidenced by appropriate ordinances or resolutions duly passed and adopted by the authorized representatives of the Local Agency, which authorizes the Local Agency to enter into this agreement and to expend funds in support of the Project.

9. This agreement is executed under the authority of §§ 29-1-203, 43-1-110; 43-1-116, 43-2-101(4)(c) and 43-2-144, C.R.S.

10. The parties hereto desire to agree upon the division of responsibilities with regard to the Project.

THE PARTIES NOW AGREE THAT:

Section 1. Scope of Work

The Project under this agreement shall consist of I-70 Exit 31 Horizon Drive Roundabouts, and the Local Agency shall provide its Contribution toward the Project, in the City of Grand Junction, Colorado, as described in **Exhibit A**.

Section 2. Order of Precedence

In the event of conflicts or inconsistencies between this agreement and its exhibits, such conflicts or inconsistencies shall be resolved by reference to the documents in the following order of priority:

1. This agreement
2. **Exhibit A** (Scope of Work)

Section 3. Term

This agreement shall be effective upon approval of the CDOT Chief Engineer or designee. The term of this agreement shall continue through the completion and final acceptance of the Project by the State, FHWA and the Local Agency.

Section 4. Project Funding Provisions

A. The Local Agency has estimated the total cost of the Contribution and is prepared to provide its funding, as evidenced by an the signing of this agreement, which expressly authorizes the Local Agency the authority to expend its Contribution toward the Project.

B. The Contribution is estimated to be **\$1,050,000.00**.

Construction Phase	
Local Agency Contribution	\$1,050,000.00

C. Should the project receive a construction bid less than the estimated construction amount, the Local Agency Contribution will be lowered according by percentage based on the funding amounts shown in the Application. For this agreement the percentages are 80% for Ramp Funding and 20% Local Agency Contribution.

Section 5. Changes in Project Costs

CDOT and the Local Agency Partner will assess at the Final Office Review (FOR) the project budget to be contracted. Changes to the Project may trigger a revision to **Exhibit A** as well as the project Contribution. On a CDOT administered project, any cost increase discovered after the FOR will be the responsibility of CDOT, with the exception of the addition of a “Betterment”, which will be at the request and the responsibility of the Local Agency. A betterment (Betterment) is defined as any substantive project change suggested by the Local Agency subsequent to the FOR. The determination of whether the change is minor or substantive shall be at the discretion of the CDOT Project Manager. Any Project cost increase subsequent to the FOR, that is not a result of a Betterment, shall be unilaterally administered by the State without amending this agreement.

After the FOR, any cost savings, regardless of who is administering the project, or when the cost savings occurs, will be prorated according to the percentages shown in Section 4.

Section 6. Project Payment Provisions

A. The Local Agency will reimburse the State for incurred costs relative to the project following the Local Agency's review and approval of such charges, subject to the terms and conditions of this agreement.

B. If the Local Agency is to be billed for CDOT incurred costs, the billing procedure shall be as follows:

1. Upon receipt of each bill from the State, the Local Agency will remit to the State the amount billed no later than 60 days after receipt of each bill. Should the Local Agency fail to pay moneys due the State within 60 days of demand or within such other period as may be agreed between the parties hereto, the Local Agency agrees that, at the request of the State, the State Treasurer may withhold an equal amount from future apportionment due the Local Agency from the Highway Users Tax Fund and to pay such funds directly to the State. Interim funds, until the State is

- reimbursed, shall be payable from the State Highway Supplementary Fund (400).
2. If the Local Agency fails to make timely payment to the State as required by this section (within 60 days after the date of each bill), the Local Agency shall pay interest to the State at a rate of one percent per month on the amount of the payment which was not made in a timely manner, until the billing is paid in full. The interest shall accrue for the period from the required payment date to the date on which payment is made.

C. The State will prepare and submit to the Local Agency, no more than monthly, charges for costs incurred relative to the project. The State's invoices shall include a description of the amounts of services performed, the dates of performance and the amounts and description of reimbursable expenses. The invoices will be prepared in accordance with the State's standard policies, procedures and standardized billing format.

Section 7. State and Local Agency Commitments

The Scope of Work (**Exhibit A**) describes the work to be performed.

