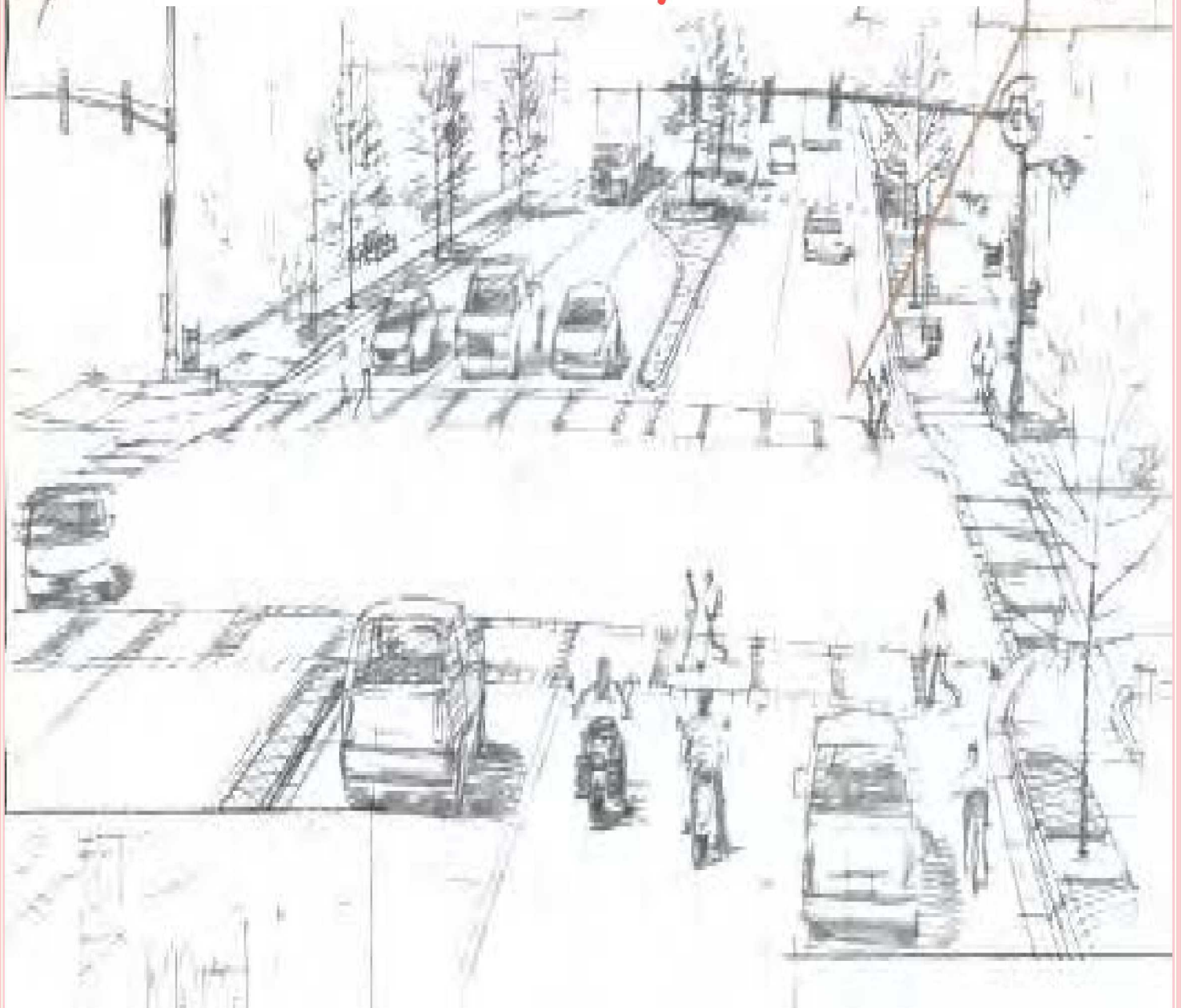


Clifton-Fruitvale Community Plan



Adopted
October 19, 2006
Amended July 14, 2011
Mesa County Planning Commission
City of Grand Junction Planning Commission



ACKNOWLEDGMENTS

Sincere thanks to all Clifton and Fruitvale Community members who participated in the Clifton/Fruitvale Community Plan. And a special thanks to the Clifton Community Center, Clifton Branch Library, Rocky Mountain Elementary School, and the Clifton Elementary School for meeting space.

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Clifton-Fruitvale Community Plan –Adopted October 19, 2006





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VISION

Based on common themes from the public input in the Neighborhood Meetings the following is the vision statement for the future of the Clifton-Fruitvale Community.

Clifton-Fruitvale residents value its small-town feel and promote its clean, safe, and family oriented atmosphere; we continue to cultivate a diverse and vibrant economy and value and protect our unique community assets which include the viewscales, Colorado River corridor, and geographic position within the Grand Valley.





PLAN ORGANIZATION & INTRODUCTION

ORGANIZATION

The Clifton-Fruitvale Community Plan is organized into three parts; an overview of community governance options; an inventory of existing conditions/findings and an implementation section.

Governance Options

This key section of the plan identifies options available to the community to become self-sufficient in terms of governance. These options were shared with the public in neighborhood meetings to stress the importance of what means are available to provide urban services to the Clifton-Fruitvale Community.

Inventory of Existing Conditions and Findings

This section summarizes the planning process findings. It includes an inventory of existing conditions, an analysis of current trends and issues, and a brief summary of some existing programs. The 14 discreet sections in the inventory contain the background information, key issues and comments from the public, and justification from which the Goals, Objectives, and Actions are derived and depicted in the following part of the plan.

Goals, Objectives, and Actions

Implementation of the Clifton-Fruitvale Community Plan is critical to the future of the community. This section of the plan provides the planning direction and steps necessary to carry out that direction. The format is organized by Goals, Objectives, and Actions. The planning direction is depicted in a table format organized by inventory topic and prioritized goals, objectives and actions. It is an implementation document and is intended to provide a succinct summary of anticipated activities needed to reach the community's vision of the future.

INTRODUCTION

Background

The Clifton, Fruitvale, Pear Park, Central Grand Valley Plan (Development Policy #28) was adopted in 1985 by the Mesa County Planning Commission; it originally encompassed an area, generally, from 29 ½ Road to 33 ½ Road and from I-70 to the Colorado River. The 1985 plan contained policies for land use, transportation, non-conforming zoning, neighborhood improvements, parks and open spaces, and historic protection for select buildings. Further, it identified six select sub-areas – neighborhoods – and recommended specific action items to solve issues unique to each of those neighborhoods.

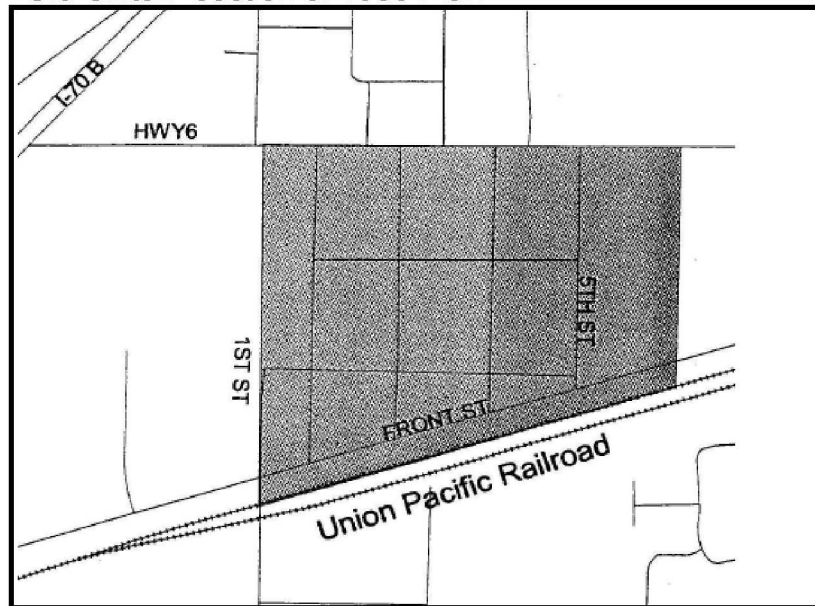




Since 1985 plan, there have been significant changes in the character, development pressure, and infrastructure and services in the area. In 1996 the area was included in the joint planning area of Mesa County and the City of Grand Junction; however, it remains unincorporated Mesa County. In July of 2000, the Mesa County Planning Commission abolished the 1985 Clifton Plan except for the “Old Clifton” section – pages C-24, C-25. In 2003, the joint planning area Future Land Use Plan was updated by the Mesa County and Grand Junction Planning Commissions. The update included the “Old Clifton” section (figure below); however, the update did not specifically focus on the Community area in a comprehensive manner.

This 2006 plan was made a priority because of the significant growth in the area, the need to improve infrastructure, and a need for a comprehensive plan specific to the area. The 2006 Clifton-Fruitvale Community Plan is a result of a year-long process and developed with substantial community input in a comprehensive context.

“Old Clifton” section of 1985 Plan



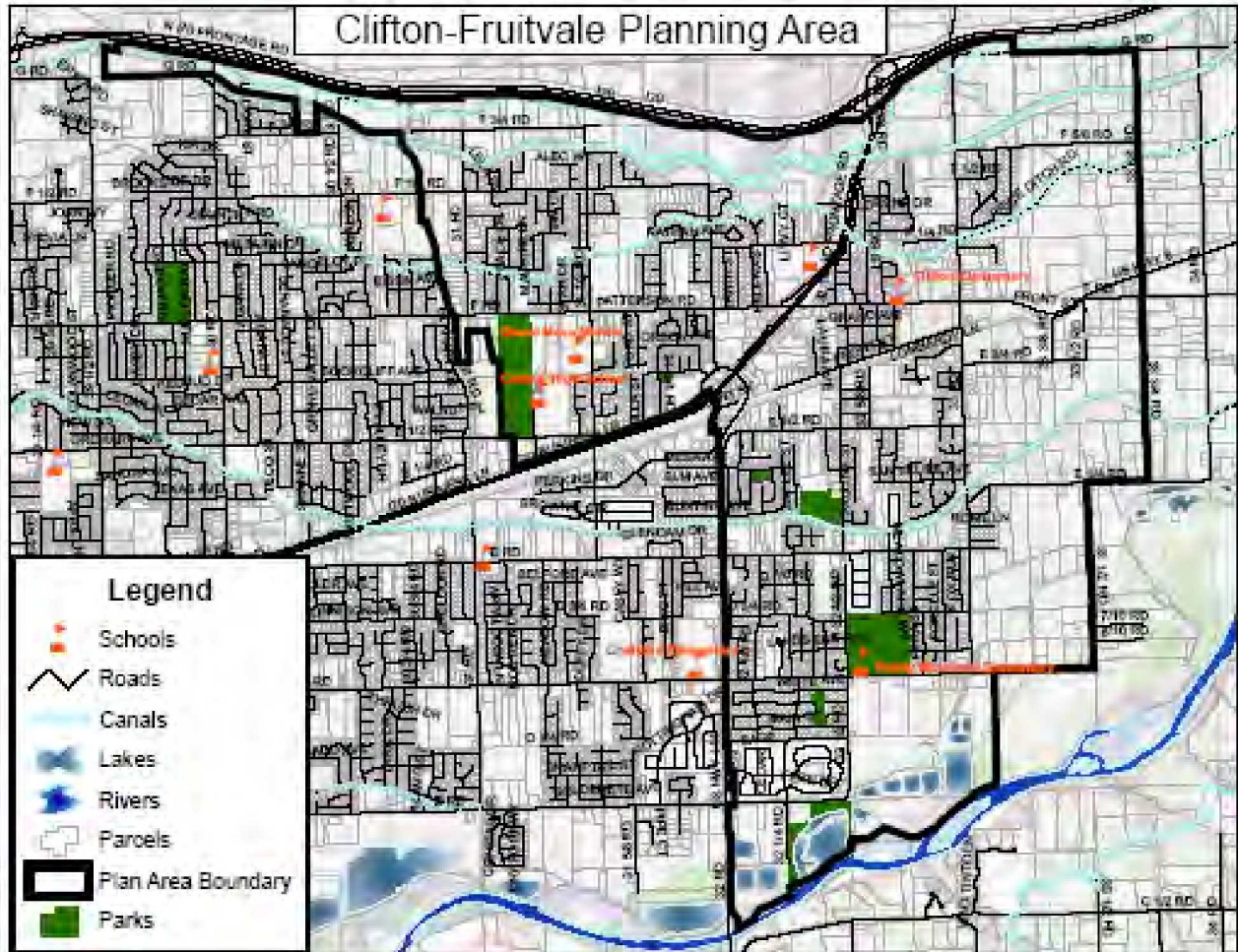
Location

The 2006 Clifton-Fruitvale Community planning area is centrally located within the Grand Valley. The specific boundaries are the Colorado River on the South, the Palisade Community Separator (approximately 33 ¾ Road) on the east; Interstate 70 on the north and a zig-zaging line on the west – 32 Road between the Colorado River and I-70 Business Loop; west to 31 ½ Road north to Patterson Road; west on Patterson to 31 Road and north in a dog leg north and west to the northern plan boundary of I-70. The western boundary north of the I-70 Business Loop coincides with the Clifton Sanitation District boundary. (See planning boundary map)





The Clifton-Fruitvale Community planning area is about 3,962 acres (6.2 sq. miles) with a population of 14,000 residents according to the 2000 U.S. Census. The density was 2,258 persons per square mile which is higher than any other area of Mesa County. About 5 square miles are highly urbanized while the remaining 1.2 square miles are rural and are undeveloped. This unincorporated community has numerous opportunities and challenges to create a flattering, vibrant community with pride and a strong sense of place.





Purpose

The purpose of the Clifton-Fruitvale Community Plan is to provide specific management (decision-making) direction in the areas of public safety, human services, land use and zoning, transportation, utilities and special districts, historic places and structures, code enforcement, economy/employment, and natural features and environment to prioritize implementation strategies and actions. Taken together the elements become a solid foundation from which to build a sustainable future to be followed as the community grows, develops and redevelops. Local government and special district decision-making along with private sector investment and development will shape the future of the area as well as ameliorate existing conditions within the planning area as time goes by.

Implementation steps and action items are based on the best available information and extensive citizen involvement and input. Results of implementation actions will, over time, produce specific solutions to changing economic, social, and political conditions. It is anticipated that the solutions in turn will create the desired conditions necessary for the community to achieve self-sufficiency and effective governance.

This plan will be used by the County to develop annual work plans and budgets and Capital Investment Program and budgets and direct recommendations of staff and the Planning Commission. Any recommended changes to the policies, text or maps will require additional review and public hearings and Planning Commission adoption.

Status of joint planning area plan

The Joint Urban Planning Area Future Land Use Plan [Chapter 5 of the Mesa Countywide Land Use Plan (an element of the Mesa County Master Plan), which is identical to chapter 5 of the Grand Junction Growth Plan], includes land use and development goals, policies and implementation strategies which guide the preparation of both regulatory and voluntary mechanisms used for implementation of the Clifton-Fruitvale Community Plan. The Joint Urban Planning Area Future Land Use Plan remains in effect except where inconsistent with this new Clifton-Fruitvale Community Plan. In such cases the Clifton-Fruitvale Community Plan prevails.

The Goals, Objectives and Actions contained in the Clifton-Fruitvale Community Plan are consistent with the policies and desired land uses as expressed in the Joint Urban Planning Area Future Land Use Plan. Further, the Clifton-Fruitvale Community Plan is designed to focus on a smaller segment of the Joint Urban Area and to add more detail to land use and other policies.

The Joint Urban Planning Area Future Land Use Plan includes direction and recommendations for Land Use, Growth Management, Community Character/Image, Housing, Economy, Cultural/Historic Resources, Natural Environment, and Parks/ Open Space. The Clifton-Fruitvale Community Plan includes similar, but more specific, direction for many of the same elements.





GOVERNANCE OPTIONS

BACKGROUND

The Clifton-Fruitvale neighborhoods have been transitioning from rural to urban for several decades. Over time, the area has developed under a wide variety of land development and infrastructure standards and regulations, leaving a checkerboard pattern of urban, suburban and urban environments, e.g., orchards, farms adjacent to multi-family developments, single family subdivisions with no (or non-contiguous) sidewalks, limited stormwater drainage facilities, areas without street lights, few parks, etc.

Through the planning process the residents consistently pointed out the need and desire to improve the urban services and facilities in the community. However, county government is generally not authorized nor organized to provide the level of urban services anticipated in a municipal setting. The residents and business owners in the Clifton-Fruitvale community, one of the largest contiguous unincorporated urbanized and urbanizing areas in Mesa County, continue to expect and demand urban services as the area grows. There is also an understanding by most participants that they need to pay for such increased levels of service, rather than continuing to the burden on all of the County's taxpayers. There has also been a clear call for a self-directed and independent future community by most participants.

The Board of County Commissioners has included in its 6 year capital investment program (CIP) allocations over the next 4 years of a total of \$4.5 million for implementation of the Clifton-Fruitvale Community Plan. The CIP specifically states the funds as an allocation to implement goals and objectives of the Clifton/Fruitvale Community Plan: "infrastructure improvements to include roads, sidewalks, curb and gutter, drainage, recreation facilities, streetscape, etc."

Basic services in the Clifton-Fruitvale Community are currently provided by Mesa County (law enforcement, Human Services, animal control, Public Health Services, road maintenance, community planning, a few parks, etc.) A variety of Title 32 Special Districts provide utility and other basic urban services (e.g., domestic water, sewer, fire protection, irrigation, drainage control) – see Utilities and Public Safety chapters. Most of these entities rely primarily on user fees rather than property taxes to fund their operations.

In the early 1990s annexation policies of the city of Grand Junction resulted in two general public votes in the Clifton/Fruitvale area. Two issues were placed on the ballot asking should: 1. Grand Junction annex the area and 2. the area incorporate as a municipality. Both ballot issues were defeated. A previous attempt to incorporate sometime in the 1980s was also turned down by the voters.





The Clifton-Fruitvale Community is entirely outside of the Persigo 201 sewer service area. A 1998 Intergovernmental Agreement between the City of Grand Junction and Mesa County relating to City growth and joint policy making for the Persigo Sewer System (the Persigo Agreement) prohibits annexation of any lands outside of the Persigo 201 area until the year 2008. A 2005 poll of Clifton Sanitation District #2 (CSD) customers determined a preference for authorize CSD to build a new and enlarged treatment facility rather than connect to the Persigo system.

A number of plan participants volunteered to act in a future neighborhood leadership role which could include review and assessment of various governance options available to the community.

Colorado Improvement Districts

The following information related to governance options are excerpts from documents provided by the Colorado Division of Local Government and distributed to participants in the neighborhood meetings for this plan:

There are four types of improvement districts. These are distinguished by the type of governmental entity that organizes them (county or municipality), their primary means of raising revenue (taxation or assessment), the level of independence they enjoy (a separate governmental entity or part of another entity), and whether they provide for the construction of facilities, the operation and maintenance of facilities and services, or both.

Primary Revenue Raising Mechanism	Municipality	County
Tax	GENERAL IMPROVEMENT DISTRICT GID C.R.S. § 31-25-601	PUBLIC IMPROVEMENT DISTRICT PID C.R.S. § 30-20-501
Assessment	SPECIAL IMPROVEMENT DISTRICT SID C.R.S. § 31-25-501	LOCAL IMPROVEMENT DISTRICT LID C.R.S. § 30-20-601





Taxing districts “Taxing districts” are generally defined as financing entities having the authority to impose property taxes. These types of improvement districts are called Public Improvement Districts (PIDs) in counties and General Improvement Districts (GIDs) in municipalities. These districts are created to construct, install, acquire, operate and maintain certain public improvement facilities (specifically excluded are solid waste, industrial waste, trash and garbage facilities, treatment and transfer facilities). However as a result of HB99-1159, (multiple subsections of § 30-20-503, et seq. and § 31-25-603, et seq., C.R.S.) they are also authorized to provide any service that the county or municipality that forms the district is authorized to provide. These districts may include noncontiguous tracts. Their boundaries may also overlap the land of other jurisdictions with approval from those jurisdictions. They have the power to condemn property for the district’s use, but may not transfer the property to a private party unless requirements laid out in section § 31-25-105.5(2) are met.

Taxing districts are separate political subdivisions of the state that have boards of directors, although these are the county or municipal governing boards serving *ex officio*. The districts have perpetual existence. These districts have the power to levy ad valorem taxes, and to fix rates, tolls and charges to pay for services, facilities, and indebtedness. They may enter into Intergovernmental Agreements (IGAs). They may issue G.O. bonds and revenue bonds. PID and GID bonds are subject to the Colorado Municipal Bond Supervision Act, unless exempted. They may, because of the passage of HB99-1159, impose assessments and, PIDs, if they form a LID (discussed below) may levy a sales tax, with voter approval. These entities, as separate governmental entities, must comply with local government budget, audit, and reporting requirements. With the additional authority to provide services, public and general improvement districts have greater flexibility and applicability and now are more similar to the Title 32, Article 1 districts.

Assessment districts

The assessment type of local improvement districts is called a Special Improvement District (SID) in municipalities and a Local Improvement Districts (LID) in counties. These districts have the least independence of all the financing mechanisms considered here – they exist only as geographic areas within which improvements are constructed and as administrative subdivisions of the county or municipality. Having no board of directors, they do not operate in any capacity as an independent governmental entity. The county or municipal governing body makes all decisions on behalf of this administrative entity. Both assessment entity types may have their boundaries overlap the land of other jurisdictions with approval from those jurisdictions, with the exception that LIDs, if they impose a sales tax, may not include municipal territory.





These districts' primary purpose is to assess the costs of public improvements to those who are specially "benefited" by the improvements. "Benefit" includes, but is not limited to, any increase in property value, alleviations of health and sanitation hazards, adaptability of the property to a superior or more profitable use, etc. The costs are payable from assessments. Costs are assessed on an equitable and rational basis of determining benefit (e.g., lineal feet of street frontage or square feet of acreage). The benefit must be at least equal to the cost imposed. Assessments can be paid in one full payment or in installment payments over a specified period of time, for example, ten years. Assessment payments are not deductible from individual income taxes; thus, other types of financing mechanisms may be more advantageous to homeowners.

In addition to special assessments, LIDs in counties with populations greater than 100,000 can impose a sales tax of not more than one-half of one percent throughout the district, if approved at election. This sales tax is not subject to the 7.91% total sales tax limit of C.R.S § 29-2-108. Before HB 99-1159, sales tax revenue could be used only for payment of the costs of the improvement or for payment of debt service; since HB 99-1159, sales tax revenue can be used for the operation and maintenance of the improvement as well.

Costs are often financed through special assessment bonds issued by the municipality or county. Special assessment bonds are issued by the county or municipality on behalf of the LID or SID. Special assessment bonds must be approved at election. The governing body of the county or the municipality, respectively, determines whether the electors of the district or the electors of the county or municipality will vote on the question of the assessment bonds. The assessment constitutes a lien on the affected property until bond redemption. LIDs are also authorized to issue sales tax revenue bonds. Any SID debt amount must be within a municipality's debt limitation of 3% of actual value (not including water debt). Any SID or LID debt is considered the debt of the municipality or county. Unless exempted, special assessment and sales tax revenue bonds are subject to the Colorado Municipal Bond Supervision Act.

Although the costs of improvements are usually borne through assessments by those "specially benefited," the county or municipality can bear some of the costs if it determines that a portion of the benefit accrues to the municipality or county as a whole.





OPTIONS – SUMMARY

Alternative	Process	Time	Decision Making Body	Taxing Authority
Incorporation	Petition Election	Usually at least one year process	Elected City Council or Town Trustees	-Property Tax -Sales Tax -Use Tax
Annexation to GJ (Persigo Agreement prohibits until 2008)	Petition and/or election	Upon acceptance of petition by GJ	GJ City Council	-Property Tax -Sales Tax -Use Tax
Public Improvement District (aka 1159 District) (PID)	Petition Election	Several months	Board of County Commissioners	- Property Tax - if a LID is formed may levy a sales tax, with voter approval.
Metropolitan District (multiple services Special District)	Petition Election Courts	Several months	Elected Board of Directors	-Property Tax
Other Title 32 Special Districts (single service)	Petition Election Courts	Several months	Elected Road of Directors	-Property Tax
Local Improvement Districts (LID) (Discrete improvements – e.g., sidewalks)	Petition then approval of resolution by County Commissioners	Several months	Board of County Commissioners	- Added to Property Tax for 10 year payoff
No change	N/A	N/A	Board of County Commissioners Special District Boards of Directors	-Property Tax -Sales Tax -Use Tax



**Governance Key Issues and Public Comments:**

- Residents feel neglected by County – lack of sidewalks, street lights, street sweeping, parks and recreation facilities/programs, code enforcement, law enforcement.
- Have no city or central government to focus on what residents need to improve the community.
- Need some kind of organized community of governance
- How are we going to pay for identified needs? Limited tax base is a concern
- Governance options - Annex, incorporate, consolidate service districts, create new districts, district run by the County?
- Grand Junction may not be interested in annexation – are dealing with service provision to newly annexed areas throughout the Persigo area (would be a drain on city services).
- Costs for services and demand for urban services are increasing.
- Use of the Clifton Community Hall
- Economic (tax) base may not be there to support incorporation (creation of a municipality).
- County Commissioners want to help residents solve their urban service problems but are leery of subsidizing urban areas (removes incentive to incorporate or have landowners pay for their own services).





DEMOGRAPHICS

BACKGROUND

The Clifton-Fruitvale Community planning area is about 3,962 acres (6.2 sq. miles) with a population of 14,000 residents according to the 2000 Census. The density was 2,258 persons per square mile which is higher than any other area of Mesa County.

A vast majority of this new growth will occur in the Northeast Clifton, South Clifton, and Rocky Mountain neighborhoods because these neighborhoods have the largest amounts of vacant land. However, there will be some additional growth with redevelopment and development of infill lots in Central Clifton, North Fruitvale and South Fruitvale; each neighborhood has some vacant land and undeveloped lots in existing subdivisions. The time-line for total plan area build-out will depend on several factors including availability and price of undeveloped property, both macro and micro economic trends, and competing “like market” development in other areas of the County.

About 75 percent of the planning area is built-out. However, with the remaining infill development, there could be an additional 2,854 persons based on a mid range of density (3du/acre) and using the Census Bureau’s 2000 figure of 2.7 persons per household. The remaining 25 percent is largely undeveloped and rural in nature. The build-out of the eastern expansion area (undeveloped area) when based on a medium housing density (3du/acre) scenario results in a total of 1160 new homes. The total new population associated with those new homes would be approximately 2,854 persons.

Neighborhood	Central Clifton	South Clifton	NE Clifton	Rocky Mtn.	North Fruitvale	South Fruitvale	TOTAL Plan Area
Acres	376	729	479	1148	970	328	4,000
Population							
2000 Population	1060	3727	661	5144	2313	1110	14,000
Infill / Expansion Population	Infill 40 Acres 232 pop	Expansion 883 pop	Expansion 580 pop	Expansion 1391 pop	Infill 210 Acres 1191 pop	Infill 90 Acres 510 pop	2,854
Total Build-out population based on proposed future land use density	1292	4610	1241	6535	3504	1620	18,802





A more extensive analysis of the plan area land uses and development is described in the Land Use and Zoning section of this plan. It includes analysis and discussion of commercial, business and mixed use development in addition to residential development. The Employment/Economy section of the plan provides a detailed analysis and discussion of economic conditions, strategies and potential actions.

Median Age (Source: 2000 Census)

Median age is 30.0 years old.

Sex (Source: 2000 Census)

Forty-eight percent of the population is male and fifty-two percent female

Households (Source: 2000 Census)

The average household size is 2.73 persons.

According to figures from the Census Bureau (2000) Clifton-Fruitvale, in general, has a higher proportion of its residents with either no degrees or high school degrees only, compared to Mesa County and Colorado residents overall. A little over fifty percent of those aged 25 years and older in Clifton-Fruitvale have completed no education beyond high school; in comparison, the State population of those aged 25 and older who have no education beyond high school drops to thirty three percent. Further, about 35 percent of the Colorado population 25 and older has either a bachelor's or a graduate degree, while just 10 percent in Clifton-Fruitvale have attained the same level of education.

Highest Educational Attainment	Clifton-Fruitvale	Mesa County	Colorado
No diploma	19.1%	14.1%	10.5%
High school graduate	37.7%	30.45%	23.1%
Bachelors degree	8.2%	15.1%	23.1%
Graduate or professional degree	2.2 %	7.4%	11.9%

(Source: 2000 Census)

Income

Clifton-Fruitvale's median household income in 2000 (according to the Census) was estimated at \$31,684 which is slightly lower than Mesa County at \$35,864 and notably lower than the State of Colorado at \$47,203.

	Clifton-Fruitvale			Mesa County			Colorado		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Median HH Income	\$21,992	\$ 31,684	44%	\$ 23,698	\$ 35,864	51%	\$ 30,140	\$ 47,203	57%
Per capita Income	\$ 9,736	\$ 15,557	60%	\$ 11,850	\$ 19,405	64%	\$ 14,821	\$ 25,965	75%

(Source: 1990 and 2000 Census)





The Clifton-Fruitvale community's population is dominated by families (two or more related people living together) and households with a home ownership rate slightly below that of the County.

A more in-depth look at the Clifton-Fruitvale Community economy is found in the chapter entitled Employment/Economy, while the Neighborhoods section looks at the six neighborhoods and what makes each of them unique.





NEIGHBORHOODS

BACKGROUND

The Clifton-Fruitvale Community is comprised of several distinct neighborhoods. For the purpose of better communicating with the public about the community the planning process identified six neighborhoods. A series of 3 neighborhood meetings were conducted for each of the neighborhoods to provide better and more specific resident input (18 neighborhood meetings total).

The entire community area is about 3,962 acres (6.2 sq. miles) with a 2000 Census population of 14,000 residents. The density was 2,258 persons per square mile which is higher than any other area of unincorporated Mesa County. About 5 square miles are highly urbanized while the remaining 1.2 square miles are rural and are undeveloped. As an unincorporated area numerous opportunities and challenges exist to create a flattering, vibrant community with pride and a strong sense of place.

Numerous goals and policies in the Joint Urban Area Plan (amended 2003) address neighborhoods. The following are a few key goals:

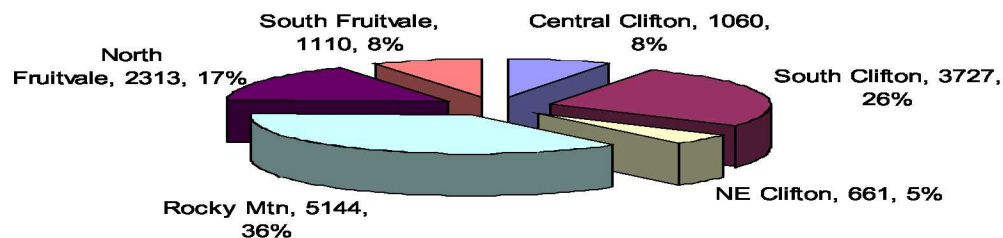
Goal 9: To recognize and preserve valued distinctions between different areas within the community.

Goal 10: To retain valued characteristics of different neighborhoods within the community.

Goal 11: To promote stable neighborhoods and land use compatibility throughout the community.

Goal 12: To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.

Clifton/ Fruitvale Neighborhoods 2000 Population





Neighborhoods

Page 2 of 14

Neighborhood	Central Clifton	South Clifton	NE Clifton	Rocky Mtn.	North Fruitvale	South Fruitvale	TOTAL Plan Area
Acres	376	729	479	1148	970	328	4,000
2000 Population	1060	3727	661	5144	2313	1110	14,000
Potential Build-out population (based on proposed future land use in <i>Land Use and Development Chapter</i>)	1292	4610	1241	6535	3504	1620	18,802

Each of the six neighborhoods is described in the following pages. Many issues and themes common to all of the neighborhoods were identified through the planning process and are addressed in other chapters of this plan. When key issues unique to individual neighborhoods were identified they are included in the descriptions of the neighborhood.

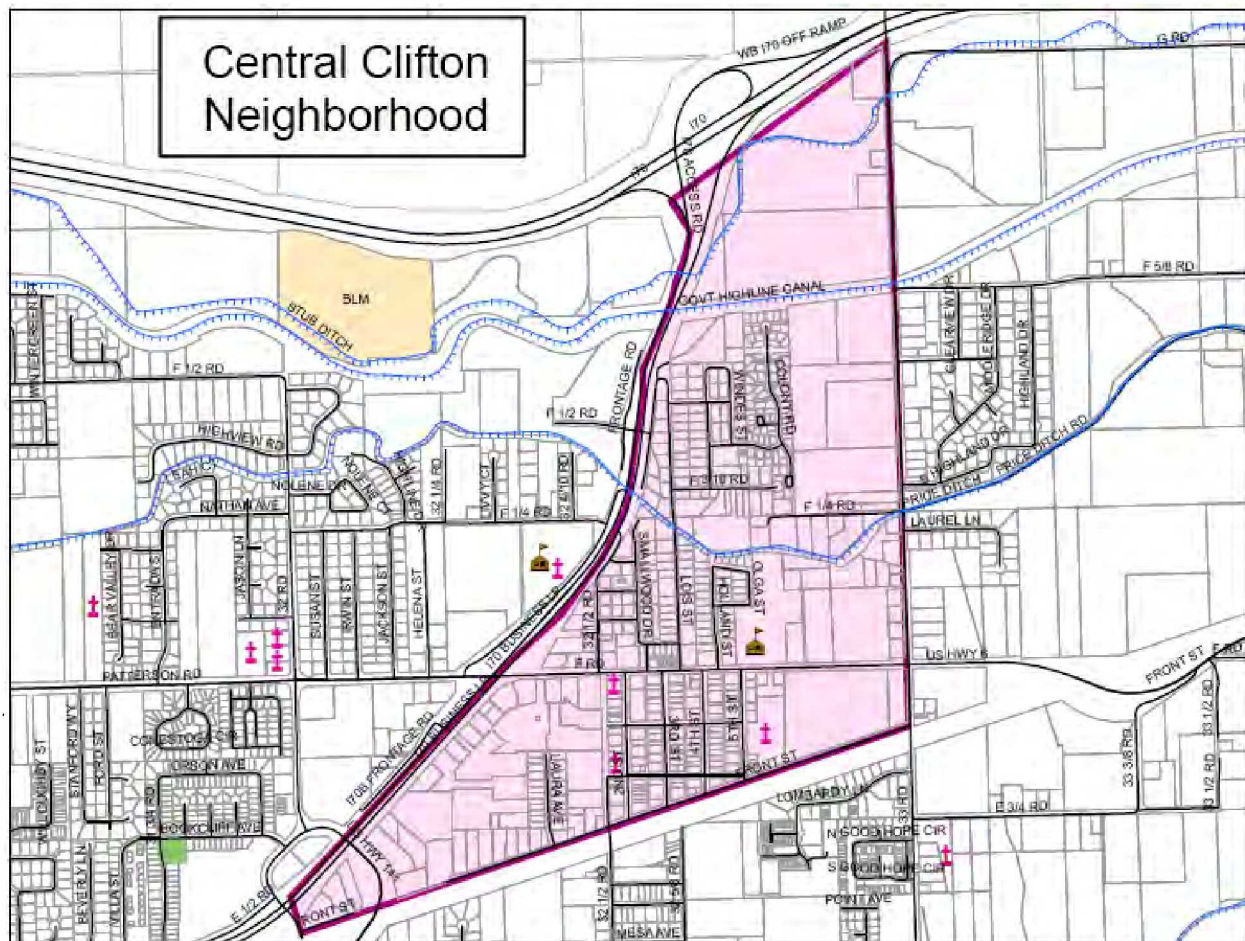
CENTRAL CLIFTON NEIGHBORHOOD

The Central Clifton neighborhood is the historic center of the Clifton area, named for its nearness to the Bookcliffs by railroad survey crews possibly as early as 1882. Located south of Interstate 70 and north of the Railroad tracks, Central Clifton is bounded on the west by the I-70 Business loop and 33 Road on the east. The neighborhood grew around the post office established in 1900. The original Townsite of Clifton was platted in 1908 and marketed by the Clifton Townsite Company as "Located in the Heart of the Grand Valley - Grand Junction 7 miles to the west. Palisade, 6 miles east. On both the Denver & Rio Grande R.R. and Colorado Midland Railway."

Central Clifton is centered on F Road (Highway 6 & 24), also known as "downtown" Clifton. Modest single family homes flank F Road on the north and south. The neighborhood is primarily single family homes with several historic structures dating from the early 20th century. The 340 dwelling units include more than 50 structures built before 1930. 1958 is the average and median year of the housing stock. Homes built after 1990 are primarily located north of F ¼ Road.

The 2000 Census population of the neighborhood was approximately 1,060 residents. (2.8 persons per acre or 1804 people per square mile). Ten new residences were built in the neighborhood from 2003 to 2005.





The primary retail corridors are the I-70 Business loop (Peach Tree Shopping Center) and F Road. Peach Tree includes a grocery store (which closed during the 2006 planning process), Murdochs (ranch and supply) and several neighborhood stores. The shopping center also houses the Clifton branch of the Mesa County Library, an annex of the Mesa County Clerk and Records Office, and a small office for the Sheriff. The neighborhood's 31 businesses employ over 300 people.

Clifton Elementary School is the only public school in the neighborhood. With the exception of the Clifton Elementary School playground, no public parks are located in the Central Clifton neighborhood.

The Clifton Community Hall, owned by Mesa County, is located on 2nd and Front Streets. It is operated by a non-profit group of volunteers and is used for a wide variety of community, civic, and social events.

The Clifton Volunteer Fire District station is located on F Road and provides fire protection, rescue and emergency medical response to the area. The current station was built in 1981 with major renovations in 1992.





Three churches are located in the neighborhood. The Foursquare Gospel church on 2nd Street and F Road is listed on the National register of historic places and structures. This early Mesa County community center dates from 1920. Organizers of the church were committed to providing space for a variety of community events. Even though church membership was less than one hundred, the building could seat six hundred people within its main floor and balcony level. Approximately 142 acres are either vacant or have considerable potential for redevelopment. The majority of these lands is located in the eastern rural portion of the neighborhood and on the fringes of the Peach Tree Shopping Center.

CENTRAL CLIFTON Key Issues and Public Comments:

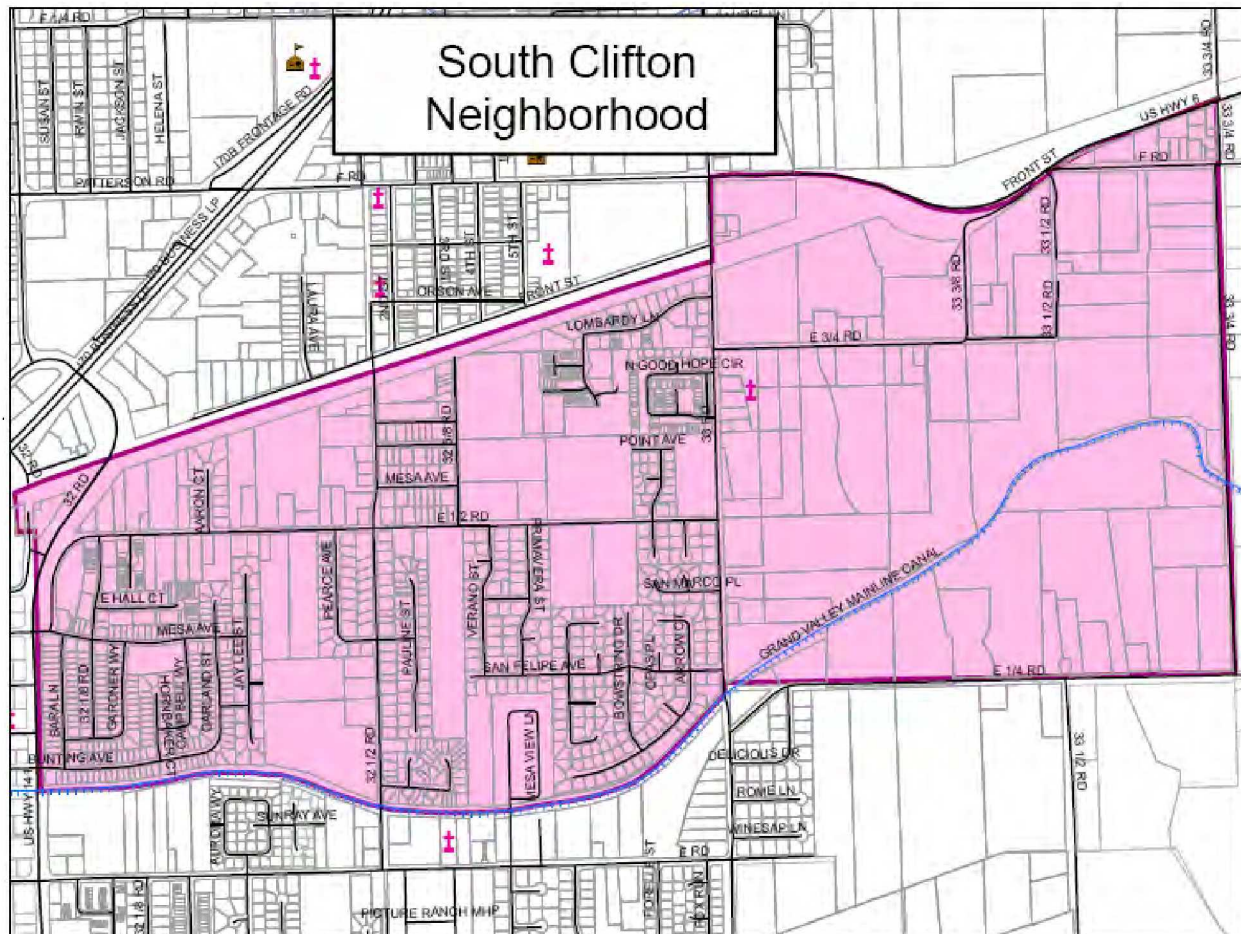
- Area serves as the community's "downtown" visitors' first impression of the community
- Improve or relocate Post Office site – must remain centrally located with improved, safe and convenient pedestrian and vehicular access and parking.
- Access and parking issues strictly limit viability of business on F Road.
- Sidewalks, curb, gutter, landscaping, and street lights needed.
- Improve and maintain safe pedestrian access from surrounding neighborhoods to Peachtree Shopping Center.
- Extend Grand Avenue west to Peach Tree Center.
- Concerned with encouraging additional commercial uses until access along F Rd is solved due to traffic congestion issues.
- Improve and use alleys in area south of F Road for trash pick-up – instead of trash pick-up in front of the houses.
- Overhead power lines are aesthetically unattractive and very awkward.
- 2nd Street - originally platted as Main Street – has historic and cultural importance and opportunities as community center.
- Community Hall as a cultural center – underutilized, can be a place to build community cohesiveness.
- Large bill board on north side of F Road is an anomaly – may be an opportunity to build a parking lot or structure on the site.
- Clifton needs to have a whole variety of businesses with employees living and working in Clifton with decent wages and benefits.
- Add the area to the enterprise zone to attract business investment.
- Expand branch library hours.
- Potential for re-development/re-use of the vacant stores.
- Attract niche market businesses that will help retain the community's identity and not blend into Grand Junction.
- Local businesses should adopt, improve, maintain the park-and-ride areas on I-70B – make attractive – lights, paving, landscape, shade trees, fence, etc. (perhaps an energy company whose employees use the sites daily).
- Need to promote community events that display/show-off community character (perhaps area artists' displays).
- Student mobility is an issue for the elementary school, creating more stability in neighborhoods, and businesses will help change the pattern of mobility.
- Creating a more diverse community will help create a more diverse student population and improve the school overall.





