

GOALS, OBJECTIVES AND POLICIES

of the
comprehensive
planning process

city of grand junction and mesa county

may 1981

GOALS, OBJECTIVES AND POLICIES OF THE
COMPREHENSIVE PLANNING PROCESS

Action Taken

1. City Planning Commission recommended approval to the City Council at a public hearing held on January 27, 1981.
2. City Council adopted on February 18, 1981 at a public hearing.
3. Mesa County Planning Commission adopted at a public hearing on February 19, 1981. The Planning Commission recommended that the Mesa County Commissioners consider the document for approval.
4. The Board of County Commissioners considered adoption on March 31, 1981 at a public hearing. A decision was not rendered since additional review time was requested by members of the audience.
5. On April 21, 1981, the Board of County Commissioners continued the March 31, 1981 public hearing. Additional citizen input was obtained at this time. The County Commissioners recommended the goals, objectives and policies be submitted to Fact Finding.
6. On May 4, 1981, the Board of County Commissioners examined the document and citizen input in a Fact Finding session. Several modifications submitted by a citizens group were considered to be appropriate and staff was requested to make the necessary changes.
7. On May 5, 1981, the Board of County Commissioners by motion requested the drafting of a resolution to support the goals, objectives and policies. Modifications delineated in Fact Finding were incorporated as a part of the motion.
8. On May 12, 1981, the Board of County Commissioners by Resolution supported the goals, objectives and policies.

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GOALS, OBJECTIVES AND POLICIES

Introduction

Basic to the preparation of a Comprehensive Plan for Central Mesa County and the City of Grand Junction is establishment of goals and objectives that residents throughout the planning area desire.

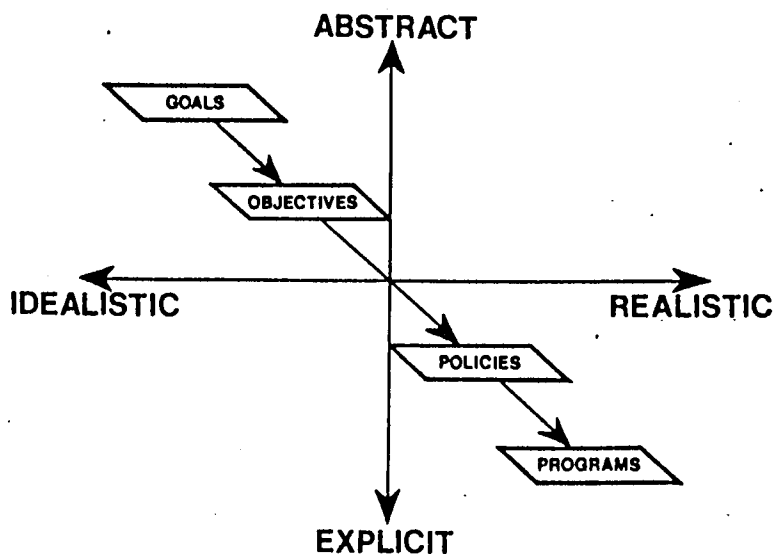
Since comprehensive planning serves as a guide to the present and future growth and development of the planning area, the adoption of locally oriented goals and objectives is of vital importance to the overall success of the planning process. The formulation of goals and objectives by Mesa County and Grand Junction is a crucial element of the Comprehensive Plan since this effort attempts to identify the type of environment desired throughout the planning area.

Goals and Objectives

Throughout this Plan, a generalized definition of the terms "goals" and "objectives" is as follows: a goal is defined as a desired condition, that is, a general aim or desired end toward which the County and City shall direct its resources; an objective is a desired level of achievement or measurable step towards fulfillment of the goal. Goals and objectives set the direction toward which subsequent policies and programs are oriented.

Policy and Programs

While goals and objectives define the needs and desires of the Planning Area, a policy describes how the County and City will go about achieving them; it is the method applied to obtain a desired goal. A program is the specific action or set of actions chosen to accomplish adopted policies.



This illustration graphically depicts the distinction between goals, objectives, policies and programs. A logical progression is shown from *abstract, idealistic goals and objectives*, to *explicit and realistic policies and programs*. Each successive level from goals to programs, is a refinement and further definition of the level immediately preceding it.