A. Design [if applicable]

1. If the work includes preliminary design or final design (the "Construction Plans"), or design work sheets, or special provisions and estimates (collectively referred to as the "Plans"), the State shall comply with the following requirements, as applicable:
 - a. perform or provide the Plans, to the extent required by the nature of the work.
 - b. prepare final design (Construction Plans) in accord with the requirements of the latest edition of the American Association of State Highway Transportation Officials (AASHTO) manual or other standard, such as the Uniform Building Code, as approved by CDOT.
 - c. prepare special provisions and estimates in accord with the State's Roadway and Bridge Design Manuals and Standard Specifications for Road and Bridge Construction.
 - d. include details of any required detours in the Plans, in order to prevent any interference of the construction work and to protect the traveling public.
 - e. stamp the Plans produced by a Colorado Registered Professional Engineer.
 - f. provide final assembly of Plans and contract documents.
 - g. be responsible for the Plans being accurate and complete.
 - h. make no further changes in the Plans following the award of the construction contract except by agreement in writing between the parties. The Plans shall be considered final when approved and accepted by the parties hereto, and when final they shall be deemed incorporated herein.

B. Construction [if applicable]

1. If the work includes construction, the State shall perform the construction in

accordance with the approved design plans and/or administer the construction all in accord with the Scope of Work (**Exhibit A**). Such administration shall include project inspection and testing; approving sources of materials; performing required plant and shop inspections; documentation of contract payments, testing and inspection activities; preparing and approving pay estimates; preparing, approving and securing the funding for contract modification orders and minor contract revisions; processing contractor claims; construction supervision; and meeting the Quality Control requirements of the FHWA/CDOT Stewardship Agreement.

2. The State is the responsible party:
 - a. it shall appoint a qualified professional engineer, licensed in the State of Colorado, as the State Agency Project Engineer (SAPE), to perform that administration. The SAPE shall administer the project in accordance with this agreement, the requirements of the construction contract and applicable State procedures.
 - b. if bids are to be let for the construction of the project, the State shall, in conjunction with the Local Agency, advertise the call for bids and upon concurrence by the Local Agency will award the construction contract(s) to the low responsive, responsible bidder(s).
 - (1) in advertising and awarding the bid for the construction of a federal-aid project, the State shall comply with applicable requirements of 23 USC § 112 and 23 CFR Parts 633 and 635 and C.R.S. § 24-92-101 et seq. Those requirements include, without limitation, that the State/contractor shall incorporate Form 1273 in its entirety verbatim into any subcontract(s) for those services as terms and conditions therefore, as required by 23 CFR 633.102(e).
 - (2) the Local Agency has the option to concur or not concur in the proposal of the apparent low bidder for work on which competitive bids have been received. The Local Agency must declare its concurrence or non-concurrence within 3 working days after said bids are publicly opened.
 - (3) by indicating its concurrence in such award, the Local Agency, acting by or through its duly authorized representatives, agrees to provide additional funds, subject to their availability and appropriation for that purpose, if required to complete the work under this project if no additional federal-aid funds will be made available for the project.
 - c. If all or part of the construction work is to be accomplished by State personnel (i.e. by force account), rather than by a competitive bidding process, the State will ensure that all such force account work is accomplished in accordance with the pertinent State specifications and requirements with 23 CFR 635, Subpart B, Force Account Construction.

Section 8. ROW Acquisition and Relocation

If the Project includes right of way, prior to this project being advertised for bids, the State will certify in writing that all right of way has been acquired in accordance with the applicable state and federal regulations, or that no additional right of way is required.

Any acquisition/relocation activities must comply with: all applicable federal and state statutes and regulations, including but not limited to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (P.L. 91-646) and the Uniform Relocation Assistance and Real Property Acquisition Policies for Federal and Federally Assisted Programs as amended (49 CFR Part 24); CDOT's Right of Way Manual; and CDOT's Policy and Procedural Directives.

Allocation of Responsibilities are as follows:

- Federal participation in right of way acquisition (3111 charges), relocation (3109 charges) activities, if any, and right of way incidentals (expenses incidental to acquisition/relocation of right of way – 3114 charges);
- Federal participation in right of way acquisition (3111 charges), relocation (3109 charges) but no participation in incidental expenses (3114 charges); or
- No federal participation in right of way acquisition (3111 charges) and relocation activities (3109 expenses).

Regardless of the option selected above, the State retains oversight responsibilities. The Local Agency's and the State's responsibilities for each option is specifically set forth in CDOT's Right of Way Manual. The manual is located at http://www.dot.state.co.us/ROW_Manual/.

If right of way is purchased for a state highway, including areas of influence of the state highway, the local agency shall immediately convey title to such right of way to CDOT after the Local Agency obtains title.

Section 9. Utilities

If necessary, the State will be responsible for obtaining the proper clearance or approval from any utility company, which may become involved in this Project. Prior to this Project being advertised for bids, the State will certify in writing that all such clearances have been obtained.

