

**Comments from Community Design Workshop: 8/23/2007**

Following are comments received from people who attended the August 21-23, 2007 Community Design Workshop:

1. I do not see a need for extensive planning such as this. However, I'm aware things are changing. Charles E Atchison
2. The mixed zoning needs to be open to commercial residential or a mixture of both as determined by the owner to allow development to happen at a cost effective level.
3. I will support and full heartedly promote these concepts as long as individual property rights are respected. Furthermore, I will continue to improve my rental properties in Old Town Clifton. I will do my part to be part of the solution. Just a reminder-respect private property rights. Scott J Cutten
4. A pedestrian overpass is very necessary for foot traffic to cross I-70B. Agricultural land is green (open) space. It is ok to leave it alone. Agriculture is still our primary industry.
5. Front Street as a secondary through street is a very good idea! It would take a lot of pressure from F Road (Highway 6). We would like to have a grocery store this side of I-70 business loop. It is impossible to get to a grocery store without driving across the freeway.
6. Have you done a survey of property owners to see how many would be either willing to participate with their property at their expense or would be willing to sell their property? Either way it could give investors a picture of where this project could start and it might encourage other people to either sell or invest. Ernest Brown, Vail CO.
7. Likes: 1. Front Road becoming 2-lane, main traffic onto Business 70 to slow down F Road traffic. 2. Changing school bus entrance/exit to side street. 3. Town green w/post office and library. 4. Pedestrian overpass over Business 70 is needed.
8. We definitely need more facilities for children and young people. Swim pool soon-golf course is future.
9. Remember, we live in the desert.

10. "If" minimum standards for rental housing laws were enacted or enforced, the slumlords who are the most vocal opponents to revitalization and change for Clifton would either get on board or sell out and move on. They are the problem with Clifton. Don't let them convince you of their "independent, pioneer spirit"! They are cheapskate leeches with no vision or priority beyond next month.
11. People use Lois Street as a short cut to business loop access to I-70. Speeding is extreme and it is very close to the elementary school. I would like to see speed bumps put in place as a calming measure. Mary Evans
12. So that the Clifton Fruitvale area is able to accomplish the work that will be necessary to handle future needs, it is my opinion that incorporation is both necessary and desirable for this area. Clifton needs to become an incorporated area in order to provide for the needs of and the services for the residents that reside here. Bud Thompson
13. Several areas of Clifton shows no ownership pride-need to paint and fix up-make it illegal to have weeds on property-bring in major shopping-Home Depot, Wal-Mart etc. Needs side walks-remove junk from property-No junk cars on streets. Richard Montgomery
14. Get rid of Triple Tree Tavern at current location-too close to school and shopping areas.
15. Scooter and wheelchair accessibility in shopping areas and walking areas.
16. Need another grocery/food market on east side of I-70B
17. Relocate post office/better access-need more activities for young people-more than just a golf course. Bus children so that they don't walk across the railroad tracks-2<sup>nd</sup> street as main thoroughfare is ok. Green or picnic area-is a good idea. Need stop light to allow people in south part of town to have better access to F Road and north area.
18. When one stops growing, one begins to die. Clifton has been dying for a long time. Starvin Arvins and Alpine Bank must believe Clifton has a future, so do I, but the dying has to stop. Currently Clifton is the space you drive thru quickly to get to somewhere you want to stop. Interest seems good. Keep it up.
19. We encourage parks, swimming pool and commercial. This could be an asset if economic pride is attained. Ratify junk ordinance and enforce it. Incorporate or be annexed. We need commercial, NOT more multi-family!  
C.Arnold

20. Very Interesting!
21. I agree about 5<sup>th</sup> street-it's an eyesore.
22. Leave our 4<sup>th</sup> and Grand Street alone. It is nice and quiet. Put all the park on north side of Patterson next to the school. Leave hay field open space as is.
23. Please talk to the residents on 5<sup>th</sup> Street (south end) to beautify their property and take old stuff and vehicles off the streets, this needs to be looked into, as it is an embarrassment to the Clifton community. Wanda Fender
24. If Front Street is extended to 32<sup>nd</sup> or 141, would it connect south of the 141 overpass making a sharp right turn and will that be the west end of Front Street? How about a post office along F1/2 Road
25. **NO ROUNDABOUTS IN CLIFTON!**  
Please check out the south end of 5<sup>th</sup> Street. It needs cleaning up. Thank you. It would improve the community very much.
26. Work on F Road sidewalks-leave us alone.
27. I appreciate the planning being done to keep the east end of F Road from looking like the west end of Patterson. This approach seems to give Clifton a community feel vs. a place you go through to get to GJ or Palisade. I especially like the idea of a business district and central square to give an identity to Clifton. Lanna L Smith
28. Clifton needs to be annexed or incorporated. County is too large and has other priorities.
29. Move the Triple Tree Tavern out of the building-this is a biker bar and contributes to the negative reputation of Clifton and is too close to the school.
30. I love the idea of a town "center". From watching the series "Gilmore Girls" on T.V. for 6 years-they have a town center and my family has wished for the same things here. It would bring the community together (instead of celebrating events in Grand Junction). But this won't work unless you get rid of "the squatter"!
31. I liked everything I heard tonight. Good plans for F Road, Front Street and downtown Clifton and changing Clifton Elementary access and town green. More landscaping to soften commercial. Redo Albertson building-ok by me to improve or replace. Still want that swimming hole. Better anticipate needing another grocery store. Cynthia Buttermore

32. Keep F Road as is. Keep the intersection at the old church the same. No .....condos!
33. People driving F Road trucking, don't give a rats behind if there are trees, etc. on the area property. Lars Petersen
34. Suggestions: Have Clifton Elementary entrance from side road instead of F Road. Re: Old Town prefer town square concept and off F Road as a Town Center alternative. Like the idea of residential units amid and on top of small commercial units. Please require trees in commercial areas! Another grocery store. A swimming hole, not a pool. Cindy Buttermore