SOUTH CLIFTON NEIGHBORHOOD

For the purposes of the Clifton/Fruitvale Community Plan, the South Clifton neighborhood is bounded on the north by the Union Pacific Railroad, on the south by the Grand Valley Canal and E ¼ Road, on the west by 32 Road and on the east by 33 ¾ Road. The geographic center of the neighborhood is located approximately at E ½ and 33 Roads. The area is adjacent to and immediately west of the Palisade/Grand Junction/Mesa County Cooperative Planning Area (a.k.a. the Palisade Buffer).



The South Clifton neighborhood was significantly developed in the late 1970's and 1980's primarily for residential purposes during Western Colorado's energy boom. Accordingly, existing homes in the neighborhood average approximately 25 years old. The neighborhood is a mix of single-family and multi-family homes with 728 single family dwellings, 16 condominiums, 157 townhomes, 34 duplexes and triplexes and 34 multi-family dwellings. According to the 2000 Census, between 37% to 50% of the homes in the neighborhood were renter occupied. The neighborhood also features several areas of vacant land and agricultural parcels. The 974 dwelling units include 23 houses built before 1930 with 295 structures built since 1990.





The 2000 Census population of the neighborhood was approximately 3,727 residents (5.11 people per acre or 3,298 people per square mile) and 1,554 registered voters. Forty new residential or agricultural structures were built in the neighborhood from 2003 to 2005. Elementary school students attend Clifton Elementary or Taylor Elementary; Middle school students attend Mt. Garfield Middle School; High school students attend Palisade High School.

The neighborhood contains no schools, one church and one private park owned by a homeowners' association. Mesa County owns a 10 acre site at 32 ½ and E Roads as a potential future park and drainage detention site. That site is now planned for a public/private partnership for low to moderate income housing and small park.

A self-storage business is located near 32 Road and E ½ Road. Commercial warehouses are located adjacent to the Railroad and 32 ½ Road. The 42 businesses in the neighborhood employed 251 employees in 2005.

Approximately 131 of the 729 acres in the neighborhood are either vacant land or have potential for development. Most of these lands have not had access to public sewer collection and treatment and are located north of E ¼ Road and east of 33 Road. The Clifton Sanitation District proposed construction of a package treatment plant will potentially allow these lands to be serviced by sewer.

SOUTH CLIFTON Key Issues and Public Comments:

- Concerned with lack of recreation programs.
- Perception of neighborhood needs improvement – many improvements have occurred recently including upgrades to Clifton Village South park.
- Need safe pedestrian access north across railroad tracks to “downtown” Clifton.

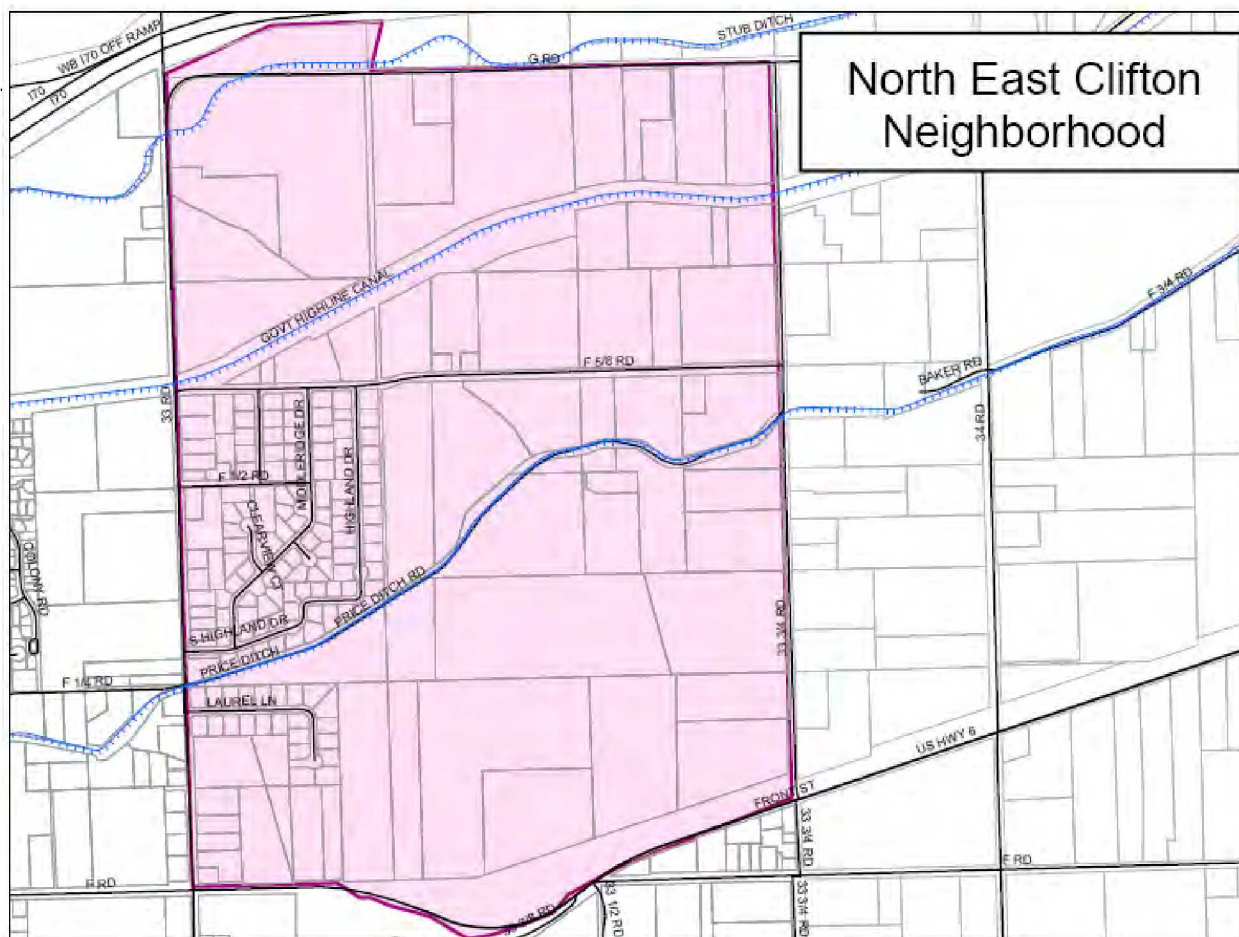




NORTHEAST CLIFTON NEIGHBORHOOD

The Northeast Clifton neighborhood is located east of 33 Road, north of F Road (Highway 6 & 24), north to G Road and west of 33 ¾ Road. The area has been historically in orchard production, although the infestation of the codling moth and seepage destroyed much of the orchard production. Agricultural uses persist through today with primarily alfalfa and hay production. Along with the area's agricultural land uses are low density residential uses. The southwest portion of the neighborhood is served by sewer and has developed into higher density subdivisions.

The area is adjacent to and immediately west of the Palisade/Grand Junction/Mesa County Cooperative Planning Area (a.k.a. the Palisade Buffer). Most of the lands on the eastern fringe of the neighborhood have not had access to public sewer collection and treatment service. The Clifton Sanitation District's proposed construction of a package treatment plant will allow the Eastern Expansion area for the Clifton Sanitation District #2 to extend to meet the Cooperative Planning Area boundary. This will have a direct impact on the existing rural neighborhood.





Northeast Clifton is centered on F 5/8 Road, with the Price Ditch and the Grand Valley Highline Canal crossing through the neighborhood to provide irrigation water to the residents in the area. The neighborhood is primarily single family homes with several historic structures dating from the early 20th century. The 155 dwelling units include three structures built before 1930. 1976 is the average year built and the median year built is 1974 of the housing stock. The majority of the single family homes are located in the Garmesa and the Star Heights subdivisions.

The 2000 Census population of the neighborhood was approximately 544 residents (1.1 persons per acre or 704 people per square mile). Eleven new residences were built in the neighborhood from 2003 to 2005.

The neighborhood contains no commercially zoned properties and the nearest shopping is at the I-70 Business Loop (Peach Tree Shopping Center) and F Road retail areas. While the neighborhood has no commercial properties, existing businesses employ approximately 54 people.

There are no public or private schools or churches in the neighborhood. Elementary schoolchildren west of 33 ½ Road attend Clifton Elementary School. Children that live east of 33 ½ Road attend Taylor Elementary School in Palisade. Middle school students attend Mt. Garfield Middle School; high school students attend Palisade High School. The neighborhood currently has no public parks.

The majority of the land in the neighborhood is vacant and has considerable potential for redevelopment with the proposed sewer expansion. Traffic circulation into other neighborhoods is limited by the Highway 6 & 24 overpass. The Price Ditch constrains north/south traffic flow within the neighborhood.

NORTHEAST CLIFTON Key Issues and Public Comment

- Support a business park west of 33 Rd at G Rd only if adequate access can be provided to the I-70 Business loop.
- Need large lot and upper end homes to add to the mix of housing types.
- One of the few areas where large enough parcels remain (especially east of 33 Road) for parks, community center area for teens, movie theatre, community pool, etc.

ROCKY MOUNTAIN NEIGHBORHOOD

For the purposes of the Clifton-Fruitvale Community Plan, the Rocky Mountain neighborhood area is bounded on the north by Grand Valley Canal and E ¼ Road, on the south by the Colorado River, on the west by 32 Road and on the east by 33 and 33 ½ Roads. The area is adjacent to and immediately west of the Palisade/Grand Junction/Mesa County Cooperative Planning Area (a.k.a. the Palisade Buffer).





The 2000 Census population of the neighborhood was approximately 5,177 residents (4.48 people per acre or 2,867 people per square mile). There are currently 2,326 registered voters.

The neighborhood contains one school, two churches, and two County owned parks – the 4 acre Kimwood Park and the 7.3 acre Rocky Mountain Park. A future park (64 acres) is contemplated on Mesa County land south of 32 ½ and D Roads as a nature park on the site of an old gravel pit.

Local businesses include small neighborhood commercial strip malls on 32 Road near E and D ¼ Roads. The 36 businesses in the neighborhood listed 112 employees in 2005.

Over 400 of the neighborhood's 1,148 acres are either vacant land or have potential for development. Most of these lands are on the eastern fringes of the neighborhood and have not had access to public sewer collection and treatment. The Clifton Sanitation District water treatment lagoons just north of the Colorado River are soon to be replaced with a package treatment plant. The new plant will potentially allow these lands to be serviced by sewer.

ROCKY MOUNTAIN Key Issues and Public Comments:

- Concerned with lack of recreation programs – kids need more organized activity at the park – few participate now in soccer programs, baseball etc.
- Teachers no longer walk with children to Corn Lake for field trips –too dangerous with commercial/industrial heavy truck traffic – so they take a bus.
- Would like to see riverfront trail completed in the area– an asset to the school and neighborhood.
- Although all students are within walking distance many parents do not allow children to walk (fear of older kids hanging out) to or from school – thus big traffic impact in morning and especially after school.
- Concerned with proposals for more high density modular home parks in the area – especially immediately south of the school.

SOUTH FRUITVALE NEIGHBORHOOD

The Fruitvale area is west of Clifton and was historically centered around its schools. Fruit orchards and packing sheds dominated the area until the 1920 coddling moth infestation. Orchards were later replanted and have been replaced with single family homes over the past half century.

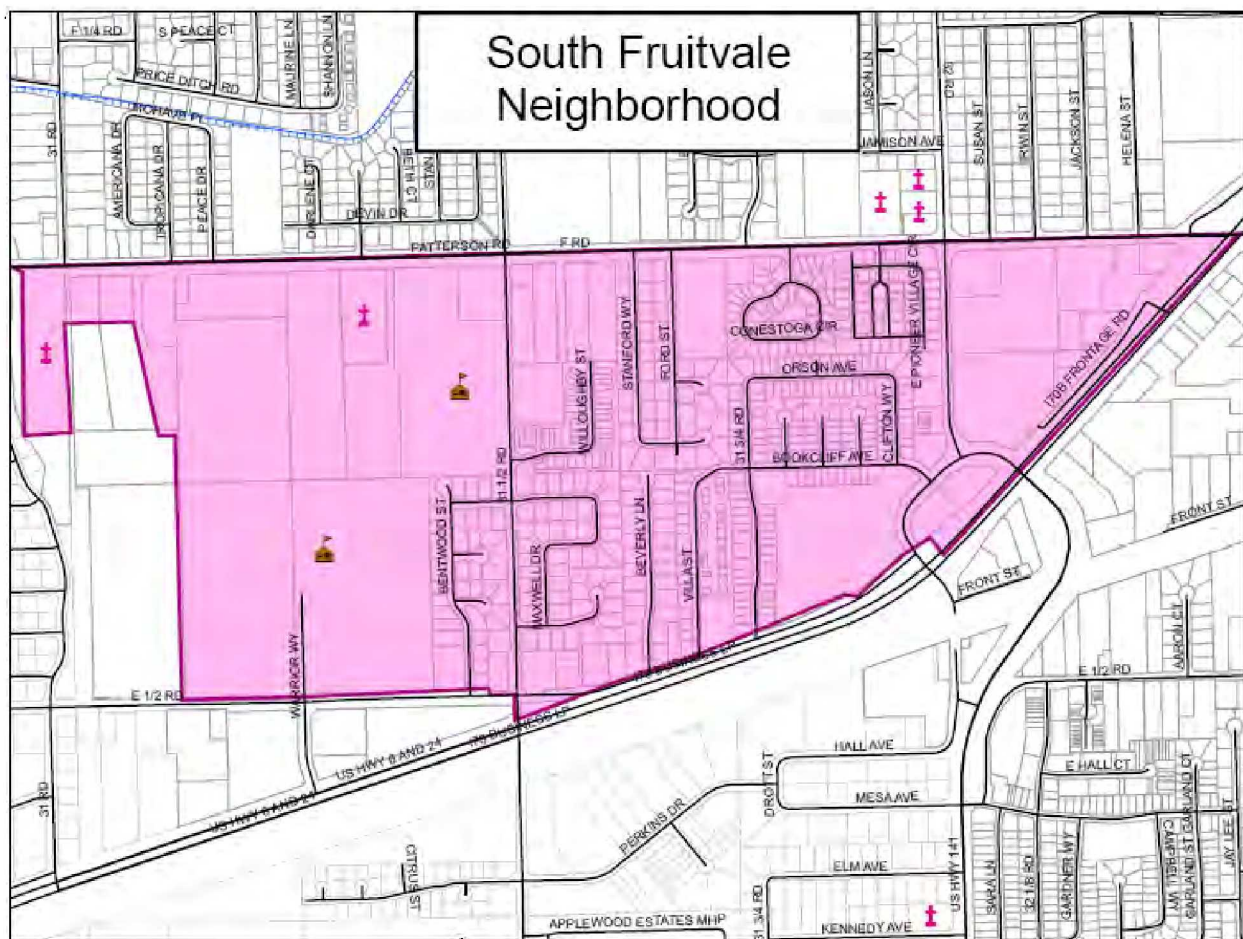




Only a portion of the area known as Fruitvale is within the Clifton/Fruitvale Community Planning area. For purposes of this plan Fruitvale is divided into North and South neighborhoods. Triangular in shape and located north and west of the I- 70 Business loop, South Fruitvale is bounded on the north by F Road (Patterson Road) and Long Memorial Park (approximately 31 Road) on the west. The center of the neighborhood is Central High School, Grand Mesa Middle School and the Long Family Memorial Park. Elementary students attend Fruitvale Elementary School west of the neighborhood on 30 Road.

The neighborhood is predominantly single family homes and includes several modular home developments primarily in the northeast part of the neighborhood. The 435 dwelling units include only 10 houses built before 1930 with 121 structures built since 1990. The average house was built in 1988 and 1992 is the median year of the housing stock.

The 2000 Census population of the neighborhood was approximately 1,110 residents (3.4 people per acre or 2165 people per square mile). Thirty-one new residences were built in the neighborhood from 2003 to 2005.





Retail centers are located in the easternmost part of the neighborhood along the I-70 Business loop. Coronado Plaza includes a grocery store, bank, restaurants, several neighborhood stores and a pocket park. The Mesa Pointe Shopping Center on 32 Road includes general retail stores and fast food establishments. A Best Western Motel is also located on the I-70 Business loop immediately across from Peach Tree Shopping. Various neighborhood services, a Walgreens and medical doctor's office is also in this area of the neighborhood. The neighborhood's 23 businesses employ 239 people.

Five churches are located in the neighborhood including a private Christian school.

Long Family Memorial Park (40 acres) is being completed by Mesa County and will serve as a regional park for the eastern part of the Grand Valley. Coronado Park (0.7 acres) at the northeast corner of Coronado Plaza is the only other developed park in the neighborhood.

Approximately 32 acres are either vacant or have considerable potential for redevelopment. These lands are generally residential properties fronting on F Road.

SOUTH FRUITVALE Key Issues and Public Comments:

- Need safe pedestrian walkway from Coronado Plaza across I-70B for walking, biking and wheelchairs and new transit transfer site.
- Better street lighting for Patterson (F Rd).
- Street sweepers needed.
- Reopen the historic Blue Star park at 31 ½ Rd and I-70B.
- Need more variety of retail businesses.
- Local businesses should adopt, improve, maintain the park-and-ride areas on I-70B – make attractive – lights, paving, landscape, shade trees, fence, etc. (perhaps an energy company whose employees use the sites daily).
- Need entrance sign for west bound traffic – to entice and welcome people to use facilities and businesses – Get businesses to pitch-in.
- Expand Long Park to the west and provide trail along Lewis Wash a potential expansion area for the park.
- Mesa Pointe Shopping Mall – lots of vacancies, difficult to access the shopping center from the semi-circle access at the I-70 Business Loop and 32 Road. Pigeons are a nuisance.
- County Park on Bookcliff Avenue behind Coronado Plaza– good access to Coronado Plaza from the neighborhood. Not much area for organized sports.
- The area needs a recreation center especially for indoor activities. The high school auditorium is busy all the time.
- The area needs a facility for performing arts, school graduations, and other large group activities. There is nothing that satisfies the need on the east end of the valley.



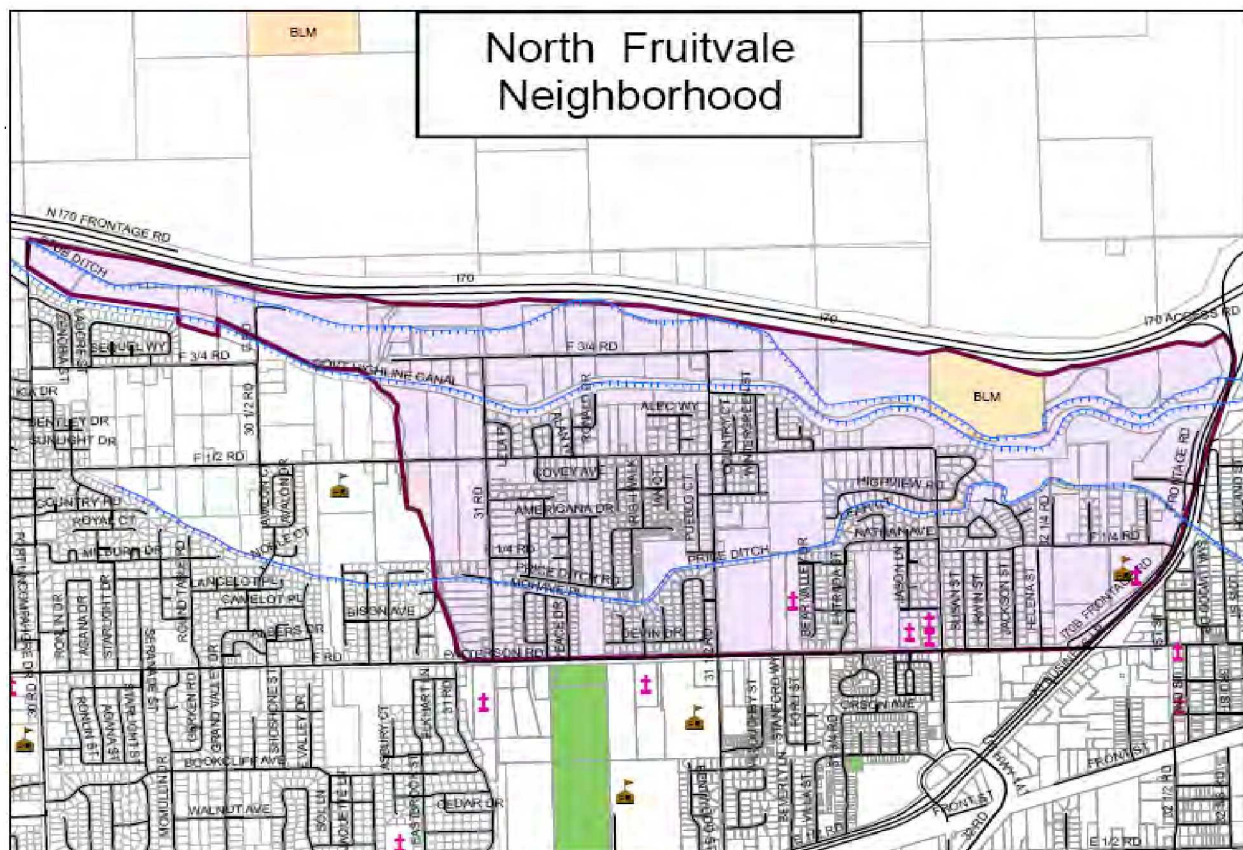


NORTH FRUITVALE NEIGHBORHOOD

The Fruitvale area is west of Clifton and was historically centered on its schools. Fruit orchards and packing sheds dominated the area until the 1920 coddling moth infestation. Orchards were later replanted and have been replaced with single family homes over the past half century.

Only a portion of the area known as Fruitvale is within the Clifton/Fruitvale Community Planning area. For purposes of this plan Fruitvale is divided into North and South neighborhoods. North Fruitvale is bounded on the north by Interstate 70 F Road (Patterson Road) on the south, Business I-70 on the east and approximately 31 Road on the west.

The residential neighborhood is predominantly single family homes. The 922 dwelling units include only 15 houses built before 1930 with 415 structures built since 1990. The average house was built in 1986 and 1993 is the median year of the housing stock.



The 2000 Census population of the neighborhood was approximately 2,313 residents (2.4 people per acre or 1,526 people per square mile). One-hundred and one new residences were built in the neighborhood from 2003 to 2005.





Commercial and business uses are located in the easternmost part of the neighborhood along the I-70 Business loop. The neighborhood's 26 businesses employ 92 people.

Five churches are located in the neighborhood including a private Christian school.

Elementary school students attend Thunder Mountain Elementary, middle school students attend Mt. Garfield Middle School, and high school students attend Central High.

Approximately 300 acres are either vacant or have potential for redevelopment. Most of these lands are rural properties between Interstate 70 and the Government Highline Canal with limited access and no public sewer service. Much of the area west of 31 Road is within the Walker Field area of influence – with aircraft noise being the primary impact. Residential subdivisions are planned on a few larger vacant tracts along Patterson Road.

NORTH FRUITVALE Key Issues and Public Comments:

- Potential development north of Government Highline Canal is constrained by access, limited domestic water service, lack of sewer service, noise from Walker Field Airport traffic, and is highly visible from Interstate 70.
- Although many Thunder Mountain Elementary students are within walking distance most parents do not allow children to walk due to lack of sidewalk on F ½ Road.
- Addition of a sidewalk on F ½ Road could reduce the vehicular congestion of parents driving children to and from school.
- Concern with the short crossing time for pedestrian crossing at 31 ½ and F Road. (East of the Long Park and North of the Middle School).
- Need a school zone sign near the Christian School on F ¼ to help slow traffic.
- Impacts (noise, traffic) from the warehouse.
- Need to improve the entrance corridors into Clifton with tree plantings, etc.
- Commercial development needs appropriate buffers from existing residences - landscaping, fences, walls, distance.
- Don't want industrial and outdoor storage near or visible to the interchange. -If allowed it should be on a campus type setting with open space and landscaped areas.





HISTORIC PLACES & STRUCTURES

BACKGROUND HISTORY OF CLIFTON-FRUITVALE

Clifton, named for its proximity to the Bookcliffs, was apparently assigned that name by railroad survey crews as early as 1882, but the railroad did not arrive from the east until 1890.

It was not until 1900 that the name appeared in conjunction with a post office and general store; Judge A.G. Mann was postmaster. Once established, the community of Clifton began to grow around the post office. In 1902 the Fruit Growers Association built a packing shed near the rail siding because there were enough orchards in the area for the railroad to provide a freight stop. The original townsite of Clifton was platted in 1905 and marketed by the Clifton Townsite Company, as being "located in the heart of the Grand Valley – Grand Junction 7 miles to the west and Palisade 6 miles to the east, on both the Denver & Rio Grande Railroad and the Colorado Midland Railway. Premium orchard land was largely sold off in 10-acre plots at approximately \$400 to \$1000 per acre.

Local newspaper accounts in the early 1900s reported a thriving community. J.W. Hugus & Company completed construction of a large new warehouse in early 1906 to carry a complete line of general merchandise. Later that year, the Hugus Company announced the opening of the Bank of Clifton, noting that "the people of Clifton and vicinity are entitled to the convenience of a bank and a good line of general merchandise."

Clifton Realty also opened in 1906 with a list of "fine orchard lands and some bargains in raw lands". A new blacksmith shop was also constructed in early 1906. The same year, the Methodist Church of Clifton began construction with a contract of \$2,818 for a wood-framed structure to have a seating capacity of 315 people.

THE TOWN OF CLIFTON

Located in the Heart of Grand Valley

Grand Junction, 7 miles to the west. Palisade, 6 miles east. On both Denver & Rio Grande R. R. and Colorado Midland Railway

THE great projects now under way in the Grand Valley, notably: The Big Government High Line Ditch, a \$3,000,000.00 project. The Orchard Mesa Irrigation Ditch, a \$1,000,000.00 project. The Interurban System, connecting Clifton with all other Valley points, a \$2,500,000.00 project, makes Clifton property a splendid investment. Lots at Grand Junction and Palisade have been doubled on the strength of the improvements to be made in 1909. Clifton lots are now at first prices, being sold by the Original Town company and at prices that were made to attract and build up the town.

Business Sites Residence Locations

First Prices

Call or Write

CLIFTON TOWNSITE COMPANY

W. H. DILLEY, PRES. D. L. GARDNER, VICE PRES. A. J. De LONG, SECY. and TREAS.

Clifton-Fruitvale Community Plan – Adopted October 19, 2006





In 1907, the first trains departed the Clifton depot (located south of the intersection of 5th Street and the railroad tracks), another blacksmith shop opened on Main Street and Dr. Glendering of Whitewater relocated his medical practice to Clifton. Frank Paxon constructed a two-story building on Main Street. The lower story was used for a store, barber shop and restaurant and the upper floor was used as the Odd Fellows Hall.

With this growth the community began to feel pressure to keep up with housing stock and public facilities. Dick Breedlove, involved in Clifton real estate at the time, reported in early 1907 that he had inquiries to rent six more houses than could be found in town. Within months, there was a flurry of building activity with new houses going up and lumbermen scarcely able to supply the demand for materials.

There were 75 children of school age living contiguous to Clifton which had no school house. The newspaper reported:

But we are confronted with the fact that the assessment for school purposes will not amount to over \$1,750 in all, which one can plainly see would not be sufficient to erect a building such as we should have and are justly entitled to. It has been suggested that some of our enterprising citizens circulate a petition to assess each acre of land a certain amount per acre for school purposes – if you know of a better scheme suggest it. Anyhow we need a school building and need it bad.

By April of 1907 an election for the new school district of Clifton was held and there was not a dissenting vote on the proposition. Original school board members were Mrs. C.J. Stapleton, O.W. Foster and W.C. Strain. A November 1907 newspaper reported that, upon completion of a new Adventist school there were now two schools in Clifton. Clifton's first consolidation of these small schools occurred in 1920. Clifton's high school was held in an adobe Works Progress Administration (WPA) building from 1941 until 1946 when the high schools consolidated and the students from Clifton were sent to Central High School. The Clifton School, constructed in 1937 on the location of the present Clifton Elementary School was then used as a combined junior high and elementary school.

In mid-1907 the new Methodist Episcopal Church at Clifton was completed at 4th Street and Grand. With a total cost of \$4,000, the new building consisted of an auditorium 32x50 feet with a seating capacity of 250 and a lecture room with a seating capacity of 75. The auditorium boasted the "very best of pews made with five ply curved oak backs and built up curved seats of elm."





Colorado Governor Henry A. Buchtel, who was also a preacher, dedicated the Methodist Episcopal Church with much fanfare. The Governor was taken for an automobile ride through the orchards of the valley and then he delivered a lecture in Clifton on Theodore Roosevelt.

These early years of growth in the Clifton community were fueled by the strong agricultural base of the community. There were 10,000 acres in fruit in the first decades of the century, with Cross Orchards located at 3079 F Road the largest operation in that area. L.R. Phillips, manager of the Clifton branch of the Grand Junction Fruit Growers' Association observing the Clifton operations in September of 1906, stated "the rush is not yet over, that despite the growers report that they are about all in, the rush continues. Seemingly there is no end to the stream of wagons that are bringing in the peach crop. Everything that had been constructed to date to handle the fruit operations had been outgrown already and there was 'no telling what the demands of another season will surmount to.'"



As with other areas in Mesa County the Clifton-Fruitvale area fruit growers and the community prospered in the early 1900s until a codling moth infestation and seepage destroyed apple and pear orchards in the area in the 1920s. Orchards were later replanted. Apples and pears continue to be the important revenue producers, but cherries have also been grown extensively as a cash crop. Many orchards have disappeared during the past two decades, as the Clifton area in general has been heavily subdivided for residential development.

Fruitvale, west of Clifton, was a community centered around its schools, including a senior high. A fruit loading platform and packing shed near 30 and E Roads employed many local residents near harvest. The Ancient Order of Fools, a community club begun during the 1930s Depression, helped people through the hard times with laughter.

The Clifton Rural Fire Protection District organized in 1943, replacing the earlier Clifton Fire Department. The District built a new fire station in 1979; it also has a volunteer Rescue Squad, a feature of many Mesa County towns.



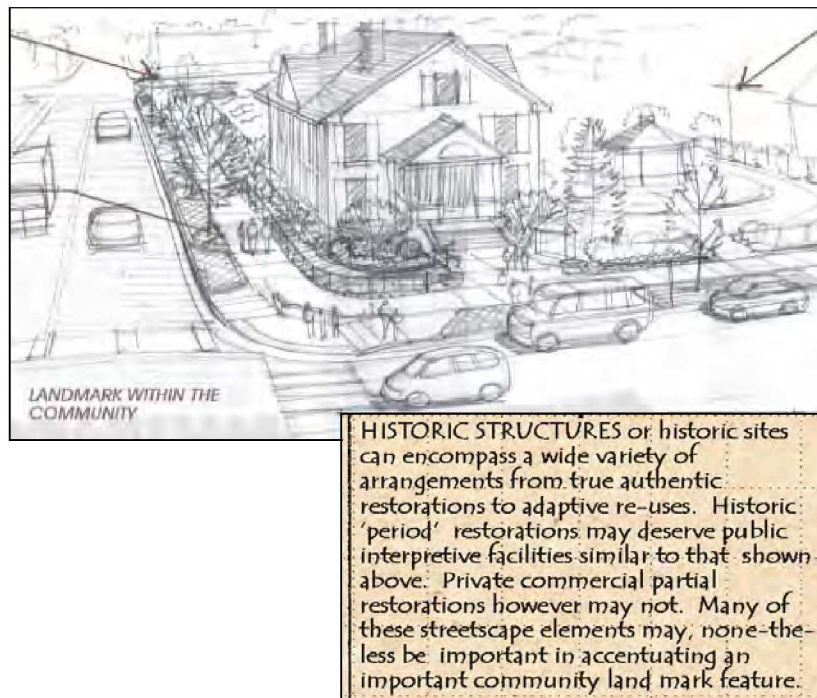


HISTORIC SITES AND STRUCTURES

Historic sites and buildings are scattered across the Clifton-Fruitvale area, but with a higher concentration in the downtown original plat area. The structures in outlying areas are primarily residential structures remaining on parcels of land that may have been farms or orchards in the past. Some of these have been surrounded by new residential development and many have already been lost as the former agricultural properties have developed. In the downtown area, the historic sites and structures are a mix of residential and commercial buildings.

Mesa County has not yet adopted a local register of historic sites, structures and districts but there are three properties within the Clifton-Fruitvale area that are listed in the National Register of Historic Places: Clifton Community Center and Church (now the Foursquare Gospel Church), the Kettle-Jens House and the Cross Land & Fruit Company (just west of the planning area).

The early Clifton Community Center and Church located at the prominent downtown Clifton location on F and Main Streets (now 2nd Street) dates from 1920. The stucco building has a cross gabled roof, is two stories in height, and includes a raised basement. Organizers of the church were committed to providing a variety of community events. Even though church membership was less than one hundred, the building could seat six hundred people within its main floor and balcony level.





Located at 498 32 Road, the Kettle-Jens House was constructed in 1905. The 1-1/2 story wood frame Queen Anne style dwelling includes Shingle style detailing. The asymmetrical building has two porches, several gables, and a tower with a bell cast roof. Other local residences that survive from the same era tend to be simple utilitarian structures devoid of the intricate architectural detailing of the Kettle-Jens House.



The Cross Land & Fruit Company (Cross Orchards) located at 3079 F Road is just west of the planning area and includes numerous intact buildings and structures associated



with early 20th century fruit production in the Grand Valley. Established in 1909 by a group headed by Walter B. Cross of Denver, apples and pears were the primary crop. The design of the large circa 1910 barn was adapted for the handling of the large scale fruit processing. While many local orchards averaged ten acres in size, the property encompassed 243 acres.

Financial difficulties forced the sale of the land for taxes in 1923. Through a community fundraising campaign, the property was acquired by the Museum of Western Colorado in 1980 for operation as a living history farm.

In addition to these historic structures that have already been formally recognized, an early 1980s county-wide historic survey identified other historic resources in the Clifton-Fruitvale Community. A windshield-survey of those remaining structures that may be eligible for historic designation is included in Appendix B.





EMPLOYMENT/ECONOMY

BACKGROUND

The 6.2 square mile Clifton-Fruitvale planning area has a density of 2,258 persons per square mile which is higher than any other area of Mesa County. The entire area is unincorporated but residents often request the types of services associated with an incorporated community. The area is taxed by the County; it has a very small commercial tax generating base and an ad valorem tax structure for all residential and non-residential properties which produces about \$600,000 dollars each year. The revenue generated within the area is not adequate to fund desired urban services; as a result, it will be necessary to identify ways to increase revenues to fund the levels of services desired by the community. This section of the plan will look closely at the existing conditions of the area and recommend some steps to take to improve the economic conditions of the plan area.

Economic development is perhaps the most direct rout to help the Clifton-Fruitvale community transition into a sustainable, self-sufficient community that is able to establish itself within the Grand Valley as a competitive place to live and work and to market its unique identity. This plan makes recommendations to take those first steps to generate revenue while maintaining their sense of place.

EXISTING CONDITIONS

In terms of absolute growth in number of jobs, (according to the Colorado Department of Labor and Employment), the leading sector in the Clifton-Fruitvale area from 2000 to 2005 was services with a gain of 169 new jobs. Second was construction with 102 new jobs, followed by wholesale trade with 61 new jobs. Retail sales followed with 41 new jobs, and mining contributed 26 new jobs, while agriculture created 19 new jobs for the period. All other sectors lost jobs for the period. Finance, Insurance, Real Estate (FIRE) had the greatest absolute loss (-34) jobs. Two other sectors that lost jobs were manufacturing (-15) and transportation, communications, and utilities (-6) jobs.

In terms of rate of growth the mining sector expanded the fastest; however, it grew from a very small base – starting with just one employee in 2000. The sector grew at 2600 percent. The second fastest growing sector was wholesale trade; likewise, it grew from a very small base starting with three employees. The sector grew at 2033 percent. Agriculture followed with a 380 percent increase, with construction (100 percent), retail trade (35 percent) and services (30 percent) gaining respectively.

Manufacturing suffered the largest percent loss in jobs with a (-88 percent) decline. FIRE lost at a rate of (-28 percent) followed by transportation, communications, and utilities with a (-15 percent) decline.





A more significant analysis is required to identify strengths and weakness of the local economy as well as help identify areas for strategic investments to build the economy in areas where success is highly likely to provide a return. A shift/share and location quotient analysis is used to evaluate the Clifton-Fruitvale economy.

Economic Base

The two relatively simple, but important methods to determine base sectors and economic strengths and weaknesses are shift/share and location quotient. These two analyses break down sectors of the economy to identify the relative strength of Clifton-Fruitvale and compare the results to the Mesa County economy.

Shift/Share Analysis

Shift-share analysis is a quantitative method to analyze the trends in the composition of the local economy in relation to a larger reference economy. Shift/share analysis uses a series of mathematical equations to disaggregate a local industry's growth rate into three distinct components, as described below:

- (a) The regional (Clifton-Fruitvale) economic growth component is the local industry's growth that can be attributed to the overall change in the larger reference economy (Mesa County). In essence, the interpretation of this component is that if the larger reference economy grows ten percent, every industry should also grow ten percent.
- (b) The proportional shift component indicates the extent to which a particular sector is increasing or decreasing its share of the larger reference economy. For example, if a certain sector is expanding its share of the regional economy, because it is growing faster than the economy as a whole, we would expect that this same sector would also grow faster locally than the local economy as a whole.
- (c) The differential shift component is the measure of the growth of the particular sector in the local economy relative to the same sector in the regional economy. This component indicates the extent to which the particular sector is growing more or less rapidly than the same sector in the regional economy.





**Colorado, Mesa County, Clifton/Fruitvale
(EMPLOYMENT)**

SECTORS	Colorado 2000	Colorado 2005	Colorado Change	MC 2000	MC 2005	MC Change	Clifton 2000	Clifton 2005	Clifton Change
Agriculture	32,963	15,441	(17,522.0)	785	619	-166.00	5	24	19.00
Mining	12,880	16,494	3,614.0	345	1,161	816.00	1	27	26.00
Construction	162,604	158,618	(3,986.0)	3,834	4,729	895.00	102	204	102.00
Manufacturing	205,640	150,306	(55,334.0)	4,258	3,453	-805.00	17	2	-15.00
Trans., Comm., Util.	140,674	145,684	5,010.0	2,664	2,960	296.00	39	33	-6.00
Wholesale Trade	110,408	93,411	(16,997.0)	2,199	2,041	-158.00	3	64	61.00
Retail Trade	414,558	242,419	(172,139.0)	11,483	7,865	-3,618.00	119	161	42.00
F.I.R.E.	137,598	153,010	15,412.0	2,207	3,089	882.00	121	87	-34.00
Services	650,169	858,467	208,298.0	14,387	16,295	1,908.00	562	731	169.00
Government	319,140	350,503	31,363.0	7,787	8,302	515.00	10	10	0.00
TOTAL	2,186,634	2,184,353		49,949	50,514		979	1,343	

Source: Colorado Department of Labor and Employment

Mesa County

Constant Share		Total Shift	Proportional Shift	Differential Shift
Agriculture	-417.28	-165.18	-417.28	251.28
Mining	96.80	816.36	96.80	719.20
Construction	-93.98	899.00	-93.99	988.98
Manufacturing	-1145.75	-800.56	-1145.75	340.75
Trans., Comm., Util.	94.88	298.78	94.88	201.12
Wholesale Trade	-338.53	-155.71	-338.53	180.53
Retail Trade	-4768.14	-3606.02	-4768.15	1150.14
F.I.R.E.	247.20	884.30	247.20	634.80
Services	4609.24	1923.01	4609.23	-2701.24
Government	765.26	523.12	765.25	-250.26
TOTAL				

Source: Mesa County, Colorado Department of Labor & Employment

Clifton

Constant Share		Total Shift	Proportional Shift	Differential Shift
Agriculture	-1.06	17.14	-0.01	20.06
Mining	2.37	25.63	0.00	23.63
Construction	23.81	64.08	-0.12	78.19
Manufacturing	-3.21	-21.32	-0.03	-11.79
Trans., Comm., Util.	4.33	-20.50	-0.05	-10.33
Wholesale Trade	-0.22	59.88	0.00	61.22
Retail Trade	-37.49	-2.25	-0.21	79.49
Services	74.53	-39.96	-0.71	94.47
Government	0.66	-3.72	-0.01	-0.66
TOTAL				

Source: Mesa County, Colorado Department of Labor & Employment





The typical approach to interpreting shift/share results is to identify those sectors of the Clifton-Fruitvale economy that outperform the same sector in the Mesa County economy, as depicted by a positive differential shift, and where those specific sectors are also growing in the Mesa County economy at a rate that exceeds the rate of overall Mesa County economic growth, as measured by a positive proportional shift. In more simple terms, results of the analysis show sectors that are doing well in the Mesa County economy and are doing even better in Clifton-Fruitvale, signifying a relative strength in the Clifton-Fruitvale economy at attracting more than its “fair share” of the particular industry’s growth.