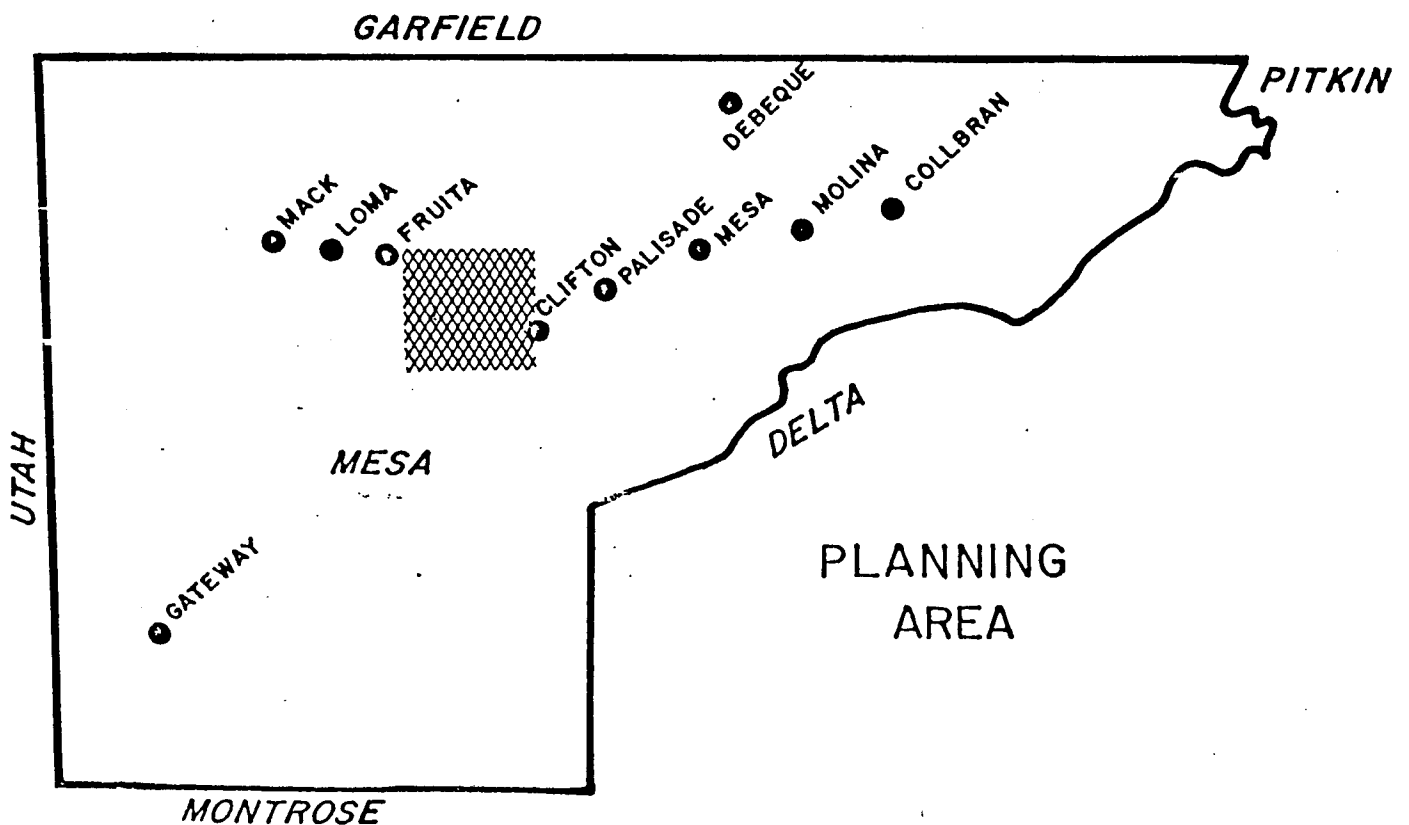
The importance of this initial phase of the planning process cannot be overemphasized. All too often communities and counties do not devote the time required for the establishment of goals and objectives, thereby losing the opportunity to establish a central