Section 10. Railroads

In the event the Project involves modification of a railroad company's facilities whereby the work is to be accomplished by railroad company forces, the State shall make timely application to the Public Utilities Commission requesting its order providing for the installation of the proposed improvements and not proceed with that part of the work without compliance. The State shall also establish contact with the railroad company involved for the purpose of complying with applicable provisions of 23 CFR 646, subpart B, concerning federal-aid projects involving railroad facilities, including:

1. Executing an agreement setting out what work is to be accomplished and the location(s) thereof, and that the costs of the improvement shall be eligible for federal participation.
2. Obtaining the railroad's detailed estimate of the cost of the work.
3. Establishing future maintenance responsibilities for the proposed installation.
4. Proscribing future use or dispositions of the proposed improvements in the event of abandonment or elimination of a grade crossing.
5. Establishing future repair and/or replacement responsibilities in the event of accidental destruction or damage to the installation.

Section 11. Environmental Obligations

The State shall perform all work in accordance with the requirements of the current federal and state environmental regulations including the National Environmental Policy Act of 1969 (NEPA) as applicable.

Section 12. Maintenance Obligations

The Local Agency will maintain and operate the improvements constructed under this agreement at its own cost and expense during their useful life, in a manner satisfactory to the State and FHWA. The Local Agency will make proper provisions for such maintenance obligations each year. Only improvements maintained by the State are the ramps to I-70 as described in **Exhibit A**. Such maintenance and operations shall be conducted in accordance with all applicable statutes, ordinances and regulations. The State and FHWA will make periodic inspections of the project to verify that such improvements are being adequately maintained.

Section 13. Record Keeping

The State shall maintain a complete file of all records, documents, communications, and other written materials, which pertain to the costs incurred under this agreement. The State shall maintain such records for a period of three (3) years after the date of termination of this agreement or final payment hereunder, whichever is later, or for such further period as may be necessary to resolve any matters which may be pending. The State shall make such materials available for inspection at all reasonable times and shall permit duly authorized agents and employees of the Local Agency and FHWA to inspect the project and to inspect, review and audit the project records.

Section 14. Termination Provisions

This agreement may be terminated as follows:

A. Termination for Convenience. The State may terminate this agreement at any time the State determines that the purposes of the distribution of moneys under the agreement would no longer be served by completion of the project. The State shall effect such termination by giving written notice of termination to the Local Agency and specifying the effective date thereof, at least twenty (20) days

before the effective date of such termination.

B. Termination for Cause. If, through any cause, the Local Agency shall fail to fulfill, in a timely and proper manner, its obligations under this agreement, or if the Local Agency shall violate any of the covenants, agreements, or stipulations of this agreement, the State shall thereupon have the right to terminate this agreement for cause by giving written notice to the Local Agency of its intent to terminate and at least ten (10) days opportunity to cure the default or show cause why termination is otherwise not appropriate. In the event of termination, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports or other material prepared by the Local Agency under this agreement shall, at the option of the State, become its property, and the Local Agency shall be entitled to receive just and equitable compensation for any services and supplies delivered and accepted.

Notwithstanding the above, the Local Agency shall not be relieved of liability to the State for any damages sustained by the State by virtue of any breach of the agreement by the Local Agency, and the State may withhold payment to the Local Agency for the purposes of mitigating its damages until such time as the exact amount of damages due to the State from the Local Agency is determined.

If after such termination it is determined, for any reason, that the Local Agency was not in default or that the Local Agency's action/inaction was excusable, such termination shall be treated as a termination for convenience, and the rights and obligations of the parties shall be the same as if the agreement had been terminated for convenience, as described herein.

Section 15. Legal Authority

The Local Agency warrants that it possesses the legal authority to enter into this agreement and that it has taken all actions required by its procedures, by-laws, and/or applicable law to exercise that authority, and to lawfully authorize its undersigned signatory to execute this agreement and to bind the Local Agency to its terms. The person(s) executing this agreement on behalf of the Local Agency warrants that such person(s) has full authorization to execute this agreement.

Section 16. Representatives and Notice

The State will provide liaison with the Local Agency through the State's Region Director, Region 3, South 6th Street, #317, Grand Junction, Colorado 81501. Said Region Director will also be responsible for coordinating the State's activities under this agreement and will also issue a "Notice to Proceed" to the Local Agency for commencement of the work. All communications relating to the day-to-day activities for the work shall be exchanged between representatives of the State's Transportation Region 3 and the Local Agency. All communication, notices, and correspondence shall be addressed to the individuals identified below. Either party may from time to time designate in writing new or substitute representatives.