As depicted in the preceding table – Clifton – there are no local sectors with positive values for both differential shift and proportional shift. The best results for all sectors are mixed - a positive differential shift and a negative proportional shift, or vice-versa.

Sectors that have mixed results - a positive differential shift and a negative proportional shift, or vice-versa - are more difficult to label as either strong or weak prospects; however, oftentimes these may be sectors in which Mesa County intervention may be effective. For example, if a sector is doing well in the Mesa County economy, but poorly in the Clifton-Fruitvale economy, this may indicate that there is some form of barrier to this particular sector thriving in the Clifton-Fruitvale economy. An economic development strategy may identify means to remove such barriers so that the Clifton-Fruitvale economy can capture more of an industry that is thriving elsewhere within the County.

As referenced in the preceding table – “Clifton” - the local sectors with mixed values for both differential shift and proportional shift include: agriculture, mining, construction, wholesale trade, retail trade, and services.

If an industry is declining in both the Mesa County and Clifton-Fruitvale economies (negative differential and proportional shifts), then this is a strong signal that the industry is at risk, and that even if actions are taken for the Clifton-Fruitvale community to improve conditions, the industry may be affected by industry-wide trends and conditions that would over-ride local efforts. The only sector that declined at the Mesa County level and which declined even more rapidly in the Clifton-Fruitvale economy was Manufacturing.

Shift/Share Summary and Conclusions

The analysis indicate that six of the eight sectors of the economy have a mixed results outcome, one sector (manufacturing) is declining both in Mesa County and in Clifton and one sector (government) has incomplete data and a conclusion cannot be drawn for that sector. The sectors with mixed results should be looked at closely to see if activities and investments are worth pursuing; for example, have recent events had an effect that will encourage or discourage development opportunities?





It is also necessary to look at historic trends (local) in the sectors to identify the most inconsistent or variable and to target the most stable of those for development opportunities. Investments should focus on groups of businesses that have similar technologies, products or markets to foster business growth and improve competitiveness. The declining sector of the economy (manufacturing) should be investigated closely to determine what direction should be taken with respect to a development strategy and infrastructure investments.

Sectors with mixed results don't necessarily mean that the sector is bad or that it is not a viable sector, it just means that extensive research and planning should be done prior to investment and development in those sectors. In addition, the steady growth rate of the population within the planning area may act to sustain some sectors that show mixed outcomes in the analysis.

Location Quotient

The second relative measure of the Clifton-Fruitvale economy is a location quotient analysis. Location quotient is a measure of the relative significance of an (employment sector) in a local economy (Clifton-Fruitvale) compared with its significance in a larger ("benchmark") region (Mesa County).

Any sector of the economy with a location quotient greater than 1 is likely a basic industry (sector of economy). Any basic sector is producing its resources for export. Any basic sector of the economy is considered a strength within the overall economy. Clifton-Fruitvale's economic strengths are; agriculture, construction, wholesale trade, FIRE, and Services.

Any sector of the economy with a location quotient of less than 1 is a non-basic industry (sector of economy), meaning that it is an importing sector. It must bring in goods and services to the community. The non-basic sectors of the Clifton-Fruitvale economy are: mining, manufacturing, transportation-communications and utilities, and retail trade.

**Clifton / Fruitvale
Location Quotient Analysis**

NAISC	SECTORS	Clifton 2005 Employment	% of Total Local Econ.	MC 2005 Employment	% of Total MC Econ.	Location Quotient	Basic Employment	Non-basic Employment	BASE Multiplier	Proj. Total Basic Emp.	Proj. Total Non-basic emp.
01	Agriculture	24	1.79	619	1.23	1.46	8	16	0.32	39	86
10	Mining	27	2.01	1,161	2.30	0.87		27	0.00	0	141
15	Construction	204	15.19	4,729	9.36	1.62	78	126	0.38	406	656
19	Manufacturing	2	0.15	3,453	6.84	0.02		2	0.00	0	10
40	Trans., Comm., Util.	33	2.46	2,960	5.86	0.42		33	0.00	0	172
50	Wholesale Trade	64	4.77	2,041	4.04	1.18	10	54	0.15	51	282
52	Retail Trade	161	11.99	7,865	15.57	0.77		161	0.00	0	838
60	F.I.R.E.	87	6.48	3,089	6.12	1.06	5	82	0.06	26	427
70	Services	731	54.43	16,295	32.26	1.69	299	432	0.41	1,556	2,249
91	Government	10	0.74	8,302	16.44	0.05		10	0.00	-	52
	TOTAL	1,343	100.00	50,514	100.00		399	944	0.30	2,077	4,912

Source: Colorado Department of Labor and Employment





Location Quotient Summary and Conclusions

The location quotient analysis indicates that the industries have a surplus of work product in the service, FIRE, Wholesale Trade, Agriculture, and Construction sectors of the planning area economy. The local economy benefits from exporting its products to non local markets – areas outside of the Clifton-Fruitvale planning area. Conversely, the mining, manufacturing, transportation, communications, and utilities, and retail trade sectors of the economy require the import of work product and labor and do not produce enough to supply the local market within the planning area.

Location quotients are used in combination with the shift-share analysis to classify those sectors in the Clifton-Fruitvale economy that may be considered “established” (or basic) and those that are considered “emerging”, (non basic but strong or increasing). Results of the analyses may be used along with other public and private factors to create an economic development strategy to diversify and strengthen the Clifton-Fruitvale economy where appropriate and without investing resources in sectors of the economy that will not respond.

Such economic analysis also help with the allocation of future land use classifications; coordinating economic development strategies with land use zone districts can help target desired industries and prime locations which will aid in economic development of the community.

Existing Real Estate Conditions

As depicted in the table below, the community has 781,767 square feet of commercial building space. That space is dispersed through multiple zone districts within the planning area. Interpretation of the data indicates that at least 75 percent of the commercial square footage is located in the C-2 zone district. At this time it is unknown how much of the space is occupied, vacant or available for lease or purchase. The data also depicts that there are no empty or vacant lots available for commercial development.

The industrial classification as depicted in the table reveals that there is 67,135 square feet of industrial space. It is unknown how much of the space is occupied, vacant, or available for lease or purchase. The analysis also indicates that there is one vacant lot (1.9 acres in size that is classified as industrial), although it is located in the AFT zone district. At least 61 percent of the industrial space is located in the C-2 zone district, with the Business, PUD and Residential Multi-Family-8 districts making up the rest of the square footage.





Zoning District	Capacity/Use --- Commercial & Industrial Lands									
	Commercial		Vacant		Sq Ft Building	Industrial		Vacant		Sq Ft Building
	# Lots	Acres	# Lots	Acres		# Lots	Acres	# Lots	Acres	
AFT	1	0.35	0	0	1,824	2	3.2	1	1.9	0
RSF-R	1	1.2	0	0	4,484	1	5			0
RSF-E	0	0	0	0	0	0	0	0	0	0
RSF-1	0	0	0	0	0	0	0	0	0	0
RSF-2	0	0	0	0	0	0	0	0	0	0
RSF-4	1	5				0	0			0
RMF-5	0	0			0	0	0			0
RMF-8	10	1.4			20,525	3	1.5			21,729
RMF-16	0	0	0	0		0	0	0	0	0
RMF-24	0	0	0	0		0	0	0	0	0
PUD	14	38.3	0	0	234,805	1	0.34	0	0	2,190
R-O	0	0	0	0	0	0	0	0	0	0
B-1	2	0.42			6,780	0	0			0
B-2	2	2.4			7,550	1	0.33			2,400
C-1	1	1.6			5,000	0	0			0
C-2	64	91			500,799	2	2.4			40,816
I-1	0	0	0	0	0	0	0	0	0	0
I-2	0	0	0	0	0	0	0	0	0	0
SUM - ALL	96	141.7			781,767	10	12.77	1	1.9	67,135

Source: Mesa County 2006





Overall Community Image

The general view of the Clifton-Fruitvale image and attractiveness to business in relation to the larger competitive region (Mesa County and the Mesa Mall /24 Road corridor in particular) is not overly appealing. According to comments received at neighborhood meetings many area residents believe that the Clifton-Fruitvale image is positive towards attracting distribution and warehouse companies, but that other types of businesses might not be attracted to the Clifton-Fruitvale area because it is uncompetitive with other areas within Mesa County. The common belief is that Clifton-Fruitvale's community image discourages skilled workforce businesses because of a perceived lack of upscale housing and a limited supply of skilled workers living within the planning area. Adding to that issue is the problem of high turn-over and short duration of rental units, suggesting an unstable workforce. The high turnover of residents is due, largely, to young families living in inexpensive apartments and the availability of inexpensive apartments. Others perceive Clifton's downtown to be stagnant and that the local economy is relatively weak compared to the rest of Mesa County.

Competitive Strengths

The Clifton-Fruitvale community has several strengths which will be important to exploit in economic development and redevelopment in the future. Clifton-Fruitvale's small town atmosphere, steady growth, and location are major advantages of doing business in the area. It is strategically located along I-70 and State Highway 141 which will present numerous opportunities and challenges for economic/business development as the community grows.

- Ideally situated for distribution and warehouse
- Niche market - medium size chain stores
- Construction and incubator business (small entrepreneurial businesses)
- Suited to corporate offices for natural gas and oil exploration
- Suited to agricultural business and value added agricultural products such as:
 - agricultural research capabilities, which would make Clifton-Fruitvale an excellent agricultural-business location
 - wineries
 - Farmer Markets
 - Proximity to rural roadside fruit stands

Competitive Weaknesses

As inferred in the Demographic Chapter, interpretation of the data suggests a need for the Clifton-Fruitvale area to develop the amenities and community image that will attract households of "knowledge workers" who will tend to be more educated, more likely to work managerial or technical occupations or in the business services or entrepreneurial sectors, and bring with them, or create higher incomes. The numbers are supported by a frequently heard belief that labor lacked sufficient skills, that a stagnant local economy, especially in the Clifton downtown area (F Road), is a detriment, and that housing types (density and appearance) are a weakness for economic development in Clifton-Fruitvale.





Also, a common complaint heard throughout the planning process was that parking and traffic circulation was not only a safety issue, but also an encumbrance to economic vitality and interest in investment.

Economic Opportunities

The County has made a commitment (financial and procedural) to help Clifton-Fruitvale move toward self-sufficiency and sustainability, whatever form that may take. The County has limited resources and will need to leverage those limited financial resources and the best way to do that is by using federal and state grants, and no-interest loans. The following is a list of the most relevant sources that are applicable to the Clifton-Fruitvale area.

Colorado State Grants

The Department of Local Affairs has a number of grant and loan programs specifically designed to address public facility and service needs. Through coordination and outreach with the department's field offices, grant and loan resources are distributed on both a formula and discretionary basis depending upon applicable state statutory provisions, federal requirements and/or program guidelines. Access to more information about any of their grants is found at the following web site: <http://www.dola.state.co.us/Grants.htm>

Energy and Mineral Impact Assistance Fund

Field Services administers the Energy and Mineral Impact Assistance program, which assists communities affected by the growth and decline of energy and mineral industries in the state. Funds come from the state severance tax on energy and mineral production and from a portion of the state's share of royalties paid to the federal government for mining and drilling of minerals and mineral fuels on federally-owned land. The program was created by the legislature in 1977.

Eligible entities to receive grants and loans include municipalities, counties, school districts, special districts and other political subdivisions and state agencies. The kinds of projects that are funded include -- but are not limited to -- water and sewer improvements, road improvements, construction/improvements to recreation centers, senior centers and other public facilities, fire protection buildings and equipment, and local government planning.

Maximum amount - \$500,000.00

Matching \$ - Dollar-for-Dollar preferred

Community Revitalization Partnership

The Department of Local Affairs (DOLA) and the Colorado Community Revitalization Association (CCRA) coordinate the administration of the Community Revitalization Partnership Program. The partnership is a program that provides assistance in the following three areas relating to downtown revitalization:





1. **Advisory Services/Assessment Visit-** Focusing on current conditions in the downtown, these visits provide valuable information about the strengths and opportunities of the downtown and create the foundation from which a work plan can be developed.
2. **Targeted Technical Assistance-** A community may request help with a specific issue affecting downtown revitalization. See specific technical assistance subjects.
3. **Educational Opportunities/Scholarships-** Numerous scholarships will be available for either CCRA's annual Main Street 101 Workshop or statewide community revitalization conference.

This program is for communities under 20,000 in population that have not been designated Colorado Main Street communities. CCRA will use the structure provided by the Main Street Four Point Approach as the basis for identifying and delivering services.

Maximum amount – based on availability.

Matching \$ – 50% local for assessment and technical assistance, no match for scholarships.

Colorado Heritage Planning Grant Program

The Colorado Heritage Planning Grant Program is designed to recognize and reward those communities cooperatively planning to manage growth. Eligible recipients include: municipalities, counties, and Title 32, Article 1 special districts.

The projects funded address many of the impacts of growth, including traffic congestion, loss of agriculture, loss of open space, fiscal impacts to local governments, wildfire hazards and a lack of affordable housing.

Maximum amount – \$50,000 maximum suggested based on availability in 2006

Matching \$ - Local and partnership preferred

Community Development Block Grants (CDBG)

Local Government Services coordinates the overall administration of the federally funded "Small Cities" Community Development Block Grant (CDBG) program. Funds are provided to the department through the U.S. Department of Housing and Urban Development (HUD) and are primarily intended to benefit low-to-moderate income persons through community development efforts.





Eligible recipients include all municipalities and counties, except those larger jurisdictions that receive CDBG funding on an "entitlement" basis directly from HUD. CDBG funds received by the department are divided approximately into thirds for housing, economic development and public facilities projects. A Local Government Services advisory committee reviews public facilities projects; housing projects are considered by the Division of Housing; and most business financing is handled by the Governor's Office of Economic Development and International Trade.

Maximum amount – based on availability

Matching \$ - None required but local and partnership matches are preferred where possible

Great Outdoors Colorado (GOCO)

Local Government Grants

Competitive grants are awarded to counties, municipalities and special districts to acquire, establish, expand, and enhance park, outdoor recreation and environmental education facilities. Projects include ballfields, sports complexes, skate parks, playgrounds, and swimming pools.

- **Local Government Application**

The maximum grant request is \$200,000. There is no maximum for the total project cost.

- **Mini Grants**

The Mini-Grant cycle is to assist local governments in acquiring, expanding or enhancing parks, outdoor recreation and environmental education facilities. The total project cost in this cycle can't exceed **\$45,000**. Applicants may request **up to 70% of the total project cost**. As in the past, projects for deferred maintenance are not eligible.

State Trails

The State Trails Grants Program funds projects involving design, equipment, planning and/or construction of trails. State Trails Grants are a partnership between Colorado State Parks, Great Outdoors Colorado, Colorado Lottery, the Colorado Off-Highway Recreation fund, the Recreational Trails Program, and the Land and Water Conservation Fund.

Trails grants are awarded for projects involving construction, improvements, maintenance and planning for trails and trail networks. Eligible applicants are local, state and federal governments, school districts, special districts with recreation responsibilities and non-profit organizations.

Maximum amount – Varies by type of grant

Matching \$ – Varies by type of grant





GRANT/LOAN	USE	ELIGIBILITY	MAXIMUM AMOUNT	MATCHING
Energy Impact Grant	Water and sewer improvements, road improvements, construction/improvements to recreation centers, senior centers and other public facilities, fire protection buildings and equipment, and local government planning.	Municipalities, counties, school districts, special districts and other political subdivisions and state agencies	\$500,000	Dollar-for-Dollar
Community Revitalization Partnership Program Grant	<ul style="list-style-type: none"> • Advisory Services/Assessment Visit • Targeted Technical Assistance • Educational Opportunities/Scholarships 	Communities under 20,000 population. Communities that have not been designated Colorado Main Street communities.	Based on availability determined on a year-by-year basis	50% local match to pay for the assessment and technical assistance services. No match is required for scholarships.
Heritage Planning Grant	Towns, cities, cities and counties, counties, and Title 32, Article 1 special districts	Local Government	Varies by year	None required but local and partnership matches are preferred where possible
Community Development Block Grants	Funds are provided to the department through the U.S. Department of Housing and Urban Development (HUD) and are primarily intended to benefit low-to-moderate income persons through community development efforts.	Eligible recipients are all municipalities and counties, except those larger jurisdictions that receive CDBG funding on an "entitlement" basis directly from HUD.	Varies by year	None required but local and partnership matches are preferred where possible





GRANT/LOAN	USE	ELIGIBILITY	MAXIMUM AMOUNT	MATCHING
Great Outdoors Colorado (GOCO) Grant Local Government	Acquire, establish, expand, and enhance park, outdoor recreation and environmental education facilities. Projects include ballfields, sports complexes, skate parks, playgrounds, and swimming pools.	Counties, municipalities and special districts.	\$200,000	Varies
Great Outdoors Colorado (GOCO) Grant Mini Grants	Acquiring, expanding or enhancing parks, outdoor recreation and environmental education facilities.	Local governments	\$45,000	Varies
State Trails	Construction, Maintenance, Planning, Special Projects, Equipment	Local, state and federal governments, school districts, special districts with recreation responsibilities and non-profit organizations.	Varies by type See following table	Varies by type See following table

State Trails Grants

Grant Type	Minimum Amount Funded	Maximum Amount Funded	Grantee Match Requirement
Construction			
Small Grant	\$0.00	\$25,000.00	25% Match
Mid Size Grant	\$25,001.00	\$150,000.00	Equal Match
Large Grant	\$150,001.00	\$200,000.00	Equal Match
Maintenance			
Small Grant	\$0.00	\$25,000.00	25% Match
Mid Size Grant	\$25,001.00	\$150,000.00	Equal Match
Large Grant	\$150,001.00	\$200,000.00	Equal Match
Planning			
	\$0.00	\$20,000.00	25% Match
Special projects			
	\$0.00	\$20,000.00	25% Match
Equipment			
	\$0.00	\$100,000.00	Equal Match

Source: Colorado State Parks 2006





Employment/Economy Key Issues and Public Comments

- Need more businesses to draw people away from the “mall”.
- Encourage retail growth in the area.
- Need shopping, movies, restaurants.
- Locate another mall south of I-70 and east of I-70 Business loop.
- We do all of our banking and shopping in Clifton.
- Need shopping on east side of town.
- We own a Clifton business and business is great.
- Want enough business in the area to keep us on this side of the valley.
- Need a Home Base, Lowes, type business.
- Need a department store like Target.
- Lack of job opportunities.
- Redevelopment/revitalization opportunities.
- Low tax base of the area needs to be improved.
- Expand the economic Enterprise Zone to encourage more business.
- A lot of cottage industries in the Clifton area interested in being in the Enterprise Zone, e.g., greenhouses, pottery, sculpture and rock and gravel.
- Home based service companies have less to gain from being in the EZ.
- The traffic pattern F Rd in Clifton is not conducive for ingress/egress into the businesses. Affects people’s ability to shop at those businesses.
- Business strips are orientated to drive up, walk in, and get back in your car and drive to the next strip. Perceived as dangerous to walk in-between these shops.
- Desire to preserve an agriculture or rural flavor to the business areas.
- Concerns that commercial rents may be driven up out of reach.
- Cottage businesses interested in a shared retail area.
- Many small construction companies in the area with a lot of equipment. May be an opportunity for a heavy commercial/ industrial area to accommodate this.
- Lack of job opportunities and diversity of job types and salaries.
- Access to transportation for jobs.
- Image of the area may hurt efforts to invest and redevelop the area.
- Most non-residential development is retail.
- Willingness/ability to pay for urban levels of service (taxes and fees).
- Lower than average property values (real v. perceived).
- Area not attracting much development and redevelopment.
- Access to Community Development Block Grants and other sources of funds.
- Is disposable income adequate to support more commercial development?
- No local business organization.
- What is the area’s business service area – includes Palisade?
- Grand Junction Area and Palisade Chambers of Commerce roles.
- Major highways through area should provide good access to businesses.
- Lack of railroad access.
- Identify a clear and on-going leadership group for economic development.
- Is there a local arts community and economy?





PUBLIC SAFETY

BACKGROUND

One of the foremost underpinnings of local government is to provide for the health, welfare, and safety of its residents. The essential services of fire, sheriff and emergency medical services are critical components of health, welfare, and safety of the Community. The County and City work closely with service providers to ensure concurrent, adequate public services are provided to new development as it occurs in the community.

LAW ENFORCEMENT

The Mesa County Sheriff's Office is responsible for law enforcement and emergency response services to the unincorporated areas of Mesa County. They are assisted by the Colorado State Patrol for I-70 traffic control and responding to and investigating automobile accidents that occur in the unincorporated areas of the county.

The Sheriff's Office(SO) Operations Division provides service on a 24 hour/365 day basis. Their mission is to work with citizens to enhance the quality of life and public safety. Mesa County is one of the largest counties in Colorado geographically with 3,346 square miles of patrol area. The SO serves the unincorporated population of approximately 75,000, while also impacting the whole county population of approximately 140,000 citizens. Mesa County ranks fifth in the state with respect to unincorporated population behind Jefferson, Douglas, El Paso and Adams Counties.

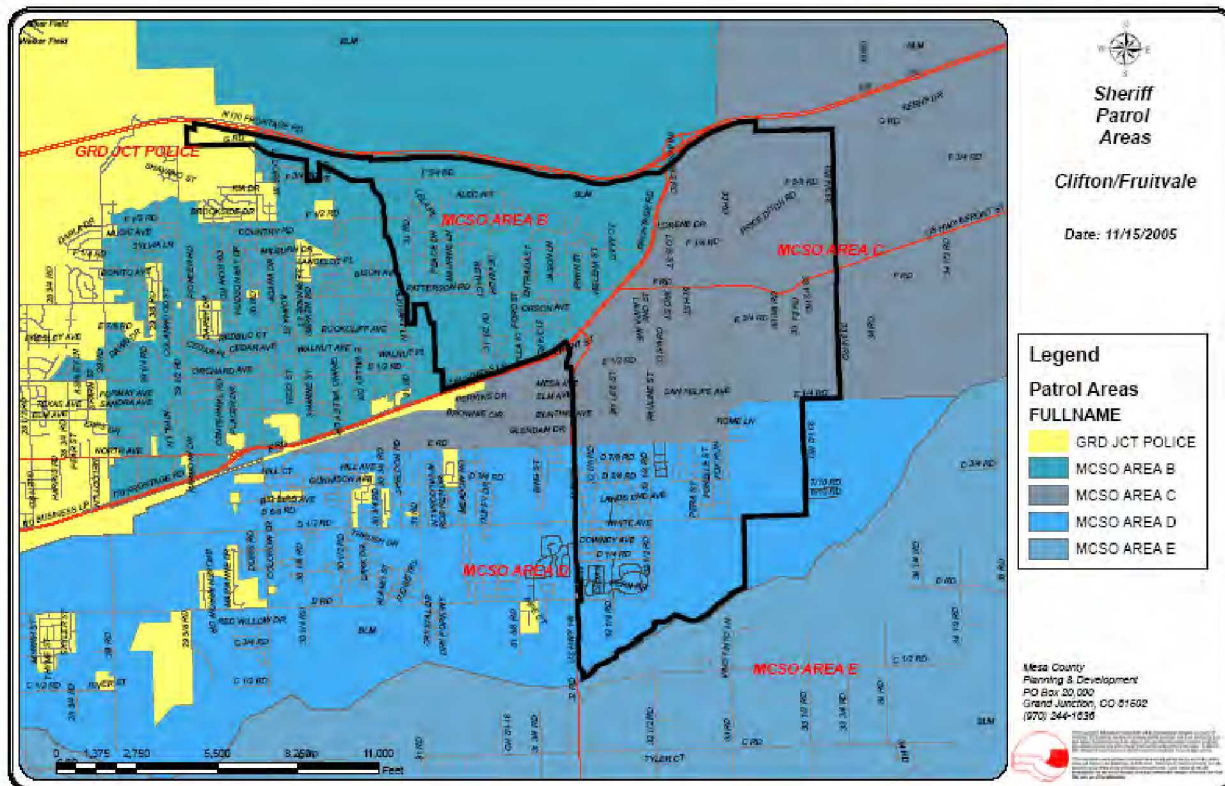
Patrol staffing consists of four teams with ten (10) deputies per team. Patrol teams B, C, and D cover the Clifton/Fruitvale Community planning area. Each of these patrols also covers areas outside of the planning area. This staffing pattern adequately staffs patrol to serve the citizens of Mesa County, however, due to vacation/sick/training/court testimony and other circumstances, this number is reduced to (8) deputies per team to serve Mesa County. The Federal Bureau of Investigation reports that the national average for officer per citizen ratio is 1.9 officers for every thousand citizens. Mesa County's average is .98 officers for every thousand citizens . . . one half of the national average.

The users of our roadways, either by pedestrians, bicyclists or motorists should be able to feel safe and to enjoy a positive enforcement presence to ensure safe practices and reduce traffic accidents in the community. Countywide, during the first six months of 2006, 7 fatalities have occurred, and 190 injury accidents have occurred. In 2005, 9 fatalities, 363 injury accidents occurred. During 2004, 13 traffic fatalities, 390 injury accidents occurred in Mesa County's jurisdiction. These totals do not include non-injury and property damage accidents which average over 1,000 per year. It is clear the number of traffic accidents occurring on our highways detracts from the feeling of being safe from injury or monetary loss.





Sheriff Patrols



In addition to Patrol Operations, Mesa County Sheriff's Office has an Investigation Division comprised of Complex Crimes and Property Crime Investigations. Complex Crimes investigates those crimes with the greatest emotional impact on a community and the most serious injury to victims: homicide, rape, sex assault on children, child abuse and serious assault. Property Crime Investigators investigate home invasion, fraud, auto theft, identity theft and other property offenses.

Statistics

Countywide, in the first six months of 2006 there were:

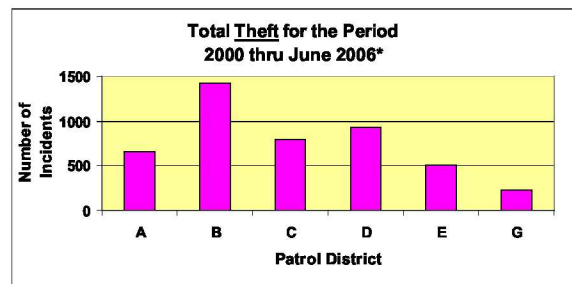
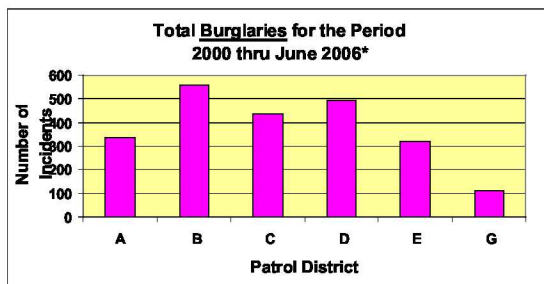
- 149 assaults reported (106 in Patrol areas B, C, D)
- 84 death investigations, including 4 adult suicides.
- 89 reported sexual assaults consisting of 35+ reports of sexual assault on children with 40 sexual assaults involving adults
- several drive-by shootings
- 2 critical officer involved incidents





Countywide, in 2005:

1. The Complex Crimes Unit investigated over 400 criminal cases. There were 248 reports of assault were processed up to and including one homicide. The methamphetamine culture within Mesa County is directly or indirectly involved in nearly every criminal investigation.
2. The Property Crimes Unit investigated over 320 criminal activities that directly violated the sanctity of our homes, attacked personal identity, and defrauded citizens and commerce. There were 391 reported burglaries, 131 auto thefts, 693 criminal mischief incidents, 707 theft of personal property, and 357 theft from autos.

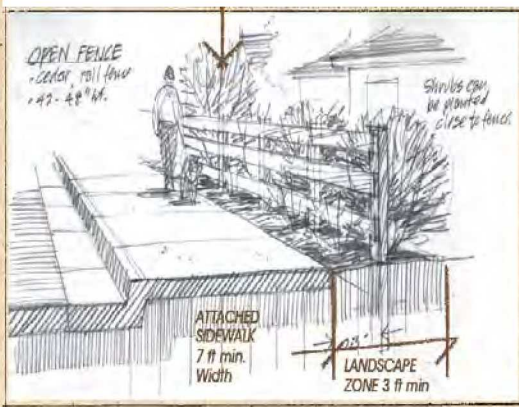


Neighborhood Watch Programs

The Sheriff's Office encourages neighborhood watch programs and has a newly formalized initiative to assist citizens in developing their own neighborhood watch programs through the use of trained, dedicated and highly skilled volunteers. In the past, there have been a few active neighborhood watch programs in this area. The Sheriff's Office will continue to provide officer assistance and designated volunteer support that will work with area representatives and provide them with the tools to enable to coordinate and implement an enforcement program for their neighborhood.

Most recent and current Neighborhood Watch Programs include: Friendship Woods and Sunrise Meadows. Over the last two years the following Neighborhood Watch Programs have been formed: Lopez Estates, Kimwood, Swan View, Clifton Village South, Clifton Village North (Fairfield Court), 32 and D 1/2 Road area, Highview, Candlewood, Topaz Subdivision, Willow Wood, and Midlands Village.

PRIVACY AND SAFETY ARE not a cut and dry issue. Privacy needs to be balanced with important visibility issues. Shutting all views to and from back yards does not help build community cohesiveness. Sometimes a more subtle separation is better than a solid fence or wall. There is even some evidence that solid fences inhibit crime awareness. Being able to see over a fence or through an open fence can have important advantages other than just aesthetics.





Shooting Closure Areas

There are established shooting closure areas in the County along the river. Law enforcement sometimes receives calls when shots are heard, even though hunting is permissible. The Division of Wildlife regulates hunting along the Colorado River. Hunting continues to increase as the area develops which, as a result, produces increased enforcement difficulties. Maintaining lower densities adjacent to hunting areas will relieve some of these difficulties of enforcement. There is always the concern of bullets leaving the property where hunting is allowed.

Transient Camps

A few transient camps exist along the railroad and by the river, but at this time have not been an issue. Transient camps are usually not an issue until parks is developed around them and the public begins to utilize them.

The Mesa County Sheriff's Office find challenges associated with providing emergency services in Clifton/Fruitvale. Piecemeal annexation to the west of the planning area has been somewhat of an impediment effecting response time, routine patrolling, etc. The lack of lighting in parks, trails and neighborhood streets in the community has also been a challenge for the Sheriff's Office. Existing parks are patrolled by foot where they are not lighted.

Calls for Service

Neighborhood 911 Calls	Central Clifton	South Clifton	NE Clifton	Rocky Mtn	North Fruitvale	South Fruitvale	TOTAL PLAN AREA	TOTAL MESA COUNTY
2004	980	1960	161	3333	792	1900	9126	95993
2005	1238	2250	161	3768	909	1314	9640	100870
2006 (Jan - April 3)	268	465	44	1021	237	376	2411	23881

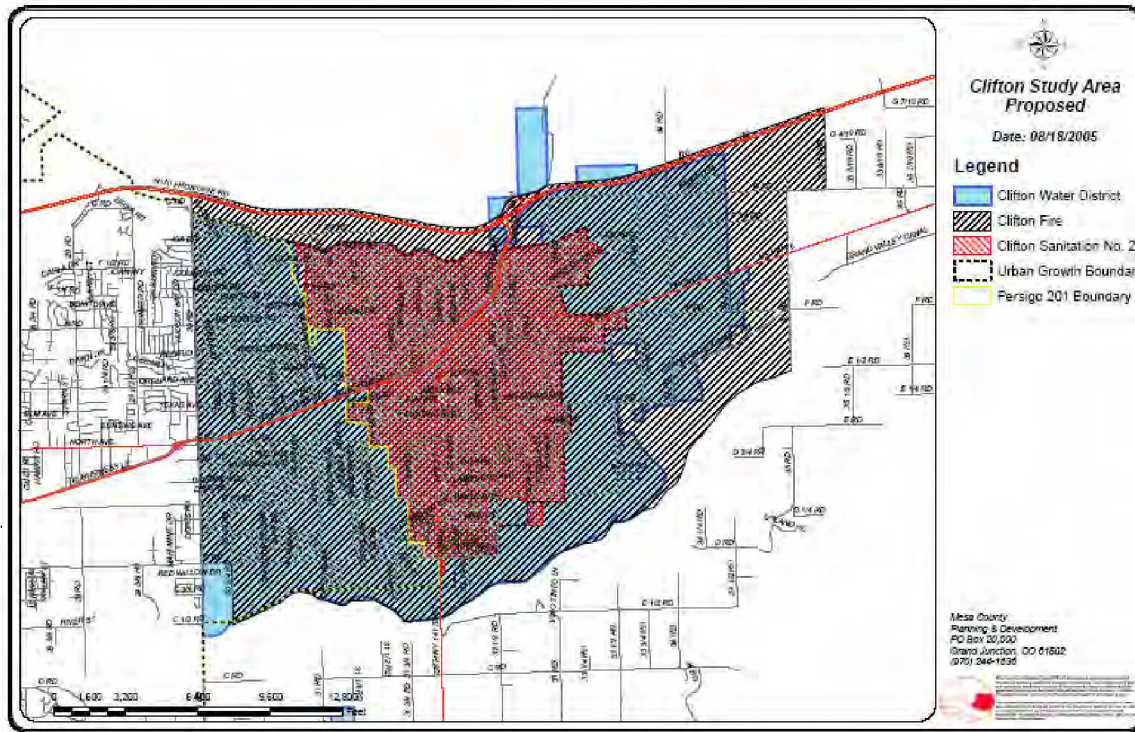
According to Central Dispatch, calls for service for Mesa County have been steadily increasing. For the first six months of 2006, calls for service are projected to be up 5% from the same time period in 2005. During 2005, calls for service were up 5.82% from 2004 and increased additionally 7.05% in 2004 as compared to 2003. Please see the chart above which indicates specific information for the Clifton/Fruitvale area and calls for service.





FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Fire protection for the community is provided by the Clifton Fire Protection District (CFD). The Clifton Fire station is located at 3254 F Road. The District serves an area larger than the Clifton/Fruitvale planning area.



Staffing Levels

CFD currently has a total of 32 personnel. 2 Full Time Advanced Life Support (ALS) personnel, an EMT-Intermediate and EMT-Paramedic work 24 hours a day, 7 days a week. Monday thru Friday from 8:00 a.m. to 5:00 p.m. CFD also has 3 full time line staff on duty that are currently certified at the EMT-Paramedic, EMT-Intermediate, and EMT-Basic levels. Monday thru Friday, 7:00 p.m. to 7:00 a.m. CFD also has one volunteer on duty at the station. On Saturday and Sunday there is a volunteer on duty 24 hrs. CFD also has 5 volunteers on call at home 24 hours a day, 7 days a week

Calls For Service

CFD averages approximately 175 calls for service per month in this area. Currently, 85% of all emergency calls in the Clifton/Fruitvale area are for medical needs and about 15 % for fire. The total number of calls for the year 2005 was 2,099, of which 1,718 were Emergency Medical Services (EMS) related.





CFD is licensed by Mesa County to provide emergency medical services to a large area that includes the Clifton/Fruitvale Community. Life Care is licensed to provide non-emergency ambulance transport services in the area. Calls for emergency medical services continue to increase in this area. In the first half of 2006, patient transports have resulted in an increase of 5.7% from 2005, with the number of 2nd and 3rd calls increasing as well. Response time requirements of the Clifton Fire Protection District are borderline in meeting the County requirement of 90% primarily due to the 2nd and 3rd calls (based on an 8 minute response time).

Service Issues

Although none of the Clifton/Fruitvale Community Planning area is currently eligible for annexation to the City of Grand Junction, other areas within the Clifton Fire District to the west within both the City limits and the Clifton Fire District are currently being double taxed with the City reimbursing these homeowners on an annual basis. This will become more of an accounting issue as the City continues to annex. Resolution of this issue would involve some kind of joint agreement between the City, the County and the Fire Districts.

The Clifton Fire District has no long range plans for expansion and does a good job meeting the current demands for service. However, this with increasing growth, there will continue to be an increase in calls for service and the need for long term planning to provide those services is important.

Setbacks

Another issue for the Clifton Fire Protection District is the residential setbacks required by Mesa County. The Fire District would like to see a minimum 15 foot separation between residential structures for ease of access by fire fighting equipment and staff.

MESA COUNTY EMERGENCY MANAGEMENT

The following is the mission of the Emergency Management Department:

“To coordinate all components of the emergency management system in Mesa County and minimize impact to life and property.”

The Clifton/Fruitvale Community is included in all planning efforts with regards to the County's Emergency Management activities. Emergency Management works in four basic areas: preparedness, mitigation, response, and recovery.





Hazardous Materials

Hazardous material spills in the Clifton/Fruitvale area are an uncommon occurrence. One location that has been problematic in the past is the railroad crossing at 32 Road. The Grand Junction Fire Department is the Designated Emergency Response Authority (D.E.R.A.) in Mesa County. The County contracts with the Fire Department to provide 24 hour response to all hazardous materials incidents occurring in Mesa County. Additional responsibilities include performing inspections and surveys at facilities and conducting investigations of hazardous and regulated material incidents and disposal activities. Tier II Emergency and Hazardous Chemical Inventory Reporting Facilities are required to report stored chemicals under the Federal S.A.R.A. Title III: Community Right To Know Act. According to current records there are 2 such facilities within the planning area.

Floods

Mesa County Emergency Management's role in flood incidents includes public notification, protection of critical infrastructure, and support for emergency responders. Mesa County participates in the National Flood Insurance program and enforces required floodplain development regulations (See Natural Resources and Environment Chapter).

Public Safety Key Issues and Public Comments

- Want increased level of Sheriff patrol
- Add street lights to help prevent crime
- Need traffic control and enforcement on F Road
- Concerns with speeders, aggressive drivers, and blatant disregard for control signals/devices
- Idea of a dedicated traffic unit that funds itself through the adoption of a model traffic code and the approval of voters to keep revenues generated by enforcement needs further discussion and review.
- Some concern with law enforcement profiling potential clients
- Clifton Volunteer Fire District does a great job and needs to remain viable and intact
- Perceived high crime area in some neighborhoods
- Majority of Sheriff Office time spent in this area
- Volunteer status of fire department may not be adequate as the area grows
- Code enforcement case load
- Neighborhood watch – self policing
- Opportunity to connect law enforcement with landlords – create a “bad apple” data base of renters and landlords.



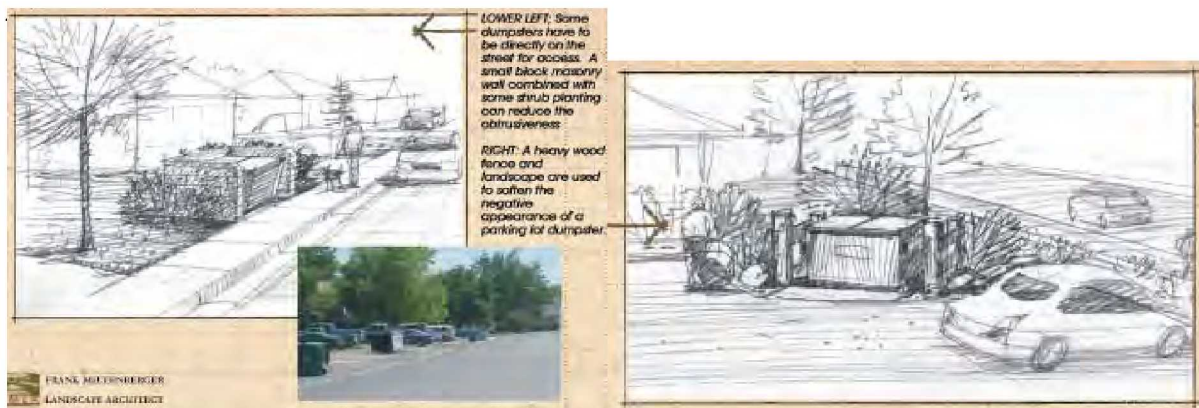


CODE ENFORCEMENT

BACKGROUND

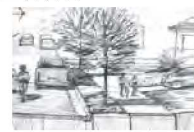
Throughout the Clifton-Fruitvale Planning process, the residents have expressed how community image and appearance are related to the economic vitality of the area. Residents have pride in their neighborhoods but are concerned with the image the area has developed over the years. The Interstate 70 and I-70 Business Loop interchange in Clifton is a major entryway to the Grand Valley and offers visitors and residents their first view of the urban area. The image many people have of the area is based on their experience along the I-70 Business Loop corridor through the community.

Drawings were prepared especially for the Clifton-Fruitvale planning area to provide visual ideas, and to demonstrate how some of the improvements could look based on citizen input, safety concerns, and design standards. The drawings contain examples of parking, community entryway features, walkways, streetscapes, landmarks, fencing and landscaping, and screening utilities to improve community and neighborhood appearance and character. The full set of renderings is contained in appendix A.