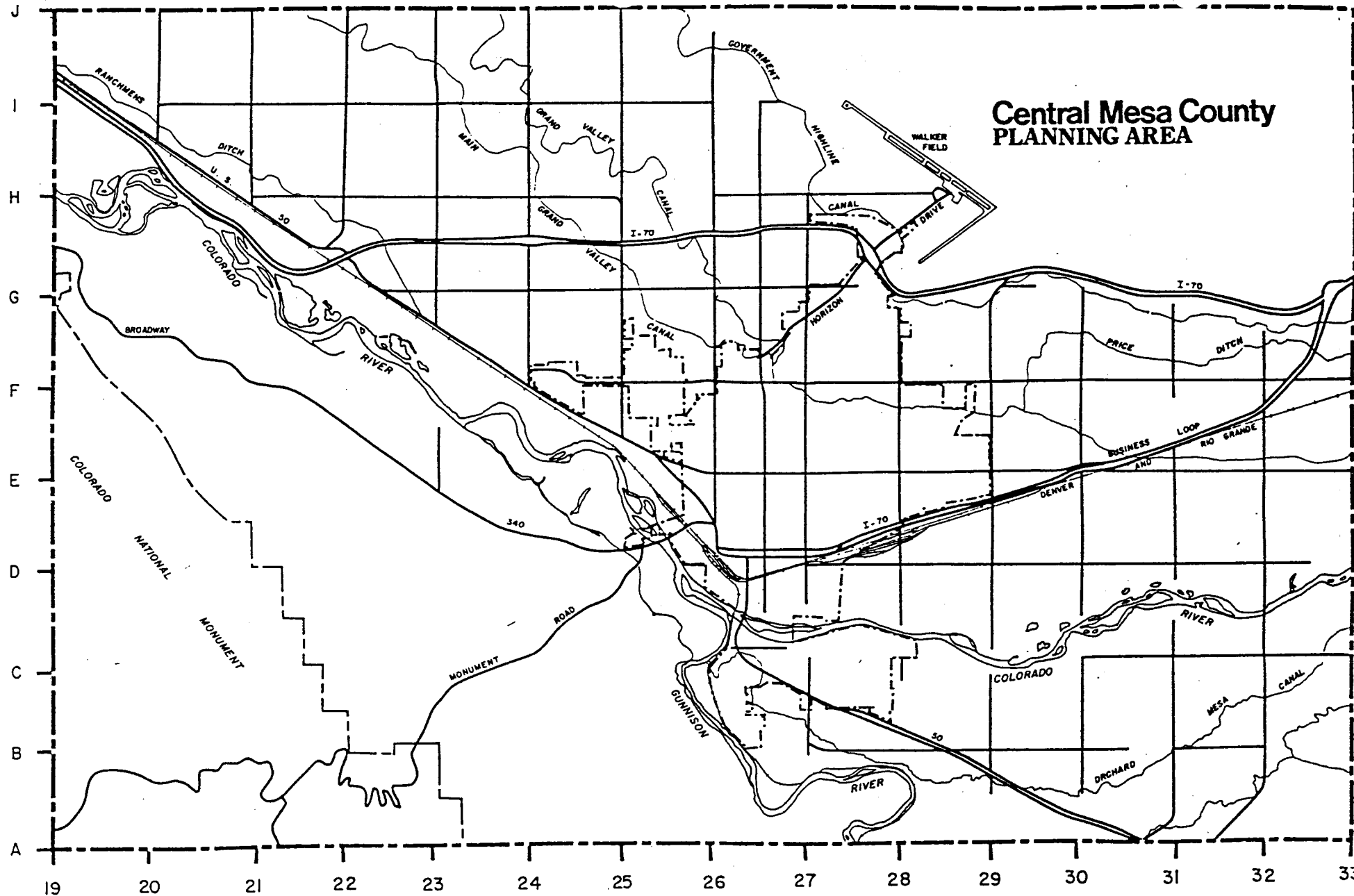
purpose and direction. Such an oversight not only decreases the effectiveness of a planning program, but results in the chaotic growth of so many communities and unincorporated areas. Similarly, the effort expended in establishing the goals and objectives would be futile if policies and programs to be followed in attaining these goals and objectives are not developed.

The Mesa County Board of County Commissioners, the Grand Junction City Council and the respective Planning Commissions have identified the following goals, objectives and policies. Both Planning Commissions, as well as the elected officials, should review this document annually or as frequently as conditions warrant. Revisions should reflect changing needs and desires of local citizens as well as changes in technology and development techniques. If major revisions are required, consideration should be given to updating the Comprehensive Plan.

PLANNING AREA

Central Mesa County is defined as the area extending approximately from A to J Roads, and from 19 to 33 Roads. Most of the development in Mesa County is occurring in this urbanized area, where many public facilities and services already exist. The illustration below and the map on the following page graphically depicts the planning area.