If to the State:
Jason Smith, P.E.
CDOT Region 3

If to the Local Agency:
Trent Prall
City of Grand Junction

222 South 6th St., #317
Grand Junction, Colorado 81501
970-638-6208
jasonc.smith@state.co.us

250 North 5th Street
Grand Junction, Colorado 81501
970-256-4047
trentonp.gjcity.org

Section 17. Successors

Except as herein otherwise provided, this agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Section 18. Third Party Beneficiaries

It is expressly understood and agreed that the enforcement of the terms and conditions of this agreement and all rights of action relating to such enforcement, shall be strictly reserved to the State and the Local Agency. Nothing contained in this agreement shall give or allow any claim or right of action whatsoever by any other third person. It is the express intention of the State and the Local Agency that any such person or entity, other than the State or the Local Agency receiving services or benefits under this agreement shall be deemed an incidental beneficiary only.

Section 19. Governmental Immunity

Notwithstanding any other provision of this agreement to the contrary, no term or condition of this agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as now or hereafter amended. The parties understand and agree that liability for claims for injuries to persons or property arising out of negligence of the State of Colorado, its departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of § 24-10-101, et seq., C.R.S., as now or hereafter amended and the risk management statutes, §§ 24-30-1501, et seq., C.R.S., as now or hereafter amended.

Section 20. Severability

To the extent that this agreement may be executed and performance of the obligations of the parties may be accomplished within the intent of the agreement, the terms of this agreement are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof.

Section 21. Waiver

The waiver of any breach of a term, provision, or requirement of this agreement shall not be construed or deemed as a waiver of any subsequent breach of such term, provision, or requirement, or of any other term, provision or requirement.

Section 22. Entire Understanding

This agreement is intended as the complete integration of all understandings between the parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or effect whatsoever, unless embodied herein by writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a writing executed and approved pursuant to the State Fiscal Rules.

Section 23. Survival of Agreement Terms

Notwithstanding anything herein to the contrary, the parties understand and agree that all terms and conditions of this agreement and the exhibits and attachments hereto which may require continued performance, compliance or effect beyond the termination date of the agreement shall survive such termination date and shall be enforceable by the State as provided herein in the event of such failure to perform or comply by the Local Agency.

Section 24. Modification and Amendment

This agreement is subject to such modifications as may be required by changes in federal or State law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this agreement on the effective date of such change as if fully set forth herein. Except as provided above, no modification of this agreement shall be effective unless agreed to in writing by both parties in an amendment to this agreement that is properly executed and approved in accordance with applicable law.

Section 25. Disputes

Except as otherwise provided in this agreement, any dispute concerning a question of fact arising under this agreement, which is not disposed of by agreement, will be decided by the Chief Engineer of the Department of Transportation. The decision of the Chief Engineer will be final and conclusive unless, within 30 calendar days after the date of receipt of a copy of such written decision, the Local Agency mails or otherwise furnishes to the State a written appeal addressed to the Executive Director of the Department of Transportation. In connection with any appeal proceeding under this clause, the Local Agency shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending final decision of a dispute hereunder, the Local Agency shall proceed diligently with the performance of the agreement in accordance with the Chief Engineer's decision. The decision of the Executive Director or his duly authorized representative for the determination of such appeals will be final and conclusive and serve as final agency action. This dispute clause does not preclude consideration of questions of law in connection with decisions provided for herein. Nothing in this agreement, however, shall be construed as making final the decision of any administrative official, representative, or board on a question of law.

Section 26. SIGNATURE PAGE
SRM# 331001107

THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT

* Persons signing for The Local Agency hereby swear and affirm that they are authorized to act on The Local Agency's behalf and acknowledge that the State is relying on their representations to that effect.

<p style="text-align: center;">THE LOCAL AGENCY City of Grand Junction</p> <p>Print: _____</p> <p>Title: _____</p> <p>_____</p> <p style="text-align: center;">*Signature</p> <p>Date: _____</p>	<p style="text-align: center;">STATE OF COLORADO John W. Hickenlooper, GOVERNOR Colorado Department of Transportation Donald E. Hunt, Executive Director</p> <p>_____</p> <p>By: Scott McDaniel, P.E., Acting Chief Engineer</p> <p>Date: _____</p>
<p style="text-align: center;">2nd The Local Agency Signature if Needed</p> <p>By: _____</p> <p>Title: _____</p> <p>_____</p> <p style="text-align: center;">*Signature</p> <p>Date: _____</p>	


ALL AGREEMENTS REQUIRE APPROVAL BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State Agreements. This Agreement is not valid until signed and dated below by the State Controller or delegate. The Local Agency is not authorized to begin performance until such time. If The Local Agency begins performing prior thereto, the State of Colorado is not obligated to pay The Local Agency for such performance or for any goods and/or services provided hereunder.