The Mesa County Planning and Economic Development Department's Code Enforcement Division ensures that Code regulated uses of properties in unincorporated Mesa County comply with the Mesa County Land Development Code. The Division uses a two-pronged approach by working with the property owner to achieve voluntary compliance and resorting to enforcement as a final option. The goal is to improve neighborhoods by improving aesthetic appearance, health and safety. The result fosters orderly community development and improves economic vitality.

The Code Enforcement Division receives a complaint and a file is opened; it does not act on anonymous complaints. The complaint is investigated and a determination of violation or no violation is made, based on information gathered during the investigation and applicable research about the historic use of the property.





The goal is to provide follow-up information to complainants and to work with the property owner to achieve compliance. As a last resort a case may be taken to a public meeting to request authority from the Board of County Commissioners to litigate or prosecute.

Code Enforcement case types include outdoor storage, unlicensed vehicles/junk, animals, illegal businesses from home, signs, and setback violations. Complaints regarding junk require a written complaint signed by the complainant.

Mesa County has no weed regulation or ordinance requiring property owners to cut or control weeds, other than noxious weeds. The Code Enforcement Division is therefore unable to address concerns which have been expressed about weeds. However, the County is committed to noxious weed management and has created a “weed plan” and cost share program for landowners for County listed species (except tamarisk), State A and B List species and newly discovered species. The cost share program makes funding available to help defray the cost of control efforts. The weed plan, which outlines enforcement protocols, weed management policies and programs, is administered by the Mesa County Horticulture, Pest and Weed Inspector. The Natural Resource and Environment section of this plan describes noxious weed issues and management in more detail.

Code Complaints 1999 through March 9, 2006

Neighborhood	Central Clifton	South Clifton	NE Clifton	Rocky Mtn	North Fruitvale	South Fruitvale	TOTAL PLAN AREA	TOTAL MESA COUNTY
<i>Complaints</i>	47	118	13	81	48	19	326	1382

Complaints regarding pets and other animals are generally the jurisdiction of the Mesa County Department of Animal Services. However, the Code Enforcement Division does handle complaints related to Land Development Code standards for allowed number of pets and livestock on individual properties. Garbage complaints are the jurisdiction of the Mesa County Health Department (see Public Health chapter of this plan).

Code Enforcement Key Issues and Public Comments:

- Inadequate staff to address all complaints in a timely manner
- Lack of an enforceable junk ordinance
- Need to form a community group to discuss issues of concern and solutions, then present solutions to county. Also, a community group could have contact people to facilitate communication between county and community.
- Abandoned vehicles – may be an environmental hazard if fluids and batteries remain
- Overnight parking of semi trucks in or adjacent to homes.
- Need citizen group to prioritize cleanup activities
- People often don't have the funding to have someone clean up for them





HUMAN SERVICES

BACKGROUND

The mission of Mesa County Department of Human Services is to help individuals and families achieve safety, independence and self-sufficiency through the provision of professional, fiscally responsible, quality human services in a progressive, collaborative and customer service oriented environment.

To accomplish this mission, Mesa County Department of Human Services delivers a very wide array of services to all citizens of Mesa County. The funding for these programs is federal and state revenues, for the most part, with some county support required by mandate for many of the programs. In addition, the county does provide support for some of the programs that are not mandated. The administration of the programs is generally divided among four divisions within the Department of Human Services. Program descriptions by division follow.

Mesa County Workforce Center Programs

- Wagner – Peyser: Provides employment services for job seekers and job listing and referral for employers; available to everyone in the county
- Workforce Investment Act (WIA) : Provides for employment and training opportunities for financially eligible customers as well as dislocated workers and youth
- Colorado Works: Provides for case management services as well as other supportive services to assist families receiving Temporary Aid to Needy Families cash assistance to secure training or employment opportunities
- Child Care Assistance Program: Provides families with financial assistance for childcare for their children; available for families up to 225% of poverty.
- Employment First: Provides employment and training opportunities for able-bodied adult Food Stamp recipients
- Consumer Navigator: Provides assistance to individuals with disabilities seeking employment and training opportunities as well as supportive services; functions as an advocacy position
- Veteran's Employment Services: Provides specialized services to veterans to aid them in their job search
- Veteran's Service Officer: Provides for assistance to veterans and their families to receive appropriate benefits and to provide supportive activities as needed.
- Resource Room: Provides access to computerized job search, resume assistance, copying and faxing and job-hunting for anyone at no cost.
- Professional Services: Individualized computer instruction, computer classes, assessment of skills and other professional short-term training on a fee basis.





- General Equivalence Degree (GED): Free GED classes to low income individuals to assist them with obtaining their GED; morning, afternoon and evening classes are offered
- Employer Services: Assistance to employers to help them select a skilled workforce through job seeker assessment and referral.

Self Sufficiency Division Programs

Cash Assistance:

- Colorado Works (TANF) provides cash assistance and employment and training services to low-income families.
- Old Age Pension (OAP) provides cash assistance to low-income elderly individuals.
- Aid to the Need Disabled (AND) provides cash assistance to low-income disabled adults.

Medicaid: The Medicaid program provides medical insurance coverage to low-income families and individuals.

Food Assistance (Food Stamps): Food Assistance is provided to low-income families and individuals to help with the cost of food. All benefits are issued through an EBT card (electronics benefits transfer) accessed at the point of purchase.

Energy Assistance (LEAP): The LEAP program provides help to low-income families and individuals with paying winter heating costs. Payments are made directly to energy providers.

Child Support Enforcement: Child support enforcement services are provide to all families who request assistance in establishing and enforcing child support orders.

Child Welfare Division Programs

Overview: Child Welfare services are provided with the goal of stabilizing and strengthen family functioning and parental responsibility. The delivery system emphasizes family strengths, interdisciplinary treatment teams and quality review processes. . Child Welfare Services are intended to strengthen the ability of families to protect and care for their own children, minimize harm to children and youth, and ensure each child served has a safe and permanent living environment.





Child Protection / Youth in Conflict: This program is mandated to accept and investigate referrals concerning the abuse/neglect of children and youth. Following an investigation and confirmation of abuse or neglect, services are offered to the family for the purpose of addressing the issues to assure safety and permanence for the child.

Youth who are in severe conflict with their families and adjudicated delinquent youth may also be served. The purpose of intervention in these situations is individual and community safety and family stabilization.

Family Preservation: Family Preservation services are provided to prevent or reduce the level of out-of-home placement, while assuring children are safe and their well-being is maintained. There are eight basic Family Preservation services. These services are Intensive Family Therapy, Day Treatment, Life Skills, Sexual Abuse Treatment, Special Economic Assistance, Drug and Alcohol Abuse Treatment and Mental Health Therapy. These services are provided in collaboration with Colorado West Mental Health Center, and School District 51.

Out-of-Home Placement: Out-of-home care may be provided by extended family (Kinship), family foster homes, therapeutic foster homes, group homes or residential treatment facilities. The needs of the child determine the intensity and duration of placement and services.

Expedited Permanency Planning (EPP): The EPP Program is for children birth to age six who are placed in out-of-home care through a dependency and neglect petition. The legal process is accelerated to assure services are provided to reunite the children with the family within 12 months of being placed out of the home. Placements with extended family or adoption are vigorously pursued while parents work on their reunification plan. The purpose of the program is to ensure that children under age six are placed in permanent homes as expeditiously as possible.

Adult Services Division

Options for Long-Term Care: This program is also known as the Single Entry Point. The program provides assessment of long-term care need, care planning and case management for the frail elderly and disabled in the community. The staff is responsible for the functional assessment for all applicant/recipients for Medicaid long-term care in Mesa County.





Home Connections: Under this program, the community has come together to fund and implement a unique program wherein minimum supports are provided at reduced rates (or as in-kind services) to avoid or delay progression into formal long-term care services. By providing small supportive services that build on the strengths of the participants is not only cost-effective but enhances quality of life and prolongs independence.

Adult Protective Services: This program serves the at-risk elderly, blind and disabled citizens in the county. These are people who are in danger due to abuse, neglect, exploitation or self-neglect. The focus is to offer services with the least restrictive intervention and to provide outreach and education while respecting the right to self-determination.

Area Agency on Aging for Northwest Colorado: This program serves five counties including Routt, Moffat, Rio Blanco, Garfield and Mesa. It includes programs under the Older Americans Act and Older Coloradans Act. Through contracts with a variety of agencies in the communities of the region, services are provided to all citizens over the age of 60.

Medicaid Non-Emergent Medical Transportation: This program provides transportation for recipients to Medicaid covered services. The recipient must be eligible for Medicaid and be transported to an appointment for Medicaid covered services.

Women's Cancer Control Initiative: This program is operated under a grant from the Center for Disease Control. The program provides outreach, counseling and access to diagnostic service for low-income women on the Western Slope of Colorado.

STRATEGIES FOR PROVISION OF SERVICES IN CLIFTON AND FRUITVALE

The current location of the Department of Human Services' offices in the Community Services Building and the WorkForce Center are pretty well located to provide services to the communities of Clifton and Fruitvale. It should also be noted that many of the services provided by the Department of Human Services are provided in the field: specifically, in homes, schools and other facilities. The Adult Services and Child Welfare programs are generally provided outside of our office, therefore the location of our offices near any one community is not essential to the program.





In addition to the fact that many human services programs are provided in homes and other facilities in the community, it should be noted that previous experience has pointed to the fact that many clients of the Department would rather come to the main office to apply or receive services. One of the identified reasons for this is that there is some sense of anonymity when coming to the Department offices, especially because of the co-location with the Mesa County Health Department. Also, for some programs targeting the elderly and disabled the recipient only needs to apply in the office very rarely, if at all.

There also seems to be a misperception that the majority of low-income families or at-risk families and individuals reside in the Clifton or Fruitvale area. While there are pockets of these communities where there seem to be clusters of poverty, the communities as a whole are much like any other area. There are many middle class homes and stable living environments in these areas. The recipients of DHS services are spread over most of the county, with an obvious majority being on the valley floor as it is the most populous area of the county.

With all of this said, the Department of Human Services would be pleased to participate in piloting a satellite outreach office with other county services in the Clifton area. We envision that there would be someone available at an office shared by several county departments on a rotating basis to provide access to assistance payments and WorkForce programs and to provide information and referral to all programs.

In addition the Department does agree with the benefit of expanding in-school programs such as Family Centers and will be happy to partner with the school district and the community to implement such programs in area schools.

OTHER PROVIDERS

In addition to the Mesa County Human Services Department there are several providers which offer various human services in the Clifton-Fruitvale Community. The Mesa County 211 Information Line includes a comprehensive listing of area human service providers including the categories of: Youth Services, Senior and Veteran Services, Child Care, Shelter, Rental Assistance, General Assistance, Food, and Utility Assistance.

The 211 Information Line is the national abbreviated dialing code for free access to health and human services information and referral (I&R). It is available via telephone and the Mesa County internet site at <http://info.mesacounty.us/index.cfm>.

2-1-1 is an easy-to-remember and universally recognizable number that makes a critical connection between individuals and families in need and the appropriate community-based organizations and government agencies.





The Mesa County Benevolent Community Partnership works to help eliminate duplication and fill gaps for the needy in Mesa County. It is a network of faith and service based organizations whose primary mission is to serve others through religious and/or service value systems. It is the mission of the Benevolent Community Partnership (BCP) to coordinate the precious financial and human resources of our service providers. BCP's goal is to deliver these services in a strategic manner which maximizes effectiveness and minimizes duplication. BCP is working in the following service areas: Employment, Families, Food, Health Care, Housing, Seniors, Substance Abuse, and Youth.

Human Services Key Issues and Public Comments:

- Public perception that there is a high rate of social services cases/clients.
- Perceived lack of community/neighborhood pride - in key areas.
- There are limited medical facilities close- by.
- There are pockets in Clifton that are more involved in Human Service programs than in other areas just as in other parts of the urbanized County.
- Many clients appreciate anonymity when receiving services so locating services too close to home may not be desirable.





COMMUNITY SERVICES & FACILITIES

BACKGROUND

This section of the Clifton-Fruitvale Plan contains background information about the Clifton Community Hall, Mesa County Clerk & Recorder's Motor Vehicle Division, Sheriff's Office, Mesa County Library District Branch, CSU Cooperative Extension, and U.S. Postal Service. This section of the plan also, where appropriate, makes recommendations with respect to improving services and facilities for residents of the planning area.

EXISTING COUNTY FACILITIES

<u>NAME</u>	<u>LOCATION</u>	<u>SQ. FT.</u>	<u>OWNER</u>	<u>USAGE AMENITIES</u>
Clifton Community Hall	125 2nd St.	4,000	Mesa County	Meeting room(s), full kitchen
Clifton Substation (Peachtree)	3225 I-70 Bus. Loop	2,040	Leased (private)	Clerk and Recorder - Motor Vehicle Division - Sheriff's Office

Clifton Community Hall

Mission Statement of Clifton Community Hall, Inc.

"To Foster Pride in the Community of Clifton by Promoting Activities-Public, Private and Nonprofit-Through the Use of the Facility Known as Clifton Community Hall"

Mesa County owns the Clifton Community Hall which was built as a result of a sales tax issue in the early 1980s. The County contracts with the Clifton Community Hall, Inc. to operate the facility. In 1992, the county purchased an adjacent lot for additional parking for the hall. The Gray Gormet provides senior meals at the Hall daily. Service clubs, such as the Clifton LIONS, also meet at the facility regularly. Clifton Community Hall, Inc. board of directors has sponsored the annual Clifton Community Celebration at the site for two years. They are actively seeking wider use of the Hall by the community.

Clifton Substation

Mesa County leases space in the Peach Tree Shopping center to provide limited satellite services for the Mesa County Clerk & Recorder and the Sheriff's Office.





Mesa County Clerk & Recorder's Motor Vehicle Division (DMV)

The Clerk & Recorder's office oversees Elections, Motor Vehicles, and Recording (public documents). Services are limited to the Division of Motor Vehicles; auto registrations, license plates, renewals, etc. Current statistical information indicates the Clifton branch of the Division of Motor Vehicles branch is growing. In 2005, organizational changes within the Clerk & Recorder's office were adjusted to increase the staff from four to five deputy clerks (for the DMV in Clifton). The number of people served at this branch is second to the numbers served at the Mesa Mall DMV. With the growth that is occurring throughout the county, it would be beneficial to have a facility large enough to house a "Vote Center" during elections, as well as a branch desk in the Clifton-Fruitvale Community for recording of documents.

Mesa County Sheriff's Office

The Sheriff's Office has a small office in the Peach Tree shopping center. Calls for service are handled by central dispatch in Grand Junction for all emergency services.

Substation Key Issues and Public Comments:

- Like having Clerk's office in community
- Like having the small Sheriff Office in Clifton
- No room for storage at Sheriff's current office in Clifton
- Need more sheriff patrols in area
- A more visible Sheriff's annex would be helpful – close to the high school.
- SO the office is understaffed and the area is a high call for service area
- There may be a need for a county services building in the area

CLIFTON BRANCH LIBRARY

The Mesa County Public Library District, which operates as a special district, includes a branch facility in Clifton. The library branch is located in leased space in the Peach Tree shopping center. In addition to books, videos, tapes, and other resources, the branch has a small meeting room and a few computers. Next to the main branch, the Clifton branch is the most heavily used facility.

Branch Library Key Issues and Public Comments:

- Library services are used extensively by public – especially children's programs
- Could use some upgrades in books selection and appearance.
- Library needs expanded hours
- Kids need a place to use computers for schoolwork and games.
- Due to lack of parks and recreation in the area, many parents use the library as a "baby-sitting service."



**CSU COOPERATIVE EXTENSION****Youth Development**

4-H currently has three clubs geographically located in the Clifton area. There are no active after-school programs. In the next 15 years, the club numbers could double. The Board of County Commissioners has asked to see some after-school programs in the Clifton-Fruitvale area once a new 4-H agent is hired. At that time, 4-H will look at a target school which will probably be a middle school. The goal is to grow the program in the After-School and Non-Traditional club venue.

Small Acreage Program

Administered by the Montrose office. There are rarely calls for service in the Clifton/Fruitvale community. Recent calls have involved some serious die-out problems with alfalfa and requests for ideas on what larger property owners (10 -15 acres) can do with their property.

Horticulture Section

Twenty-eight active Master Gardeners live in the Clifton-Fruitvale area. The office conducts site visits in the area to give advice on trees, shrubs, turf, etc. There has also been assistance given to Clifton Elementary School on tree and turf problems.

When the 29 Road project is completed and the area becomes more visible, the office will consider establishing a demonstration garden along the road corridor, which could serve the Clifton/Fruitvale area as well.

The office has been consulted on using the new Grand Valley Transit transfer station grounds across I-70 B from Coronado Plaza as a demonstration garden for water-wise design and plantings.. Other concepts include incorporating some artistic features such as – sculptures, carvings, or monuments.

Childcare Resource Network (CCRN)

This grant funded project provides child care providers in-home visits to promote trainings and educational services (literacy, social/emotional issues, professional development, etc.). Child care providers in the Clifton-Fruitvale community are among those providers receiving these services.

Division of Pest Management and the Upper Grand Valley Pest Control District

Current activities include spraying noxious weeds on roadsides, education about noxious weeds, working with landowners to control noxious weeds, control of insect pests of fruit trees within the part of the area that is in the Pest Control District.



**Major Pest Management Concerns:**

- Infestations of white top and Russian knapweed;
- Possible infestations of "List A" noxious weeds
- Myrtle and cypress spurge slated for eradication statewide.
- In the next 5 years there could be new species of noxious weeds entering the area.
- Subdivision of orchards (either operating or abandoned) where fruit trees are left in residential parcels and residential parcels with fruit trees in general.
These trees are not usually well cared for and pose a problem to commercial growers.

More specific information is included in the Natural Resources and Environment section of this plan.

U.S. POSTAL SERVICE

The Clifton-Fruitvale Community grew around the Clifton post office established in 1900. Many of the issues that were heard throughout the planning process were common among all the neighborhoods and perhaps the most frequently heard issue was the location, safety, and parking related to the current F Road location of the Post Office in downtown Clifton. According to the Clifton Postmaster "the Post Office will not be relocating for at least another 3 to 5 years." In the recent past there were plans to find a new location but that option is currently not being pursued.

Post Office Key Issues and Public Comments:

- Need a central, easy to access Post Office
- The Post Office needs to have better circulation and parking or it needs to move to a new location.
- Post Office parking – is dangerous
- Relocation issue may be a matter of federal appropriations and require persistent lobbying to get the required funding approved.





HOUSING ASSISTANCE

BACKGROUND

The Clifton-Fruitvale community includes areas that have been the de facto site for affordable housing. Throughout the planning process participants have stressed that the community has more than its share of affordable housing developments.

The current Mesa County Master Plan and Grand Junction Growth Plan include policies that encourage disbursing affordable housing throughout the community and provision of diverse housing types as follows:

Housing

Goal 15: To achieve a mix of compatible housing types and densities dispersed throughout the community.

Goal 16: To promote adequate affordable housing opportunities dispersed throughout the community.

There are a variety of organizations and housing assistance programs available in the Grand Valley, some of which are outlined below:

Grand Valley Housing Partnership

Chronology:

1. 2002 - Mesa County's community leaders commissioned an Affordable Housing Needs Assessment (one goal of the Housing Needs Assessment was to provide a framework for a strategic plan to address housing needs in the Grand Valley)
2. 2003 - Grand Valley Housing Coalition formed (group of local government staff and housing interests to pursue implementation of the Housing Needs recommendations.
3. August 2004 Grand Valley Affordable Housing Forum was conducted (identified the populations to address, policies to mitigate the issues, and structures/entities to address the needs)
4. 2005 the Grand Valley policy makers met as the Grand Valley Housing Partnership in a series of facilitated meetings as a follow-up to the Grand Valley Affordable Housing Forum,
5. 2006 - Grand Valley Housing Partnership and Grand Valley Housing Coalition merged and now meet as the Grand Valley Housing Partnership whose mission and essential purpose is to *create and preserve affordable housing units and*
 - Increase productivity through cooperation and partnerships
 - Monitor long-term need
 - Develop and implement a task-specific action plan
 - Develop resources to address need Colorado Division of Housing (CDH)





"The mission of the Colorado Division of Housing is to ensure that Coloradans live in safe, decent and affordable housing. We do this by helping communities meet their housing goals." DOH is your partner in providing financial assistance and services that increase the availability of housing to residents of Colorado who can least afford it.

The Colorado Housing Blue Ribbon Panel's 2006 Recommendations follow:

The Panel's principal recommendations for meeting Colorado's housing challenges are divided into five categories:

- *strategic partnerships*
- *data collection and delivery*
- *improving access to housing services*
- *new funding solutions*
- *public policy development*

The Panel examined a wide range of public policies that affect the production and preservation of housing, and sought to find a consensus on ways to address Colorado's housing challenges. The Panel is confident that the recommendations below promote practical and effective strategies to ensure that adequate housing is an attainable opportunity for all of Colorado's workers, seniors, and families."

Grand Junction Housing Authority

The Grand Junction Housing Authority (GJHA) provides a wide array of affordable housing opportunities to residents of the Grand Valley. It owns and manages six multi-family rental properties and a variety of single family homes, totaling 365 units. None of GJHA's apartment developments are located inside the Clifton / Fruitvale study area.

Approximately 950 families are served by the Housing Choice Voucher program which pays a portion of a tenant's rent in modest market-rate rental units. Additional services provided by GJHA include: Family Self-Sufficiency, homeless prevention programs, home buyer education, employer-assisted home ownership and others.

In 2006, GJHA initiated the "Next Step Program", a Tenant Based Rental Assistance program, funded primarily by the Colorado Division of Housing. Local Partners include School District 51, Mesa County Department of Human Services, the City of Grand Junction, and local shelter organizations. This program provides rental assistance payments and intensive case management to 50 formerly homeless families with children in School District 51. Its goal is to help these families become self-sufficient within a two-year timeframe.





Additionally, moderate income households are likely to be eligible for another new program, “Calling Mesa County Home”, an employer-assisted home ownership program. The early list of participating employers includes St. Mary’s Hospital, Hilltop Community Resources, and GJHA. Several additional employers are preparing to join the program in the coming months. Through this program participating employers strengthen their recruitment and retention of key employees by offering down payment assistance to qualified employees who wish to become home owners. Many home buyers will also qualify for favorable financing through participating local lenders.

GJHA also acquires single family homes in need of rehab, upgrades them and resells them to moderate income households. Some families purchase the home directly, while others enter into a lease-to-purchase arrangement. This program will continue to grow in the coming years.

GJHA’s Consolidated Waiting Lists regularly exceed 1,200 unduplicated names. The number of families in need always exceeds the resources available. Federal funding for affordable housing continues to decline, despite growing needs. The City of Grand Junction and Mesa County invest in GJHA housing developments on a case-by-case basis, but do not fund any of GJHA’s ongoing programs or properties’ operating budgets. GJHA’s Board has set ambitious goals to become less dependent on federal funding and less constrained by the attendant regulatory framework.

In the Clifton–Fruitvale area, GJHA’s primary service is the Housing Choice Voucher program. Currently 192 families rent units in the planning area with the support of the Voucher. An additional 210 households have applied for assistance and are on a Waiting List. A brief snapshot of these households follows in tabular format.

GJHA will seek opportunities to acquire and rehab existing rental housing in the planning area, to improve both the quality of the housing inventory and the quality of life for the tenants. GJHA plans to work with Housing Resources of Western Colorado to develop up to ten single family homes for first-time homebuyers at or below 80% of the Area Median Family Income. At this time no additional construction of affordable housing units is anticipated in the planning area.





**Grand Junction Housing Authority Statistics
Clifton / Fruitvale Study Area**

Applicants on Waiting List -- August 1, 2006				
Total Applicants on waiting list:	1286			
Total Applicants in study area:	210			
Applicants by Zip Code:				
81504 portion of study area:	14			
81520 portion of study area:	196			
Average Annual Income:	\$8,827			
Bedroom Size Needed:				
1	65		31%	
2	89		42%	
3	49		23%	
4	7		3%	
Applicants by Area Median Income:				
Extremely Low (less than 30%):			153	73%
Very Low (Less than 50%)			57	27%
Low (Less than 80%)			0	
Male Applicants:	30		Average Age:	43
Female Applicants:	180		Average Age:	35
Disabled:	46			
Elderly:	14			
Families with a disabled member:			49	
Families with children:			152	
Total Children on Waiting List			300	

Source: Grand Junction Housing Authority 2006





**Grand Junction Housing Authority Statistics
Clifton / Fruitvale Study Area**

Housing Choice Voucher Participants (Section 8) -- August 1, 2006				
Total Voucher Participants:	891			
Total Participants residing in study area:	192			
Applicants by Zip Code:				
81504 portion of study area:	1			
81520 portion of study area:	191			
Average Annual Income:	\$10,773			
Bedroom Size Occupied:				
1	7	4%		
2	95	49%		
3	87	45%		
4	3	2%		
Applicants by Area Median Income:				
Extremely Low (less than 30%):		143	74%	
Very Low (Less than 50%)		44	23%	
Low (Less than 80%)		5	3%	
Male Head of Household:	28	Average Age:	45	
Female Head of Household:	180	Average Age:	37	
Disabled:	58			
Elderly:	15			
Families with a disabled member:		27		
Families with children:		146		
Total children housed:		314		

Source: Grand Junction Housing Authority 2006





**Grand Junction Housing Authority Statistics
Clifton / Fruitvale Study Area**

Next Step Housing Program -- August 1, 2006				
Total Participants:	40			
Total Participants in study area:	16			
Applicants by Zip Code:				
81504 portion of study area:	0			
81520 portion of study area:	16			
Average Annual Income:	\$6,018			
Bedroom Size Occupied:				
1	0			
2	4	25%		
3	12	75%		
4	0			
Applicants by Area Median Income:				
Extremely Low (less than 30%):		16	100%	
Very Low (Less than 50%)				
Low (Less than 80%)				
Male Head of Household:	0	Average Age:		
Female Head of Household:	16	Average Age:	29	
Disabled:	2			
Elderly:	0			
Families with a disabled member:		2		
Families with children:		15		
Total children housed:		31		

Source: Grand Junction Housing Authority 2006





Housing Resources of Western Colorado

Housing Resources of Western Colorado (HRWC) offers low income energy conservation programs for renters and owners, and low and moderate income home rehabilitation through a loan program. HRWC has a brand new self help housing (sweat equity) development of 39 units in the area. At 32 Road and Patterson, they have submitted an application for a 9 ½ acre affordable housing development; however, it will not be self help housing. The goal is to build quality affordable housing. Homebuyer education opportunities are also available. HRWC also have a wood stove replacement loan program. They will be purchasing and selling foreclosures; however, first they counsel homeowners to try to prevent foreclosure. HRWC buys foreclosed properties then resells at below market value with good financing. They have a possible 10 units going in near Corn Lake as well. They have another project that could go in near Clifton Village South.

HRWC has identified specific short term goals, objectives and actions for their efforts in the Clifton/Fruitvale Community including the incorporation of green building techniques, and wise water use in their projects.

Housing Assistance Key Issues and Public Comments:

- Need more diversity in housing types – more “high-end”
- There are a significant number of lower quality rentals – subpar.
- There is a perceived high percentage of absentee landlords.
- Is there an opportunity to connect law enforcement to landlords – create a “bad apple” data base of renters and landlords.
- There seems to be a lack of “pride of ownership” in some areas of Clifton.
- Fewer owner occupied houses than other areas –vs. Clifton and Rocky Mountain vs, Fruitvale neighborhoods.
- Over concentration of de-facto “affordable” housing units in some areas.
- A place for first-time homeowners.
- Perceived lack of “pride of ownership” in some areas
- Highly transient population impacts on schools, housing up-keep, etc.





LAND USE AND ZONING

BACKGROUND

The Clifton-Fruitvale planning area is about 3,962 acres (6.2 sq. miles) with a population of 14,000 residents. The density of the area is 2,258 persons per square mile which is higher than any other area of Mesa County. Paradoxically, about 1/3 of the planning area – East of 33 Road – is still rural, agricultural and largely underdeveloped; it is not served by a sewer system. The underdeveloped area contains rural residences, small farms, home based businesses, and a few large-lot subdivisions.

Beginning in early 2008 the Clifton Sanitation District will begin to provide sewer service to the approximate 800 acre underdeveloped area east of 33 Road. The new service will have a major influence on the type and density of development that is practical and desirable in this part of the planning area; also, it will have a significant influence on the social and economic fabric of the Clifton-Fruitvale community as well as the overall image and character of the community as it develops.

FUTURE LAND USE

A majority of the existing Clifton-Fruitvale neighborhoods are already built out, the areas that are not yet developed are recommended for residential uses. Much of the area on the adopted Future Land Use Map is designated “Residential Medium High” with densities between 8 to 12 dwelling units per acre and “Residential Medium” with densities of 4 to 8 units per acre. In addition to the large amount of Medium High and Medium density there is more than 800 acres of AFT – rural, agriculture land on the east edge of the plan area and most of it is still underdeveloped (vacant). There is a large node of commercial land use at the intersection of I-70 B Frontage Road and F Road.

CHANGES TO THE FUTURE LAND USE MAP

Changes to the Future Land Use Map include a mix of use future land use classifications. This plan places an emphasis on Residential Medium and Residential Low density classifications to create an overall balance of density between existing (higher) and new (medium to low) residential classifications.

The majority of changes to the Future Land Use Map are in the area east of 33 Road (the largely rural/underdeveloped “expansion area”) that was previously designated Rural. The Future Land Use Map in this plan now recommends several land use classifications - Residential Low, Residential Medium Low, Residential Medium, Commercial, Mixed Use, and Park.





The Residential Low classification is recommended along the east edge of the planning area – 33 ½ Road east to the Palisade Buffer. The Low classification extends to the west on both the north and south end of the planning area. Also, Residential Low uses are recommended for the center of the planning area – 33 ½ west to 33 Road. The land that encompasses this classification creates a transition from lower density on the east to higher density on the west. There were 972 acres formerly classified as Rural (1 dwelling unit per 5 acres) which are now designated Residential Low (1 dwelling unit per .5 to 2 acres).

The Residential Medium Low classification is recommended for the center of the planning area – 33 ½ Road west to 33 Road. The land that encompasses this classification creates a transition from lower density on the east to higher density on the west. There were 1061 acres formerly classified as Rural (1 dwelling unit per 5 acres) which are now designated Residential Low (1 dwelling unit per .5 to 2 acres).

Residential Medium uses are recommended for two locations. One is along US Highway 6 & 50 north of the railroad overpass, and the second is on the south east corner of 33 and E ¾ Road. There were 40 acres formerly classified as Rural (1 dwelling unit per 5 acres) which are now designated Residential Medium Low (2 to 4 dwelling units per acre).

Commercial uses are recommended for the area west of I-70 B, north of the Price Ditch, south of the Government Highline Canal, and west to the 32 ¼ Road alignment. There were 38 acres formerly classified as Rural (1 dwelling unit per 5 acres) which are now designated commercial.

Commercial/Industrial (C/I) – Commercial industrial type uses are recommended for the area west of I-70 B, north of the Government Highline Canal, south of I-70, and west to the 32 ¼ Road alignment. There were 32 acres formerly classified as Rural (1 dwelling unit per 5 acres) which are now designated C/I.

Mixed Uses are recommended for the northwest corner of F and 33 Road; the southeast corner of F and 33 Road; and the intersection of F and 33 ½ Road. Currently there is not a mixed use classification; implementation of this plan will create the zone district along with its development standards and criteria. There were 55 acres formerly classified as Rural (1 dwelling unit per 5 acres) which are now designated mixed use.

Park Uses are recommended throughout the area. Park uses may be public or private and include a wide range of recreation uses (golf courses, water parks, etc.). The exact number of acres of park space is not being recommended; however, national standards for park space will be used as a guide for the area as it develops.

The Future Land Use Map reflects more precisely the locations of the land use categories and adjacent land uses.



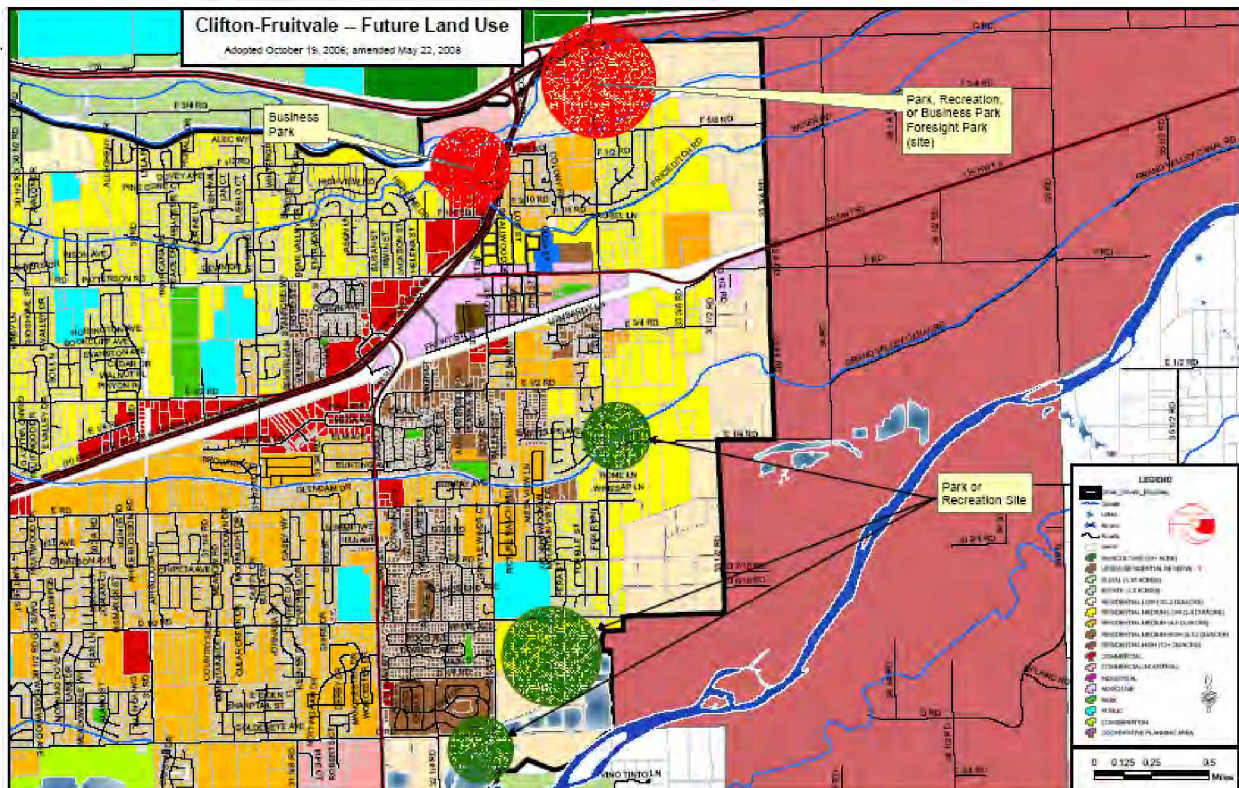


TRANSFER OF DEVELOPMENT RIGHTS/CREDITS

Mesa County is creating a Transfer of Development Rights/Credits Program specifically for the Clifton-Fruitvale Plan. The Receiving Area for Transfer of Development Rights/Credits (TDR/S) will be any property in the “eastern expansion” area of the Clifton-Fruitvale planning boundary that has a future land use classification of Residential Medium Low or Residential Medium. Densities of up to 4 to 8 units per acre are encouraged for these classifications and can only be achieved through the TDR/C program and implemented through the use of a PUD. The sending area is limited to the Palisade Community Separator (Buffer Zone) only. There are 330 acres that could receive TDR/Cs.

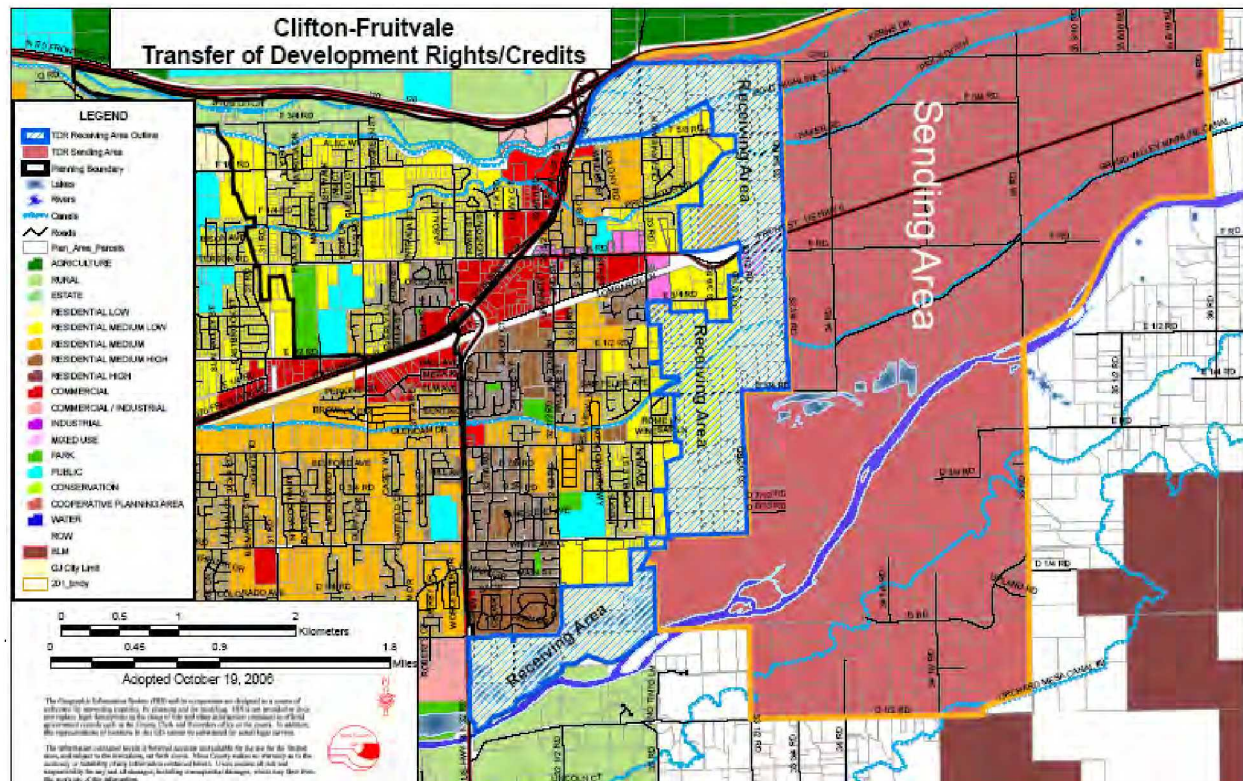
The Future Land Use Map reflects more precisely the locations of the Transfer of Development Rights/Credits program boundaries and adjacent future land use classification land uses.

Future Land Use Map





TRANSFER OF DEVELOPMENT RIGHTS/CREDITS



POTENTIAL RESIDENTIAL BUILD OUT

The residential future land use classes depicted in the map indicate a range of density associated with each classification. Estimating the build-out of the expansion area is based on a low, medium, and high scenario (depicted in the following table). The total build-out number reflects the potential number of dwelling units – not population. The total (potential) build-out population for the area is discussed in the Demographic section of the plan.

CLIFTON / FRUITVALE PROPOSED CHANGES - FUTURE LAND USE SUMMARY					
CLASSIFICATIONS IN EXPANSION AREA					
FLU CLASSIFICATION		ACRES	DWELLING UNITS		
			POTENTIAL BUILDOUT (70% net)		
			Low	Medium	High
Commercial		45.8	Depends	Depends	Depends
Mixed Use		48.1	Depends	Depends	Depends
Commercial-Industrial		31.5	Depends	Depends	Depends
Residential Low	.5 to 2 Acre/DU	770	270	539	1078
Residential Medium Low	2 to 4 DU/Acre	216.5	303	455	606
Residential Medium	4 to 8 DU/Acre	39.7	111	167	222
TOTALS		1152	684	1160	1907





ZONING

The Future Land Use Classification Map is implemented through the County's Zone Map and Land Development Code. The various zoning districts (as they correspond to future land use classifications), set forth the legal terms and conditions for development densities, patterns, standards, and land use activities. The legal framework of zoning and land development code is intended to create an organized, well-planned community that sustains fiscal responsibility, and responds to development in the best interest of the community and promotes the safety of all residents.

An analysis of the existing zoning districts in the planning area reveal that about one-third of the planning area is zoned Agriculture Forestry Transition (AFT). Of that, about one-quarter is vacant which means there is a large area of undeveloped land in the planning area.

The revised future land use classification for the land that is currently zoned AFT is recommending Residential Medium, Residential Medium Low, and Residential Low densities, which is a significant increase in density from the existing zone district which permits one dwelling unit per 5 to 35 acres depending on the ability to meet development criteria. The zone districts that implement the Residential Medium classification are RSF-4, RMF-5, and RMF-8, while the zone districts that implement the Residential Medium Low classification are RSF-2 and RSF-4, and the zone districts that implement the Residential Low classification are RSF-E, RSF-1, and RSF-2.