GOAL STATEMENTS

- I. Maintain and improve the City of Grand Junction/Mesa County by making improvements that will provide an acceptable living and working environment, while simultaneously protecting private property rights, public health and safety, and the area's unique natural environmental setting.
- II. Maintain and foster a strong and balanced economy while simultaneously insuring that the social needs of all residents in the planning area are met to the maximum extent feasible.
- III. Maintain, improve and protect the quality of air, water and land resources, while simultaneously minimizing the loss of life and property from natural hazards.
- IV. Achieve safety, convenience and cost effectiveness through the wise distribution and location of all land use activities. A balance between rural, residential, business, commercial, industrial and public land uses is needed to insure that the integrity of Grand Junction and the Central Grand Valley is maintained.
- V. Encourage the design and development of residential areas that will provide a broad range of housing alternatives and will produce a good quality living environment for County and community residents.
- VI. Encourage and support commercial activities in the City of Grand Junction and Mesa County through renovation, improvement of pedestrian walkways, improvement of vehicular access, provision of adequate parking, and to encourage aesthetic land use and development patterns.
- VII. The City of Grand Junction desires to strengthen and revitalize the Central Business District (CBD) as a viable commercial area, creating a positive image of the CBD by enhancing its distinctive qualities.
- VIII. Broaden the economic base through encouraging the development of clean, non-polluting industries.
- IX. Protect agricultural land use by recognizing the importance and significance of agriculture to Mesa County's economy.
- X. Achieve a well-balanced transportation system including automobile, bus, railroad, air, pedestrian and bicycle.
- XI. Provide needed public facilities and services in an efficient and economic manner by encouraging the provision of good fire and police protection, medical facilities, educational-cultural facilities, solid waste disposal facilities and utilities.
- XII. Encourage and develop open space and park land, and provide recreational and cultural opportunities for the City of Grand Junction and Mesa County residents.
- XIII. Promote the development and use of energy efficient programs and technologies throughout Mesa County.

GOALS, OBJECTIVES AND POLICIES
OF THE COMPREHENSIVE PLANNING PROCESS

I. OVERVIEW OF THE PLANNING PROCESS

GOAL:

Maintain and improve the City of Grand Junction/Mesa County by making improvements that will provide an acceptable living and working environment, while simultaneously protecting private property rights, public health and safety, and the area's unique natural environmental setting.

OBJECTIVES:

1. Foster cooperation between all governmental jurisdictions and special purpose districts in order that issues, problems and opportunities of mutual concern can be addressed in a coordinated manner.
2. Undertake necessary capital improvements with local financial resources and to apply for State and Federal assistance (grants, loans, services, technical information, etc.) as needed for City and County improvements.
3. Achieve efficiency and economy in governmental fiscal affairs.
4. Establish and promote a strong relationship between governmental entities and the private sector, in order that a sound planning program can be pursued and mutually supported.
5. Establish and implement land use regulation techniques and guidelines that will allow a degree of flexibility in the development process.
6. Pursue a high level of consistency between local governmental laws, regulations, policies, standards, and plans in order that a coordinated development pattern will emerge.
7. Expand and maintain channels of communication among local residents, public officials, and elected representatives.
8. Encourage citizen participation in the planning process.
9. Re-evaluate and establish effective and consistent regulatory measures (e.g. zoning ordinance, subdivision regulations, and building codes).
10. Support an on-going planning process to re-evaluate and update community goals and plans which will serve as a general guide to future City and County development.

- POLICIES.
1. The Greater Grand Junction Area Comprehensive Plan, as well as other comprehensive planning projects, will serve as a general policy guide concerning planning and development decisions.
 2. Intergovernmental coordination and citizen participation will be encouraged, especially in formulating and updating comprehensive and neighborhood plans.
-

II. ECONOMIC AND SOCIAL FACTORS

GOAL:

Maintain and foster a strong and balanced economy while simultaneously insuring that the social needs of all residents in the planning area are met to the maximum extent feasible.

OBJECTIVES:

1. Encourage sound economic and social conditions through supporting the business, tourism, agriculture and industrial economies throughout Mesa County.
2. Carefully monitor the economic and population growth of the City and County and to undertake measures that will analyze and mitigate growth impacts that are likely to occur as a result of energy and other major development activities, both within and outside of Mesa County.
3. Establish and maintain a close working relationship with energy development businesses and other business enterprises in order that the necessary public infrastructure can be provided in advance of actual population expansion.

POLICY:

1. The City of Grand Junction and Mesa County will seek to obtain information from energy companies and other large business enterprises concerning their short and long term development plans in order that growth impacts can be addressed in a comprehensive, timely, and accurate manner. The City of Grand Junction and Mesa County will work closely with private businesses to insure a high level of coordination between public and private decisions.
-

III. ENVIRONMENTAL RESOURCES AND HAZARDS

GOAL:

Maintain, improve and protect the quality of air, water and land resources, while simultaneously minimizing the loss of life and property from natural hazards.

OBJECTIVES:

1. Encourage land uses that are consistent with the orderly development, use and conservation of renewable and non-renewable natural resources.