<p style="text-align: center;">STATE CONTROLLER Robert Jaros, CPA, MBA, JD</p> <p>By: _____</p> <p style="text-align: center;">Colorado Department of Transportation</p> <p>Date: _____</p>
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SCOPE OF WORK

Exhibit A – Scope, Schedule, and Budget Developed by CDOT

PROJECT SCOPE	
Project Name:	I-70 at Horizon Drive (Exit 31) Interchange Improvements
State Highway/Interstate:	I-70 Mileposts (Begin/End): Exit 31
Project Limits (i.e. from county or cross street, if applicable):	I-70 at Horizon Drive (Exit 31) Ramp Termini
<p>The existing interchange was constructed in the 1960's and is a conventional diamond interchange with Horizon Drive at grade and the I-70 in an elevated configuration. Horizon Drive is a four lane arterial with center turn lane complete with sidewalks. The north side ramps are served by a three phase signal and the south side ramps are served by another three phase signal. Adding to the complexity of the intersection is another close intersection with Visitors Way and Horizon 70 Court (access to the Double Tree hotel) that is also signalized. All three signals are proposed to be replaced with two, two lane roundabouts. This project does not require any modification to the existing I-70 structure.</p> <p>Anticipated traffic volumes are projected to double by 2035, so long term traffic solutions are needed to safely handle vehicular, transit, bicycle and pedestrian movements. The proposed roundabouts will accommodate the projected growth and are key to the long term economic vitality of the corridor by reducing delays and increasing safety for all modes of transportation.</p> <p>The I-70 interchange reconstruction effort will be the keystone project that would lead to overall Horizon Drive improvements. Beautification, traffic flow and safety of the Horizon Drive corridor are high priorities of both the Horizon Drive Business Improvement District and the City of Grand Junction. Overall improvement plans for the 1.6 mile corridor include medians, detached sidewalks, bike lanes pedestrian crossings, access control, intersection upgrades and landscaping. The scope of this project is limited to the area shown below:</p>	
	

Safety People Integrity Customer Service Excellence Respect

More detailed project scoping is provided below:

Asphalt. The existing asphalt in the areas of the roundabouts are proposed to be replaced with approximately 5800 square yards of concrete. Other remaining asphalt is not proposed to be replaced as part of this project.

Curb and Gutter. There is 3,155 linear feet of curb gutter that will be replaced as necessary for the roundabouts and adjacent geometric adjustments to the roadway. 9,400 linear feet of additional curb and gutter is proposed.

Sidewalks. As most of the sidewalk in this area was updated in 2007 as part of an interchange beautification project, most of the sidewalk will remain as it is not in need of updating at this time except for accommodation of the roundabouts.

Landscaping. The 4,451 square yards of existing landscaping and associated irrigation systems that were installed in 2007 will remain as it is not in need of updating at this time except for accommodation of the roundabouts. An additional 8,300 square yards of landscaping will be provided in the center of the two roundabouts.

Drainage facilities. The north intersection is serviced by a 24 inch reinforced concrete pipe and four inlets. The southern intersections are served by more 24 inch reinforced concrete pipe and three conventional inlets and an area Drain. The primary 48 inch Drainage runs to the east of the proposed work. Only minor additional drainage facilities are anticipated.

Traffic Signals. The three signals to be eliminated consist of 6 traffic signal poles, 9 arms and 29 heads of various vintages along with two traffic signal cabinets and associated controllers. All of the equipment will be removed and salvaged as part of this project.

Street Lights. The six "cobra" style lights that are on top of the existing signal poles will be replaced with eight street lights. An additional 10 pedestrian lights will be added to the eight historical style "acorn" pedestrian lights that were installed in 2007 as part of the beautification project. LED technology will be reviewed for this project to help reduce long term maintenance expenses.

Electrical Facilities. As the existing underground was replaced in 2010, Xcel Energy does not plan to upgrade the electrical feeds. One pullbox on the southwestern corner of the southern roundabout may need to be relocated.

Sanitary Sewer Facilities. The City of Grand Junction has rehabilitated with cured-in-place pipe all of the infrastructure in this area in 2011 and therefore no additional work is anticipated other than bringing manholes to grade.

Domestic Water Facilities. Ute Water Conservancy District has a 10" water line that is proposed to be replaced during this project. The cost of that replacement is to be borne by the district and is not a project cost.