Vacant Land by Zone District			
Zoning District			
	Total Acres	Vacant Acres	% Vacant
AFT	1773	518	29.2
RSF-R	234	73	31.2
RSF-E	0	0	0
RSF-1	0	0	0
RSF-2	0	0	0
RSF-4	859	168	19.6
RMF-5	84	21	25.0
RMF-8	625.5	11.5	1.8
RMF-16	0	0	0
RMF-24	0	0	0
PUD	494	0	0.0
R-O	0	0	0
B-1	2.4	0	0.0
B-2	3.6	0	0.0
C-1	6.8	1.4	20.6
C-2	129	21	16.3
I-1	0	0	0
I-2	0	0	0
SUM - ALL	4211	740.9	17.6

Source: Mesa County Department of Planning and Economic Development 2006



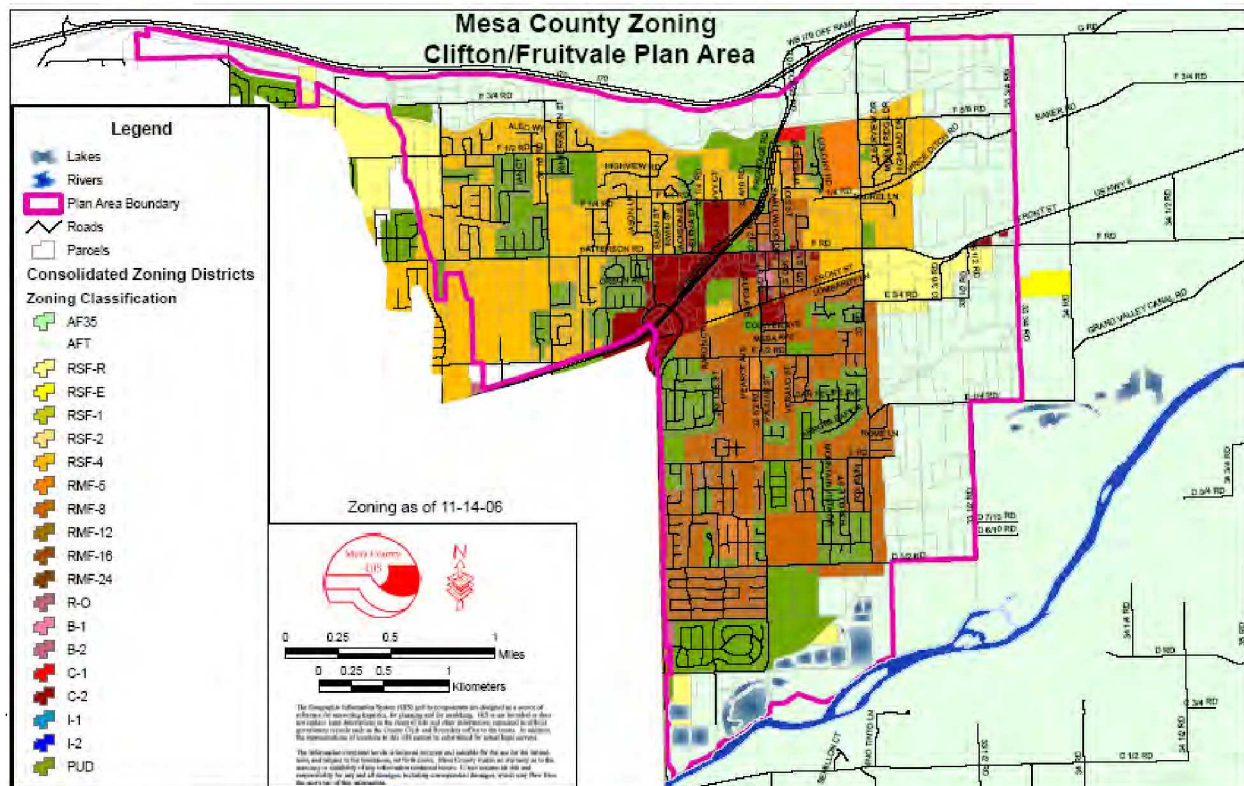


The “expansion area” alone will add an additional 1224 acres of newly available zoning classifications that are of higher density than that of the existing AFT 5-35 density. The following is a summary of acreages by Future Land Use class throughout the plan area.

- 795 acres formerly classified as Rural (1dwelling unit per 5 acres) which are now designated Residential Low (1 dwelling unit per .5 to 2 acres). *Transfer of Development Rights/Credits are required to obtain the maximum density.*
- 264 acres formerly classified as Rural (1dwelling unit per 5 acres) which are now designated Residential Medium Low (2 to 4 dwelling units per acre). *Transfer of Development Rights/Credits are required to obtain the maximum density.*
- 40 acres formerly classified as Rural (1dwelling unit per 5 acres) which are now designated Residential Medium (4 to 8 dwelling units per acre). *Transfer of Development Rights/Credits are required to obtain the maximum density.*
- 38 acres formerly classified as Rural (1dwelling unit per 5 acres) which are now designated commercial.
- 32 acres formerly classified as Rural (1dwelling unit per 5 acres) which are now designated C/I.
- 55 acres formerly classified as Rural (1dwelling unit per 5 acres) which are now designated mixed use.

The Future Land Use Map depicts a mix of land use classes including a new classification – Mixed Use. Mixed Use areas are centers where higher density development, redevelopment, and/or a broader spectrum of land uses are encouraged. Mixed Use areas located at or near interchanges and the intersections of major thoroughfares are intended to maximize the economic development potential of these areas by providing areas primarily for more intensive commercial, office, and limited industrial purposes. Mixed Use areas are intended to provide flexibility in design and land uses in order to protect and enhance the character of the area. Moderate to high density residential uses could be encouraged in mixed use areas where such development would complement and be harmonious with existing and potential development. Mixed use areas are intended for and depend on high density and concentrated areas of activity. Pedestrian oriented circulation, linkages, and trails are an essential design element of mixed use developments. The human interaction and proximity to concentrated activities is what makes the mixed use successful.





Source: Mesa County GIS 2006

RESIDENTIAL

The Clifton-Fruitvale planning area contains a mix of housing types; however, it also has a large amount (22 %) of multi-family housing units. As a result, the planning area has the highest population density per square mile of any area in Mesa County. The density is comparable to urban densities. Future Land Use Classifications and related zoning will emphasize a mix of housing types and densities in an attempt to provide a more balanced overall community structure.

Within the planning area there are scattered historic structures. The County will explore opportunities to combine development efforts with historic preservation. The County will place priority on preserving existing residential structures of historic value.

Housing

Mesa County's housing strategies, within this plan, are intended to produce positive outcomes for housing prices, availability and choice; availability of housing for an income-range of households; and neighborhood stability.

Single family

The plan area contains 2,362 single family housing structures which is about 78 percent of the housing types in the plan area.





Multi-family

The plan area contains 661 units multi-family housing structures or about 22 percent of all the housing types in the area.

Manufactured homes

The plan area contains 128 manufactured homes or 4 percent of all the housing structures in the area.

NON-RESIDENTIAL

Clifton-Fruitvale is strategically located along I-70 and State Highway 141 which will present numerous opportunities and challenges for economic/business development as the community grows. Currently the economic base of the planning area is a fairly narrow mix of basic and non basic industries. The strongest sector of the economy is the service sector while, the least robust sector of the economy is manufacturing. The largest declining sector is Finance, Insurance, and Real Estate (FIRE).

The Employment-Economy chapter of this plan explains, in detail, the composition of the area's economy, current trends, and overall strengths and weakness. This section of the Land Use and Zoning chapter limits its review and recommendations to a narrow set of land use classifications and their influence on the community. Those classifications are commercial, industrial, and agriculture and are described as follows.

Commercial

Commercial is CI –commercial type uses are recommended for the area west of I-70 B, north of the Price Ditch south of I-70 and west to the 32 ¼ Road alignment. The availability of commercial-industrial land has been expanded. The area described above was expanded from 41 acres to 77 acres with the desire to create a business park environment for light commercial activities.

Retail

The Clifton-Fruitvale planning area offers a variety of retail space, ranging from the region-serving Peach Tree Mall and medium box centers such as Murdoch's, to numerous neighborhood serving strip centers with less than 50,000 total square feet. Mesa County inventoried 96 properties totaling approximately 781,767 square feet of retail space. Most of that space is primarily located along the I-70 B business corridor. Retail space along F Road in and near the old Clifton downtown area tend to be in older buildings and centers, but hold great potential for revitalization.

A shift-share analysis of the retail sector of the economy indicates that it is a non-basic employment sector, which means it does not export goods and employees to outside markets. It is not an economic strength for the area. Similarly, it is a declining sector of the economy for the County and the State. Investment in this sector of the economy would not likely return





positive results. Focus of economic activities should be on maintenance of existing retail activities. Opportunities to promote value added agricultural products such as wine and fruit products; construction related businesses, entertainment and cultural businesses, and recreation centers/parks/operations are some examples of what may work for the area.

Wholesale

This sector is declining slightly in the State and in Mesa County; however, it is increasing in the Clifton-Fruitvale planning area. It may or may not have export goods and employment. Public and private investment in this sector of the economy should be studied carefully before any activity is promoted, it may not return positive results. The focus of economic activities should be on maintenance of existing wholesale activities and perhaps a more detailed study to determine the best strategy for economic development within this sector of the economy. Existing industry that would likely benefit from development efforts includes: construction related businesses, storage/shipping operations, and transportation related businesses.

Services

The service sector of the local economy is the largest economic sector within the planning area. This sector of the economy is increasing modestly within the State and in Mesa County. It generates the most employment within the planning area and likely has export goods and employment. The largest component of the service sector is the food service industry. The likely focus of development of the service sector should be to diversify and promote other professional services, which would make it even stronger. Potential opportunities include medical services, retirement associated business, artisans, crafts persons, or tourist/recreation related businesses.

INDUSTRIAL

The industrial component of the Clifton-Fruitvale economy is loosely made up of several sectors of the North American Industry Classification System (NAICS) Codes, including; mining, construction, and manufacturing. These three sectors show mixed indicators of being basic or non-basic within the State, County and local economy. Mining is experiencing a surge in employment while construction and manufacturing are experiencing a decline in employment. These sectors may or may not have export goods and employment.

Public and private investment in these sectors of the economy should be studied carefully before any activity is aggressively promoted. The focus of economic activities should be on maintenance of existing activities. Industrial opportunities may include construction yards, furniture and related product manufacturing, winery, specialty trade contractors, and support activities for mining.





AGRICULTURAL

There has been a modest increase in the agricultural sector of the economy – largely due to a recent development of a winery and associated retail shop. This sector of the economy is declining rather significantly at the State and County level according to 2000 and 2005 Census data. Locally, the sector may be a basic segment of the economy but caution is urged when developing plans to increase investment strategies. Agricultural activities should be viewed in context of tourism opportunities, industrial opportunities and related value added products.

Religious Facilities

There are 16 religious facilities in the planning area. There are three religious facilities located in the Central Clifton neighborhood; the South Clifton neighborhood has one facility; in the North East Clifton neighborhood there are no facilities; two religious facilities are within the Rocky Mountain neighborhood; five facilities are located in the South Fruitvale neighborhood, including a private Christian school; and in the North Fruitvale neighborhood there are five religious facilities.

Land Use and Zoning Key Issues and Public Comments

- Support growth in this area
- Want some lower density new development
- This area of the county should not be strictly high density
- Support Riverfront trail and community open space/park system on the river
- Need more business and retail zoning
- May be a need for more heavy commercial/light industrial zoning
- Potential to urbanize area between buffer area and Clifton. Appropriate uses?
- Primarily a bedroom community
- Code enforcement
- Rezone for non-residential uses
- Historic structures/sites
- Infill opportunities
- Potential for Transferable Development Rights program – Sending & Receiving areas - to achieve higher densities
- Perceived lack of community/neighborhood pride - in key areas
- Limited medical facilities close by.
- Need a plan to upgrade public image of Clifton
- Put in flowers
- Dress up, improve, enhance the entrance into Clifton from I-70
- Willing to serve on a committee to improve the area, the community has a lot of potential





SCHOOLS, PARKS AND TRAILS

BACKGROUND

Public Schools in the Clifton-Fruitvale Community include Clifton Elementary, Rocky Mountain Elementary, Grand Mesa Middle, and Central High School. Students also attend Thunder Mountain Elementary, Taylor Elementary, Mt. Garfield Middle, and Palisade High. Most students are eligible to ride the school bus, with the exception of those students within the Rocky Mountain attendance area and within one mile of the other elementary schools. Statistics indicate the number of students attending these public schools has increased by about 214 students (3.8 percent) for K-12 during the past four years.

School (LRP Target Capacity)	Enrollment 2002/03 thru 2005/06				% change
	2002/03	2003/04	2004/05	2005/06	
Clifton Elementary (551)	512	445	462	478	(6.6)
Thunder Mtn Elementary (562)	615	614	602	609	(1.0)
Rocky Mtn Elementary (502)	425	454	432	458	7.7
Taylor Elementary (511) -Palisade	431	420	424	418	(3.0)
Grand Mesa Middle (616)	666	732	684	656	(1.5)
Mt. Garfield Middle (596)	645	636	671	669	3.7
Central High (1470)	1652	1650	1638	1653	0
Palisade High (1084)	894	883	870	918	2.7
TOTALS (4297)	5645	5644	5783	5859	3.8

Source: Mesa Valley School District #51

The 2005/2006 attendance was 36 percent above the target capacity of the schools. Recent School District 51 projections indicate about 6249 students will be in these attendance areas by the year 2013 which would be about 45 percent above the target capacity of the schools.





Within the Clifton-Fruitvale Planning area, the School District's Long Range Planning Committee recommends that sites be identified for one middle school (20 acres). The 20 acres adjacent (east) to Rocky Mountain Elementary is owned by the School District for a future school site.

The acreage of potential sites can be reduced by 25 to 30 percent if combined with a park/open space. For example, an elementary school and a park together could potentially fit on 15 acres. The City of Grand Junction *Growth Plan* and the *Mesa Countywide Land Use Plan* adopted in 1996 identified the desire to combine school and parks sites to achieve cost savings and provide more recreational opportunities for the community. According to the Grand Junction Growth Plan and the *Mesa Countywide Land Use Plan*, elementary schools should be located within residential neighborhoods to minimize the need for children to cross arterial streets and to minimize the need for school busing.

Lands available for potential future school and park sites are primarily located on the eastern fringes of the Community in areas currently lacking sewer service but planned for future development. Developing public parks in conjunction with schools allows greater opportunity for recreational/physical activities and learning opportunities for school children.

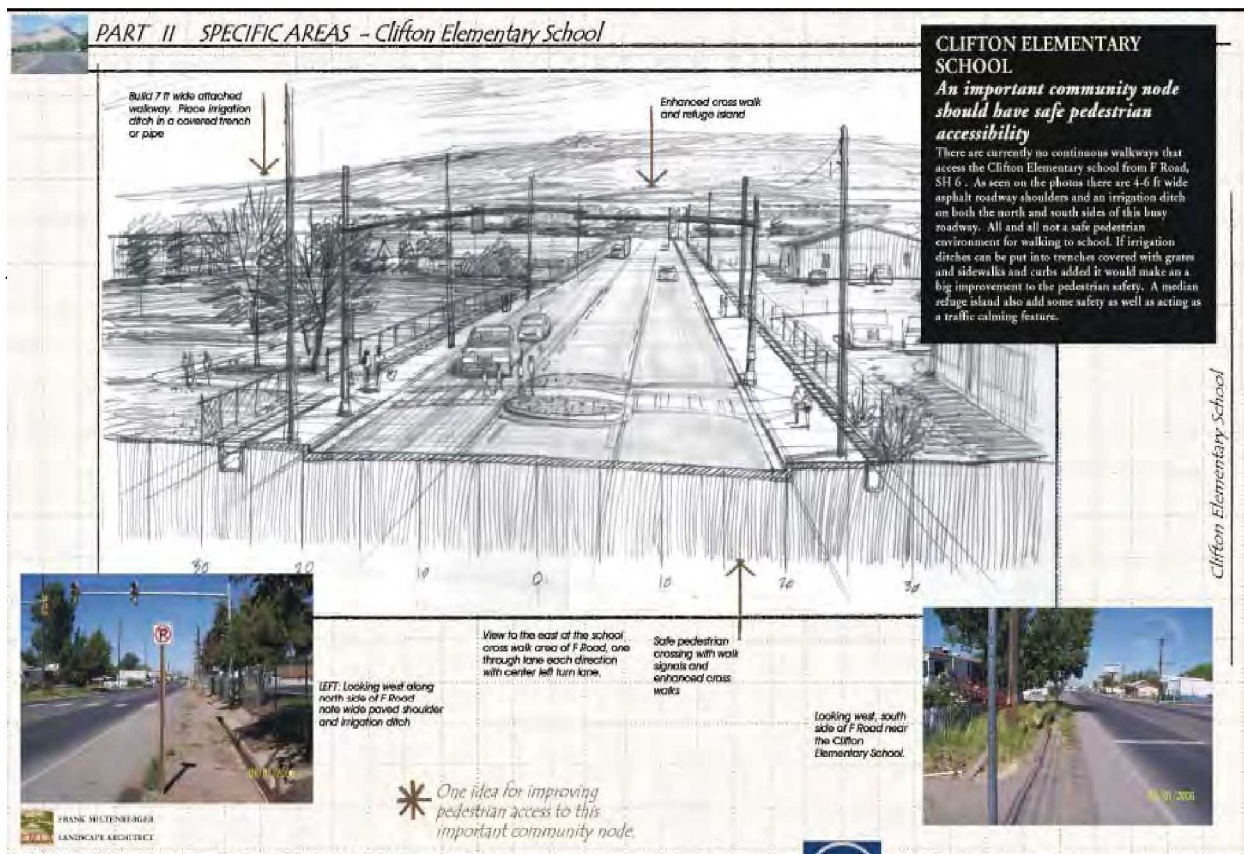
Parks are an important quality of life aspect of a community as they provide open space for active and passive recreation, community gathering areas, accommodate athletic events and protect natural or scenic areas. Trails link residential areas with amenities in and around their immediate area.

Trails are an important component to parks as well as the overall transportation system of a community. Trails are typically defined as off-street non-motorized routes with few road crossings that are open for bicycle and pedestrian use and sometimes equestrian use. Trails are also identified as on-street bike lanes. The City of Grand Junction and Mesa County have adopted an *Urban Trails Master Plan* that defines the type and locations of non-motorized transportation corridors in the Grand Junction urban area, as well as on-street bicycle and pedestrian facilities. (See Transportation Chapter.) Trails not only provide recreational opportunities to residents, but provide a needed transportation option for the non-motorized public, providing connections between residential areas. Trails, along with sidewalks and bicycle lanes are essential links between residential subdivisions, businesses, shopping, parks and schools helping to provide safe routes to schools, reducing the need for busing children to school and lessening the need for parents to drive children to school.





Trails as well as sidewalks are an important factor for student safety. Many of the sidewalks in and around school neighborhoods are non-existent, are in poor shape, or are only partially functional – with dead ends, intermittent sections, etc. Clifton Elementary School is a prime example of unsafe walking conditions; both sides of F Road have obstacles to safe walking (open irrigation ditch, no road shoulder, weeds), forcing students to walk very close to traffic. The Transportation Section of this plan contains an extensive inventory of conditions and makes recommendations for improvements. Appendix A of this plan contains some graphics that indicate potential solutions for access to Clifton Elementary School as well as other pedestrian safety features and sidewalk design. Many of the ideas and sketch concepts are applicable throughout the planning area.



For more information on pedestrian facilities see the Transportation Chapter and specifically the [Clifton Pedestrian Circulation Study](#).





EXISTING PARKS AND OPEN SPACE

<u>NAME</u>	<u>LOCATION/NEIGHBORHOOD</u>	<u>ACRES</u>	<u>OWNER</u>	<u>AMENITIES</u>
Coronado Mini Park	31-3/4 Rd. & Bookcliff Ave. South Fruitvale	0.69	Mesa County	Playground, sidewalks, grass
Clifton Village South HOA Mini Park	Mesa Ave./Campbell Rd. South Clifton	1.70	HOA	Basketball court, grass
Kimwood Park	3240 Main/3242 Downey Rocky Mountain	4.20	Mesa County	Playground, 2 picnic areas, trails, grass, basketball court
Rocky Mtn. Elementary School Park	474 32-1/2 Road Rocky Mountain	7.30	Mesa County	Playground, picnic area, trails, grass, basketball court, pavillion
Public Site "Vegetated Site"	32-1/2 & E Roads Rocky Mountain	10.50	Mesa County	Undeveloped with wetlands. Under consideration as housing/park/drainage
Future Nature Park (old gravel pits site)	32-1/2 & D Roads Rocky Mountain	64.00	Mesa County	Undeveloped
Long Family Memorial Park (when complete ETA 2008)	3118 E 1/2 Road South Fruitvale	40.00	Mesa County	Regional park, grass, playground, basketball, softball, pavilions, restrooms, concrete trail and soft surface jogging trail. Opens September 06.

Existing Parks and Open Space

Parks

Existing park facilities are listed above. Many of the existing State Park facilities along the Colorado River have been designed to accommodate a multitude of users including pedestrians, bicycles and horses. Future trails and paths would be designed to provide the same or similar amenities on the east side of 32 Road.





There are few private parks in the Community and only one owned by a local homeowner association. Clifton Village South Park, is primarily an open grass field with a basketball court.

In 2000, Mesa County Planning Commission Sunset the 1984 and 1995 Parks Master Plans. In 2001, the Board of County Commissioners passed "A Resolution Establishing a Parks Policy for Mesa County" (MCM2001-183). The Board of County Commissioners will be reviewing that document as a part of their Strategic Plan Update sometime this year. In summary, the Parks Policy states:

"Development of parks relies on partnerships with local neighborhoods, schools and municipalities. Mesa County may assist, through its lottery program and/or other resources, with planning and construction of parks with a neighborhood special district, school, local unit of government or a Homeowner's Association maintaining the park. Lottery funds are very competitive and under high demand through existing obligations of the County including development of Long's Park and funding the Community Separator Purchase of Development Rights program."

The parks policies also define the following:

Regional Parks/Sports Complex - Over 40 acres in size, usually within a half-hour drive of users. Although the policy states this is not a high priority and will not be undertaken by Mesa County; Long Family Memorial Park is the obvious exception.

Community Parks - 10-40 acres in size, usually within two (2) miles of users and Neighborhood Parks - 2-10 acres in size within ½ mile of users. Both may be located next to a school site and serve as complimentary facilities and rank higher in terms of public need.

Mini-parks - Also known as playlots or pocket parks, these parks are less than two (2) acres in size, usually within 1/4 mile of users. Generally constructed and maintained by developers and/or homeowners associations and complement multi-family and planned unit development. Mesa County no longer builds or maintains such parks.

Trail Connectors - Trails that connect neighborhoods to parks and/or neighborhoods to schools. To the extent possible, trail connections will be made in partnership with the municipalities and/or schools districts and accompany new schools and/or subdivision development. Maintenance will be determined, by agreement, at the time of trail development.





River Corridor Projects - Mesa County may partner with Federal, State and Local agencies in the development of or enhancement of projects supporting the river corridors. These projects will be approved by the Board of Commissioners on a case by case basis and subject to written agreements.

Recreation Centers - Activities requiring recreation programming or staffing, such as indoor recreation centers, swimming pools, sports fields, skating rinks or similar facilities, are considered urban recreation and therefore the primary responsibility of municipalities or special recreation districts. Mesa County may assist, through its lottery allocation or other resources on a specific request for assistance in construction of such a facility in concert with a municipality or special district. Mesa County may assist through an 1159 special district or through C.R.S. 30-20-702, as approved by district voters. Mesa County is working with the City of Grand Junction Parks and Recreation Department to manage and provide recreation programs in Long Family Memorial Park."

Recreation

The public stressed the need and desire for more recreation opportunities and facilities throughout the planning process. Neighbors want recreation and activities for local citizens such as swimming, fishing, walking, horseshoes, baseball, basketball, soccer, cards, games, pool, river access, and exercise classes. Provision of more activities through schools and/or the Clifton Community Hall is seen as a good way to build and strengthen community pride and bonds. Teens told us they need something affordable to do. Ideas included a water park, arcade, skate park, and teen center.

Trails

Trails are very much needed throughout the planning area to link parks, schools and residential subdivisions. Connections to the riverfront trail, as well as links between other trails are needed. Parking areas for the river trail will also be needed. The Colorado Division of Parks and Outdoor Recreation has it's regional headquarters at Corn Lake just west of the Community Planning area. State Parks is responsible for the riverfront trail system in this area. Easements for future trails are secured or planned from 32 Road east through the planning area. Inclusion of informational kiosks and interpretive signs related to the natural resources of the area has been suggested as the trail connections are completed.

Community Separator (a.k.a. buffer, cooperative planning area)

In 1998, the Board of County Commissioners, the Palisade Town Council and the Grand Junction City Council jointly determined that for the benefit of all parties, the public, and affected land owners to cooperatively plan the future land use of an area between Palisade and Clifton (Palisade Buffer).

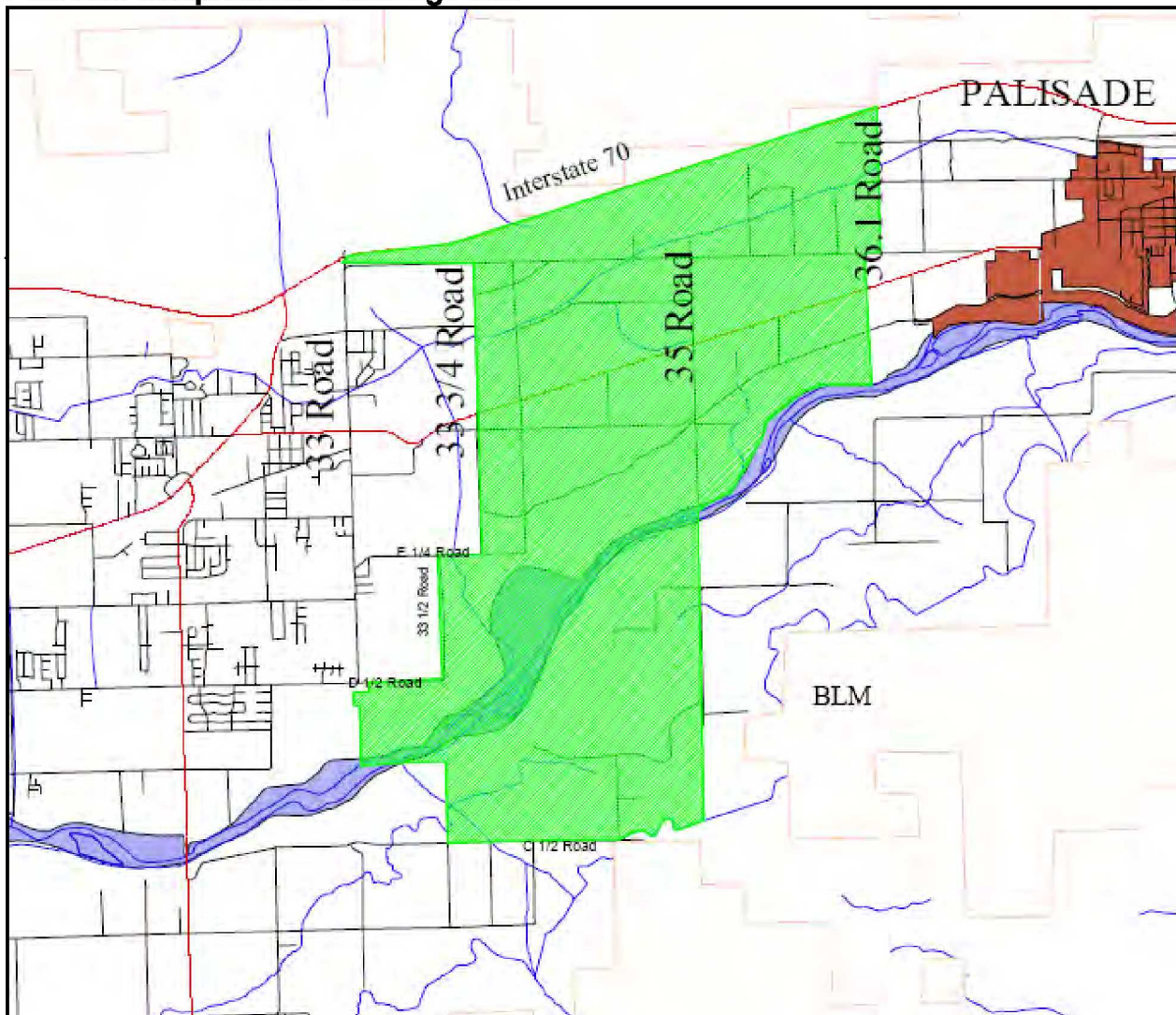




The goal of the Community Separator (Palisade Buffer) is “to ensure an orderly transition in those areas of joint concern between the municipalities that help define distinct communities.” Also, it is a goal of all parties that future land use decisions within the “cooperative planning area” will enhance the rural character of the area.

The parties agree not to annex the area or provide urban services (including sewer) without the consent of all three parties. The keystone of the agreement is to maintain the rural areas between the communities of Grand Junction and Palisade in order to create a visual transition between urban areas, to protect the unique community identity of each town, and to allow Mesa County’s agriculture heritage, wildlife habitat, and rural character to continue to flourish.

Palisade Cooperative Planning Area



Source: Mesa County Department of Planning and Economic Development 1998



**NEIGHBORHOOD PARK AND SCHOOL SERVICE AREAS**

The Mesa County East Valley Parks Plan identified the need for 15 neighborhood parks, 3 community parks and one regional park (Long Family Memorial Park). This Plan identifies park needs by neighborhood. It establishes the type and size of parks needed for an urban area. It also identifies major urban trail corridors through and to these park service areas, other areas of Clifton-Fruitvale and other neighborhoods in the valley. As land for parks and schools is identified and secured, trail linkages will need to be planned. The Grand Junction Parks Master Plan and the Mesa County East Valley Parks Plan identified the need for additional neighborhood parks (3 to 10 acres) and community parks (10 to 20 acres) for the Clifton-Fruitvale Neighborhood. The need for a regional park is being addressed by the County in developing Long Family Memorial Park.

The following table from previous plans defines those types of parks as well as two other types of parks that may be privately or publicly built in the Clifton-Fruitvale neighborhood.

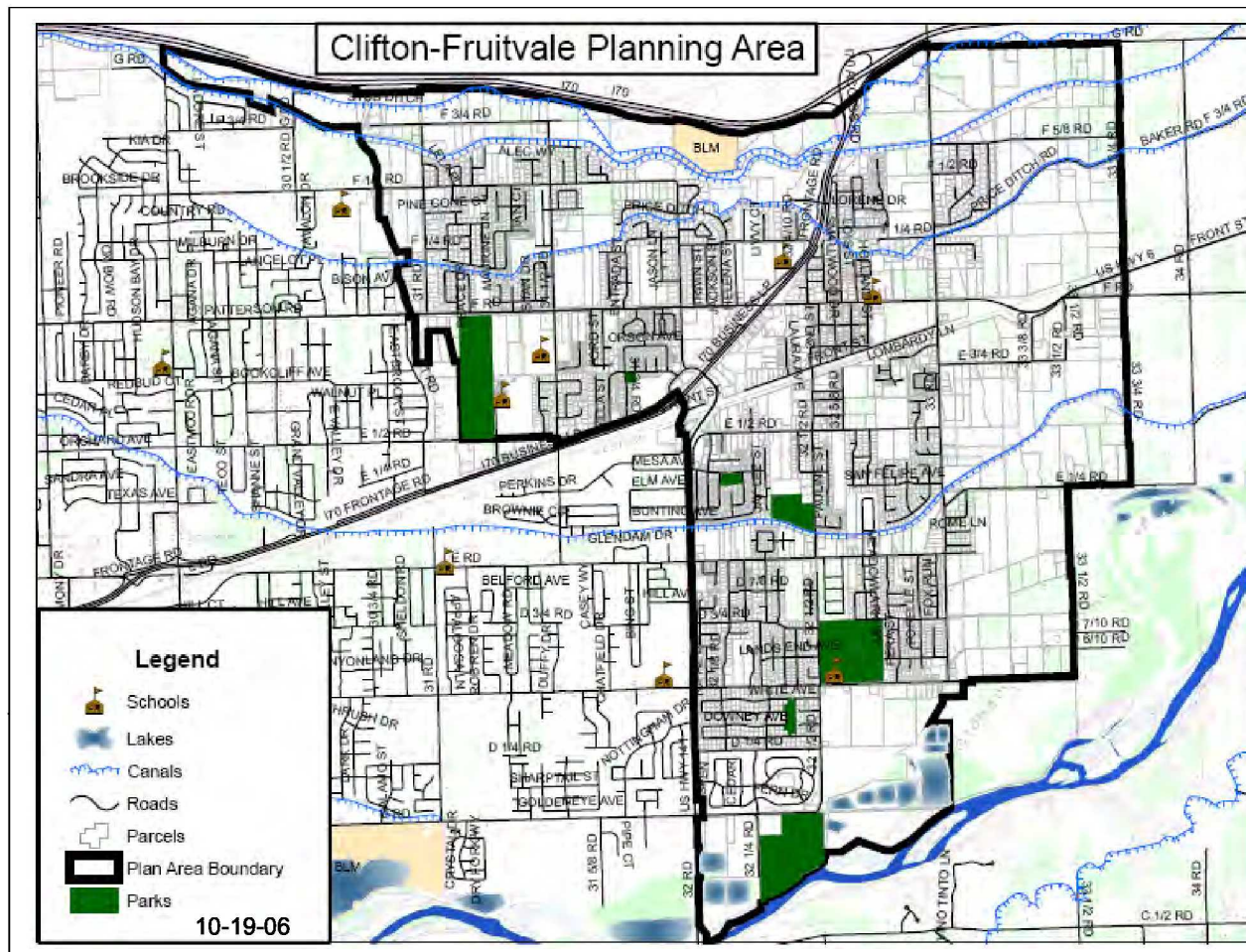
Park Type	Size Range	Service Area	Key Features: (May contain one or more of the following)
Mini	1/4 ac to 3 acres	1/4 mile radius	Open play area, playground, picnic tables, fronts on one or more streets
Neighborhood	3 to 10 acres	1/2 mile radius	Open turf area, picnic area/pavilion, playground, walking path, softball/baseball fields, tennis courts, basketball court
Community	10 to 20 acres	2 mile radius	Softball/baseball complex, restrooms, parking lot, open play fields, playground, tennis courts, basketball courts, picnic pavilion, walking paths, natural area, water feature, swimming pool, regional trail connections
Regional	40+ acres	10 mile radius	Lighted sport complexes, recreation/community center, and/or significant natural areas with natural recreation (hiking/biking trails), large complex

The Clifton-Fruitvale Neighborhood Parks and Schools Map (see map on the following page) identifies the parks and schools needs for each neighborhood as listed below.

1. Central Clifton Neighborhood

The Clifton Elementary School and playground are centrally located. No sidewalks or improved trails access the site, so access to the park is difficult and dangerous – particularly for the area south of Highway 6 & 24 (F Road).







3. South Clifton Neighborhood

There are no schools in this neighborhood. The only improved park is the private Clifton Village South homeowner's park. Mesa County owns a 10 acre site at 32 ½ and E Roads as a potential future park and drainage detention site. That site is now planned for a public/private partnership for work force housing and a small park.

There is high potential for future growth in the eastern portion of this neighborhood which is expected to urbanize with the expansion of the Clifton Sanitation District. Future school and park sites should be secured before the entire area is urbanized.

4. Rocky Mountain Neighborhood

There is an existing 7 acre park adjacent to Rocky Mountain Elementary School. The 20 acres adjacent (east) of Rocky Mountain is owned by the School District for a future school site. The future land use map for this area identifies a general area south of the School for potential parks/open space and/or recreation uses.

In addition, there is the potential for passive recreation along the Colorado River in conjunction with the Riverfront trail (James M. Robb – Colorado River State Park Trail). Connections to the river and future river trail are needed.

The County's future Nature Park is located between 32 1/4 and 32 1/2 Road. Plans for park await construction of the new Clifton Sanitation sewer plant. Then, discussion and development of area parks and trails will be explored.

The 4.2 acre Kimwood Park in Kimwood Estates includes a playground, 2 picnic areas, trails, grass, a basketball court, and an unimproved area used as a mini-BMX course by small children. The park had major improvements in the mid 1990s and is well used by the surrounding neighborhood. Vandalism is an issue, but much of the vegetation has matured and is well maintained by the County.

There is high potential for future growth in the eastern portion of this neighborhood which is expected to urbanize with the expansion of the Clifton Sanitation District. The future land use map for this area identifies a general area for potential parks/open space and/or recreation uses. Any needed future school and park sites should be secured before the entire area is urbanized.

5. North Fruitvale Neighborhood

Thunder Mountain ES is immediately west of the neighborhood and the playground is used by neighborhood. Thunder Mountain Soccer League practices at the school as well.





This neighborhood has no other parks or schools. Much of the vacant land in the area is either approved or under current review for residential subdivisions. Thus, land is very limited land for future park and school development except between the Interstate and the Government Highline Canal.

6. South Fruitvale Neighborhood

Long Family Memorial Park is a regional park constructed in 2006, phase II of the park includes four pavilions (one with a restroom), two playgrounds, a parking lot for 312 cars, and miscellaneous recreation facilities, such as an in-line hockey rink, volley ball court and basketball court. Mesa County will manage the park until park completion with the City of Grand Junction providing recreational services related to the park. Issues include future ownership and management and concern with vandalism potential. The potential for trail connections from the park to Lewis Wash to the west & perhaps expanding Long Park west to the wash have been discussed but land costs appear prohibitive.

Central High School and Grand Mesa Middle School have sports practice and playing fields. The high school also has tennis courts, open to the public and jointly owned by Mesa County and School District 51.

The Coronado mini park serves Coronado Subdivision, the surrounding area and students at lunchtime.

This neighborhood is nearly built out and has no needs for additional schools or parks.

SCHOOL SITE SELECTION CRITERIA

The following criteria should be used in the selection of sites for schools:

- Central location – walkable for majority of students within the service areas, minimizing bussing;
- Locate elementary schools on local streets with good connections to collector roads;
- Combine school/park sites;
- Maximize trails/sidewalk access;
- Availability of public utilities;
- Avoiding proximity to hazard areas *i.e.* railroads, ditches, canals, etc.;
- Appropriate surrounding zoning;
- Analysis of existing site conditions for ease and efficient construction.





ISSUES IDENTIFIED BY SCHOOLS

Principals from Clifton Elementary, Central High, Rocky Mountain Elementary, and Thunder Mountain Elementary Schools were asked to identify important issues regarding their schools. The common themes include:

- The schools and surrounding areas do not have a skate park. The area could use one.
- Neighbors and children like and use the school playgrounds/fields.
- The area needs a recreation center especially for indoor activities.
- The high school auditorium is busy all the time.
- The area needs a facility for performing arts, school graduations, and other large group activities. There is nothing that satisfies the need on the east end of the valley.
- No recreation opportunities in the area – no place for kids to go.
- The facilities at the school are used a lot. They are well respected, appreciated and are not vandalized.





TRANSPORTATION

Introduction

This section of the Clifton-Fruitvale Community Plan contains information from and references to three independent studies and plans completed between 2003 and 2006. Each have an influence on transportation components - pedestrian safety and movement, circulation, new or existing roads, or access within the Clifton-Fruitvale planning area. The three studies are:

- The Clifton Circulation Study – 2003
- The Clifton Pedestrian Circulation Study - 2006– *Adopted by reference herein*
- The Grand Valley Circulation Plan – 2000 and subsequent amendments.
Adoption of this plan updates the GVCP

While all three plans or studies do not match up perfectly boundary-to-boundary, all three have most or all of the Clifton-Fruitvale planning area within their boundaries. Each of the plans or studies takes an in-depth look at circulation and pedestrian circulation and makes recommendations for improvements. Many of those recommendations are suggested for areas within the Clifton-Fruitvale planning boundary. A brief summary of each plan follows.

The Clifton Transportation Study – 2003

An analysis of proposed land use changes within the Clifton-Fruitvale Planning area that were also included in the 2003 Clifton Transportation Study (2003 Study) show that there is little or no need to make any modifications to the 2003 Study's improvement recommendations. The 2006 analysis reinforces the findings of the 2003 study.

Key recommendations in the 2003 Study include but are not limited to:

- Constructing 31 Road between I-70B and F Road (local \$ mainly)
- Widening U.S. Highway 6 (F Road) through downtown Clifton to 5 lanes (federal, state & local \$)
- Add raised median on F Road between 32 Road and I-70B (local \$)

These items will be implemented through the Mesa County Capital Investment Program (CIP) prioritized by overall County needs, and based on availability of Federal, State and County money. Currently, several of these projects are in the six-year (2006 to 2012) CIP. The CIP is a rolling plan, and each year the sixth year projects are added to the plan. Project scheduling is somewhat rigid with respect to amending it for years one through five largely because most CIP projects are large scale and costly to implement. Year six (year new projects are added) is the best opportunity to get projects scheduled for the CIP.





Additional information about the Clifton Transportation Study is included in the Final Report, dated January 2003, and is available from the Mesa County Regional Transportation Planning Office (RTPO).

The Clifton-Fruitvale "Eastern Expansion Area," located between 33 Road and 33 $\frac{3}{4}$ Road from the Colorado River, North to Interstate 70 was not included in the 2003 Study. The dramatic changes in land uses proposed for that area illustrates a lack of street corridors sufficient to support traffic that will be generated when those lands are fully developed. Therefore, as a component of the Clifton-Fruitvale planning effort, the RTPO developed a conceptual street network plan that will provide guidance to property owners and developers on location and design of local and collector roads in the area. The street plan shows the general alignment of new collector streets and illustrates how new local streets would intersect with the new collector streets and other existing streets. The circulation plan will be amended to the Grand Valley Circulation Plan as an action to be completed for this plan.

In addition to planning for new streets, the circulation plan also shows a number of planned street closures. The proposed closures include but are not limited to:

- ✓ 33 $\frac{3}{4}$ Road crossing of the Union Pacific Rail Road tracks. Due to a number of geometric challenges that cannot be modified, this crossing will be unable to safely accommodate the large increase in traffic volumes that will be generated from the Eastern Expansion Area.
- ✓ F Road at U.S. 6. This intersection has poor approach geometry and sight distance issues.
- ✓ 33 $\frac{3}{8}$ Road and 33 $\frac{1}{2}$ Road intersecting with U.S. 6. These two intersections are located very close to the U.S. 6 overpass the UPRR and have poor sight distance and approach geometry.