2. Encourage all necessary planning and conservation measures to reduce erosion in the planning area.
3. Encourage conservation of water, and to relate water resources and water facilities to desired land use patterns.
4. Work in a coordinated manner with private and governmental entities whereby water use conflicts can be eliminated, e.g. agricultural productivity versus domestic and recreational uses.
5. Preserve the integrity of natural drainage and the inherent natural characteristics of water courses and floodplain areas, through development of a comprehensive drainage plan -- outlining drainage easements, floodplain management policies, etc.
6. Improve solid waste disposal practices with special attention given to hazardous waste materials.
7. Examine the extent of existing and anticipated air quality problems and to examine measures that could lessen the impact on the local environment.
8. Take measures that will help prevent the contamination of groundwater.
9. Consider the recommendations of existing State and Federal agencies regarding significant fish and wildlife areas.
10. Identify the general location and extent of natural hazard areas including, but not necessarily limited to, floodplains, steep slopes and unstable soils.

POLICIES:

1. Any proposed land use or development which may involve an identified natural hazard area will require an evaluation to determine the degree to which the proposal will:
 - A. Subject any person, including the occupants or users of the proposal, to any undue natural hazards.
 - B. Create or increase the effect of natural hazard areas on other improvements, activities or lands.
 - C. Impact the natural environment and be unduly destructive to the natural resources of an area.
2. As the Central Valley continues to grow, the sources of air pollution will increase and thus decrease air quality, especially during long inversion periods. An active program of air pollution control and a development strategy will accompany growth of the valley to ensure a safe and healthy environment for existing and future residents.
3. New development will meet reasonable Air and Water Quality Standards of the City, County, State and Federal Governments.
4. The discarding of solid waste materials will only be allowed at designated landfill sites in the County.
5. Development will be discouraged in or near natural hazard areas, unless mitigating measures are undertaken, in order to minimize the risk of injury to persons and the loss of property. Development in floodplains and/or drainage areas, steep

slope areas, geological fault areas, and other dangerous or undesirable building areas will be controlled through the enforcement of local land use regulatory tools.

6. To insure public safety and minimize public costs, proposed land uses will respond to the soil, erosion, and surface geologic characteristics of the development site by proper design, engineering and construction.
7. Proposed developments will provide whatever facilities, structures and/or detention areas necessary to insure that storm runoff will not be disruptive to existing streams, drainage systems, or other land uses. The integrity of existing drainage networks must be maintained.

IV. GENERAL LAND USE

GOAL:

Achieve safety, convenience and cost effectiveness through the wise distribution and location of all land use activities. A balance between rural, residential, business, commercial, industrial, and public land uses is needed to insure that the integrity of Grand Junction and the Central Grand Valley is maintained.

OBJECTIVES:

1. Accommodate all land use activities in such a manner that the adverse effects of one activity are minimized upon neighboring land uses.
2. Consider the protection of significant scenic, historical and archeological land and artifacts in Mesa County for the benefit of existing and future generations; to consult with the County Museum and other sources of information regarding anthropological, archeological or historical values.
3. New development should be cost-effective; areas contiguous to Grand Junction and to existing unincorporated urbanized areas are encouraged to be developed first, in order to avoid development which results in the uneconomical and inefficient provision of public facilities and services.
4. Encourage the preservation of open space buffers which provide recreational opportunities, visual amenities and the protection of natural ecological systems.
5. Preserve and improve public access to public lands while recognizing private property rights.
6. Discourage unsightly and unmaintained land uses.
7. New development should pay for its own way and not represent a burden to the taxpayers in the planning area.

POLICIES:

1. Land in close proximity to jobs, services and public facilities will be encouraged to develop more intensively and at greater densities. Less intensive land use patterns are deemed more appropriate, as the distance from jobs, services and public facilities increases.

2. All ordinances which affect land use and development such as subdivision and zoning regulations, housing and building codes, and any other local land use related regulations will be periodically reviewed.

V. RESIDENTIAL LAND USE

GOAL:

Encourage the design and development of residential areas that will provide a broad range of housing alternatives and will produce a good quality living environment for County and community residents.

OBJECTIVES:

1. Encourage residential development in areas where the necessary public facilities and services can be provided economically and efficiently.
2. Insure a system of transportation routes that are accessible to all residential areas, but protect such areas from heavy volumes of through traffic. (e.g. Local streets feed into collectors, collectors into arterials, etc.)
3. Insure that high-density residential areas (e.g. apartment structures and condominiums) are located near arterial and collector streets, and in close proximity to employment centers and community facilities such as parks, playgrounds and schools.
4. Land planned for residential development should include multi-family housing and mobile homes as well as single family residences.
5. Encourage location of mobile homes only in mobile home parks and in mobile home subdivisions.
6. Protect residential areas from the encroachment of incompatible and conflicting land uses.
7. Encourage the location of residential areas so that schools, commercial centers, and other public facilities are conveniently available.
8. Encourage the location of future elementary schools in residential neighborhoods in such a way that children do not have to cross major arterial streets. In addition, the City and County encourage that elementary and junior high schools are not located near commercial land uses.
9. The City of Grand Junction and Mesa County support the Grand Junction Housing Authority's plans and policies in attempting to provide low and moderate income housing, and also adequate housing for elderly and handicapped individuals.
10. Investigate new types of residential development approaches such as zero lot lines and cluster zoning in order to reduce housing costs and still provide adequate open space.