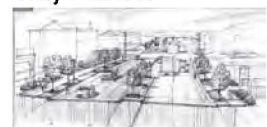
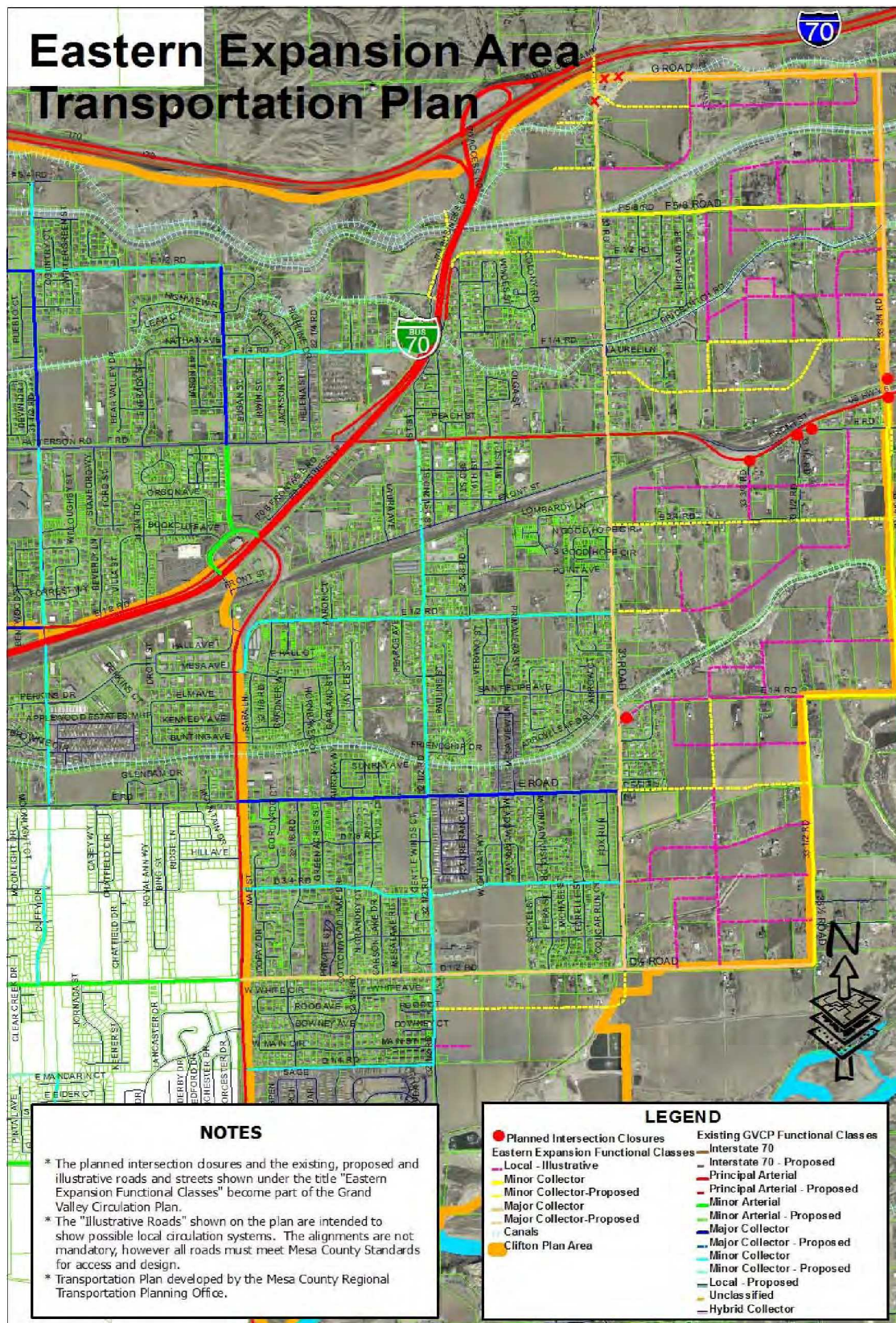
For other proposed road closures, refer to the street plan on the next page.

Construction of roads shown on the Eastern Expansion Area street plan will provide reasonable and adequate traffic circulation affected by the proposed closures.

The Grand Valley Circulation Plan – 2000 and subsequent amendments

The Grand Valley Circulation Plan is an adopted document that depicts existing and potential traffic circulation and road locations. It also depicts the road classification standard based on traffic volumes and needs. It is the overarching circulation for the Grand Valley; the road network and circulation plan for the "eastern expansion area" of this plan will be amended to the Grand Valley Circulation Plan subsequent to the adoption of this plan by the Mesa County Planning Commission.



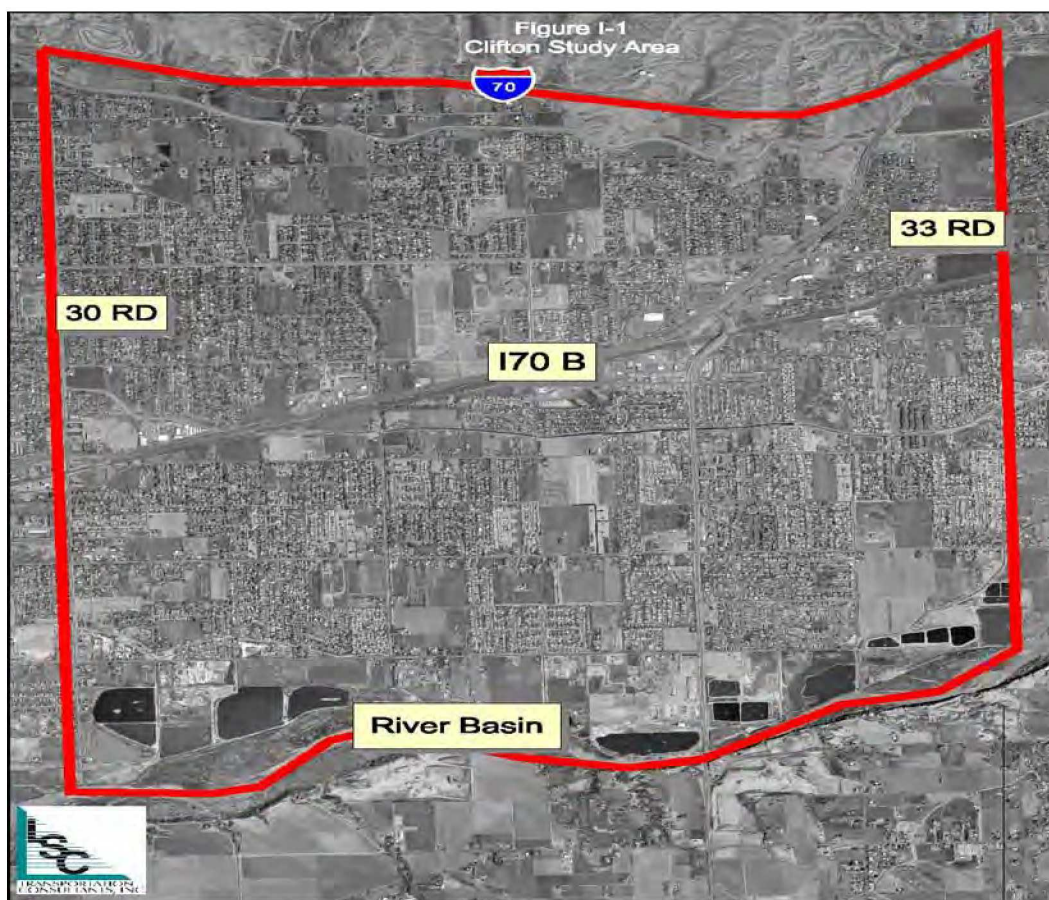




The Clifton Pedestrian Circulation Study – 2006

Background (See Appendix C for executive summary)

The Clifton Pedestrian Study was conducted concurrently with the Clifton-Fruitvale Community Plan process. The study area boundaries are between 30 Road on the west, 33 Road on the east, Interstate 70 (I-70) on the north, and the Colorado River on the south. The study area is shown on Figure I-1 of the Study and included in this chapter. The study area is approximately 10 square miles in size. There are very small portions of the study area which fall within the City of Grand Junction; however, it may be likely that the area will be annexed into the city sometime in the future.



LSC

The primary goal of the Clifton Pedestrian Circulation Study is to assist local decision makers with a prioritized list of pedestrian-related facility improvements which will be included in the Mesa County and Grand Junction Capital Investment Programs (CIP). These prioritized projects will identify both short-and long-term investments in the area. While current and future improvements are required to provide safe and accessible pedestrian walk ways (sidewalks), historical developments in this area did not incorporate these facilities as the area transitioned to urban development.





Upon initial evaluation, it is clear that there are numerous problem areas within the study area. These specific areas are listed in the Clifton Pedestrian Circulation Study, but more importantly, a picture of each problem type is presented for illustration purposes. These pictures are representative of many common areas within the study area. It would be impossible to “fix” all the types of problems individually. However, as roadways are improved, particularly through major road construction projects, and even in some cases, overlay maintenance programs; it is possible to bring some of these problem areas up to standard—particularly with regard to accessibility to transit stops, as this is one of the major components to creating an accessible transit system.

Grand Valley Transit (GVT) serves the Clifton-Fruitvale study area with five bus routes and one transfer point currently located at Coronado Plaza. The transfer site will soon be moved to a newly constructed point located at 32 Road and I-70 Business Loop. These routes stop at approximately 80 bus stops, comprised of signs, benches, shelters, or a combination of the three. Figure VII-1 of the Study (included in this chapter) illustrates the routes and stops served by GVT. Transit planning considerations with regard to bicycle and pedestrian elements must carefully be addressed. A bus patron must travel to and from each bus stop to their final destination, whether that destination is 100 feet or one-quarter of a mile. The connectivity to these stops is vital to allow disabled bus patrons access both to the stop as well as to their final destination. It is not only necessary to provide improvements to navigate throughout Clifton-Fruitvale, but to provide safe and efficient travel ways to and from transit stops.

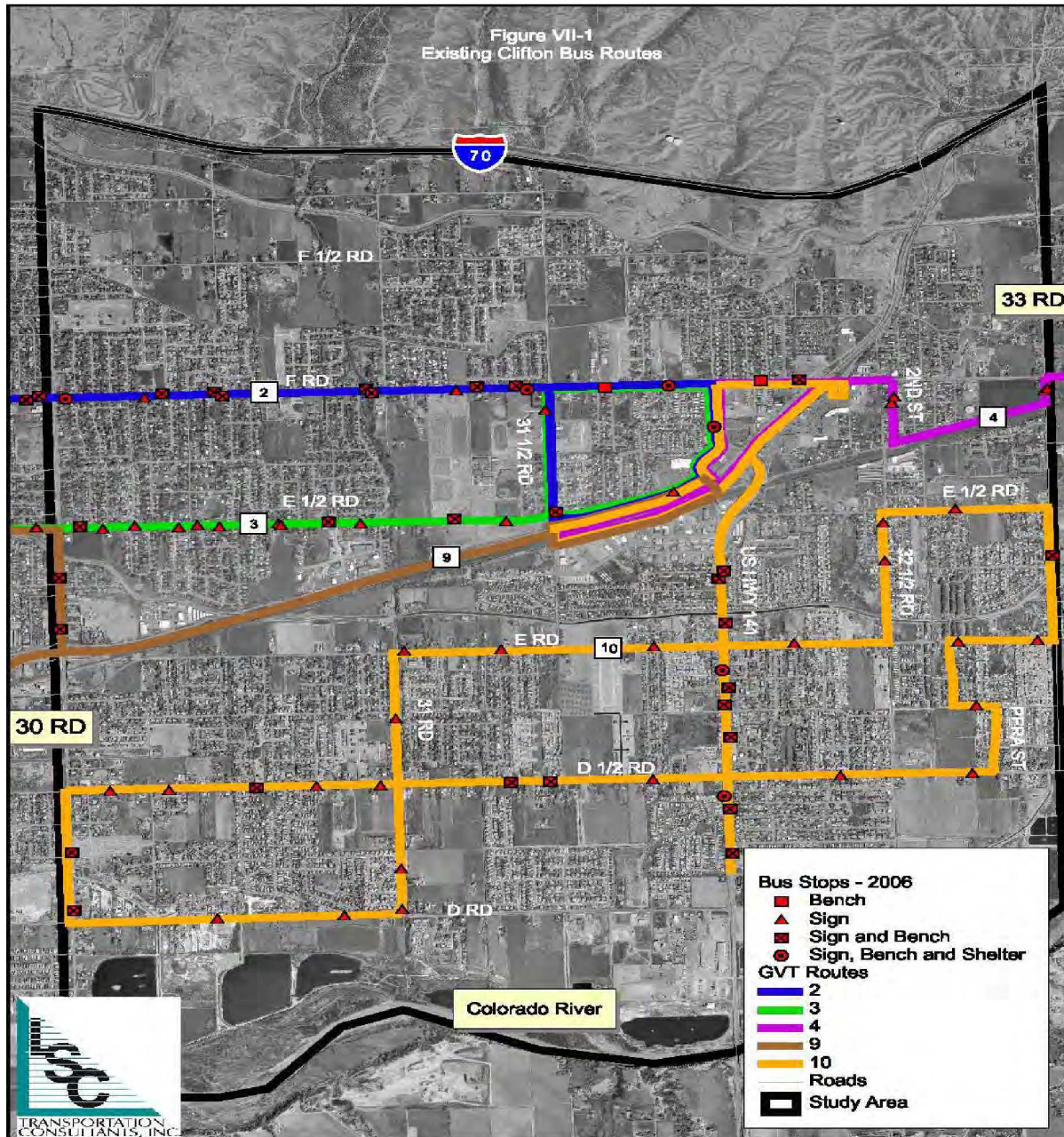
Recommendations

Projects within the Pedestrian Circulation study are not prioritized in any order. A highly ranked improvement would be implemented into the Capital Investment Program as it reaches its “trigger.” These triggers—or decision factors on whether the improvement occurs—are based on the factors discussed in the study. As mentioned, these triggers may be related to cost, planned redevelopment of a road, or others. Each improvement must be weighted on an individual basis to determine if the improvement can feasibly be implemented when warranted. Based upon discussions with the Steering Committee and public comment, improvement priorities are generally the following:

- | | |
|----------------------------------------------------|----------------------------------------|
| 1. Sidewalk connectivity to schools | 4. Connectivity to commercial areas |
| 2. Sidewalk connectivity to transit stops | 5. Accessibility between neighborhoods |
| 3. Sidewalk connectivity to recreation facilities. | 6. Bicycle and trail improvement |

This list can then be used to develop a two-tiered improvement structure where sidewalk connectivity to schools, transit stops, and recreation has a higher priority than connectivity to commercial areas, between and within neighborhoods, and bicycle/trail planning.





LSC





Study Summary

Chapter II presents a brief review of existing planning documentation and other relevant work done in the Clifton area. This includes documents such as the Clifton Transportation Study, the Pear Park Neighborhood Plan, the current Capital Investment Program 2005-2010, and information such as historic building permits and current and future zoning.

Chapter III presents a review of the public comments to date. An open house, held in conjunction with the Clifton-Fruitvale Community Planning initiative, provided an opportunity to receive public comment on pedestrian-related facilities vital to the community. This information includes both general comments made by residents as well as an analysis of a short survey provided to attendees. Additional open houses were held by the Regional Transportation Planning Office throughout the Clifton area. These comments are incorporated into this planning effort. A final public meeting at the Mesa County Board of County Commissioners was held on June 26, 2006.

Chapter IV presents an initial field investigation of the area. This preliminary investigation included on-site visits of the area and initial inventory of existing facilities. Much of the initial inventory identified major gaps and inconsistencies in development. As mentioned, the Clifton area has developed from one characterized by rural elements such as open fields, waterways, and inconsistent/undefined densities into more of a suburban to urban development. The area is currently experiencing large growth in residential areas. Many new developments are occurring and likely will continue for some time to come.

Chapter V presents the inventory of pedestrian-related facilities. This includes detailed maps and databases of existing pedestrian walkways, and the existing trail/bikeway network. This inventory is presented in text, tables, and graphics.

Chapter VI presents an overview of design considerations including common cross section designs of bikeways, pedways, and includes a discussion of crosswalk specifications and considerations.

Chapter VII discusses transit-related planning considerations as they relate to pedestrian activity in the area. This chapter also discusses briefly those Americans with Disabilities Act considerations as interpreted from the US Access Board in the recent Public Right-of-Way design considerations.

Chapter VIII presents a precursory evaluation of facilities throughout the area. This information was used to develop specific projects discussed in Chapter X.





Chapter IX presents the criteria used to determine in which projects Mesa County should invest to obtain the greatest improvement to the pedestrian system. The criteria were developed in a cooperative working process between the LSC team and the Steering Committee. The criteria were used to rank the projects in order of highest need and importance to the Clifton area and were used to determine the fiscally-constrained projects appropriate for inclusion in the CIP.

Chapter X presents the pedestrian project rankings for the Clifton area. The facility improvements are based upon the project ranking information from Chapter IX and upon the estimated cost information from a variety of sources. These improvements range from a “status quo” approach to an approach wherein all of the existing pedestrian deficiencies are improved over the next 20 years. The top ranked projects in each alternative are those projects that have the highest priority within the area.

Finally, Chapter XI provides potential sources of funding and a discussion of how projects may be funded into the future.

Capital Investment Program

Transportation projects are typically large-scale and costly projects that require significant planning time horizons (six years); these types of projects are implemented through the Capital Investment Program (CIP). The projects are prioritized by overall County needs, and based on availability of Federal, State and County money. The CIP is a rolling plan that is reviewed every year and each year the sixth year projects are added to the plan. Generally, the schedule is somewhat rigid with respect to amending it for years one through five largely because of project size and strings attached to federal and state money.

The following list of CIP projects fall within the Clifton-Fruitvale plan area and is scheduled for the 2006 through 2012 time-horizon:

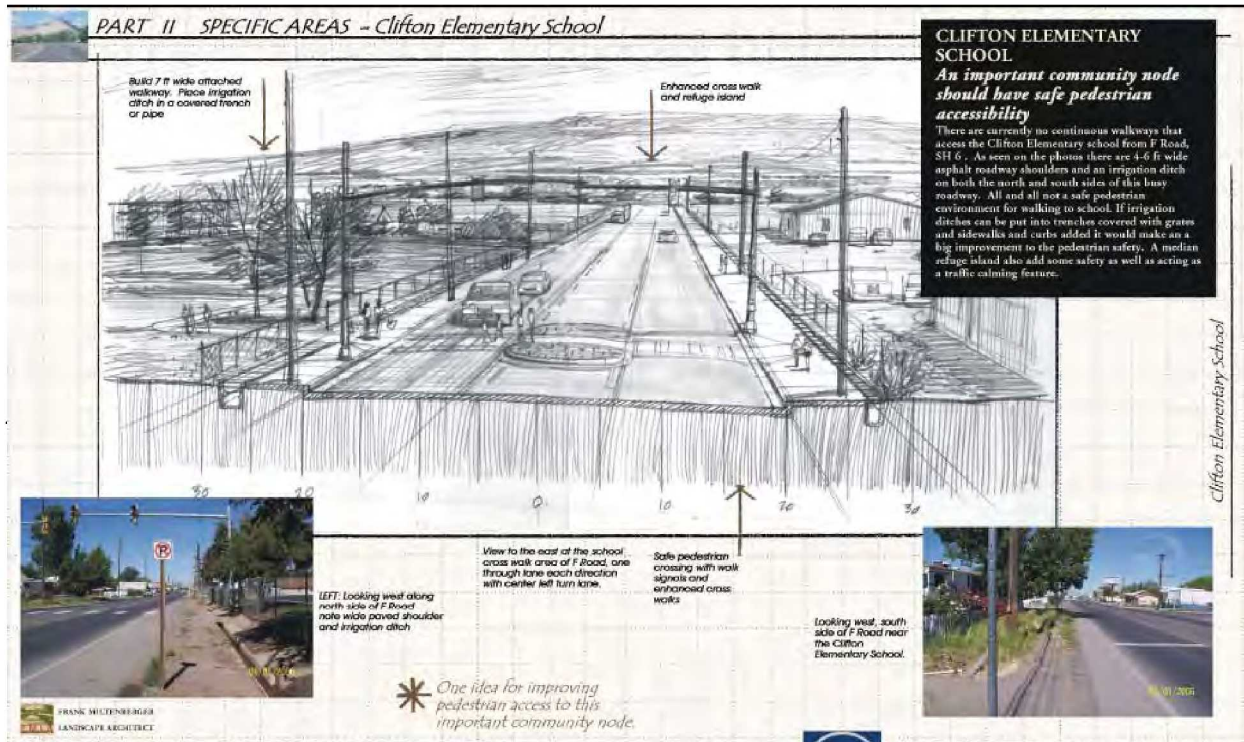
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| 2006 Projects -- | 32.5 and D.5 Rd intersection improvements
32.5 Rd Pathway
33 Rd construction |
| 2007 Projects – | E Road at 31 Rd to 33 Rd drainage and sidewalk improvements
E Road 33 to 33 ½ Road extension |
| 2007 to 2009 – | I-70B at Peachtree Shopping Center intersection improvements |
| 2010 Projects – | 33 Rd at 5/8 Rd Highline Canal Bridge |
| 2011 Projects – | 31 Rd viaduct connection to I70B |





Concepts for the Future

Drawings were prepared especially for the Clifton-Fruitvale planning area to provide visual ideas, and to demonstrate how some of the improvements could look based on citizen input, safety concerns, and design standards. The graphics contain examples of walkways, streetscapes, landmarks, fencing and landscaping, parking, community entryway features, and screening utilities to improve community and neighborhood appearance and character. The full set of renderings is contained in Appendix A.



Transportation Key Issues and Public Comments:

- Road infrastructure is lacking basic safety features – sidewalks, curb, and gutters.
- Inadequate and unsafe walking routes to schools, bus stops, businesses
- Improve access to Peach Tree (vehicular and pedestrian)
- Need sidewalks, uncongested streets, street lights, and traffic signals
- Wheelchairs need sidewalks detached from the curb
- Limited room to expand F Road without urban renewal.
- Consider using Front Street as a bypass.
- Rural eastern area needs road planning if it is to urbanize
- Transit (GVT) ridership is high and growing
- Lack of bike paths
- Limited access to riverfront
- Need safe railroad crossings
- Want streetscape improvements





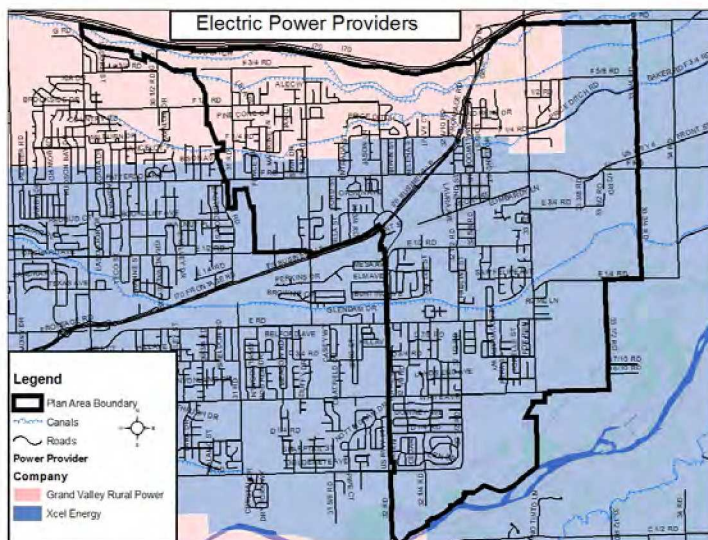
UTILITIES - SPECIAL DISTRICTS

Utility services in the area are provided as follows:

- Electricity - Grand Valley Rural Power Lines and Xcel Energy
- Natural Gas – Xcel Energy
- Telecommunications – Qwest, Bresnan, various other providers
- Domestic Water -, Clifton Water District and Ute Water Conservancy District
- Wastewater (Sewer) Collection and Treatment – Clifton Sanitation District; Eastern portions of the plan are currently not within a sanitation district.
- Solid Waste Disposal - Private haulers, Mesa County landfill
- Irrigation – Grand Valley Water Users Association, Grand Valley Irrigation Company, Palisade Irrigation District, Mesa County Irrigation District
- Drainage – Grand Junction Drainage District; 5-2-1 Authority

ELECTRICITY

Grand Valley Rural Power Lines (GVRP) provides electricity to the northern portion of the Community, generally north of F Road to 33 Road. Xcel Energy services the remainder of the area. There are not any current service issues in the area; however, GVRP has one 3-phase feeder in the middle of their service boundary area and would not be able to service a big industrial plant without significant upgrades.



Source: Mesa County Department of Planning & Economic Development 2006

NATURAL GAS

Natural gas service is provided by Xcel Energy. There are no known service issues in the community.

TELECOMMUNICATIONS

Telecommunication services are provided by Qwest. Bresnan also provides cable and internet service in the area. There are no major issues of public concern in the planning area. When new development occurs Qwest is responsible to provide infrastructure to the site. The consumer then has a choice of service providers. Their one issue is that their service is often an afterthought for builders. Qwest would prefer to be notified up front when new developments are proposed to facilitate easier installation of infrastructure.





DOMESTIC WATER

Background

The general service boundaries of the Clifton Water District are as follows, the area between 30 Road and approximately 34 ½ Road bounded on the north by Interstate 70 and on the south by the Colorado River, selected properties on Orchard Mesa, and the Whitewater area. The funding mechanization of the Clifton Water District is monthly user fees and Plant Investment Fees (Tap Fees).

The Clifton Water District (CWD) produces and distributes potable water to residential and commercial customers within the entire Plan Area excepting that portion identified north of the US Government Highline Canal between 31 ½ Road and Lewis Wash which is served by the Ute Water Conservancy District by a dead-end 2" water line.

Typically, customer demand in the CWD is from 100 to 120 gallons per day per person. The water supply comes entirely from the Colorado River and the treatment facility is located just east of the Plan area. The water delivery system is principally gravity fed with an occasional pump or booster station.

The CWD is governed by a five-person Board of Directors, elected from qualified electors of the District at public election to serve terms of four years. The Board establishes policy of the District and employs the Manager who runs the day-to-day operations. CWD does not collect property taxes to fund its operation. 2006 represents the twenty second year that property taxes have not been collected to fund any portion of the operation. All operations of the District are funded from the fees collected for the services rendered.

The CWD was formed in 1951 serving 351 active taps and produced 95,000 gallons of water per day. Today the District serves 10,000 active taps and produces up to 8 million gallons of water per day with a steady population growth rate of 3% annually. In 2007, the Clifton Water District will complete a treatment plant expansion project that will increase the treatment capacity to 11 million gallons per day (MGD) and provide for expansion to 16 MGD. In 2004 the District added 3.9 MG of finished water storage capacity and in 1997 began using membrane technology, nanofiltration and reverse osmosis in the treatment process. CWD has over 150 miles of pipeline, three (3) pumping stations and 9 Million Gallons of finished water storage.

The Clifton Water District has an Agreement to provide the City of Grand Junction 4.5 MGD of water. This was the result of prior agreements by which the City provided Clifton water rights in the Colorado River and paid for a portion of the Clifton Water Treatment Plant. In prior years, the City received this water on a routine basis however, in recent years; the 4.5 MGD has only been needed in times of emergency.





Both water providers have adequate supply capacity to serve the planning area as it develops to its build-out potential. The small Ute Water service area on the northwest fringe of the plan area is currently served by a 2 inch deadend line and will require upgrades to accommodate any growth. Any water line upgrades would need to connect to Ute's 8" main in 30 Road or cross Interstate 70 and connect to Ute's 36" main line north of the interstate. According to Ute Water officials the more likely scenario would be the inclusion of this area into the Clifton Water District service area and subsequent service by Clifton Water, since CWD has the infrastructure much closer than Ute Water does to serve this area.

Because of the Grand Valley's desert environment, waterwise techniques (also known as the registered name "xeriscaping") and the use of xeric (low water use) plants works very well. The Clifton Water District plans to continue to encourage 'infill' development within the Plan Area and to continue infrastructure upgrades as indicated by growth rates and trends.

Key Issues Identified by CWD

- Sizing new infrastructure to meet current and future growth projections;
- Coordinating main line upgrade projects with other entities such as Mesa County, Clifton Sanitation #2 District, Colorado Department of Transportation;
- Working with Mesa County Engineering Department to assure an access corridor along the 33 ¾ Road alignment for future installation of a new transmission line from the District's water treatment plant to the storage tanks north of Interstate 70;
- Maintaining the District's Board of Director's operating philosophy to "pay as you go" and adjust water rates to production and delivery operational costs without imposing mill levies on the District's customer base.

7 Basic Principles To Good Xeriscape Designs

1. **Comprehensive planning and design for low water use;**
2. **Creating practical turf areas,**
3. **Selecting low water plants and organizing plants by water usage;**
4. **Using adequate soil preparation;**
5. **Using water conserving mulches;**
6. **Irrigating efficiently; and**
7. **Maintaining landscaping appropriately".**

(Source: Denver Water Board)

WASTEWATER – SEWER – COLLECTION AND TREATMENT

Background

Historically, sewage collection and treatment in the Clifton-Fruitvale area has been provided by Clifton Sanitation District #1 and Clifton Sanitation District #2 (CSD #1 and CSD #2). These quasi-municipal corporations or districts are organized under State of Colorado Special District Act.





Consolidation of the two districts occurred in 2006. A single new state of the art mechanical plant will start construction in the fall of 2006 with completion scheduled for the end of 2008. Until such time as the new mechanical plant is operating, the current lagoon systems will be used to treat domestic sewage. The three lagoon systems have been consolidated into one system and the remaining two systems are being decommissioned and reclaimed at this time.

The eastern part of the Community is not presently within the Sanitation District boundaries. With the construction of the new plant CSD has projected the capacity to treat new development in the area currently outside of the district at an average density of 4 dwelling unit per acre,

A five member board of directors governs the District that currently employs four people. The District's boundaries encompass an area of approximately 2,855 acres, that generally includes the area from 31 Road on the west to 33 ¼ Road on the east, and from the Highline Canal on the north to the Colorado River on the south. The District's current population is approximately 18,000.

The operation and treatment of sewage treatment facilities are regulated by State statutes and regulations administered by the Colorado Department of Public Health and Environment's Water Quality Control Division. Sewer line sizes are upgraded as development occurs, with improvements paid for by the developer.

Only a small number of the existing homes in the planning area are not currently being served by sanitary sewer. Most of these homes are in the eastern portion of the planning area and are not currently within the CSD service boundaries. These homes are served by onsite individual sewage disposal systems, regulated by Mesa County Division of Environmental Health. Failing systems are required to connect to the public sewer system if available within 400 feet of the system, unless CSD is unable to provide service.

The majority of the public comments in the planning process support CSD providing sewer service to the area between the buffer zone and the current CSD east boundary. People are also very interested in the decommissioning of the lagoon systems and potential for a riverfront trail and community open space/park system on the river.





According to CSD, all wastewater flows in the area may be accepted by CSD for treatment provided that such acceptance does not exceed throughput or design capacity of the treatment works or constitute a substantial impact to the functioning of the treatment works, quality of the receiving waters, human health, or the environment. CSD has a responsibility to protect the Domestic Wastewater Treatment Works as defined by federal regulations from pollutants which would cause pass through or interference or otherwise be incompatible with operation of the treatment works including interference with the use or disposal of municipal sludge. Clifton Sanitation currently does not have an EPA approved pretreatment program that would allow for certain Categorical Industries to be served by the District. Anyone anticipating development should contact CSD first to make sure the system can handle their needs.

Sanitary Sewer Key Issues and Public Comments

- Coordination of utility and road projects
- CSD has an interceptor to service the area north of the Highline Canal, intended to serve development between the Highline Canal and Interstate 70, and potentially areas north of Interstate 70 (CSD#1 extension in the mid 1990s).
- Service area expansion process - Expansion of a special district's service area is subject to review and approval by District Court. While the County cannot veto such expansions, it can provide comments to the District Court on changes to a service plan. The CSD considers itself to be exempt from District Court review of its boundaries.
- Potential impacts to the buffer area if CSD eventually provides sewage treatment services for the Town of Palisade, as this would require a sewer line to be constructed through the Palisade buffer. Need assurance sewer service would not be provided to buffer properties.
- Mesa County has asked CSD to enter an intergovernmental agreement related to expansion process – e.g., agree not to expand into Palisade buffer, notify MC of expansion requests, etc.
- Reclamation plans for the decommissioned lagoons – consider uses such as recreation, floodplain and riparian conservation, and future trail connections.

SOLID WASTE DISPOSAL

Background

Mesa County owns and operates a landfill which serves the majority of Mesa County residents. A Solid Waste Management Plan was adopted by Mesa County in July, 1994. A primary conclusion of the Plan is that "The landfill has considerable remaining disposal capacity and offers a low-cost, environmentally secure solution to solid waste management". Assuming the present waste stream growth rate of 3% annually, the currently permitted area of the landfill can be expected to last until approximately 2035.





Solid waste is collected from businesses and residents within the urban areas and in some rural areas. Private residential collection service is available in the Clifton-Fruitvale Community, but is not required by law. State law does not allow Counties to franchise garbage hauling areas in unincorporated areas, nor require trash pick-up services.

Waste Reduction: The 1994 Plan identifies a number of techniques for reducing the amount of waste which is disposed of in the landfill. The County is in the process of initiating some of these techniques, primarily by working with the private sector to encourage recycling activities. The County is also working toward providing drop-off recycling at the transfer stations. Transfer stations do require staffing or they can turn into mini garbage dumps. Someone has to be there to educate and regulate the public. The economics suggest at least \$30,000 for staffing, with additional costs to build, operate and maintain the facility.

Mesa County has initiated a green waste composting program, biosolids and animal mortality composting program, hazardous waste collection program and an intensive public education program. Generally, the landfill's relatively low fees serve as a major deterrent or disincentive to recycling efforts.

The landfill also has the free day campaign that is offered to the public – typically in the spring.

Solid Waste Key Issues and Public Comments

- Lack of mandatory trash collection in the Community. State law does not allow County's neither to require collection services nor to franchise garbage hauling areas in unincorporated areas.
- Improve and use alleys in area south of F Road for trash pick-up – instead of trash pick-up in front of the houses.

IRRIGATION

Irrigation water is provided to the planning area by Grand Valley Water Users Association (Government Highline Canal), Grand Valley Irrigation Company, Palisade Irrigation District, and Mesa County Irrigation District. Each of these providers was originally organized to serve the farming community and have to adapt to the urbanization of the community over time. Water is diverted from the Colorado River and conveyed via canals to various lateral ditches (most of which are not under the control of the irrigation companies) that serve individual properties.

Grand Valley Irrigation Company (GVIC)

- County needs to honor review agency comments for new development.
- Concerned with keeping the public off of the area along the canals so as not to interfere with irrigation operations.
- Retention, detention and drainage are the main issues.





- Problems are fewer when the County requires developers to put in adequate irrigation systems preferably with a storage facility and single pump for the development under control of the home owner's association.
- GVIC accepts stormwater drainage into their system through a discharge permit from the State.

Mesa County Irrigation District (MCID)

- MCID water is adjudicated to the land (the water goes with the land).
- Land buyers usually aren't aware of the amount of water entitled to the land.
- Subdivision homeowners tend to want to water at the same time, and assume lack of adequate water is MCID's problem.
- Need to work more through the developers so the system the property owner installs is compatible with the amount of water available.
- MCID canals are often dry by 30 Road due to overuse by upstream irrigators.
- Designed systems often are not installed the way it's originally engineered.
- Water is relatively cheap. The average home is \$20/year but it doesn't give them very much water. The value of irrigation water is great. People don't believe them when they tell them they've used all the water they were allowed for a year in about 3 days.

Grand Valley Water Users Association (GVWUA)

- The federal government owns metes and bounds on the canal properties.
- Grand Valley Water Users is responsible for costs, operations, maintenance, etc.
- GVWUA is opposed to recreation on the canal banks.
- GVWUA provides water to the MCID's Stubb ditch and the Palisade Irrigation District's Price Ditch.
- The canal was reconstructed in 1992-94 with a liner so it's in good shape, but need to keep cattails down and weeds from growing.
- Although GVWUA has a State Water Quality storm water management permit GVWU will not take illicit storm water discharges in their canal, such as generated from subdivisions.
- A lot of garbage is dumped in the canal including tires and grass clippings.
- Need to protect water rights and easements to deliver the water.
- Concerns that some surveys for new developments do not include recorded and apparent easements on the plat.
- GVWUA cannot move ditches or pipelines without owner's permission.
- Need to promote wise use of water.
- Need to ensure irrigation water is used (where available) and not domestic water for irrigation purposes.
- Irrigation companies would like to collect a review fee for their review of development plans which would allow them to employ people with expertise to review these plans.
- The current GVWUA user fee is \$3.70/acre foot for water.





Irrigation Key Issues and Public Comments

- Irrigation and drainage plan requirements for new developments.
- Lack of enforcement of irrigation system standards for new development
- Developers need to do a better job of protecting irrigation infrastructure and delivery systems to new subdivisions. Need to protect irrigation water.
- Lack of ditch maintenance.
- Incorporation of linear waterways in the design of new developments. Allow and encourage new developments to incorporate drainages and other waterways (irrigations and tailwater ditches, etc.) as natural amenities for the lots.
- Irrigation water management plans
- Illegal dumping in and along irrigation facilities
- Lack of adequate irrigation water for a lot of new residential development.
- Over-use of irrigation water. Lack of education and coordination on how much irrigation water is allocated to each user.
- Need comprehensive utility infrastructure inventory and mapping.
- Open irrigation ditches – maintenance issues – dangerous
- All development (even high density) should be required to provide irrigation water to homes to water yards
- Weeds along irrigation canals and ditches.

DRAINAGE

See also Natural Resources – Environment chapter

The Grand Junction Drainage District (GJDD) operates a system of drainage ditches throughout the area. The current system is inadequate and is getting worse with urbanization. There are not many facilities to collect and transmit storm water. GJDD is upsizing pipes on 32 ½ and E Roads. “Downtown Clifton” has one small drainage line in disrepair. Trash is also an issue in drainage ditches. The new storm water drainage regulations coming through the County are being coordinated by the 5-2-1 Drainage Authority (Fruita, Grand Junction, Palisade, Mesa County and the GJ Drainage District). GJDD is trying to keep ahead of new development with over-sizing facilities.

Drainage Key Issues and Public Comments

- Lack of adequate stormwater drainage facilities to handle urban development
- Blocking of historic drainages
- BLM site south of I-70 at 32 Rd alignments is managed by the US Bureau of Reclamation and may be a good drainage detention site.
- Intersection of 32 5/8 and E ½ Road has drainage problems.
- Topography, natural drainage and native vegetation should be respected in new developments.





PUBLIC HEALTH

PURPOSE

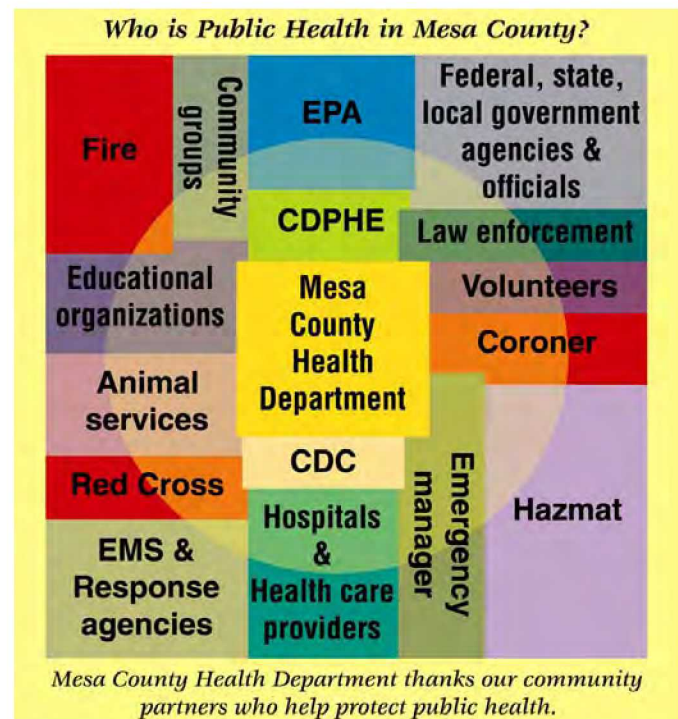
Protection of public health in Mesa County is a shared responsibility of many county departments and community organizations. Mesa County Health Department (MCHD) is a catalyst for community health assessment and for community collaboration to address public health issues, as well as providing public health services and programs.

Ten essential public health services provide the framework for services provided by the Mesa County Health Department.

1. **Monitor** health status to identify community health problems.
2. **Diagnose and investigate** health problems and health hazards in the community.
3. **Inform, educate, and empower** people about health issues.
4. **Mobilize** community partnerships to identify and solve health problems.
5. **Develop** policies and plans that support individual and community health efforts.
6. **Enforce** laws and regulations that protect health and ensure safety.
7. **Link** people to needed personal health services and assure the provision of health care when otherwise unavailable.
8. **Assure** a competent public health and personal healthcare workforce.
9. **Evaluate** effectiveness, accessibility, and quality of personal and population-based health services.
10. **Research** for new insights and innovative solutions to health problems.

BACKGROUND

All current Mesa County Health Department services are available to residents in this planning area. The Community Services Building, where MCHD offices are located, is about 2 miles west of the planning area. Programs of MCHD include Clinical Services, Health Promotion and Community Outreach, Environmental Health, and Emergency Preparedness.