POLICIES:

1. The Grand Junction, Fruita and Palisade 201 Sewer Plan boundaries will constitute the outward limits for the majority of residential development in the Grand Valley. The Greater Grand Junction Comprehensive Planning study area closely coincides with the Grand Junction 201 Sewer Plan boundaries and this geographic area represents the outward limits for future residential growth in the central portion of the Valley. The identity of Grand Junction, Fruita and Palisade as distinct communities should be retained, with each jurisdiction maintaining their own commercial areas and public facilities, separated from each area by low-density uses.
2. Within the three 201 boundaries, residential uses should be located where they are least harmful to natural resources and agricultural production, where public services can be most economically delivered, where they are compatible with adjacent uses, where they are not endangered by natural hazards, and with good access to schools, shopping and jobs. Natural topographic features and multi-family housing should be used to protect established single-family neighborhoods from higher intensity uses and major traffic arterials.
3. High density development should occur within incorporated areas, where annexation is anticipated, or in close proximity to incorporated areas. In order to preserve the character of the Grand Valley, land in the urban cores and immediate fringe areas should be used more intensively and developed at higher densities.
4. Clustering residential uses through Planned Developments is encouraged to retain open space areas, harmonize development with the landscape, insure compatibility with adjacent uses, minimize the cost of public service delivery, provide a variety of residential lifestyles, permit imaginative design and prevent wasteful fuel consumption.
5. The strict enforcement of building and occupancy codes as well as approved development plans will be enforced.

VI. COMMERCIAL LAND USE

GOAL:

Encourage and support commercial activities in Mesa County and in the City of Grand Junction through renovation, improvement of pedestrian walkways, improvement of vehicular access, provision of adequate parking and to encourage aesthetic land use and development patterns.

OBJECTIVES:

1. Minimize any adverse traffic congestion effects of commercial development on adjacent land uses and the road and street systems.
2. Insure that commercial areas are compact in land arrangement as opposed to long strip patterns contiguous to roads and streets.
3. Insure that commercial areas allow free and safe circulation for pedestrians.
4. Insure that adequate off-street parking and loading facilities are present in any commercial area.

6. Insure that commercial centers are based on the concept of an integrated business community and comprised of establishments which are compatible.

POLICIES:

1. Renovation of existing commercial areas and structures is encouraged. Strip commercial developments are discouraged and should be avoided whenever possible. It is also the policy to reinforce existing commercial areas which are associated with serving population centers, new communities or new sub-communities.
2. Neighborhood shopping areas should serve an identifiable neighborhood where services cannot be conveniently supplied by a core area and should relate to the total potential population of that neighborhood. The size of a neighborhood shopping area should be contingent on the potential population of the neighborhood that is to be served.
3. Criteria for a neighborhood shopping area includes location at the intersection of an arterial with another arterial or collector, location on no more than one quadrant of an intersection, and relationship to an identifiable neighborhood. Neighborhood commercial uses should be clustered in shoppettes rather than developed in narrow strips.
4. Commercial developments should be aesthetically pleasing and special attention should be given to parking, traffic circulation and safety for both motorists and pedestrians.

VII. THE CENTRAL BUSINESS DISTRICT (CITY OF GRAND JUNCTION ONLY)

GOAL:

Strengthen and revitalize the Central Business District (CBD) as a viable commercial area, creating a positive image of the CBD by enhancing its distinctive qualities.

OBJECTIVES:

1. Encourage cultural facilities and activities in the CBD such as plays, musical performances, etc.
2. Encourage the preservation and renovation of historically significant structures.
3. Promote office and residential uses on second-story levels of structures.
4. Encourage the development and expansion of offices, governmental facilities and high density residential areas in and adjacent to the CBD while continuing to support professional services and retail uses.
5. Provide incentives to encourage redevelopment of existing and transitional areas (e.g. south of Colorado) in and adjacent to the CBD.
6. Insure that new development is compatible with the residential areas that are located in or adjacent to the CBD.

7. Encourage the provision of safety and security measures in the CBD such as street lighting facilities and proper police surveillance.