Preparedness, Information and Planning	Description	Population Served
Emergency Preparedness	Planning to meet public health responsibilities in times of emergency or disaster	All County residents
Community Health Assessment	Surveys health needs of the community.	All County residents.

Clinical Services	Description	Population Served
Communicable Disease	Disease investigation	All County residents
Family Planning	Offers birth control, STD testing and treatments, pregnancy testing, exams.	All County residents
Health Care Program For Children With Special Needs	HCP provides care coordination for children with special health care needs and their families.	Children age 0 to 21 years old, have special health care needs and resident of Colorado.
Immunizations	Offers childhood, adult and overseas immunizations.	All County residents

Health Promotion and Community Outreach	Description	Population Served
Public Health Nursing Parenting Partnership Nurse-Family Partnership	Offers several programs for nurse/professional staff home visitation designed to fit individual family needs.	3 programs are available and eligibility is different for each program.
WIC (Women, Infants and Children)	WIC is a supplemental food and nutritional program designed to improve the health of women, infants and children.	Pregnant women, postpartum women for 6 months, breastfeeding women until the infant's 1st birthday, infants and children up to the age of 5.
Early, Periodic Screening and Diagnosis and Treatment	Works with Medicaid families to explain medical, dental and vision benefits. Also provides a list of care providers, transportation to care providers, and follow-up.	Medicaid recipients
Health Education <ul style="list-style-type: none"> Injury Prevention Contraception and sexually transmitted disease prevention Tobacco education Healthy living 	Offers health and wellness education services for individuals and groups to improve health and safety in a variety of areas including	All County residents





Environmental Health	Description	Population Served
Air Quality <ul style="list-style-type: none"> • Airborne Allergen Report • Air Quality Monitoring • Grand Valley Air Quality Planning Committee • Official Complaint Filing and Investigation • Open Burn Permits • Daily Pollen Report and Forecast • Stationary Source Inspections • Western Slope Air Watch • Daily Air Quality Advisory 	<p>This program actively manages the air quality in Mesa County to protect public health and the natural environment.</p>	<p>All County Residents</p>
Consumer Protection <ul style="list-style-type: none"> • Child Care Facility Inspections • Daily Air Quality Advisories • Food Service Inspection • Food Handlers Classes • Blue Ribbon Awards • Rodent Control • School Chemical Safety • Septic System Permits • Swimming Pool Inspections • Tattoos and Body Piercing 	<p>Protects residents and visitors by preventing an array of health hazards.</p>	<p>All County residents</p>
Water Quality	<p>offers services and programs relating to ISDS installation, use, and abandonment as well as performs swimming pool inspections</p>	<p>All County Residents</p>
Zoonoses <ul style="list-style-type: none"> • Plague • St. Louis Encephalitis • Hantavirus Pulmonary Syndrome (HPS) • West Nile Virus • Rabies • Tularemia • Colorado Tick Fever 	<p>Provides a number of services in Mesa County to reduce the threat posed by these diseases to residents and visitors</p>	<p>All County residents</p>





Administration	Description	Population Served
Vital Statistics	Issues certified copies of records for births from 1907 to the present for all Colorado counties. Certified copies of death certificates are available for deaths which occurred in Mesa County	All County residents
Supplemental Foods	Offers free food packages and nutritional education to qualifying individuals and families	Children 5 years of age, delivered baby in past year, and elderly 60 years and older.

Current Health Care Opportunities

MCHD completed a preliminary review of current health care opportunities in the Clifton-Fruitvale Community.

Physicians: The Clifton-Fruitvale Long Range Planning Area is currently served by 3 medical offices with the following staff:

Peach Valley Medical Center- 3 Family Practice Doctors
Desert Sun Medical- 4 Family Practice, 2 Internists
Family Medical- 3 Family Practice

Dental: One dentist

Specialists (e.g. pediatricians, Ob/Gyn): None

Urgent Care: None

Key Issues and Public Comments

- Growing population has caused increased air pollution from homes/businesses.
- Open burning creates too much smoke and pollutes the valley.
- Air monitoring in the Clifton area is a good idea since the nearest air monitoring station is in downtown Grand Junction.
- Placement of an air quality monitoring station onsite at the new Clifton Sanitation District treatment facility is being considered.
- County needs to have a more rigorous approach to wood burning stoves.
- Businesses that burn used motor oil need to have their furnaces inspected
- People with asthma have hard time breathing because of smoke from wood stoves and open burning.
- Valley air looks a lot like Denver's air at times.
- 90 percent of garbage or decomposing organic waste complaints submitted to the Environmental Health Division are in the Clifton area.
- Occasionally the Department deals with wastewater discharge from accessory homes -- travel trailer homes --that are not discharging into a septic or sewer.





NATURAL RESOURCES/ENVIRONMENT

BACKGROUND

The Clifton-Fruitvale planning area contains a wealth of natural features and amenity values. Most all of the neighborhoods in the planning area benefit from great views of the Grand Mesa, Bookcliffs, Colorado River Bluffs, and the Colorado National Monument; it is a desirable place to live. Besides visual amenities a good deal of the area is walking or biking distance to the Colorado River, fruit orchards, and large tracts of public land (Bureau of Land Management); all offer outstanding recreation and cultural opportunities for residents.

The planning area landscape is a patchwork of urban and rural land uses. The area encompasses 6.2 sq. miles and has a population of 14,000 residents. The density of the area is 2,258 persons per square mile which is highly urbanized; however, the density is geographically distinct, approximately $\frac{3}{4}$ of the planning area is urban while the remaining $\frac{1}{4}$ is very rural.

When considering the natural resources that exist on a potential development site and the impacts that development might have on them, it is important to address cumulative impacts. An individual development project in an area may have a negligible impact on drainage, ground water quality or quantity, wildlife habitat, native vegetation, or other natural resources; however, as subdivisions accumulate on nearby parcels, the resources may become so impacted or fragmented that they no longer function as drainage ways, provide water quality functions or support some wildlife species.

There are two aspects of cumulative impacts: temporal and spatial. Temporal cumulative impacts are those that accumulate over time and spatial cumulative impacts consider impacts beyond a single development site. In most cases, both types of cumulative impacts are present in development projects.

In the Clifton-Fruitvale area landscape changes have been occurring for more than 120 years; even prior to the initial platting and sale of the Clifton Townsite lots beginning in 1909. To a great extent the topography – natural features (drainage channels) have been altered, leveled, or eliminated; the native vegetation has been converted to agricultural crops - alfalfa, row crops, orchards, or grass hay – these in turn have been converted to an urban landscape.

While the changes have occurred rather slowly and the cumulative impacts have been rather unnoticeable, the objectives and actions of the Plan will accelerate the rate of urban development and the rate landscape conversion. These changes will in turn dictate changes in methods used to address resource management issues.





It will be necessary to address landscape modifications in a landscape scale as well as site scale, and it will be necessary to address the entire suite of resource management disciplines. The resource areas most affected within the planning area are: historic and existing drainage channels, water quality, impervious services, wetlands, ground water recharge, wildlife habitat, Colorado River Floodplain, mineral resources, soils, and noxious weeds.

DRAINAGES

Most of the Clifton Community is located within the watershed drainage basin known as Douglas Wash. The basin encompasses a large area and is made up of two sub basins; the Eastern and Western Douglas Wash Branches. The total area of the basin is approximately 3,663 acres or 5.7 square miles. The basin is generally defined by the southern edge of the Bookcliffs Rim, and extends south all the way to the Colorado River. The eastern boundary of this watershed matches up with the Bosley Wash Watershed Drainage Basin. The Western boundary is adjacent to the Lewis Wash Watershed Drainage Basin.

Douglas Wash historically drained in a southwesterly direction. However, following the construction of several major infrastructure improvement projects including Interstate 70 (I-70), Interstate 70 Business Loop and Highway 6 (I-70B & Highway 6), major roadways (32 Road & F Road (Patterson)), and in conjunction with numerous irrigation delivery and conveyance systems, like the Government Highline Canal, the Grand Valley Irrigation Canal, the Old Stub Ditch, and the Palisade Irrigation District's Price Ditch, the natural drainage channel has been altered and in some cases eliminated. In addition to these improvements the natural drainage channel has also been altered by the construction of surface and subsurface drainage systems that are maintained by the Grand Junction Drainage District. Alterations to the historical drainage ways has in some cases caused some significant drainage collection and conveyance problems which Mesa County, and several special districts must resolve.

Problem spots in Douglas Wash:

1. According to a floodplain study conducted on Douglas Wash, major flooding may occur at the point where Douglas Wash crosses under Highway 6. The size of the culvert underneath Highway 6 needs to be increased.
2. Another area of concern is the place that Douglas Wash crosses E ¼ Road.
3. Another area of concern is where East Douglas Wash crosses the Highline Canal. The culvert allowing East Douglas Wash to flow under the Highline Canal has been filled in. Most of the natural drainage channel south of the Highline Canal to F ¼ Road has been filled in.

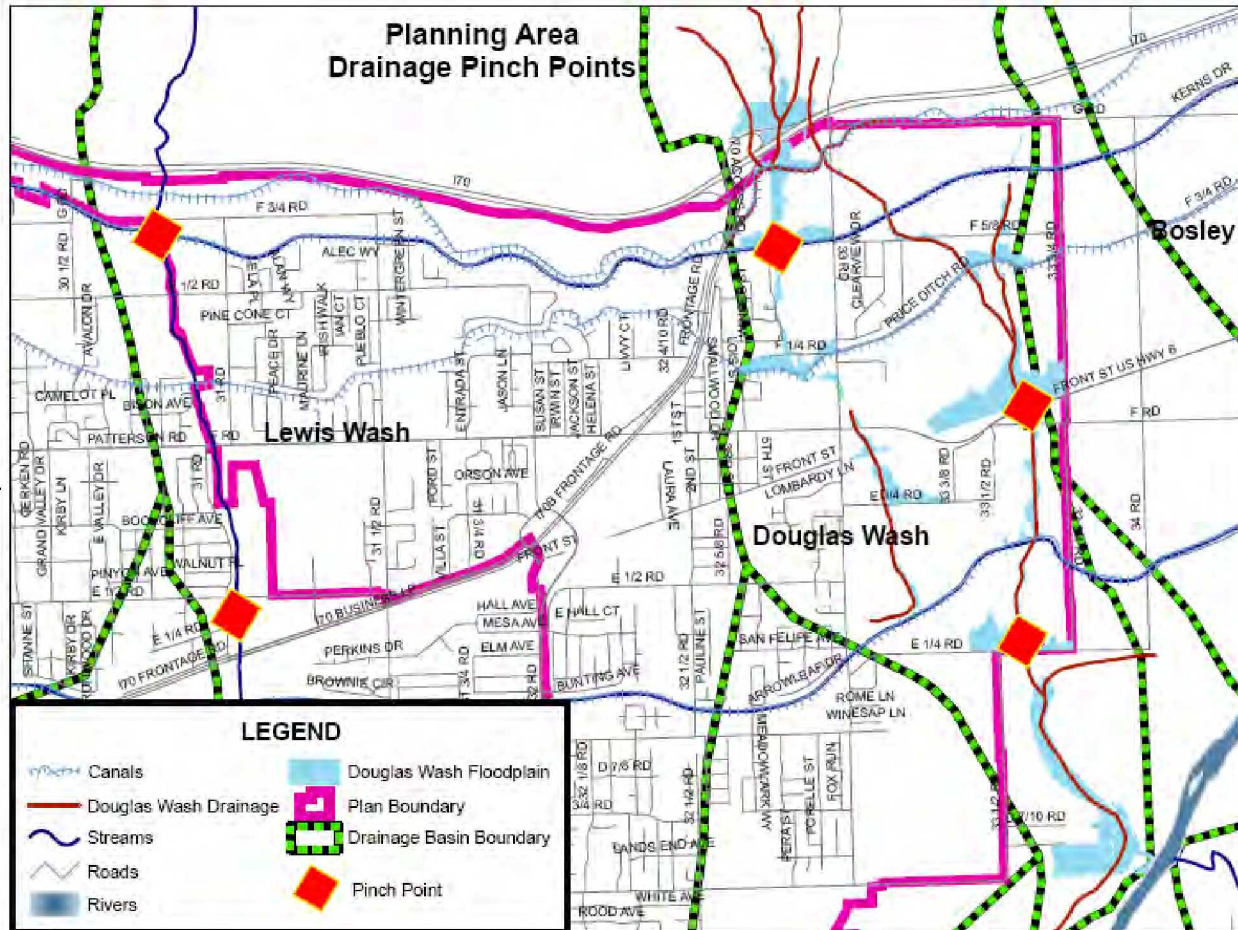
Fruitvale sits within the Lewis Wash Drainage. The natural Lewis Wash channel has been altered but not to the same level as Douglas Wash. The Lewis Wash channel has been straightened and encroached upon, but it has not been eliminated, as is the case for Douglas Wash.





Problem spots in Lewis Wash:

1. A floodplain study on Lewis Wash shows that where Lewis Wash crosses under the Highline Canal the culvert needs to be enlarged.
2. The same floodplain study shows that where Lewis Wash crosses E ½ Road and I-70B, the size of the culverts need to be increased again.





a. Outfall Drainage System

- 1) Design and construct that portion of the outfall drainage system, as defined by the approved Final Drainage Report (as depicted in the Stormwater Management Manual).
- 2) If the outfall system is defined in a Watershed Master Plan, and traverses the development, the developer shall design and construct that portion of the outfall system within the development, in accordance with the Manual.
- 3) If the outfall system defined in a Watershed Master Plan does not traverse the development, but is required to convey stormwater from the development to the major drainageway, the developer shall design and construct that portion of the outfall system within the development, in accordance with the Manual. The local jurisdiction may participate in the connection of the outfall to the major drainageway at their sole discretion.

b. Major Drainage System

- 1) If new development encroaches (i.e.: the placement of fill or structures) into a 100-year floodplain (whether mapped or not), the developer will be required to construct improvements as described in the Watershed Master Plan. If a Watershed Master Plan is not available, the developer shall have prepared a channel stabilization analysis, under the guidance of the local jurisdiction, to identify required improvements and shall implement the mitigation plan.
- 2) Additional improvements to protect health, safety, and welfare may be required by the local jurisdiction if new development is within the vicinity of a 100-year floodplain, whether mapped or not. The developer may be required to participate in a channel stabilization analysis, under the guidance of the local jurisdiction, and may be required to participate in the implementation of the mitigation plan. For the purpose of this policy "vicinity" shall mean any portion of the property that lies within a setback area defined by a slope of 10-foot horizontal to 1 foot vertical (10:1) from the channel invert to the point where the slope daylights.

3. All significant development and redevelopment disturbing more than 1-acre within the urban areas of Mesa County shown in the following figure will implement:

- a. Sediment and erosion control measures during construction activities,
- b. Stream stabilization measures for the major drainageways,
- c. Post-construction best management practices to control the discharge of pollutants to the municipal separate stormwater system (MS4).

4. All drainage facilities will be maintained to preserve their function, and shall:

- a. Be designed to minimize and facilitate maintenance.
- b. Include access to the entire drainage facility by dedication of rights-of-ways, easements and tracts of land specifically for drainage purposes. Tracts or easement dedications shall prohibit uses and the construction of permanent improvements that restrict or block access.

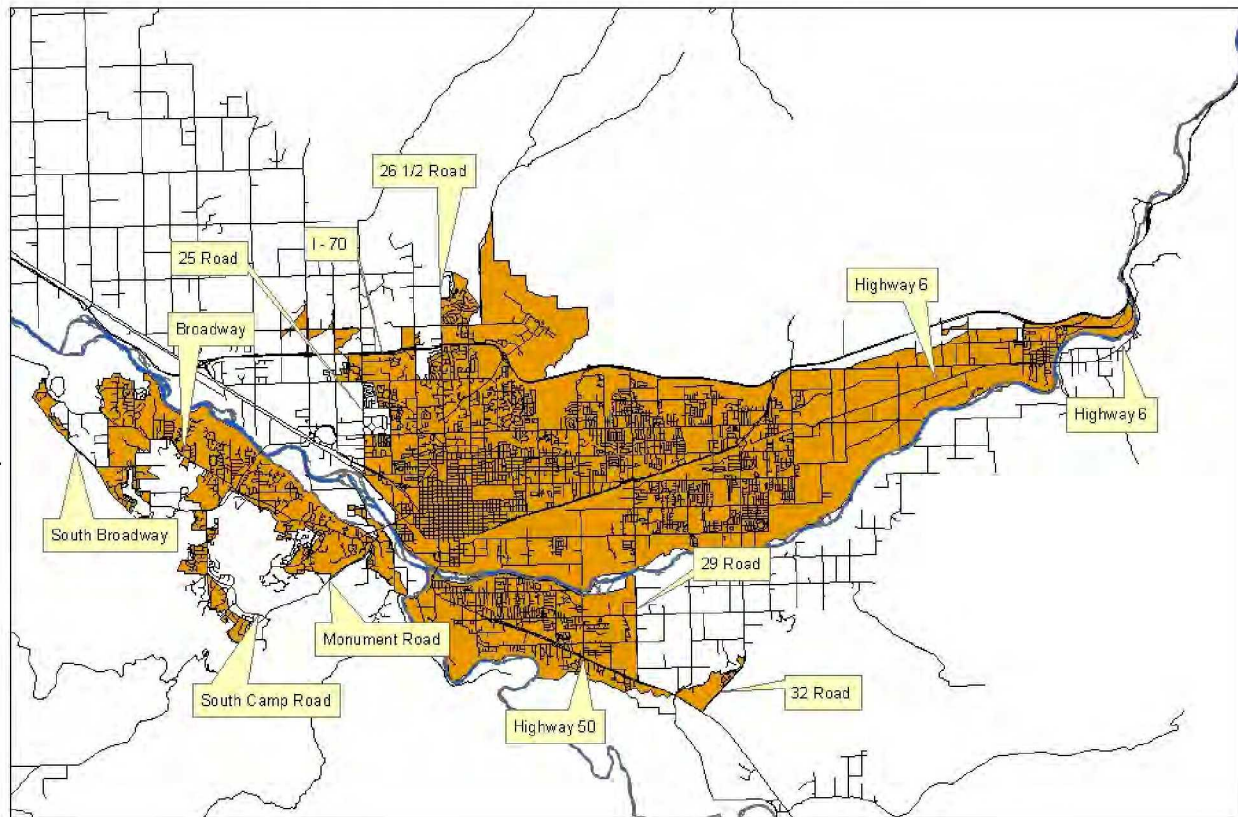




Stormwater Management Phase II Urbanized Area

Mesa County Urbanized Area

(Area that Phase II Regs will be Implemented)



Source: Mesa County





c. Be incorporated in the lot grading for residential development in conformance with FHA lot grading TYPE-A (all drainage to street) or TYPE-B (drainage to front and rear lot line).

5. Preservation of natural drainageways, based on developed land-use hydrology, is encouraged. Development of property shall not adversely affect any natural drainage facility or natural water course, and shall be subject to the following provisions:

a. Drainageways shall remain in as near a natural state as is practicable. All proposed modification to the natural drainageway shall be subject to approval.

b. When the flow rates, velocities, side slopes or other characteristics indicate a potential negative impact to the natural drainageway, the impact shall be mitigated in accordance with criteria set forth in this Manual.

521 Drainage Authority

There are 5 different governmental entities in the Grand Valley, located in Mesa County in Western Colorado, that deal directly with stormwater management, Mesa County (Statutory), City of Grand Junction (Home Rule) , City of Fruita (Home Rule), Town of Palisade (Statutory), and Grand Junction Drainage District (Special District). Both stormwater quantity and quality affect the entire valley from planning, designing, and construction of projects, as well as the safety of the citizens of our communities. In an effort to better handle stormwater quality and quantity problems, the 5-2-1 Drainage Authority (Drainage Authority) was established in June 2004, through an intergovernmental agreement with Mesa County, Cities of Grand Junction and Fruita, Town of Palisade, and Grand Junction Drainage District (Contracting Parties). The Drainage Authority is a separate governmental entity formed under the Colorado Statute CRS 29-1-204.2.

The mission of the Drainage Authority is to provide a consistent and unified voice among all the Contracting Parties on stormwater management, provide regional stormwater drainage facilities to reduce or eliminate damage from flooding, and to coordinate efforts of the Contracting Parties Phase II National Pollutant Discharge Elimination System (NPDES) Stormwater permits.

The goal is to meet the Phase II stormwater quality regulations mandated by the Environmental Protection Agency and provide regional stormwater drainage features. An example of a regional stormwater drainage feature would be a stormwater detention basin North of I-70 on Bosley Wash to try to prevent flooding.

For more information on the 5-2-1 Drainage Authority call telephone # (970) 263-8201.

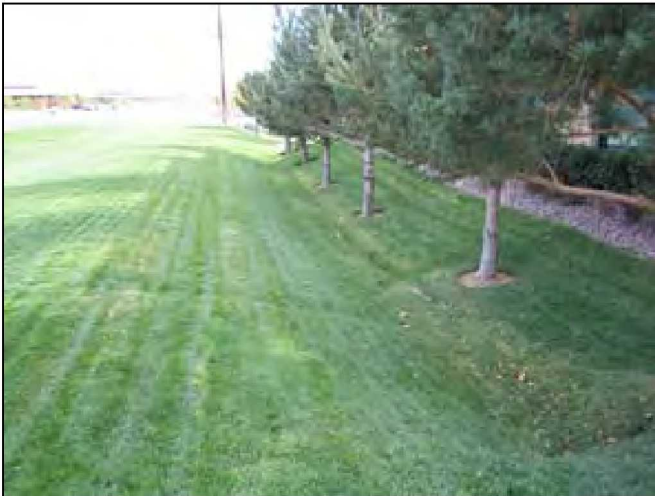




WATER QUALITY

Water quality is essential to the health, welfare and quality of life of Mesa County residents. Increases in the amount of impervious surfaces reduces ground water recharge areas, increases the rate that water flows through natural channels thereby increasing erosion, and increases pollutant loading in stormwater runoff.

Beginning in January 2007, Mesa County will be regulating stormwater discharges from construction activities that disturb an acre or more of land. Mesa County has been required to regulate these discharges through the Clean Water Act Phase II stormwater regulations. Requirements will include proper site planning, management, and best management practices to keep sediment and construction chemicals on-site, during construction activities.



Regulations will also include the need for permanent best management practices to be installed during construction activities and remain on-site permanently in the future. The permanent best management practices will reduce the pollutant loading to stormwater runoff. Some examples include stormwater quality ponds, grassy swales, and constructed wetlands.



**WETLANDS**

Wetlands provide a variety of important functions and values, and serve as habitat for many species of plants and animals. Wetlands filter runoff and adjacent surface waters to protect the quality of rivers, drainages and drinking water. They protect shorelines from erosion and retain flood waters. Wetland plants provide shelter for many animals and they are the basis for far-reaching food chains. Wetlands produce great volumes of food for insects which are fed upon by fish, birds, bats, and amphibians. These animals are eaten by hawks, eagles, badgers, raccoons, coyotes and other predators. Wetlands are pleasing to look at – they provide a striking contrast to desert plants and urban landscapes.

Whether natural or a result of irrigation patterns and uses wetlands provide important contributions to storm water management efforts in the planning area. Strategically located wetlands can help resolve multiple issues of water quality, storm water runoff, wildlife habitat, and passive recreation sites.

There is little documented information about wetlands in the planning area. There are significant information gaps that need to be filled prior to wholesale changes in the landscape to ensure proper management and protection of wetlands in the area. Some wetlands may prove to be man-made; however, they provide the same values and functions as naturally occurring wetlands.

WILDLIFE HABITAT

The Colorado River makes up the southern boundary of the planning area. The narrow area of land adjacent to the river on both sides; and which contains many of the river's structures, functions, and values is known as a riparian area. The Colorado River riparian corridor supports a disproportionately large number of species compared to other habitats; for instance, more than 80 percent of birds in the west rely on riparian corridors for food, shelter, or breeding habitat during some portion of their lives.

The specific numbers and types of wildlife that use the river and riparian area is related to the vegetation patterns and the river itself. Observed species include quail, bats, waterfowl, blue herons, and numerous species of song birds, small mammals and occasionally large mammals. The Grand Valley river corridor is home to an estimated 140 avian species, fifteen of which are listed as rare or imperiled by the Colorado Natural Heritage Program.

In addition, Partners in Flight, the international cooperative dedicated to protecting birds and their habitat, named the Colorado River corridor, through the Grand Valley, as one of only three "Colorado Important Bird Areas" in the state.





Numerous important aquatic wildlife inhabit the river that runs through the planning area. Several federally Endangered Species fish live and breed in the river.

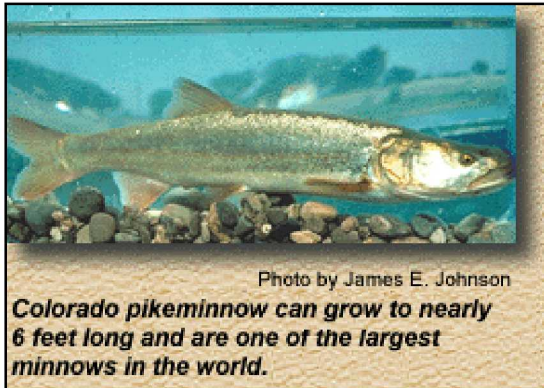


Photo by James E. Johnson

Colorado pikeminnow can grow to nearly 6 feet long and are one of the largest minnows in the world.

They are: Colorado Pikeminnow, *Ptychocheilus lucius*; Razorback sucker *Xyrauchen texanus*; and Roundtail chub, *Gila robusta*.

Under the Endangered Species Act, the U.S. Fish and Wildlife Service has primary responsibility to preserve not only threatened and endangered species, but also the natural resources on which they depend. In Colorado critical habitat for endangered Colorado River fish covers the stretch of the Colorado River

from Rifle, Colorado to Lake Powell, in Utah.

Critical habitat for these three species of fish is defined as all areas within the 100-year flood plain that provide the following three characteristics:

- A sufficient quality and quantity of water needed by the fish at each life stage.
- Physical characteristics such as side channels, backwaters, flood plains and bottom-lands, which are used by the fish as spawning, nursery, feeding and rearing sites.
- An adequate food supply and other biological characteristics.



John K. Rinne

Gila robusta picture by The Native Fish Conservancy

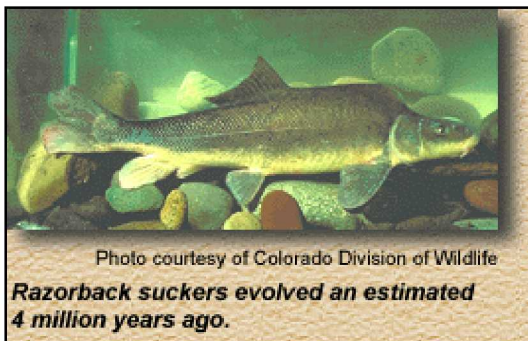


Photo courtesy of Colorado Division of Wildlife

Razorback suckers evolved an estimated 4 million years ago.

Impacts to wildlife occur at the individual, population, and community level. Most often efforts to reduce impacts are directed to populations and communities. Policies and activities to avoid, minimize and mitigate impacts are directed at both the landscape and site scale management. Landscape management focuses on the entire planning area and what can be done to reduce the cumulative impact of activities. Site scale management focuses on

individual projects and individual minimalization of impacts.

Landscape scale management will focus on cumulative impacts on water quality and quality, vegetation management, storm water management.

Site scale management will focus on site design, setbacks, native landscapes, lighting, domestic pets and weed management (where appropriate).

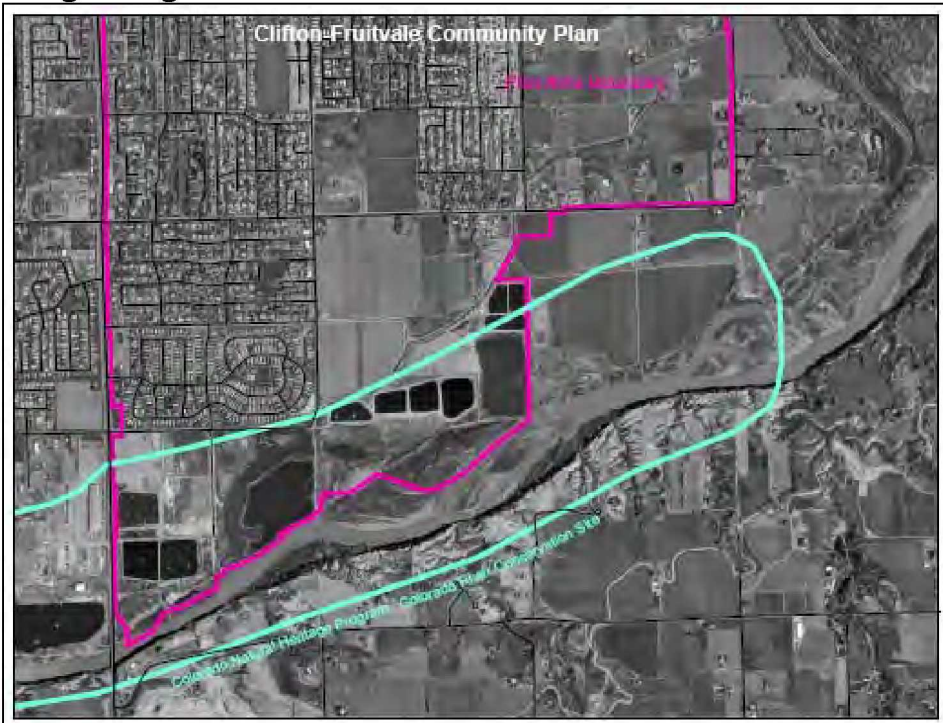




Colorado Natural Heritage Program Colorado River Conservation Site

The eastern-most end of the Colorado River Conservation Site as identified in the *Natural Heritage Inventory of Mesa County, Colorado* (Lyon, P., Pague, C., Rondeau, R., et. al. 1996). lies along the southern-most boundary of the Clifton-Fruitvale planning area.

Colorado Natural Heritage Program Conservation Sites (CNHP) are areas



Source: Colorado Natural Heritage Program 1996

that focus attention on one to several occurrences of rare or imperiled plants, animals, or plant communities. CNHP provides guidelines (non regulatory) for management activities to insure survival of those plants and animals, and plant communities.

Sensitive and endangered species listed in the natural heritage report include Colorado Pikeminnow, *Ptychocheilus lucius*; Razorback sucker



Joseph Dougherty (photographer, copyright holder)

Xyrauchen texanus; Roundtail chub, *Gila robusta*; Great egret, *Casmerodius albus*; Snowy egret, *Egretta thula*; Corn snake, *Elaphe guttata*; Southwestern blackhead snake, *Tanitilla hobartsmithi*; and Western yellowbelly racer, *Coluber constrictor mormon*.



Joseph Dougherty (photographer, copyright holder)

Colorado Natural Heritage Program information will be used in conjunction with other natural resource agency information to identify important natural resources on development sites adjacent to the CNHP site to assist in developing designs to best protect the resource/wildlife and their habitat.

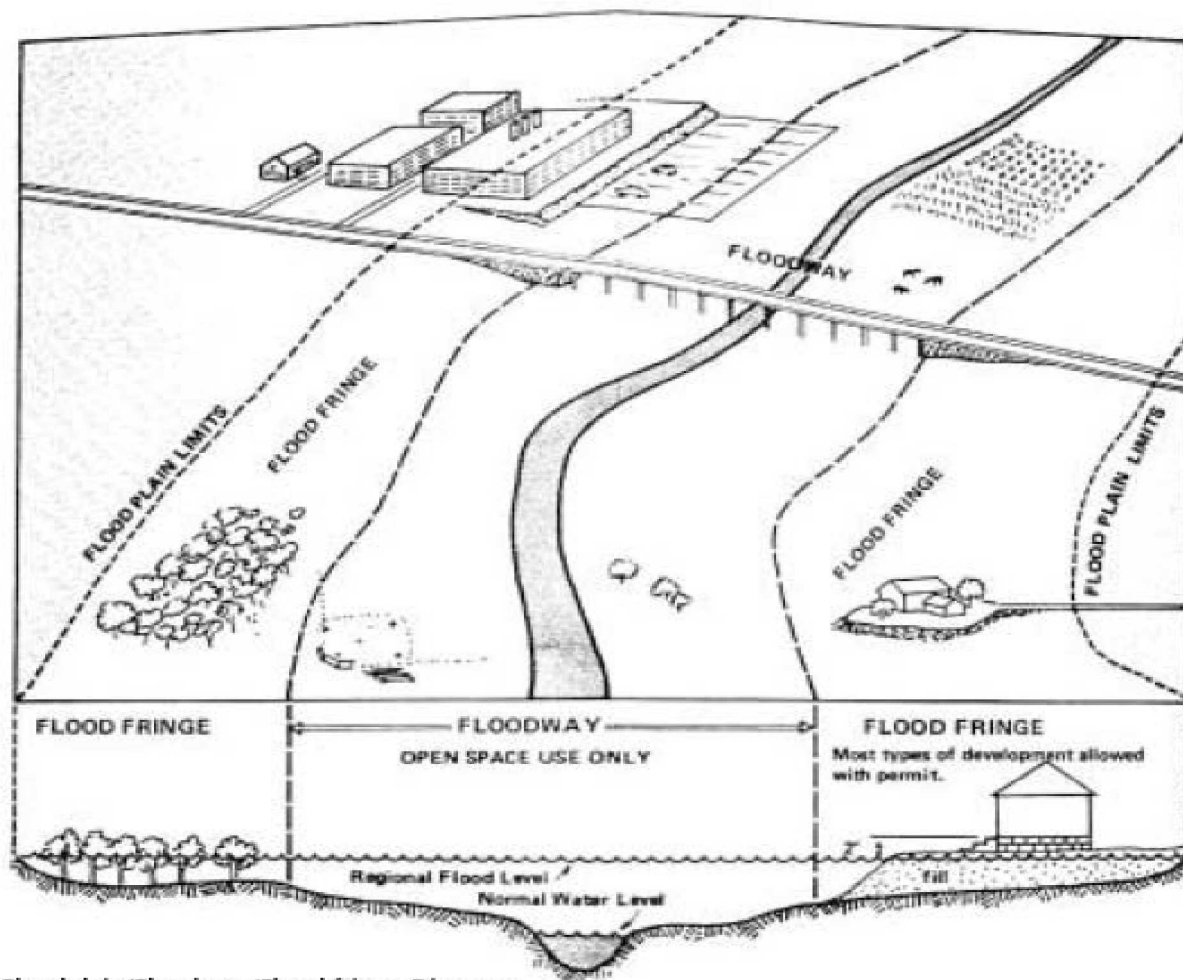




COLORADO RIVER CORRIDOR AND FLOODPLAIN

The Colorado River and its floodplain make-up the southern boundary of the planning area; floodplains are natural extensions of waterways and flooding is a natural physical event. When buildings are constructed in the floodplain, the floodplain's storage capacity is reduced. This causes the next flood of equal intensity to crest even higher than the last and often inundate areas outside the historic floodplain. The other functions of floodplains can also be lost.

The ecological values and functions of the Colorado River and associated floodplain are similar to wetlands and include sediment filtering, capturing bedload and aid in floodplain development; dissipation of stream energy associated with high water flows, thereby reducing erosion and improving water quality; improvement of floodwater retention and groundwater recharge; development of root masses that stabilize streambanks against cutting action; development of diverse ponding and channel characteristics to provide the habitat and the water depth, duration, and temperature necessary for fish production, waterfowl breeding, and other uses; supports greater biodiversity.



Floodplain/Floodway/Flood fringe Diagram



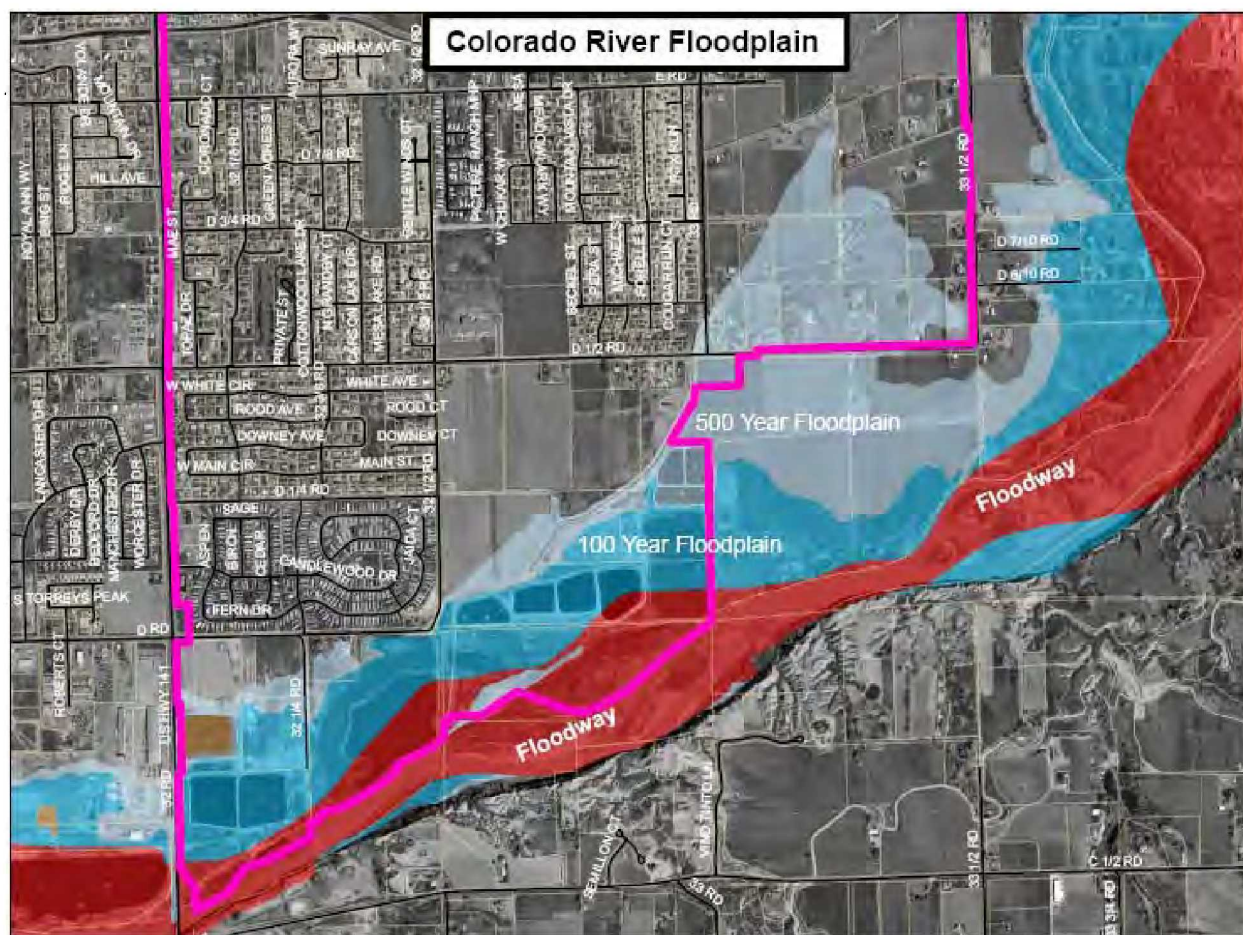


In Mesa County the flood regulatory area is that portion of the floodplain that is subject to inundation by the 100-year flood. This area may be divided into the Floodway District and the Flood Fringe District.

The floodway district is that portion of the designated floodplain which is required to carry and discharge a 100-year flood without cumulatively increasing the water surface elevation more than one foot at any point.

The flood fringe is the area, other than the stream channel and floodway, which occupies the remainder of the 100-year floodplain, and receives shallower waters and lower velocities, as defined by the Federal Emergency Management Agency on the Colorado River.

Generally, the purpose of floodplain regulations is to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas.



Source: Mesa County GIS 2006



**MINERAL RESOURCES**

The Colorado River corridor makes up the southern boundary of the planning area. The corridor contains many valuable natural resources including sand and gravel deposits. Mesa County will work with gravel mining interests to review opportunities so that continued gravel mining operations are maintained and managed within the Colorado River Corridor consistent with State law, and that gravel mine reclamation is completed to meet community values.

The 1978 *Mineral Resources Survey of Mesa County* states that Colorado River terrace deposits exist along the Colorado River in the planning area and these deposits are about 12 to 22 feet thick with 10 to 15 feet of overburden. The mapping depicts potential deposits from 33 Road to 33 ½ Road north of D ½ Road to E ¼ Road. Another area depicted is located between 33 ½ to 34 Roads north of E ¼ to the E ½ Road alignment.

The County will collaborate with gravel mining interests to develop innovative approaches to gravel mine reclamation that will provide wildlife habitat, restoration of native landscapes, recreational opportunities, limited development, and other public values.

The County will continue to evaluate areas that have been mined for gravel and are identified as desirable for potential Riverfront trails to determine if they should be acquired for use as along the Colorado River Corridor.

AGRICULTURAL SOILS

According to the NRCS soil survey almost the entire planning area is classified as prime if irrigated soil. Development in the “Eastern Expansion Area” will convert the rural agricultural land to urban, impermeable surfaces. Water quality and wildlife habitat impacts can be minimized and mitigated through proper drainage, site design, and buffering techniques. Buffering between rural and urban land uses, specifically along the west boundary of the Palisade Community Separator (buffer), is essential to minimize conflicts (noise, odor, light, trespass, etc.), at the agriculture-urban interface.

NOXIOUS WEEDS

Aggressive weeds (nonnative, invasive, undesirable plant species) and a lack of their control can present significant environmental, social, and economic problems. By displacing native species, aggressive non-natives threaten native plant community integrity and wildlife habitat.