POLICIES:

1. Multiple use structures and the development or redevelopment of large parcels is encouraged.
2. Develop and support design guidelines that will provide assistance regarding design considerations such as: restoration of historic or architecturally significant structures, renovation of rear facades facing alleys, signage programs, lighting, trash containers, etc.
3. Develop and support a parking system which will accommodate the multi-purposes of the CBD, e.g. provision of employee parking, shopper and visitor parking, with concern for encroachment upon the periphery residential areas.
4. Periodically re-evaluate and establish circulation patterns in the CBD to insure the best integration of pedestrian, bicycle and motorized traffic.

VIII. INDUSTRIAL LAND USE

GOAL:

Broaden the economic base through encouraging the development of clean, non-polluting industries.

OBJECTIVES:

1. Insure that industrial areas are located with direct access to railroad, highway, or airport facilities.
2. Industrial uses are encouraged to locate where there is minimal adverse impact on residential, business and public uses; where transportation access, sewer, water and other facilities are available; where large parcels of land can be assembled; or where industrial development is a logical extension of existing industrial areas.
3. Light industrial uses are encouraged to locate where compatibility with neighboring uses can be assured.

POLICIES:

1. Industrial development is encouraged in Grand Junction and Mesa County, however, this land use must be compatible with surrounding uses and the natural environment. Special consideration will be given to transportation access, the provision of public facilities and services, and environmental characteristics (smoke, particular matter, dust, odor, noise, fumes, vibration, radiation and water pollution).
2. Industrial uses which are deemed to be incompatible with surrounding land uses and/or produce potential environmental impacts, will be located and grouped in relatively isolated areas. Heavy industrial uses (refineries, power plants, rendering plants, stock yards, etc.) will be discouraged from locating in the Greater Grand Junction Study Area since a highly urbanized development pattern is anticipated to occur.

3. Pollutant source industry should be located away from residential developments and the prevailing wind conditions which may carry pollutants long distances should be taken into consideration when reviewing the effects of industry on the Grand Valley.
4. Develop land use and floodplain regulations which address land currently zoned industrial but which lies within the 100-year floodplain of the Colorado River.

IX. AGRICULTURAL LAND USE (IRRIGATED AND NON-IRRIGATED)

Protect agricultural land use by recognizing the importance and significance of agriculture to Mesa County's economy.

OBJECTIVES:

1. Establish closer lines of communication with farmers and ranchers in order to better understand their desires both in terms of agriculture conservation and land use and development issues.
2. Encourage the orderly development of residential, commercial and industrial land uses so as to minimize the use of prime irrigable agricultural land in the Study Area.
3. Encourage measures that will minimize conflicts between urban, non-farm dwellers, and agriculture producers in regards to odors, noise, dust, drainage, pesticides and aesthetic values.

POLICIES:

1. The City of Grand Junction and Mesa County recognize that agriculture is an important basic industry and a major natural resource. It is the policy that large tracts of productive agricultural land in the study area are encouraged not to be developed for purposes other than agriculture unless the land is close to the urban core, and only when growth pressures would dictate that development of agriculture land should be allowed to occur. To this end, the City and County are committed to the following:
 - A. When development is allowed adjacent to or near productive agricultural lands, the historical uses and cultural practices common to agricultural production will be honored and protected.
 - B. Agricultural lands should be excluded from taxing districts which may be formed for purposes not of measurable benefit to agricultural operations.
 - C. Development will not be allowed to interfere with irrigation water used for agricultural production. Delivery of the full water right to farmland using irrigation water shall be guaranteed by the developers through a proper delivery system.
 - D. Dry land and marginal agriculture land, by its very nature, may be suitable for conversion to other land uses.

X. TRANSPORTATION

GOAL:

Achieve a well-balanced transportation system including automobile, bus, railroad, air, pedestrian and bicycle.

OBJECTIVES:

1. Encourage the establishment of a public transit system in Grand Junction and Mesa County.
2. Encourage the provision of efficient circulation routes connecting all areas of Mesa County with important social, economic and educational functions.
3. Encourage the orderly and economic development of transportation systems necessitated by existing and future land uses. Road and street systems should aid in the logical development of Grand Junction and Mesa County.
4. Achieve convenient, safe and economical highway and street systems through proper functional classification, design, improvements and maintenance.
5. Protect residential, commercial, industrial and public areas from undesirable and unnecessary traffic while at the same time providing proper access to these areas without hampering traffic flow and accessibility of emergency services.
6. Encourage the construction of additional railroad and river grade separations at identified appropriate locations in the City and County in order that an efficient and safe roadway system will be provided.
7. Require adequate parking facilities, particularly off-street parking for existing and proposed developments.
8. Encourage a compact development pattern which will promote better use of the existing routes, optimize the future demand for public transit and minimize pollution by reducing the need for auto travel.

POLICIES:

1. Arterial streets will serve through traffic and provide minimal and safe access to abutting properties. Little or no parking shall be allowed along an arterial street.
2. High volume and fast moving traffic through residential neighborhoods will be discouraged.
3. Alternative modes of transportation are encouraged and feasible alternatives will be supported.
4. Street and road systems will be designed and engineered to be safe, efficient, cost effective and efficient to maintain.
5. Development in the vicinity of the airport will be planned in a coordinated manner with the Airport Authority, Mesa County and the City of Grand Junction, the Federal Aviation Administration and the Airport Master Plan.

6. The City will continue to prepare, update and utilize transportation corridor policy statements as general guidelines in the decision making process.

XI. PUBLIC FACILITIES AND SERVICES

GOAL:

provide needed public facilities and services in an efficient and economic manner by encouraging the provision of good fire and police protection, medical facilities, educational-cultural facilities, solid waste disposal facilities and utilities.

OBJECTIVES:

1. Improve efforts for dispersing information to the general public on all public improvement projects.
2. Design, construct, maintain and/or upgrade facilities (e.g. water, sanitary sewer, storm sewer, streets, etc.) to establish a base to accommodate existing and future residents.
3. Encourage maximum cooperation between governmental jurisdictions in order to provide facilities and services which are advantageous and economically feasible through joint planning and cooperation.
4. Encourage a coordinated program of public improvements by public and private investment.
5. Continue to support the City of Grand Junction's capital improvement programming process and to establish a sound capital improvement program for Mesa County. The City and County should update their respective capital improvement programs on an annual basis.
6. Foster a better understanding of the inter-relationships between the provision of public facilities and services and appropriate land use patterns.
7. Develop and maintain a supply of water and a distribution system that will meet existing and future domestic and fire protection demands in Mesa County and in the City of Grand Junction.
8. Cooperate with the school districts in Mesa County to provide the highest level of educational facilities and services feasible. School district participation in the City and County planning process is encouraged to insure the proper location and distribution of future school facilities.
9. Examine the feasibility of consolidating existing utility and service districts into larger and more compatible districts.
10. Provide sanitary sewer facilities and services that meet and anticipate public requirements and which abate water pollution.
11. Improve pet control (dogs and cats).

POLICIES:

1. It is the policy of the City of Grand Junction and Mesa County that all local

governmental entities should coordinate identified short and long term capital improvement needs, plans and projects. The City and County should work together in coordinating their respective capital improvement programs and in annually updating and/or revising these programs. Coordination with other local governmental entities and special purpose districts is also supported as an integral part of the capital improvement process.

2. The City of Grand Junction and Mesa County will make every attempt to install capital improvements with local financial resources. However, due to the magnitude of needed capital improvements, the City of Grand Junction and Mesa County will apply for State and Federal assistance.
3. The provision of utilities should guide the location of new development and should be supportive of planned land use patterns. The use of existing facilities and services should be maximized to insure the use of present public investments before undertaking new ones.
4. Urbanized land development must be served by adequate domestic and fire protection water sources.
5. The use of treated domestic water for irrigation purposes in future subdivisions will be discouraged.

XII. PARKS AND RECREATION

GOAL:

Encourage and develop open space and park land and provide recreational and cultural opportunities for Mesa County and Grand Junction residents.

OBJECTIVES:

1. Support and utilize the adopted Parks Master Plan as a guideline to future park and recreation development in Grand Junction and surrounding areas in Mesa County.
2. Encourage a full, balanced and readily accessible program of recreation areas and facilities for the public-at-large. Special recreation improvement districts are encouraged to be formed in Mesa County in order that the benefiting recreation participants will contribute to the cost of constructing and operating a park or recreation facility.
3. Encourage use of lands that are not environmentally suitable for construction (e.g. grade, soils, floodway areas, etc.) for development of open space areas and appropriate recreational uses.
4. Encourage that areas of outstanding scenic and/or natural beauty are preserved and, where possible, made part of a permanent open space system.
5. Encourage the provision of additional neighborhood park facilities in areas not currently served by such facilities and plan for future development of parks to coincide with residential development.

POLICY:

1. Land needed now and in the future for recreation and open space purposes should be preserved.
-

XIII. ENERGY

GOAL:

Promote the development and use of energy efficient programs and technologies throughout Mesa County.

OBJECTIVES:

1. Encourage the efficient use of energy resources throughout Mesa County.
2. Encourage the use of 1) renewable energy resources; 2) energy saving techniques; and 3) energy efficient construction methods in residential, commercial, industrial and governmental projects.
3. Pursue a program of energy conservation with local residents, businesses and governmental agencies.

POLICY:

1. Support and utilize the Energy Task Force Report (1979) as a guide for efficient development in Grand Junction and Mesa County.