There are currently nineteen noxious weeds on the Mesa County Noxious Weeds list that require control; however, the primary nonnative undesirable species of concern in the planning area are: purple loosestrife (pictured below), *Lythrum salicaria*; Russian knapweed (below), *Acroptilon repens*; Whitetop/Hoary Cress, *Cardaria draba*; and Puncturevine/Goatshead *Tribulus terrestris*. These four plants are designated as undesirable plants in Mesa County and are being controlled/managed by policies set forth in the *Mesa County Weed Management Plan*.



In addition, Tamarisk species *Tamarisk parviflora* and *T. ramosissima* are on the list, but control is not mandatory. Russian olive, *Elaeagnus angustifolia* and tamarisk, *Tamarisk parviflora* and *ramosissima* pose a threat to many native upland and wetland plant communities because of their aggressive nature and prolific reproductive rate, although Russian Olive is not on the list. Both species have the ability to eliminate entire native plant communities. The Tamarisk Coalition in Mesa County has been active in efforts to remove tamarisk and Russian olive trees from areas along the Colorado River floodplain.

The County is committed to weed management and has created a cost share program for landowners for County listed species (except tamarisk), State A and B List species and newly discovered species. The cost share program makes funding available to help defray the cost of control efforts. The application of adaptive management strategies will be key to weed management in the planning area as it transitions from rural to urban. Emphasis on cultural, mechanical, chemical and biological techniques will have to be used to manage infestations of undesirable weeds.

Integrated Pest Management (IPM) is one of many tools used to implement adaptive management strategies. IPM is a decision-making process which selects, integrates, and implements weed control techniques to prevent or manage non-native populations. IPM focuses on long-term prevention or suppression of problem species while reducing the impact that control techniques may have on the environment, human health, and non-target species.

PEST MANAGEMENT

A portion of Clifton-Fruitvale planning area lies within the Upper Grand Valley Pest Control District: from 32 Road east to 33-3/4 Road from Hwy 6 & 24 (F Road) to the Colorado River and from 33 Road to 33 3/4 Road north from Hwy 6 & 24 to I-70.





"The Upper Grand Valley Pest Control District was formed in 1965 under Colorado State law. The purpose of the District is to protect commercial growers from insect pest and noxious weed infestations. Enforcement is accomplished through the Mesa County Horticulture Pest & Weed Inspector. The Inspector enforces the law, responds to complaints, makes sure that neglected or unsprayed fruit trees are cared for or removed, educates the public, and identifies and manages weed infestations. Control of nine fruit tree insect pests and six noxious weeds are critical to a healthy fruit industry. Urban areas with backyard fruit trees where insect pest are not properly controlled are important sources of contamination of commercial orchards. This causes increased pesticide use and pest control costs which leads to higher prices to the consumer. Backyard fruit trees are not recommended for new plantings because adequate fruit insect control is extremely difficult in backyard situations. The District does not support the practice of leaving fruit trees in new subdivisions placed in former orchards."



Other pest/wildlife nuisance issues not handled by the Upper Grand Valley Pest Control district include insects (mosquitoes) and small mammals (bats, swallows, skunks etc -- wildlife).

Many of the issues are general in nature and maybe addressed through the Colorado Division of Wildlife for small mammal issues, and other local or state agencies.

Coordinated Resource Management

Natural resource elements described in this section can provide a variety of land use opportunities including development buffers, preservation of sensitive natural features such as wetlands, ground water recharge zones, natural drainages and riparian ecosystems, and can serve as trail, wildlife and utility corridors; however, these same opportunities may become constrained because of safety concerns, lack of maintenance, and environmental degradation. Traditionally many of these resource elements have been viewed by developers and property owners as negative amenities which should be fenced off and obstructed from view. The resource elements that are not incorporated into land use and development plans are more likely to evolve into problematic areas subject to a multitude of issues such as accumulations of litter, illegal filling, acts of vandalism, unmanaged weeds, and trespass.





GOALS, OBJECTIVES, AND ACTIONS

Key Joint Urban Area Plan Goals and Policies

The Clifton-Fruitvale Plan is based on and consistent with the following key Goals and Policies in the Joint Urban Area Future Land Use Plan (updated in 2003)

Land Use

Goal 1: *To achieve a balance of open space, agricultural, residential and nonresidential land use opportunities that reflects the residents' 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.*

Policy 1.9: *The City and County will direct the location of heavy commercial and industrial uses with outdoor storage and operations in parts of the community that are screened from view from arterial streets. Where these uses are adjacent to arterial streets, they should be designed to minimize views of outdoor storage loading and operations areas.*

Growth Management

Goal 4: *To coordinate the timing, location and intensity of growth with the provision of adequate public facilities.*

Community Character/Image

Goal 8: *To support the long-term vitality of existing centers of community activity.*

Clifton

Policy 8.9: *The County will enhance the Clifton area through investments in plans and public infrastructure.*

Goal 9: *To recognize and preserve valued distinctions between different areas within the community.*

Policy 9.1: *The City and County will update existing area plans and create new plans for areas where more detailed planning is needed. The Urban Area Plan will prevail when area plans, adopted prior to 1996, are inconsistent with this plan.*



Policy 9.2: The City and County will encourage neighborhood designs which promote neighborhood stability and security.

Goal 10: *To retain valued characteristics of different neighborhoods within the community.*

Goal 11: *To promote stable neighborhoods and land use compatibility throughout the community.*

Goal 12: *To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.*

Community Appearance and Design

Goal 13: *To enhance the aesthetic appeal and appearance of the community's built environment.*

Goal 14: *To encourage public awareness and participation in community activities.*

Parks and Open Space

Goal 26: *To develop and maintain an interconnected system of neighborhood and community parks, trails and other recreational facilities throughout the urban area.*

Goal 27: *To include open space¹ corridors and areas throughout the planning area for recreational, transportation and environmental purposes.*

This chapter contains prioritized goals, objectives, and actions (GOAs) to specifically implement the Clifton-Fruitvale Community Plan.

- **Goal:** A general statement of an achievable future condition or end.
- **Objective:** A measurable, specific thing we set out to accomplish a goal. This is like a destination marked on the map for a trip.
- **Actions:** A specific action or step to be taken to implement an objective and reach a goal which defines who, what, and when a strategy will take place. This is a direction which will best take us to an objective.



These goals, objectives, and actions (GOAs) are derived from the Inventory of Existing Conditions and Findings sections of the plan. Each chapter was reviewed by the County Department, agency, or division responsible for its contents in order to ensure desired priorities, to integrate activities where possible, and to eliminate repetition or overlap.

KEYS TO PLAN IMPLEMENTATION

Successful implementation of the Clifton-Fruitvale Community Plan is dependent on the following:

1. *Partnerships* –
Mesa County will foster and facilitate the creation of neighborhood and business leadership groups to partner with the County in implementing and monitoring Plan implementation progress.
2. *Resources* –
Leadership groups will partner with Mesa County to pursue, acquire, leverage and expend needed resources for plan implementation.
3. *Programs* –
Mesa County will create, adopt and revise regulatory, voluntary and incentive programs to implement the plan.

Goals, Objectives, and Actions Table Organization

For organizational purposes, the GOAs are listed in tabular format and by plan section. The table effectively prioritizes plan implementation actions by indicating the timing, duration and priority of each action as follows:

- *The first column* summarizes the goals, objectives, and actions.
- *The second column* provides the duration and timing of each management action. The first letter describes if the action is new or current. *New actions (N)* have not been started and need to be incorporated into an annual work plan – according to their respective priority. *Current actions (C)* are already incorporated into annual work programs.
- The next letter describes how long it will take to accomplish an action. *Short term actions (S)* should take up to one year to accomplish, once they have been established. *Long term actions (L)* should take up to two years to accomplish, once they have been established. *Ongoing actions (O)* should continue over time and may represent considerable investment of time.
- *The third column* depicts a tier for each management action (or priority). Tier 1 actions are the highest priority, critical actions expected to be accomplished first. Tier 2 actions are next in priority and are important but not critical. Tier 3 actions are important but may be delayed until other actions are accomplished.



Goals, Objectives and Actions	Timing	Tier
	N = New	Designation
	C = Current	
	S = Short term	1 = higher
	L = Long term	2 = medium
	O = Ongoing	3 = lower
Governance (GOV) Goal: A self-directed and independent urban community with adequate urban services and facilities.		
Governance (GOV) Objective 1: Review and assess various governance options available to the community.		
GOV1.1 Action Form a group of neighborhood and business leaders to study governance issues and present the leadership group's findings and recommendations to the Community for feed-back and direction.	N, S	1
GOV1.2 Action Report the leadership group's recommendations to the Board of County Commissioners.	N, L	1
Gov 1.3 Action Act on the outcomes of the leadership group's study and recommendations. N, O, 1	N, O	1
Governance (GOV) Objective 2: Maximize the County's committed Capital Improvements Program (CIP) funds for implementation of this plan to assist the self-governance process. (See also Employment and Economy GOAs)		
GOV2.1 Action The neighborhood/business leadership group (in Objective #1 above) will assist and advise the County on implementation of the Community plan and expenditure of the County's CIP funds.	N, O	2
GOV2.2 Action Use Mesa County CIP funds as local match for various grants, e.g., Energy Impact Assistance, Community Development Block Grants, Colorado Heritage grants, Great Outdoors Colorado, Historic Preservation, Colorado Community Revitalization Assoc. – Main Street Program, USDA Rural Development, Small Business Administration, etc.	N, L	1
Governance (GOV) Objective 3: Increase the tax base in community through implementation of this plan. (See also Employment and Economy GOAs)		
GOV 3.1 Action Pursue all high priority implementation items in this plan as soon as possible to encourage development in the Community that will result in increased property values and other revenue to support the needs and desires of the community.	N, O	1
GOV 3.2 Action Act on the outcomes of the leadership group's study and recommendations.	N, O	1



Goals, Objectives and Actions	Timing	Tier
	N = New	Designation
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Neighborhoods (N) Goal: A stable, long-term, viable, and self-supporting community of distinctly individual neighborhoods.		
Neighborhoods (N) Objective 1: Maintain and enhance the individual character of each neighborhood. (See also Code Enforcement and Utilities & Special Districts GOAs)		
N1.1 Action Mesa County will form and facilitate a group of neighborhood leaders to review and assess various aesthetic, public safety, and economic development options available to the community and report their recommendations to the Board of County Commissioners	N, S	1
N1.2 Action Mesa County will use neighborhood leaders as a review agency to comment on proposed development early in the development process.	N, O	1
Neighborhoods (N) Objective 2: Preserve neighborhood character and assist neighborhoods in transition to become more stable. (See also Land Use and Zoning GOAs)		
N2.1 Action Mesa County will assign appropriate staff to continue on-going neighborhood planning, assistance to neighborhood organizations, and adoption of supportive regulatory and incentive techniques, such as design guidelines, applicable to specific neighborhoods.	N, O	2
N2.2 Action Mesa County will use the Capital Improvements Program (CIP) to leverage funding to target specific neighborhoods.	N, S	1
Neighborhoods (N) Objective 3: Utilization of the Clifton Community Hall to its fullest capacity/potential.		
N3.1 Action Mesa County will assist Clifton Community Hall, Inc. in public outreach and marketing the services and availability of the Hall as a community center.	N, S	3



Goals, Objectives and Actions	Timing	Tier
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Historic Places (H) Goal: Protect and maintain the unique features and characteristics of the Clifton-Fruitvale Community which are significant links to the past, present, and future of the community.		
Historic Places (H) Objective 1: Establish and promote the historical pride and heritage of the Clifton-Fruitvale Community.		
H1.1 Action Work with property owners to pursue official designation, preservation, restoration and adaptive reuse or relocation of eligible, significant historic structures and sites.	N, O	1
H1.2 Action In cooperation with appropriate local, state and national organizations, complete both reconnaissance and intensive level surveys of the Community to inventory historic sites, structures and districts and identify those that could potentially be designated on local, state and/or national historic registers.	N, S	2
Historic Places (H) Objective 2: Document potential historic sites and structures as a means for designating properties on local, state and/or national registers.		
H2.1 Action Revise the Land Development Code to disallow, whenever possible, new development from removing or disrupting significant historic or traditional uses, landscapes, structures, or architectural features. Consultation with the National Park Service, Colorado Historical Society, Mesa County Historical Society and the Museum of the West is valuable in this effort and should be done as early as possible in the development process.	N, L	3
Historic Places (H) Objective 3: Preserve, appropriately reuse, and respect the setting of historic buildings/sites.		
H3.1 Action Assist property owners in listing properties on the County Register of Historic Landmarks and provide guidance and technical assistance to help preserve or rehabilitate historic properties.	N, L	2
H 3.2 Action Continue to implement the Land Development Code's design guidelines that reference the scale, form, style, character and architectural details of historic buildings as design elements for new construction of residential and commercial buildings, particularly in downtown Clifton.	N, S	1



Goals, Objectives and Actions	Timing	Tier
	N = New	Designation
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Employment/Economy (EE) Goal: To improve economic sustainability and development so that it plays a vital role in improving the quality of life for the Clifton-Fruitvale community.		
Employment/Economy (EE) Objective 1: Mesa County and its economic development partners will evaluate strategies and opportunities for assistance and program development in the Clifton-Fruitvale area; foster economic development opportunities that encourage private investment within the planning area; encourage employment (especially that offering higher wage jobs at or above the County average); and encourage development of primary employment. (See also Governance GOAs)		
EE1.1 Action Establish an economic development committee, made up of Mesa County, Grand Junction Economic Partnership, Grand Junction Chamber of Commerce, Business Incubator Center, and Clifton-Fruitvale business owners, to identify and encourage business development opportunities in the community.	N, S	1
EE1.2 Action Present leadership's goals and ideas for economic development to the Mesa County BoCC and the community.	N, S	1
EE1.3 Action Follow-up on the outcomes of the leadership group's investigations, findings and recommendations.	N, O	1
EE1.4 Action Include Clifton-Fruitvale business and industrial areas in Mesa County Urban Enterprise Zone.	N, S	1
Employment/Economy (EE) Objective 2: Mesa County will evaluate opportunities and barriers to business retention and expansion in the Clifton-Fruitvale area. (See also Land Use and Zoning and Utilities and Special Districts GOAs)		
EE2.1 Action Mesa County, Grand Junction Economic Partnership, the Grand Junction Chamber of Commerce, Industrial Development Inc., and the Business Incubator Center will engage in an active program to visit businesses in the Clifton-Fruitvale area to proactively identify issues and identify solutions.	N, S	1
EE2.2 Action Mesa County and Clifton-Fruitvale area business will work together to evaluate, make recommendations, and implement ways to improve County land use processes and regulations related to business retention, development, and maintenance.	C, O	2



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EE2.3 Action Mesa County will hire a consultant to work with the Community on a redevelopment plan for the “Old Town” (F Road corridor) of Clifton.	N, S	1
Employment/Economy (EE) Objective 3: Mesa County will promote Cluster initiatives. Economic development will focus on industry clusters to foster business growth and improve competitiveness. (<i>Industry clusters are groups of businesses that have similar technologies, products or markets.</i>) (See also Land Use and Zoning GOAs)		
EE3.1 Action Mesa County will work with Grand Junction Economic Partnership, Business Incubator Center, the Grand Junction Chamber of Commerce, and Clifton-Fruitvale area businesses to identify and develop strategies for fostering business competitiveness in the community including a cooperative support structure for business mentoring.	N, S	1
EE3.2 Action Mesa County will work with Grand Junction Economic Partnership, the Grand Junction Chamber of Commerce, Industrial Development Inc., Business Incubator Center, and Clifton-Fruitvale area businesses to explore the potential to develop a business park in the Clifton-Fruitvale area.	N, S	2
Employment/Economy (EE) Objective 4: Establish an economic development committee made up of Mesa County, Grand Junction Economic Partnership, Grand Junction Chamber of Commerce, Business Incubator Center, and Clifton-Fruitvale business owners to review, assess, and prioritize various grant options available to the community. (See also Governance GOAs)		
EE4.1 Action Present the economic development committee’s findings and recommendations to the Board of County Commissioners and community for feed-back and direction.	N, L	1
EE4.2 Action Pursue grants based on the outcomes of the committee’s study and recommendations.	N, O	1
EE4.3 Action Use Mesa County Capital Investment Program funds as local match for various grants, e.g., Energy Impact Assistance, Community Development Block Grants, Colorado Heritage grants, Great Outdoors Colorado, Historic Preservation, Colorado Community Revitalization Assoc. – Main Street Program, USDA Rural Development, Small Business Administration, etc.	N, L	1



Goals, Objectives and Actions	Timing	Tier
	N = New	Designation
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	L = Long term	2 = medium
	O = Ongoing	3 = lower
Public Safety (PS) Goal: Provision of adequate public safety services to the entire Community.		
Public Safety (PS) Objective 1: The County will work closely with service providers to ensure concurrent public safety services are provided to all new development.		
PS1.1 Action Continue to include emergency service providers as review agencies for new development proposals (Sheriff's Office, Clifton Fire District, Mesa County Emergency Management, Mesa County Floodplain Administrator, etc.)	C, O	1
PS1.2 Action Revise the Land Development Code to include crime prevention design standards for new development, addressing issues such as, environmental design for public safety, limited access to properties, night lighting of pedestrian trails, businesses, and parks.	N, S	2
Public Safety (PS) Objective 2: Address the residents' expressed desires for consistent law enforcement presence and services. (See also Community Services & Facilities GOAs)		
PS2.1 Action Mesa County will study and determine levels of service for emergency services appropriate for the Community.	N, L	2
PS2.2 Action Study and evaluate the existing and desired urban levels of service for law enforcement in the Community and explore the options available, such as grants, building a substation, creating a law enforcement special district (to fund the needs), etc.	N, L	1
Public Safety (PS) Objective 3: Expand neighborhood watch program throughout the planning area. (See also Code Enforcement GOAs)		
PS3.1 Action Coordinate on-going neighborhood planning programs with the Sheriff's Office.	N, O	2
PS3.2 Action Sheriff's Office will continue to assist citizens in developing their own neighborhood watch programs through the use of trained, dedicated and highly skilled volunteers and provide officer assistance and designated volunteer support that will work with area representatives and provide them with the tools to enable to coordinate and implement an enforcement program for their neighborhood.	C, O	1
PS3.3 Action Explore funding opportunities available to assist with neighborhood watch programs and materials.	N, O	3



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Public Safety (PS) Objective 4: Maintain lower density residential uses adjacent to hunting areas along Colorado River.		
PS4.1 Action Implement the future land use map through rezones, incentives and other actions identified in the Land Use and Zoning chapter of this plan.	N, O	2
PS4.2 Action Continue to work with DOW to disseminate information/education of hunting laws.	C, O	3
PS4.3 Action Consider revising the Mesa County "No-Shooting" zone along the Colorado River.	N, L	3
Public Safety (PS) Objective 5: Evaluate emergency response and coordination issues.		
PS5.1 Action All emergency response entities will continue to coordinate and keep up to date the County Emergency Management Department's evaluation of emergency response facilities, standards, funding mechanisms and recommendations for the Clifton/Fruitvale Community.	C, O	2
PS5.2 Action Determine whether an emergency services impact fee study should be conducted. Then, if appropriate, conduct the study and implement the recommendations.	N, L	2
Public Health (PH) Goal: Ensure that Mesa County Health Department programs and services address public health problems.		
Public Health (PH) Objective 1: Mesa County Health Department will explore avenues to identify health indicators in the Clifton-Fruitvale area.		
PH1.1 Action Evaluate the issue of nuisance complaints, such as garbage on the surface of the ground, and related enforcement issues to determine appropriate response strategies.	C, O	2
PH1.2 Action Monitor and address illegal wastewater discharge from conventional dwellings and accessory homes.	N, O	2



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Public Health (PH) Objective 2: The Mesa County Board of Health's advisory body, the Grand Valley Air Quality Planning Committee will study and address air quality issues such as: an emissions inventory, 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.		
PH2.1 Action Install an air quality monitoring station in the Community. <i>(The Mesa County Board of Health has submitted a request for the necessary technical and financial support from the State of Colorado, CDPHE-APCD, to provide air monitoring resources in the Clifton-Fruitvale area.)</i>	C,S	1
PH2.2 Action The Grand Valley Air Quality Planning Committee will formulate a work-plan which includes priorities for future studies and actions by the Health Department.	C,O	2
Public Health (PH) Objective 3: The Clifton/Fruitvale area is underserved by healthcare providers. There is a need for more physicians, dentists and urgent care services. In fact, some parts of the planning area may meet the criteria for federal assistance as a medically underserved area, a designation that is possible when 30 percent of the requested area of residence's population has an income at or below 200 percent of the poverty level.		
PH3.1 Action Mesa County Health Department will pursue a federal designation for the Clifton-Fruitvale Community Designations being considered including: <ul style="list-style-type: none"> • Medically Underserved Area (MUA) - defined as a geographic area where residents have a shortage of health services. • Medically Underserved Population (MUP) - a population group within a certain geographic area that faces barriers to healthcare. • Health Provider Shortage Area (HPSA) - Defined as a geographic area, a population group, or a public or nonprofit facility that has a shortage of health professions. This can be in dental, primary care and mental health fields. 	N, L	1



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PH3.2 Action Mesa County Health Department will work with the private health care providers to encourage expansion of health services in the Clifton-Fruitvale Community including non-profit providers such as the Marillac Clinic. Options to consider should include the feasibility of traveling and/or part time clinics.	N, L	2
Code Enforcement (CE) Goal: To assist with the improvement and maintenance of the aesthetic appearance, health and safety of the Clifton-Fruitvale community.		
Code Enforcement (CE) Objective 1: Identify key issues and concerns in the planning area and work with residents to prioritize and remedy them. (See also Public Safety and Utility and Special District GOAs)		
CE1.1 Action Mesa County will include Code Enforcement staff in on-going neighborhood planning, assistance to neighborhood organizations, and assistance with creating citizen watch groups in specific neighborhoods.	N, O	2
CE1.2 Action Code Enforcement will work with neighborhood groups to prioritize cleanups with cases involving junk as the highest priority in this effort.	N, O	1
CE1.3 Action Code Enforcement staff will continue to talk with and educate residents about available services, staffing limits, and what can be done relative to residents' expectations.	C, O	2
Code Enforcement (CE) Objective 2: Encourage neighborhoods to actively participate in homeowner's associations (HOA). (See also Neighborhoods GOAs)		
CE2.1 Action Mesa County will provide HOAs options on how to assist property owners with clean-up of properties, e.g., remove and dispose of and/or recycle large junk items, keep weeds mowed, information on upcoming annual free day at the landfill, household hazardous materials programs, how to keep restrictive covenants up-to-date, etc.	N, O	2



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Code Enforcement (CE) Objective 3: Improve public perception of the area. (See also Neighborhoods, Land Use and Zoning and Housing Assistance GOAs)		
CE3.1 Action Mesa County will publish information on Code Enforcement issues, definitions, processes, successes, etc. in homeowner association newsletters and/or insert in utility billings and/or newspapers.	N, O	2
CE3.2 Action Mesa County will provide options to encourage and assist neighborhoods with community pride and self-help cleanup programs will be pursued.	N, O	3
CE3.3 Action Mesa County will study and assess the potential of a new process where the Pest Inspector hands over valid (i.e. already checked out) noxious weed complaints to the Code Enforcement staff to pursue.	N, L	3
Human Services (HS) Goal: To help individuals and families achieve safety, independence and self-sufficiency through the provision of professional, fiscally responsible, quality human services in a progressive, collaborative and customer service oriented environment.		
Human Services (HS) Objective 1: Mesa County Department of Human Services will continue to deliver a wide array of services to all citizens of Mesa County. (See also Community Services and Facilities GOAs)		
HS1.1 Action Include the Department of Human Services in piloting a satellite outreach office with other county services in the Clifton-Fruitvale Community. For example: staff could be available at an office shared by several county departments on a rotating basis to provide access to assistance payments, Work Force programs, and to provide information and referral to all programs.	N, L	2
HS1.2 Action The Department of Human Services will participate in the expansion and implementation of in-school programs such as Family Centers in partnership with the school district and the community.	C, O	2
HS1.3 Action Mesa County will continue to support the 211 Information Line (a comprehensive listing of area human service providers) as a viable service to the community.	C, O	1



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Community Services and Facilities (CS) Goal: To ensure adequate community services and facilities are provided to the Clifton-Fruitvale Community in a manner that enhances the appearance and character of the Community.		
Community Services and Facilities (CS) Objective 1: Mesa County will provide convenient and adequate satellite facilities for needed services in the Community that demonstrate the Community's expectations of new development. (See also Public Safety and Human Services GOAs)		
CS1.1 Action Mesa County will complete the current 2006 facilities plan.	C,S	1
CS1.2 Action Mesa County will implement the recommendations of the 2006 facilities plan.	C, O	2
Community Services and Facilities (CS) Objective 2: Provide adequate library services to meet public demand.		
CS2.1 Action The library district will continue to upgrade and improve the Clifton branch as funding permits.	C, S	2
Community Services and Facilities (CS) Objective 3: Continued provision of Tri-River Extension Service programs and services for the community.		
CS3.1 Action Mesa County will continue to sponsor and fund adequate staffing and Extension Service programs for the community.	C, O	2
Community Services and Facilities (CS) Objective 4: A new, safe, convenient, centrally located, modern Post Office.		
CS4.1 Action Mesa County will coordinate with the Postal Service and legislative delegations to secure funding for a new post office to meet the needs of the community.	N, L	3
Housing Assistance (HA) Goal: To achieve adequate affordable housing opportunities to all income levels throughout the community.		
Housing Assistance (HA) Objective 1: Support the Grand Valley Housing Partnership.		
HA1.1 Action Mesa County will provide its share of funding for periodic up dates to the Housing Needs Assessment.	C, O	1
HA1.2 Action Mesa County will actively coordinate strategies to address housing needs with the municipalities and other housing interests.	N, S	1



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Housing Assistance (HA) Objective 2: Support the coordinated efforts of the GJ Housing Authority, Housing Resources of Western Colorado, Habitat for Humanity, other non-profit organizations, and private for-profit developers to develop or rehabilitate homes for first-time homebuyers at or below 80% of the Area Median Family Income.		
HA2.1 Action Mesa County will review and revise the affordable housing bonus standards in the Mesa County Land Development Code to increase the use of the incentive to build a variety of housing for all income levels.	N, S	2
HA2.2 Action Mesa County will support efforts to acquire and rehab existing rental housing in the planning area, to improve both the quality of the housing inventory and the quality of life for the tenants.	N, O	2
HA2.3 Action Mesa County will work with neighborhood groups on clean-up programs, covenants, homeowners associations and other tools to increase community pride (See also Code Enforcement GOAs).	N, O	2
Land Use and Zoning (LU) Goal: To maintain and enhance the Clifton-Fruitvale Community character and sense of place as defined by its neighborhoods, districts, corridors, and edges.		
Land Use and Zoning (LU) Objective 1: To improve the quality of life in the Clifton-Fruitvale Community through the implementation of the Clifton-Fruitvale Community Plan. (See also Code Enforcement and Employment /Economy GOAs)		
LU1.1 Action Mesa County will only approve projects in key entry way areas of the community when they comply with the Land Development Code and demonstrate compliance with stated goals and objectives throughout the Plan of improving community appearance.	N, O	1
LU1.2 Action Mesa County will approve rezone requests only when they are consistent with the Future Land Use Map and plan text.	C, O	1
LU1.3 Action Mesa County will hire a consultant to work with the Community on a redevelopment plan with an emphasis on the core area of Clifton "Old Town" on F Road.	N, S	1



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Land Use and Zoning (LU) Objective 2: The County will work to promote a mix of development including commercial/mixed uses that generate the sales and use tax revenues, which support the County's financial base, and are maintained and expanded. The County will also explore other options to expand and diversify its revenue base, including expanding existing commercial nodes and corridors, such as the F Road Corridor and State Highway 141. (See also Employment /Economy GOAs)		
LU 2.1 Action Implement the Mixed Use Future Land Use Classification along the F Road corridor.	N, O	1
LU 2.2 Action Develop model guidelines and standards for a business park and its facilities. The guidelines and standards should: <ul style="list-style-type: none"> • Result in a model with architectural, site elements, landscaping, and maintenance elements. • Result in an integrated park, compatible with the community now and in the future. • Result in development quality that will continually contribute to and enhance the success of its investors' enterprises and benefit the community. 	N, L	2
LU 2.3 Action Explore other options to expand and diversify the Community's revenue base, including expanding existing commercial nodes and corridors, such as F Road and State Highway 141.	N, L	3
Land Use and Zoning (LU) Objective 3: To ensure maximum consistency between the Clifton-Fruitvale Community Plan and the Land Development Code.		
LU 3.1 Action Mesa County will establish and provide for a reasonable period of time from the adoption of this plan, to amend the Land Development Code and zoning map. During such time MC will not accept any new development applications for properties in the "Eastern Expansion Area" and the areas designated "Mixed Use" on the Future Land Use Map.	N, S	1



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<p>LU3.2 Action Mesa County will amend the Land Development Code and zoning map as necessary to implement the goals of this plan as follows:</p> <ul style="list-style-type: none"> a. create and adopt development standards, criteria, and bulk densities for a Mixed Use zone district and amend the Consolidated Zoning Map to implement the new district as recommended on the Future Land Use Map. b. require urban zone district subdivisions to provide private park/functional open space. (see also Schools, Parks, Trails GOAs) c. create and adopt an overlay zoning district to implement the recommended Transfer of Development Rights/Credits Program for the Eastern Expansion Area as designated on the Future Land Use Map designating the “Eastern Expansion Area” as the receiving area and the Palisade Community Separator (Buffer) as the sending area. 	N, S	1
<p>Land Use and Zoning (LU) Objective 4: To monitor and evaluate (on an annual basis) the Clifton-Fruitvale Community Plan’s performance including indicators for each section of the plan.</p>		
<p>LU4.1 Action Establish an annual review and evaluation process for the County’s leadership (Planning Commission and Board of County Commissioners) to:</p> <ul style="list-style-type: none"> • review the progress of the Plan’s implementation; • revisit the plan’s intent; and • set priorities for annual implementation actions. 	N, O	2



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Schools, Parks, and Trails (SPT) Goals: To provide adequate public school and park sites with trail linkages to serve the Clifton/Fruitvale Community.		
Schools, Parks, and Trails (SPT) Objective 1: Acquire and develop school and parks sites for the benefit of all residents.		
SPT1.1 Action The County will work with School District 51 to identify and acquire land for future school sites using the Clifton/Fruitvale Neighborhood Parks and Schools Map in this plan and school site selection criteria. Methods of acquisition include land dedications through new development, donations, and purchase. Options to purchase and/or rights of first refusal should be negotiated as soon as possible.	N, O	1
SPT1.2 Action The School District will establish the priority of which area should have the next school(s) constructed.	C, O	2
SPT1.3 Action Mesa County will revise the Land Development Code to require all new residential subdivisions and PUDs to dedicate private open space/park(s) within the development. A minimum of 50% of the dedicated land area will be for active recreational uses as recommended in 1999 by the Mesa County Planning Commission. (see also Land Use and Zoning GOAs)	N, S	1
SPT1.4 Action Work with District 51 and school principals to help meet parks and recreation needs of the schools through cooperative efforts.	N, O	2
Schools, Parks, and Trails (SPT) Objective 2: Provide off-street trail connections between residential areas, commercial areas, businesses, parks and schools. (see also Transportation GOAs)		
SPT2.1 Action Mesa County will continue to implement the Urban Trails Master Plan by requiring easements and trail linkages in new developments.	C, O	2
SPT2.2 Action Mesa County will implement the Clifton Pedestrian Circulation Study and require easements and trail linkages in new developments to provide access to future park and school sites.	N, O	2



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Schools, Parks, and Trails (SPT) Objective 3: Complete the Colorado River State Park Parks trail system through Clifton/Fruitvale and provide neighborhood connections.		
SPT3.1 Action In cooperation with the Clifton Sanitation District State Parks, and the Riverfront partners, Mesa County will provide a trail easement across County property.	C, S	1
SPT3.2 Action Mesa County will provide in-kind and matching funds for grants to the Riverfront partners to extend the James M. Robb Colorado River State Park trail system through the Clifton/Fruitvale Community from 32 Road to the Community Separator.	C, L	2
SPT3.3 Action Riverfront partners and new development will construct trails as identified on the Urban Trails Plan to link the Colorado River Trail to the Clifton-Fruitvale Community.	C, O	2
Schools, Parks, and Trails (SPT) Objective 4: Increase recreational and educational opportunities in the Colorado River corridor. (see also Natural Resources & Environment GOAs)		
SPT4.1 Action The Riverfront partners, including Mesa County and State Parks, will construct additional recreational facilities in the Colorado River Corridor.	C, L	2
SPT4.2 Action The Riverfront partners, Mesa County and/or State Parks will continue to include educational & informational kiosks and interpretive signage as new trails and additional recreational facilities are constructed in the Colorado River Corridor.	C, L	2
Transportation (TR) Goal: To Continue to provide safe, efficient, multi-modal transportation facilities to the Community.		
Transportation (TR) Objective 1: An updated Grand Valley Circulation Plan (GVCP) and Urban Trails Plan (UTP). (see also Schools, Parks, Trails and Natural Resources & Environment GOAs)		
TR1.1 Action Adoption of this plan updates the GVCP and the UTP to reflect the planned transportation network for the entire Clifton-Fruitvale.	N,S	1
TR1.2 Action Adoption of this plan includes adoption of the Clifton Pedestrian Circulation Plan by reference.	N,S	1



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Transportation (TR) Objective 2: Construction of roads shown on the Eastern Expansion Area street plan will provide reasonable and adequate traffic circulation.		
TR2.1 Action Mesa County will coordinate recommended road closures shown on the Eastern Expansion Area street plan with the construction of new facilities in the area as development occurs - including but not limited to: <ul style="list-style-type: none"> ✓ 33¾ Road crossing of the Union Pacific Rail Road tracks. ✓ F Road at U.S. 6. ✓ 33 3/8 Road & 33½ Road intersections with U.S. 6. 	N,O	1
Transportation (TR) Objective 3: Upgrade existing substandard transportation infrastructure to meet urban standards.		
TR3.1 Action Mesa County and Grand Junction will make the improvements suggested in the Clifton Pedestrian Circulation Plan using funds budgeted in their respective Capital Improvements Programs to leverage grants and other funding sources to the maximum extent possible.	N, O	1
Utilities and Special Districts (USD) Goal: To provide adequate, efficient and coordinated utility services (power, telecommunications, water, sewer, drainage, and solid waste management) to the Community.		
Utilities and Special Districts (USD) Objective 1: Mesa County will coordinate with utility providers to ensure adequate levels of service are available to all existing and new development.		
USD1.1 Action Mesa County will continue to use utility providers as review agencies for all new development proposals.	C, O	1
USD1.2 Action Mesa County will collaborate and coordinate economic development programs and opportunities with utility providers to ensure: utilities are available for all new development including any high demand industrial or commercial uses; and, new businesses are compatible with utility provider policies. (see also Employment/Economy GOAs)	N, O	2



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USD1.3 Action Mesa County will enter memoranda of understanding with utility providers to address sharing of information, mapping, service area changes, and coordination of capital improvements and construction projects.	C, L	2
USD1.4 Action Any new development in the Clifton-Fruitvale Community currently served by Ute Water requiring service capacity upgrades should evaluate the options of connection to the Ute system or requesting inclusion into the Clifton Water District service area.	N, L	3
Utilities and Special Districts (USD) Objective 2: Develop a master sewer service plan for the expansion of the Clifton Sanitation District.		
USD2.1 Action Clifton Sanitation District will coordinate with Mesa County and the Town of Palisade to create a master plan for hydraulic flow and potential collection routes based on planned future land uses, line capacities, and future considerations for treatment of Palisade's wastewater at the Clifton Regional wastewater treatment facility.	N, S	2
USD2.2 Action Clifton Sanitation District should coordinate with the Riverfront partners, Mesa County, and State Parks on the reclamation plans for the decommissioned lagoons for recreational uses and future trail connections. (see also Schools, Parks, and Trails GOAs)	N, L	2
Utilities and Special Districts (USD) Objective 3: Provision of urban levels of solid waste collection services throughout the Clifton-Fruitvale Community.		
USD3.1 Action Mesa County will work with neighborhood and business groups to explore and pursue solutions to the lack of mandatory trash collection, such as requiring collection in covenants, creating of a service district, or amending state laws. (see also Governance GOAs)	N, L	3



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USD3.2 Action Mesa County will work with neighborhood and business groups to explore the feasibility of locating a recycling center(s) in the community through private providers or a non-profit organization such as Curbside Recycling Indefinitely.	N, L	3
USD3.3 Action Mesa County will continue to publicize the annual free day campaign at the landfill.	C, O	2
USD3.4 Action Mesa County will work with neighborhood groups on ideas for self-help neighborhood-pride and clean-up programs. (See also Neighborhoods and Code Enforcement GOAs).	N, O	1
Utilities and Special Districts (USD) Objective 4: Irrigation water and drainage services will be provided and utilized in an efficient, proper and coordinated manner in the Community.		
USD4.1 Action Mesa County will work with the irrigation companies and drainage districts to create and enter into intergovernmental agreements addressing review, inventory/mapping, potential utility status, public education, etc.	N, L	2
USD4.2 Action Mesa County will amend the Land Development Code to include standards to incorporate linear waterways and drainage facilities as multi-use amenities in the design of new development. (see also Natural Resources and Environment GOAs)	N, L	2
USD4.3 Action Mesa County will coordinate mapping and planning of drainage improvements with new development plans through the 5-2-1 Drainage Authority, new storm water regulations and the Land Development Code. (see also Natural Resources and Environment GOAs)	N, L	2



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Natural Resources and Environment (NR) Goal: To plan, coordinate, and implement integrated natural resources management projects.		
Natural Resources and Environment (NR) Objective 1: Mesa County will continue to seek solutions to natural resource issues and concerns through cooperation and coordination among parties that have an interest or stake in the issues.		
NR1.1 Action Mesa County and its partners (including developers and landowners) will seek to extend limited funding through grants, cost sharing, and communication and coordination of capital project planning and development.	N,O	2
Natural Resources and Environment (NR) Objective 2: Include the planning and development of trail and educational amenities into natural resource projects. (see also Schools, Parks and Trails, and Transportation GOAs)		
NR2.1 Action Mesa County, 5-2-1 Drainage Authority, developers, Colorado Division of Wildlife, State Parks, and others with an interest in resource management in the area will create a working group to identify key points to install kiosks along the Colorado Riverfront Trail.	C,L	2
NR2.2 Action Encourage Urban Trails Committee to develop a trail plan for the area, expanding to the Clifton Pedestrian Circulation Plan.	N,O	2
NR2.3 Action Mesa County will continue to require new development to provide trail easements and connections to the trail network (the Land Development Code requires consistency with adopted transportation plans).	C,O	1



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Natural Resources and Environment (NR) Objective 3: Mesa County, 5-2-1 Drainage Authority, and developers will work to eliminate, minimize, or mitigate significant drainage collection and conveyance problem areas.		
NR3.1 Action Developers, Mesa County, and the 5-2-1 Drainage Authority, and affected parties will work together to ensure solutions to drainage issues do not negatively impact upstream, downstream and adjacent properties. Joint improvement projects are encouraged and include but are not limited to: <ul style="list-style-type: none"> • increasing the size of the culvert underneath Highway 6 at the point where Douglas Wash crosses under Highway 6; • increasing the size of the culvert underneath E ¼ Road where Douglas Wash crosses; • repairing or replacing the culvert allowing East Douglas Wash to flow under the Highline Canal. (Now filled in with silt and debris); • repairing the natural drainage channel (functions and values) south of the Highline Canal to F ¼ Road. • enlarging the culvert where Lewis Wash crosses under the Highline Canal. • enlarging the culverts where Lewis Wash crosses E ½ Road. 	N,O	1
Natural Resources and Environment (NR) Objective 4: Mesa County, 5-2-1 Drainage Authority, developers, and others with an interest in drainage, water quality and wildlife will work together to inventory and map natural and anthropogenic wetlands. (see also Utilities GOAs)		
NR4.1 Action Create a wetlands working group to develop best management practices, and development setbacks in coordination with the 5-2-1 authority, DOW, USF&W, Riverfront partners, etc.	N,S	2
NR4.2 Action Adopt the working group's recommended best management practices and development setbacks in the Land Development Code.	N,S	2



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NR4.3 Action Amend the Land Development Code so new development must minimize removal of shrubs and large native trees (except when necessary for drainage management.)	N,S	1
NR4.4 Action Mesa County, 5-2-1 Drainage Authority, developers, and others with an interest in drainage, water quality and wildlife habitat will integrate water quality and drainage retention needs with wetland protection and enhancement efforts.	N,O	2
Natural Resources and Environment (NR) Objective 5: Efficiently use mineral resources while minimizing the impacts to related natural resources and adjacent neighborhoods.		
NR5.1 Action The County will collaborate with gravel mining interests to develop innovative approaches to mine reclamation that will provide wildlife habitat, restoration of native landscapes, recreational opportunities, limited development, and other public values.	C,O	2
NR5.2 Action The County and Riverfront partners will continue to evaluate areas that have been mined for gravel and identified as desirable for Riverfront trails to determine if they should be acquired for use as parks and trails along the Colorado River Corridor.	C,O	2
Natural Resources and Environment (NR) Objective 6: Cooperatively work to manage non-native undesirable plants. To prevent new infestations and manage existing infestations of priority non-native plant species of concern through the integrated pest management (IPM) planning process and adaptive management to develop prevention and control strategies for target species.		
NR6.1 Action Mesa County and the Upper Grand Valley Pest Control District will coordinate IPM actions with other agencies and Irrigation and drainage authorities.	C,O	1
NR6.2 Action Mesa County and the Upper Grand Valley Pest Control District will work together to develop cooperative weed management strategies; such as mowing problem areas at appropriate seasonal timing to prevent spread of target species.	C,O	1
NR6.3 Action Develop and distribute educational material for Homeowners Associations, landowners, and developers discouraging the planting of fruit trees.	N,L	1



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